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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 dedicated pickleball sports complex operator focused on building quality indoor courts and providing accessible facilities for the growing pickleball community in Malaysia.

### **B. What do we do**

We specialize in renting high-quality indoor pickleball courts to individuals, groups, and corporate clients. Our facilities are designed to offer a comfortable, safe, and premium environment for both recreational players and competitive athletes.

### **C. When did we start our business operations**

Our business operations officially began in September 2024.

### **D. Where we are operating our business in**

We are currently operating in Bandar Bukit Raja, Selangor.

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

To date, we have invested approximately RM1,000,000 into the setup, renovation, and operational expenses of our pickleball court business.

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

We currently operate 2 outlets within Selangor and are actively planning to expand by opening additional venues to meet rising demand.

- One City
- Port Klang

**G. Our Annual Sales Turnover**

2024: RM 300,000 (partial year since launch)

2025 (Projection): 1,800,000

**H. Experience of our Key Management Team**

As one of the pioneering operators of pickleball courts in Malaysia, our management team brings valuable experience in location scouting, facility design, and risk-managed investment strategies. This has allowed us to consistently achieve a safe and attractive return on investment (ROI) for each outlet.

**I. Staffing – Staff Strength**

Sole Proprietor

General Staff – 1

**J. How we intend to use and repay the funds**

The funds will be used to expand our pickleball network by opening more outlets across Selangor, covering costs such as deposits, renovations, equipment, and marketing. Repayment will be made through consistent rental income from court bookings, supported by our strong growth trajectory and cash flow projections.