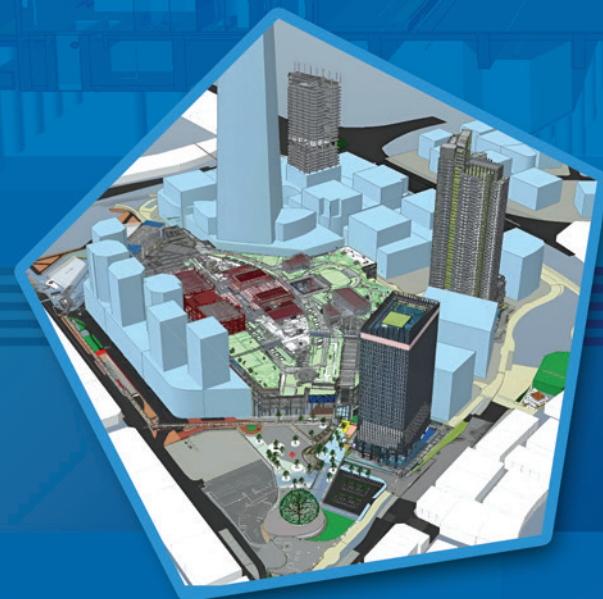


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BIMOFFICE GROUP BERHAD

(Registration No. 202501046035 (1647443-P))

81-1 & 81-2, Jalan Rimbunan Raya 1, Laman Rimbunan,
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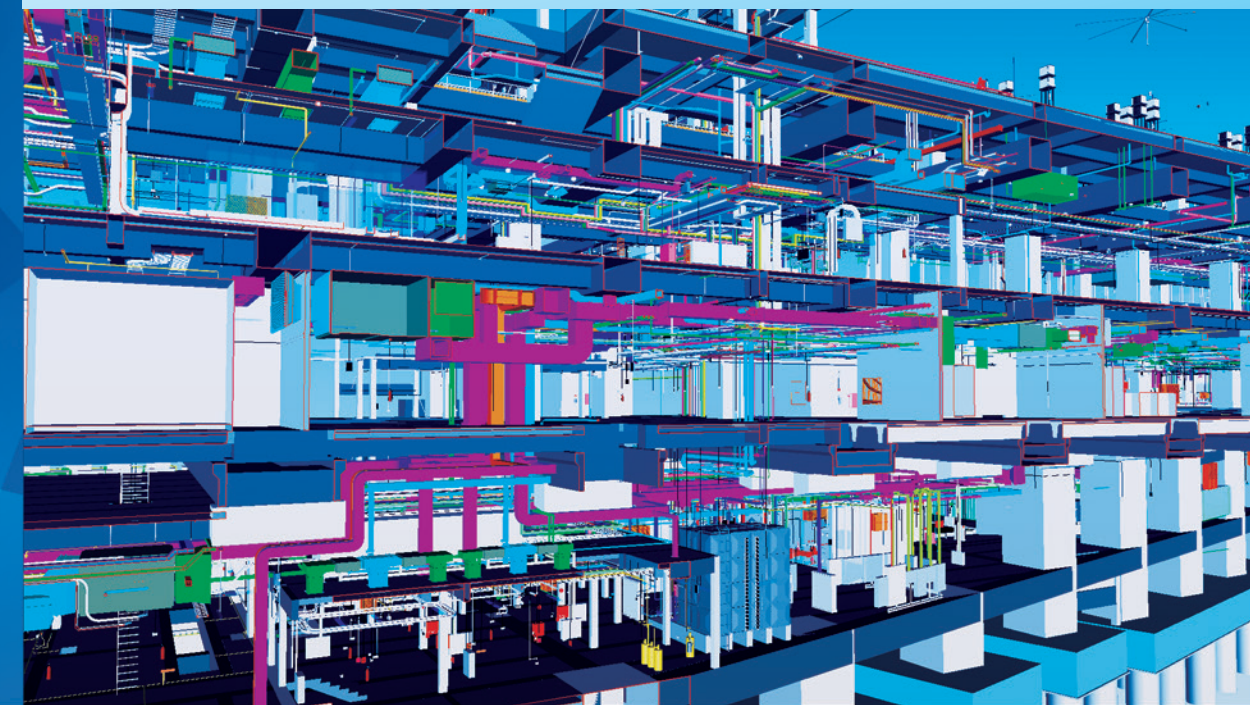
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BIMOFFICE GROUP BERHAD

INFORMATION MEMORANDUM

INFORMATION MEMORANDUM

FOR RESTRICTED CIRCULATION ONLY



BIMOffice

BIMOFFICE GROUP BERHAD

(Registration No. 202501046035 (1647443-P))

(Incorporated in Malaysia under the Companies Act 2016)

PROPOSED PLACEMENT OF 20,000,000 NEW ORDINARY SHARES IN BIMOFFICE GROUP BERHAD AT AN ISSUE PRICE OF RM0.15 PER SHARE TO SOPHISTICATED INVESTORS IN CONJUNCTION WITH OUR PROPOSED LISTING ON THE LEAP MARKET OF BURSA MALAYSIA SECURITIES BERHAD

Approved Adviser, Placement Agent And Continuing Adviser

think@

THINKAT ADVISORY SDN BHD

(Registration No. 201701005337 (1219502-A))

CHARACTERISTICS OF THE LEAP MARKET OF BURSA MALAYSIA SECURITIES BERHAD

THE LEAP MARKET OF BURSA MALAYSIA SECURITIES BERHAD HAS BEEN POSITIONED AS A MARKET DESIGNED TO ACCOMMODATE CORPORATIONS TO WHICH A HIGHER INVESTMENT RISK MAY BE ATTACHED COMPARED TO OTHER CORPORATIONS LISTED ON THE ACE MARKET OR MAIN MARKET OF BURSA MALAYSIA SECURITIES BERHAD. IT IS A QUALIFIED MARKET INTENDED FOR SOPHISTICATED INVESTORS ONLY. ONLY EXISTING SECURITIES HOLDERS AND SOPHISTICATED INVESTORS ARE ALLOWED TO PARTICIPATE IN CORPORATE EXERCISES UNDERTAKEN BY US. SOPHISTICATED INVESTORS SHOULD BE AWARE OF THE POTENTIAL RISKS OF INVESTING IN US AND SHOULD MAKE THE DECISION TO INVEST ONLY AFTER DUE AND CAREFUL CONSIDERATION AND IF APPROPRIATE, CONSULTATION WITH THEIR STOCKBROKER, MANAGER, SOLICITOR, ACCOUNTANT OR OTHER PROFESSIONAL ADVISERS.

THIS INFORMATION MEMORANDUM IS DATED 9 JANUARY 2026

IMPORTANT NOTICE

NO PERSON IS AUTHORISED IN CONNECTION WITH OUR PROPOSED PLACEMENT (AS DEFINED HEREIN) AND PROPOSED LISTING (AS DEFINED HEREIN) TO GIVE ANY INFORMATION OR TO MAKE ANY REPRESENTATION OTHER THAN AS CONTAINED IN THIS INFORMATION MEMORANDUM, AND IF GIVEN OR MADE, SUCH INFORMATION OR REPRESENTATION MUST NOT BE RELIED UPON AS HAVING BEEN AUTHORISED BY BIMOFFICE GROUP BERHAD ("**BIMOFFICE**" OR "**COMPANY**") OR THINKAT ADVISORY SDN BHD ("**THINKAT ADVISORY**") AS OUR APPROVED ADVISER, PLACEMENT AGENT AND CONTINUING ADVISER. THE DELIVERY OF THIS INFORMATION MEMORANDUM SHALL NOT, UNDER ANY CIRCUMSTANCES, IMPLY OR CONSTITUTE A REPRESENTATION THAT THERE HAS BEEN NO CHANGE IN THE AFFAIRS OR FINANCIAL POSITION OF OUR COMPANY AND/OR SUBSIDIARY SINCE THE DATE HEREOF OR THAT THE INFORMATION CONTAINED HEREIN IS CORRECT AS OF ANY TIME SUBSEQUENT TO THE DATE HEREOF.

THE PURPOSE OF THIS INFORMATION MEMORANDUM IS TO PROVIDE INFORMATION ON THE BUSINESS AND AFFAIRS OF OUR COMPANY AND SUBSIDIARY (COLLECTIVELY "**GROUP**") ONLY. THIS INFORMATION MEMORANDUM DOES NOT CONSTITUTE OR FORM PART OF ANY OFFER OR INVITATION TO SUBSCRIBE FOR OR PURCHASE, OR SOLICITATION OF ANY OFFER TO SUBSCRIBE FOR OR PURCHASE OF THE ORDINARY SHARES IN OUR COMPANY ("**SHARES**"), NOR IS IT INTENDED TO INVITE OR PERMIT THE MAKING OF OFFERS BY THE PUBLIC TO SUBSCRIBE FOR OR PURCHASE OUR SHARES.

THIS INFORMATION MEMORANDUM IS INTENDED FOR CIRCULATION ONLY TO PERSONS WHOM AN INVITATION TO SUBSCRIBE FOR OR PURCHASE SECURITIES OR AN ISSUE OF SECURITIES WOULD CONSTITUTE AN EXCLUDED ISSUE WITHIN THE MEANINGS OF SECTION 230 OF THE CAPITAL MARKETS AND SERVICES ACT 2007 ("**CMSA**") AND THE GUIDELINES ON CATEGORIES OF SOPHISTICATED INVESTORS ISSUED BY THE SECURITIES COMMISSION MALAYSIA ("**SC**").

THIS INFORMATION MEMORANDUM, IF FURNISHED TO YOU, IS STRICTLY FOR YOUR OWN USE AND IS NOT TO BE CIRCULATED TO ANY OTHER PARTY. INFORMATION IN THIS DOCUMENT IS SUBJECT TO CHANGE FROM TIME TO TIME AS WE AND/OR THINKAT ADVISORY SHALL DEEM FIT.

THE DISTRIBUTION OF THIS INFORMATION MEMORANDUM AND THE OFFERING OF OUR SHARES MAY, IN CERTAIN JURISDICTIONS, BE RESTRICTED BY LAW. WE REQUIRE PERSONS INTO WHOSE POSSESSION THIS INFORMATION MEMORANDUM COMES INTO, TO INFORM THEMSELVES OF AND OBSERVE ALL SUCH RESTRICTIONS.

RESPONSIBILITY STATEMENTS

OUR BOARD OF DIRECTORS AND PROMOTERS, HAVING MADE ALL REASONABLE ENQUIRIES, ACCEPT RESPONSIBILITY FOR, AND CONFIRM THAT THIS INFORMATION MEMORANDUM CONTAINS ALL RELEVANT INFORMATION WITH REGARDS TO OUR GROUP WHICH IS MATERIAL IN THE CONTEXT OF OUR PROPOSED PLACEMENT AND PROPOSED LISTING AS AT THE DATE HEREOF, THAT THE INFORMATION CONTAINED IN THIS INFORMATION MEMORANDUM IS TRUE AND ACCURATE IN ALL MATERIAL RESPECTS AND IS NOT MISLEADING AS AT THE DATE HEREOF, THAT THE OPINIONS AND INTENTIONS OF OUR GROUP EXPRESSED HEREIN ARE HONESTLY HELD, AND THAT THERE ARE NO OTHER FACTS OR OMISSION, WHICH WOULD, IN THE CONTEXT OUR PROPOSED PLACEMENT AND PROPOSED LISTING, MAKE THIS INFORMATION MEMORANDUM AS A WHOLE OR ANY INFORMATION HEREIN OR EXPRESSION OF ANY SUCH OPINIONS OR INTENTIONS FALSE OR MISLEADING IN ANY MATERIAL RESPECTS.

THINKAT ADVISORY, BEING THE APPROVED ADVISER, PLACEMENT AGENT AND CONTINUING ADVISER, ACKNOWLEDGES THAT, BASED ON ALL AVAILABLE INFORMATION, AND TO THE BEST OF ITS KNOWLEDGE AND BELIEF, THIS INFORMATION MEMORANDUM CONSTITUTES A FULL AND TRUE DISCLOSURE OF ALL MATERIAL FACTS CONCERNING OUR PROPOSED PLACEMENT AND PROPOSED LISTING.

STATEMENT OF DISCLAIMER

THIS INFORMATION MEMORANDUM HAS BEEN DRAWN UP IN ACCORDANCE WITH THE LEAP MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD ("**BURSA SECURITIES**") ("**LISTING REQUIREMENTS**") FOR OUR PROPOSED LISTING AND IS NOT A PROSPECTUS AND HAS NOT BEEN REGISTERED, NOR WILL IT BE REGISTERED AS A PROSPECTUS UNDER THE CMSA.

THIS INFORMATION MEMORANDUM HAS BEEN PREPARED UNDER THE LAWS OF MALAYSIA. IT DOES NOT COMPLY WITH THE LAWS OF ANY JURISDICTION OTHER THAN MALAYSIA, AND HAS NOT AND WILL NOT BE LODGED, REGISTERED OR APPROVED PURSUANT TO OR UNDER ANY APPLICABLE SECURITIES OR EQUIVALENT LEGISLATION OR BY ANY REGULATORY AUTHORITY OF ANY JURISDICTION OTHER THAN MALAYSIA.

A COPY OF THIS INFORMATION MEMORANDUM HAS BEEN DEPOSITED WITH THE SC.

THE SC AND BURSA SECURITIES TAKE NO RESPONSIBILITY FOR THE CONTENTS OF THIS INFORMATION MEMORANDUM, MAKE NO REPRESENTATION AS TO ITS ACCURACY OR COMPLETENESS AND EXPRESSLY DISCLAIM ANY LIABILITY WHATSOEVER FOR ANY LOSS HOWSOEVER ARISING FROM OR IN RELIANCE UPON THE WHOLE OR ANY PART OF THE CONTENTS OF THIS INFORMATION MEMORANDUM. THE SC AND BURSA SECURITIES DO NOT MAKE ANY ASSESSMENT ON THE SUITABILITY, VIABILITY OR PROSPECTS OF OUR GROUP. SOPHISTICATED INVESTORS (AS DEFINED HEREIN) ARE EXPECTED TO MAKE THEIR OWN ASSESSMENT ON OUR GROUP OR SEEK APPROPRIATE ADVICE BEFORE MAKING THEIR INVESTMENT DECISIONS IN OUR COMPANY. THINKAT ADVISORY, AS OUR APPROVED ADVISER, HAS ASSESSED THE SUITABILITY OF OUR COMPANY FOR ADMISSION TO THE LEAP MARKET OF BURSA SECURITIES AS REQUIRED UNDER RULE 4.10 OF THE LISTING REQUIREMENTS.

AN APPLICATION HAS BEEN MADE TO BURSA SECURITIES FOR THE ADMISSION OF OUR COMPANY AND THE PROPOSED LISTING OF AND QUOTATION FOR THE ENTIRE ISSUED SHARE CAPITAL OF OUR COMPANY ON THE LEAP MARKET OF BURSA SECURITIES. APPROVAL FROM BURSA SECURITIES OF THE SAME IS NOT AN INDICATION OF THE MERITS OF OUR PROPOSED LISTING, OUR COMPANY AND OUR SHARES. THIS INFORMATION MEMORANDUM CAN BE VIEWED OR DOWNLOADED FROM THE WEBSITE OF BURSA SECURITIES AT www.bursamalaysia.com.

THERE ARE CERTAIN RISK FACTORS WHICH SOPHISTICATED INVESTORS AND EXISTING SECURITIES HOLDERS SHOULD CONSIDER. PLEASE REFER TO THE "RISK FACTORS" AS SET OUT IN SECTION 4 OF THIS INFORMATION MEMORANDUM.

YOU SHOULD NOTE THAT YOU MAY SEEK RECOURSE UNDER SECTIONS 248, 249 AND 357 OF THE CMSA FOR BREACHES OF SECURITIES LAWS INCLUDING ANY STATEMENT IN THIS INFORMATION MEMORANDUM THAT IS FALSE, MISLEADING, OR FROM WHICH THERE IS A MATERIAL OMISSION; OR FOR ANY MISLEADING OR DECEPTIVE ACT IN RELATION TO THIS INFORMATION MEMORANDUM. THIS INFORMATION MEMORANDUM OR ANY DOCUMENT DELIVERED UNDER OR IN RELATION TO THE PROPOSED PLACEMENT AND PROPOSED LISTING SHOULD NOT BE CONSTRUED AS A RECOMMENDATION BY US AND/OR THINKAT ADVISORY TO SUBSCRIBE FOR OR PURCHASE OUR SHARES.

OUR SHARES ARE OFFERED TO SOPHISTICATED INVESTORS ON THE PREMISE OF FULL AND ACCURATE DISCLOSURE OF ALL MATERIAL INFORMATION CONCERNING THE PROPOSED PLACEMENT, FOR WHICH ANY PERSON SET OUT IN SECTION 236 OF THE CMSA, IS RESPONSIBLE.

OUR PROPOSED PLACEMENT IS SUBJECT TO THE RECEIPT OF APPROVAL-IN-PRINCIPLE FOR OUR PROPOSED LISTING FROM BURSA SECURITIES, WHO MAKES NO ASSESSMENT ON THE SUITABILITY, VIABILITY OR PROSPECTS OF OUR GROUP OR THE MERITS OF INVESTING IN OUR SHARES.

TERMS AND CONDITIONS BINDING ALL RECIPIENTS

By accepting this Information Memorandum, you hereby agree and undertake to be bound by the following terms and conditions:

1. This Information Memorandum is issued by our Company and distributed by us as well as Thinkat Advisory as our Approved Adviser, Placement Agent and Continuing Adviser. The distribution of this Information Memorandum shall be in paper/printed copy and/or electronic copy, upon request by interested investors who are recipients of this Information Memorandum ("**Recipient(s)**"), free of charge. This Information Memorandum is distributed to interested Recipients for information purposes only and upon the express understanding that such Recipients will use it only for the purposes set forth below.
2. The information contained in this Information Memorandum, including any statement or fact or opinion, is solely for information purposes only. It is being furnished solely for use by a limited number of prospective Sophisticated Investors (as defined herein) for the purpose of evaluating their interest in investing in our Company ("**Proposed Investment**"). Nothing contained herein shall be taken as a recommendation or invitation by us and/or Thinkat Advisory to undertake the Proposed Investment or as a commitment on our part to accept your Proposed Investment.
3. This Information Memorandum may include certain statements provided by us or on our behalf with respect to the anticipated future performance of our Group. These statements, although believed to be reasonable, are based on estimates and assumptions made by us that are subject to risks and uncertainties that may cause actual events and our future results to be materially different from that expected or indicated by such statements or estimates and no assurance can be given that any of such statements or estimates will be realised. In light of these and other uncertainties, the inclusion of forward-looking statements in this Information Memorandum should not be regarded as a representation or warranty by us or Thinkat Advisory that our plans and strategies as disclosed herein will be achieved.
4. We and Thinkat Advisory each reserve the right (without notice or recourse) to alter, amend, terminate or suspend the process in respect of the Proposed Investment ("**Investment Process**") without providing any reason therefor. All costs incurred by you during the Investment Process are for your account only and under no circumstances will we or Thinkat Advisory be responsible for any part of such costs, notwithstanding any alteration, amendment, termination or suspension of the Investment Process or the reasons thereof.
5. Any documents published or issued from time to time after the date hereof shall be deemed to be incorporated in and to form part of, this Information Memorandum.
6. Subject to the provisions of any laws, regulations and guidelines ("**Applicable Laws**"), we and Thinkat Advisory each reserve the right to negotiate with one or more prospective Sophisticated Investors at any time. Subject to the Applicable Laws, we and Thinkat Advisory each also reserve the right (without notice or recourse) to terminate, at any time, further participation in the Investment Process by all or any Recipients without assigning any reasons thereof.
7. You are solely responsible for your investment decision and are advised to seek independent financial, legal, tax or such other professional advice at your own cost and expense when making your independent appraisal, assessment, review and evaluation of our business, financial position, financial performance and prospects, the right and obligations attaching to our Shares, the merits of investing in our Shares and the extent of the risk involved in doing so.
8. Neither the receipt of this Information Memorandum by any Recipient nor any information made available in connection with the Proposed Investment is to be taken as constituting the giving of investment advice by Thinkat Advisory. Thinkat Advisory shall not advise you on the merits or risks of the Proposed Investment or potential valuations for the Proposed Investment.

TERMS AND CONDITIONS BINDING ALL RECIPIENTS (*cont'd*)

9. You shall not copy, reproduce, distribute, summarise, excerpt from, publicly refer to or pass on any part of the Information Memorandum to any person at any time without written consent from us or Thinkat Advisory.
10. This Information Memorandum may not be distributed in any jurisdiction outside Malaysia except in accordance with the legal requirements applicable in such jurisdiction. No Recipient in any jurisdiction outside Malaysia may take any action upon this Information Memorandum if, in the relevant jurisdiction, such action cannot be taken by the Recipient without contravention of any relevant legal requirements. It is the sole responsibility of any Recipient wishing to take any action upon this Information Memorandum to satisfy themselves as to the full observance of the laws of the relevant jurisdiction and/or Malaysia in connection therewith, including without limitation, the receipt of our Shares or cash payments upon the sale of our Shares by the Recipients, the repatriation of any money by the Recipients out of Malaysia, the obtaining of any governmental, exchange control or other consents which may be required and the payment of any tax or duty due in such jurisdiction. Such Recipients shall be responsible for the payment of any tax or other requisite payment due in such jurisdiction and we and Thinkat Advisory shall be entitled to be fully indemnified by such Recipients for any tax or payment as the Recipients may be required to pay. We and Thinkat Advisory shall not accept any responsibility or liability in the event any action taken by any recipient in any jurisdiction outside Malaysia or it shall become illegal, unenforceable, voidable or void in such jurisdiction for subscription of our Shares.

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PRIVACY NOTICE

The Personal Data Protection Act 2010 (“**PDPA**”) was introduced to regulate the processing of personal data in commercial transactions. The PDPA requires us to inform you of your rights in respect of your personal data that is to be collected and processed by us.

Consequently, please be informed that the personal data and other information (collectively “**Personal Data**”) that you provide will be used and processed by us in connection with our Proposed Placement and Proposed Listing only (“**Purpose**”) and not for any other purpose.

If required for the Purpose, you hereby give consent that your Personal Data may be disclosed to our advisers who provide services to us, including our placement agent. Save for the foregoing, your Personal Data will not be knowingly transferred to any place outside Malaysia or be knowingly disclosed to any other third party.

Without prejudice to the Terms and Conditions of our Proposed Placement as contained in this Information Memorandum, you may at any time hereafter make inquiries, complaints and, upon payment of a prescribed fee, request in writing for access to, or correction of, your Personal Data or limit the processing of your Personal Data (as described above) by submitting such request to the following:

Postal address: **BIMOFFICE GROUP BERHAD**
81-1 & 81-2, Jalan Rimbunan Raya 1
Laman Rimbunan, Kepong
52100 Kuala Lumpur

Kindly be informed that we will assume that you have consented and we will continue to process your Personal Data in accordance with this Privacy Notice unless we hear otherwise from you. You may exercise your rights in respect of your Personal Data in the manner described above.

This Privacy Notice may be amended from time to time and would be in effect on the date as determined by us. Any amendment to this Privacy Notice shall be published on any medium as we deem fit.

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DEFINITIONS

Unless otherwise indicated, the following definitions shall apply throughout this Information Memorandum:

Acquisition	: Acquisition by BIMOffice of the entire equity interest in BOSB from the Promoters for a purchase consideration of RM1,779,999 to be fully satisfied via the issuance of 177,999,900 Consideration Shares at an issue price of RM0.01 per Consideration Share, which was completed on 31 October 2025
Act	: The Companies Act 2016
BIMOffice or Company	: BIMOffice Group Berhad (Registration No.: 202501046035 (1647443-P))
BIMOffice Group or Group	: Collectively, BIMOffice and its subsidiary, BOSB
BIMOffice Share(s) or Share(s)	: Ordinary share(s) in our Company
Board	: Board of Directors of BIMOffice
BOSB or Subsidiary	: BIM Office Sdn Bhd (Registration No. 201701036831 (1251002-T)), our only subsidiary
BOSB Shares	: Ordinary share(s) in BOSB
Bursa Depository	: Bursa Malaysia Depository Sdn Bhd (Registration No.: 198701006854 (165570-W))
Bursa Securities	: Bursa Malaysia Securities Berhad (Registration No.: 200301033577 (635998-W))
Chairman	: Non-Independent Non-Executive Chairman
CIDB	: Construction Industry Development Board
CIDB Act	: Construction Industry Development Board Act 1994
CMSA	: Capital Markets and Services Act 2007
Consideration Shares	: 177,999,900 new Shares issued pursuant to the Acquisition
Constitution	: Constitution of BIMOffice
DBKL	: Dewan Bandaraya Kuala Lumpur
Director(s)	: Member(s) of our Board
ED	: Executive Director
EPS	: Earnings per Share
FYE	: Financial year(s) ended 30 September
Group MD	: Group Managing Director

DEFINITIONS *(cont'd)*

Government	: Government of Malaysia
GP	: Gross profit
IMR	: Smith Zander International Sdn Bhd (Registration No.: 201301028298 (1058128-V)), the independent market researcher
IMR Report	: Independent market research report dated 23 December 2025 prepared by the IMR
Information Memorandum	: This Information Memorandum dated 9 January 2026 in relation to our Proposed Placement and Proposed Listing
ISO	: International Organisation for Standardisation
Issue Price	: The price of RM0.15 which each Issue Share will be issued at
Issue Shares	: 20,000,000 new Shares to be issued pursuant to the Proposed Placement
IT	: Information technology
KMP	: Key management personnel of the Group
Kyle	: Ts. Tan Kean Eng, our ED, Promoter and substantial shareholder
LEAP Market	: Leading Entrepreneur Accelerator Platform (LEAP) Market of Bursa Securities
Listing Requirements	: LEAP Market Listing Requirements of Bursa Securities
LPD	: 15 December 2025, being the latest practicable date prior to the date of this Information Memorandum
Management Shares	: An internal offer of 2,000,000 new Shares for subscription by the Chairman, KMP and selected employees who have contributed to the performance and growth of the Group at the Issue Price
MBOT	: Malaysia Board of Technologists
MoU	: Memorandum of understanding
MyIPO	: Intellectual Property Corporation of Malaysia
NA	: Net assets
OCL	: Ts. Ooi Choon Lim, our Group MD, Promoter and substantial shareholder
Official List	: The list specifying all securities listed on Bursa Securities
PAT	: Profit after taxation
PBT	: Profit before taxation
Period Under Review	: FYE 2024 and FYE 2025, collectively
Promoters	: Collectively, OCL, Kyle and Steve

DEFINITIONS *(cont'd)*

Proposed Listing	: Proposed listing of and quotation for our entire enlarged share capital comprising 200,000,000 Shares on the LEAP Market
Proposed Placement	: Proposed placement of 20,000,000 Issue Shares within the meanings of Section 230 of the CMSA to Sophisticated Investors at the Issue Price
Public	: All persons or members of the public but excluding directors of our Group, our substantial shareholders and persons associated with them (as defined in the Listing Requirements)
QA	: Quality assurance
RM and sen	: Ringgit Malaysia and sen respectively, the lawful currency of Malaysia
SC	: Securities Commission Malaysia
Sophisticated Investors	: Investors who fall within Part I of Schedules 6 or 7 of the CMSA or under the Guidelines on Categories of Sophisticated Investors issued by the SC
sq ft	: Square feet
sqm	: Square metres
SSA	: Share sale agreement dated 27 October 2025 entered into between BIMOffice and the Promoters for the Acquisition
Steve	: Ooi Poh Lim, our Non-Independent Non-Executive Director, Promoter and substantial shareholder
Thinkat Advisory	: Thinkat Advisory Sdn Bhd (Registration No.: 201701005337 (1219502-A)), our Approved Adviser, Placement Agent and Continuing Adviser for the Proposed Placement and Proposed Listing

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GLOSSARY OF TECHNICAL TERMS

This glossary contains an explanation of certain terms used throughout this Information Memorandum in connection with our Group's business. The terminologies and their meanings may not correspond to the standard industry usage of these terms.

BIM	:	Building Information Modelling, a digital process that integrates geometry, data and drawing specifications into a single, intelligent model used throughout the entire lifecycle of a project
BEP	:	BIM Execution Plan. A project-specific plan that sets out scope, standards, workflows, roles and responsibilities for BIM adoption
CDE	:	Common Data Environment. A collaborative digital platform for storing, sharing and managing BIM project information as the single source of reference for the project
Clash detection	:	The process of using BIM models to digitally identify conflicts and overlaps between elements of various construction processes before construction commences to avoid delays and reworks
CSD	:	Combined Services Drawings. Coordinated digital drawings generated from BIM models showing integration of architectural, structural and MEP services
Digital Twin	:	An integration of BIM models with project data and real-time feedback which creates a virtual replica of physical assets, allowing stakeholders to visualise, monitor and manage design, construction and lifecycle management activities effectively
Dimension (D)	:	Refers to the various layers of information attached to a BIM model which comprise of: <ul style="list-style-type: none"> (i) 2D - digital plans, sections, elevations and detail drawings (ii) 3D - geometric model which helps with visualisation and clash detection (iii) 4D - adds scheduling (phases, timeline, sequences) (iv) 5D - adds cost estimation and budgeting (v) 6D - adds energy, lifecycle analysis, sustainability data (vi) 7D - adds operational and maintenance data
ISD	:	Individual Services Drawings. An individual trade digital drawing derived from the coordinated BIM model for MEP. This detailed digital drawing contains the layout and specifications required and is used as reference by site personnel to carry out installation works
LOD	:	Level of Development, a specification referring to the maturity and accuracy of a BIM model at various project stages which comprise of: <ul style="list-style-type: none"> (i) LOD 100 - rough massing or volume with approximate size, area and orientation (ii) LOD 200 - generic elements with approximate dimensions and locations (iii) LOD 300 - precise geometry, dimensions and positions. Ready for coordination and clash detection (iv) LOD 400 - Model suitable for drawings and fabrication (v) LOD 500 - field verified, final construction model. Reference for facility management
MEP	:	Mechanical, electrical and plumbing
SEM	:	Structural, Electrical and Mechanical opening drawings. Detailed digital drawings derived from coordinated BIM models representing locations, sizes and details of all required openings and structural interfaces to accommodate and facilitate MEP works.

