



*engineering affordability*

# KOTO ICF

## (Insolated Concrete Form)

Address: No. 3A, Jalan Teknologi ,  
Taman Sains, Kota Damansara,  
47810 Petaling Jaya,  
Selangor – Malaysia

Web: [www.kotocorp.com](http://www.kotocorp.com)  
Email: [info@kotocorp.com](mailto:info@kotocorp.com)



# 01 overview

## About us:

- We are an affordable housing wall, roof and floor panel manufacturer
- KOTO started in 1974 in Australia
- We have presence in many countries around the world
- We pride ourselves in our product

## Mission & Value:

- We are committed to decreasing carbon footprint
- An affordable home should really be affordable
- Protect environment with energy efficient housing material



02

# KOTO global reach



Factory and Office



KOTO IBS Projects/Houses



# 03 our solution



KOTO industrial building solution (IBS) is a comprehensive building system designed, engineered, and manufactured to consistently produce high-quality, affordable, sustainable housing and buildings. KOTO panels are engineered as the enabler for such innovation.

## KOTO IBS Key Features:

### i. High Quality

- a. Non-combustible
- b. Water-resistant
- c. Light weight
- d. Temperature retention
- e. Energy efficiency
- f. Easy logistic
- g. Ideal for Earthquake-zones
- h. High acoustical quality

### ii. Affordable

- a. Lower construction cost
- b. Fastest building time
- c. Lower maintenance cost
- d. Transportable anywhere
- e. Least skilled labor required
- f. No skilled labor needed

### iii. Sustainable

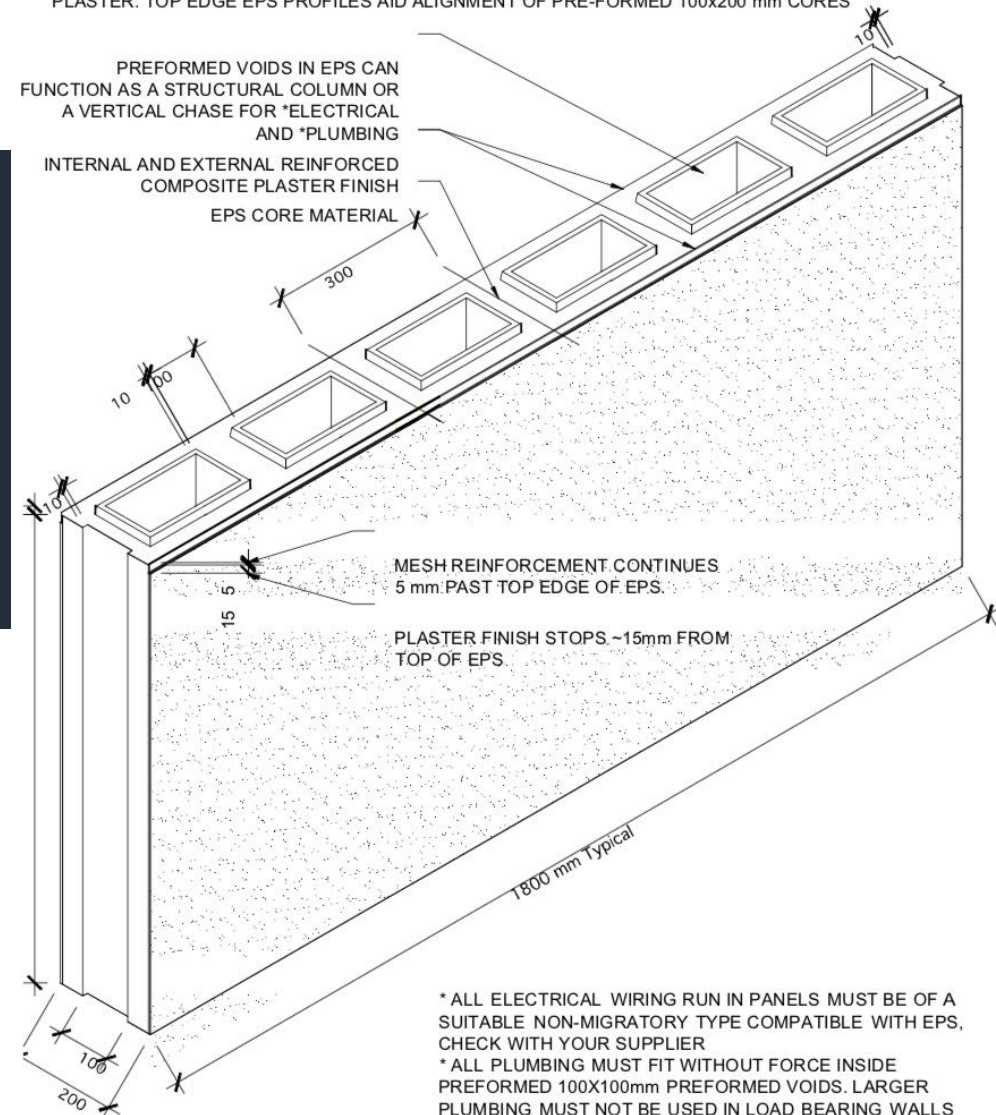
- a. Energy efficient
- b. Minimum wastage
- c. Less carbon footprint
- d. Minimal cement usage
- e. Easy to maintain and renovate
- f. Environment friendly

