

**THIS PROSPECTUS HAS NOT BEEN REGISTERED WITH THE SECURITIES COMMISSION MALAYSIA (“SC”). THE INFORMATION IN THIS PROSPECTUS MAY BE SUBJECT TO FURTHER AMENDMENTS BEFORE BEING REGISTERED BY THE SC. UNDER NO CIRCUMSTANCES SHALL THIS PROSPECTUS CONSTITUTE AN OFFER FOR SUBSCRIPTION OR PURCHASE OF, OR AN INVITATION TO SUBSCRIBE FOR OR PURCHASE SECURITIES. INFORMATION CONTAINED IN THIS DOCUMENT HAS BEEN SET OUT BASED ON THE ASSUMPTION THAT ALL RELEVANT APPROVALS HAVE BEEN OBTAINED AND THAT MATTERS TO BE COMPLETED / IMPLEMENTED POST APPROVALS HAVE BEEN DULY COMPLETED / IMPLEMENTED.**



## **UNIQUE FIRE HOLDINGS BERHAD**

*(Registration No. 202101013602 (1413901-D))  
(Incorporated in Malaysia under the Companies Act 2016)*

**INITIAL PUBLIC OFFERING (“IPO”) IN CONJUNCTION WITH THE LISTING OF UNIQUE FIRE HOLDINGS BERHAD (“UNIQUE FIRE” OR “COMPANY”) ON THE ACE MARKET OF BURSA MALAYSIA SECURITIES BERHAD (“BURSA SECURITIES”) COMPRISING:**

**(I) PUBLIC ISSUE OF 83,750,000 NEW ORDINARY SHARES IN UNIQUE FIRE (“UNIQUE FIRE SHARES” OR “SHARES”) IN THE FOLLOWING MANNER:**

- **20,000,000 NEW UNIQUE FIRE SHARES MADE AVAILABLE FOR APPLICATION BY THE MALAYSIAN PUBLIC;**
- **8,000,000 NEW UNIQUE FIRE SHARES MADE AVAILABLE FOR APPLICATION BY OUR ELIGIBLE DIRECTORS, EMPLOYEES AND PERSONS WHO HAVE CONTRIBUTED TO THE SUCCESS OF OUR GROUP;**
- **5,750,000 NEW UNIQUE FIRE SHARES MADE AVAILABLE BY WAY OF PRIVATE PLACEMENT TO SELECTED INVESTORS; AND**
- **50,000,000 NEW UNIQUE FIRE SHARES MADE AVAILABLE BY WAY OF PRIVATE PLACEMENT TO BUMIPUTERA INVESTORS APPROVED BY THE MINISTRY OF INTERNATIONAL TRADE AND INDUSTRY**

**AND**

**(II) OFFER FOR SALE OF 30,000,000 EXISTING UNIQUE FIRE SHARES BY WAY OF PRIVATE PLACEMENT TO SELECTED INVESTORS;**

**AT AN IPO PRICE OF RM[•] PER SHARE, PAYABLE IN FULL UPON APPLICATION.**

*Principal Adviser, Sponsor, Sole Underwriter and Placement Agent*



**ALLIANCE INVESTMENT BANK**

**Alliance Investment Bank Berhad** 197401004393 (21605-D)  
A Participating Organisation of Bursa Malaysia Securities Berhad

NO SECURITIES WILL BE ALLOTTED OR ISSUED BASED ON THIS PROSPECTUS AFTER SIX (6) MONTHS FROM THE DATE OF THIS PROSPECTUS.

[THIS PROSPECTUS HAS BEEN REGISTERED BY THE SECURITIES COMMISSION MALAYSIA (“SC”). THE REGISTRATION OF THIS PROSPECTUS, SHOULD NOT BE TAKEN TO INDICATE THAT THE SC RECOMMENDS THE OFFERING OR ASSUMES RESPONSIBILITY FOR THE CORRECTNESS OF ANY STATEMENT MADE, OPINION EXPRESSED OR REPORT CONTAINED IN THIS PROSPECTUS.] THE SC HAS NOT, IN ANY WAY, CONSIDERED THE MERITS OF THE SECURITIES BEING OFFERED FOR INVESTMENT.

