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PROSPECTUS



SIAB HOLDINGS BERHAD

Registration No.: 202001043548 (1399869-A)
(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 122,409,000 NEW ORDINARY SHARES IN OUR COMPANY ("SHARES") IN THE FOLLOWING MANNER:

- **24,481,800 NEW SHARES AVAILABLE FOR APPLICATION BY THE MALAYSIAN PUBLIC;**
- **12,240,900 NEW SHARES AVAILABLE FOR APPLICATION BY OUR ELIGIBLE DIRECTORS, EMPLOYEES AND PERSONS WHO HAVE CONTRIBUTED TO THE SUCCESS OF OUR GROUP;**
- **61,204,500 NEW SHARES BY WAY OF PRIVATE PLACEMENT TO BUMIPUTERA INVESTORS APPROVED BY THE MINISTRY OF INTERNATIONAL TRADE AND INDUSTRY; AND**
- **24,481,800 NEW SHARES BY WAY OF PRIVATE PLACEMENT TO SELECTED INVESTORS**

(II) OFFER FOR SALE OF 48,963,600 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 Wholly-Owned Subsidiary of Insas Berhad)

(A Participating Organisation of Bursa Malaysia Securities Berhad)

This Prospectus has been registered by the 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 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.

YOU 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 155.

THE ACE MARKET OF BURSA SECURITIES 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.

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 the Prospectus or the conduct of any other person in relation to our Group (as defined herein).

Securities listed on Bursa Malaysia Securities Berhad ("**Bursa Securities**") 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. Bursa Securities shall not be 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 whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this Prospectus. The valuation utilised for the purpose of the Listing should not be construed as an endorsement by Bursa Securities, on the value of the subject assets.

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

Our securities are classified as Shariah compliant by the Shariah Advisory Council of the SC based on the audited combined financial statements for the financial year ended [31 December 2020]. This classification remains valid from the date of issue of this Prospectus until the next Shariah compliance review is undertaken by the Shariah Advisory Council of the SC. The new status will be 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 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 the SC 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 the SC 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:

- (i) 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;
- (ii) 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
- (iii) 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:

- (i) 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
- (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 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 Date/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.

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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 "Siab" and "Company" in this Prospectus are to Siab Holdings Berhad [Registration No.: 202001043548 (1399869-A)]. 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 two decimal place (for percentages) or two 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. Third party projections, including the projections from the Independent Market Researcher, cited in this Prospectus are subject to significant uncertainties that could cause actual data to differ materially from the projected figures. Hence, you should not place undue reliance on the third-party projections cited in this Prospectus.

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:

- (i) Demand for our products and services;
- (ii) Our business strategies;
- (iii) Our future plans;
- (iv) Our financial position;
- (v) Our future earnings, cash flows and liquidity; and
- (vi) 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:

- (i) The ongoing COVID-19 pandemic and possible similar future outbreak;
- (ii) The economic, political and investment environment in Malaysia; and
- (iii) 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.

The delivery of this Prospectus or any issue made in connection with this Prospectus shall not, under any circumstances, constitute a representation or create any implication that there has been no change in our affairs since the date of this Prospectus. Nonetheless, should we become aware of any subsequent material change or development affecting a matter disclosed in this Prospectus arising from the date of issue of this Prospectus up to the date of our Listing, we shall further issue a supplemental or replacement prospectus, as the case may be, in accordance with the provisions of Section 238 of the CMSA.

