

BINAAN DESJAYA SDN. BHD. - IBS SPECIALIST

PROPOSAL FOR SETUP OF IBS CONCRETE BLOCK PRODUCTION LINES AND PRODUCE IBS CONCRETE BLOCKS UNDER DESJAYA FRANCHISE PROGRAM

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| ITEMS | UNIT | QNTY | RATE RM | CAPACITY | COST |
|---|-------|------|-----------|---------------|-------------------|
| 1. Foam Generator Machine | No | 1 | 20,000.00 | 5,000 blk/day | 20,000.00 |
| To include control panel & timer | | | | | |
| 2. Steel Moulds | | | | | |
| Steel mould for block size 100 x 200 x 600 | No | 10 | 5,000.00 | 500/day | 50,000.00 |
| 3. Foaming Agent/Formula | | | | | |
| 100 litre of formula | Liter | 100 | 20.00 | 25,000 blk | 2,000.00 |
| 4. Air Compressor Kit | No | 1 | 4,500.00 | 5,000 blk/day | 4,500.00 |
| 3 Hp, single phase, c/w hose & spray head (exclude electrical wiring & piping) | | | | | |
| 5. Concrete Hopper/Bucket | No | 1 | 10,000.00 | 5,000 blk/day | 10,000.00 |
| with hose and floor tracks | | | | | |
| 6. Production Shaded Building | No | 1 | 25,000.00 | | 25,000.00 |
| exclude infra,electrical,plumbing works using Precast IBS Components | | | | | |
| 7. Computer Software | Set | 1 | 1,000.00 | | 1,000.00 |
| 8. Training & Consultation | Hrs | 75 | 100.00 | | 7,500.00 |
| including site visit, factory setup and trial run | | | | | |
| TOTAL COST | | | | | 120,000.00 |

CASH FLOW, PRODUCTION FORECAST & INVESTMENT RETURN

| ITEMS | UNIT | MIXTURE | Mortar Volume (m3) | Costing RM |
|--|----------------|--------------------|------------------------|-------------------|
| Mortar | | | 4.10 | 861.00 |
| Cement | kg | 2,050.00 | | |
| 2. Sand | kg | 4,715.00 | | |
| 3. Water | litre | 738.00 | | |
| 4. SuperPlus | litre | 12.3 | | |
| Foam | | | | |
| Desjaya Formula | litre | 2.0 | | 26.00 |
| water (rm0.05 / liter) | litre | 350 | | 17.50 |
| Total Raw Material Cost | | | | 904.50 |
| Concrete wastage of 3% | | | | 27.14 |
| Net Raw Material Cost | | | | 931.64 |
| | | | | |
| Block Production from 10 moulds | Blk Qty | Concrete m3 | Block Weight kg | |
| Mould No: 1 | 50 | 0.60 | 14.0 | |
| Mould No: 2 | 50 | 0.60 | 14.0 | |
| Mould No: 3 | 50 | 0.60 | 14.0 | |
| Mould No: 4 | 50 | 0.60 | 14.0 | |
| Mould No: 5 | 50 | 0.60 | 14.0 | |
| Mould No: 6 | 50 | 0.60 | 14.0 | |
| Mould No: 7 | 50 | 0.60 | 14.0 | |
| Mould No: 8 | 50 | 0.60 | 14.0 | |
| Mould No: 9 | 50 | 0.60 | 14.0 | |
| Mould No: 10 | 50 | 0.60 | 14.0 | |
| | | | | |
| Final Output | 500 | 6.00 | | |
| Cost of Raw Material for 1 block | | | | 1.86 |
| Labor cost per blk | | | | 0.30 |
| Royalty/License fee to Desjaya per block | | | | 0.10 |
| Wooden Pallet (rm6.00 per pc - hold 100 blk) | | | | 0.05 |
| Allocation for factory overhead (10%) | | | | 0.19 |
| Net Cost per block | | | | 2.50 |
| Selling Price to Public (ex factory) | | | | 3.40 |
| Desjaya block buyback program | | | | 2.90 |
| Margin per block from public buyer | | | | 0.90 |
| Margin per block from Desjaya buyback program | | | | 0.40 |
| Net margin for 500 blk (daily capacity) | | | | 450.20 |
| Factory Setup Investment (include building, exclude infra) | | | | 120,000.00 |
| Investment Break Even (production days) | | | | 267 |