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PROPOSED PLACEMENT SUMMARY

Summary of the Proposed Placement

	No. of Shares	RM
Issued share capital prior to the Proposed Placement	180,000,000	2,080,009
Issue Shares	20,000,000	3,000,000
Enlarged issued share capital upon the Proposed Listing	200,000,000	5,080,009
Percentage of the enlarged issued share capital represented by the Issue Shares		10.00%
Issue Price		0.15
Gross proceeds to be raised pursuant to the Proposed Placement		3,000,000
Market capitalisation upon the Proposed Listing		30,000,000

Summary of the proposed use of proceeds

Based on the Issue Price, the estimated gross proceeds to be raised from the Proposed Placement of RM3.0 million shall accrue entirely to the Company and intended to be utilised within 12 months from the date of the Proposed Listing in the following manner:

No.	Use of proceeds	Estimated timeframe for usage	RM'000	%
(i)	Working capital	Within 12 months	1,700	56.67
(ii)	Capital investment	Within 12 months	500	16.67
(iii)	Estimated listing expenses	Immediately	800	26.66
	Total		3,000	100.00

Further details of the proposed use of proceeds from our Proposed Placement are set out in Section 2.6 of this Information Memorandum.

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INDICATIVE TIMETABLE OF PRINCIPAL EVENTS

The indicative timetable for our Proposed Placement is set out below for your reference:

Date of Information Memorandum	9 January 2026
Allotment of Issue Shares	*Mid-February 2026
Listing of our Company on the LEAP Market	*Late February 2026

Note:

- * Subject to the receipt of approval-in-principle from Bursa Securities for our Proposed Listing. An announcement for the key relevant dates will be made after obtaining Bursa Securities' approval-in-principle for our Proposed Listing.

These dates are indicative and subject to changes which may be necessary to facilitate the implementation procedures. Our Directors and Promoters may, in their absolute discretion, decide to extend the dates for allotment of the Issue Shares and our Proposed Listing on the LEAP Market of Bursa Securities. We will inform you in writing of any changes to these dates.

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PRESENTATION OF INFORMATION

All references to “our Company” in this Information Memorandum are to BIMOffice Group Berhad while references to “our Group” are to our Company and our Subsidiary, collectively. References to “we”, “us”, “our” and “ourselves” are to our Company or our Group or any member of our Group, as the context requires. Unless the context otherwise requires, references to “Management” are to our Group MD, ED and our KMP as disclosed in this Information Memorandum and statements as to our beliefs, expectations, estimates and opinions are those of our Management.

Words denoting the singular shall, where applicable, include the plural and *vice versa* and words denoting the masculine gender shall, where applicable, include the feminine and neuter genders and *vice versa*. Reference to persons shall include companies and corporations.

Any reference to provisions of statutes, rules, regulations, enactments or rules of stock exchange shall (where the context admits), be construed as a reference to provisions of such statutes, rules, regulations, enactments or rules of stock exchange (as the case may be) as modified by any written law or (if applicable) amendments or re-enactments to the statutes, rules, regulations, enactments or rules of stock exchange for the time being in force.

Any reference to dates and times shall be a reference to dates and times in Malaysia.

Any discrepancies in the tables between the amounts listed and the totals in this Information Memorandum are due to rounding.

Certain information in this Information Memorandum is extracted or derived from the IMR Report. In compiling their data, the IMR relied on industry sources, public materials, their own private database and direct contacts within the industry. We believe that the statistical data cited in this Information Memorandum is useful in helping you understand the major trends related to the industry in which we operate.

Unless stated otherwise, all information presented in this Information Memorandum is as at the LPD.

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FORWARD-LOOKING STATEMENTS

This Information Memorandum contains forward-looking statements, which include all statements other than those of historical facts including, amongst others, those regarding our expected financial position, business strategies, plans, prospects and objectives of our Management for future operations. These statements can be identified by forward-looking terminology terms as “anticipate”, “believe”, “could”, “estimate”, “expect”, “if”, “intend”, “may”, “plan”, “possible”, “probable”, “project”, “should”, “will” and “would” or similar words. These forward-looking statements, including but not limited to statements as to our Group’s revenue and profitability, prospects, future plans, expected industry trends and other matters discussed in this Information Memorandum regarding matters that are not historic facts, are only predictions.

These forward-looking statements involve known and unknown risks, uncertainties and other factors beyond our control that could cause our actual results, performance or achievements, or industry results to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. These factors include, amongst others:

- changes in the political, social and economic conditions and the regulatory environment in Malaysia; and
- our future capital needs and the availability of financing and capital to fund such needs.

Some of these factors are discussed in more detail in Section 4 - Risk Factors and Section 6 – Financial Information of this Information Memorandum.

These forward-looking statements are based on numerous assumptions regarding our present and future business strategies and the environment in which we will operate in the future. As such, we cannot assure you that the forward-looking statements in this Information Memorandum will be realised.

These forward-looking statements are based on information available to us as at the date of this Information Memorandum. Subject to the provisions of Section 238 of the CMSA, we expressly disclaim any responsibility to update any of these forward-looking statements or publicly announce any revisions to these forward-looking statements to reflect future developments, events, or circumstances, even if new information becomes available or other events occur in the future.

You will be deemed to have read and understood the descriptions of the assumptions and uncertainties underlying the forward-looking statements that are contained herein.

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1. CORPORATE DIRECTORY

Board of Directors	: Norsiake bin Kassim <i>Non-Independent Non-Executive Chairman</i> Ts. Ooi Choon Lim <i>Group Managing Director</i> Ts. Tan Kean Eng <i>Executive Director</i> Ooi Poh Lim <i>Non-Independent Non-Executive Director</i>
Head Office / Principal Place of Business	: 81-1 & 81-2, Jalan Rimbunan Raya 1 Laman Rimbunan, Kepong 52100 Kuala Lumpur Tel. No.: +603-6734 7200 Website: www.bimoffice.com.my Email: info@bimoffice.com.my
Registered Office	: Unit 11.07, Amcorp Tower Amcorp Trade Centre 18 Persiaran Barat 46050 Petaling Jaya Selangor Darul Ehsan
Company Secretary	: Wong Youn Kim (MAICSA 7018778) SSM Practicing Certificate No. 201908000410 Synergy Professionals Group Sdn Bhd (Registration No.: 202301003202 (1497121-V)) Unit No.11.07, Amcorp Tower, Amcorp Trade Centre 18, Jalan Persiaran Barat 46050 Petaling Jaya Selangor Darul Ehsan Tel. No.: +6017-622 9303
Approved Adviser, Placement Agent and Continuing Adviser	: Thinkat Advisory Sdn Bhd (Registration No.: 201701005337 (1219502-A)) C-2-4, Plaza Damas 60, Jalan Sri Hartamas 1 Sri Hartamas 50480 Kuala Lumpur Tel. No.: +603-6211 8812 Fax No.: +603-6211 8824 Website: www.thinkat.my Email: admin@thinkat.my
Reporting Accountants and Auditors	: HLB Ler Lum Chew PLT (Registration No.: 201906002362 & AF0276) A-23-1, Hampshire Place Office 157 Hampshire, No 1 Jalan Mayang Sari Off Jalan Tun Razak 50450 Kuala Lumpur Tel. No.: +603-7890 5588

1. CORPORATE DIRECTORY (cont'd)

Solicitors	: Cheah Teh Su L-3-1, No. 2, Jalan Solaris Solaris Mont Kiara 50480 Kuala Lumpur Tel. No.: +603-6203 6918 Fax No.: +603-6203 6928
Internal Controls Consultant	: Vaersa Advisory Sdn Bhd (Registration No.: 201801010369 (1272384-X)) B-5-12, Prima Avenue, Jalan PJU1/39 Dataran Prima, 47301 Petaling Jaya Selangor Darul Ehsan Tel. No.: +603-7886 4304
Independent Market Researcher	: Smith Zander International Sdn Bhd (Registration No.: 201301028298 (1058128-V)) 15-01, Level 15, Menara MBMR 1, Jalan Syed Putra 58000 Kuala Lumpur Tel. No.: +603-2732 7537
Share Registrar	: ShareWorks Sdn Bhd (Registration No.: 199101019611 (229948-U)) No. 2-1, Jalan Sri Hartamas 8 Sri Hartamas 50480 Kuala Lumpur
Listing Sought	: LEAP Market of Bursa Securities

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2. DETAILS OF OUR PROPOSED LISTING

2.1 Details of our pre-listing restructuring

To facilitate our Proposed Listing, we undertook the following:

- (i) Acquisition; and
- (ii) subscription of Management Shares

2.1.1 Details of the Acquisition

On 27 October 2025, we entered into the SSA for the Acquisition. The Acquisition was completed on 31 October 2025. As part of the Acquisition, Kyle and Steve nominated a portion of their respective Consideration Shares to OCL. This nomination was undertaken to maintain OCL's shareholdings upon completion of the Proposed Listing to be above 50% on an enlarged basis and to create a buffer in the event of future dilutive events.

The details of the Consideration Shares received are as follows:

Promoters	No. of BOSB Shares held	% of BOSB Shares held	No. of Consideration Shares	Nomination of Consideration Shares	Total Consideration Shares received
OCL	93,600	51.00	90,779,658	37,379,979	128,159,637
Kyle	62,400	34.00	60,519,772	(24,919,986)	35,599,786
Steve	27,530	15.00	26,700,470	(12,459,993)	14,240,477
Total	183,530	100.00	177,999,900		177,999,900

The shareholding structure of the Company upon completion of the Acquisition was as follows:

Promoters	As at incorporation	%	After the Acquisition	%
OCL	51	51.00	128,159,688	72.00
Kyle	34	34.00	35,599,820	20.00
Steve	15	15.00	14,240,492	8.00
Total	100	100.00	178,000,000	100.00

2.1.2 Details of the subscription of Management Shares

Subsequent to the Acquisition, BIMOffice offered 2,000,000 Management Shares at the Issue Price, raising gross proceeds of RM0.30 million. The purpose of this internal offer was to recognise the past and potential future contributions of the Chairman, KMP and selected employees to the growth and success of the Group as well as to align their long-term interests with those of the shareholders. The subscription of the Management Shares was completed on 21 November 2025.

The Management Shares subscribed by the KMP and selected employees will form part of the public shareholding spread for the purpose of the Proposed Listing as they are not persons connected to our Promoters, Directors and/or major shareholders.

Please refer to Section 5.1 of this Information Memorandum for further details of the shareholdings of our Chairman and KMP respectively.

2.2 Proposed Placement

Pursuant to the Proposed Listing, we intend to issue 20,000,000 Issue Shares, representing 10.00% of our enlarged issued share capital at the Issue Price of RM0.15 per Issue Share to Sophisticated Investors, raising gross proceeds of RM3.00 million.

2. DETAILS OF OUR PROPOSED LISTING (cont'd)

In accordance with Rule 3.10 of the Listing Requirements:

- (i) BIMOffice has set up a trust account with a financial institution licensed by Bank Negara Malaysia ("**Trust Account**") where proceeds from the Issue Shares will be deposited therein. The Trust Account will be jointly operated by BIMOffice and Thinkat Advisory whereby the latter will approve transfers or co-sign cheques for all payments from the Trust Account;
- (ii) BIMOffice and Thinkat Advisory undertake that monies deposited in the Trust Account will not be withdrawn until the date our Shares are listed on the LEAP Market; and
- (iii) BIMOffice undertakes to repay without interest all monies received from the Sophisticated Investors if:
 - (a) the Proposed Listing does not take place within 6 months from the date of Bursa Securities' approval for our Proposed Listing on the LEAP Market or such further extension of time as Bursa Securities may allow ("**Period**"); or
 - (b) the Proposed Listing is aborted by BIM Office.

In such event, the monies will be repaid within 14 days from the end of the Period or the date when we notify Bursa Securities of our decision to abort our Proposed Listing. Should we fail to do so, in addition to our Company's liability, our Board shall be jointly and severally liable to repay such money with interest at the rate of 10% per annum from the end of the Period or such other rate as Bursa Securities may prescribe.

2.3 Proposed Listing

The Proposed Listing is subject to the approval of Bursa Securities and the successful completion of the Proposed Placement. On 9 January 2026, we have made an application to Bursa Securities for the admission of our Company to the Official List and the listing of and quotation for our entire enlarged issued share capital of RM5,080,009 comprising 200,000,000 Shares on the LEAP Market. Bursa Securities' decision for the said application is pending.

Subject to the receipt of the approval from Bursa Securities for our Proposed Listing, our Shares will be admitted to the Official List of Bursa Securities and official quotation will commence after receipt of confirmation from Bursa Depository that all our Shares have been credited into the respective central depository system accounts of our securities holders.

Upon our Proposed Listing, any dealings in our Shares will be carried out in accordance with the Rules of Bursa Depository and the provisions of Securities Industry (Central Depositories) Act 1991.

2.4 Share capital

	No. of Shares	RM
Issued share capital prior to the Proposed Placement	180,000,000	2,080,009
Issue Shares	20,000,000	3,000,000
Enlarged issued share capital upon the Proposed Listing	200,000,000	5,080,009
Percentage of enlarged share capital represented by the Issue Shares		10.00%
Issue Price		0.15
Gross proceeds to be raised pursuant to the Proposed Placement		3,000,000
Market capitalisation upon the Proposed Listing		30,000,000

2. DETAILS OF OUR PROPOSED LISTING (cont'd)

We have only one class of shares in our Company, namely ordinary shares. The Issue Shares will, upon allotment and issuance, rank *pari-passu* in all respects with our existing Shares, including voting rights and rights to all dividends and other distributions that may be declared subsequent to the date of allotment of the Issue Shares.

Subject to any special rights attached to any Shares which we may issue in the future, our shareholders shall, in proportion to the amount paid up on the Shares held by them, be entitled to share in the profits paid out by us as dividends and other distributions. Similarly, if our Company is liquidated, our shareholders shall be entitled to any surplus in accordance with our Constitution.

At any general meeting of our Company, each shareholder shall be entitled to vote in person or by proxy. Each shareholder shall be entitled to appoint 1 or more proxies to attend and vote at any general meeting of our Company. A proxy may but need not be a member of our Company and there shall be no restriction as to the qualification of the proxy. On a poll, each shareholder present either in person or by proxy shall have 1 vote for each Share held.

2.5 Basis of arriving at the Issue Price

Our Board, together with Thinkat Advisory, determined and agreed on the Issue Price of RM0.15 per Issue Share after taking into consideration the following:

- (i) the prospects and potential of our business, considering our competitive strengths as set out in Section 3.8 of this Information Memorandum;
- (ii) our future plans and business strategies as set out in Section 3.15 of this Information Memorandum as well as the prospects of our Group as set out in Section 3.16 of this Information Memorandum;
- (iii) our financial history and performance as set out in Section 6 of this Information Memorandum. The Issue Price represents an implied price-earnings multiple of approximately 21.05 times based on our diluted EPS of approximately 0.71 sen derived from the audited combined PAT of approximately RM1.43 million for the FYE 2025; and
- (iv) the level of dilution on our Promoters' shareholdings.

Prior to the Proposed Listing, there has been no public market for our Shares within or outside Malaysia. You should note that the market price of our Shares after the Proposed Listing is subject to the vagaries of market forces and other uncertainties that may affect the price of our Shares being traded. You are reminded to carefully consider the risk factors as set out in Section 4 of this Information Memorandum and form your own views on the valuation of our Shares before deciding to invest in them.

2.6 Use of proceeds

Based on the Issue Price, we expect to raise gross proceeds of RM3.0 million from our Proposed Placement, which is intended to be used as follows:

Use of proceeds	Estimated timeframe for usage	RM'000	%
Working capital ⁽¹⁾	Within 12 months	1,700	56.67
Capital investment ⁽²⁾	Within 12 months	500	16.67
Estimated listing expenses ⁽³⁾	Immediately	800	26.66
Total		3,000	100.00

2. DETAILS OF OUR PROPOSED LISTING (cont'd)**Notes:**

- (1) RM1.70 million of the proceeds to be raised is allocated for future working capital requirements of our Group in anticipation of our expansion plans and scale up in operations in line with our future plans and business strategies as disclosed in Section 3.15 of this Information Memorandum. The amount designated for working capital will be used in the following manner:

Working capital	RM'000
Daily operations ⁽ⁱ⁾	1,200
Marketing and business development ⁽ⁱⁱ⁾	300
Obtaining ISO 19650 certification ⁽ⁱⁱⁱ⁾	200
Total	1,700

Notes:

- (i) Including but not limited to staff costs for potential new hires and the upskilling of employees, subcontracting and outsource expenses as well as general and administrative expenses such as utilities, rental and upkeep of property, plant and equipment.
- (ii) Marketing and business development expenses, which include but are not limited to participation in industry conferences, promotional activities, client engagement initiatives, preparation of marketing collaterals and other related costs to support the Group's growth and visibility.
- (iii) To further enhance our Group's credibility and improve our operational efficiency, we intend to obtain ISO 19650 which is the main standard for BIM. As such, we have allocated proceeds raised for fees and expenses to be incurred in obtaining this standard.
- (2) Primarily for the purchase of workstations, laptops, servers and secured data storage systems capable of handling large-scale BIM models which are estimated to cost RM0.38 million. We also plan to upgrade our office network facilities and secured cloud integration to improve collaboration and workflow efficiency of which RM0.12 million is budgeted. These investments will enhance our technological service delivery capacity in anticipation of taking on more complex projects with better profit margins. Please refer to Section 3.15 of this Information Memorandum for further details of our future plans and business strategies.

Notwithstanding the above, as mentioned in Section 3.7 of this Information Memorandum, we are not able to measure our production capacity via conventional methods as we are not involved in manufacturing or processing activities. Nonetheless, we anticipate the capital investment above to enhance our project delivery capabilities and improve efficiencies.

In the event actual amounts utilised for capital investment is lower than the allocated amount, the excess will be reallocated to the amount allocated for working capital and vice versa.

- (3) In the event that actual listing expenses are higher than the amount budgeted, the deficit will be funded from the amount allocated for working capital. Conversely, if our actual listing expenses are lower than the amount budgeted, the excess will be reallocated to the amount allocated for working capital.

2. DETAILS OF OUR PROPOSED LISTING (cont'd)

Estimated expenses for our Proposed Listing are as follows:

Estimated listing expenses	RM'000
Professional fees (includes Approved Adviser, Solicitors, Reporting Accountants, IMR, Internal Controls Consultants and Share Registrar)	700
Placement fees for the Proposed Placement	30
Miscellaneous expenses (fees payable to the relevant authorities, printing, out-of-pocket expenses, amongst others)	70
Total	800

Pending utilisation of proceeds from the Proposed Placement, the funds will be placed in short-term deposits with financial institutions and/or short-term money market instruments.

In addition, our Group raised gross proceeds of RM0.30 million from the subscription of Management Shares as mentioned in Section 2.1.2 of this Information Memorandum which will be utilised for working capital purposes.

2.7 Purpose of the Proposed Listing

The purpose of the Proposed Listing is to:

- (i) enable us to tap the capital markets to fund the expansion of our operations;
- (ii) enhance the corporate profile of our Group;
- (iii) provide Sophisticated Investors and employees with an opportunity to participate in the equity of our Company;
- (iv) establish liquidity for our Shares; and
- (v) provide our Group with an option to remunerate employees and promote staff retention via employee share option schemes.

2.8 Moratorium

Pursuant to Rule 3.07 of the LEAP Listing Requirements, the Shares held by the Promoters, amounting to 178,000,000 Shares (representing 89.00% of the enlarged share capital upon the Proposed Listing) will be placed under moratorium.

Our Promoters have fully accepted the moratorium where they will not be permitted to sell, transfer or assign any part of their interest in the Shares placed during the moratorium period as follows:

- (i) The moratorium applies to the entire shareholdings of our Promoters for a period of 12 months from the date of our listing on the LEAP Market; and
- (ii) Upon expiry of the 12-month period stated above, the Promoters shall maintain an aggregate shareholding amounting to 90,000,000 Shares representing 45.00% of our enlarged share capital upon the Proposed Listing for a further period of 36 months.

In addition to the above, our Chairman and KMP, being subscribers of the Management Shares, have provided a voluntary 12-month moratorium on the Management Shares from the date of our listing on the LEAP Market.

Our Promoters, Chairman and KMP have provided written undertakings that they will not sell, transfer, or assign their shareholdings under moratorium during the moratorium periods mentioned above.

2. DETAILS OF OUR PROPOSED LISTING (cont'd)

In this respect, moratorium shall be imposed according to the following:

	Shares under moratorium for the first 12 months upon the Proposed Listing		Shares under moratorium for the subsequent 36 months	
	No. of Shares	%⁽¹⁾	No. of Shares	%⁽¹⁾
<u>Promoters</u>				
OCL	128,159,688	64.08	64,799,842	32.40
Kyle	35,599,820	17.80	17,999,909	9.00
Steve	14,240,492	7.12	7,200,249	3.60
<u>Chairman</u>				
Norsiak Bin Kassim	334,000	0.17	-	-
<u>KMP</u>				
Lai Jen Chieh	400,000	0.20	-	-
Nurul Izzati Binti Hasmadi	200,000	0.10	-	-
Amirul Asyraf Bin Abdul Rahman	133,500	0.07	-	-
Kong Wei Hong	167,000	0.08	-	-
Afiqah Binti Shahiedun	133,500	0.07	-	-
	179,368,000	89.68	90,000,000	45.00

Note:

- (1) Based on the enlarged share capital of 200,000,000 Shares after the Proposed Placement.

2.9 Dividend policy

We currently do not have a fixed dividend policy. After the Proposed Listing, it is the Board's intention to adopt a stable and sustainable dividend policy to reward our shareholders for participating in our Group's growth, while maintaining an optimal capital structure and ensuring sufficient funds for our future growth.

As an investment holding company our ability to pay out dividends will in turn be dependent upon dividends we receive from our Subsidiary. Save for compliance with the solvency requirement under the Act, which is applicable to all Malaysian companies, and the relevant restrictive covenants contained in our current and future financing arrangements, there is no legal, financial, or economic restriction on the ability of our Subsidiary to transfer funds in the form of cash dividends, loans or advances to us. The payment of dividends by our Subsidiary will be dependent on its distributable profits, financial performance, financial condition and capital expenditure plans.

Although we have not formulated a dividend policy, we recognise the importance of rewarding our investors. In making recommendations for dividends, our Board will consider various factors, amongst others, our financial performance, retained earnings, expected future earnings, operations, capital requirements, general business and financing conditions, availability of distributable reserves as well as other factors which our Board may determine appropriate.

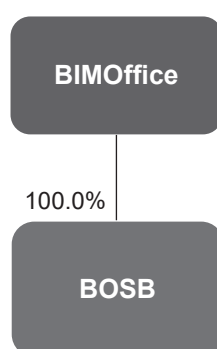
Notwithstanding the above, our Group declared dividends of RM0.10 million and RM0.35 million for the FYE 2024 and FYE 2025 respectively, representing 36.34% and 24.42% of PAT for the respective financial years. The Group does not intend to declare or pay any dividends prior to the completion of our Proposed Listing.

3. OVERVIEW OF OUR GROUP AND BUSINESS

3.1 Incorporation and history

BOSB was incorporated in 2017 by OCL and 2 other business partners who have since exited the company. The establishment of BOSB stemmed from the increasing demand for digitalisation in the construction industry, especially during the project planning and delivery stages. Since then, our Group has been principally involved in the provision of BIM services for the construction industry. Our Group adopts BIM as a structured digital process that integrates design, construction and management functions to support project delivery. This process encompasses digital design consultancy across architectural, engineering and construction disciplines, followed by project implementation and software-based process management to promote better coordination throughout every project stage. Our customers are mainly project owners or property developers as well as main contractors or sub-contractors.

Our Group's structure is as follows:



BOSB provides BIM consultancy services to developers, consultants and contractors seeking to digitalise their project delivery. In its early years, BOSB focused on delivering core BIM services, primarily modelling up to LOD 300 and 3D modelling for visualisation, clash detection and project coordination to assist clients in improving design accuracy and reducing on-site errors.

BOSB's principal markets are Malaysia and Singapore. In 2018, BOSB secured its maiden project, providing BIM services, implementation and solutions for a hotel development project located in the Klang Valley. In 2019, BOSB secured its first public project for the adoption of BIM across the public space of a 70-acre international financial centre development located in Kuala Lumpur city centre. In 2021, BOSB's role in this development expanded when it was also appointed as the BIM Lead Consultant to manage BIM deliverables of various work packages while adopting a CDE. In 2024, BOSB secured its first overseas project where it collaborated with a multinational professional services firm on a pilot project for the Government of Singapore for the adoption of BIM in quality control and quality assurance for the built environment throughout Singapore. Please refer to Section 6.2.1 of this Information Memorandum for the breakdown of our revenue by geographical regions for the Period Under Review. Also in 2024, Kyle who was previously an employee of BOSB, rejoined our Group as a Director and shareholder of BOSB.

As the demand for BIM adoption grew, BOSB progressively broadened its service offerings by increasing its capabilities and accuracy of BIM to include up to LOD 500 and increased its layers of information available in its BIM models to 5D. BOSB also began to offer consultancy services on BIM software implementation and adoption. Our Group increased its investment in technology and workflow automation to improve efficiency, reduce manual rework and enhance the quality and consistency of deliverables to clients. Through an integrated approach, BOSB has established itself as a specialist BIM consultant, capable of delivering multi-dimensional and multi-disciplinary BIM services as is evident from its track record of participating in the construction of residential, commercial, industrial, infrastructure, township development and data centre projects.

3. OVERVIEW OF OUR GROUP AND BUSINESS (cont'd)

3.2 Key achievements and milestones

The table below sets out our key achievements and milestones since the incorporation and establishment of our Group:

Year	Key Achievements and Milestones
2017	BOSB was incorporated and commenced operations.
2018	Secured first project for BIM services, implementation and solutions for the construction of a hotel.
2019	Secured first public project for the adoption of BIM across the public space of a 70-acre international financial centre development located in Kuala Lumpur city centre, setting a foundation for BIM implementation in township developments.
2020	Secured second package for additional adoption and implementation of BIM components arising from upgrades and enhancements of the public space within an international financial centre development located in Kuala Lumpur city centre.
2021	Appointed by the master developer of an international financial centre development located in Kuala Lumpur city centre as the BIM Lead Consultant to manage BIM deliverables of various work packages while adopting a CDE.
2022	Secured a BIM implementation project for the development of the Bukit Chagar station and Wadi Hana maintenance depot, both located in Johor Bahru, Johor from a Malaysian state-owned metro rail infrastructure company for the Johor Bahru-Singapore Rapid Transit System Link.
2023	Secured strategic engagements with two major Malaysian conglomerates with significant interests in the property development sector, for the implementation of BIM for the design and build of residential development projects.
2024	<ul style="list-style-type: none"> First foray into Singapore via collaboration with a multinational professional services firm to deliver a Pilot Testing Project to the Government of Singapore for the implementation of BIM in quality control and quality assurance for built environment throughout Singapore. Signed a MoU with a global leading BIM solutions provider headquartered in India, to foster future collaborations for the Malaysian and Singaporean markets.
2025	<ul style="list-style-type: none"> Secured BIM fit-out project in Merdeka 118 Tower for the corporate headquarters of a leading Malaysian financial services group and major player in the global tech industry for their new lab in Malaysia. Secured BIM implementation contract for the development of a data center project.

3. OVERVIEW OF OUR GROUP AND BUSINESS (cont'd)

3.3 Information on our Group

3.3.1 BIMOffice

BIMOffice was incorporated in Malaysia under the Act on 1 October 2025 as a private limited company to facilitate the Proposed Listing. On 17 November 2025, we converted into a public limited company and adopted our present name. We are an investment holding company and commenced operations upon the completion of the Acquisition on 31 October 2025. Our Group structure is illustrated in Section 3.1 of this Information Memorandum.

Presently, our share capital is RM2,080,009 comprising 180,000,000 Shares. Changes in our share capital since incorporation are as follows:

Date of allotment	No. of shares allotted	Consideration/ Type of issuance	Cumulative share capital (RM)
1 October 2025	100	RM10 / Subscribers' shares	10
31 October 2025	177,999,900	RM1,779,999 / Share swap ⁽¹⁾	1,780,009
21 November 2025	2,000,000	RM300,000 / Cash consideration ⁽²⁾	2,080,009

Notes:

- (1) Pursuant to the issuance of Consideration Shares as settlement of the purchase consideration for the Acquisition.
- (2) Pursuant to the issuance of Management Shares.

There are no outstanding warrants, options, convertible securities or uncalled capital in our Company. In addition, there are no discounts, special terms or instalment payment terms applicable to the payment of the consideration for the allotment of our Shares.

Upon completion of the Proposed Placement, our enlarged share capital will be RM5,080,009 comprising 200,000,000 Shares.

3.3.2 BOSB

BOSB was incorporated in Malaysia under the Act on 12 October 2017 as a private limited company and commenced operations on the same date. The principal activities of BOSB are the provision of digital transformation solutions and integration services specialising in BIM. The issued share capital of BOSB is RM183,530 comprising 183,530 BOSB Shares.

BOSB is our wholly-owned subsidiary. It does not have any subsidiary or associate companies. The changes in its share capital since incorporation are as follows:

Date of allotment	No. of shares allotted	Consideration/ Type of issuance	Cumulative share capital (RM)
12 October 2017	100	RM100 / Subscribers' shares	100
22 November 2019	5,900	RM5,900 / Cash	6,000
8 March 2021	150,000	RM150,000 / Cash	156,000
6 January 2025	27,530	RM27,530 / Other than cash	183,530

BOSB does not have any outstanding warrants, options, convertible securities and uncalled capital. In addition, there are no discounts, special terms or instalment payment terms applicable to the payment of the consideration for the allotment.

3. OVERVIEW OF OUR GROUP AND BUSINESS (*cont'd*)

3.4 Business segments

Our Group is principally involved in the provision of BIM services for the construction industry, which are utilised throughout the entire project lifecycle framework from pre-construction, construction and post-construction stages.

We offer our clients 3 main modular service offerings, which they can choose individually or as an entire package:

(i) Digital services and consultancy

Digital advisory and consultancy services are focused on developing a customised BEP which is aligned with project requirements, specifications and workflows to establish the foundation for BIM adoption in line with ISO 19650 principles.