## KOTO TYPICAL K-PANEL ISOMETRIC VIEW

SCALE 1:10

(Core hole configuration may vary from that shown here)

TYPICAL 200 mm WIDE EPS CORE PRE-COATED ON BOTH SIDES WITH A REINFORCING COMPOSITE PLASTER. TOP EDGE EPS PROFILES AID ALIGNMENT OF PRE-FORMED 100x200 mm CORES



## KOTO STEM PANELS

### Key Features:

EPS is a great example of an efficient use of natural resources, since it has a very low input of raw material (98% of air). The production process is also energy and water-efficient and produces little waste.

- i. **Affordable**
- ii. **Easy to build**
- iii. **Build Fast**
- iv. **Acoustical advantage**
- v. **Non-combustible**
- vi. **Water resistant**
- vii. **Light weight**
- viii. **Temperature Retention**
- ix. **Energy efficient**
- x. **Ideal for earthquake zone**



# 04 our process





## 01 design & pricing

You work closely with a team of KOTO architects and project managers to select and modify a plan suited to your building site, budget and preferences. After a comprehensive site visit, KOTO conducts an analysis of zoning and building permit requirements and helps position the structure on your property. Our architects then develop schematic and site plans incorporating necessary modifications along with a comprehensive specification document detailing materials, options and finishes. Upon completion of the documentation, a fixed price for the components provided by KOTO is developed, along with an estimate for all elements provided by others.

## 02 logistics

During this phase we work together with your team to organize the logistics in terms of delivery of panels to your construction site. It is noteworthy that given how lightweight and flexible KOTO ICF panels are, there is absolutely no requirement of heavy machinery such as cranes or the likes when building with KOTO ICF panels, other than figuring out the method of transportation of KOTO ICF panels and peripherals to your construction site, including not easily accessible locations, such as forests and hilly areas.

## 03 construction

At the start of Phase Three, your building will begin production at a climate controlled manufacturing facility. The KOTO Team will work closely with the local contractor to finalize all related costs. The contractor will schedule the site work and begin work on the foundation, driveway and utility hookups. Fabricated components will be shipped to the site, and installed according to the extensively detailed plans.