THE SC IS NOT LIABLE FOR ANY NON-DISCLOSURE ON THE PART OF THE COMPANY AND TAKES NO RESPONSIBILITY FOR THE CONTENTS OF THIS PROSPECTUS, 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.

**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 213.**

**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 SC UNDER SECTION 212(8) OF THE CAPITAL MARKETS AND SERVICES ACT 2007.**

**This Prospectus is dated [•]**

## RESPONSIBILITY STATEMENTS

Our Directors, Promoters and Offeror (as defined in this Prospectus) 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.

Alliance Investment Bank Berhad (“**AIBB**”), being the Principal Adviser, Sponsor, Sole Underwriter and Placement Agent, 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 the offering.

## STATEMENTS OF DISCLAIMER

[Approval has been granted by Bursa Securities for the listing of and quotation for the securities being offered. Admission to the Official List of ACE Market of Bursa Securities is not to be taken as an indication of the merits of the offering, corporation or its shares.]

Bursa Securities is not liable for any non-disclosure on our part and takes no responsibility for the contents of this Prospectus, 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.

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

## OTHER STATEMENTS

You should note that you 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 this Prospectus or the conduct of any other person in relation to our Company.

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

[Our Shares are classified as Shariah compliant by the Shariah Advisory Council of the SC. This classification remains valid from the date of issue of this Prospectus until the next Shariah compliance review undertaken by the Shariah Advisory Council of the SC. The new status is released in the updated list of Shariah-compliant securities, on the last Friday of May and November.]

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 with 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.

This Prospectus is prepared and published solely for our IPO in Malaysia under the laws of Malaysia. Our Shares being offered in our IPO are issued in Malaysia solely based on the contents of this Prospectus. Our Directors, Promoters, Offeror, Principal Adviser, Sponsor, Sole Underwriter and Placement Agent take no responsibility for the distribution of this Prospectus (in preliminary or final form) outside Malaysia. Our Directors, Promoters, Offeror, Principal Adviser, Sponsor, Sole Underwriter and Placement Agent have not authorised anyone to provide you with information which is not contained in this Prospectus.

It shall be your sole responsibility, if you are or may be subject to the laws of any countries or jurisdictions other than Malaysia, to consult your professional advisers as to whether your application for our IPO would result in the contravention of any laws of such countries or jurisdictions. Neither we nor our Principal 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 such country or jurisdiction.

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

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

### **ELECTRONIC PROSPECTUS**

This Prospectus can also be viewed or downloaded from Bursa Securities' website at [www.bursamalaysia.com](http://www.bursamalaysia.com). The contents of the Electronic Prospectus (as defined in this Prospectus) are as per the contents of this Prospectus registered by the SC.

You are advised that the internet is not a fully secured medium, and that your Internet Share Application (as defined in this Prospectus) is subject to the risk of problems occurring during 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 in this Prospectus). These risks cannot be borne by the Internet Participating Financial Institutions.

If you are in doubt as to the validity or integrity of the Electronic Prospectus, you should immediately request from us, our Principal Adviser or the issuing house, a paper / printed copy of this Prospectus.

In the event of any discrepancies arising between the contents of the Electronic Prospectus 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 is identical to this Prospectus registered by the SC, shall prevail.

In relation to any reference in this Prospectus to third party internet sites ("**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:

- (i) we and our Principal 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;
- (ii) we and our Principal 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 Principal Adviser are also not responsible for any loss, damage or cost 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 on any data, information, files or other material provided by such parties; and
- (iii) any data, information, files or other material downloaded from the Third Party Internet Sites is at your own discretion and risk. We and our Principal 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:

- (i) the Internet Participating Financial Institutions are 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 which may be viewed via your web browser or other relevant software.

The Internet Participating Financial Institutions 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

- (ii) 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 cost, 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**

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The following events are intended to take place on the following tentative dates:

<b>Event(s)</b>	<b>Tentative Date(s)</b>
Issuance of Prospectus / Opening of the application period for our IPO	[•]
Closing of the application period for our IPO	[•]
Balloting of applications	[•]
Allotment of Issue Shares / Transfer of Offer Shares to successful applicants	[•]
Listing on the ACE Market of Bursa Securities	[•]

In the event there is any change to the indicative timetable above, we will advertise the notice of the changes in a widely circulated daily English and Bahasa Malaysia newspaper in Malaysia.