Clients are advised on the extent of BIM use, including the project workflow, preparation of CSD, SEM, ISD and other multi-disciplinary deliverables over the course of the project. These services cover the integration of project information across different project lifecycles, from planning up till building usage, which enhances the deliverables at each stage with streamlined information, workflow, execution and documentation.

(ii) Digital design and construction

Depending on the role assumed, BOSB manages BIM implementation during both design and construction stages. Our responsibilities include:

- creating the BIM implementation workflow, taking into consideration the roles and responsibilities of various project stakeholders;
- creating digital 3D BIM models for the various disciplines involved in the project, such as architectural, civil and structural engineering, MEP, interior design and landscaping;
- consolidate multi-discipline BIM models onto the digital platform, highlight issues through clash detection and propose resolution strategies;
- continuously update and develop 3D BIM models to the desired LOD with CSD, SEM and ISD to support execution on site and improve constructability; and
- managing/handover of digital assets which conforms to the necessary compliance and regulations upon completion of construction for post-construction facilities management use.

(iii) Digital software and IT

BOSB supports its clients in long-term BIM adoption by providing recommendations and training for the adoption and use of BIM software. This includes the deployment and integration of BIM-related software platforms, as well as system setup at project sites or corporate headquarters.

We are also able to deliver as-built models for owners and facility managers to utilise BIM data for asset management, lifecycle cost control and operational optimisation.

3. OVERVIEW OF OUR GROUP AND BUSINESS (*cont'd*)

3.5 Operational process workflow

Our operational process workflow is structured into 4 key phases as follows:

Process	Description
Planning and strategy	<p>Engagement begins with a project kick-off meeting to understand the client's objectives, scope and deliverables as well as the project requirements, digital readiness and intended outcomes.</p> <p>A customised project-specific BEP that functions as an operational blueprint which outlines the BIM process, scope of work and advises on the extent of BIM adoption is prepared. This will include BIM implementation and modelling standards, LOD requirements, collaboration workflow, submission protocols, hardware, software, project settings as well as roles and responsibilities of various professionals.</p>
Design, integration and coordination	<p>At this stage, our team of BIM Modellers will develop BIM models of various disciplines such as architectural, civil and structural engineering, MEP, interior design and landscaping for the project. Our BIM Coordinators will combine the multi-disciplinary models for coordination and clash detection to resolve issues together with the project stakeholders aligning with the project milestones. Once completed, the detailed consolidated BIM model is ready to be referred to during construction.</p> <p>We also set up and manage the CDE as the single reference for data and information throughout the project to facilitate collaboration between stakeholders.</p>
Project implementation and monitoring	<p>During construction, BIM models are continuously integrated with real-time updates to improve constructability and eliminate abortive reworks. To facilitate the construction process, CSD, SEM and ISD are extracted from the combined multi-disciplinary BIM model for reference.</p> <p>BIM models are also integrated with work programme and cost frameworks, providing real-time visibility on progress and financial performance to ensure the project is progressing as planned. Actual site conditions are continuously incorporated to facilitate subsequent work coordination, promote informed decision-making and effective resource allocation.</p> <p>We occasionally provide training to clients' employees to ensure they are able to perform their duties in BIM enabled projects.</p>
Deployment, handover and support for digital asset	<p>At project close, the BIM model will be updated to represent an as-built digital model of the physical asset, complete with the relevant information based on the client's requirements. This model is then handed over to the client to support their future operations, facility management, maintenance scheduling and asset lifecycle optimisation.</p>

Our BIM models and deliverables are scrutinised by our General Manager and Project Heads to mitigate risk of design or coordination failures and technical errors. The BIM models are reviewed for model integrity, coordination accuracy and compliance with the agreed BEP throughout our operational process workflow.

3. OVERVIEW OF OUR GROUP AND BUSINESS (cont'd)

3.6 Technology used

Our Group's business operations utilise a series of third-party design and analytical software applications to deliver our BIM services to our customers including:

Software	Description/Function
Autodesk Construction Cloud/ Aconex/ Procore/ ProjectWise	Unified platform for centralised file depositing and CDE to facilitate cloud-based collaboration and workflow. A single reference source for data and project information management with user permission settings.
Autodesk BIM Collaborate Pro	Cloud based software that allows co-authoring of design files, coordination of BIM models with automated clash detection, as well as documentation management.
Autodesk Navisworks Manage	Comprehensive project review software that allows the combination of 3D digital BIM models and management of clash detection to deliver design intent.
Autodesk ReCap	Reality capture tool to convert physical assets into 3D models by processing a combination of data points collected from laser scans for further integration with other software.
Autodesk Revit / Civil 3D / Graphisoft Archicad	3D authoring tool used to create multi-disciplinary 3D BIM models mainly for the architecture, engineering and construction industries which can be incorporated with information based on client requirements.
Dynamo for Revit	A programming add-on for Autodesk Revit that enables users to automate repetitive tasks, manage data and build custom workflows and parameters to be adhered to during the modelling stage.
Synchro 4D	Software used to create a dynamic construction simulation model by linking the 3D BIM model to the project schedule. This time-based model improves visualisation of project schedule baseline creation and facilitate progress throughout the entire construction stage to allow early detection and mitigation of deviations.
Leica BLK360	Laser scanner for reality capture of physical assets. The scanner emits long range lasers in 360 degrees to accurately and quickly capture surfaces within range in the format of a collection of data points.
Leica Application Suite	A software suite for on-site management, sharing and transfer as well as post scanning processing of the collection of data points captured by the laser scanner.

We licence the use of the above software in our day-to-day operations for the development of BIM models. We do not own our own proprietary software nor do we have any on-going or planned research and development efforts to create such proprietary software.

3.7 Operating capacity and output

Conventional measures of production capacity and utilisation are not applicable in our industry as we do not undertake manufacturing activities or processing activities.

Our Group's output generally depends on the contract value of projects secured, complexity and time required for modelling, extent of BIM adoption for each project and headcount required to fulfil the engagement, amongst others. The mentioned criteria vary project to project with no standard benchmark.

3. OVERVIEW OF OUR GROUP AND BUSINESS (cont'd)

3.8 Our competitive strengths

We believe that the competitive strengths discussed in this section have been and will be drivers for our Group's present and future success.

3.8.1 Our technical expertise, know-how and track record in delivering BIM services

Since inception, we have accumulated technical expertise and know-how to deliver comprehensive BIM services across all stages of the construction project lifecycle, from pre-bid and tender support to construction coordination and post-completion digital asset handover. Our technical expertise covers the full spectrum of BIM services, including developing customised BEPs, producing digital models, performing clash detection, integrating project schedules and cost data and preparing as-built models. We believe our BIM services enhances tender competitiveness, provides clients with better cost certainty and adheres to regulatory compliance while minimising the risk of design and implementation clashes and delays during execution.

Our technical expertise and proven track record of delivering BIM models which meet the quality standards and coordination requirements of our clients have positioned our Group favourably in this growing industry. This has enabled us to establish credibility and continuously been able to secure engagements for our BIM services. Please refer to Section 3.2 of this Information Memorandum for further information on our key achievements and milestones. In addition, we have secured an order book of RM6.26 million for the provision of BIM services which is expected to last us until 2027.

3.8.2 Experienced KMP and skilled workforce

Our Group MD and ED namely OCL and Kyle, collectively have approximately 26 years of experience in the construction industry and provision of BIM services. Both are registered Professional Technologists with the MBOT under the field of Building and Construction Technology and have led the successful delivery of BIM services and BIM adoption in large-scale infrastructure, residential, commercial and industrial projects. Other members of our KMP namely our General Manager and 3 Project Heads who in aggregate, have approximately 15 years of experience between them in the provision of BIM services. They are supported by a team of BIM Coordinators and BIM Modellers with various qualifications held in the fields of architecture, quantity surveying, engineering construction technology (BIM), construction management as well as civil and environmental engineering.

Our strong leadership combined with the experience of our KMP and technical skills of our workforce, have been integral to our success thus far and will provide us with a strong foundation for future growth.

3.8.3 Adoption of technologies as part of our business operations

Due to the inherent complexity of BIM services, our Group adopts various technologies in our operations to enhance accuracy, productivity and efficiency. In an environment where BIM models are required to have the necessary LODs and dimensions as well as contain information from multiple disciplines, the adoption of technology has allowed us to expedite the generation and consolidation of data, automate processes and repetitive tasks, as well as reduce errors through review software.

In addition, we also keep ourselves abreast of available and emerging software utilised for BIM. To do so, we periodically organise training for our employees by our service providers to be informed of the latest updates, developments and upgrades in their software. We also proactively sample other similar BIM software to ensure the software used by our Group is sufficient to fulfil our deliverables and up to date with the requirements of our clients.

3. OVERVIEW OF OUR GROUP AND BUSINESS (cont'd)

3.8.4 Emphasis on human capital development

We place strong emphasis on human capital development as our employees form the foundation of our business. Regular training and upskilling is essential to ensure that our employees remain up to date with the latest industry standards and practices. We also invest in structured professional development programmes fostering career growth and skill specialisation in advanced BIM applications to provide our employees with a clear career progression and promote staff retention.

Our commitment in this area also extends to our collaboration with higher learning institutions where our Group MD participates in talks and seminars held for students to share the latest trends in the construction industry and to introduce BIM. We also participate in career fairs to promote our Group as the preferred employer to develop a career in BIM. Such awareness programs do not only serve as a platform to promote BIM but also secure new talent for our workforce.

3.9 Sales and marketing strategies

We primarily secure our business from the following:

- (i) the business network of our Group MD and ED;
- (ii) referrals from existing customers and repeat customers;
- (iii) direct enquiries from property developers, project owners, consultants and contractors; and
- (iv) tender invitations from both private and public sector clients.

According to the IMR Report, the demand for BIM services is expected to grow in tandem with the construction industry, demand for properties and infrastructure development by the Government, as well as initiatives by the Government in promoting BIM adoption in construction projects, which bodes well for the growth potential of our Group. This is also evident from our observation of the gradual shift in the private sector towards digital transformation and the progressive implementation of BIM as a requirement by established property developers and project owners in project execution.

The Government is committed for the implementation of BIM whereby the Ministry of Finance has stipulated that effective 1 July 2025, BIM is required to be implemented in all public and private construction projects valued at RM10.0 million or above. The CIDB has also promoted BIM via its Construction 4.0 Strategic Plan and the establishment of myBIM Centre for the integration and advancement of BIM in the construction industry to enhance productivity and efficiency.

3.10 Major customers

Details of the revenue contribution from our top 5 customers for the Period Under Review are as follows:

Name of customer	⁽¹⁾ Length of business relationship (years)	FYE 2024		FYE 2025	
		RM'000	⁽²⁾ %	RM'000	⁽²⁾ %
Customer A ⁽⁵⁾	7	740	37.35	758	17.52
Gadang Engineering (M) Sdn Bhd ⁽⁵⁾	7	593	29.94	509	11.78
HAB Construction Sdn Bhd ⁽⁵⁾	2	288	14.54	⁽³⁾ 270	6.23
Abeyaantrix Vox Sdn Bhd ⁽⁵⁾	2	168	8.50	⁽³⁾ 16	0.38
Perunding Eagles Engineers Sdn Bhd ⁽⁵⁾	4	83	4.19	⁽³⁾ -	-
Inta Bina Sdn Bhd ⁽⁵⁾	1	-	-	595	13.66
Jalex Sdn Bhd ⁽⁵⁾	1	-	-	449	10.38
Arup Singapore Pte Ltd ⁽⁵⁾	1	-	-	331	7.67
Total		1,872	94.52	⁽⁴⁾2,642	⁽⁴⁾61.01

3. OVERVIEW OF OUR GROUP AND BUSINESS (cont'd)**Notes:**

- (1) Calculated by comparing the year of the first transaction with the respective customers as the base year against 2025.
- (2) Percentage derived based on our Group's total combined revenue for the respective financial years.
- (3) Not within top 5 customers of our Group during the FYE 2025.
- (4) Does not include the revenue derived from HAB Construction Sdn Bhd, Abeyaantrix Vox Sdn Bhd and Perunding Eagles Engineers Sdn Bhd as they are not within our Group's top 5 customers during the FYE 2025.
- (5) The principal activities of our customers are as follows:

Customer	Country	Principal activity
Customer A	Malaysia	Building and infrastructure construction works.
Gadang Engineering (M) Sdn Bhd	Malaysia	Earthworks, building and civil engineering construction works.
HAB Construction Sdn Bhd	Malaysia	Building contractor specialising in high-rise residential and commercial buildings.
Abeyaantrix Vox Sdn Bhd	Malaysia	Provision of mechanical and electrical engineering solutions.
Perunding Eagles Engineers Sdn Bhd	Malaysia	Provision of electrical, mechanical and civil engineering solutions.
Inta Bina Sdn Bhd	Malaysia	Securing and carrying out construction contracts.
Jalex Sdn Bhd	Malaysia	Interior builder and project management services.
Arup Singapore Pte Ltd	Singapore	Provision of consultancy services in the fields of design, planning, engineering, architecture, consulting and technical specialisation for the built environment.

The shift in our top 5 customers from year to year demonstrates that we are not reliant on any single customer. Further, 3 out of top 5 customers for FYE 2025 are new customers. This demonstrates the Group's ability to continuously secure new projects and expand its client base across different segments of the construction and development industry. The composition of customers also indicates a healthy mix of recurring and new clients, showing both the Group's strong reputation among existing customers and its growing market reach.

We have not entered into any long-term or exclusive contracts with our customers, as BIM consultancy work is awarded on a project-by-project basis. Engagements are typically secured through tender invitations or direct negotiations. The nature of our projects provides us with the flexibility of managing our project portfolio, resources and capacity according to demand.

3. OVERVIEW OF OUR GROUP AND BUSINESS (cont'd)

3.11 Major suppliers

Our Group's top suppliers for the Period Under Review are as follows:

Supplier	Country	Type of products / services supplied	⁽¹⁾ Length of business relationship (years)	FYE 2024		FYE 2025	
				RM'000	⁽²⁾ %	RM'000	⁽²⁾ %
N Dimensi Sdn Bhd ⁽³⁾	Malaysia	Subcontracting	2	928	85.77	-	-
Pinnacle Infotech Solutions	India	Subcontracting	1	-	-	645	32.87
ACAD Systems Sdn Bhd	Malaysia	Software	2	31	2.87	133	6.78
PCSS Consultancy Sdn Bhd	Malaysia	Software	2	17	1.54	-	-
Chrysalis Networks	Malaysia	Software	1	-	-	22	1.12
Total				976	90.18	800	40.77

Notes:

- (1) Calculated by comparing the year of the first transaction with the respective suppliers as the base year against 2025.
- (2) Percentage derived based on our Group's total combined cost of sales for the respective financial years.
- (3) Please refer to Sections 5.2(ii) and 5.3 of this Information Memorandum for Kyle's profile and his past involvement in businesses/corporations outside our Group respectively for more information on Kyle's involvement with N Dimensi Sdn Bhd.

Based on the table above, our main purchases primarily consist of software and subcontracting services that support our BIM operations.

Notwithstanding the above, we are not dependent on any single supplier as the software utilised in the delivery of our BIM services are available through multiple authorised distributors, allowing flexibility in procurement and continuity of operations. We are also not dependent on any single subcontracting service provider as we plan to expand our workforce to cater for the anticipated increase in demand for our BIM services. Please refer to Section 3.15 for further information on our future plans and business strategies.

The Company continuously reviews its supplier arrangements to ensure competitiveness in pricing, technology compatibility and service standards.

3.12 Major approvals, permits and licenses

Our business is subject to several legislative and regulatory requirements which come with conditions to be fulfilled. We have obtained all approvals, permits and licenses necessary for our business operations and fulfilled the respective conditions imposed.

The major approvals, permits and licenses obtained by our Group for us to carry out our operations are as follows:

No.	Company	Issuing Authority	Type of licence, permit or certifications	Effective Date / Expiry Date
(i)	BOSB	DBKL	Business licence for office unit located at 81-1, Jalan Rimbunan Raya 1, Laman Rimbunan, Kepong, 52100 Kuala Lumpur	21 March 2025/ 20 March 2026

3. OVERVIEW OF OUR GROUP AND BUSINESS (cont'd)

No.	Company	Issuing Authority	Type of licence, permit or certifications	Effective Date / Expiry Date												
(ii)	BOSB	DBKL	Business licence for office unit located at 81-2, Jalan Rimbunan Raya 1, Laman Rimbunan, Kepong, 52100 Kuala Lumpur	13 November 2025 / 12 November 2026												
(iii)	BOSB	CIDB	Certificate of registration issued as contractor pursuant to Part VI of the CIDB Act in respect of:	5 August 2025 / 24 November 2028												
			<table><tr><th>Grade</th><th>Category</th><th>Specialisation</th></tr><tr><td>G4</td><td>B</td><td>B04</td></tr><tr><td>G4</td><td>CE</td><td>CE21</td></tr><tr><td>G4</td><td>ME</td><td>M15</td></tr></table>	Grade	Category	Specialisation	G4	B	B04	G4	CE	CE21	G4	ME	M15	
Grade	Category	Specialisation														
G4	B	B04														
G4	CE	CE21														
G4	ME	M15														

3.13 Material properties rented by our Group



Our Group does not own any property. BOSB has conducted its operations from its current rented location at Kepong since 2023.

There are no material properties rented by our Group save for the following:

Address	Owner/ Landlord	Description and Existing use	Estimated Built-up and land area	Terms
81-1, Jalan Rimbunan Raya 1, Laman Rimbunan, Kepong, 52100 Kuala Lumpur	Tan lee	First floor of a 3-storey shop lot used as the Group's office	Land area: 164 sqm Built-up area: 1,760 sq ft	1-year rental tenure up to 31 July 2026 at a monthly rental rate of RM5,830
81-2, Jalan Rimbunan Raya 1, Laman Rimbunan, Kepong, 52100 Kuala Lumpur	Tan lee	Second floor of a 3-storey shop lot used as the Group's office	Land area: 164 sqm Built-up area: 1,760 sq ft	2-year rental tenure up to 31 October 2027 at a monthly rental rate of RM2,500

3.14 Intellectual properties

We have applied for the following trademarks:

Registered owner	Trademark	Issuing authority	Application/ Trademark no.	Description	Status
BOSB		MyIPO	TM2025026830	Note (1)	Application submitted on 7 August 2025. Under substantive examination
BOSB		MyIPO	TM2025026837	Note (1)	Application submitted on 7 August 2025. Under substantive examination

3. OVERVIEW OF OUR GROUP AND BUSINESS (*cont'd*)

Note:

- (1) Class 37 – Advisory services in the fields of construction, repair, restoration, maintenance and installation; Building construction services; Commercial construction; Construction consultancy services; Construction information; Construction of buildings and other structures; Construction of residential and commercial buildings; Construction services; Providing information on construction, repair, restoration, maintenance and installation; Repair services; Maintenance services; Installation services; Restoration services.

3.15 Future plans and business strategies

Our primary objectives are to grow the business and improve our BIM-related consultancy services offerings. To achieve our business objectives, we will implement the following business plans within the next 12 months:

(i) Expand our service offerings to include Digital Twin technology

Our Group has a track record of delivering a suite of BIM consultancy services covering 2D drawing production, 3D modelling, 4D scheduling and 5D cost estimation. These services are supported by a robust range of industry-recognised platforms such as Autodesk, CDE and 3D light detection and ranging scanning solutions. Based on the above, we provide clients with coordinated design outputs, reliable cost planning, efficient scheduling and integrated data management throughout the project lifecycle.

Moving forward, we intend to include Digital Twin technology, providing a full suite of BIM services. The Digital Twin technology will allow us to offer clients 6D lifecycle analysis and 7D operational and maintenance data which will enhance project coordination and asset lifecycle management in both construction and post-construction stages. Digital Twin technology integrates BIM models with real-time feedback to create a virtual replica of physical assets, allowing stakeholders to visualize, monitor and manage design, construction and maintenance activities more efficiently through data and analytics. We expect this to increase the demand for our BIM services and improve our Group's profitability moving forward as Digital Twin technology is in line with the Government's initiative as mentioned in Section 3.9 of this Information Memorandum which requires the implementation of BIM throughout the entire project lifecycle in all public and private construction projects valued at RM10.0 million and above.

(ii) Upgrading technology infrastructure & workforce

In line with our plans to offer Digital Twin technology, we intend to upgrade our technology infrastructure through planned capital investments, including hardware enhancements, office expansion and adoption of new software aligning with market needs to support the scalability of our BIM operations. As BIM projects are increasingly data-intensive, the availability of high-performance hardware and supporting infrastructure is critical to ensuring accuracy, speed and efficiency in project delivery. The capital investment will cover procurement of workstations, laptops, servers and secured data storage systems capable of handling large-scale BIM models estimated to cost RM0.38 million. In addition, we plan to upgrade our office network facilities and secured cloud integration to improve collaboration and workflow efficiency whereby the estimated cost for the upgrade amounts to RM0.12 million. We have earmarked RM0.50 million or 16.67% of the total gross proceeds from the Proposed Placement to fund these capital investments, which are expected to be implemented within 12 months from our Proposed Listing.

3. OVERVIEW OF OUR GROUP AND BUSINESS (*cont'd*)

We also intend to expand and upskill our workforce to cater to the anticipated increase in demand for our BIM services. We operate a lean structure comprising 27 employees primarily made up of Project Heads, BIM Coordinators and BIM Modellers with backgrounds and experiences in various disciplines within the construction industry. We plan to upskill our workforce through structured certification programmes such as CIDB-accredited BIM courses, Project Management Professional Certification and other further education pathways to enhance both technical and managerial capabilities of our employees. In addition, we plan to hire new BIM professionals to meet the anticipated increase in demand. We have set aside RM1.20 million or 40.00% of the total gross proceeds from the Proposed Placement for working capital funding which is intended to be used for human capital funding, amongst others.

(iii) Strengthening brand presence & market reach

We will focus on expanding our external presence, improve market visibility and reinforce our reputation as a leading BIM services provider. We intend to strengthen our brand presence and market reach through participation in industry roadshows, exhibitions and conferences, as well as through digital marketing initiatives such as social media campaigns, professional content and project showcases to broaden public and client engagement. We have earmarked RM0.30 million or 10.00% of the gross proceeds from the Proposed Placement (forming part of allocation for working capital) to fund these marketing and business development expenses.

In addition, we aim to progressively formalise our ISO 19650 certification to enhance our branding. ISO 19650 is the main standard for managing information in the construction and infrastructure industry throughout a project's entire lifecycle using BIM. While our Group has in place internal practices that are aligned with the principles of ISO 19650, we have not pursued formal certification due to the significant costs involved. We have allocated RM0.20 million or 6.67% of the total gross proceeds (forming part of allocation for working capital) for fees and expenses related to obtaining this certification. We believe that this will benefit our Group in the long term as we anticipate this certification will strengthen client confidence, improve service consistency and elevate our industry profile.

3.16 Prospects of our Group

Our Board is of the view that our Group's prospects will continue to be favourable. This is on the back of the key industry drivers which are expected to generate continuous demand for BIM services. As mentioned in the IMR Report attached as Appendix II in this Information Memorandum, the demand for BIM services will continue to be driven by the continuous growth of the construction industry, demand for properties, infrastructure development by the Government and the various Government initiatives. Based on the key industry players mentioned in the IMR Report, we have successfully positioned ourselves as one of the key market players in the provision of BIM services. With our experience and know-how in the BIM services sector, we believe we have established ourselves in a niche market and built a solid foundation and platform for our future growth.

By leveraging on our competitive strengths as disclosed in Section 3.8 above, we believe that we will be able to capture future opportunities as they present themselves. In addition, we are optimistic that we are well-positioned to undertake our future plans and business strategies as stated in Section 3.15 above which will enable us to continue our long-term growth. As such, we are seeking a listing on the LEAP Market to establish our corporate image, facilitate our future growth and strengthen our position within the industry which we currently operate in.

(Source: Our Management)

Notwithstanding the above, investors should take note of the risk factors relating to our Group as set out in Section 4 of this Information Memorandum.

4. RISK FACTORS

YOU SHOULD CAREFULLY CONSIDER, ALONG WITH OTHER MATTERS IN THIS INFORMATION MEMORANDUM, THE RISKS AND INVESTMENT CONSIDERATIONS BELOW.

4.1 Risks relating to our business, operations and industry

4.1.1 We are dependent on our KMP for our continued success

We attribute our success to the leadership and continued contributions of our KMP, led by our Group MD and ED, OCL and Kyle. We also acknowledge the importance of our BIM professionals. We believe that our continued and future success is dependent on our ability to retain our KMP who are responsible for formulating and implementing our business strategies, daily management and operations.

The loss of any of our KMP simultaneously or within a short span of time may adversely impact our Group's operations, if there is lack of succession planning or timely replacement of these personnel. Similarly, the loss of a significant number of our BIM professionals simultaneously or within a short span of time will also affect our operations as there will be down-time until replacement workers are hired and trained or increased expenses incurred due to outsourcing.

To mitigate this, we have a management succession plan which involves the training of KMP by our Group MD and ED as well as the training of selected employees by our KMP. With the management succession plan, we aim to have qualified replacements for our Promoters and/or KMP. In addition, we have also put in place a competitive remuneration package to motivate, reward and retain our performing personnel and employees.

Through the Proposed Listing and with a strong corporate profile, we believe that we will be able to attract more qualified personnel to contribute to the growth and success of our Group.

Despite our efforts above, we cannot guarantee that we will be able to retain our KMP or ensure smooth implementation of a management succession plan as well as retain our skilled workers to avoid any disruption to our operations.

4.1.2 We are dependent on the construction industry

In Malaysia, BIM is mainly utilised within the architectural, engineering and construction industries. As such, our Group's business is closely tied to the performance of the construction industry, supporting developers, contractors and consultants in construction project delivery. Consequently, our performance is influenced by conditions in the construction sector.

Risks associated with the construction industry include Government policies, supply and demand conditions of the property development market, Government budgets and investments in infrastructure, economic growth, interest rates and inflation. A slowdown in construction activity or reduction in the number of construction projects would lead to a reduction in demand for BIM services, thereby affecting our revenue and profitability.

While our Group seeks to mitigate these risks by diversifying our project portfolio across residential, commercial, industrial, infrastructure and Government sectors, there can be no assurance that diversification will successfully shield us from a slowdown in the Malaysian construction industry. Should the industry experience a sudden material slowdown or prolonged contraction, our business operations and financial performance may be negatively impacted.

4. RISK FACTORS (*cont'd*)

4.1.3 Our business is project based and we do not have long-term contractual commitments with our customers

Most of our business is awarded on a project-to project basis ranging between 18 to 36 months, depending on the nature, size and complexity of the project. While we have secured an order book of RM6.26 million which is expected to last us until 2027, there can be no assurance of the continuity of our order book as we do not have long-term contractual commitments of a retainer nature with our customers beyond project completion.

Our projects are generally secured via tenders or direct negotiations, for which there can be no assurance that we are able to continue to successfully secure new projects. Any decline in our order book will adversely affect our Group's financial performance and future growth. There can be no assurance that we will be able to continuously maintain, replenish or grow the level of our order book in the future. Nonetheless, we will seek to continuously maintain and strengthen our existing business relationships as well as establish new business relationships to replenish our order book.

4.1.4 We may be unsuccessful in keeping up with technological changes to meet customer needs

As BIM services can be regarded as a digitalisation process of the construction industry, our business operations depend on technology-based BIM services to our customers. Our Group operates in an ever-evolving industry where technological change is constant. To remain competitive, we must continually keep abreast of technology changes and updates to keep current and enhance our existing offerings to meet client expectations, attract new customers and retain existing ones. This may require significant investment and operational costs and may not always yield the expected commercial or financial outcomes.

The success of new or enhanced solutions depends on several factors, including the ability to:

- Anticipate and respond to evolving client needs;
- Deliver the said solutions to market in a timely and cost-efficient manner;
- Secure effective distribution and market acceptance;
- Ensure compatibility with emerging standards, platforms and technologies; and
- Differentiate from competing solutions in the market.

If we are unable to respond to technological or industry needs and changes, we may face reduced competitiveness, potential loss of market share and slower revenue growth. In the long term, failure to adapt to new technologies and requirements may impair our ability to secure new projects, reduce our ability to retain existing clients and negatively impact our financial performance and shareholder value.

To mitigate this risk, we engage closely with our clients and industry stakeholders to understand emerging requirements, ensuring our service offerings remain relevant. Furthermore, we provide continuous training and upskilling for our workforce to maintain technical expertise and we selectively partner with leading technology vendors to access industry-proven tools and platforms.

4.1.5 We may be faced with unexpected disruptions or breakdowns to our business operations due to service interruptions to our third-party IT systems

Much of our business relies on third-party software to deliver our BIM services to our clients. Failure of our IT systems or third party software could cause system-wide failures, disrupt our business operations and those of our customers, subject us to reputational harm, require costly and time-intensive notifications and result in us losing customers, users and future business. While we have not experienced such occurrences during the Period Under Review, there can be no assurance that we will not experience any such breakdown and/or interruptions in the future.

4. RISK FACTORS (cont'd)

We seek to mitigate this risk by utilising cloud-based platforms with multi-layer redundancy to ensure continuity of access even if one service provider experiences downtime. We also engage multiple technology partners for critical functions, reducing reliance on any single service provider. Regular backups are performed on secure servers, with disaster recovery procedures established to enable rapid restoration of services. However, there can be no assurance that any unanticipated failures, breakdowns and/or interruptions of our systems will not cause any disruptions to our business operations and financial performance.

4.1.6 We face competition from other industry players

We operate in a competitive landscape within the local construction industry. BOSB is registered with the CIDB (Grade G4) and we compete in terms of range of services and solutions, pricing, quality and timeliness of delivery, amongst others. Some of our competitors may have longer operating track records, greater financial resources as well as technical expertise to offer competitive solutions. In addition, we are also subject to competition from new entrants to the industry.

Notwithstanding the above, we have built our reputation over the years in the industry by being able to deliver quality services in a timely manner at competitive prices. However, we cannot guarantee that we will be able to maintain our reputation or competitive edge nor protect our market share from new entrants. To mitigate this risk, our KMP constantly keeps themselves abreast of new developments within the industry and potential business opportunities. We also ensure the services we offer meet the standards and requirements of our customers and the relevant regulations to maintain our reputation within the industry.