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:

Siab or Company	:	Siab Holdings Berhad [Reg No.: 202001043548 (1399869-A)]
Siab Construction	:	Siab Construction Sdn Bhd [Reg No.: 201801015345 (1277361-W)]
Siab Development	:	Siab Development Sdn Bhd [Reg No.: 201701013371 (1227536-P)]
Siab Engineering	:	Siab Engineering Sdn Bhd [Reg No.: 201101033307 (961442-H)]
Siab Group or Group	:	Siab and its subsidiaries, collectively
Siab Network	:	Siab Network Solutions Sdn Bhd [Reg No.: 201301034985 (1064813-T)]
Siab (M)	:	Siab (M) Sdn Bhd [Reg No.: 198401015158 (127713-U)]

GENERAL:

ACE Market	:	ACE Market of Bursa Securities
Acquisition	:	Acquisition by Siab of the entire equity interest of Siab (M) for a purchase consideration of RM36,722,508 which was wholly satisfied by the issuance of 367,225,080 new Shares at an issue price of RM0.10 per share, which was completed on [•]
Act	:	Companies Act, 2016
ADA	:	Authorised Depository Agent
Adviser or Sponsor or Placement Agent or Underwriter	:	M&A Securities
Alam Kota	:	Alam Kota Sdn Bhd [Reg No.: 202001012827 (1369147-X)]
Application(s)	:	Application for IPO Shares by way of Application Form, Electronic Share Application or Internet Share Application
Application Form	:	Printed application form for the application of our IPO Shares accompanying this Prospectus
ATM	:	Automated teller machine
BNM	:	Bank Negara Malaysia
Board	:	Board of Directors of Siab
Bursa Depository or Depository	:	Bursa Malaysia Depository Sdn Bhd [Reg No.: 198701006854 (165570-W)]

DEFINITIONS (*Cont'd*)

Bursa Securities	:	Bursa Malaysia Securities Berhad [Reg No.: 200301033577 (635998-W)]
CAGR	:	Compound annual growth rate
CDS	:	Central Depository System
CDS Account	:	Account established by Bursa Depository for a depositor for the recording and dealing in securities by the depositor
CIDB	:	Construction Industry Development Board of Malaysia
CIDB Act	:	Construction Industry Development Board Act, 1994
Closing Date	:	Date adopted in this Prospectus as the last date for acceptance and receipt of the Application
CMSA	:	Capital Markets and Services Act, 2007
CMCO	:	Conditional MCO imposed by the Malaysian Government from 4 May 2020 to 9 June 2020
Constitution	:	Our Company's constitution as registered under the Act and as amended from time to time
COVID-19	:	Coronavirus disease 2019
DDWG	:	Due diligence working group established for the purpose of our Listing
Depository Rules	:	Rules of Bursa Depository and any appendices thereto as they may be 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	:	Application for IPO Shares through a Participating Financial Institution's ATM
EOT:	:	Extension of time
EPS	:	Earnings per share
FMCO	:	Full MCO being a nationwide "total lockdown" imposed on all social and economic sectors in Malaysia from 1 June to 28 June 2021. Under this FMCO, only essential economic and social services listed by the Malaysian National Security Council will be allowed to operate

DEFINITIONS (*Cont'd*)

FYE	:	Financial year(s) ended/ending 31 December, as the case may be
GP	:	Gross profit
ICT	:	Information and communication technology
IFRS	:	International Financial Reporting Standards
IMR or Protégé	:	Protégé Associates Sdn Bhd [Reg No.: 200401037256 (675767-H)], our Independent Market Researcher
IMR Report	:	Independent Market Research Report titled "Strategic Analysis of the Construction Industry in Malaysia" dated 30 June 2021
Internet Participating Financial Institution(s)	:	Participating financial institution(s) for Internet Share Application as listed in Section 16.6
Internet Share Application	:	Application for IPO Shares through an online share application service provided by Internet Participating Financial Institution
Initial Public Offering or IPO	:	Our initial public offering comprising the Public Issue and Offer for Sale
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
Issuing House	:	Tricor Investor & Issuing House Services Sdn Bhd [Reg No.: 197101000970 (11324-H)]
Issue Share(s)	:	New Share(s) to be issued under the Public Issue
ISO	:	International Organisation for Standardisation
IT	:	Information technology
Listing	:	Listing of and quotation for our entire enlarged share capital of RM[•] comprising 489,634,083 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	:	1 June 2021, being the latest practicable date for ascertaining certain information contained in this Prospectus
M&A Securities	:	M&A Securities Sdn Bhd [Reg No.: 197301001503 (15017-H)]
Makmur Baru	:	Makmur Baru Holdings Sdn Bhd [Reg No.: 202001010873 (1367193-V)]