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## PRESENTATION OF INFORMATION

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All references to “our Company” or “Unique Fire” in this Prospectus are to Unique Fire Holdings Berhad, while references to “our Group” are to our Company and our subsidiaries. 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 Executive Directors and our key senior management personnel as disclosed in this Prospectus and statements as to our beliefs, expectations, estimates and opinions are those of our Management.

Certain abbreviations, acronyms and technical terms used are defined in the “Definitions” and “Glossary of Technical Terms” sections of this Prospectus. Words denoting the singular shall, where applicable, include the plural and vice versa. Words denoting the masculine gender shall, where applicable, include the feminine and neuter genders and vice versa. References to persons shall include companies and corporations.

In this Prospectus, references to the “Government” are to the Government of Malaysia; and references to “RM” and “sen” are to the lawful currency of Malaysia. 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 hundredth or two (2) decimal places. Any discrepancies in the tables included in this Prospectus between the amounts listed and the total thereof are due to rounding.

Unless otherwise stated, any reference to dates and times in this Prospectus shall be a reference to dates and times in Malaysia.

Any reference to any enactment in this Prospectus shall be a reference to that enactment as for the time being or 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 or is exposed to. This data is taken or derived from information published by industry sources and from our internal data. In each such case, the source is stated in this Prospectus. Where no source is stated, it can be assumed that the information originates from our Management.

In particular, certain information in this Prospectus is extracted or derived from the Industry Overview prepared by Vital Factor (as defined in this Prospectus), the independent business and market research consultants. We have appointed Vital Factor to provide an independent market and industry review. In compiling their data for the review, Vital Factor had relied on research methodology, industry sources, published materials, their own private databases and direct contacts within the industry. We believe that the information on the industry and 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 and indirectly linked to such website does not form part of this Prospectus and should not be relied upon.

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## FORWARD-LOOKING STATEMENTS

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This Prospectus includes forward-looking statements, which include all statements other than statements of historical facts included in this Prospectus, including, without limitation, those regarding our financial position, business strategies, prospects, plans and objectives of our Management for future operations. Some of these statements can be identified by words that have a bias towards or are forward-looking such as “may”, “will”, “would”, “could”, “believe”, “expect”, “anticipate”, “estimate”, “aim”, “plan”, “forecast”, “project” or similar expressions. Such forward-looking statements involve known and unknown risks, uncertainties and other important factors beyond our Group’s control that could cause our actual results, performances or achievements to be materially different from future results, performances or achievements expressed or implied by such forward-looking statements. Such forward-looking statements include, without limitation, statements relating to:

- (i) demand of our products and services;
- (ii) our business strategies;
- (iii) our plans and objectives for future operations;
- (iv) our future financial position, earnings, cash flows and liquidity; and
- (v) our ability to pay dividends.

Such forward-looking statements are based on numerous assumptions regarding our Group’s present and future business strategies and the environment in which we operate. Additional factors that could cause our actual results, performances or achievements to differ materially include, but are not limited to those discussed in Section 8 – Risk Factors and Section 11.3 – Management’s Discussion and Analysis of Financial Conditions and Results of Operations of this Prospectus. We cannot assure you that the forward-looking statements in this Prospectus will be realised.

These forward-looking statements are based on information available to us as at the LPD (as defined in this Prospectus) and are made available only as at the LPD. Should we become aware of any subsequent material change or development affecting a matter disclosed in this Prospectus arising from the date of registration of this Prospectus but before the date of allotment of the Issue Shares / transfer of the Offer Shares, we shall further issue a supplemental or replacement prospectus, as the case may be, in accordance with the provision of Section 238(1) of the CMSA and Paragraph 1.02, Chapter 1 of Part II (Division 6) of the Prospectus Guidelines (Supplementary and Replacement Prospectus).