4.1.7 We are exposed to potential cybersecurity attacks, data breaches or unauthorised access to our systems

Our Group's business is mainly conducted on digital platforms, cloud-based collaboration tools and software systems to manage BIM models and project data. These models often contain confidential information relating to project designs, cost estimates and construction methodologies. As such, our operations are exposed to the risk of cyberattacks, data breaches, or unauthorised access to our systems.

Cybersecurity threats may include malware, ransomware, phishing, denial-of-service attacks and other evolving methods that could compromise the confidentiality, integrity and availability of our systems and data. A successful breach may result in the theft, loss, or alteration of sensitive client information, disruption of project delivery, reputational harm, regulatory penalties and potential legal liabilities.

While our Group adopts recognised security measures such as licensed antivirus software, firewall protection, cloud-based data backups and controlled access rights, these measures may not be fully effective against all threats, particularly as cyber risks continue to evolve. If we are unable to effectively prevent, detect, or respond to cybersecurity incidents, our operations, financial performance and reputation may be adversely affected.

4.1.8 We are subject to political, socio-economic and regulatory risks

Our Group is subject to adverse development in the political, socio-economic and regulatory conditions in Malaysia and the industry we operate in which could unfavourably affect our operations and financial results. Changes in political, social, economic and regulatory conditions could arise from (but are not limited to) changes in political leadership, risks of war or civil unrest, fiscal and monetary policies of the Government such as inflation, tax policies, currency exchange controls and unemployment trends as well as outbreak of diseases. Our Group could also be affected by new laws, regulations and guidelines that are introduced to govern the implementation of BIM or the construction industry of which most of our customers operate in. As a result, this may cause our customers to revise, defer, halt or abandon their projects.

4. RISK FACTORS (cont'd)

We have not experienced any severe restrictions on the conduct of our business. However, there is no assurance that any adverse political, social, economic and regulatory changes which are beyond our control, will not have an adverse impact on our ability to conduct our business and our future financial performance or the performance of the construction industry in Malaysia

4.1.9 We are subject to credit risk

If our customers fail to make timely or full payments to us, our cashflows will be affected/reduced and this may have an adverse impact on our financial performance and financial position.

Our contract value represents the revenue that we expect to earn/receive, assuming the contract is fulfilled in accordance with its terms. There can be no assurance that our customers will settle our payments on time or in full. In the event we encounter any difficulty in collecting a substantial portion of our trade receivables from our customers, our liquidity position may be materially and adversely affected.

As the receivables are not covered by collateral or credit insurance, we are subject to credit risks which could adversely affected our financial condition and performance. For the Period Under Review up to the LPD, we have not experienced any reduced payments (i.e. partial payments) or non-payments from our customers.

4.2 Risks relating to investment in our Shares

4.2.1 We may not be able to proceed with or experience a delay in our Proposed Listing

Bursa Securities may not grant its approval for our Proposed Listing or even if granted, we may not be able to proceed with or experience a delay in our Proposed Listing due to reasons including:

- (i) Sophisticated Investors failing to subscribe for the Issue Shares; or
- (ii) the occurrence of any force majeure events, which are beyond our control, before our Proposed Listing.

If the Proposed Listing does not take place within 6 months from the date approval is received from Bursa Securities (or such extended period as Bursa Securities may allow), investors will receive all monies, without interest, within 14 days. If we fail to do so, our Directors shall be jointly and severally liable to repay the monies with interest at the rate of 10.0% per annum or other rate as may be prescribed by Bursa Securities, upon expiration of that period until full refund is made.

4.2.2 There may not be an active or liquid market for our Shares

The listing of and quotation for our Shares on the LEAP Market does not guarantee that an active market for the trading of our Shares will develop.

Trading on the LEAP Market is limited to Sophisticated Investors. As such, liquidity for shares listed on the LEAP Market is lower compared to other markets such as the Main Market and ACE Market.

There can be no assurance that the Issue Price, which has been determined after taking into consideration the factors as set out in Section 2.5 of this Information Memorandum, will correspond to the price at which our Shares will be traded on the LEAP Market upon or subsequent to our Proposed Listing. Our Shares may be difficult to sell at an acceptable price or at all. We give no assurance that our Shares will be actively traded.

4. RISK FACTORS (cont'd)

4.2.3 Our Promoters can exercise significant control over our Group

Upon listing, our Promoters will collectively hold 89.00% of our enlarged issued share capital. As a result, our Promoters will have significant influence on the outcome of certain matters requiring the vote of our shareholders, unless our Promoters are required to abstain from voting by law and/or as required by the relevant authorities.

Our Company has put in place internal control mechanisms including defined financial approval limits, review procedures and structured procurement oversight, amongst others, as part of our financial risk management efforts and to promote accountability and transparency. In addition, in adherence to the relevant rules and requirements post-listing, we envisage to protect the interest of our minority shareholders during transactions involving related parties by ensuring these transactions are entered into on an arms' length basis and that good corporate governance practices are observed.

4.2.4 Our ability to pay dividends

Our Company, being an investment holding company, expects to derive income from its Subsidiary. Hence, our ability to pay future dividends are largely dependent on the performance of BOSB and the availability of distributable profits. In determining the amount of any dividends, we will also take into consideration a number of factors, including but not limited to our financial performance, cash flow requirements, debt servicing and financing commitments, future expansion plans, loan covenants and compliance with regulatory requirements.

4.2.5 Forward-looking/prospective statements in this Information Memorandum may not be achievable

Certain statements in this Information Memorandum are based on historical data which may not be reflective of future results and others are forward-looking in nature that are based on assumptions and subject to uncertainties and contingencies which may or may not be achievable.

Whether such statements would ultimately prove to be accurate depends on variety of factors that may affect our businesses and operations and such forward-looking statements also involve known and unknown risks, uncertainties and other factors which may cause our actual results, performance and achievements, or industry results, to be materially different from any future results, plans, performances and achievements, expressed or implied, by such prospective statements.

Although we believe that the expectations reflected in such future statements are reasonable at this time, there can be no assurance that such prospective statements or expectations will materialise.

As such, such prospective statements or expectations should not be regarded as a representation and warranty by our Group and other advisers that the plans and objectives of our Group will be achieved.

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5. PROMOTERS, SUBSTANTIAL SHAREHOLDERS, DIRECTORS AND KMP

5.1 Shareholdings of our Promoters, substantial shareholders, Directors and KMP

The shareholdings of our Promoters, substantial shareholders, Directors and KMP in our Company before and after the Proposed Listing are as follows:

Name	Designation / Role	Prior to the Proposed Placement		After the Proposed Listing	
		Direct No. of Shares	(1)% Indirect No. of Shares	Direct No. of Shares	(2)% Indirect No. of Shares
OCL	Promoter / substantial shareholder / Group MD / KMP	128,159,688	71.20	-	-
Kyle	Promoter / substantial shareholder / ED / KMP	35,599,820	19.78	-	-
Steve	Promoter / substantial shareholder / Non-Independent Non-Executive Director	14,240,492	7.91	-	-
Norsiake Bin Kassim	Chairman	334,000	0.19	-	-
Lai Jen Chieh	General Manager / KMP	400,000	0.22	-	-
Nurul Izzati Binti Hasmadi	Finance Manager / KMP	200,000	0.11	-	-
Amirul Asyraf Bin Abdul Rahman	Project Head / KMP	133,500	0.07	-	-
Kong Wei Hong	Project Head / KMP	167,000	0.09	-	-
Afiqah Binti Shahiedun	Project Head / KMP	133,500	0.07	-	-

Notes:

(1) Based on the issued share capital of 180,000,000 Shares after the Acquisition and subscription of Management Shares.

(2) Based on the enlarged share capital of 200,000,000 Shares after the Proposed Placement.

5. PROMOTERS, SUBSTANTIAL SHAREHOLDERS, DIRECTORS AND KMP (*cont'd*)

5.2 Profiles of our Promoters, substantial shareholders, Directors and KMP

The profiles of our Promoters, substantial shareholders, Directors and KMP are as follows:

(i) **OCL**

Promoter, substantial shareholder, Group MD and KMP

OCL, a Malaysian aged 42, is our Promoter, substantial shareholder and Group MD. He was appointed to our Board on 1 October 2025 and his primary role is to spearhead the Group's business direction, develop strategies and policies, oversee business development activities as well as drive the growth of our BIM services.

OCL graduated with a Bachelor of Science (Honours) in Building Construction Management from Sheffield Hallam University, United Kingdom in 2006. He also holds the title of Professional Technologist under the field of Building and Construction Technology registered with the MBOT, carrying the professional title of "Ts."

OCL began his career at Gadang Engineering (M) Sdn Bhd (a subsidiary of Gadang Holdings Berhad, a company listed on the Main Market of Bursa Securities) as Contract Executive in October 2006. He rose through the ranks, where he was involved in the quantity surveying function for the construction of commercial, civil and infrastructure projects. In his last position held as Contract Manager, he was given the role of lead quantity surveyor for the construction of 2 hospitals and a portion of the Kajang Line on the Mass Rapid Transit Line 1 project.

In January 2014, he joined Modular Construction Technology Sdn Bhd (now known as AVL Construction Sdn Bhd, a subsidiary of Avaland Berhad, a company listed on the Main Market of Bursa Securities) as Project Control Manager. There, his main role was to oversee the UiTM Pusat Asasi Campus development project in Dengkil, Selangor. He left Modular Construction Technology Sdn Bhd in May 2016 and took a 4-month career break. In September 2016, he moved to Asia Baru Construction Sdn Bhd as Senior Quantity Surveyor where he also took on the role of design and build coordinator for water infrastructure projects undertaken by the company.

In October 2017, OCL founded BOSB and has been instrumental in developing, executing and improving operational process workflows. Under his stewardship, BOSB has successfully delivered BIM services for residential, commercial, industrial and infrastructure developments as well as built environment areas. Presently, OCL's main role is to develop our Group's growth strategies and business direction, spearhead business development activities as well as monitor our Group's day-to-day operations.

OCL and Steve are siblings. He does not have any active involvement in any businesses outside of our Group that could give rise to any conflicts of interest with our Group.

(ii) **Kyle**

Promoter, substantial shareholder, ED and KMP

Kyle, a Malaysian aged 32, is our Promoter, substantial shareholder and ED. He was appointed to our Board on 1 October 2025 where his primary role is to oversee daily operations, BIM execution as well as project management and delivery across the Group's portfolio as well as business development activities.

Kyle graduated with a Master in Engineering with Honours in Mechanical Engineering from the University of Nottingham, Malaysia in 2016. He also holds the title of Professional Technologist under the field of Building and Construction Technology registered with the MBOT, carrying the professional title of "Ts."

He began his career as a Mechanical Engineer at Angkasa Consulting Services Sdn Bhd in August 2016, where he was involved in overall project management, mechanical project design and project tender preparation. In September 2017, he joined Gadang Engineering (M) Sdn Bhd as a Mechanical and Electrical Engineer. He was mainly

5. PROMOTERS, SUBSTANTIAL SHAREHOLDERS, DIRECTORS AND KMP (cont'd)

responsible for mechanical and electrical related works in project management, design, tender and Green Building Index management for a hospital project in Cyberjaya.

In October 2018, Kyle joined BOSB World Sdn Bhd, as a MEP Engineer, where he gained his first exposure to BIM. He was involved in BIM modelling, project management and coordination and BIM implementation. In February 2022, he joined BOSB as General Manager, assuming a managerial role overseeing BIM coordination, implementation and project management. In September 2022, he left BOSB and established N Dimensi Sdn Bhd, a company engaged in the provision of BIM services. N Dimensi Sdn Bhd became a major supplier to our Group during the FYE 2024 where BOSB outsourced BIM modelling work to N Dimensi Sdn Bhd.

In August 2025, he disposed of his entire equity interest in N Dimensi Sdn Bhd to an unrelated third party and in September 2025, he resigned as a Director of N Dimensi Sdn Bhd and rejoined BOSB as ED, a role he has held until today. Kyle manages and oversees the day-to-day operations of our Group as well as the tender and procurement of new projects. He is responsible for strengthening the Group's operational capabilities, expanding service offerings and supporting the Group MD in executing the Group's growth strategies.

Kyle does not have any relationship with any Promoters, Directors, substantial shareholders and KMP of our Group. He does not have any active involvement in any businesses outside of our Group that could give rise to any conflicts of interest with our Group.

(iii) **Steve**

Promoter, substantial shareholder and Non-Independent Non-Executive Director

Steve, a Malaysian aged 45, is our Promoter, substantial shareholder and Non-Independent Non-Executive Director. He was appointed to our Board on 1 October 2025. Steve does not play an executive role in our Group and is not involved in our day-to-day operations. His main contribution to our Group is in the capacity of an advisor for financial planning and accounting related matters. He brings with him over 20 years of professional experience in audit, assurance and corporate advisory.

Steve graduated with an Advanced Diploma in Commerce (Financial Accounting) from Tunku Abdul Rahman Collage, Malaysia (now known as Tunku Abdul Rahman University of Management and Technology ("TAR-UMT")) in 2003. He was admitted as a Member of the Association of Chartered Certified Accountants ("ACCA") in 2006 and later became a Fellow of the ACCA in 2011. He qualified as a Chartered Accountant and was admitted as a Member of the Malaysian Institute of Accountants as a member in 2010. Additionally, he qualified as a Certified Public Accountant and was admitted as a Member of the Malaysian Institute of Certified Public Accountants in 2020.

Steve began his career in July 2003 as an Internal Audit Executive at Speedy Video Distributors Sdn Bhd, where he mainly conducted retail audits on inventories and fixed assets. In March 2004, he began his career in external audit when he joined Shamsir Jasani Grant Thornton (now known as Grant Thornton Malaysia) as an Assistant, Audit and Assurance and progressed to Supervisor before joining Ernst & Young Malaysia in October 2007 a Senior Associate, Audit and Assurance.

In January 2008, he joined KPMG Singapore as a Senior Associate, Audit and Assurance. In March 2009, he returned to Malaysia and joined SJ Grant Thornton (now known as Grant Thornton Malaysia) as a Manager, Audit and Assurance and moved through the managerial ranks to reach Audit Partner in October 2013. In July 2021, he left Grant Thornton Malaysia and joined TGS TW PLT as a Partner, a position he continues to hold to date. Throughout his career, Steve accumulated experience in corporate advisory for initial public offerings, mergers and acquisitions as well as corporate exercises for listed and non-listed companies, external audit, financial due diligence and forensic investigations.

5. PROMOTERS, SUBSTANTIAL SHAREHOLDERS, DIRECTORS AND KMP (*cont'd*)

Steve and OCL are siblings. He does not have any active involvement in any businesses outside of our Group that could give rise to any conflicts of interest with our Group.

(iv) **Norsiake Bin Kassim**
Chairman

En. Norsiake Bin Kassim, a Malaysian aged 62, is our Chairman. He was appointed to our Board on 17 November 2025 as Independent Non-Executive Chairman and subsequently redesignated to Non-Independent Non-Executive Chairman on 15 December 2025. En. Norsiake graduated with a Bachelor of Economics from the International Islamic University Malaysia in 1991. In 2017, he completed the 8th ASEAN Senior Management Development Program of the Harvard Business School Alumni Club of Malaysia.

En. Norsiake spent his entire career with the Perlis State Economic Development Corporation ("**PSEDC**"), the investment corporation of the state of Perlis. In December 1991, he joined PSEDC as an Officer in the Executive Office & Board Secretariat where he assisted in board and committee administration. He was promoted through the ranks of PSEDC as Administrative Officer where he was responsible for, amongst others, strategic planning, policy formulation and corporate governance functions of the state investment arm. In April 2015, he was promoted to General Manager. During his stint with PSEDC, he was appointed to several managerial positions and directorships in investee companies of the PSEDC such as Perlis Comm Sdn Bhd, Perlis Marine Engineering Sdn Bhd, Perlis NCER Trading Sdn Bhd and Putra Palace Sdn Bhd. He retired in May 2025.

En. Norsiake does not have any relationship with any Promoters, Directors, substantial shareholders and KMP of our Group. He does not have any active involvement in any businesses outside of our Group that could give rise to any conflicts of interest with our Group.

(v) **Lai Jen Chieh**
General Manager and KMP

Mr. Lai, a Malaysian aged 32, was appointed as our General Manager in February 2025. He is responsible for overseeing overall project planning, execution and BIM implementation across our Group's portfolio of BIM projects, ensuring projects are completed within scope, timeline, budget and quality requirements. Mr. Lai holds a Bachelor of Science (Hons) Quantity Surveying from INTI International University, Nilai, Malaysia, which he obtained in 2017.

Mr. Lai has over seven years of experience in the construction industry, mainly in contracts, project management and quantity surveying. He began his career in October 2017 with Eco Green City Sdn Bhd (a subsidiary of Avaland Berhad, a company listed on the Main Market of Bursa Securities) as a Quantity Surveyor, where he carried out quantity take-offs, prepared subcontractor interim certificates and final accounts and assisted in tender evaluations and cost comparison exercises for development projects. He later joined Vizione Development Sdn Bhd (a subsidiary of Vizione Holdings Berhad, a company listed on the Main Market of Bursa Securities) in June 2019 as a Project Executive, where he assisted in cost control and coordination for residential and commercial developments.

In March 2022, Mr. Lai served as Contract Executive at Lim Hoo Seng Construction Sdn Bhd, overseeing tender evaluations, subcontractor awards and progress claims for the construction of township development projects as well as project quantity surveying. In June 2023, he was employed with Henderson Builder Sdn Bhd, where he held the position of Assistant Project Manager cum Site Quantity Surveyor and was mainly involved in project site management. In February 2025, Mr. Lai joined BOSB as General Manager, overseeing project operations and BIM modelling works.

5. PROMOTERS, SUBSTANTIAL SHAREHOLDERS, DIRECTORS AND KMP (*cont'd*)

Mr. Lai does not have any relationship with any of the Promoters, Directors, substantial shareholders and other KMP of the Group. He does not have any active involvement in any businesses outside of our Group that could give rise to any conflicts of interest with our Group.

(vi) Nurul Izzati Binti Hasmadi
Finance Manager and KMP

Cik Izzati, a Malaysian aged 28, joined BOSB in August 2025 as Finance Manager. She is responsible for handling our Group's overall accounting and finance functions, including the preparation of monthly management reports, budgeting, financial reporting, taxation and ensuring compliance with statutory and regulatory requirements. She obtained a Bachelor of Accounting (Honours) from Universiti Teknologi MARA (UiTM), Malaysia in 2020 and has more than 5 years of experience in accounting and audit.

Cik Izzati began her career with Grant Thornton Malaysia in March 2020 as an Associate, Audit & Assurance where she handled audit engagements and prepared audited financial statements for clients from various sectors. In October 2021, she joined OSOME Malaysia Sdn Bhd, a firm providing accounting and secretarial services, as an Accounts Associate and was later promoted to Accounts Executive in July 2022, Senior Accounts Executive in January 2023 and Junior Accountant in January 2025. She was tasked with the preparing of management reports and financial statements for clients. She also handled payroll for certain identified clients. In August 2025, she joined BOSB in her current position.

Cik Izzati does not have any relationship with any of the Promoters, Directors, substantial shareholders and other KMP of the Group. She does not have any active involvement in any businesses outside of our Group that could give rise to any conflicts of interest with our Group.

(vii) Amirul Asyraf Bin Abdul Rahman
Project Head and KMP

En. Amirul, a Malaysian aged 29, joined BOSB in August 2024 and currently serves as one of our Project Heads. He is responsible for overseeing project coordination, BIM model quality assurance and BIM implementation across all project stages. His role includes managing multidisciplinary model integration, conducting clash detection reviews and ensuring compliance with project standards and the BEP. He holds a Certificate in Architecture from Universiti Geomatika Malaysia, obtained in 2018.

En. Amirul began his career in August 2018 with Geodelta Systems Sdn Bhd as a BIM Modeller, developing 3D BIM models and supporting BIM coordinators and engineers in implementing model guidelines. In November 2019, En. Amirul joined Mark Jaya Engineering Sdn Bhd as a BIM Modeller, where he was involved in the development, management and modelling of fire protection systems. He later joined Alunan Asas Sdn Bhd in June 2022 as a BIM Engineer, where he led multidisciplinary coordination and clash detection exercises.

In August 2022, he joined Kyle at N Dimensi Sdn Bhd as a BIM Modeller before joining BOSB in August 2024 as a BIM Coordinator. He was subsequently promoted to Project Head in October 2025. He presently plays a key role in managing BIM projects by supporting clients in BIM model management, issues tracking and integration of 4D construction simulations.

En. Amirul does not have any relationship with any of the Promoters, Directors, substantial shareholders and other KMP of the Group. He does not have any active involvement in any businesses outside of our Group that could give rise to any conflicts of interest with our Group.

5. PROMOTERS, SUBSTANTIAL SHAREHOLDERS, DIRECTORS AND KMP (*cont'd*)

(viii) Kong Wei Hong
Project Head and KMP

Mr. Kong, a Malaysian aged 28, is our Project Head and is responsible for developing and managing BIM models across architectural, structural and MEP disciplines, ensuring design coordination, model integrity and compliance with the BEP. He holds a Bachelor of Science in Architecture (Honours) from Tunku Abdul Rahman University College, Malaysia (now known as TAR-UMT), which he obtained in 2021.

Mr. Kong began his career in July 2021 with Synoedge Sdn Bhd as an Assistant BIM Architect, where he was involved in architectural and structural BIM modelling with LOD 300. He was also tasked with overseeing BIM production activities, coordinated BIM design documentation and supported project delivery. In July 2023, he joined Kyle at N Dimensi Sdn Bhd as a BIM Modeller, where he coordinated BIM implementation projects and manage project workflows, focusing on model production, clash coordination and adherence to BIM standards. In August 2024, Mr. Kong joined BOSB as a BIM Modeller. He was subsequently promoted to Project Head in October 2025 where he is responsible for monitoring the BIM implementation and manage project workflows as well as contribute to the continuous enhancement of BOSB's digital delivery capabilities and quality standards.

Mr. Kong does not have any relationship with any of the Promoters, Directors, substantial shareholders and other KMP of the Group. He does not have any active involvement in any businesses outside of our Group that could give rise to any conflicts of interest with our Group.

(ix) Afiqah Binti Shahiedun
Project Head and KMP

Cik Afiqah, a Malaysian aged 29, is our Project Head and is responsible for leading and managing BIM implementation across multiple projects, including coordination between disciplines, compliance with project standards and ensuring accuracy and quality control of BIM models throughout the design and construction stages. She graduated with a Bachelor of Science (Architectural Studies) (Honours) from International Islamic University Malaysia in 2018 and obtained a Master of Architecture from Universiti Putra Malaysia in 2021.

Cik Afiqah began her career in October 2018 with Juhari & Hashim Chartered Architects as a Technical Assistant, where she assisted the principal architect in preparing drawings and 3D modelling design development, contract documentation and authority submissions. In January 2022, she joined MY Teakwood Holdings Sdn Bhd as a Research Assistant, focusing on architectural research and project support. In July 2022, she joined SC Loot Architect as Assistant Architect, where she was responsible for assisting the principal architect in the preparation of technical drawings, coordinating with stakeholders and managing design submissions.

With her experience in architecture and coordination, Cik Afiqah joined BOSB in November 2024 as a BIM Coordinator where she was responsible for reviewing BIM models and coordinating between stakeholders for BIM implementation. In October 2025, she was promoted to her current position of Project Head. Cik Afiqah brings her technical and managerial expertise to BOSB's operations, supporting our Group's continued growth in digital construction delivery.

Cik Afiqah does not have any relationship with any of the Promoters, Directors, substantial shareholders and other KMP of the Group. She does not have any active involvement in any businesses outside of our Group that could give rise to any conflicts of interest with our Group.

5. PROMOTERS, SUBSTANTIAL SHAREHOLDERS, DIRECTORS AND KMP (cont'd)

5.3 Involvement of our Promoters, substantial shareholders, Directors and KMP in businesses/corporations outside our Group

Save as disclosed below, our Promoters, Directors, substantial shareholders and KMP do not have any other directorships in other Malaysian corporations or any principal business activities performed outside our Group for the past 3 years prior to the LPD:

- (i) OCL – Promoter, substantial shareholder, Group MD and KMP

Company	Principal activities	Involvement (Director/ Shareholder)	Directorship (Appointment Date / Resignation Date)	Equity interest as at the LPD (%)	
				Direct	Indirect
<u>Present involvements</u>					
Batu Layang Development Sdn Bhd	Dormant. Previously involved in development of building projects for own operation, i.e. for renting of space in these buildings; residential buildings; management of real estate on a fee or contract basis.	Director and shareholder	28 January 2020 / -	100.00	-
BL Construction Sdn Bhd	Dormant.	Director and shareholder	13 December 2024 / 26 August 2025	-	40.00 ⁽¹⁾
OKL World Sdn Bhd	Dormant. Previously involved in property investment.	Director and shareholder	9 July 2014 / -	50.00	-
<u>Past involvements</u>					
Aman Alam Sdn Bhd	Dissolved on 11 November 2025. Previously involved in real estate activities with own or leased property.	Director and shareholder	28 January 2022 / -	-	100.00 ⁽²⁾
BOSB World Sdn Bhd ⁽³⁾	Provision of digital transformation solutions and integration services specialising in BIM.	Director	7 January 2016 / 26 April 2023	-	-

Notes:

- (1) Deemed interested by virtue of his shareholdings in Batu Layang Development Sdn Bhd pursuant to Section 8 of the Act.
- (2) Deemed interested by virtue of his shareholdings in BOSB pursuant to Section 8 of the Act.
- (3) OCL was previously a Director and shareholder of BOSB World Sdn Bhd, a company involved in the provision of digital transformation solutions and integration services specialising in BIM. BOSB World Sdn Bhd was co-founded by OCL and a business partner on 7 January 2016. Together with a third business partner, they also co-founded BOSB on 12 October 2017 (the third business partner ceased involvement in BOSB on 10 December 2019 and disposed of his equity interest in BOSB in equal proportions to them).

5. PROMOTERS, SUBSTANTIAL SHAREHOLDERS, DIRECTORS AND KMP (cont'd)

Subsequently, OCL disposed of his entire shareholdings amounting to 50.00% equity interest in BOSB World Sdn Bhd to his then business partner on 21 July 2023 and resigned as a Director on 26 April 2023. Vice versa, his then business partner resigned as a Director in BOSB on 26 April 2023 and disposed of his entire shareholdings amounting to 50.00% equity interest in BOSB to OCL on 28 April 2023 subsequently ceasing his involvement in BOSB. Based on the above, our Directors (save for OCL) are of the opinion that the conflict of interest situation has been satisfactorily resolved.

- (ii) Kyle – Promoter, substantial shareholder, ED and KMP

Company	Principal activities	Involvement (Director/ Shareholder)	Directorship (Appointment Date / Resignation Date)	Equity interest as at the LPD (%)	
				Direct	Indirect
Past involvement N Dimensi Sdn Bhd ⁽¹⁾	Provision of BIM services (in the midst of striking off).	Director and shareholder	16 August 2022 / 12 September 2025	100.00	-

Note:

- (1) Kyle, our Promoter, substantial shareholder, ED and KMP, was previously a Director and shareholder of N Dimensi Sdn Bhd, a company previously involved in the provision of BIM services. N Dimensi Sdn Bhd was founded by Kyle on 16 August 2022 where he was the sole Director and shareholder. On 18 August 2025, he disposed of his entire equity interest in N Dimensi Sdn Bhd to an unrelated third party and on 12 September 2025, he resigned as a Director and rejoined BOSB. N Dimensi Sdn Bhd is presently in the midst of striking off. Based on the above, our Directors (save for Kyle) are of the opinion that the conflict of interest situation has been satisfactorily resolved.

