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PROSPECTUS



KTI LANDMARK BERHAD

(formerly known as KTI Property Berhad)
(Registration No. 201601008159 (1179087-X))
(Incorporated in Malaysia)

INITIAL PUBLIC OFFERING IN CONJUNCTION WITH OUR LISTING ON THE ACE MARKET OF BURSA MALAYSIA SECURITIES BERHAD ("BURSA SECURITIES") COMPRISING:

(I) PUBLIC ISSUE OF 160,000,000 NEW ORDINARY SHARES IN OUR COMPANY ("SHARES") IN THE FOLLOWING MANNER:

- **40,000,000 NEW SHARES AVAILABLE FOR APPLICATION BY THE MALAYSIAN PUBLIC;**
- **40,000,000 NEW SHARES AVAILABLE FOR APPLICATION BY OUR ELIGIBLE DIRECTORS, EMPLOYEES AND PERSONS WHO HAVE CONTRIBUTED TO THE SUCCESS OF OUR GROUP; AND**
- **80,000,000 NEW SHARES BY WAY OF PRIVATE PLACEMENT TO BUMIPUTERA INVESTORS APPROVED BY THE MINISTRY OF INVESTMENT, TRADE AND INDUSTRY ("MITI");**

AND

(II) OFFER FOR SALE OF 45,000,000 EXISTING SHARES IN THE FOLLOWING MANNER:

- **20,000,000 EXISTING SHARES BY WAY OF PRIVATE PLACEMENT TO BUMIPUTERA INVESTORS APPROVED BY MITI; AND**
- **25,000,000 EXISTING SHARES BY WAY OF PRIVATE PLACEMENT TO SELECTED INVESTORS,**

AT AN ISSUE / OFFER PRICE OF RM[•] PER SHARE, PAYABLE IN FULL UPON APPLICATION.

Adviser, Sponsor, Underwriter and Placement Agent



M & A SECURITIES SDN BHD

(Registration No. 197301001503 (15017-H))
(A Participating Organisation of Bursa Malaysia Securities Berhad)

Bursa Securities has approved the listing of and quotation for our entire enlarged issued share capital on the ACE Market of Bursa Securities and this Prospectus has been registered by the Bursa Securities. The approval of the listing of and quotation for our entire enlarged issued share capital in the ACE Market of Bursa Securities and registration of this Prospectus, should not be taken to indicate that the Bursa Securities recommends the offering or assumes responsibility for the correctness of any statement made, opinion expressed or report contained in this Prospectus. Bursa Securities has not, in any way, considered the merits of the securities being offered for investment. Bursa Securities is not liable for any non-disclosure on the part of the company and takes no responsibility for the contents of this document, makes no representation as to its accuracy or completeness, and expressly disclaims any liability for any loss you may suffer arising from or in reliance upon the whole or any part of the contents of this Prospectus. No securities will be allotted or issued based on this Prospectus after 6 months from the date of this Prospectus.

INVESTORS ARE ADVISED TO READ AND UNDERSTAND THE CONTENTS OF THIS PROSPECTUS. IF IN DOUBT, PLEASE CONSULT A PROFESSIONAL ADVISER.

FOR INFORMATION CONCERNING RISK FACTORS WHICH SHOULD BE CONSIDERED BY PROSPECTIVE INVESTORS, SEE "RISK FACTORS" COMMENCING ON PAGE 190.

THE ACE MARKET IS AN ALTERNATIVE MARKET DESIGNED PRIMARILY FOR EMERGING CORPORATIONS THAT MAY CARRY HIGHER INVESTMENT RISK WHEN COMPARED WITH LARGER OR MORE ESTABLISHED CORPORATIONS LISTED ON THE MAIN MARKET. THERE IS ALSO NO ASSURANCE THAT THERE WILL BE A LIQUID MARKET IN THE SHARES OR UNITS OF SHARES TRADED ON THE ACE MARKET. YOU SHOULD BE AWARE OF THE RISKS OF INVESTING IN SUCH CORPORATIONS AND SHOULD MAKE THE DECISION TO INVEST ONLY AFTER CAREFUL CONSIDERATION.

THE ISSUE, OFFER OR INVITATION FOR THE OFFERING IS A PROPOSAL NOT REQUIRING APPROVAL, AUTHORISATION OR RECOGNITION OF THE SECURITIES COMMISSION MALAYSIA UNDER SECTION 212(8) OF THE CAPITAL MARKETS AND SERVICES ACT 2007.

This Prospectus is dated [•]

Our Directors, Promoters and Selling Shareholders (as defined herein) have seen and approved this Prospectus. They collectively and individually accept full responsibility for the accuracy of the information. Having made all reasonable enquiries, and to the best of their knowledge and belief, they confirm there is no false or misleading statement or other facts which if omitted, would make any statement in the Prospectus false or misleading.

M & A Securities Sdn Bhd, being our Adviser, Sponsor, Underwriter and Placement Agent to our IPO (as defined herein), acknowledges that, based on all available information, and to the best of its knowledge and belief, this Prospectus constitutes a full and true disclosure of all material facts concerning our IPO.