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## **DEFINITIONS**

The following definitions shall apply throughout this Prospectus unless the definitions are defined otherwise or the context requires otherwise:

### **COMPANIES WITHIN OUR GROUP**

<b>Unique Fire or Company</b>	:	Unique Fire Holdings Berhad (Registration No. 202101013602 (1413901-D))
<b>UFI</b>	:	Unique Fire Industry Sdn Bhd (Registration No. 199701003235 (418731-U))
<b>UDI</b>	:	Unique Digital Innovation Sdn Bhd (Registration No. 201801000171 (1262183-U))
<b>Unique Fire Group or Group</b>	:	Unique Fire, UFI and UDI, collectively

### **GENERAL**

<b>ACE Market</b>	:	ACE Market of Bursa Securities
<b>Acquisition of UDI</b>	:	Acquisition by Unique Fire of the entire issued share capital of UDI of RM450,000 comprising 450,000 ordinary shares from the shareholders of UDI, namely Liew Sen Hoi, Marcus Liew, Ryan Liew, Roy Liew and Ray Liew for a total purchase consideration of RM70,080, which was entirely satisfied by the issuance of 438,000 new Shares at an issue price of RM0.16 per Share, which was completed on [●]
<b>Acquisition of UFI</b>	:	Acquisition by Unique Fire of the entire issued share capital of UFI of RM9,004,500 comprising 9,004,500 ordinary shares from the shareholders of UFI, namely Liew Sen Hoi, Lim Show Ching, Marcus Liew, Ryan Liew, Roy Liew and Ray Liew for a total purchase consideration of RM50,529,280, which was entirely satisfied by the issuance of 315,808,000 new Shares at an issue price of RM0.16 per Share, which was completed on [●]
<b>Acquisition of UFI and UDI</b>	:	Acquisition of UFI and Acquisition of UDI, collectively
<b>Act</b>	:	Companies Act 2016
<b>ADA</b>	:	Authorised Depository Agent
<b>AGM</b>	:	Annual General Meeting
<b>AIBB</b>	:	Alliance Investment Bank Berhad (Registration No. 197401004393 (21605-D))
<b>Application Form(s)</b>	:	The printed application form for the application of the Issue Shares
<b>Application(s)</b>	:	The application for the Issue Shares by way of Application Form, Electronic Share Application and/or Internet Share Application
<b>ATM</b>	:	Automated Teller Machine
<b>Board</b>	:	The Board of Directors of Unique Fire



**DEFINITIONS (Cont'd)**

<b>Bomba or Jabatan Bomba</b>	:	Fire and Rescue Department of Malaysia
<b>Bursa Depository</b>	:	Bursa Malaysia Depository Sdn Bhd (Registration No. 198701006854 (165570-W))
<b>Bursa Securities</b>	:	Bursa Malaysia Securities Berhad (Registration No. 200301033577 (635998-W))
<b>CAGR</b>	:	Compound annual growth rate
<b>CCC</b>	:	Certificate of Completion and Compliance
<b>CDS</b>	:	Central Depository System
<b>CDS Account</b>	:	Account established for a Depositor by Bursa Depository for the recording of deposits or withdrawals of securities and for dealings in such securities by the Depositor
<b>CF</b>	:	Certificate of fitness for occupation
<b>CMSA</b>	:	Capital Markets and Services Act 2007
<b>Constitution</b>	:	The constitution of the Company
<b>COVID-19</b>	:	An infectious disease caused by severe acute respiratory syndrome coronavirus 2 (SARS-CoV-2)
<b>Depositor</b>	:	A holder of a CDS Account
<b>Director(s)</b>	:	Director(s) of our Company and within the meaning given in Section 2 of the CMSA
<b>DOSH</b>	:	Department of Occupational Safety and Health Malaysia
<b>EBITDA</b>	:	Earnings before interest, taxes, depreciation and amortisation
<b>EIS</b>	:	Employment Insurance System
<b>Electronic Prospectus</b>	:	A copy of this Prospectus that is issued, circulated or disseminated via the Internet, and/or an electronic storage medium, including but not limited to CD-ROMs (compact disc read-only memory)
<b>Electronic Share Application</b>	:	An application for the Issue Shares through Participating Financial Institutions' ATM
<b>Eligible Person(s)</b>	:	Eligible Directors, employees and persons who have contributed to the success of our Group, as further detailed in Section 4.1.1(b)(ii) of this Prospectus
<b>EMCO</b>	:	Enhanced MCO
<b>EPF</b>	:	Employees Provident Fund
<b>EPS</b>	:	Earnings per share
<b>ERP</b>	:	Enterprise resource planning
<b>Executive Director(s)</b>	:	Non-independent executive director(s) of Unique Fire

