

DISCLOSURE: The contents of this document are as submitted by the issuer and Fundaztic has not verified and does not vouch for the accuracy or authenticity of the contents provided herein.

Notwithstanding the above, Fundaztic has, among others, conducted the following due diligence checking:-

- a) Verify the accuracy of the constitutional documents and information submitted by the issuer against reports extracted from official sources such as SSM (Suruhanjaya Syarikat Malaysia), CCRIS (Bank Negara Malaysia), CTOS and Credit Bureau Malaysia
- b) Perform reasonable care, including site visit when it is deemed necessary, to ensure the existence of the business operations of the issuer
- c) Evaluate to ensure that the issuer meets and complies with Fundaztic's credit and scorecard requirements for listing

BACKGROUND OF BUSINESS

A. Who are we

We are a property management company.

B. What do we do

We specialize in short term rental solutions for properties and cars. Our core business focuses on managing Airbnb units on behalf of property owners, providing end-to-end services including guest communication, check-in/ check-out coordination, cleaning and maintenance, and listing optimization to maximize occupancy and returns. Currently we are handling 34 Airbnb units. In addition to property management, we also offer car rental services to Airbnb guests with our two units of passenger vehicles.

C. When did we start our business operations

The business was started in 2014.

D. Where we are operating our business in

Our office is located at Kuala Lumpur

E. How much have we invested into the business to-date

To date, we have invested more than RM200K in the business.

F. No. of Outlets/Branches we have now (if any)

Nil

G. Our Annual Sales Turnover

Year 2024: RM1.1mil

Year 2025 projected sales: RM1.8mil – RM2mil

H. Experience of our Key Management Team

The business is led by the experienced owner who brings over 10 years of experiences in this industry.

I. Staffing – Staff Strength

Owner -1

Staff -5

J. How we intend to use and repay the funds

We are applying business funding to support our working capital needs, and operating expenses. With additional funding, we aim to secure and manage more Airbnb units, allowing us to expand our portfolio and meet the market demand from tenants and travelers.

K. Other supporting information about our company