DEFINITIONS (*Cont'd*)

Malaysian Public	:	Malaysian citizens and companies, co-operatives, societies and institutions incorporated or organised under the laws of Malaysia
Market Day(s)	:	Any day(s) 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
MCO	:	Movement Control Order
MCO 1.0	:	A MCO implemented as preventive measure by the Malaysian Government to curb the outbreak of COVID-19 which took effect from 18 March 2020 to 3 May 2020
MCO 2.0	:	The re-imposition of MCO on 13 January 2021 to 5 March 2021 by the Malaysian Government on selected states in West Malaysia, which included Melaka, Johor, Penang, Selangor, Sabah and the Federal Territories of Kuala Lumpur, Putrajaya and Labuan
MCO 3.0	:	The re-imposition of MCO on 3 May 2021 to 31 May 2021
MFRS	:	Malaysian Financial Reporting Standards
MITI	:	Ministry of International Trade and Industry Malaysia
MoH	:	Ministry of Health of Malaysia
MyIPO	:	Intellectual Property Corporation of Malaysia
NA	:	Net assets
NBV	:	Net book value
Offer for Sale	:	Offer for sale of 48,963,600 Offer Shares by our Selling Shareholders at our IPO Price
Offer Share(s)	:	Existing Share(s) to be offered under our Offer for Sale
Official List	:	The official list specifying all securities which have been admitted for listing on Bursa Securities and not removed
Participating Financial Institution(s)	:	Participating financial institution(s) for Electronic Share Application as listed in Section 16.5
PBT	:	Profit before tax
PE Multiple	:	Price-to-earnings multiple
Pink Form Allocations	:	Allocation of 12,240,900 Issue Shares to our eligible Directors, employees and persons who have contributed to the success of our Group, which forms part of our Public Issue
Promoters	:	Ng Wai Hoe, Lim Mei Hwee, Tan Sok Moi and Makmur Baru, collectively

DEFINITIONS (Cont'd)

Prospectus	:	This prospectus dated [●] in relation to our IPO
Public Issue	:	Public issue of 122,409,000 Issue Shares at our IPO Price
RMCO	:	Recovery MCO imposed by the Malaysian Government from 10 June 2020 to 31 March 2021
ROC	:	Registrar of Companies
SC	:	Securities Commission Malaysia
Selling Shareholders	:	Ng Wai Hoe, Lim Mei Hwee, Tan Sok Moi and Makmur Baru who are undertaking the Offer for Sale, collectively
Share(s)	:	Ordinary share(s) in Siab
SICDA or Depository Act	:	Securities Industry (Central Depositories) Act, 1991
sq ft	:	Square foot
sq m	:	Square metre
Underwriting Agreement	:	Underwriting agreement dated [●] entered into between Siab and M&A Securities for the purpose of our IPO
Vendor(s)	:	Ng Wai Hoe, Lim Mei Hwee, Tan Sok Moi, Makmur Baru and Alam Kota, collectively

CURRENCY:

RM or sen	:	Ringgit Malaysia and sen respectively
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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:

BIM	:	Building information modelling, a type of modelling software that can be used to, amongst others, simulate scheduling, material estimation and fabrication processes
CCC	:	Certificate of Completion and Compliance, a document issued by the development project's principal submitting person who is either a professional architect or professional engineer to certify that the development project is completed in accordance with the approved building plans and is safe and fit for occupation
CMGD	:	Certificate of Making Good Defect, issued to the contractor by the architect on behalf of the customer after identified defects have been rectified upon expiry of the defects liability period
Condotel	:	A condominium project that is operated as a hotel
CONQUAS 21	:	Construction quality assessment system, a workmanship assessment system developed by Building and Construction Authority Singapore for a quantitative measure of the overall quality of a building's workmanship
CPC	:	Certificate of practical completion, issued by the project's architect on behalf of the client to the contractor, when the contractor has completed its assigned obligations and handed the work to the client
DLP	:	Defect liability period, a period of time after a development project has been completed where the developer is obliged to remedy defects
Environmental Aspects and Impacts Register	:	A set of documents which states the criteria for evaluating environmental aspects and its impacts. It is used determine environmental aspects as a result of a construction project, and highlights the necessary operation controls that are proposed for implementation in construction projects
GSM	:	Global System for Mobile Communications is an international telecommunications standard for the transmission of voice and data between cell phones and other mobile devices
HIRADC Register	:	A set of documents that identify hazards at construction sites, including assessments of risks and opportunities and the necessary controls to be implemented to mitigate the identified risks
IBS	:	Industrialised building system, a construction method that utilises structural components, or a building system that involves pre-fabricated components and on-site installation
ISO	:	International Organisation for Standardisation

TECHNICAL GLOSSARY (Cont'd)

LAD	:	Liquidated and ascertained damages, which are damages due to a client, calculated at a rate as stated in the contract when a contractor fails to deliver the completed work within the period stipulated in the said contract agreement
Letter of Award	:	A formal award of a project by a client to the contractor
Life Cycle Perspective Table	:	Details the life cycle stages of a construction project which can be managed/ controlled by an organisation
M&E	:	Mechanical and Electrical
Master Work Programme	:	A programme where all site activities are broken down and include details such as sequence of work, budget, quality, construction methodology, resource planning and identified key milestones
Method Statement	:	A document that details how construction activities can be implemented safely
PABX	:	Private Automated Branch Exchange is a telephone systems that allows a single access number to provide several lines to outside callers while providing a range of external lines to internal callers
Project QESH Plan	:	A comprehensive planning document of a construction project that details the quality, environmental, safety and health aspects
QC	:	Quality control
QESH	:	Quality, Environment and Safety and Health
QESH Management System	:	An integrated management system that includes quality management system, environmental management system and safety and health management system
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
QMS	:	Quality management system
Risk Register	:	A risk register details all the potential risks in a construction project and is used as part of risk and project management.
SHASSIC	:	Safety and Health Assessment System in Construction, an assessment system that is used to benchmark the level of safety and health performance of the construction industry in Malaysia
SOHO	:	Small office home office

PROJECTS

This following is a brief description of the projects undertaken by our Group:

- Amverton Cove Project : A building construction project which involves the construction of 1 block of 10 storey apartment building with 250 serviced apartment units, 1 penthouse, common facilities and amenities in Kuala Langat, Selangor
- Amverton Greens Project : A building construction project which involves the construction of 3 blocks of condominium with 280 home units, which consist of 3-storey podium shoplots, 4-storey car park, guard house, substation and common facilities in Shah Alam, Selangor
- Apple 99 Project : A civil engineering project which involves the provision of earthworks, piling works, pile caps, sub-structure and related construction works for a hotel in Melaka Tengah, Melaka
- Bennington Residences @ Sky Arena Project : A building construction project which involves the construction of an apartment building with 580 apartment units, which consist of (Phase 1: 1 block of 29-storey apartment building with 284 apartment units (Block A), rooftop facility, 8-storey parking podium, subbasement car park and 1 unit of guard house); and (Phase 2: 1 block of 29-storey apartment building with 284 apartment units (Block B) and rooftop facility) in Setapak, Kuala Lumpur
- Chambers Residence Project : A building construction project which involves the construction of 1 block of 33-storey apartment building with 509 serviced apartment units, which includes 8 storey car park and common facilities and amenities in Jalan Ipoh, Kuala Lumpur
- Columbarium Project : A building construction project which involves the construction of 1 block 15-storey columbarium inclusive of 4 storey car park in Sungai Besi, Kuala Lumpur
- Cubic Botanical Tower A Project : A building construction project which involves the construction of 1 block of 33-storey serviced apartment with 509 units in Bangsar South, Kuala Lumpur
- F&N Intelligent Industrial Building Project : A design and build project which involves designing and construction of a 45m high warehouse equipped with automated storage and retrieval system, M&E and external works and construction of single-storey cooler warehouse in Shah Alam, Selangor
- Gravit8 (Phase 2B) Project : Construction of 2 blocks of 34 storey serviced apartment building Phase 2B with carpark podium and recreation at level 8, in Kota Bayu Emas, Mukim Klang, Daerah Klang
- Hospital Bentong Project : A design and build project which involves designing and construction of an extension hospital building in Bentong, Pahang