**DEFINITIONS (Cont'd)**

<b>Financial Years Under Review</b>	:	FYE 2019, FYE 2020 and FYE 2021, collectively
<b>FM Approvals</b>	:	FM Approvals LLC., a third party global certification agency with headquarters in Rhode Island, United States that offers certification services to manufacturers of fire protection equipment, electrical equipment and building materials. FM Approvals was formerly known as Factory Mutual Laboratories which changed its name to FM Approval in 1999
<b>FPE</b>	:	Financial period ended/ending
<b>FPS</b>	:	Fire protection systems
<b>FYE</b>	:	Financial year ended/ending 31 March
<b>Government</b>	:	Government of Malaysia
<b>GP</b>	:	Gross profit
<b>GST</b>	:	Goods and Services Tax
<b>IMR or Vital Factor</b>	:	Vital Factor Consulting Sdn Bhd (Registration No. 199301012059 (266797-T)), the independent business and market research consultants
<b>Industry Overview</b>	:	Industry overview prepared by Vital Factor as set out in Section 7 of this Prospectus
<b>Internet Participating Financial Institution</b>	:	Participating financial institution for the Internet Share Application, as listed in Section 14 of this Prospectus
<b>Internet Share Application</b>	:	Application for the Issue Shares through an online share application service provided by the Internet Participating Financial Institution
<b>IPO</b>	:	Initial public offering of the IPO Shares in conjunction with the Listing, comprising the Public Issue and Offer for Sale
<b>IPO Price</b>	:	The price of RM[●] per IPO Share
<b>IPO Share(s)</b>	:	The Issue Share(s) and Offer Share(s), collectively
<b>IRB</b>	:	Inland Revenue Board
<b>Issue Share(s)</b>	:	83,750,000 new Shares, representing approximately 20.94% of our enlarged issued share capital, which are to be issued pursuant to the Public Issue and subject to the terms and conditions of this Prospectus
<b>Issuing House or Tricor</b>	:	Tricor Investor & Issuing House Services Sdn Bhd (Registration No. 197101000970 (11324-H))
<b>IT</b>	:	Information technology
<b>kg</b>	:	Kilogram
<b>Kidde brands</b>	:	Reference to Kidde brands in this Prospectus includes Range Guard brand of wet chemical fire suppression system, Advanced Delivery System (ADS) and Engineered Central Storage System (ECS) brands for both HFC and FK5112 fire suppression systems