- (iii) Steve – Promoter, substantial shareholder and Non-Independent Non-Executive Director

Company	Principal activities	Involvement (Partner/ Director/ Shareholder)	Partnership/ Directorship (Appointment Date / Resignation Date)	Equity interest as at the LPD (%)	
				Direct	Indirect
Present involvements TGS TW PLT	Audit, accounting, tax and business advisory services.	Partner	19 July 2021 / -	20.00 ⁽¹⁾	-
OKL World Sdn Bhd	Dormant. Previously involved in property investment.	Director and shareholder	9 July 2014/-	50.00	-
Tripviss Technology Sdn Bhd	Dormant. Previously involved in operation of an online market platform for travel service providers.	Shareholder	-	0.54	-

5. PROMOTERS, SUBSTANTIAL SHAREHOLDERS, DIRECTORS AND KMP (cont'd)

Company	Principal activities	Involvement (Partner/ Director/ Shareholder)	Partnership/ Directorship (Appointment Date / Resignation Date)	Equity interest as at the LPD (%)	Direct	Indirect
Past involvement Aman Alam Sdn Bhd	Dissolved on 11 November 2025. Previously involved in real estate activities with own or leased property	Director and shareholder	3 October 2022 / -	-	-	100.00 ⁽²⁾
Notes:						
(1) Steve is 1 out of 5 partners in TGS TW PLT, all of whom have equal equity participation.						
(2) Deemed interested by virtue of his shareholdings in BOSB pursuant to Section 8 of the Act.						
(iv)	Norsiakie Bin Kassim – Non-Independent Non-Executive Chairman					
Company	Principal activities	Involvement (Director/ Shareholder)	Directorship (Appointment Date / Resignation Date)	Equity interest as at the LPD (%)	Direct	Indirect
Present involvements Technoparts Automation Industries (M) Sdn Bhd Ikatan Cekap Sdn Bhd TDR Engineering Sdn Bhd MTH Jati Emas (P) Sdn Bhd	Dormant since incorporation (in the midst of striking off). Property development and civil engineering works. Investment in land reclamation projects. Retail sale of wood, cork goods and wickerwork goods, export and import of a variety of goods and manufacture of wooden and cane furniture.	Director Director Director Director	31 October 1994 / - 8 May 2014 / - 8 May 2014 / - 16 September 2019 / -	- - - -	- - - -	- - - -
Past involvements IC Kemajuan Sdn Bhd Putra Palace Sdn Bhd Perlis Comm Sdn Bhd	Dissolved on 4 August 2025. Previously involved in property development and civil engineering works. Hotel operations and its related services. Business of telecommunications, telecommunication contractor and telecommunication & networking.	Director Director Director	8 May 2014 / - 1 April 2015 / 1 July 2025 15 April 2008 / 6 August 2025	- - -	- - -	- - -

5. PROMOTERS, SUBSTANTIAL SHAREHOLDERS, DIRECTORS AND KMP (cont'd)

Company	Principal activities	Involvement (Director/ Shareholder)	Directorship (Appointment Date / Resignation Date)	Equity interest as at the LPD (%)	
				Direct	Indirect
Perlis Digital Sdn Bhd	Research and development on information communication technology, export and import of computer hardware, software and peripherals, other IT service activities.	Director	5 May 2023 / 20 November 2025	-	-
Pens Holdings Sdn Bhd	Property development, construction and investment holding company.	Director	1 April 2015 / 7 August 2025	-	-
Pens Industries Sdn Bhd	Quarry and production and sale of aggregates, premix and concrete products.	Director	22 April 2015 / 13 August 2025	-	-
Perlis Marine Engineering Sdn Bhd	Marine engineering.	Director	1 March 2014 / 13 August 2025	-	-
Perlis Property Sdn Bhd	Commissioners' agency, security providers and management services.	Director	16 October 2019 / 13 August 2025	-	-
Aman Alam Sdn Bhd	Dissolved on 11 November 2025. Previously involved in real estate activities with own or leased property.	Director	28 January 2022 / 8 January 2025	-	-
DC Dinamik Sdn Bhd	Management of real estate on a fee or contract basis, construction of other engineering projects and real estate activities with owned or leased properties.	Director	14 March 2024 / 1 October 2025	-	-
DC Suria Sdn Bhd	Manufacturing of electrical capacitors and resistors, operation of electric generation facilities, installation of non-electric solar energy collectors.	Director	23 May 2024 / 20 November 2025	-	-
Perlis Agro Industries Sdn Bhd	Mixed farming, agricultural activities for crops production on a fee or contract basis.	Director	2 September 2024 / 28 November 2025	-	-
(v)	Lai Jen Chieh – General Manager and KMP				
Company	Principal activities	Involvement (Partner/ Director/ Shareholder)	Partnership/ Directorship (Appointment Date / Resignation Date)	Equity interest as at the LPD (%)	
				Direct	Indirect
Present involvement					
Hendson Builder Sdn Bhd	Management of real estate on a fee or contract basis; construction of buildings; other specialised construction activities.	Shareholder	-	15.00	

5. PROMOTERS, SUBSTANTIAL SHAREHOLDERS, DIRECTORS AND KMP (cont'd)

Company	Principal activities	Involvement (Partner/ Director/ Shareholder)	Partnership/ Directorship (Appointment Date / Resignation Date)	Equity interest as at the LPD (%)
Past involvements				
CFWK Management	Terminated on 15 October 2025. Previously involved in providing management service, wealth management and consultancy.	Partner	28 January 2022 / -	-
Mega Alpha Builder Sdn Bhd	Dormant. Previously involved in other service activities; Real estate activities with own or leased property; Other specialised construction activities	Director and shareholder	29 October 2024 / 15 October 2025	-
(vi)	Afiqah Binti Shahiedun – Project Head and KMP			
Company	Principal activities	Involvement (Director/ Shareholder)	Directorship (Appointment Date / Resignation Date)	Equity interest as at the LPD (%)

Past involvement

A 2 A Services

Terminated on 13 October 2025. Previously engaged in the provision of services related to construction including infrastructure, building, interior and exterior design & consulting, retail sale of basic necessities, seafood products, meat products, automotive parts, computers, video games, textiles and stationeries

Sole proprietor

12 September 2023 / -

-

-

5.4 Related party transactions

A “related party transaction” may be defined as a transaction entered into between the listed corporation or any of its subsidiaries and a related party.
A “related party” of a listed company is:

- (1) a director having the same meaning given in Section 2(1) of the CMSA and includes any person who is or was within the preceding 6 months of the date on which the terms of the transaction were agreed upon, a director of the listed corporation or a chief executive of the listed corporation; or
- (2) a major shareholder who has an interest of 10% or more of the total number of voting shares in a corporation; or

5. PROMOTERS, SUBSTANTIAL SHAREHOLDERS, DIRECTORS AND KMP (cont'd)

(3) a person connected with such director or major shareholder.

Save as disclosed below, our Board confirms that there are no existing or presently proposed related party transactions entered into between our Group and our Directors, substantial shareholders and/or persons connected with them for the Period Under Review and the subsequent period up to the LPD.

Transacting parties	Company within our Group	Nature of relationship	Nature of transaction	Value of transactions		
				FYE 2024 (RM'000)	FYE 2025 (RM'000)	1 October 2025 up to LPD (RM'000)
WPM Corporate Services Sdn Bhd ("WCSSB")	BOSB	Wong Poh May, the Director and sole shareholder of WCSSB, is the spouse of Steve, our Promoter, substantial shareholder and Non-Independent Non-Executive Director.	(i) Secretarial fees ⁽¹⁾ ; (ii) Tax consultancy fees ⁽¹⁾ ; and (iii) Accounting fees ⁽¹⁾	1 2 33	5 7 37	- - -
Ooi Kooi Lam ("OKL")	BOSB	Ooi Kooi Lam is the father of OCL, our Promoter, substantial shareholder, Group MD and KMP, and Steve, our Promoter, substantial shareholder and Non-Independent Non-Executive Director.	Professional fees ⁽²⁾	30	47	-
OCL, Kyle and Steve	BOSB	OCL is our Promoter, substantial shareholder, Group MD and KMP. Kyle is our Promoter, substantial shareholder, ED and KMP. Steve is our Promoter, substantial shareholder and Non-Independent Non-Executive Director.	Acquisition of BOSB by BIMOffice ⁽³⁾	-	-	1,780

5. PROMOTERS, SUBSTANTIAL SHAREHOLDERS, DIRECTORS AND KEY MANAGEMENT PERSONNEL (*cont'd*)

Notes:

- (1) WCSSB is a professional firm providing accounting, bookkeeping, tax consultancy and company secretarial services. For the ease of convenience and familiarity, BOSB engaged WCSSB to provide secretarial, accounting, bookkeeping and tax consultancy services since its incorporation. Notwithstanding the above, following the conclusion of FYE 2025 and with the undertaking of the Proposed Listing, our Group has ceased all engagements with WCSSB. Our Company Secretary, Ms. Wong Youn Kim, under the firm Synergy Professionals Group Sdn Bhd, was appointed on 22 August 2025 while Ler Lum Chew Tax Sdn Bhd was appointed as our tax consultants on 29 July 2025. In addition, our Finance Manager who joined us in August 2025, has assumed the accounting and bookkeeping functions.
- (2) OKL has previously accumulated 45 years of experience in the construction, property development and building materials industries and retired in 2017. In December 2023, he was engaged by BOSB on a project basis to assist in project management as OCL was the only employee in BOSB then. His engagement ended in September 2025 and was not renewed. During this period, OKL assisted in the project management of 4 projects which BOSB was able to complete. Since then, BOSB managed to increase its workforce to 27 employees as at the LPD and has in place a MOU with Pinnacle Infotech Solutions, a global leading BIM solutions provider who is also our major supplier for the FYE 2025, to support our projects.
- (3) Please refer to Section 2.1.1 of this Information Memorandum for details of the Acquisition.

Having considered all aspects of the above related party transactions, our Board (save for the interested Directors who have abstained from expressing an opinion) are of the view that:

- (i) the services obtained from WCSSB was conducted on an arm's length basis and on competitive commercial terms not more favourable to the related parties than those generally available to the public based on comparative quotes obtained for similar services; and
- (ii) the services obtained from OKL was not conducted on an arm's length basis as the professional fees charged were at below market rates to the benefit of BOSB. The preferential rate given to BOSB was due to the relationship between the OKL and OCL.
- (iii) the Acquisition was undertaken on an arm's length basis as the purchase consideration of RM1,779,999 was determined based on the audited NA of BOSB as at 30 September 2025 of RM1,770,755 and represents an immaterial premium of 0.52% or RM9,244. In addition, the issue price of the Consideration Shares was determined to facilitate the pre-listing restructuring.

Notwithstanding the above, our Board is of the view that all of the above mentioned related party transactions were not detrimental to our Group and our non-interested shareholders and are in our best interests.

In the event of any related party transactions taking place post-listing, our Board will ensure that they will be carried out on normal commercial terms which are not more favourable to the related parties than those generally available to third parties dealing at arm's length and are not detrimental to our minority shareholders. In the event there are any proposed related party transactions and potential conflict of interest situations that require the prior approval of our shareholders, the Directors and/or major shareholders who have an interest, direct or indirect, in the proposed related party transaction will abstain and also undertake to ensure that persons connected with them will abstain from voting in respect of their direct and/or indirect shareholdings on the resolution pertaining to the proposed related party transaction at the general meeting. Our Company will also make the necessary announcements and disclosures required of a related party transaction which contains the required information to be disclosed under the Listing Requirements where required.

5. PROMOTERS, SUBSTANTIAL SHAREHOLDERS, DIRECTORS AND KEY MANAGEMENT PERSONNEL (*cont'd*)

5.5 Other transactions

There are no transactions that are unusual in nature or conditions, involving goods, services, tangible or intangible assets, to which we were a party of during the Period Under Review and up to the LPD.

There are no outstanding loans, including guarantees of any kind made by our Group to or for the benefit of related parties during the Period Under Review and up to the LPD.

5.6 Employees

Our Group has a total of 27 employees, all of which are Malaysians and employed on a permanent basis. The number of employees by category is as follows:

Category	No. of employees
Directors	2
KMP	5
BIM Modellers and Coordinators	20
Total	27

The Company has established an internal workflow process supported by standardised BIM processes and collaborative software, allowing for efficient project execution optimising the use of manpower, which is our biggest cost. In order to cater for increases in project volume or specialised modelling requirements, we entered into a MoU with Pinnacle Infotech Solutions, a global leading BIM solutions provider who is also our major supplier for the FYE 2025, to support our projects in Malaysia and Singapore. This includes an outsourcing arrangement that gives us access to additional expertise and ensures that we have the flexibility to scale our resources when necessary, without incurring permanent overheads.

None of our employees belong to any trade unions and we enjoy good working relationship with our employees. Thus, we have not experienced or expect to experience any major turnover in our workforce. We have not been involved in any industrial dispute pertaining to our employees.

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6. FINANCIAL INFORMATION

6.1 Historical financial information

BIMOffice was incorporated on 1 October 2025 as an investment holding company to facilitate the Proposed Listing. Since completing the Acquisition, BOSB is our sole Subsidiary. As such, the historical financial information presented for the Period Under Review is based on the audited combined financial statements of BIMOffice and BOSB.

The audited combined financial statements for FYE 2024 and FYE 2025 have been audited by HLB Ler Lum Chew PLT and are prepared in accordance with approved accounting standards issued by the Malaysian Accounting Standards Board. The audited combined financial statements of our Group for the Period Under Review are set out in Appendix I of this Information Memorandum.

6.1.1 Statements of profit or loss and other comprehensive income

The following table sets out the audited combined statements of profit or loss and other comprehensive income for the Period Under Review:

	<-----Audited----->	
	FYE 2024	FYE 2025
	RM'000	RM'000
Revenue	1,980	4,328
Cost of sales	(1,082)	(1,962)
GP	898	2,366
Other income	10	6
Administrative expenses	(553)	(521)
Expected credit loss on financial asset	(14)	-
Profit from operations	341	1,851
Finance costs	(8)	(19)
PBT	333	1,832
Taxation	(58)	(407)
PAT	275	1,425
GP margin (%) ⁽¹⁾	45.35	54.67
PBT margin (%) ⁽²⁾	16.81	42.33
PAT margin (%) ⁽³⁾	13.89	32.93
EPS (sen) ⁽⁴⁾	0.15	0.79

Notes:

- (1) Computed based on GP divided by revenue.
- (2) Computed based on PBT divided by revenue.
- (3) Computed based on PAT divided by revenue.
- (4) Computed based on PAT divided by 180,000,000 Shares, being the total number of issued Shares prior to the Proposed Placement.

6. FINANCIAL INFORMATION (cont'd)**6.1.2 Selected financial information from the statements of financial position**

The following table sets out a summary of the audited combined statements of financial position as at 30 September 2024 and 30 September 2025:

	<-----Audited----->	
	FYE 2024 RM'000	FYE 2025 RM'000
Total non-current assets	129	105
Total current assets	1,041	3,379
Total assets	1,170	3,484
Total non-current liabilities	216	518
Total current liabilities	288	1,195
Total liabilities	504	1,713
Share capital	156	184
Retained earnings	510	1,587
Total equity	666	1,771

Our total equity increased from RM0.67 million as at 30 September 2024 to RM1.77 million as at 30 September 2025 representing an increase of RM1.10 million. This was mainly attributable to the PAT achieved for the FYE 2025 of RM1.43 million.

The Group's total assets increased from RM1.17 million as at 30 September 2024 to RM3.48 million as at 30 September 2025, representing an increase of RM2.31 million. This was mainly due to the increase in current assets which increased to RM3.38 million as at 30 September 2025 from RM1.04 million as at 30 September 2024, mainly driven by higher contract assets and cash balances. Contract assets rose by RM1.28 million from RM0.53 million to RM1.81 million in line with increased revenue, project activity and timing differences between work progress recognition and billings. Cash and bank balances increased by RM0.87 million from RM0.18 million to RM1.05 million, mainly attributable to net cash inflows generated during the year, supported by positive operating cashflows and financing inflows, partially offset by cash used in investing activities. Please refer to Section 6.1.3 of this Information Memorandum for further analysis on the statements of cash flows.

In line with the increased level of operations, the Group's total liabilities also increased from RM0.50 million as at 30 September 2024 to RM1.71 million as at 30 September 2025, representing an increase of RM1.21 million. This was mainly attributable to the increase in current liabilities due to higher tax payable, trade payables and other payables as at 30 September 2025. Tax payable rose to approximately RM0.45 million from RM0.05 million, mainly attributable to higher taxable profits for the year. Other payables increased to approximately RM0.47 million from RM0.13 million, mainly due to dividend payable of approximately RM0.25 million and accruals of approximately RM0.18 million. Trade payables increased to approximately RM0.20 million from RM0.03 million, mainly attributable to higher direct costs incurred in line with the increase in projects undertaken during the year.

6. FINANCIAL INFORMATION (cont'd)**6.1.3 Selected financial information from the statements of cash flows**

The following table sets out a summary of the audited combined statements of cash flows for the FYE 2024 and FYE 2025:

	<-----Audited----->	
	FYE 2024	FYE 2025
	RM'000	RM'000
Net cash (used in) / from operating activities	(46)	728
Net cash (used in) investing activities	(3)	(67)
Net cash (used in) / from financing activities	(1)	205
Net (decrease) / increase in cash and cash equivalents	(50)	866
Cash and cash equivalents at the beginning of the financial year	235	185
Cash and cash equivalents at end of the financial year	185	1,051

(i) Cash flows for operating activities**FYE 2024 vs FYE 2025**

We recorded an increase in net cash inflows from operating activities of RM0.73 million in FYE 2025 as compared to net cash outflows of RM0.05 million in FYE 2024. The improvement of approximately RM0.78 million was mainly attributable to the higher PBT of RM1.83 million in FYE 2025 as compared to RM0.33 million in FYE 2024, driven by the increase in project activity and improved operating efficiency arising from the enhancement of in-house technical capabilities. Please refer to Sections 6.2.1 and 6.2.2 of this Information Memorandum for the discussion of our Group's revenue and cost of sales during the Period Under Review.

In FYE 2024, net cash used in operating activities amounted to RM0.05 million mainly due to working capital outflow of approximately RM0.48 million. The working capital outflow was driven by an increase in trade receivables of RM0.06 million and contract assets of RM0.42 million arising from timing differences between work progress recognition and collections. In FYE 2025, cash conversion improved, supported by a shorter trade receivables turnover period of 26 days as compared to 39 days in FYE 2024.

(ii) Cash flow for investing activities**FYE 2024 vs FYE 2025**

Our cash used in investing activities for FYE 2025 was RM0.07 million as compared to RM3,470 used in FYE 2024. We recorded higher cashflow used in investing activities in FYE 2025, primarily due to the acquisition of property, plant and equipment namely the acquisition of computers and software amounting to approximately RM0.07 million.

(iii) Cash flow for financing activities**FYE 2024 vs FYE 2025**

We recorded cashflows from financing activities of RM0.21 million in FYE 2025 as compared to cashflows used in financing activities of RM617 in FYE 2024. The increase in FYE 2025 was mainly due to the drawdown of new bank borrowings of RM0.43 million namely a term loan utilised for working capital. This was partially offset by dividend paid, repayment of bank borrowings, repayment of lease liabilities and interest paid which amounted to approximately RM0.25 million.

6. FINANCIAL INFORMATION (cont'd)**6.2 Management discussion and analysis**

The following discussion and analysis of our past financial results and condition for the Period Under Review should be read in conjunction with our audited combined financial statements for the FYE 2024 and FYE 2025 as set out in the Appendix I of this Information Memorandum.

This discussion and analysis contain forward-looking statements that involve risks and uncertainties. Our actual results may differ significantly from those projected in the forward-looking statements. Factors that might cause future results to differ significantly from those projected in the forward-looking statements include, but are not limited to, those discussed below or elsewhere in this Information Memorandum, particularly in the "Risk Factors" set out in Section 4 of this Information Memorandum.

The Group does not have any known trends or uncertainties that have or will have material impact on revenue or profit.

6.2.1 Revenue

During the Period Under Review, our Group has been principally involved in the provision of BIM services for the construction industry. Our revenue is solely derived from a single segment and recognised based on services rendered to our clients, which include developers, contractors, consultants and government-linked entities. All BIM deliverables are project-specific and separately developed based on the design requirements, construction scope, coordination needs and level of BIM adoption for each project to suit the project's objectives and technical specifications.

Revenue is recognised when a performance obligation is satisfied through the transfer of services to customers, measured by reference to the proportion of total internal costs incurred at the reporting date compared to the Directors' estimation of total internal costs or total costs of the contract. Our Group's revenue for the FYE 2024 and FYE 2025 are as follows:

Revenue	<-----Audited----->	
	FYE 2024 RM'000	FYE 2025 RM'000
BIM services contracts	1,980	4,328

In FYE 2025, our revenue increased from RM1.98 million as recorded in FYE 2024 to RM4.33 million, representing an increase of approximately RM2.35 million or 118.59%. This improvement can be attributed to the increase in projects undertaken and completed in FYE 2025. Another significant factor for this improvement was securing higher value contracts in FYE 2025 as our clients signed up for more comprehensive BIM scopes, covering multidisciplinary coordination and extended project phases.

The breakdown of our Group's revenue generated by geographical regions, which is determined based on the location of our customers, for the Period Under Review is as follows:

Revenue	<-----Audited----->			
	FYE 2024 RM'000	%	FYE 2025 RM'000	%
Malaysia	1,980	100.00	3,872	89.46
Singapore	-	-	456	10.54
Total	1,980	100.00	4,328	100.00

6. FINANCIAL INFORMATION (cont'd)

In FYE 2024, all our revenue was derived from customers based in Malaysia. In FYE 2025, our revenue was mainly derived from the Malaysian market, which contributed approximately RM3.87 million or approximately 89.46% of revenue in FYE 2025. As mentioned in Section 3.1 of this Information Memorandum, we delivered our first overseas project in Singapore in FYE 2025. The introduction of revenue contribution from Singapore which amounted to RM0.46 million or 10.54% in FYE 2025 represents the Group's first foray overseas.

6.2.2 Cost of sales

The table below sets out the breakdown and analysis of our Group's cost of sales by type for the Period Under Review:

Cost of sales	<-----Audited----->			
	FYE 2024		FYE 2025	
	RM'000	%	RM'000	%
Direct staff costs and directors' fees	74	6.84	1,133	57.75
Subcontracting and outsource expenses	967	89.37	707	36.04
Subscription fees	41	3.79	116	5.91
Others	-	-	6	0.30
Total	1,082	100.00	1,962	100.00

Our cost of sales increased from RM1.08 million in FYE 2024 to RM1.96 million in FYE 2025, representing an increase of approximately RM0.88 million or 81.33%. The increase was primarily attributable to the higher direct staff costs and directors' fees, which increased significantly by RM1.06 million, from RM0.07 million in FYE 2024 to RM1.13 million in FYE 2025. This increase was due to our Group's shift in strategy in FYE 2025, where we decided to invest in human capital and build up our in-house team for better quality and cost control compared to previously where we relied more on subcontractors and outsourcing arrangements for our BIM modelling work. This corresponds to Kyle rejoining us in October 2024 together with his team.

The increase in staff cost was partially mitigated by the reduction in subcontracting and outsource expenses from RM0.97 million in FYE 2024 to RM0.71 million in FYE 2025, representing a decrease of RM0.26 million or 26.80%. While there was a reduction in our overall use of subcontractors and outsource arrangements, we still continued with this arrangement due to the increased volume of concurrent projects. Overall, the rise in cost of sales was consistent with the expansion of operations and project volume, driven mainly by the increase in workforce size and investments in technology to sustain our long-term growth.

6.2.3 GP and GP margins

GP and GP margins	<-----Audited----->	
	FYE 2024	FYE 2025
GP (RM'000)	898	2,366
GP margin (%)	45.35	54.67

Our GP increased from RM0.90 million in FYE 2024 to RM2.37 million in FYE 2025, representing an increase of approximately RM1.47 million or 163.47%. Correspondingly, our GP margin improved from 45.35% in FYE 2024 to 54.67% in FYE 2025.

The increase in GP for the FYE 2025 was in line with revenue whilst the improvement in GP margin for the FYE 2025 was mainly attributable to improved cost management and operational efficiency arising from building our in-house team as discussed in Section 6.2.2 above.

6. FINANCIAL INFORMATION (cont'd)**6.2.4 Other income**

Other income	<-----Audited----->			
	FYE 2024		FYE 2025	
	RM	%	RM	%
Interest income	198	1.99	469	7.31
Discount received	-	-	300	4.68
Software procurement income	9,745	98.01	-	-
Employee contract buyout fees	-	-	5,500	85.76
Others	-	-	144	2.25
Total	9,943	100.00	6,413	100.00

We recorded other income of RM9,943 and RM6,413 for the FYE 2024 and FYE 2025 respectively. The other income for FYE 2024 was mainly arising from software procurement income where we assisted a customer in software purchasing and employee contract buyout fees for the FYE 2025 due to the early release of 1 employee.

6.2.5 Administrative expenses

Administrative expenses	<-----Audited----->			
	FYE 2024		FYE 2025	
	RM'000	%	RM'000	%
Depreciation	91	16.46	91	17.47
Indirect staff costs, directors' fees and staff benefits	311	56.24	161	30.90
Office expenses	30	5.42	50	9.60
Business development expenses	38	6.87	59	11.32
Upkeep of property, plant and equipment	11	1.99	13	2.49
Professional fees and fees paid to authorities	67	12.12	139	26.68
Others	5	0.90	8	1.54
Total	553	100.00	521	100.00

Our Group's administrative expenses decreased marginally by approximately RM0.03 million or 5.79% from RM0.55 million in FYE 2024 to RM0.52 million in FYE 2025. This was mainly due to the decrease in expenses incurred for indirect staff costs, directors' fees and staff benefits which decreased by RM0.15 million mainly due to the absence of directors' fees charged in FYE 2025 where RM0.17 million was charged in FYE 2024. This was partially mitigated by the increase in professional fees and fees paid to authorities which increased from RM0.07 million in FYE 2024 to RM0.14 million in FYE 2025, representing an increase of RM0.07 million or 107.46%. This was mainly due to additional one-off expenses incurred in conjunction with our Proposed Listing.

6.2.6 Expected credit loss on financial asset

Our Group's expected credit loss on financial asset for the FYE 2024 of RM0.01 million was mainly due to provisions made on trade receivables past due for more than 180 days.

6.2.7 Finance cost

Finance cost	<-----Audited----->			
	FYE 2024		FYE 2025	
	RM'000	%	RM'000	%
Term loan interest	2	25.00	15	78.95
Hire purchase interest	4	50.00	3	15.79
Lease liabilities interest	2	25.00	1	5.26
Total	8	100.00	19	100.00

6. FINANCIAL INFORMATION (cont'd)

We incurred finance costs of RM0.01 million and RM0.02 million for the FYE 2024 and FYE 2025 respectively. This was mainly due to finance cost incurred for hire purchase in FYE 2024 and for term loans in FYE 2025.

6.2.8 PAT and PAT margins

PAT and PAT margins	<-----Audited----->	
	FYE 2024	FYE 2025
PAT (RM'000)	275	1,425
PAT margin (%)	13.89	32.93

PAT increased from RM0.28 million in FYE 2024 to RM1.43 million in FYE 2025, representing an increase of approximately RM1.15 million or 418.18%, while PAT margin improved from 13.89% to 32.93%.

The increase was mainly attributed to the higher revenue recognised during the year as discussed in Section 6.2.1 above, together with improved gross profit margins resulting from greater operational efficiency and reduced reliance on subcontractor works as discussed in Section 6.2.3 above.

6.2.9 Key financial ratios

The key financial ratios of our Group for the Period under Review are as follows:

	<-----Audited----->	
	FYE 2024	FYE 2025
Trade receivables turnover period (days) ⁽¹⁾	39	26
Trade payables turnover period (days) ⁽²⁾	5	21
Current ratio (times) ⁽³⁾	3.61	2.83
Gearing ratio (times) ⁽⁴⁾	0.36	0.33

Notes:

- (1) Computed based on the average opening and closing trade receivables as at the respective FYE over total revenue for the year multiplied by 365 days.
- (2) Computed based on the average opening and closing trade payables as at the end of the respective FYE over total cost of sales for the year multiplied by 365 days.
- (3) Computed based on the total current assets over the total current liabilities as at the respective reporting date.
- Computed based on our total borrowings over total equity attributable to the owners of the Company.

(i) Trade receivables turnover period

During the FYE 2024 and FYE 2025, our practice was to grant our customers a credit period of 30 days from the date of the invoice, although some of our customers payments went beyond the stipulated credit period. This resulted in a trade receivables turnover period for the FYE 2024 of 39 days. However, this improved to 26 days in the FYE 2025 which is within the credit period granted to our customers.

6. FINANCIAL INFORMATION (cont'd)

For illustrative purposes, the ageing analysis of our trade receivables as at 30 September 2025 based on a 30-day credit period is as follows:

	(I) Trade receivables as at 30 September 2025 RM'000 %		(II) Subsequent collections up to the LPD RM'000	(III) = (I) – (II) Balance trade receivables uncollected RM'000
Within credit period	2	0.65	2	-
Exceed credit period:				
• 1 to 30 days	16	5.19	16	-
• 31 to 60 days	40	12.99	30	10
• More than 60 days	250	81.17	2	248
Total	308	100.00	50	258

Our Group's total trade receivables as at 30 September 2025 amounted to RM0.31 million, of which almost the entire amount is past due. Subsequent to 30 September 2025, we have collected RM0.05 million or 16.23% of our total trade receivables which were outstanding as at 30 September 2025. The trade receivables which exceeded the afforded credit period by more than 60 days as at 30 September 2025 were attributable to 2 debtors, the balances of which are being constantly followed up by our management.

Accordingly, our management is of the view that the remaining outstanding balance is recoverable in the ordinary course of business. The Group actively manages its receivables collection process through periodic review of debtor ageing, regular follow-ups with customers and timely escalation of overdue accounts and will continue to take appropriate collection actions to support timely settlements and maintain liquidity.

(ii) Trade payables turnover period

The normal credit terms granted by our trade creditors to our Group ranges from 30 to 60 days from the date of tax invoice. Our trade payables turnover period for the FYE 2024 and FYE 2025 were 5 days and 21 days respectively, both of which were within the normal credit terms granted to us.

As at the LPD, RM0.09 million or 45.00% of our trade payables as at 30 September 2025 of RM0.20 million remain outstanding. We have not encountered disputes in respect of our trade payables and no legal action has been initiated by our suppliers to demand for payment as at the LPD.

(iii) Current ratio

Our current ratio for FYE 2024 and FYE 2025 was 3.61 times and 2.83 times respectively. The decrease in current ratio in FYE 2025 as compared to FYE 2024 was mainly due to our current liabilities increasing at a higher percentage as compared to current assets. Our current liabilities increased from RM0.29 million in FYE 2024 to RM1.20 million in FYE 2025, representing an increase of RM0.91 million or 313.79%. This was mainly due to the increase in tax provisions and other payables which comprise of dividends payable. On the other hand, our current assets increased from RM1.04 million in FYE 2024 to RM3.38 million in FYE 2025, representing an increase of RM2.34 million or 224.49%. The increase was mainly attributable to the increase in contract assets as well as cash and bank balances.

6. FINANCIAL INFORMATION (cont'd)

(iv) Gearing ratio

Our gearing ratio for FYE 2024 and FYE 2025 has been fairly constant at 0.36 times and 0.33 times respectively.

(v) Inventory turnover ratio

Due to the nature of our business, we do not maintain inventory. As such the inventory turnover ratio is not applicable.

6.2.10 Working capital

The Group funds its working capital requirements primarily through cash generated from its operations, credit terms extended by suppliers and subcontractors, and banking facilities made available by financial institutions.

The Board is of the opinion that the Group will have sufficient working capital for its present requirements and for a period of at least 12 months from the date of this Information Memorandum, after taking into consideration, amongst others, the following:

- (i) the Group's order book of RM6.26 million;
- (ii) the Group's current ratio of 2.83 times as at 30 September 2025;
- (iii) the Group's cash and cash equivalents of RM1.05 million for the FYE 2025;
- (iv) the Group's net cash generated from operating activities of RM0.73 million in FYE 2025; and
- (v) the Group's improved trade receivables turnover period of 26 days in FYE 2025.

The Group monitors its liquidity position on an ongoing basis, including the timing of collections from customers and payments to suppliers and subcontractors, and will continue to manage its working capital prudently to support its operational requirements. As at the date of this Information Memorandum, the Directors do not foresee any circumstances that may materially adversely affect the Group's liquidity position.

6.2.11 Significant factors affecting our financial position and results of operations

The "Risk Factors" in Section 4 of this Information Memorandum outlines various risks relating to our business and the industry in which we operate. Certain of these risks may adversely affect our financial position and results of operations. You are advised to consider the risk factors set out in that section carefully before deciding whether an investment in our Shares is appropriate, having regard to your own circumstances, risk appetite and financial resources.