This Prospectus, together with the Application Form (as defined herein), has also been lodged with the Registrar of Companies, who takes no responsibility for its contents.

Investors should note that they may seek recourse under Sections 248, 249 and 357 of the Capital Markets and Services Act 2007 ("**CMSA**") for breaches of securities laws including any statement in the Prospectus that is false, misleading, or from which there is a material omission; or for any misleading or deceptive act in relation to the Prospectus or the conduct of any other person in relation to our Group (as defined herein).

Shares are offered to the public premised on full and accurate disclosure of all material information concerning our IPO, for which any person set out in Section 236 of the CMSA, is responsible.

Approval has been obtained from Bursa Securities for the listing of and quotation for our IPO Shares (as defined herein) on [•]. Our admission to the Official List of Bursa Securities is not to be taken as an indication of the merits of our IPO, our Company or our Shares. The valuation utilised for the purpose of the IPO should not be construed as an endorsement by Bursa Securities, on the value of the subject assets.

The Securities Commission Malaysia ("**SC**") had on [•] approved the resultant equity structure of our Company under the Bumiputera equity requirements for public listed companies pursuant to our Listing (as defined herein).

This Prospectus has not been and will not be made to comply with the laws of any jurisdiction other than Malaysia, and has not been and will not be lodged, registered or approved pursuant to or under any applicable securities or equivalent legislation or by any regulatory authority or other relevant body of any jurisdiction other than Malaysia.

We will not, prior to acting on any acceptance in respect of our IPO, make or be bound to make any enquiry as to whether you have a registered address in Malaysia and will not accept or be deemed to accept any liability in relation thereto whether or not any enquiry or investigation is made in connection therewith.

It shall be your sole responsibility if you are or may be subject to the laws of countries or jurisdictions other than Malaysia, to consult your legal and/or other professional advisers as to whether our IPO would result in the contravention of any law of such countries or jurisdictions.

Further, it shall also be your sole responsibility to ensure that your application for our IPO Shares would be in compliance with the terms of our IPO as stated in our Prospectus and the Application Form and would not be in contravention of any laws of countries or jurisdictions other than Malaysia to which you may be subjected. We will further assume that you had accepted our IPO in Malaysia and will be subjected only to the laws of Malaysia in connection therewith.

However, we reserve the right, in our absolute discretion to treat any acceptance as invalid if we believe that such acceptance may violate any law or applicable legal or regulatory requirements.

No action has been or will be taken to ensure that this Prospectus complies with the laws of any country or jurisdiction other than the laws of Malaysia. It shall be your sole responsibility to consult your legal and/or other professional adviser on the laws to which our IPO or you are or might be subjected to. Neither us nor our Adviser nor any other advisers in relation to our IPO shall accept any responsibility or liability in the event that any application made by you shall become illegal, unenforceable, avoidable or void in any country or jurisdiction.

ELECTRONIC PROSPECTUS

This Prospectus can be viewed or downloaded from Bursa Securities' website at www.bursamalaysia.com. The contents of the Electronic Prospectus and the copy of this Prospectus registered with Bursa Securities are the same.

You are advised that the internet is not a fully secured medium, and that your Internet Share Application (as defined herein) may be subject to the risks of problems occurring during the data transmission, computer security threats such as viruses, hackers and crackers, faults with computer software and other events beyond the control of the Internet Participating Financial Institutions (as defined herein). These risks cannot be borne by the Internet Participating Financial Institutions.

If you are in doubt of the validity or integrity of an Electronic Prospectus, you should immediately request from us, the Adviser or Issuing House (as defined herein), a paper printed copy of this Prospectus.

In the event of any discrepancy arising between the contents of the electronic and the contents of the paper printed copy of this Prospectus for any reason whatsoever, the contents of the paper printed copy of this Prospectus which are identical to the copy of the Prospectus registered with Bursa Securities shall prevail.

In relation to any reference in this Prospectus to third party internet sites (referred to as "**Third Party Internet Sites**"), whether by way of hyperlinks or by way of description of the Third Party Internet Sites, you acknowledge and agree that:

- (a) We and our Adviser do not endorse and are not affiliated in any way with the Third Party Internet Sites and are not responsible for the availability of, or the contents or any data, information, files or other material provided on the Third Party Internet Sites. You shall bear all risks associated with the access to or use of the Third Party Internet Sites;
- (b) We and our Adviser are not responsible for the quality of products or services in the Third Party Internet Sites, for fulfilling any of the terms of your agreements with the Third Party Internet Sites. We and our Adviser are also not responsible for any loss or damage or costs that you may suffer or incur in connection with or as a result of dealing with the Third Party Internet Sites or the use of or reliance of any data, information, files or other material provided by such parties; and
- (c) Any data, information, files or other material downloaded from Third Party Internet Sites is done at your own discretion and risk. We and our Adviser are not responsible, liable or under obligation for any damage to your computer system or loss of data resulting from the downloading of any such data, information, files or other material.