**DEFINITIONS (Cont'd)**

<b>L</b>	:	Litre
<b>Listing</b>	:	The admission of Unique Fire to the Official List and the listing of and quotation for our entire enlarged issued share capital on the ACE Market
<b>Listing Requirements</b>	:	ACE Market Listing Requirements of Bursa Securities, as may be amended from time to time
<b>Listing Scheme</b>	:	Comprising the Acquisition of UFI and UDI, Public Issue, Offer for Sale, Share Transfer to UFG and Listing, collectively
<b>LPD</b>	:	15 October 2021, being the latest practicable date prior to the issuance of this Prospectus
<b>M&amp;E</b>	:	Mechanical and electrical
<b>Malaysian Public</b>	:	Citizens of Malaysia and companies, societies, co-operatives and institutions incorporated or organised under the laws of Malaysia
<b>Marcus Liew</b>	:	Liew Kang Leong, our Promoter, substantial shareholder and Executive Director
<b>Market Day(s)</b>	:	Any day on which Bursa Securities is open for trading of securities
<b>MCO</b>	:	The nationwide movement control order imposed by the Government of Malaysia under the Prevention and Control of Infectious Diseases Act 1988 and the Police Act 1967 as a measure to contain the outbreak of COVID-19 pandemic
<b>MFRS</b>	:	Malaysian Financial Reporting Standards
<b>MITI</b>	:	Ministry of International Trade and Industry of Malaysia
<b>N/A</b>	:	Not applicable
<b>NA</b>	:	Net assets
<b>Offer for Sale</b>	:	Offer for sale of the Offer Shares at the IPO Price by the Offeror by way of private placement to selected investors
<b>Offer Share(s)</b>	:	30,000,000 existing Shares, representing approximately 7.50% of our enlarged issued share capital, which are to be offered pursuant to the Offer for Sale and subject to the terms and conditions of this Prospectus
<b>Offeror</b>	:	Liew Sen Hoi, our Promoter, substantial shareholder and Managing Director
<b>Official List</b>	:	Official list of the ACE Market
<b>Operational Facility in Shah Alam, Selangor</b>	:	The operational facility of the Group located at 9, Jalan Anggerik Mokara 31/55, Kota Kemuning, Seksyen 31, 40460 Shah Alam, Selangor
<b>Participating Financial Institution</b>	:	Participating financial institution for the Electronic Share Application, as listed in Section 14 of this Prospectus
<b>PAT</b>	:	Profit after taxation

**DEFINITIONS (Cont'd)**

<b>PBT</b>	:	Profit before taxation
<b>PE Multiple</b>	:	Price earnings multiple
<b>Pink Form Allocation</b>	:	The allocation of 8,000,000 Issue Shares, representing 2.00% of our enlarged issued share capital, to the Eligible Persons
<b>Placement Agent</b>	:	AIBB
<b>PPE</b>	:	Property, plant and equipment
<b>Prescribed Security(ies)</b>	:	Securities of a company that are prescribed by Bursa Securities to be deposited in the CDS subject to the provision of the SICDA and the Rules
<b>Principal Adviser</b>	:	AIBB
<b>Promoter(s)</b>	:	UFG, Liew Sen Hoi, Lim Show Ching, Marcus Liew, Ryan Liew, Roy Liew and Ray Liew
<b>Prospectus</b>	:	This Prospectus dated [●] in relation to the IPO
<b>Prospectus Guidelines</b>	:	Prospectus Guidelines issued by the SC on 28 December 2012 (revised on 23 December 2020)
<b>Public Issue</b>	:	Public issue of 83,750,000 new Shares at the IPO Price comprising: <ul style="list-style-type: none"> <li>(a) 20,000,000 new Shares made available for application by the Malaysian Public;</li> <li>(b) 8,000,000 new Shares made available for application by the Eligible Persons;</li> <li>(c) 5,750,000 new Shares made available by way of private placement to selected investors; and</li> <li>(d) 50,000,000 new Shares made available by way of private placement to Bumiputera investors approved by MITI</li> </ul>
<b>QC</b>	:	Quality control
<b>QR code</b>	:	Quick response code
<b>Ray Liew</b>	:	Liew Kang Boon, our Promoter, substantial shareholder and key senior management
<b>ROC</b>	:	Registrar of Companies
<b>Roy Liew</b>	:	Liew Kang Chin, our Promoter, substantial shareholder and key senior management
<b>Rules</b>	:	Rules of Bursa Depository, as may be amended from time to time
<b>Ryan Liew</b>	:	Liew Kang Yee, our Promoter, substantial shareholder and Executive Director
<b>SAC</b>	:	Shariah Advisory Council of the SC

