

**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 engaged with accommodation services.

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

We are a room rental company, sublet operator which is similar to Airbnb company. We rent out the room for those who needed a place to stay. We currently have 3 unit of shoplot (higher floor) and 2 unit of three storey landed house which we converted to room renting. There is another new shoplot under renovation. All the room come with fully furnished including bed, wardrobe, fan (shoplot), aircond (for house). Our tenant are all from local tenant. We have currently more than 50 tenants.

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

We registered and started our business in October 2019.

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

We are operating business in Kuala Lumpur.

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

We have invested more than RM 300K into our business.

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

- total 2 unit of shoplot in Sungai Besi
- total 2 unit of 3 Storey House in Sungai Besi
- total 1 unit of shoplot in Taman Maluri, Cheras
- further 1 outlet on kl area

### **G. Our Annual Sales Turnover**

Year 2023 turnover: RM286,080

Year 2024 turnover projection: RM361,680

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

The owner has been more than 19 years' experience in property line. Therefore, the owner has good knowledge about where are the most suitable area to set up Airbnb services.

### **I. Staffing – Staff Strength**

Owner - 1

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

The fund we are applying from Fundaztic will be used as a working capital to support our business expansion. The funds mainly will be used to buy over and renovation Co working space with 12 office room and 1 meeting room in Taman Rasa Sayang Cheras and also to buy over and renovation worker hostel 20 room in Ttdijaya Shah Alam. Some of the funds will be used to support our daily operating expenses.

Throughout the years, we have earned a good reputation to our tenant. We always believe that by consistently offering honest services, we will be able to develop long- term relationships with our tenant. We are confident to serve our monthly instalment promptly and fully settle on time.

The fund we are applying from Fundaztic will be used for room maintenance fees. Some of the funds will be used to support our daily operations.

### **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. 4413 at our platform. Repayment of Note No. 4413 has been prompt & regular for the last 13 months and the principal outstanding sum prior to the hosting of this note is RM31,944**