Where an Electronic Prospectus is hosted on the website of the Internet Participating Financial Institutions, you are advised that:

- (a) The Internet Participating Financial Institutions are only liable in respect of the integrity of the contents of an Electronic Prospectus, to the extent of the contents of the Electronic Prospectus situated on the web server of the Internet Participating Financial Institutions and shall not be responsible in any way for the integrity of the contents of an Electronic Prospectus which has been downloaded or otherwise obtained from the web server of the Internet Participating Financial Institutions and thereafter communicated or disseminated in any manner to you or other parties; and
- (b) While all reasonable measures have been taken to ensure the accuracy and reliability of the information provided in an Electronic Prospectus, the accuracy and reliability of an Electronic Prospectus cannot be guaranteed as the internet is not a fully secured medium.

The Internet Participating Financial Institutions shall not be liable (whether in tort or contract or otherwise) for any loss, damage or costs, you or any other person may suffer or incur due to, as a consequence of or in connection with any inaccuracies, changes, alterations, deletions or omissions in respect of the information provided in an Electronic Prospectus which may arise in connection with or as a result of any fault or faults with web browsers or other relevant software, any fault or faults on your or any third party's personal computer, operating system or other software, viruses or other security threats, unauthorised access to information or systems in relation to the website of the internet participating financial institutions, and/or problems occurring during data transmission, which may result in inaccurate or incomplete copies of information being downloaded or displayed on your personal computer.

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INDICATIVE TIMETABLE

All terms used are defined under "Definitions" commencing from page vii.

The indicative timing of events leading to our Listing is set out below:

Events	Indicative date
Issuance of this Prospectus / Opening of Application	[•]
Closing of Application	[•]
Balloting of Application	[•]
Allotment / Transfer of IPO Shares to successful applicants	[•]
Date of Listing	[•]

In the event there is any change to the timetable, we will advertise the notice of changes in a widely circulated English and Bahasa Malaysia daily newspaper in Malaysia, and make an announcement on Bursa Securities' website.

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PRESENTATION OF FINANCIAL AND OTHER INFORMATION

All terms used in this section are defined under "Definitions" commencing from page vii.

All references to "KTI Landmark" and "Company" in this Prospectus are to KTI Landmark Berhad (formerly known as KTI Property Berhad) (Registration No: 201601008159 (1179087-X)). Unless otherwise stated, references to "Group" are to our Company and our subsidiaries taken as a whole; and references to "we", "us", "our" and "ourselves" are to our Company, and, save where the context otherwise requires, our subsidiaries. Unless the context otherwise requires, references to "Management" are to our Directors and key senior management as at the date of this Prospectus, and statements as to our beliefs, expectations, estimates and opinions are those of our Management.

The word "approximately" used in this Prospectus is to indicate that a number is not an exact one, but that number is usually rounded off to the nearest thousand or million or one decimal place (for percentages) or one sen (for currency). Any discrepancies in the tables included herein between the amounts listed and the totals thereof are due to rounding.

Certain abbreviations, acronyms and technical terms used are defined in the "Definitions" and "Technical Glossary" appearing after this section. Words denoting singular shall include plural and vice versa and words denoting the masculine gender shall, where applicable, include the feminine gender and vice versa. Reference to persons shall include companies and corporations.

All reference to dates and times are references to dates and times in Malaysia.

Any reference in this Prospectus to any enactment is a reference to that enactment as for the time being amended or re-enacted.

This Prospectus includes statistical data provided by our management and various third-parties and cites third-party projections regarding growth and performance of the industry in which our Group operates. This data is taken or derived from information published by industry sources and from the internal data. In each such case, the source is stated in this Prospectus. Where no source is stated, such information can be assumed to originate from us. In particular, certain information in this Prospectus is extracted or derived from report(s) prepared by the Independent Market Researcher. We believe that the statistical data and projections cited in this Prospectus are useful in helping you to understand the major trends in the industry in which we operate.

The information on our website, or any website directly or indirectly linked to such websites do not form part of this Prospectus.

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FORWARD-LOOKING STATEMENTS

All terms used are defined under "Definitions" commencing from page vii.

This Prospectus contains forward-looking statements. All statements other than statements of historical facts included in this Prospectus, including, without limitation, those regarding our financial position, business strategies, plans and objectives for future operations, are forward-looking statements. Such forward-looking statements involve known and unknown risks, uncertainties, contingencies and other factors which may cause our actual results, our 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. Such 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. Such forward-looking statements reflect our Management's current view with respect to future events and are not a guarantee of future performance.

Forward-looking statements can be identified by the use of forward-looking terminology such as "may", "will", "would", "could", "believe", "expect", "anticipate", "intend", "estimate", "aim", "plan", "forecast", "project" or similar expressions and include all statements that are not historical facts.

Such forward-looking statements include, without limitations, statements relating to:

- (a) Demand for our products;
- (b) Our business strategies;
- (c) Our future plans;
- (d) Our future earnings, cash flows and liquidity; and
- (e) Our ability to pay future dividends.