PROJECTS (Cont'd)

- Hyatt Bukit Jalil Project : A building construction project which involves the construction of 1 block of 18-storey hotel with 258 rooms with retails, pool, gym, café and bar in Bukit Jalil, Kuala Lumpur
- Impressions U-Thant Project : A building construction project which involves the construction of 1 block of 10 storey luxury condominium with 108 apartment units, consist of 2-storey car park, mechanical area, rooftop facility and 2 floors basement in Jalan U-Thant, Kuala Lumpur
- Jaya 99 Commercial Project : A design and build project which involves the design and construction of a commercial complex which consist of 2 blocks of 18-storey office towers showrooms, car parks, food outlets and recreational facilities in Kawasan Bandar XVIII, Melaka
- Kanvas SOHO Project : A building construction project which involves the construction of a mixed development project, which consist of 2 blocks of 30 storey SOHO unit, 1 unit of multipurpose hall, 2-storey of retails space, basic facilities, single-storey car park, 2 level sub-basement and 1 unit of guard house in Cyberjaya, Selangor
- Menara LGB Project : A building construction project which involves the construction of 1 block of 31-storey office building with 5 floors basement car park in Taman Tun Dr Ismail, Kuala Lumpur
- PJ City Project : A building construction project which involves the construction of a commercial building Phase 2, which consist of (Phase 2A: 6-storey office/exhibition space (Block C), 6 storey office/exhibition space (Block D) and 3 floors basement car park); and (Phase 2B: 6 storey office/exhibition space (Block E), 6 storey office/exhibition space (Block F) and 3 floors basement car park) in Petaling Jaya, Selangor
- Plaza 33 Project : A building construction project which involves the construction of 2 block office development consists of 9 storey industrial above on 7-storey podium office industrial, showroom, carpark and public facilities in Petaling Jaya, Selangor
- Quayside Mall Project : A building construction project which involves the construction of a commercial building, consist of 4 storey commercial complex with shops, supermarket, food court, cinema, 2 units of refuse room, substation, 10 storey office building, 3 storey parking podium and 2 floors basement car park in Mukim Tanjung Dua Belas, Kuala Langat, Selangor
- Saville Kajang Project : A civil engineering project which involves the provision of earthworks, piling works and sub-structure works for a mixed development project in Kajang, Selangor
- Seri Riana Residence (Phase 2B) Project : A building construction project which consist of 2 blocks of condominium towers with a total of 284 home units and 5 storey basement carpark in Setapak, Kuala Lumpur

PROJECTS (*Cont'd*)

- Tesco Hypermarket Project : A building construction project which involves the construction of a 2 storey hypermarket, which consists of 1 unit of double-storey hypermarket building, 1 unit of electrical room, a sheltered car park and common facilities in Jalan Klang-Banting, Kuala Langat, Selangor
- The Dawn Project : A building construction project which involves the construction of 2 blocks of Condotel Phase 1 with a total of 648 rooms on 5 storey podium with facilities such as Surau, restaurant, playground, gymnasium, swimming pool, management office, refuse room and guardhouse in Kawasan Bandar VI, Melaka
- The Pines Project : A design and build project which involves the designing and construction of 1 block of 29-storey Condotel in Kawasan Bandar XVIII, Melaka

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