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**DEFINITIONS (Cont'd)**


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<b>SC</b>	:	Securities Commission Malaysia
<b>SGP</b>	:	Sijil Guna Pakai or Certificate of Product Acceptance issued by TNB
<b>Share Transfer to UFG</b>	:	Transfer by the Promoters (save for UFG) of an aggregate of 252,000,000 Shares (representing 63.00% equity interests in Unique Fire) to UFG, an investment holding company held by the Promoters (save for UFG), during the prescription period
<b>Share(s) or Unique Fire Share(s)</b>	:	Ordinary shares in Unique Fire
<b>SICDA</b>	:	Securities Industry (Central Depositories) Act, 1991
<b>SIRIM</b>	:	SIRIM Berhad, an agency under the purview of MITI and provides independent safety certifications
<b>SOCISO or PERKESO</b>	:	Social Security Organisation, also known as Pertubuhan Keselamatan Sosial
<b>Sole Underwriter</b>	:	AIBB
<b>Sponsor</b>	:	AIBB
<b>sq. ft or ft<sup>2</sup></b>	:	Square feet
<b>sq. m or m<sup>2</sup></b>	:	Square metres
<b>SST</b>	:	Sales and Services Tax
<b>TNB</b>	:	Tenaga Nasional Berhad (Registration No. 199001009294 (200866-W))
<b>UFG</b>	:	Unique Fire Group Sdn Bhd (Registration No. 202101027251 (1427551-W))
<b>United Kingdom or UK</b>	:	United Kingdom of Great Britain and Northern Ireland
<b>UL</b>	:	UL LLC, a global independent safety certification company approved to perform equipment safety testing with headquarters in the United States. UL LLC is a subsidiary of Underwriters Laboratories Inc
<b>Underwriting Agreement</b>	:	The underwriting agreement dated [●] entered into between our Company and AIBB pursuant to our IPO
<b>United States or USA</b>	:	United States of America

**CURRENCY**

<b>RM and sen</b>	:	Ringgit Malaysia and sen, respectively
<b>SGD</b>	:	Singapore Dollar
<b>USD</b>	:	United States Dollar

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## GLOSSARY OF TECHNICAL TERMS

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Technical terms used in this Prospectus shall have the same meanings as set out below unless the term is defined otherwise or the context requires otherwise:

- Active fire protection** : Systems or equipment designed to take action, either automatically or manually, to extinguish or suppress fire
- Assembly** : In the context of this Prospectus, the process of assembly involves integrating multiple parts and components and where relevant, filling cylinders with extinguishing agents and propellant to form the finished product
- We are involved in the assembly of the following products under our brands and third party brands:
- fire suppression systems using CO<sub>2</sub> and HFC extinguishing agents;
  - fire protection equipment namely fire extinguisher using CO<sub>2</sub> and foam (hand portable and trolley mounted) and dry chemical (trolley mounted) as extinguishing agents, fire hose reels and fire hoses.
- British Standards (BS)** : The standards produced by the British Standard Institution (BSI) Group, a certification body, which is designated as the national standards body for the United Kingdom
- CO<sub>2</sub> or carbon dioxide** : In the context of this Prospectus, it is a fire extinguishing agent used to extinguish or suppress fire by displacing oxygen that supports combustion
- Direct distribution channel** : In the context of this Prospectus, it refers to when we sell our products to end-users and vehicle manufacturers.
- Distribution** : Refers to the supply of products without any modifications or alterations.
- In the context of this Prospectus, we distribute the following products under our brands and third party brands:
- fire suppression systems such as sprinkler systems, wet and dry riser systems and hydrants, and wet chemical fire suppression systems;
  - fire protection equipment namely fire hoses; and
  - fire protection accessories such as fire alarm and detection devices, batteries, cabinets and fire blankets
- Dry chemical** : In the context of this Prospectus, it is a fire extinguishing agent in powder form that is used to extinguish or suppress fire by preventing oxygen from reaching the fire
- eFEIS** : Electronic Fire Extinguisher Identification System, the system established by Jabatan Bomba to govern the usage and maintenance of fire extinguishers in Malaysia
- Extinguishing agent(s)** : The component of a fire protection system or equipment that extinguishes or suppresses fire. In the context of this Prospectus, the extinguishing agents contained in cylinders are dry chemical, CO<sub>2</sub>, HFC-227ea, foam and wet chemicals
- Fire** : Within the context of this Prospectus, fire refers to undesirable and destructive burning in built environments (such as buildings, structures and infrastructure) that can cause loss of life, injury and/or property and asset damage