Our actual results may differ materially from information contained in such forward-looking statements as a result of a number of factors beyond our control, including, without limitation:

- (a) The economic, political and investment environment in Malaysia; and
- (b) Government policy, legislation or regulation.

Additional factors that could cause our actual results, performance or achievements to differ materially include, but are not limited to, those discussed in Section 9 – "Risk Factors" and Section 12 – "Financial Information". We cannot give any assurance that the forward-looking statements made in this Prospectus will be realised. Such forward-looking statements are made only as at the date of this Prospectus.

Should we become aware of any subsequent material change or development affecting matters disclosed in this Prospectus arising from the date of registration of this Prospectus but before the date of allotment/transfer of our IPO Shares, we shall further issue a supplemental or replacement prospectus, as the case may be, in accordance with the provisions of Section 238(1) of the CMA and Paragraph 1.02, Chapter 1 of Part II (Division 6 on Supplementary and Replacement Prospectus) of the Prospectus Guidelines of the SC.

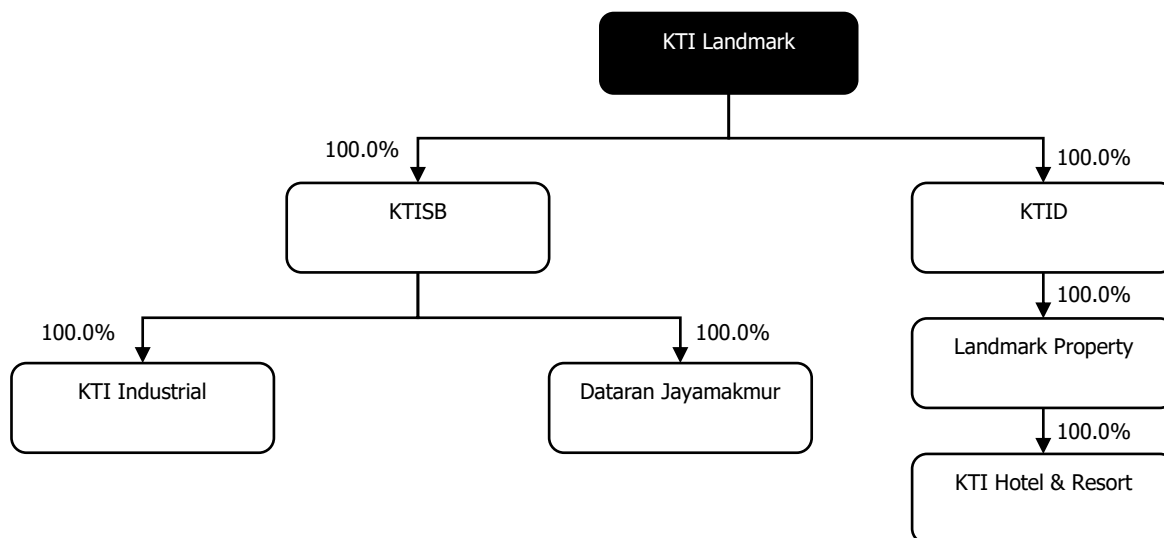
DEFINITIONS

The following terms in this Prospectus bear the same meanings as set out below unless otherwise defined or the context requires otherwise:

COMPANIES WITHIN OUR GROUP:

"Dataran Jayamakmur"	: Dataran Jayamakmur Sdn Bhd (Registration No. 200201007977 (575640-T))
"KTID"	: K.T.I Development Sdn Bhd (Registration No. 199401000292 (285970-K))
"KTI Hotel & Resort"	: KTI Hotel & Resort Sdn Bhd (Registration No. 201601023531 (1194470-V))
"KTI Industrial"	: K.T.I. Industrial Sdn Bhd (Registration No. 199301017923 (272661-P))
"KTI Landmark" or the "Company"	: KTI Landmark Berhad (formerly known as KTI Property Berhad) (Registration No. 201601008159 (1179087-X))
"KTI Landmark Group" or "Group"	: KTI Landmark and its subsidiaries, collectively
"KTISB"	: K.T.I. Sdn Bhd (Registration No.198401013371 (125931-U))
"Landmark Property"	: Landmark Property Sdn Bhd (Registration No. 198101012707 (78837-V))

A diagrammatic illustration of our Group structure is as follows:



DEFINITIONS (Cont'd)

GENERAL:

"ACE Market"	: ACE Market of Bursa Securities
"Acquisitions"	: Acquisition of KTID and Acquisition of KTISB, collectively
"Acquisition of KTID"	: Acquisition by our Company of the entire equity interest of KTID from Chin Mee Leen and Loke Theen Fatt for a purchase consideration of RM55,719,770 which was wholly satisfied by the issuance of 331,467,997 new Shares at an issue price of RM0.1681 per share, and completed on [•]
"Acquisition of KTISB"	: Acquisition by our Company of the entire equity interest of KTISB from Chin Mee Leen and Loke Theen Fatt for a purchase consideration of RM51,864,229 which was wholly satisfied by the issuance of 308,532,000 new Shares at an issue price of RM0.1681 per share, and completed on [•]
"Act"	: Companies Act 2016, as amended from time to time and any re-enactment thereof
"ADA"	: Authorised Depository Agent
"Adviser" or "Sponsor" or "Underwriter" or "Placement Agent"	: M & A Securities
"AGM"	: Annual general meeting
"Alamesra Lands"	: 4 individual parcels of lands measuring approximately 26.3 acres, located at Alamesra, Off Sulaman Coastal Highway, Kota Kinabalu, Sabah held under title particulars CL015719874, CL015719909, CL015719892, and CL015719918
"Application(s)"	: Application(s) for IPO Shares by way of Application Form(s), Electronic Share Application(s) or Internet Share Application(s)
"Application Form(s)"	: Printed application form(s) for the application of our IPO Shares accompanying this Prospectus
"BNM"	: Bank Negara Malaysia
"Board"	: Board of Directors of KTI Landmark
"Bursa Depository" or "Depository"	: Bursa Malaysia Depository Sdn Bhd (Registration No. 198701006854 (165570-W))
"Bursa Securities"	: Bursa Malaysia Securities Berhad (Registration No. 200301033577 (635998-W))
"CAGR"	: Compound annual growth rate
"CCC"	: Certificate of Completion and Compliance
"CDS"	: Central Depository System

DEFINITIONS (Cont'd)

"CDS Account"	: Account established by Bursa Depository for a depositor for the recording and dealing in securities by the depositor
"Central Depositories Act"	: Securities Industry (Central Depositories) Act 1991
"CIDB"	: A body corporate by the name of "Construction Industry Development Board Malaysia" established pursuant to Section 3 of the CIDB Act
"CIDB Act"	: Lembaga Pembangunan Industri Pembinaan Malaysia Act 1994, as amended from time to time and any re-enactment thereof
"CMSA"	: Capital Markets and Services Act 2007, as amended from time to time and any re-enactment thereof
"Constitution"	: Our constitution
"COVID-19"	: Novel coronavirus disease 2019, an infectious respiratory disease which first broke out in 2019
"Depository Rules" or "Rules of Bursa Depository"	: Rules of Bursa Depository and any appendices thereto, as amended from time to time
"Director(s)"	: An executive director or a non-executive director of our Company within the meaning of Section 2 of the Act
"EBIT"	: Earnings before interest and tax
"EBITDA"	: Earnings before interest, tax, depreciation and amortisation
"Electronic Prospectus"	: Copy of this Prospectus that is issued, circulated or disseminated via the internet and/or an electronic storage medium
"Electronic Share Application(s)"	: Application(s) for IPO Shares through a Participating Financial Institution's ATM
"Eligible Person(s)"	: Collectively, the Director(s), employee(s) and person(s) who have contributed to the success of our Group who are eligible to participate in the Pink Form Allocations
"EPS"	: Earnings per share
"FYE"	: Financial year(s) ended/ending 31 December, as the case may be
"Government"	: Government of Malaysia
"GDV"	: Gross development value
"GDC"	: Gross development cost
"GP"	: Gross profit
"HDA 1981"	: Housing and Town Development Authority Enactment 1981, as amended from time to time and any re-enactment thereof

DEFINITIONS (Cont'd)

"HDE 1978"	: Housing Development (Control and Licensing) Enactment 1978, as amended from time to time and any re-enactment thereof
"IBS-IMPACT"	: IBS Manufacturer & Product Assessment & Certification
"IFRS"	: International Financial Reporting Standards
"IMR" or "Smith Zander"	: Smith Zander International Sdn Bhd (Registration No. 201301028298 (1058128-V)), our Independent Market Researcher
"IMR Report"	: Independent Market Research Report titled "Residential Property and Shop Market, Hotel Industry and Construction Industry in Sabah"
"Independent Valuer"	: Azmi & Co (Sabah) Sdn Bhd (Registration No. 200601012100 (731850-A)), our Independent Valuer
"Initial Public Offering" or "IPO"	: Our initial public offering comprising the Public Issue and Offer for Sale
"Internet Participating Financial Institution(s)"	: Participating financial institution(s) for Internet Share Application(s) as listed in Section 17.6
"Internet Share Application(s)"	: Application(s) for IPO Shares through an online share application service provided by Internet Participating Financial Institution(s)
"IPO Price"	: Issue/Offer price of RM[●] per Share under our Public Issue and Offer for Sale
"IPO Share(s)"	: Issue Share(s) and Offer Share(s), collectively
"ISO"	: International Organisation for Standardisation
"Issue Share(s)"	: New Share(s) to be issued under the Public Issue
"Issuing House"	: Tricor Investor & Issuing House Services Sdn Bhd (Registration No. 197101000970 (11324-H))
"Listing"	: Listing of and quotation for our entire enlarged share capital of RM[●] comprising 800,000,000 Shares on the ACE Market
"Listing Requirements"	: ACE Market Listing Requirements of Bursa Securities, as amended from time to time
"Listing Scheme"	: Comprising the Public Issue, Offer for Sale and Listing, collectively
"LPD"	: 31 May 2023, being the latest practicable date for ascertaining certain information contained in this Prospectus
"LPPB"	: Lembaga Pembangunan Perumahan Dan Bandar (Housing and Town Development Board)
"M & A Securities"	: M & A Securities Sdn Bhd (Registration No. 197301001503 (15017-H))