6.2.12 Dividend policy

As we are a holding company, our Company's income and therefore our ability to pay dividends is dependent upon the dividends we receive from our subsidiary(ies), present or future. Save for compliance with the solvency requirement under the Act, which is applicable to all Malaysian companies, there is no legal, financial, or economic restriction on the ability of our existing subsidiaries to transfer funds in the form of cash dividends, loans or advances to us.

The payment of dividends or other distributions by our Subsidiary, if any, will depend on its distributable profits, operating results, financial condition, capital expenditure plans, business expansion plans and other factors that its board of directors deems relevant.

6. FINANCIAL INFORMATION (cont'd)

We presently do not have a dividend policy. It is our intention to pay dividends to shareholders in the future; however, such payments will depend upon our Group's financial performance, capital expenditure requirements, general financial condition and any other factors considered relevant by our Board. The declaration of interim dividends and recommendation of final dividends are subject to our Board's discretion and any final dividends for the year are subject to shareholders' approval.

Actual dividends proposed and declared may vary depending on the financial performance and cash flows of our Group and may be waived if the payment of the dividends would adversely affect the cash flows and operations of our Group. The Group declared dividends of RM0.10 million and RM0.35 million for the FYE 2024 and FYE 2025 respectively, representing 36.34% and 24.42% of PAT for the respective financial years. The Group does not intend to declare or pay any dividends prior to the completion of our Proposed Listing.

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7. OTHER INFORMATION

7.1 Responsibility statements

Our Directors and the Promoters have seen and approved this Information Memorandum and they collectively and individually accept full responsibility for the accuracy of the information contained herein and confirm that after making all reasonable enquiries and to the best of their knowledge and belief, there are no false or misleading statements or other facts which if omitted, would make any statement in this Information Memorandum false or misleading.

Thinkat Advisory acknowledges that, based on all available information and to the best of its knowledge and belief, this Information Memorandum constitutes a full and true disclosure of all material facts concerning the Proposed Listing.

7.2 Material agreements

Save as disclosed below, there are no agreements which are or may be material (not being agreements entered into in the ordinary course of business) which have been entered into by our Company or our subsidiaries within the 2 years immediately preceding the date of this Information Memorandum:

- (i) The share sale agreement dated 27 October 2025 entered into between BIMOffice and the Promoters for the Acquisition which was completed on 31 October 2025.

7.3 Material litigation

There are no material litigation, claims or arbitration either as plaintiff or defendant and our Board does not know of any pending or threatened proceedings or of any fact likely to give rise to any proceedings which might materially or adversely affect our position or business.

7.4 Material commitments and contingent liabilities

There are no material commitments or contingent liabilities incurred or known to be incurred by us, which upon becoming enforceable, may have material impact on our financial position.

7.5 Declaration by our advisers

7.5.1 Thinkat Advisory

Thinkat Advisory confirms that there is no existing or potential conflict of interest in relation to its capacity as the Approved Adviser, Placement Agent and Continuing Adviser for the Proposed Listing.

7.5.2 HLB Ler Lum Chew PLT

HLB Ler Lum Chew PLT confirms that there is no existing or potential conflict of interests in its capacity as the Reporting Accountants and Auditors for the Proposed Listing.

7.5.3 Cheah Teh Su

Cheah Teh Su confirms that there is no existing or potential conflict of interests in its capacity as the Solicitors for the Proposed Listing.

7.5.4 Vaersa Advisory Sdn Bhd

Vaersa Advisory Sdn Bhd confirms that there is no existing or potential conflict of interests in its capacity as the Internal Controls Consultants for the Proposed Listing.

7. OTHER INFORMATION (cont'd)

7.5.5 Smith Zander International Sdn Bhd

Smith Zander International Sdn Bhd confirms that there is no existing or potential conflict of interests in its capacity as the IMR for the Proposed Listing.

7.6 Policies and procedures, internal controls and risk management

Our Group has put in place policies and procedures, including internal controls relating to governance, risk management, financial management as well as organisational, operational, regulatory and compliance controls. Our Board recognises that our Group's internal control systems are designed to manage, rather than eliminate risks. As such, our Group's internal control systems provide reasonable, but no absolute, assurance against occurrence of any material misstatements, loss or fraud. We will continue to engage with internal control consultants to periodically update and improve our internal controls and risk management framework.

7.7 Mode of communication

In accordance with our Constitution, we may send notices and documents to our securities holders ("**Holders**") by electronic means to the registered electronic mail address of our Holders which were last maintained with either our Company Secretary or Bursa Depository, as the case may be. Our Holders have the right to request for a hard copy of such notices and documents should they wish to do so. In such event, we will forward a hard copy of the notices and documents to our Holders, as soon as reasonably practicable after the receipt of the request, free of charge by ordinary mail to the registered Malaysian address last maintained with either our Company Secretary or Bursa Depository, as the case may be at their own risk.

We may also publish notices and documents on our website as a form of electronic communication with our Holders. In such event, we will separately and immediately notify our Holders through the following by way of any of the following:

- (i) ordinary mail;
- (ii) electronic means to the Holders' registered email address;
- (iii) advertisements in an English daily newspaper in Malaysia; and/or
- (iv) announcements on Bursa Securities.

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APPENDIX I

**AUDITED COMBINED FINANCIAL STATEMENTS OF THE GROUP
FOR THE FYE 2024 AND FYE 2025**

Registration No.: 202501046035 (1647443-P)

The Board of Directors
BIMOFFICE GROUP BERHAD
81-1, Jalan Rimbunan Raya 1
Laman Rimbunan, Kepong
52100 Kuala Lumpur

Dear Sirs,

REPORTING ACCOUNTANTS' OPINION ON THE FINANCIAL INFORMATION CONTAINED IN THE COMBINED FINANCIAL STATEMENTS OF BIMOFFICE GROUP BERHAD ("BIMOFFICE" OR THE "COMPANY")

Opinion

We have audited the combined financial statements of BIMOFFICE Group Berhad and its combining entity (collectively known as the "Combining Entities"), which comprise the combined statements of financial position as at 30 September 2025 and 30 September 2024 of the Combining Entities, and the combined statements of profit or loss and other comprehensive income, combined statements of changes in equity and combined statements of cash flows of the Combining Entities for the years then ended, and notes to the combined financial statements, including material accounting policy information, as set out on pages 4 to 39.

These combined financial statements have been prepared for inclusion in the Information Memorandum of the Company in connection with the listing of and quotation for the entire enlarged issued share capital of the Company on the Leading Entrepreneur Accelerator Platform Market ("LEAP Market") of Bursa Malaysia Securities Berhad ("Bursa Securities") (hereinafter defined as the "Listing"). This report is prepared for the purpose of complying with the LEAP Market listing requirements issued by Bursa Malaysia Securities Berhad and for no other purpose.

In our opinion, the accompanying combined financial statements give a true and fair view of the financial position of the Combining Entities as at 30 September 2025 and 30 September 2024 and of their financial performance and cash flows for the years then ended in accordance with Malaysian Financial Reporting Standards and International Financial Reporting Standards.

Basis for opinion

We conducted our audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing. Our responsibilities under those standards are further described in the *Reporting Accountant's Responsibilities for the Audit of the Combined Financial Statements* section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence and other ethical responsibilities

We are independent of the Combining Entities in accordance with the *By-Laws (on Professional Ethics, Conduct and Practice)* of the Malaysian Institute of Accountants ("By-Laws") and the International Ethics Standards Board for Accountants' *International Code of Ethics for Professional Accountants (including International Independence Standards)* ("IESBA Code"), and we have fulfilled our other ethical responsibilities in accordance with the By-Laws and the IESBA Code.

Directors' Responsibilities for the Combined Financial Statements

The Directors of the Company are responsible for the preparation of the combined financial statements of the Combining Entities that give a true and fair view in accordance with Malaysian Financial Reporting Standards and International Financial Reporting Standards. The Directors are also responsible for such internal control as the Directors determine is necessary to enable the preparation of combined financial statements of the Combining Entities that are free from material misstatement, whether due to fraud or error.

In preparing the combined financial statements of the Combining Entities, the Directors are responsible for assessing the Combining Entities' ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Combining Entities or to cease operations, or have no realistic alternative but to do so.

Reporting Accountants' Responsibilities for the Audit of the Combined Financial Statements

Our objectives are to obtain reasonable assurance about whether the combined financial statements of the Combining Entities as a whole are free from material misstatement, whether due to fraud or error, and to issue a report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with approved standards on auditing in Malaysia and International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these combined financial statements.

As part of an audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the combined financial statements of the Combining Entities, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Combining Entities' internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Directors.
- Conclude on the appropriateness of the Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Combining Entities' ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our report to the related disclosures in the combined financial statements of the Combining Entities or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our report. However, future events or conditions may cause the Combining Entities to cease to continue as a going concern.

Reporting Accountants' Responsibilities for the Audit of the Combined Financial Statements (Continued)

- Evaluate the overall presentation, structure and content of the combined financial statements of the Combining Entities, including the disclosures, and whether the combined financial statements of the Combining Entities represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Combining Entities as a basis for forming an opinion on the combined financial statements of the Combining Entities. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Restriction on Distribution and Use

This report is made solely for inclusion in the Information Memorandum of the Company in connection with the Listing. As such, this report should not be used for any other purpose without our prior written consent. Neither the firm nor any member or employee of the firm undertakes responsibility arising in any way whatsoever to any party in respect of this report contrary to the aforesaid purpose.


HLB LER LUM CHEW PLT
201906002362 & AF 0276
Chartered Accountants


TANG YAN YU
03452/10/2027 J
Chartered Accountant

24 November 2025
Kuala Lumpur

BIMOFFICE GROUP BERHAD
(Incorporated in Malaysia)

COMBINED STATEMENTS OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2025 AND 30 SEPTEMBER 2024

	Note	2025 RM	2024 RM
ASSETS			
Non-current assets			
Property, plant and equipment	4	104,968	87,668
Right-of-use asset	5	-	41,135
		<u>104,968</u>	<u>128,803</u>
Current assets			
Trade receivables	6	308,493	293,863
Other receivables	7	208,658	37,579
Contract assets	8	1,810,566	525,197
Cash and bank balances		1,051,308	184,706
		<u>3,379,025</u>	<u>1,041,345</u>
Total assets		<u>3,483,993</u>	<u>1,170,148</u>
EQUITY AND LIABILITIES			
EQUITY			
Invested equity	9	183,530	156,000
Retained earnings		1,587,225	510,062
Total equity		<u>1,770,755</u>	<u>666,062</u>
LIABILITIES			
Non-current liabilities			
Borrowings	10	430,020	112,112
Lease liabilities	11	66,328	81,806
Deferred tax liabilities	12	21,600	21,600
		<u>517,948</u>	<u>215,518</u>
Current liabilities			
Trade payables	13	199,505	25,643
Other payables	14	466,404	128,565
Borrowings	10	67,602	32,027
Lease liabilities	11	15,479	56,666
Tax payable		446,300	45,667
		<u>1,195,290</u>	<u>288,568</u>
Total liabilities		<u>1,713,238</u>	<u>504,086</u>
Total equity and liabilities		<u>3,483,993</u>	<u>1,170,148</u>

The accompanying notes form an integral part of the combined financial statements.

BIMOFFICE GROUP BERHAD
(Incorporated in Malaysia)

**COMBINED STATEMENTS OF PROFIT OR LOSS AND OTHER
COMPREHENSIVE INCOME FOR THE FINANCIAL YEARS ENDED
30 SEPTEMBER 2025 AND 30 SEPTEMBER 2024**

	Note	2025 RM	2024 RM
Revenue	15	4,327,541	1,980,381
Cost of sales		<u>(1,961,619)</u>	<u>(1,082,010)</u>
Gross profit		2,365,922	898,371
Other income		6,413	9,943
Administration expenses		(520,766)	(553,527)
Expected credit loss on financial assets		<u>-</u>	<u>(13,701)</u>
Profit from operation		1,851,569	341,086
Finance costs	16	<u>(19,538)</u>	<u>(8,217)</u>
Profit before tax	17	1,832,031	332,869
Taxation	18	<u>(406,868)</u>	<u>(57,713)</u>
Profit for the financial year, representing total comprehensive income for the financial year		<u>1,425,163</u>	<u>275,156</u>
Earnings per share			
Basic and diluted (RM)	19	<u>8.09</u>	<u>1.76</u>

The accompanying notes form an integral part of the combined financial statements.

BIMOFFICE GROUP BERHAD
(Incorporated in Malaysia)

COMBINED STATEMENTS OF CHANGES IN EQUITY
FOR THE FINANCIAL YEARS ENDED 30 SEPTEMBER 2025 AND 30 SEPTEMBER 2024

	Note	Share capital RM	Retained earnings RM	Total equity RM
At 1 October 2023		156,000	334,906	490,906
Transaction with owners:				
Dividend	20	-	(100,000)	(100,000)
Profit for the financial year, representing total comprehensive income for the financial year		-	275,156	275,156
At 30 September 2024		156,000	510,062	666,062
Transaction with owners:				
Dividend	20	-	(348,000)	(348,000)
Issuance of ordinary shares	9	27,530	-	27,530
		27,530	(348,000)	(320,470)
Profit for the financial year, representing total comprehensive income for the financial year		-	1,425,163	1,425,163
At 30 September 2025		183,530	1,587,225	1,770,755

The accompanying notes form an integral part of the combined financial statements.

BIMOFFICE GROUP BERHAD
(Incorporated in Malaysia)

COMBINED STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEARS ENDED
30 SEPTEMBER 2025 AND 30 SEPTEMBER 2024

	Note	2025 RM	2024 RM
Cash flows from operating activities			
Profit before tax		1,832,031	332,869
Adjustments for:			
Depreciation of property, plant and equipment		49,508	43,298
Depreciation of right-of-use asset		41,135	47,572
Expected credit loss on trade receivables		-	13,701
Finance costs		19,538	8,217
Interest income		(613)	(198)
Operating profit before changes in working capital		1,941,599	445,459
Changes in working capital:			
Receivables		(185,709)	(56,452)
Payables		263,701	(11,843)
Contract assets		(1,285,369)	(415,342)
Cash generated from/(used in) operations		734,222	(38,178)
Interest received		613	198
Tax paid		(6,235)	(8,060)
Net cash from/(used in) operating activities		728,600	(46,040)
Cash flows from investing activity			
Acquisition of property, plant and equipment		(66,808)	(3,470)
Net cash used in investing activity		(66,808)	(3,470)
Cash flows from financing activities			
Drawdown of bank borrowings	22	430,000	100,000
Repayment of bank borrowings	22	(76,517)	(30,997)
Repayment of lease liabilities	22	(56,665)	(61,403)
Interest paid		(19,538)	(8,217)
Dividend paid	A	(100,000)	-
Issuance of shares		27,530	-
Net cash from/(used in) financing activities		204,810	(617)

BIMOFFICE GROUP BERHAD
(Incorporated in Malaysia)

COMBINED STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEARS ENDED
30 SEPTEMBER 2025 AND 30 SEPTEMBER 2024 (CONT'D)

	Note	2025 RM	2024 RM
Net cash increase/(decrease) in cash and cash equivalents		866,602	(50,127)
Cash and cash equivalents at the beginning of the financial year		<u>184,706</u>	<u>234,833</u>
Cash and cash equivalents at the end of the financial year		<u>1,051,308</u>	<u>184,706</u>
Cash and cash equivalents at the end of the financial year comprises:			
Cash and bank balances		<u>1,051,308</u>	<u>184,706</u>

NOTE TO THE COMBINED STATEMENTS OF CASH FLOWS

	2025 RM	2024 RM
A. Dividend paid		
Total dividend declared	348,000	100,000
Less: Other payables	<u>(248,000)</u>	<u>(100,000)</u>
Total cash payment	<u>100,000</u>	<u>-</u>

The accompanying notes form an integral part of the combined financial statements.

BIMOFFICE GROUP BERHAD
(Incorporated in Malaysia)

NOTES TO THE COMBINED FINANCIAL STATEMENTS

1. General information

(a) Introduction

This report has been prepared solely for inclusion in the Information Memorandum of BIMOFFICE Group Berhad (“the Company” or “BIMOffice”) in connection with the listing of and quotation for the entire issued share capital of BIMOffice on the Leading Entrepreneur Accelerator Platform Market (“LEAP Market”) of Bursa Malaysia Securities Berhad (“Bursa Securities”) (hereinafter defined as “the Listing”) and should not be relied upon for any other purpose.

(b) Background

BIMOFFICE Group Sdn. Bhd. was incorporated on 1 October 2025 as a private limited liability company and domiciled in Malaysia. On 17 November 2025, BIMOFFICE Group Sdn. Bhd. was converted into a public limited company under the name of BIMOFFICE Group Berhad (“BIMOffice” or “the Company”).

The registered office of the Company is located at Unit 11.08, Amcorp Tower, Amcorp Trade Centre, 18, Persiaran Barat, 46050 Petaling Jaya, Selangor Darul Ehsan.

The principal place of business of the Company is located at 81-1, Jalan Rimbunan Raya 1, Laman Rimbunan, 52100 Kepong, Kuala Lumpur.

(c) Principal activities

The Company’s principal activity is investment holding.

The details of the subsidiary as of the date of this report is as follows:

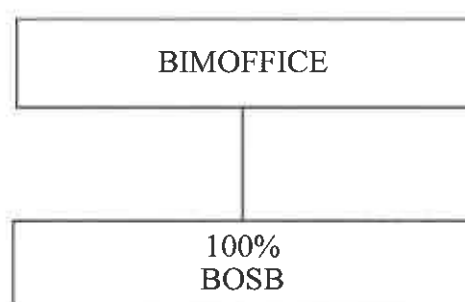
Name of company	Effective interest	Date of incorporation	Place of incorporation	Principal activities
BIM Office Sdn. Bhd. (“BOSB”)	100%	12 October 2017	Malaysia	Provision of Building Information Modelling services.

1. **General information (Cont'd)**

(d) **Acquisition**

The Company entered into a conditional share sale and purchase agreement on 27 October 2025 to acquire the entire equity interest in BOSB for a total purchase consideration of RM1,779,999 to be satisfied by the issuance of 177,999,900 ordinary shares at its indicative value of approximately RM0.01 per share.

Following the completion of the incorporation of BIMOffice and the acquisition of BOSB, the group structure is as follows:



(e) **Auditors**

The combined financial statements of the Combining Entities reflect only the financial information of BOSB as there is no financial information for BIMOFFICE Group Berhad as BIMOFFICE Group Berhad is incorporated on 1 October 2025 for the purpose of the Listing.

The relevant financial years of the audited financial statements used for the purpose of the combined financial statements (“Relevant Financial Years”) and the auditors are as follows:

Company	Relevant Financial Years	Auditors
BOSB	FYE 30 September 2025	HLB Ler Lum Chew PLT
	FYE 30 September 2024	HLB Ler Lum Chew PLT

FYE - Financial year ended

The audited financial statements of BOSB for the Relevant Financial Years reported above were not subject to any qualification or modification.

2. Basis of preparation

As part of a corporate reorganisation implemented for the Listing, the Company was incorporated as a special purpose vehicle for the purpose of acquiring BOSB. The Group resulted therefrom is regarded as a continuing entity resulting since the management of both entities which took part in the acquisition which were controlled by the Directors before and immediately after the acquisition. Consequently, immediately after the acquisition, there was a continuation of the control over entities' financial and operating policy decisions and risks that existed prior to the acquisition. The acquisition has been accounted for as an acquisition under common control in a manner similar to pooling of interests. Accordingly, the combined financial statements for the financial years ended 30 September 2024 and 30 September 2025 ("the relevant reporting periods") have been prepared comprise of the financial statements of the combining entities which were under common control throughout the relevant reporting periods. The ultimate control of the Group before and after completion of the Listing Scheme lies with Mr. Ooi Choon Lim, the promoter, substantial shareholder and Managing Director cum Chief Executive Officer of the Group.

The combined financial statements of the Combining Entities have been prepared in accordance with Malaysian Financial Reporting Standards ("MFRSs") and International Financial Reporting Standards ("IFRSs") based on the Guidance Note on 'Combined financial statements' issued by the Malaysian Institute of Accountants in relation to the Listing.

The combined financial statements consist of the financial statements of the Combining Entities as disclosed in Note 1(e) to this report, which were under common control throughout the reporting years by virtue of common controlling shareholders.

The combined financial statements have been prepared using financial information obtained from the records of the Combining Entities during the reporting years.

(a) Statement of compliance

The combined financial statements of the Combining Entities have been prepared in accordance with Malaysian Financial Reporting Standards ("MFRSs") and International Financial Reporting Standards.

The combined financial statements of the Combining Entities have been prepared under the historical cost convention, unless disclosed otherwise.

2. **Basis of preparation (Cont'd)**

(a) **Statement of compliance (Cont'd)**

Adoption of new and amended standards

During the financial years, the Combining Entities have adopted the amendments to MFRSs issued by the Malaysian Accounting Standards Board (“MASB”) that are mandatory for current financial years. The adoption of the amendments to MFRSs did not have any significant impact on the combined financial statements of the Combining Entities

Standards issued but not yet effective

The Combining Entities have not applied the following new and amendments to MFRSs that have been issued by the MASB but are not yet effective for the Combining Entities:

<u>Description</u>	<u>Effective dates for annual periods beginning on or after</u>
Amendments to MFRS 121 “The Effects of Changes in Foreign Exchange Rates” (Lack of Exchangeability)	1 January 2025
Annual Improvements to MFRS Accounting Standards – Volume 11 <ul style="list-style-type: none"> • Amendments to MFRS 1, “First-time Adoption of Malaysian Financial Reporting Standards” • Amendments to MFRS 7, “Financial Instruments: Disclosures” • Amendments to MFRS 9, “Financial Instruments” • Amendments to MFRS 10, “Consolidated Financial Statements” • Amendments to MFRS 107, “Statement of Cash Flows” 	1 January 2026
Amendments to MFRS 9, “Financial Instruments” and MFRS 7, “Financial Instruments: Disclosures” (Classification and Measurement of Financial Instruments)	1 January 2026
MFRS 18, “Presentation and Disclosure in Financial Statements”	1 January 2027
MFRS 19, “Subsidiaries without public Accountability Disclosure”	1 January 2027
Amendments to MFRS 10, “Consolidated Financial Statements” and MFRS 128, “Investments in Associates and Joint Ventures” (Sale or Contribution of Assets between an Investor and its Associate or Joint Venture)	Effective date yet to be determined

2. Basis of preparation (Cont'd)

(a) Statement of compliance (Cont'd)

Standards issued but not yet effective (Cont'd)

The Combining Entities intend to adopt the above new and amendments to MFRSs when they become effective.

The initial applications of the above-mentioned new and amendments to MFRSs are not expected to have any significant impacts on the combined financial statements of the Combining Entities.

(b) Functional and presentation currency

The combined financial statements are presented in Ringgit Malaysia ("RM"), which is the Combining Entities' functional currency. All financial information is presented in RM and has been rounded to the nearest RM except when otherwise stated.

(c) Significant accounting judgements, estimates and assumptions

Estimates, assumptions concerning the future and judgements are made in the preparation of the financial statements. They affect the application of the Combining Entities' accounting policies, reported amounts of assets, liabilities, income and expenses, and disclosures made. They are assessed on an on-going basis and are based on experience and relevant factors, including expectations of future events that are believed to be reasonable under the circumstances.

The key assumptions concerning the future and other key sources of estimation or uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below:

Revenue from construction contracts

The Combining Entities recognise revenue from construction contracts over the period of the contract by reference to the progress towards complete satisfaction of the performance obligation using the input method.

The progress towards complete satisfaction of performance obligation is measured based on the direct measurements of the value transferred by the Combining Entities to the customer and the Combining Entities' efforts or budgeted inputs to the satisfaction of the performance obligation. Significant judgement is required in determining the completeness and accuracy of the budgets and actual costs incurred-to-date over the estimated total costs. The total estimated costs are based on approved budgets, which require assessments and judgements to be made on changes in, for example, work scope, changes in costs and costs to completion. In making the judgement, the Combining Entities evaluate based on past experience, the work of specialists and a continuous monitoring mechanism.

3. **Material accounting policy information**

The Combining Entities apply the material accounting policy information set out below, consistently throughout all periods presented in the combined financial statements unless otherwise stated.

(a) **Consolidation**

Common control business combination outside the scope of MFRS 3

A business combination involving entities under common control is a business combination in which all the Combining Entities or businesses are ultimately controlled by the same party or parties both before and after the business combination, and that control is not transitory. A business combination involving common control entities, and accordingly the accounting principles are used to include the assets, liabilities, results, equity changes and cash flows of the Combining Entities in the combined financial statements.

In applying merger accounting, combined financial statements items of the Combining Entities or businesses for the reporting years in which the common control combination occurs, and for any comparative years disclosed, are included in the financial statements of the entity as if the combination had occurred from the date when the Combining Entities first came under the control of the controlling party or parties prior to the common control combination.

A single uniform set of accounting policies is adopted by the entity. Therefore, the entity recognised the assets, liabilities and equity of the Combining Entities or business at the carrying amounts in the combined financial statements of the controlling party or parties to the common control combination.

The carrying amounts are included as if such combined financial statements had been prepared by the controlling party, including adjustments required for conforming the entity's accounting policies and applying those policies to all years presented. There is no recognition of any goodwill or excess of the acquirer's interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities over cost at the time of the common control combination. The effects of all transactions between the Combining Entities or businesses, whether occurring before or after the combination, are eliminated in preparing the combined financial statements of the entity.

3. Material accounting policy information (Cont'd)

(a) Consolidation (Cont'd)

Common control business combination outside the scope of MFRS 3 (Cont'd)

Under the merger method of accounting, the results of subsidiaries are presented as if the merger had been effected throughout the current and previous years. The assets and liabilities are accounted for based on the carrying amounts from the perspective of the common control shareholders at the date of transfer. On combination, the cost of the merger is cancelled with the values of the shares received. Any resulting credit difference is classified as equity and regarded as a non-distributable reserve. Any resulting debit difference is adjusted against any suitable reserve. Any share premium, capital redemption reserve and any other reserves which are attributable to share capital of the merged entities, to the extent that they have not been capitalised by a debit difference, are reclassified and presented as movement in merger reserve.

(b) Property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation and less accumulated impairment losses.

(i) Recognition and measurement

Property, plant and equipment, are measured at cost less accumulated depreciation and less any impairment losses. The cost of an item of property, plant and equipment is recognised as an asset if, and only if, it is probable that future economic benefit associated with the item will flow to the Combining Entities and the cost of the item can be measured reliably.

(ii) Subsequent costs

The cost of replacing part of an item of property, plant and equipment is recognised in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Combining Entities and their costs can be measured reliably. The costs of the day-to-day servicing of property, plant and equipment are recognised in the profit or loss as incurred.

(iii) Depreciation

Depreciation is recognised in the profit or loss on straight-line basis over the estimated useful life of each component of an item of property, plant and equipment from the date that they are available for use.

3. Material accounting policy information (Cont'd)

(b) Property, plant and equipment (Cont'd)

(iii) Depreciation (Cont'd)

The estimated useful lives for the current and comparative periods are as follows:

Computer and software	3 years
Furniture and fittings	10 years
Office equipment	5 years
Signboard	5 years
Motor vehicle	5 years
Renovation	5 years

The residual values, useful lives and depreciation method are reviewed at the end of each reporting period to ensure that the amount, method and period of depreciation are consistent with previous estimates and the expected pattern of consumption of the future economic benefits embodied in the property, plant and equipment.

(c) Leases – Accounting by lessee

Leases are recognised as right-of-use assets and a corresponding liability at the commencement date on which the leased asset is available for use by the Combining Entities.

In determining the lease term, the Combining Entities consider all facts and circumstances that create an economic incentive to exercise an extension option, or not to exercise a termination option. Extension or termination options are taken into consideration in determining the lease term if it is reasonably certain that the lease will be extended or terminated.

Right-of-use assets are initially measured at cost comprising the following:

- The amount of the initial measurement of lease liability;
- Any lease payments made at or before the commencement date less any lease incentive received;
- Any initial direct costs; and
- Decommissioning or restoration costs

Right-of-use assets are subsequently measured at cost, less accumulated depreciation and impairment loss. The right-of-use assets are depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis. If the Combining Entities are reasonably certain that it will exercise a purchase option, the right-of-use asset is depreciated over the underlying asset's useful life.

3. Material accounting policy information (Cont'd)

(c) Leases – Accounting by lessee (Cont'd)

Lease liabilities are initially measured at the present value of the lease payments that are not paid at that date. The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, the lessee's incremental borrowing rate is used. Lease payments are allocated between principal and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Short-term leases are leases with a lease term of 12 months or less. Payments associated with short-term leases of low-value assets are recognised on a straight-line basis as an expense in profit or loss.

(d) Financial assets

(i) Classification

The Combining Entities classify its financial assets in the following measurement categories:

- Amortised cost;
- Fair value through other comprehensive income ("FVOCI"); and
- Fair value through profit or loss ("FVTPL")

The classification depends on the Combining Entities' business model for managing the financial assets as well as the contractual terms of the cash flows of the financial asset.

Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest.

The Combining Entities reclassify debt instruments when and only when its business model for managing those assets changes.

(ii) Recognition and initial measurement

Regular purchases and sales of financial assets are recognised on the trade-date, the date on which the Combining Entities commit to purchase or sell the asset.

At initial recognition, the Combining Entities measure a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

3. Material accounting policy information (Cont'd)

(d) Financial assets (Cont'd)

(iii) Subsequent measurement

Debt instruments

Debt instruments mainly comprise of trade receivables, other receivables and cash and bank balances.

Subsequent measurement categories, depending on the Combining Entities' business model for managing the asset and the cash flow characteristics of the asset.

Debt instruments that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt instrument that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in interest income using the effective interest rate method.

(iv) Impairment

The Combining Entities assess expected credit losses associated with its debt instruments carried at amortised cost on a forward-looking basis. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Expected credit losses represent a probability-weighted estimate of the difference between present value of cash flows according to contract and present value of cash flows the Combining Entities expect to receive, over the remaining life of the financial instrument.

For trade receivables and contract assets, the Combining Entities apply the simplified approach, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

While cash and cash equivalents are also subject to the impairment requirements of MFRS 9, the identified impairment loss was immaterial.

In measuring expected credit losses, trade receivables and contract assets are grouped based on shared credit risk characteristics and days past due. The contract assets relate to unbilled work in progress, which have substantially the same risk characteristics as the trade receivables for the same type of contracts. The Group has therefore concluded that the expected loss rates for trade receivables are a reasonable approximation of the loss rates for the contract assets.