# 05 our projects



# FELDA - Chini Timur - walk up apartments



# FELDA - Chini Timur - landed single storey



# Rimbunan Kaseh - Kuala Lipis - farm manager house



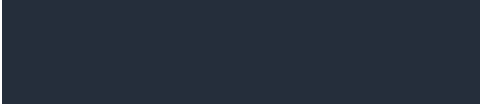




# Chalets - Tioman



# Rainbow Village - Sepang





# Rembunan Kaseh - Seremban



# Rembunan Kaseh - Perlis



# Sample house - Kuala Lumpur



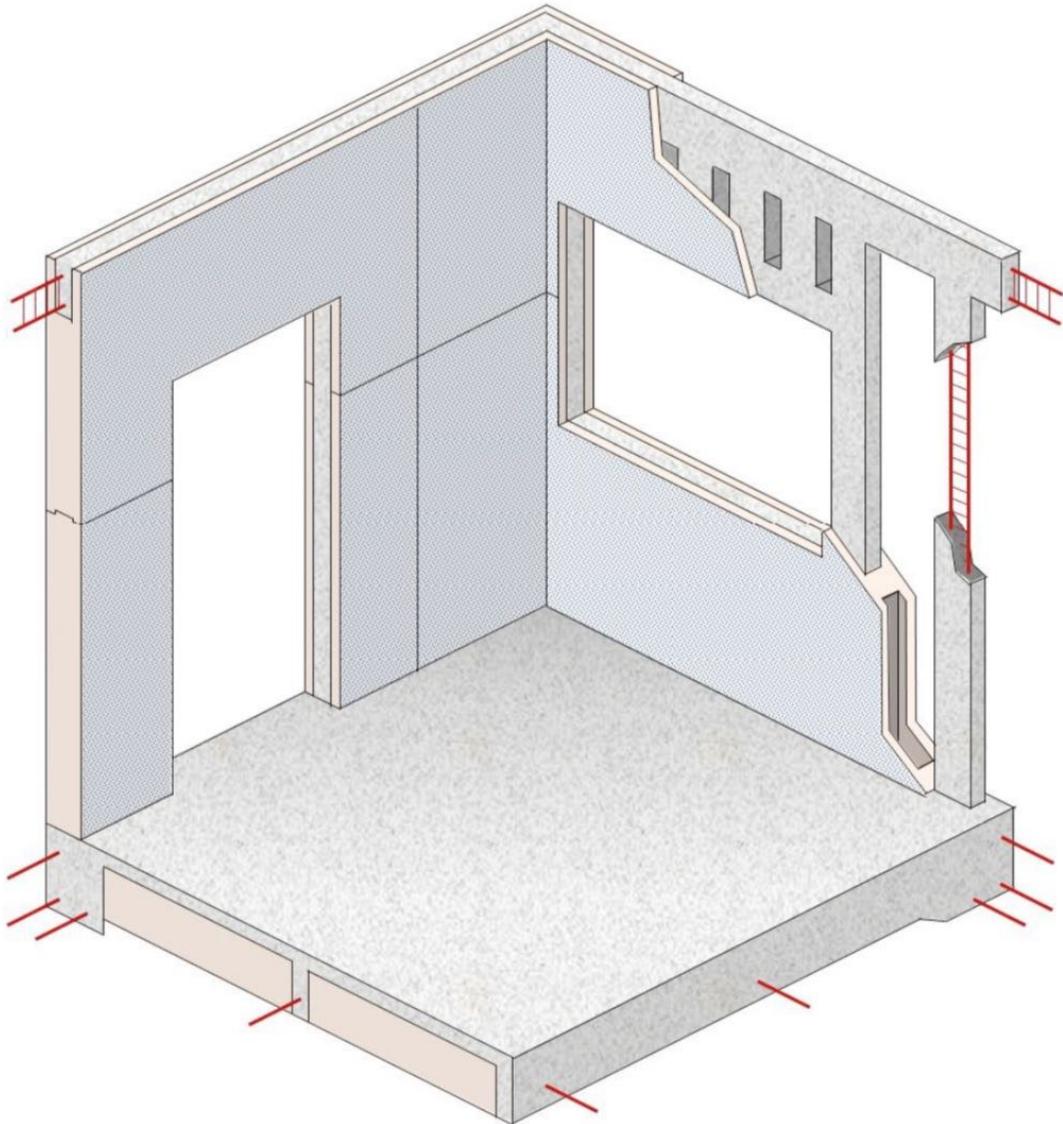
# Bird house - Kota Marudu



# KOTO panel strength

KOTO Integrated Building System

Building Details



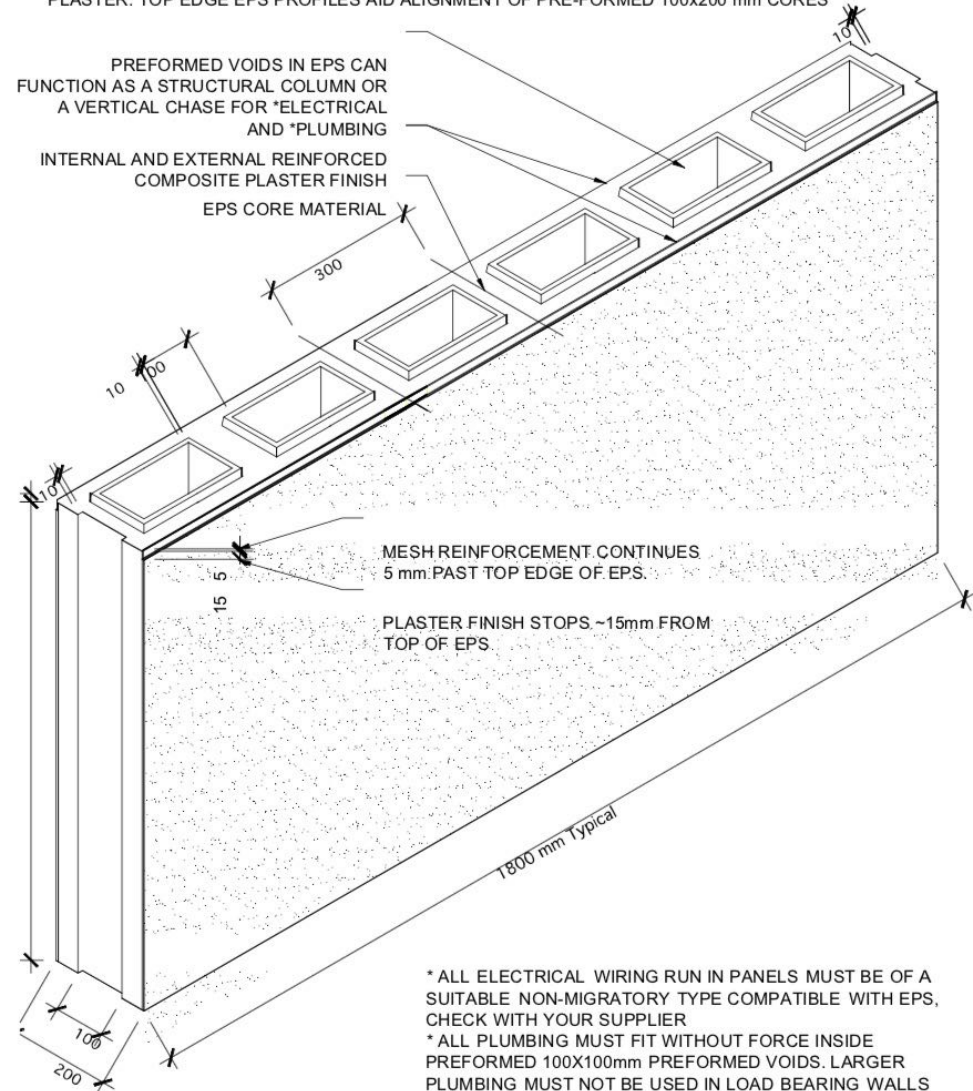
# KOTO form shape and technical specifications