DEFINITIONS (Cont'd)

"Malaysian Public"	: Citizens of Malaysia and companies, societies, co-operatives and institutions incorporated or organised under the laws of Malaysia, but excluding the Directors of KTI Landmark Group, substantial shareholders of KTI Landmark and persons connected or associated with them (as defined by the Listing Requirements)
"Market Day"	: Any day between Monday to Friday (both days inclusive) which is not a public holiday and on which Bursa Securities is open for the trading of securities. This may include a day that is declared as a public holiday in the Federal Territory of Kuala Lumpur that has not been gazetted as a public holiday at the beginning of the calendar year
"MCCG"	: Malaysian Code on Corporate Governance, as amended from time to time
"MCO"	: The nationwide Movement Control Order implemented by the Government under the Prevention and Control of Infectious Diseases Act 1988 and the Police Act 1967
"MFRS"	: Malaysian Financial Reporting Standards
"MHG"	: Minor Hotel Group Limited (Registration No. 0105531001613)
"MIDA"	: Malaysian Investment Development Authority
"MITI"	: Ministry of Investment, Trade and Industry
"NA"	: Net assets
"NBV"	: Net book value
"Offer for Sale"	: Offer for sale of 45,000,000 Offer Shares by our Selling Shareholders at our IPO Price
"Offer Share(s)"	: 45,000,000 existing Share(s) to be offered by our Selling Shareholders pursuant to the Offer for Sale
"Participating Financial Institution(s)"	: Participating financial institution(s) for Electronic Share Application(s) as listed in Section 17.5
"PAT"	: Profit after tax
"PBT"	: Profit before tax
"PE Multiple"	: Price-to-earnings multiple
"Permission to Transfer"	: The relevant land registry's written permission to transfer and charge the parcel of land with title particulars CL015719874 (which is being acquired by our Group from Millennium Amber Sdn Bhd, a non-related party) to our Group and our financier, respectively
"Pink Form Allocations"	: Allocation of 40,000,000 Issue Shares to Eligible Person(s), which forms part of our Public Issue

DEFINITIONS (Cont'd)

"PPAM"	: Perumahan Pejawat Awam Malaysia (formerly known as Perumahan Pejawat Awam 1 Malaysia (PPA1M))
"Promoter(s)"	: Chin Mee Leen, Loke Theen Fatt, Stella Loke Pei Wen, Wilson Loke Choon Syn and Loke Pei Lee, collectively
"Prospectus"	: This prospectus dated [•] in relation to our IPO
"Public Issue"	: Public issue of 160,000,000 Issue Shares at our IPO Price
"ROC"	: Registrar of Companies
"SC"	: Securities Commission Malaysia
"Selling Shareholder(s)"	: Chin Mee Leen and Loke Theen Fatt, collectively
"Share(s)" or "KTI Share(s)"	: Ordinary share(s) in KTI Landmark
"SICDA"	: Securities Industry (Central Depositories) Act 1991, as amended from time to time and any re-enactment thereof
"SOP"	: Standard operating procedures
"Specified Shareholder(s)"	: Chin Mee Leen, Loke Theen Fatt, Stella Loke Pei Wen, Wilson Loke Choon Syn and Loke Pei Lee, collectively
"Underwriting Agreement"	: Underwriting agreement dated [•] entered into between our Company and our Underwriter for the purpose of our IPO
"USA"	: United States of America

CURRENCY AND UNITS:

"RM" or "sen"	: Ringgit Malaysia and sen respectively
"m ³ "	: Cubic meter
"sq ft"	: Square feet

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TECHNICAL GLOSSARY

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

"APDL"	:	Advertising Permit and Developer License, an approval granted by the local housing ministry that allows developers to advertise and sell the particular property development applied under the APDL
"aggregate"	:	A category of construction material made out of a combination of, amongst others, sand, gravel, crushed stone and/or recycled concrete
"alfresco kiosk"	:	An outdoor kiosk for retail activities
"batching plant"	:	A facility to produce ready mix concrete
"beams"	:	Long horizontal concrete, manufactured or shaped for use as parts of structures
"CCTV"	:	Closed-circuit television, a system comprising surveillance cameras installed in specific places and a monitoring program (comprising various hardware and software) used for the purpose of security monitoring
"crusher run"	:	Crusher run is a blended mix of coarse aggregate and fine aggregate
"development order"	:	A permission granted by the local authorities to develop a proposed project
"defect liability period"	:	A period of time after a development project has been completed where the developer is obliged to return to the site to remedy defects, if any
"IBS"	:	Industrialised building system, a construction method that utilises techniques, products, components and/or building systems which involve prefabricated components and onsite installation
"LAD"	:	Liquidated and ascertained damages, damages due to a customer calculated at a rate as stated in the contract agreement when a developer fails to deliver the completed work within a period stipulated in the said contract agreement
"landbank"	:	Lands owned for future sale or development
"M&E"	:	Mechanical and electrical, a branch of engineering works involving the mechanical and electrical systems in buildings such as heat, ventilation and air-conditioning systems, fire protection systems, building control systems, escalators and lifts, plumbing works and electrical wiring works
"OC/CFO"	:	Occupation Certificate / Certificate of Fitness for Occupation, a certificate issued by local authority to certify that the building has been built in compliance with the building by-laws and is in a condition suitable for occupation

