# BACKGROUND OF BUSINESS

**A. Who are we**
We provide accommodation services for college students.

**B. What do we do**
We rent empty apartments near MMU Melaka, furnish them with beds, air-cond, water heater, WiFi and other basic items, and then sub-rent the rooms to college students. We offer single rooms and sharing rooms (2-bed or 3-bed), with rental from RM275 to RM545. We offer flexible rental payment options, allowing tenants to pay monthly, every three months, every six months, or yearly. Each unit is separated for male and female tenants. We also provide weekly cleaning and help with emergencies such as lockouts, broken locks, electrical problems, changing light bulbs and minor repairs.

To maintain long-term relationships with property owners, we always pay rent on time and take good care of their units by renting only to responsible students. Owners who rent their units to us can enjoy stable rental income with fewer problems.

Currently, we rent 16-unit apartments and have 94 tenants.

**C. When did we start our business operations**
We started in June 2023.

**D. Where we are operating our business in**
We operate our business from rented home-base office in Kluang, Johor.

**E. How much have we invested into the business to-date**
We have invested more than RM 500k into the business to date.

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

**G. Our Financial Summary**

| *Year* | Turnover | Total Expenses | Profit / (Losses) |
|---|---|---|---|
| ***2025*** | RM 520,000 | RM 494,000 | RM 26,000 |
| ***2026 to date*** | RM 260,000 | RM 247,000 | RM 13,000 |

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

The owner has more than 3 years of experience in the field.

**I. Staffing – Staff Strength**

Owner – 1
Staff – 1 (handyman on standby to handle emergency issues)

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

The funds will be used to upgrade and maintain the facilities, including furniture and other essentials. We are confident in our ability to make monthly instalments promptly and fully settle our debt on time.

**K. Other supporting information about our company**

## Platform Remarks

**This is a 2nd funding request by an existing issuer who had successfully raised RM50,000 under Note No. 7737 at our platform. Repayment of Note No. 7737 has been prompt & regular for the last 7 months and the principal outstanding sum prior to the hosting of this note is RM40,277**

| Issuer's Credit Facilities in CTOS Report | |
|---|---|
| No. of Secured facilities | 0 |
| No. of Unsecured facilities | 1 |