## KOTO TYPICAL K-PANEL ISOMETRIC VIEW

SCALE 1:10

(Core hole configuration may vary from that shown here)

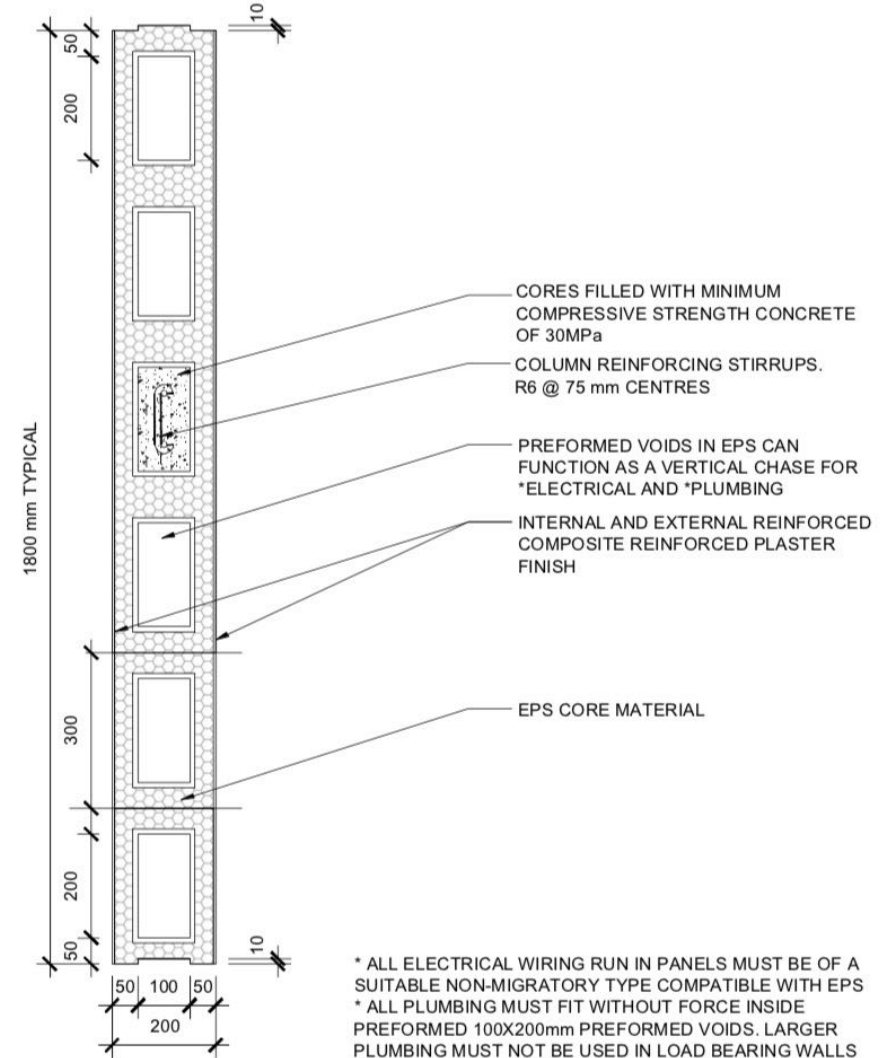
TYPICAL 200 mm WIDE EPS CORE PRE-COATED ON BOTH SIDES WITH A REINFORCING COMPOSITE PLASTER. TOP EDGE EPS PROFILES AID ALIGNMENT OF PRE-FORMED 100x200 mm CORES