TECHNICAL GLOSSARY (*Cont'd*)

"precast concrete"	:	A construction product produced by casting concrete in a mould offsite before sending to the construction site for installation
"QLASSIC"	:	Quality Assessment System in Construction, a system or method to measure and evaluate the workmanship quality of a building construction work based on Construction Industry Standard (CIS7:2006). QLASSIC enables the quality of workmanship between construction projects to be objectively compared through a scoring system
"slabs"	:	A large flat piece of concrete, manufactured or shaped for use as parts of structures
"substation"	:	A subsidiary power station of a power generation, transmission and distribution system to distribute power to houses, shops and buildings
"vacant possession"	:	The delivery of housekeys to home buyers

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TABLE OF CONTENTS

1.	CORPORATE DIRECTORY	1
2.	PROSPECTUS SUMMARY	
2.1	PRINCIPAL DETAILS OF IPO	5
2.2	GROUP STRUCTURE, BUSINESS MODEL AND OPERATIONAL HIGHLIGHTS	5
2.3	INTERRUPTION TO BUSINESS AND OPERATIONS	8
2.4	COMPETITIVE STRENGTHS	9
2.5	BUSINESS STRATEGIES	9
2.6	RISK FACTORS	10
2.7	DIRECTORS AND KEY SENIOR MANAGEMENT	11
2.8	PROMOTERS AND SUBSTANTIAL SHAREHOLDERS	11
2.9	UTILISATION OF PROCEEDS	12
2.10	FINANCIAL HIGHLIGHTS	12
2.11	DIVIDEND POLICY	13
3.	APPROVALS AND CONDITIONS	
3.1	APPROVALS AND CONDITIONS	15
3.2	MORATORIUM ON OUR SHARES	16
4.	DETAILS OF OUR IPO	
4.1	OPENING AND CLOSING OF APPLICATION PERIOD	18
4.2	INDICATIVE TIMETABLE	18
4.3	DETAILS OF OUR IPO	18
4.4	SHARE CAPITAL, CLASSES OF SHARES AND RANKINGS	23
4.5	PURPOSES OF OUR IPO	24
4.6	BASIS OF ARRIVING AT OUR IPO PRICE	24
4.7	TOTAL MARKET CAPITALISATION UPON LISTING	25
4.8	DILUTION	25
4.9	UTILISATION OF PROCEEDS	26
4.10	BROKERAGE FEES, PLACEMENT FEES AND UNDERWRITING COMMISSION	34
4.11	SALIENT TERMS OF THE UNDERWRITING AGREEMENT	34
4.12	TRADING AND SETTLEMENT IN SECONDARY MARKET	35
5.	INFORMATION ON PROMOTERS, SUBSTANTIAL SHAREHOLDERS, DIRECTORS AND KEY SENIOR MANAGEMENT	
5.1	PROMOTERS AND SUBSTANTIAL SHAREHOLDERS	36
5.2	DIRECTORS	43
5.3	KEY SENIOR MANAGEMENT	57
5.4	BOARD PRACTICE	64
5.5	RELATIONSHIPS AND/OR ASSOCIATIONS	69
5.6	EXISTING OR PROPOSED SERVICE AGREEMENTS	69
5.7	DECLARATIONS FROM PROMOTERS, DIRECTORS AND KEY SENIOR MANAGEMENT	69
6.	INFORMATION ON OUR GROUP	
6.1	INFORMATION ON OUR COMPANY	71
6.2	DETAILS OF THE ACQUISITIONS	71
6.3	GROUP STRUCTURE	73
6.4	SUBSIDIARIES AND ASSOCIATED COMPANIES	77
6.5	MATERIAL CONTRACTS	78
6.6	PUBLIC TAKE-OVERS	78
6.7	PREVIOUS MATERIAL CORPORATE PROPOSAL	78
6.8	MAJOR APPROVALS AND LICENCES	80
6.9	TRADEMARKS	88
6.10	PROPERTY, PLANT AND EQUIPMENT	90
6.11	RELEVANT LAWS, REGULATIONS, RULES OR REQUIREMENTS	103
6.12	ENVIRONMENTAL, SOCIAL AND GOVERNANCE PRACTICES	110
6.13	EMPLOYEES	111

TABLE OF CONTENTS (Cont'd)