3. Material accounting policy information (Cont'd)

(d) Financial assets (Cont'd)

(iv) Impairment (Cont'd)

In calculating the expected credit loss rates, the Combining Entities consider historical loss rates for each category of customers and adjusts to reflect current and forward-looking factors affecting the ability of the customers to settle the receivables.

The Combining Entities define a financial instrument as default, which is aligned with the definition of credit-impaired, when the debtor meets unlikelihood to pay criteria, which indicates the debtor is in significant financial difficulty. The Combining Entities consider the following instances:

- The debtor is in breach of financial covenants
- Concessions have been made by the Combining Entities related to the debtor's financial difficulty
- It is becoming probable that the debtor will enter bankruptcy or other financial reorganisation
- The debtor is insolvent

Financial assets that are credit-impaired are assessed for impairment on an individual basis.

The Combining Entities write off financial assets, in whole or in part, when it has exhausted all practical recovery efforts and has concluded there is no reasonable expectation of recovery. The assessment of no reasonable expectation of recovery is based on unavailability of debtor's sources of income or assets to generate sufficient future cash flows to repay the amount. The Combining Entities may write-off financial assets that are still subject to enforcement activity.

(e) Financial liabilities

Financial liabilities are initially recognised at fair value net of transaction costs for all financial liabilities not carried at fair value through profit or loss. All financial liabilities are subsequently measured at amortised cost using the effective interest method other than those categorised as fair value through profit or loss.

At the reporting date, the Combining Entities carry only financial liabilities at amortised cost on its statement of financial position. The Combining Entities' financial liabilities at amortised cost include trade payables, other payables and borrowings.

3. Material accounting policy information (Cont'd)

(f) Contract balances

(i) Contract assets

Contract asset is the right to consideration for goods and services transferred to the customers. The Combining Entities' contract asset is the excess of revenue recognised over the billings to-date and deposits or advances received from customers.

Where there is objective evidence of impairment, the amount of impairment losses is determined by comparing the contract assets' carrying amount and the present value of estimated future cash flows to be generated by the contract asset.

Contract asset is reclassified to trade receivable at the point at which invoices have been billed to customers. Contract assets are subject to impairment assessment in accordance of MFRS 9 *Financial Instruments*.

(ii) Contract liabilities

Contract liability is the obligation to transfer goods and services to customers for which the Combining Entities have received consideration or has billed the customers. The Combining Entities' contract liabilities are recognised as revenue when the Combining Entities perform its obligation under the contracts.

(g) Cash and cash equivalents

Cash and cash equivalents consist of cash and bank balances and deposits with banks and highly liquid investments which have an insignificant risk of changes in fair value with original maturities of three month or less, and are used by the Combining Entities in the management of their short term commitments. For the purpose of the statement of cash flows, cash and cash equivalents are presented net of bank overdrafts and pledged deposits.

(h) Share capital

Ordinary shares and non-redeemable preference shares with discretionary dividends are classified as equity. Other shares are classified as equity and/or liability according to the economic substance of the particular instrument.

The transaction costs of an equity transaction are accounted for as a deduction from equity, net of tax. Equity transaction costs comprise only those incremental external costs directly attributable to the equity transaction which would otherwise have been avoided.

3. Material accounting policy information (Cont'd)

(i) Current and deferred income tax

The tax expense for the period comprises current and deferred income tax. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case the tax is also recognised in other comprehensive income or directly in equity, respectively.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted by the end of the reporting period, and any adjustment to tax payable in respect of previous financial years.

Deferred tax is recognised, using the liability method, on temporary differences arising between the amounts attributed to assets and liabilities for tax purposes and their carrying amounts in the financial statements. However, deferred tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss. Deferred tax is determined using tax rates that have been enacted or substantively enacted by the end of the reporting period and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled.

Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, unused tax losses or unused tax credits can be utilised.

Deferred and current tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income tax assets and liabilities relate to taxes levied by the same taxation authority on either the taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

(j) Employee benefits

(i) Short-term employee benefits

Short-term employee benefit obligations in respect of salaries, annual bonuses, paid annual leave and sick leave are measured on an undiscounted basis and are expensed as the related service is provided.

A liability is recognised for the amount expected to be paid under short-term cash bonus or profit sharing plans if the Combining Entities have a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

3. Material accounting policy information (Cont'd)

(j) Employee benefits (Cont'd)

(ii) Defined contribution plans

As required by law, companies in Malaysia make contributions to the state pension scheme, the Employees Provident Fund (“EPF”). Such contributions are recognised as an expense in profit or loss in the period to which they relate.

(k) Revenue and income recognition

(i) Revenue from contracts with customers

Revenue is recognised when the Combining Entities satisfied a performance obligation (“PO”) by transferring a promised good or service to the customer, which is when the customer obtains control of the good or service. A PO may be satisfied at a point in time or over time. The amount of revenue recognised is the amount allocated to the satisfied PO.

A contract with customer exists when the contract has commercial substance, the Combining Entities and its customer have approved the contract and intend to perform their respective obligations, the Combining Entities and its customer’s rights regarding the goods or services to be transferred and the payment terms can be identified, and it is probable that the Combining Entities will collect the consideration to which it will be entitled to in exchange of those goods or services.

Building Information Modelling Services

Revenue is recognised over time using cost incurred method. This is calculated on the proportion of total internal costs incurred at the reporting date compared to Directors’ estimation of total internal costs or total costs of the contract.

(ii) Interest income

Interest income is recognised on accruals basis using the effective interest method.

(l) Operating segments

For management purpose, the Combining Entities is organised into operating segment based on their business activities. An operating segment’s operating results are reviewed regularly by the Chief Executive Officer of the Combining Entities, to make decisions about the resources to be allocated to the segments and assess the segment performance.

4. Property, plant and equipment

Cost	Computer and software RM	Furniture and fittings RM	Office equipment RM	Signboard RM	Motor vehicle RM	Renovation RM	Total RM
At 1 October 2023	30,106	2,746	14,733	2,430	175,767	25,180	250,962
Additions	-	2,072	1,398	-	-	-	3,470
At 30 September 2024	30,106	4,818	16,131	2,430	175,767	25,180	254,432
Additions	61,159	2,600	3,049	-	-	-	66,808
At 30 September 2025	91,265	7,418	19,180	2,430	175,767	25,180	321,240
Accumulated depreciation							
At 1 October 2023	29,475	1,047	6,460	655	64,446	21,383	123,466
Charge for the financial year	437	314	3,115	486	35,153	3,793	43,298
At 30 September 2024	29,912	1,361	9,575	1,141	99,599	25,176	166,764
Charge for the financial year	10,627	525	2,864	339	35,153	-	49,508
At 30 September 2025	40,539	1,886	12,439	1,480	134,752	25,176	216,272
Carrying amount							
At 30 September 2025	50,726	5,532	6,741	950	41,015	4	104,968
At 30 September 2024	194	3,457	6,556	1,289	76,168	4	87,668

4. Property, plant and equipment (Cont'd)

Including in net carrying amount of property, plant and equipment are under hire purchase as follows:

	2025 RM	2024 RM
Motor vehicle	32,847	61,000

5. Right of use asset

	Office RM
Cost	
At 1 October 2023	81,013
Lease modification	21,196
At 30 September 2024	102,209
Completion of lease	(102,209)
At 30 September 2025	-
Accumulated depreciation	
At 1 October 2023	13,502
Charge for the financial year	47,572
At 30 September 2024	61,074
Charge for the financial year	41,135
Completion of lease	(102,209)
At 30 September 2025	-
Carrying amount	
At 30 September 2025	-
At 30 September 2024	41,135

6. Trade receivables

	2025 RM	2024 RM
Trade receivables	322,194	307,564
Less: Expected credit loss allowances	(13,701)	(13,701)
	308,493	293,863

Trade receivable is non-interest bearing and is generally on 30 days (2024: 30 days) credit terms. They are recognised at their original invoice amounts which represent their fair values on initial recognition. Other credit terms are assessed and approved on a case-by-case basis.

6. Trade receivables (Cont'd)

The ageing analysis of the trade receivables is as follows:

	Gross amount RM	ECLs RM	Net amount RM
2025			
Not past due	2,385	-	2,385
Past due:			
Less than 30 days	15,793	-	15,793
31 to 60 days	39,815	-	39,815
61 to 90 days	-	-	-
91 to 120 days	237,500	-	237,500
121 to 150 days	2,000	-	2,000
151 to 180 days	-	-	-
More than 181 days	24,701	(13,701)	11,000
	319,809	(13,701)	306,108
	322,194	(13,701)	308,493
2024			
Not past due	-	-	-
Past due:			
Less than 30 days	229,263	-	229,263
31 to 60 days	38,600	-	38,600
61 to 90 days	15,000	-	15,000
91 to 120 days	-	-	-
121 to 150 days	-	-	-
151 to 180 days	-	-	-
More than 181 days	24,701	(13,701)	11,000
	307,564	(13,701)	293,863
	307,564	(13,701)	293,863

The Combining Entities' trade receivables of RM306,108 (2024: RM293,863) were past due but not individually impaired. These relate to a number of independent customers for whom there is no recent history of default.

The Combining Entities' trade receivables of RM13,701 (2024: RM13,701) were individually impaired. The individually impaired receivables mainly relate to trade receivables which are facing cash flow difficulties.

At the reporting date, the Combining Entities' concentration of the top 1 (2024: 3) trade customers represent 77% (2024: 66%) of the total trade receivables.

6. Trade receivables (Cont'd)

Movement on expected credit loss allowances on trade receivables are as follows:

	2025 RM	2024 RM
At beginning of the financial year	13,701	-
Charge during the financial year	-	13,701
At end of the financial year	13,701	13,701
Represented by:		
Specific expected credit loss	13,701	13,701

7. Other receivables

	2025 RM	2024 RM
Non-trade receivable	1,005	1,005
Deposits	18,120	12,460
Prepayments	189,533	24,114
	208,658	37,579

Non-trade receivables are unsecured, non-interest bearing and repayable on demand.

Included in non-trade receivables is an amount due from a company in which a Director of the Combining Entities has interest amounting to RM1,005 (2024: RM1,005).

Included in deposits is an amount paid to a company in which a Director of the Combining Entities has interest amounting to RM1,800 (2024: RM1,800).

Prepayments include an amount of RM105,570 (2024: Nil) prepaid for initial public offering ("IPO") expenses.

8. Contract assets

	2025 RM	2024 RM
Contract assets	1,810,566	525,197

The contract assets primarily relate to the Combining Entities' right to consideration for work completed on contracts but not yet billed as at the reporting date. This balance will be invoiced progressively upon the acceptance of completed works by customers.

8. Contract assets (Cont'd)

	2025 RM	2024 RM
At beginning of the financial year	525,197	109,855
Revenue recognised during the financial year	4,327,541	1,980,381
Less: Progress billings issued during the financial year	(3,042,172)	(1,565,039)
At end of the financial year	1,810,566	525,197
Represented by:		
Contract assets	1,810,566	525,197

As at the end of the financial year, the aggregate amount of the transaction price allocated to the remaining unfulfilled performance obligations of the Combining Entities is RM1,772,428 (2024: RM2,621,689) which will be recognised as revenue when the relevant projects are completed, which are expected to occur over the next 12 months.

9. Invested equity

	No. of ordinary shares		Amount	
	2025 Units	2024 Units	2025 RM	2024 RM
Issued and fully paid:				
At beginning of the financial year	156,000	156,000	156,000	156,000
Issuance of shares	27,530	-	27,530	-
At end of the financial year	183,530	156,000	183,530	156,000

The holder of ordinary shares is entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Combining Entities. All ordinary shares rank equally with regards to the Combining Entities' residual assets.

For the purpose of this report, the total number of shares as at 30 September 2024 and 30 September 2025 represent the total aggregate number of issued and fully paid up shares of the combined entities.

10. Borrowings

	2025 RM	2024 RM
Non-current		
Term loans - secured	430,020	112,112
Current		
Term loans – secured	67,602	32,027
	497,622	144,139

10. Borrowings (Cont'd)

The term loans are secured by the followings:

- (i) Joint and several guarantee by certain Directors of the Combining Entities;
- (ii) Guarantee by Credit Guarantee Corporation Malaysia Berhad ("CGC") for 70% of the financing amount; and
- (iii) Security documents included letter of offer, master facility agreement and deed of assignment.

The effective interest rate per annum is as follows:

	2025 %	2024 %
Term loans	3.44 - 8.35	3.44 - 7.72

11. Lease liabilities

	2025 RM	2024 RM
Repayable within twelve months	15,479	56,666
Repayable after twelve months	66,328	81,806
	81,807	138,472

Included in lease liabilities of the Combining Entities is hire purchase financing amounting to RM81,807 (2024: RM96,623) for motor vehicle as disclosed in Note 4 to the financial statements. The interest rates of the hire purchase financing is 2.23% (2024: 2.23%) per annum.

12. Deferred tax liabilities

	2025 RM	2024 RM
At beginning/end of the financial year	21,600	21,600

The components of deferred tax liabilities are as follows:

	2025 RM	2024 RM
Property, plant and equipment	21,600	21,600

13. Trade payables

The normal trade credit terms granted to the Combining Entities ranged from 30 to 60 days (2024: 30 to 60 days) depending on the terms of the contracts.

14. Other payables

	2025 RM	2024 RM
Non-trade payables	287,371	1,297
Accruals	179,033	127,268
	<u>466,404</u>	<u>128,565</u>

Included in non-trade payables are:

- (a) an amount due to Director of the Combining Entities amounting to Nil (2024: RM1,064); and
- (b) dividend payable to the shareholders of the Combining Entities amounting to RM248,000 (2024: Nil).

15. Revenue

	2025 RM	2024 RM
Revenue from contracts with customers:		
Building Information Modelling services contracts	<u>4,327,541</u>	<u>1,980,381</u>
Timing of revenue recognition:		
Over time	<u>4,327,541</u>	<u>1,980,381</u>
Geographical market:		
Malaysia	3,871,274	1,980,381
Singapore	<u>456,267</u>	<u>-</u>
	<u>4,327,541</u>	<u>1,980,381</u>

16. Finance costs

	2025 RM	2024 RM
Term loan interest	15,204	1,819
Lease liabilities interest	<u>4,334</u>	<u>6,398</u>
	<u>19,538</u>	<u>8,217</u>

17. Profit before tax

Profit before tax is determined after charging/(crediting) amongst other, the following items:

	2025 RM	2024 RM
Auditors' remuneration	46,000	10,484
Depreciation of property, plant and equipment	49,508	43,298
Depreciation of right of use assets	41,135	47,572
Expected credit loss on trade receivables	-	13,701
Interest income	(613)	(198)
Short term lease	22,364	-

18. Taxation

	2025 RM	2024 RM
Current tax:		
- Current financial year provision	404,433	49,652
- Under provision in prior financial year	2,435	8,061
	406,868	57,713

A reconciliation of income tax expenses applicable to profit before tax at the statutory tax rate to income tax expenses at the effective income tax of the Combining Entities are as follows:

	2025 RM	2024 RM
Profit before tax	1,832,031	332,869
At Malaysia statutory tax rate of 24% (2024: 24%)	439,687	79,889
Effect of differential tax rate for chargeable income up to RM600,000 (2024: RM600,000)	(45,000)	(28,984)
Expenses not deductible for tax purposes	9,746	6,239
Non-taxable income	-	(7,492)
Under provision of tax expenses in prior financial years	2,435	8,061
	406,868	57,713

19. Earnings per shareBasic earnings per share

The basic earnings per share are calculated based on the profit for the financial year attributable to owners of the Combining Entities and the weighted average number of ordinary shares in issued during the financial year as follows:

	2025 RM	2024 RM
Profit attributable to owners of the Combining Entities	1,425,163	275,156
Weighted average number of ordinary shares (units)	176,214	156,000
Basic earnings per share (RM)	8.09	1.76

Diluted earnings per share

There are no diluted earnings per share as the Combining Entities do not have any dilutive potential ordinary shares outstanding as at the end of the reporting date.

20. Dividends

	2025 RM	2024 RM
Dividend recognised as distribution to owners of the Combining Entities:		
A single-tier dividend of RM0.641 per ordinary share in respect of the financial year ended 30 September 2024 declared and paid on 31 March 2024	-	100,000
A single-tier dividend of RM0.545 per ordinary share in respect of the financial year ended 30 September 2025 declared and paid on 30 July 2025	100,000	-
A single-tier dividend of RM1.351 per ordinary share in respect of the financial year ended 30 September 2025 declared on 30 September 2025, which remain unpaid as of date of this report	248,000	-
	348,000	100,000

21. Staff costs

	2025 RM	2024 RM
Staff costs (excluding Directors) comprise:		
- Salaries, wages and other emoluments	848,604	166,865
- Defined contribution plans	105,846	21,558
- Social security contributions	15,686	3,197
	<u>970,136</u>	<u>191,620</u>
Charged to cost of sales	827,979	74,419
Charged to administrative expenses	<u>142,157</u>	<u>117,201</u>
	<u>970,136</u>	<u>191,620</u>

22. Reconciliation of liabilities arising from financing activities

The table below shows the details changes in the liabilities of the Combining Entities arising from financing activities, including both cash and non-cash changes:

	Lease liabilities RM	Term loans RM	Total RM
At 1 October 2023	178,679	75,136	253,815
Lease modification	21,196	-	21,196
Drawdown of term loan	-	100,000	100,000
Repayment of liabilities	(61,403)	(30,997)	(92,400)
Net cash flows	<u>(61,403)</u>	<u>69,003</u>	<u>7,600</u>
At 30 September 2024	138,472	144,139	282,611
Drawdown of term loan	-	430,000	430,000
Repayment of liabilities	(56,665)	(76,517)	(133,182)
Net cash flows	<u>(56,665)</u>	<u>353,483</u>	<u>296,818</u>
At 30 September 2025	<u>81,807</u>	<u>497,622</u>	<u>579,429</u>

23. Related party disclosures

For the purposes of these combined financial statements, parties are considered to be related to the Combining Entities if the Combining Entities have the ability, directly or indirectly, to control or joint control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Combining Entities and the party are subject to common control. Related parties may be individuals or other entities.

Related parties also include key management personnel defined as those persons having authority and responsibility for planning, directing and controlling the activities of the Combining Entities either directly or indirectly. The key management personnel comprise the Directors of the Combining Entities, having authority and responsibility for planning, directing and controlling the activities of the Combining Entities directly or indirectly.

23. Related party disclosures (Cont'd)

Significant related party transactions

Related party transactions have been entered into in the normal course of business under negotiated terms. In addition to the related party balances disclosed elsewhere in the combined financial statements, the significant related party transactions of the Combining Entities are as follows:

	2025 RM	2024 RM
Transactions with a company related to the Directors of the Combining Entities		
- Secretary fees	5,170	1,228
- Accounting fees	37,044	33,216
- Tax fees	6,956	1,836
Transactions with an individual related to the Directors of the Combining Entities		
- Professional fees	47,000	30,000

Compensation of key management personnel

Remuneration of the Directors are as follows:

	2025 RM	2024 RM
Directors' fees	255,000	165,000
Salaries and other emoluments	42,324	-
Defined contribution plans	7,467	-
Social security contributions	746	-
	305,537	165,000

24. Operating segments

(a) Business segments

For management purposes, the Combining Entities are predominantly involved in providing Building Information Modelling services.

Management monitors the operating results of its business units separately for the purpose of making decisions about resources allocation and performance assessment. Segment performance is evaluated based on profit or loss and is measured consistently with profit or loss in the combined financial statements.

Information about operating segments has not been reported separately as the Combining Entities' revenue, profit or loss, assets and liabilities are mainly confined to a single operating segment.

(b) Geographic information

In presenting information on the basis of geographical segments, segment revenue is based on geographical location of customers. Segment assets are based on the geographical location of the assets. No geographical information presented for segment as these assets are entirely located in Malaysia.

The following table provides an analysis of the Combining Entities' revenue by geographical segments:

	2025 RM	2024 RM
Malaysia	3,871,274	1,980,381
Singapore	456,267	-
	<u>4,327,541</u>	<u>1,980,381</u>

(c) Major customers

The followings are the major customers with revenue more than 10% of the Combining Entities' revenue.

	2025 RM	2024 RM
Customer A	757,502	739,706
Customer B	594,814	-
Customer C	509,103	592,864
Customer D	*	287,850
Customer E	448,600	-
	<u>2,310,019</u>	<u>1,620,420</u>

*During the financial year, the revenue from this customer was less than 10% of the Combining Entities' revenue.

25. Financial instruments

(a) Classification of financial instruments

The following table analyses the financial assets and financial liabilities of the combined entities by the classes and categories of financial instruments to which they are assigned, and therefore by the measurement basis:

	Financial assets and liabilities at amortised cost	
	2025	2024
	RM	RM
Financial assets		
Trade receivables	308,493	293,863
Other receivables	19,125	13,465
Cash and bank balances	1,051,308	184,706
	<u>1,378,926</u>	<u>492,034</u>
Financial liabilities		
Trade payables	199,505	25,643
Other payables	466,404	128,565
Lease liabilities	81,807	138,472
Borrowings	497,622	144,139
	<u>1,245,338</u>	<u>436,819</u>

(b) Financial risk management objectives and policies

The Combining Entities' financial risk management policy is to ensure that adequate financial resources are available for the development of the Combining Entities' operations whilst managing their credit, liquidity and market risks. The Combining Entities operate within clearly defined guidelines that are approved by the Board and the Combining Entities' policy are not to engage in speculative transactions.

The following sections provide details regarding the Combining Entities' exposure to the abovementioned financial risk and the objectives, policies and processes for the management of these risks.

25. Financial instruments (Cont'd)

(b) Financial risk management objectives and policies (Cont'd)

(i) Credit risk

Credit risk is the risk of a financial loss to the Combining Entities if a customer or counterparty to a financial instrument fails to meet its contractual obligations. The Combining Entities' exposure to credit risk arises principally from trade receivables, other receivables, and cash and bank balances. There are no significant changes as compared to previous financial years.

The Combining Entities have adopted a policy of only dealing with creditworthy counterparties. Management has a credit policy in place to control credit risk by dealing with creditworthy counterparties and deposits with banks and financial institutions with good credit rating. The exposure to credit risk is monitored on an ongoing basis and action will be taken for long outstanding debts.

The carrying amounts of the financial assets recorded on the combined statements of financial position as at the reporting date represent the Combining Entities' maximum exposure to credit risk.

(ii) Liquidity risk

Liquidity risk refers to the risk that the Combining Entities will encounter difficulty in meeting their financial obligations as they fall due. The Combining Entities' exposure to liquidity risk arises primarily from mismatches of the maturities of financial assets and liabilities.

The Combining Entities' funding requirements and liquidity risk are managed with the objective of meeting business obligations on a timely basis. The Combining Entities finance their liquidity through internally generated cash flows and minimise liquidity risk by keeping committed credit lines available.

25. Financial instruments (Cont'd)

(b) Financial risk management objectives and policies (Cont'd)

(ii) Liquidity risk (Cont'd)

The following table analyses the remaining contractual maturity for financial liabilities. The table have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Combining Entities can be required to pay.

	On demand or within 1 year RM	1 to 5 years RM	More than 5 years RM	Total contractual cash flows RM	Total carrying amount RM
2025					
Trade payables	199,505	-	-	199,505	199,505
Other payables	466,404	-	-	466,404	466,404
Lease liabilities	18,600	72,195	-	90,795	81,807
Borrowings	106,215	466,638	69,471	642,324	497,622
	790,724	538,833	69,471	1,399,028	1,245,338
2024					
Trade payables	25,643	-	-	25,643	25,643
Other payables	128,565	-	-	128,565	128,565
Lease liabilities	61,000	74,400	16,394	151,794	138,472
Borrowings	40,896	127,174	-	168,070	144,139
	256,104	201,574	16,394	474,072	436,819

25. Financial instruments (Cont'd)

(b) Financial risk management objectives and policies (Cont'd)

(iii) Market risk

Interest rate risk

The Combining Entities' fixed rate borrowings are not exposed to a risk of change in interest rates. The Combining Entities' variable rate borrowings are exposed to a risk of change in cash flows due to changes in interest rates. Short term receivables and payables are not significantly exposed to interest rate risk.

The Combining Entities manage its interest rate risk exposure from interest bearing borrowings by obtaining financing with the most favourable interest rates in the market. The Combining Entities constantly monitor their interest rate risk by reviewing their debts portfolio to ensure favourable rates of these financial instruments and insignificant impact of discounting are obtained. The Combining Entities do not utilise interest swap contracts or other derivative instruments for trading or speculative purposes.

The interest rate profile of the Combining Entities' significant interest-bearing financial instruments, based on carrying amounts as at the end of the reporting period was:

	2025 RM	2024 RM
Fixed rate instrument		
<u>Financial liability</u>		
Lease liabilities	81,807	96,623
Floating rate instrument		
<u>Financial liability</u>		
Borrowings	497,622	144,139

Since the Combining Entities' fixed rate financial liability is measured at amortised cost, possible changes in interest rates are not expected to have a significant impact on the Combining Entities' profit or loss.

As at the end of the financial year, if interest rates of floating rate instruments of the Combining Entities had been lower by 50 basis points with all other variables held constant, this will result in post-tax increases of RM1,891 (2024: RM548) in profit or loss.

25. Financial instruments (Cont'd)

(c) Fair value of financial instruments

The carrying amounts of short-term receivables and payables, cash and cash equivalents, and short-term borrowings approximate their fair value due to the relatively short-term nature of these financial instruments and insignificant impact of discounting.

The carrying amount of long-term floating rate borrowings approximate their fair value as the loans will be re-priced to market interest rate on or near reporting date.

26. Capital management

The Combining Entities' objective when managing capital are to safeguard the Combining Entities' ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Combining Entities may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

The Combining Entities monitor capital using a gearing ratio. The Combining Entities' policy are to maintain a prudent level of gearing ratio that complies with debt covenants and regulatory requirements. The gearing ratios at end of the reporting period are as follows:

	2025 RM	2024 RM
Borrowings	497,622	144,139
Lease liabilities	81,807	96,623
Less: Cash and bank balances	(1,051,308)	(184,706)
Net (cash)/debt	(471,879)	56,056
Total equity	1,770,755	666,062
Gearing ratio (times)	N/A	0.08

There were no changes in the Combining Entities' approach to capital management during the financial year.

Registration No.: 202501046035 (1647443-P)

BIMOFFICE GROUP BERHAD
(Incorporated in Malaysia)

STATEMENT BY DIRECTORS

We, the undersigned, being the two Directors of the Combining Entities, do hereby state that, in the opinion of the Directors, the combined financial statements set out on pages 4 to 39 are drawn up in accordance with Malaysian Financial Reporting Standards and International Financial Reporting Standards so as to give a true and fair view of the combined financial position of the Combining Entities as at 30 September 2025 and 30 September 2024 and of their combined financial performance and cash flows for the financial years then ended.

Signed on behalf of the Board of Directors in accordance with a resolution of the Directors
dated 24 NOV 2025



OOI CHOON LIM



TAN KEAN ENG

KUALA LUMPUR

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APPENDIX II

IMR REPORT

Date: 23 December 2025

The Board of Directors

BIMOffice Group Berhad

81-1 & 81-2, Jalan Rimbunan Raya 1
Laman Rimbunan, Kepong
52100 Kuala Lumpur

Dear Sirs / Madams,

Independent Market Research Report on the Building Information Modelling ("BIM") Solutions Industry in Malaysia ("IMR Report")

This IMR Report has been prepared by SMITH ZANDER INTERNATIONAL SDN BHD ("**SMITH ZANDER**") for inclusion in the Information Memorandum in conjunction with the proposed listing of BIMOffice Group Berhad on the LEAP Market of Bursa Malaysia Securities Berhad.

The objective of this IMR Report is to provide an independent view of the industry in which BIMOffice Group Berhad and its subsidiary ("**BIMOffice Group**") operate and to offer a clear understanding of the industry dynamics. BIMOffice Group is principally involved in the provision of BIM services for the construction industry. Thus, the scope of work for this IMR Report will address the following areas:

- (i) The BIM solutions industry in Malaysia;
- (ii) Key industry drivers, risks and challenges of the BIM solutions industry in Malaysia; and
- (iii) Competitive landscape of the BIM solutions industry in Malaysia.

The research process for this study has been undertaken through secondary or desktop research, as well as detailed primary research when required, which involves discussing the status of the industry with leading industry participants. Quantitative market information could be sourced from interviews by way of primary research and therefore, the information is subject to fluctuations due to possible changes in business, industry and economic conditions.

SMITH ZANDER has prepared this IMR Report in an independent and objective manner and has taken adequate care to ensure the accuracy and completeness of the report. We believe that this IMR Report presents a balanced view of the industry within the limitations of, amongst others, secondary statistics and primary research, and does not purport to be exhaustive. Our research has been conducted with an "overall industry" perspective and may not necessarily reflect the performance of individual companies in this IMR Report. SMITH ZANDER shall not be held responsible for the decisions and/or actions of the readers of this report. This report should also not be considered as a recommendation to buy or not to buy the shares of any company or companies mentioned in this report.

For and on behalf of SMITH ZANDER:



DENNIS TAN
MANAGING DIRECTOR

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The research for this IMR Report was completed on 19 December 2025.

For further information, please contact:

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About SMITH ZANDER INTERNATIONAL SDN BHD

SMITH ZANDER is a professional independent market research company based in Kuala Lumpur, Malaysia, offering market research, industry intelligence and strategy consulting solutions. SMITH ZANDER is involved in the preparation of independent market research reports for capital market exercises, including initial public offerings, reverse takeovers, mergers and acquisitions, and other fund-raising and corporate exercises.

Profile of the signing partner, Dennis Tan

Dennis Tan is the Managing Director of SMITH ZANDER. Dennis Tan has over 27 years of experience in market research and strategy consulting, including over 22 years in independent market research and due diligence studies for capital markets throughout the Asia Pacific region. Dennis Tan has a Bachelor of Science (major in Computer Science and minor in Business Administration) from Memorial University of Newfoundland, Canada.

1 BIM SOLUTIONS INDUSTRY IN MALAYSIA

Overview



The construction industry is undergoing a significant digital transformation under the global movement toward Construction 4.0, which integrates modern technologies to improve productivity, efficiency, safety and sustainability throughout the construction value chain. Amongst the key technologies in this evolution is BIM, a digital solution that underpins the modernisation of the construction sector, including the architecture and engineering fields.