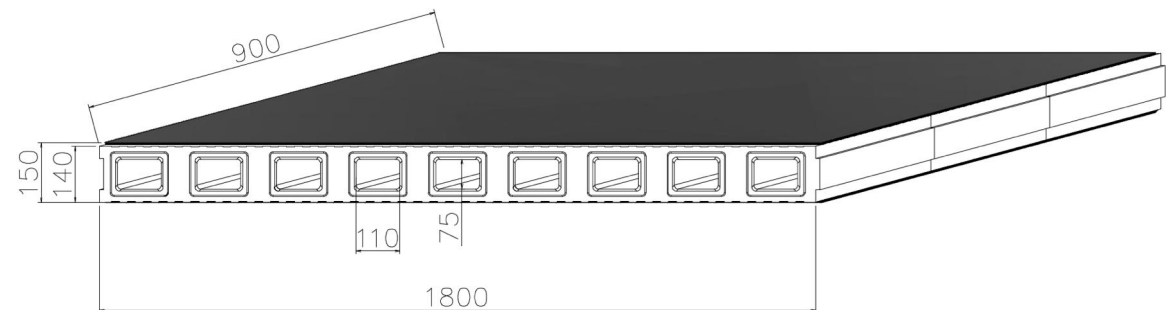
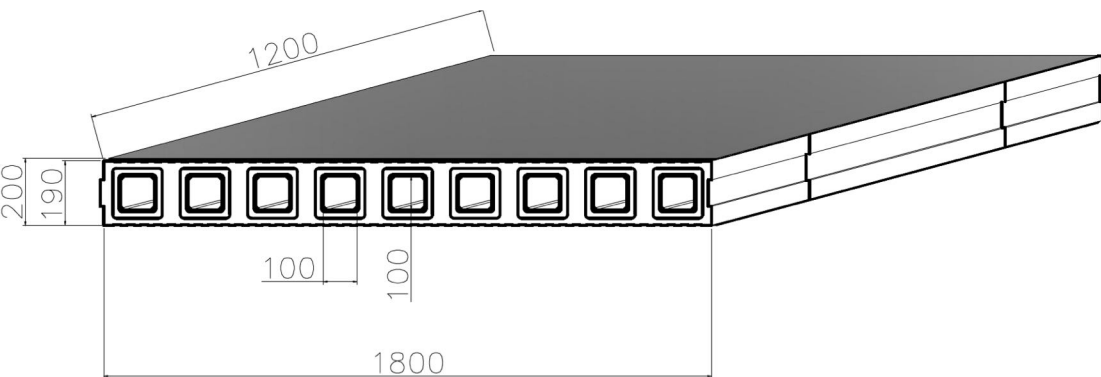
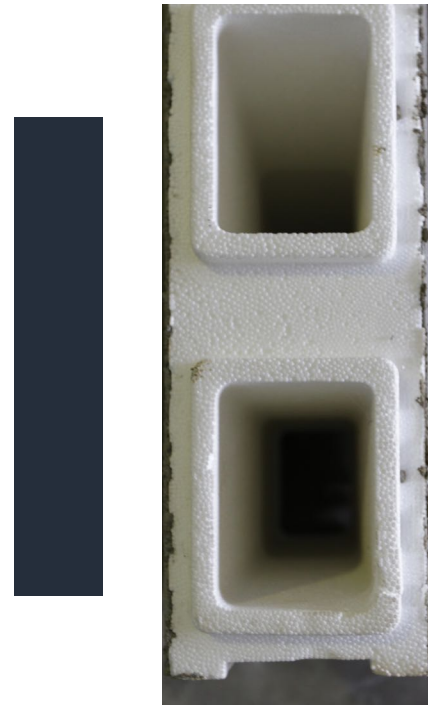
## KOTO TYPICAL K -PANEL PLAN VIEW

SCALE 1:10

TYPICAL 200 mm WIDE EPS CORE PRE-COATED ON BOTH SIDES WITH A REINFORCING COMPOSITE PLASTER. TOP EDGE EPS PROFILES AID ALIGNMENT OF PRE-FORMED 100x200 mm CORES