7.	BUSINESS OVERVIEW	
7.1	HISTORY AND BACKGROUND	113
7.2	KEY ACHIEVEMENTS	116
7.3	PRINCIPAL BUSINESS ACTIVITIES	117
7.4	MANUFACTURING OF IBS COMPONENTS	150
7.5	BUSINESS PROCESS.....	156
7.6	PRINCIPAL MARKETS BY BUSINESS SEGMENTS.....	160
7.7	COMPETITIVE STRENGTHS	162
7.8	SEASONALITY AND CYCLICAL EFFECTS.....	163
7.9	TYPES AND SOURCES OF INPUT MATERIALS AND SERVICES	164
7.10	SALES AND MARKETING.....	165
7.11	TECHNOLOGY USED	167
7.12	QUALITY ASSURANCE MANAGEMENT.....	168
7.13	OPERATING CAPACITY AND UTILISATION RATES	170
7.14	RESEARCH AND DEVELOPMENT.....	170
7.15	MAJOR CUSTOMERS	171
7.16	MAJOR SUPPLIERS.....	171
7.17	FUTURE PLAN AND BUSINESS STRATEGIES	173
8.	IMR REPORT	178
9.	RISK FACTORS	
9.1	RISKS RELATING TO OUR BUSINESS AND OUR OPERATIONS	190
9.2	RISKS RELATING TO OUR INDUSTRY	199
9.3	RISKS RELATING TO THE INVESTMENT IN OUR SHARES.....	200
9.4	OTHER RISKS	201
10.	RELATED PARTY TRANSACTIONS	
10.1	RELATED PARTY TRANSACTIONS	202
10.2	OTHER TRANSACTIONS	208
11.	CONFLICT OF INTEREST	
11.1	INTEREST IN SIMILAR BUSINESS AND IN BUSINESSES OF OUR CUSTOMERS AND SUPPLIERS	212
11.2	DECLARATIONS OF CONFLICT OF INTEREST BY OUR ADVISERS.....	215
12.	FINANCIAL INFORMATION	
12.1	HISTORICAL FINANCIAL INFORMATION	216
12.2	MANAGEMENT'S DISCUSSION AND ANALYSIS OF RESULTS OF OPERATIONS AND FINANCIAL CONDITION	222
12.3	LIQUIDITY AND CAPITAL RESOURCES	248
12.4	BORROWINGS	250
12.5	TYPES OF FINANCIAL INSTRUMENTS USED, TREASURY POLICIES AND OBJECTIVES	252
12.6	MATERIAL CAPITAL COMMITMENTS	252
12.7	MATERIAL LITIGATION AND CONTINGENT LIABILITIES	253
12.8	KEY FINANCIAL RATIOS.....	256
12.9	SIGNIFICANT FACTORS AFFECTING OUR REVENUE.....	261
12.10	IMPACT OF GOVERNMENT, ECONOMIC, FISCAL OR MONETARY POLICIES.....	262
12.11	IMPACT OF INFLATION	262
12.12	IMPACT OF FOREIGN EXCHANGE RATES, INTEREST RATES AND/OR COMMODITY PRICES ON OUR GROUP'S OPERATIONS.....	263
12.13	SIGNIFICANT CHANGES	263
12.14	ORDER BOOK	263
12.15	DIRECTORS' STATEMENT ON OUR GROUP'S FINANCIAL PERFORMANCE	263
12.16	TREND INFORMATION	264
12.17	DIVIDEND POLICY	265
12.18	CAPITALISATION AND INDEBTEDNESS.....	265

TABLE OF CONTENTS (Cont'd)

13.	ACCOUNTANTS' REPORT	267
14.	REPORTING ACCOUNTANTS' REPORT ON PRO FORMA COMBINED FINANCIAL INFORMATION	333
15.	VALUATION CERTIFICATES	348
16.	STATUTORY AND OTHER INFORMATION	
16.1	SHARE CAPITAL.....	383
16.2	SHARE CAPITAL OF OUR SUBSIDIARIES	383
16.3	CONSTITUTION	386
16.4	GENERAL INFORMATION.....	390
16.5	CONSENTS	391
16.6	DOCUMENTS FOR INSPECTION	391
16.7	RESPONSIBILITY STATEMENTS	392
17.	SUMMARISED PROCEDURES FOR APPLICATION AND ACCEPTANCE	
17.1	OPENING AND CLOSING OF APPLICATION PERIOD	393
17.2	METHODS OF APPLICATIONS	393
17.3	ELIGIBILITY	394
17.4	APPLICATION BY WAY OF APPLICATION FORMS	395
17.5	APPLICATION BY WAY OF ELECTRONIC SHARE APPLICATIONS	396
17.6	APPLICATION BY WAY OF INTERNET SHARE APPLICATIONS	396
17.7	AUTHORITY OF OUR BOARD AND THE ISSUING HOUSE	396
17.8	OVER / UNDER SUBSCRIPTION	397
17.9	UNSUCCESSFUL / PARTIALLY SUCCESSFUL APPLICANTS	397
17.10	SUCCESSFUL APPLICANTS.....	399
17.11	ENQUIRIES.....	399

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