**GLOSSARY OF TECHNICAL TERMS (Cont'd)**

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- Fire alarm** : A device that is designed to alert people that a fire may be present and evacuation may be necessary. The alarm may be in the form of bells, sounders, flashing lights, beacons or a combination of these
- Fire detector** : A device that is designed to detect the presence of fire, heat and/or smoke and consequently activate other systems and devices, such as fire suppression systems and fire alarms
- Fire extinguisher** : A portable manually operated equipment that can be carried or wheeled to the site of a fire, where it is used to discharge extinguishing agents to extinguish or suppress fire. Examples include CO<sub>2</sub>, dry chemical and foam fire extinguishers
- Fire hose reel** : A circular reel drum that is designed to carry and manage high pressure fire hose, keeping it ready for use in a fire, and to reel it in for storage.  
The fire hose reel is permanently attached to a source of water connected to a wet or dry riser system
- Fire hoses** : Consists of fire hoses, couplings (to join two (2) or more hoses together to extend their length) and nozzle to direct the flow of water. They are designed to be connected to a landing valve of a wet or dry riser system or hydrant, which supplies the water. They are designed to be used by firefighters
- Fire suppression systems** : In the context of this Prospectus, they are systems that are designed to automatically detect fire and discharge their fire extinguishing agent to extinguish or suppress fire. Examples include CO<sub>2</sub>, HFC and wet chemical fire suppression systems, sprinkler systems, as well as dry and wet riser systems
- FK5112 or fluorinated ketone** : FK5112 is a fluorinated ketone considered to be an environmentally friendly fire suppression extinguishing agent as it does not deplete ozone. FK5112 is stored as a liquid and discharged as a gas. FK5112 is a clean agent that does not leave behind residue, and does not conduct electricity. It is suitable for use in rooms that contain telecommunications or electrical equipment, and high value or important items such as those stored in libraries, archives and museums
- FM Approvals certification** : FM Approvals certification, which certifies that a product or system has been independently tested and found to comply with the applicable requirements stated in the relevant FM Approvals standards. The certification is administered by FM Approvals. FM Approvals was formerly known as Factory Mutual Laboratories which changed its name to FM Approval in 1999
- Foam** : In the context of this Prospectus, it is an extinguishing agent that consists of foam concentrate mixed with water. When it is discharged, it forms a foam that blankets the fire to prevent oxygen from reaching the fuel, which extinguishes or suppresses the fire
- HFC or hydrofluorocarbon** : In the context of this Prospectus, HFC refers to HFC-227ea which is stored as a liquid and discharged as a gas. HFC is a clean agent that does not leave behind residue, and does not conduct electricity. It is suitable for use in rooms that contain telecommunications or electrical equipment, and high value or important items such as those stored in libraries, archives and museums

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**GLOSSARY OF TECHNICAL TERMS (Cont'd)**

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- Indirect distribution channel** : In the context of this Prospectus, it refers to where our customers are intermediaries that purchase our fire protection systems, equipment and accessories for installation or maintenance of their customers' properties and assets, as well as retailers and wholesalers who resell our products to their customers.
- Manufacturing** : In the context of this Prospectus, it is a process involving the transformation of input materials into finished products. We carry out the manufacturing of hand portable dry chemical fire extinguishers under our brand
- Malaysian Standards (MS)** : The standards produced by the Department of Standards Malaysia, the national standards and accreditation body of Malaysia
- Sprinkler system** : A type of active fire suppression system that consists of a fixed water pipe network installed throughout a building with sprinkler heads attached at specific locations. Sprinklers are designed to activate when a predetermined heat level is reached, spraying the area around the sprinkler with water
- Wet and dry riser system** : An active fire protection system that consists of a fixed network of water pipes and other components that is designed to supply water throughout the building to support firefighting operations. In a wet riser system, the pipework is constantly filled with water from a pressurised supply, whereas in a dry riser system, the pipework does not contain water when not in use
- Wet chemical** : In the context of this Prospectus, it is a fire extinguishing agent composed of a mixture of water and materials (such as potassium carbonate and inorganic salts) that form a soapy layer that blankets burning oil, thereby preventing oxygen from reaching the fire
- UL certification** : UL certification attests that a product, system or equipment has been independently tested and found to comply with the relevant UL standards. UL certification is administered by UL LLC, which is a subsidiary of Underwriters Laboratories Inc



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