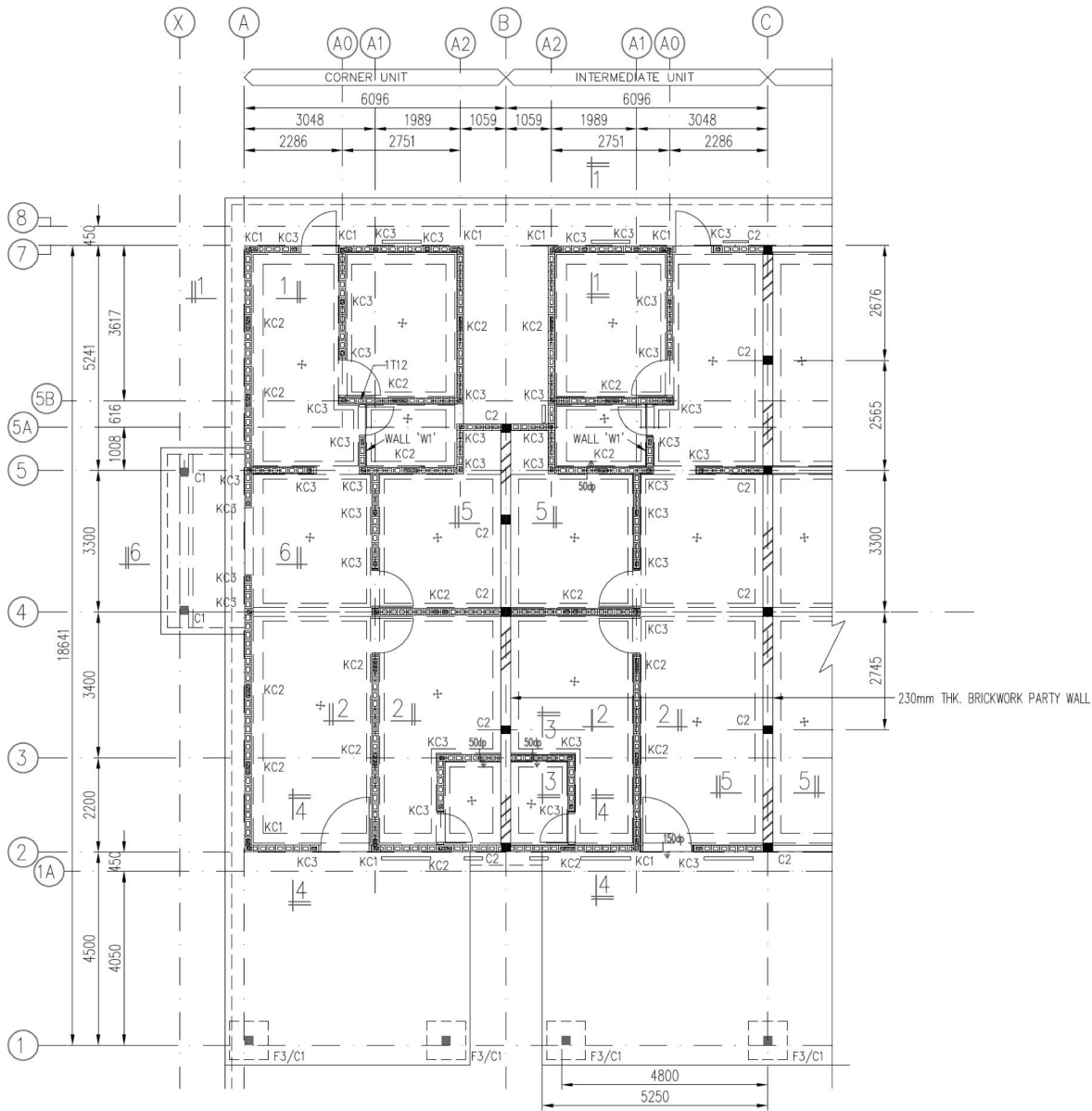
# KOTO ICF sizes and dimensions



# KOTO panel lightweight and reinforced





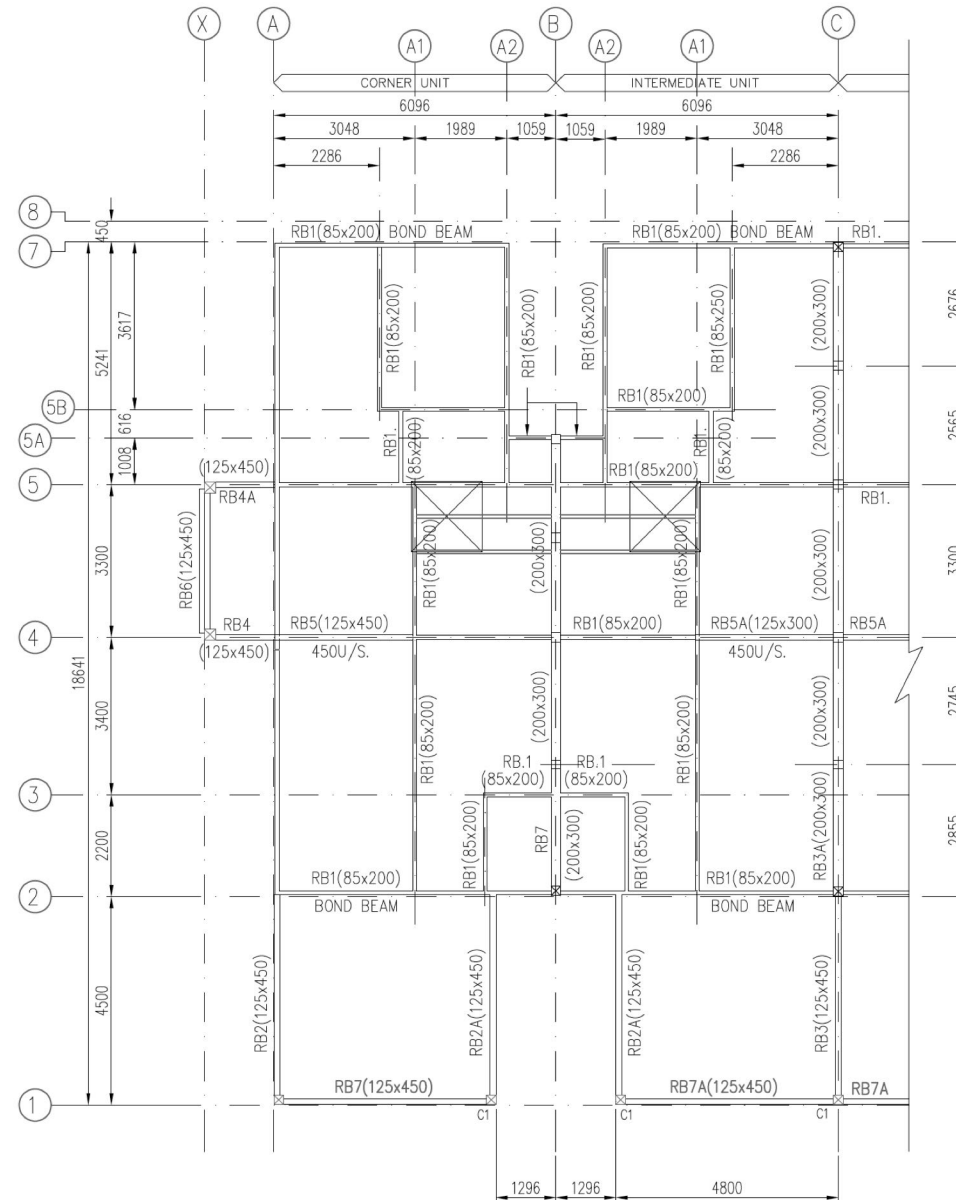


RAFT FOUNDATION KEY PLAN (w/o SPLIT LEVEL)

(SCALE = 1:100)

NOTES:

1. ALL SLAB THICKNESS SHALL BE 115mm THK. UNLESS OTHERWISE STATED.
2. KOTO WALL PANEL TO MANUFACTURER'S DETAILS.
3. METHOD OF CONSTRUCTION TO MANUFACTURER'S SPECIFICATION.
4. SOIL BEARING WORKING CAPACITY = 100kPa