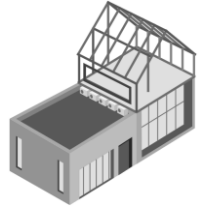
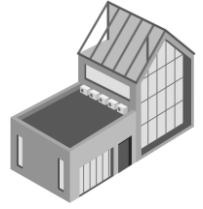
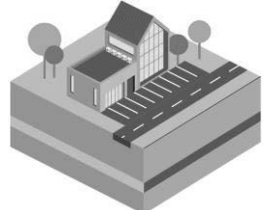
BIM solutions refer to the digital process of creating, managing and sharing information throughout the planning, design, construction and operational stages of a building or infrastructure project. BIM integrates both graphical and non-graphical data within a shared digital model, enabling effective collaboration amongst stakeholders, including project owners, architects, engineers, contractors and facility managers, to effectively create, evaluate and/or communicate project-related information.

Traditionally, Computer-Aided Design (“**CAD**”) software has been used to produce isolated two-dimensional (“**2D**”) or three-dimensional (“**3D**”) line drawings for building or infrastructure projects. BIM solutions, in contrast, create and maintain a centralised and 3D data-rich BIM model representation of both the functional and physical characteristics of a building or infrastructure. In addition, the 3D data-rich BIM model is further enhanced by introducing additional dimensions of project data, including four-dimensional (“**4D**”) information (i.e. time and scheduling), five-dimensional (“**5D**”) information (i.e. cost estimation), six-dimensional (“**6D**”) information (i.e. sustainability analysis) and seven-dimensional (“**7D**”) information (i.e. operations and maintenance); while maintaining the ability to derive 2D line drawings that are generally required for regulatory submissions and approvals. As such, BIM enables data-driven decision making, accurate and precise analysis of designs, early detection of design clashes, reduction of reworks during the construction phase, and optimisation of long-term management of an asset life cycle (including building or infrastructure), amongst others.

BIM models are developed in accordance with the Level of Development (“**LOD**”) framework, which specifies the level of detail in the drawing and reliability of information required at each project stage. The LOD framework generally progresses from conceptual design to as-built model, as outlined below:

BIM LOD framework

LOD	Description	Model illustration
LOD 100 Conceptual design	The model represents the massing and basic geometry of a building or infrastructure to convey the general design, and is generally used for preliminary conceptual studies.	
LOD 200 Preliminary design	The model includes approximate dimensions, location and orientation to support preliminary planning and early cost and design assessments.	

LOD	Description	Model illustration
LOD 300 Detailed design	The model is developed with accurate geometry and clearly defined graphical attributes, such as dimensions, location and orientation of building components including structural elements, architectural features, as well as mechanical, electrical and plumbing (“MEP”) systems. The model provides sufficient details to support design validation and clash detection, as well as construction coordination and documentation.	
LOD 400 Construction stage	The model is enhanced to include specific and detailed information such as exact dimensions, connections, joints, as well as fabrication, installation and assembly details for structural, architectural and MEP components. The model supports construction sequencing, prefabrication and on-site works, enabling precise construction planning and coordination amongst all contractors and stakeholders.	
LOD 500 As-Built model	The final model accurately represents the actual as-built conditions of the completed project, containing information such as equipment specifications, installation details and maintenance data. It is used for operations and maintenance purposes, facilitating facility management, renovation planning and asset lifecycle management.	

Sources: The Public Works Department of Malaysia (“JKR”), SMITH ZANDER

Further, building upon the concepts of BIM dimensions and the LOD framework, the implementation of BIM in construction projects is measured using BIM maturity levels ranging from Level 0 to Level 3, which also describe the maturity of information sharing and collaboration between stakeholders.

BIM maturity levels

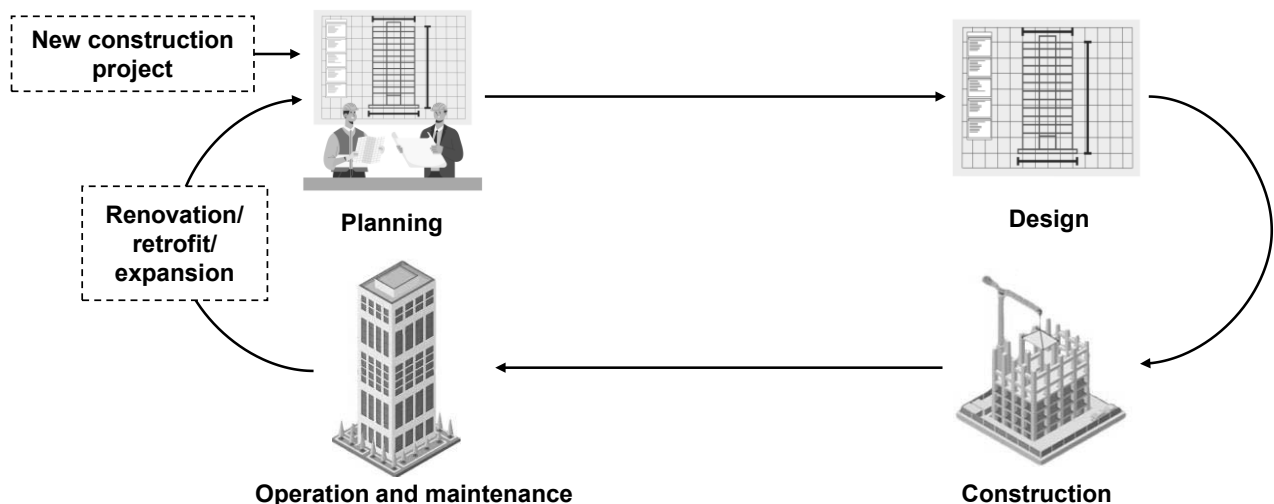
BIM maturity level	LEVEL 0	LEVEL 1	LEVEL 2	LEVEL 3
File format / Data sharing	Paper-based drawings with simple lines, arcs, text that are not shared on digital platform	Digital files with BIM models shared on a centralised digital platform or a CDE	Standardised digital files with BIM models shared on a centralised digital platform or a CDE	Standardised digital files with BIM models shared and used amongst stakeholders on a cloud-based environment
Collaboration level	Low collaboration	Partial collaboration	High collaboration	Full collaboration
Adoption of BIM dimension	2D	2D, 3D	2D, 3D, 4D, 5D	2D, 3D, 4D, 5D, 6D, 7D
Progression of LOD framework	N/A	LOD 100 – 200	LOD 300 – 400	LOD 500

Sources: JKR, SMITH ZANDER

- **BIM Level 0** represents the most basic stage of digital adoption, where information is created through paper-based or 2D drawings, including simple lines, arcs and text, often produced using CAD software. Collaboration between stakeholders at this level is minimal, and there is no shared environment for managing or coordinating project information. At this stage, the concept of the LOD framework does not apply, as no structured BIM model is developed.
- **BIM Level 1** introduces the use of digital files and marks the early stage of digital collaboration. At this level, stakeholders begin using a centralised digital platform or a Common Data Environment (“CDE”) to collect, manage and share project-related information. Collaboration at this level is partial, as stakeholders work on their 2D and 3D drawings or models independently but share them electronically on the centralised digital platform or CDE. The model at this level generally progresses through LOD 100 and LOD 200, representing conceptual and preliminary design stages.
- **BIM Level 2** reflects a highly collaborative environment in which 3D drawings or modelling that involve additional dimensions, namely 4D (time and scheduling) and 5D (cost estimation), are produced and exchanged amongst stakeholders in a standardised file format. This ensures interoperability across various stakeholders, allowing enhanced project control and coordination. The model at this level generally advances through LOD 300 and LOD 400, representing detailed design and construction phases. BIM Level 2 remains the most common stage of BIM implementation in Malaysia.
- **BIM Level 3** represents the most advanced stage of BIM maturity, whereby a shared BIM model is maintained within a cloud-based environment that allows stakeholders to access and update information according to their specific roles. In addition to 4D and 5D data, 6D (sustainability analysis) and 7D (operations and maintenance) dimensions are incorporated to support long-term performance management. Full collaboration amongst stakeholders on the usage of BIM models enabled through cloud computing, as well as incorporation of additional analysis and information, allows data-driven assessment and building/ infrastructure lifecycle monitoring. The model at this level may reach LOD 500, representing the as-built stage.

BIM solutions can be used throughout the entire lifecycle of a construction project, from planning and design to construction, operation and maintenance. The BIM model is created and managed within a CDE, which serves as a single source repository for all project data and information throughout the project lifecycle. The use of a CDE facilitates collaboration and inclusivity amongst all project stakeholders from the planning and design stages, with the model subsequently developed in accordance with required LOD during construction/renovation and later utilised for asset management activities during the operation and maintenance stages. This data-rich BIM model forms the foundational basis for the realisation of Digital Twin technology, with further details set out below:

General sequence of a construction project



Source: SMITH ZANDER

The application and benefits of BIM in each construction stage are detailed as follows:

Construction phase	Application of BIM
Planning	<ul style="list-style-type: none"> • BIM supports conceptual development, early cost estimation and time simulation, while considering the site locations and topography, amongst others. • This enables all project stakeholders to manage project data and information through CDE. It further supports them to visualise and evaluate design options before physical work begins.
Design	<ul style="list-style-type: none"> • All project stakeholders use BIM solutions to develop detailed 3D models that cover numerous components of the building or infrastructure, including foundation systems, structural frameworks, MEP systems, and surrounding facilities. • These models support advanced visualisation, performance simulations, and design clash detection to identify potential conflicts between elements (e.g. structural beams, ducts and pipes). • In addition, 6D (sustainability analysis) information is applied to assess energy performance, lighting and thermal comfort, and environmental impact of design alternatives. This supports optimisation of materials, systems and energy efficiency before construction begins.
Construction/ renovation	<ul style="list-style-type: none"> • The same BIM model extends its use for project execution in the form of Combined Services Drawings (CSD), Structural, Electrical and Mechanical Opening Drawings (SEM) and Individual Services Drawings (ISD). It also enhances management and coordination activities as it is enriched with detailed 4D (time and scheduling) and 5D (cost estimation) information. • 4D (time and scheduling) information links construction timelines with the BIM model to visualise and manage project progress, while 5D (cost estimation) information integrates cost data to enhance cost control and forecasting. • The BIM model also facilitates construction sequencing and planning, resource allocation, real-time data sharing and monitoring, digital coordination, as well as prefabrication and modular construction, allowing alignment between digital design and on-site activities.
Operation and maintenance	<ul style="list-style-type: none"> • The as-built BIM model functions as a comprehensive digital asset database under the Digital Twin technology, which is a real-time virtual replica of the building or infrastructure, containing information such as energy performance and carbon emissions gathered through live sensors, as well as equipment specifications, maintenance schedules and warranty information. • This information support facility management by monitoring operational efficiency through 6D (sustainability analysis) information, as well as enabling facility management, maintenance/renovation planning, asset lifecycle management and disaster preparedness through integration of 7D (operations and maintenance) information. • The BIM model should be updated continuously to reflect any changes in structure and/or systems, assisting facility managers in planning renovations, retrofits or expansions with minimal disruption.

Industry Performance, Size and Growth

BIM solutions encompass a broad range of functions that support multiple stages of construction projects and asset lifecycle management. These functions extend from 2D and 3D design and line drawings which are part of architectural scopes, to time and scheduling enabled by 4D information and cost estimation enabled by 5D information. BIM solutions further extend their application to asset lifecycle management through sustainability analysis enabled by 6D information as well as supporting operations and maintenance activities enabled by 7D information. As these capabilities powered by BIM solutions span across numerous disciplines, it serves as an integrated digital enabler in the evolution of the construction industry and the realisation of the Digital Twin technology, rather than a discrete or standalone industry segment.

As a result, comprehensive data that captures all elements of BIM solutions is not available, given its wide functional coverage and niche cross-disciplinary role within the construction and asset lifecycle management ecosystem. Accordingly, the size of the BIM solutions industry in Malaysia is not presented in this IMR Report. Nevertheless, the outlook for BIM solutions in Malaysia remains positive, as demand is expected to grow in the coming years, underpinned by the Key Industry Drivers as detailed in **Chapter 2 – Key Industry Drivers, Risks and Challenges** of this IMR Report.

2 KEY INDUSTRY DRIVERS, RISKS AND CHALLENGES

Key Industry Drivers

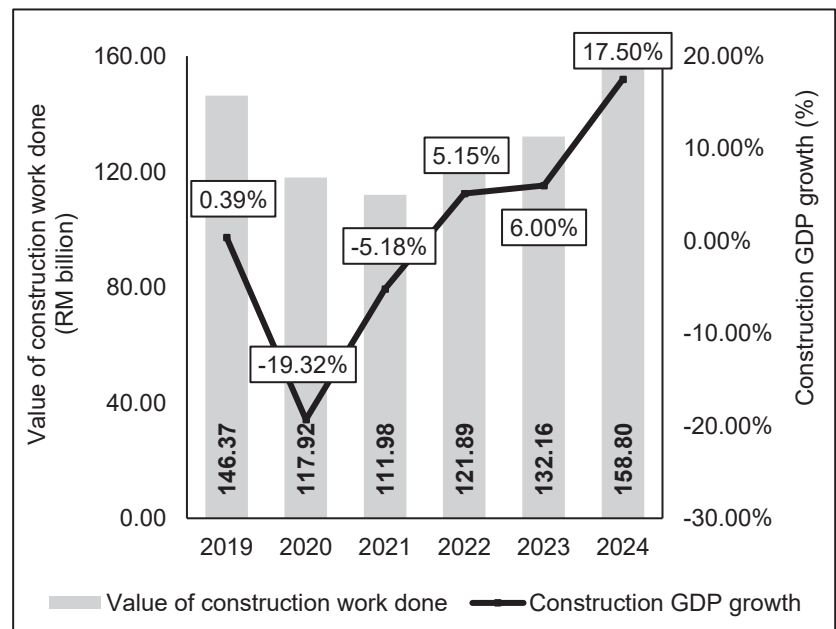
► Continuous growth of the construction industry drives demand for BIM solutions

The BIM solutions industry is driven by construction activities as BIM solutions play an integral role in enhancing productivity, efficiency, safety and sustainability throughout a construction project lifecycle. BIM solutions enable stakeholders including architects, engineers, consultants and contractors to collaborate seamlessly, reducing design errors, rework, and delays. It also supports better planning, cost control, and decision-making through accurate visualisation and data integration.

The performance of the construction industry in Malaysia, as measured by the value of construction work done, decreased from RM146.37 billion in 2019 to RM111.98 billion in 2021, at a negative CAGR of 12.53%. This was due to the temporary halt of construction activities as a result of the outbreak of the COVID-19 pandemic. Subsequently, as the COVID-19 pandemic subsided, the value of construction work done recovered and grew from RM121.89 billion in 2022 to RM158.80 billion in 2024 at a CAGR of 14.14%.

The construction GDP also moved in tandem with the value of construction work done, whereby it declined by 19.32% in 2020 and 5.18% in 2021, before recovering by 5.15% in 2022, followed by continuous growth in both 2023 and 2024 at 6.00% and 17.50% respectively.

Value of construction work done and construction gross domestic products (“GDP”) growth (Malaysia), 2019 – 2024



Sources: DOSM, SMITH ZANDER

Furthermore, according to the Fiscal Outlook and Federal Government Revenue Estimates 2026 published by the Ministry of Finance, Malaysia (“**MOF**”) in October 2025, the construction GDP is estimated to increase by 10.05% in 2025 and is forecast to increase by 6.05% in 2026. The estimated and forecast growth of the construction industry is premised on the continuous demand for construction activities for building construction (e.g. commercial, industrial and residential properties, township development, and data centre projects) and infrastructure development, which will in turn drive the demand for BIM solutions.

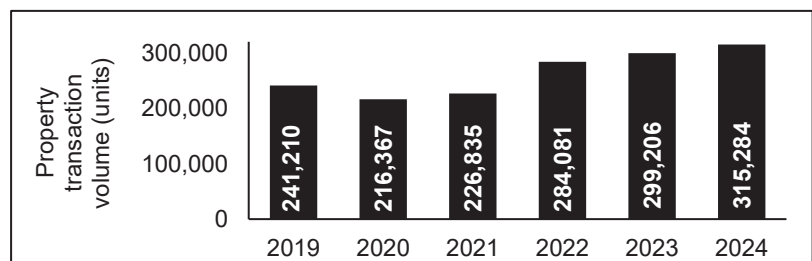
► Continuous demand for properties creates demand for BIM solutions

The demand for BIM solutions is also driven by construction activities undertaken to build new commercial, industrial and residential properties. Hence, the demand for commercial, industrial and residential properties will drive the demand for BIM solutions.

After a 10.30% decline in 2020 due to the outbreak of the COVID-19 pandemic, property transaction volume in Malaysia recorded growth of 4.84% from 216,367 transactions in 2020 to 226,835 transactions in 2021 amidst the ongoing COVID-19 pandemic, driven by the increase in residential property transactions. This is attributed to several initiatives by the Government such as the reintroduction of the National Home Ownership Campaign (“**HOC**”), upliftment of 70% margin of financing limit for third housing loan onwards for properties priced RM600,000 and above during the HOC period, and full stamp duty exemptions for first-time Malaysian home-buyers who purchase residential properties priced RM500,000 and below.

As the COVID-19 pandemic subsided in 2022, property transaction volume recovered and continued growing from 226,835 transactions in 2021 to 315,284 transactions in 2024 at a CAGR of 11.60%. This shows positive demand in the property market which is expected to drive more launches of new property development projects. With more project launches, demand for BIM solutions is expected to increase accordingly.

Number of property transactions (Malaysia), 2019 – 2024



Sources: National Property Information Centre, SMITH ZANDER

The demand for properties is further driven by various factors, including economic growth and rising affluence, as well as growing commercial and industrial sectors. As the economy in Malaysia continues to grow alongside the growth of the commercial and industrial sectors, the demand for properties is expected to grow in tandem, thereby driving construction activities and in turn contributing positively to the BIM solutions industry in Malaysia.

► Infrastructure development by the Government drives the demand for BIM solutions

In the Budget 2026, the Government reported that from 2023 to 2026, it had spent or allocated a total of RM341.10 billion for development expenditure to boost economic growth. In particular, for 2026, the transport subsector was allocated the largest share amongst total development expenditure for the year (RM81.00 billion), at RM17.53 billion or 21.64%, mainly for ongoing key infrastructure projects, which include the Pan Borneo Highway in Sabah, Sabah-Sarawak Link Roads, Klang Valley Double Tracking (Phase 2), Electrified Double Track from Gemas to Johor Bahru, LRT Mutiara Line in Penang and the Rapid Transit System Link (RTS Link) between Johor Bahru and Singapore.

Development expenditure for transport subsector (Malaysia), 2023 – 2026

Year	RM billion	Change (%)
2023	17.76	7.25
2024	20.47	15.26
2025	16.37	-20.03
2026	17.53	7.09

Sources: MOF, SMITH ZANDER

As the construction of these infrastructure development projects may require BIM solutions for, amongst others, design, project coordination, clash detection, scheduling and cost management, it is expected to create demand for BIM solutions, thus spurring the growth of the BIM solutions industry in Malaysia.

► **Government initiatives in promoting the adoption of BIM in construction projects will drive the demand for BIM solutions**

The Government has been actively promoting the adoption of BIM to modernise and digitalise the construction industry. Through a series of initiatives, the Government aims to enhance productivity, efficiency, safety and sustainability while reducing construction costs and waste. These efforts not only accelerate the digital transformation of the construction sector but also drive stronger demand for BIM solutions amongst industry players. Initiatives introduced by the Government that will drive the adoption of BIM in construction projects include:

Government initiatives	Descriptions
Construction 4.0 Strategic Plan (CSP) 2021–2025	<ul style="list-style-type: none"> The Construction 4.0 Strategic Plan was published by the Construction Industry Development Board (“CIDB”) in 2020 to accelerate digital transformation and improve sector performance through the integration of advanced technologies that enhance productivity and efficiency. BIM was identified as one of the emerging technologies to achieve Construction 4.0 objectives, alongside other technologies such as artificial intelligence (AI), Internet of Things (IoT), big data and predictive analytics, autonomous construction, prefabrication and modular construction, to reduce overall construction costs and improve project outcomes.
Pekeliling Perbendaharaan PK 1.15	<ul style="list-style-type: none"> Pekeliling Perbendaharaan PK 1.15 is a circular issued by the Government that mandates the implementation of BIM for all government and private development projects valued at RM10 million and above, effective 1 July 2025. The objective of this policy is to digitise the entire project lifecycle, from planning and design to construction and operation. This is also expected to contribute to minimising design clashes and cost overruns.
JKR Strategic Plan (2026–2030)	<ul style="list-style-type: none"> JKR incorporated BIM adoption as part of its core strategy to enhance productivity, improve asset management and promote digitalisation across projects. As of August 2024, JKR has integrated BIM into 455 construction projects since 2021. To support this goal, JKR actively promotes BIM adoption by organising industry awareness campaigns such as the “JKR BIM Day”, which involves, amongst others, knowledge sharing from BIM industry experts, showcasing of projects that adopted BIM, updates on the latest BIM software and tools, as well as networking opportunities amongst stakeholders for collaboration opportunities. JKR continues to encourage digital adoption in its latest strategic roadmap, which is designed to align with Malaysia MADANI, the 13th Malaysia Plan (RMK13), National Construction Policy 2030 (NCP 2030), Sustainable Development Goals (SDG) and the Public Service Reform Agenda (ARPA). Guided by five strategic themes, JKR has also begun to adopt BIM, Artificial Intelligence of Things (AIoT) and sustainable construction practices to drive its transformation.

Government initiatives	Descriptions
myBIM Centre	<ul style="list-style-type: none"> myBIM Centre was established by CIDB in 2017, as a central hub for BIM resources, training and support services, with its primary goal to reduce the barriers to BIM adoption by providing access to knowledge, tools and facilities. To achieve this goal, myBIM Centre has introduced various initiatives, including providing BIM proficiency training programmes for industry players, as well as managing the National BIM Library (NBL) that keeps a collection of BIM components commonly used in the construction industry. The drawings of these BIM components can be downloaded and used by architects, engineers, consultants and contractors in their models, thus reducing modelling time and promoting uniformity in design documentation. All of which are aimed to increase the awareness and adoption of BIM in construction projects.

Sources: Various government websites, SMITH ZANDER

As a result, these combined efforts from the Government have accelerated BIM adoption in Malaysia, with the adoption rate rising from 17% in 2016 to 55% in 2021, according to the latest available information published by CIDB. With the continuous efforts from the Government in encouraging the adoption of BIM through the above initiatives, this upward trend is expected to continue, thus driving the demand for BIM solutions across the Malaysian construction sector.

Key Industry Risks and Challenges

► Dependence on the construction industry

The business operations and financial performance of the BIM solutions industry players are dependent on the performance of the construction industry. The outlook of the construction and infrastructure sectors may be affected by government policies, supply and demand conditions of properties, government budgets and investments in infrastructure, economic growth, interest rates and inflation. Other factors beyond the control of industry players such as changes in political environment or outbreak of diseases (e.g. COVID-19 pandemic) may also impact construction activities.

For example, the property market in Malaysia is subject to government policies whereby any adverse changes in government policies in relation to the property market could adversely affect the sale of properties. The changes in the overnight policy rate (OPR) by Bank Negara Malaysia ("**BNM**") may affect the interest rates for property loans, which will subsequently impact the total purchasing cost of properties. This may eventually affect market sentiment and demand for properties, creating an adverse impact on the construction industry and the BIM solutions industry in Malaysia.

► High cost of investment may pose challenges for BIM adoptions in construction projects

The concept and implementation of BIM was officially introduced to the Malaysian construction industry and documented in 2007, through the issuance of the BIM Standard Manual and Guidelines by JKR. While BIM is not a new concept and had been adopted in other countries prior to the issuance of BIM Standard Manual and Guidelines by JKR, the overall adoption of BIM in Malaysia has progressed relatively slowly. The slower pace of BIM adoption may be due to several factors, such as the significant upfront investment required, limited market awareness and the need for greater organisational readiness.

Amongst these factors, upfront cost/investment is one of the key concerns for industry players in adopting BIM in construction projects. The implementation of BIM requires significant investment, including the purchase of software licences for tools (e.g. Revit, Tekla, ArchiCAD and Navisworks), funding for necessary hardware upgrades and employee training, and/or engagement of professional BIM consultancy services. These additional costs can pose a substantial financial burden on industry players, particularly small and medium enterprises ("**SMEs**"). According to the CIDB BIM Report 2021, the top 3 challenges for adopting BIM solutions were high cost of software, training, and technology.

As BIM adoption is not fully mandated for government and private development projects below RM10 million, industry players may remain hesitant to invest the additional cost for BIM adoption. Despite the Government's efforts to encourage the BIM adoption and the benefits offered by BIM solutions, the high initial investment required may be a burden for industry players in adopting BIM in their projects, thus slowing down the progression and growth of the BIM solutions industry in Malaysia.

3 COMPETITIVE LANDSCAPE

Overview

The BIM solutions industry in Malaysia remains competitive, primarily because BIM adoption is yet to be widespread and is not mandated across all construction projects. As a result, BIM solution providers must actively compete to secure new projects by differentiating themselves based on several key factors, including technical capabilities and expertise, project track record, market reputation, service quality, and the ability to deliver outputs within required timelines. In addition, while specialised BIM solution providers offer dedicated BIM solutions or BIM-related services, larger contractors may possess in-house talents equipped with BIM expertise and access to BIM software, enabling them to undertake BIM development internally for their own projects without engaging external providers, which further intensifies competition within the BIM solutions industry.

The barriers to entry into the BIM solutions industry are relatively low from a financial perspective, as it does not require substantial capital expenditure on physical assets apart from subscription or licensing fees for BIM software. As such, existing BIM solution providers may also face competition from new market entrants. However, to remain competitive and ensure long-term sustainability, BIM solution providers must possess in-house talents with extensive experience and knowledge in BIM, and continuously invest in the necessary software and hardware upgrades as well as employee training to keep up with industry trends and technological advancements.

Key Industry Players

BIMOffice Group is principally involved in the provision of BIM services for the construction industry. The basis for selection of the competitors to BIMOffice Group is as follows:

- Companies incorporated in Malaysia which are principally involved in the provision of BIM solutions for construction projects in Malaysia; and
- Companies which recorded more than RM1.00 million in revenue based on their respective latest available financial years.

The list of key industry players in the BIM solutions industry in Malaysia is as follows:

Company Name	Principal activities	Latest financial year	Revenue (RM million) ⁽¹⁾	Gross profit/(loss) margin (%)	Profit/(loss) after tax margin (%)
BIM Engineering Solution & Technology Sdn Bhd ⁽²⁾	Provision of BIM solutions and engineering services	31 December 2024	6.08	81.92	(5.51)
BIM Office Sdn Bhd (a subsidiary of BIMOffice Group)	Provision of BIM solutions for the construction industry	30 September 2025	4.33	54.67	32.93
Bimtech Solutions Sdn Bhd ⁽³⁾	Provision of BIM solutions and quantity surveying consultancy services	31 December 2023	3.74	40.18	12.36

Company Name	Principal activities	Latest financial year	Revenue (RM million) ⁽¹⁾	Gross profit/ (loss) margin (%)	Profit/ (loss) after tax margin (%)
Bina Initiatives Sdn Bhd	Provision of BIM solutions and sale of software	30 September 2024	⁽⁴⁾ 3.27	⁽⁴⁾ 56.70	⁽⁴⁾ 7.09
BIM Global Ventures Sdn Bhd ⁽⁵⁾	Provision of BIM solutions and BIM software training	31 December 2024	1.99	33.26	0.87
MES Asia Sdn Bhd	Provision of BIM solutions and digital project management consultancy services	31 December 2024	1.46	26.28	(2.44)
Bimologie (MY) Sdn Bhd	Provision of BIM solutions	31 December 2024	1.04	38.12	9.77

Notes:

- The identified key industry players include all industry players that were identified by SMITH ZANDER based on sources available, such as the internet, published documents and industry directories. However, there may be companies that have no online and/or published media presence, or are operating with minimal public advertisement, and hence SMITH ZANDER is unable to state conclusively that the list of industry players is exhaustive.
 - Apart from the companies listed in the table, there are also exempt private companies that are deemed as key industry players of the BIM solutions industry in Malaysia which fulfil the first two aforementioned basis of selection of key industry players. As these companies are exempt private companies filed under Companies Commission of Malaysia, their latest financials are not publicly available. Examples of such companies are BIMASIA Sdn Bhd and REDSTACK (M) Sdn Bhd.
- ⁽¹⁾ Revenue of industry players may include revenue derived from other business activities (e.g. business activities other than the provision of BIM services for the construction industry) and/or revenue derived from countries outside Malaysia, save for Bina Initiatives Sdn Bhd with details stated in note (4).
- ⁽²⁾ A wholly-owned subsidiary of PLYTEC Holding Berhad, a company listed on the ACE Market of Bursa Malaysia Securities Berhad. PLYTEC Holding Berhad and its subsidiaries are principally involved in construction engineering solutions, BIM solutions, manufacturing and trading of building materials, prefabricated construction solutions and polymer products.
- ⁽³⁾ A 60.00%-owned subsidiary of Taghill Projects Sdn Bhd, which is a wholly-owned subsidiary of Taghill Holdings Berhad (formerly known as Siab Holdings Berhad), a company listed on the ACE Market of Bursa Malaysia Securities Berhad. Taghill Holdings Berhad and its subsidiaries are principally involved in construction and civil engineering, BIM solutions and property development.
- ⁽⁴⁾ Represents the segmental revenue of RM3.27 million for the provision of consultancy and training services, out of the total revenue of RM6.42 million which also includes the segmental revenue of RM3.15 million for the sale of software. However, the segmental gross profit and profit after tax are not available, hence the gross profit margin and profit after tax margin are presented at the company level.
- ⁽⁵⁾ A wholly-owned subsidiary of HSS Engineers Berhad, a company listed on the Main Market of Bursa Malaysia Securities. HSS Engineers Berhad and its subsidiaries are principally involved in engineering design, construction supervision, BIM solutions and project management.

Sources: BIMOffice Group, various company websites, Companies Commission of Malaysia, SMITH ZANDER

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