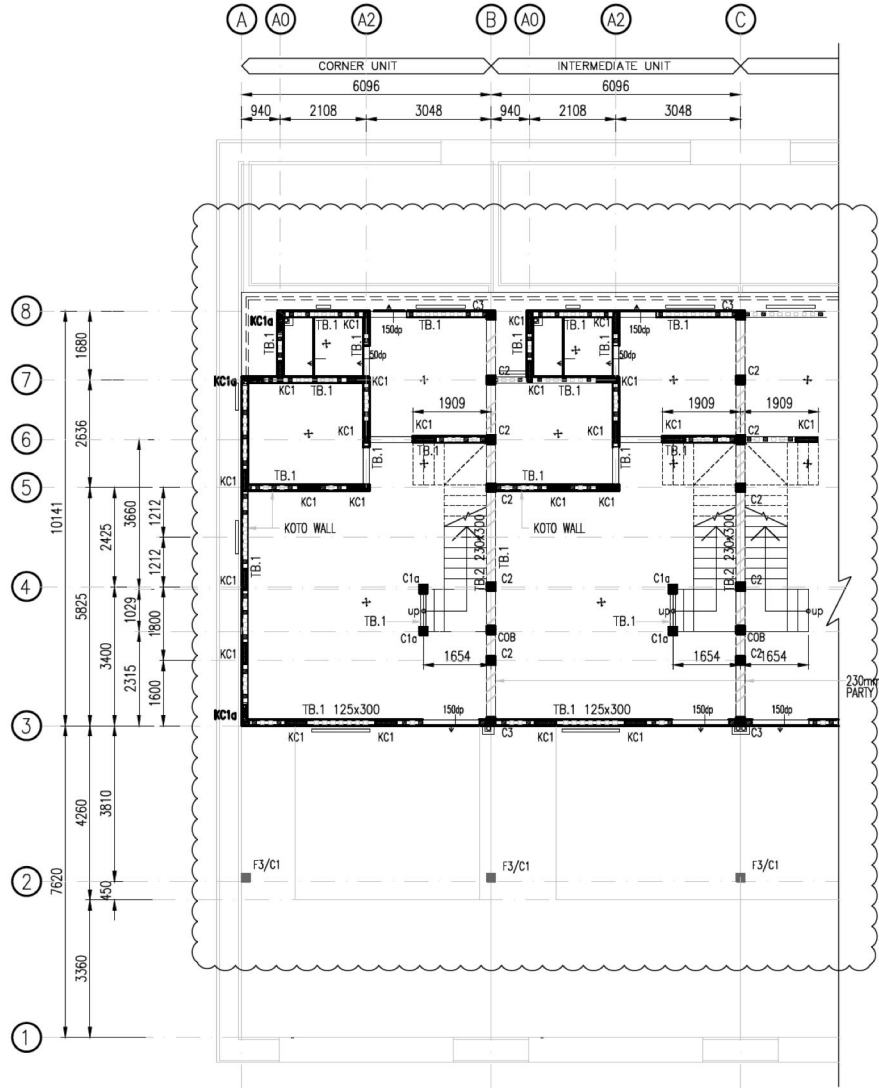


ROOF KEY PLAN

(SCALE = 1:100)

NOTE: ROOF TRUSS TO MANUFACTURER DETAIL, AND SUBJECT TO ENGINEER'S APPROVAL.

typical plans using  
KOTO ICF panels

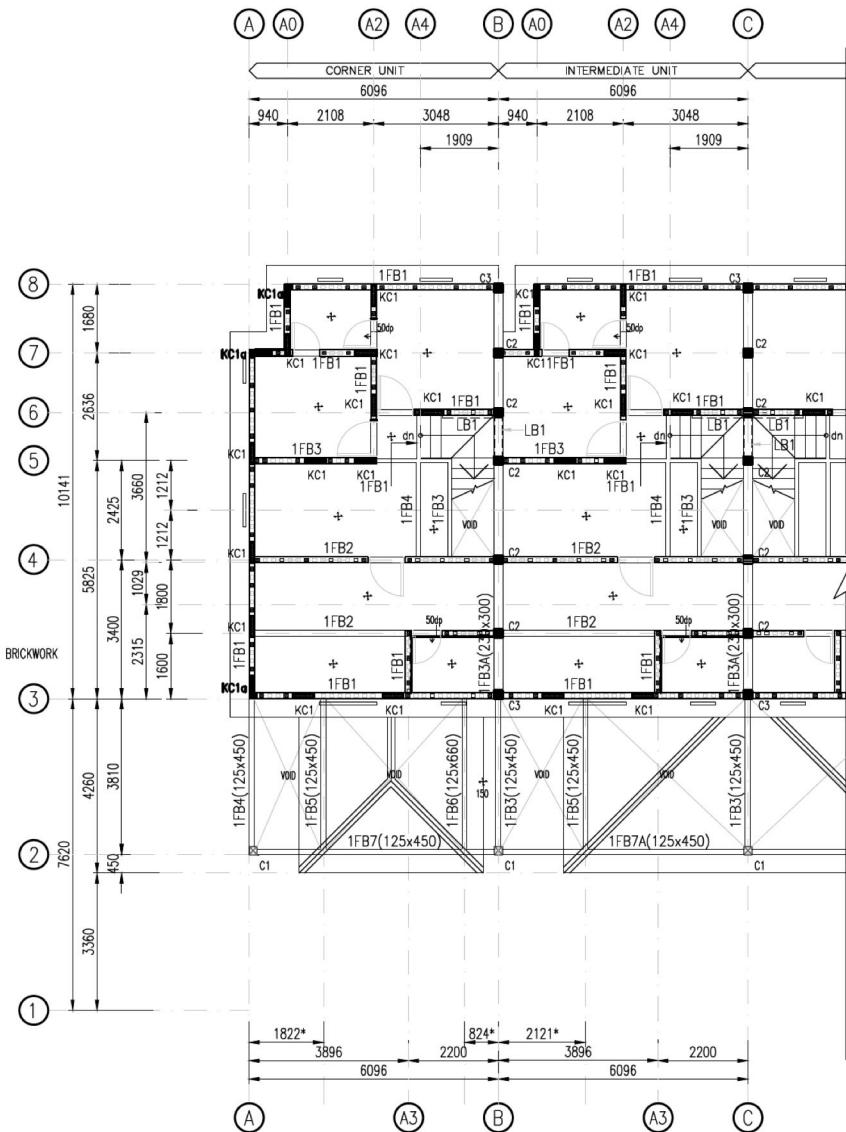


**GROUND FLOOR KEY PLAN (W/O SPLIT LEVEL)**

(SCALE = 1:100)

NOTES:

1. ALL SLAB SHALL BE 115mm THK. NON-SUSPENDED SLAB UNLESS OTHERWISE STATED.
2. KOTO WALL PANEL TO MANUFACTURER'S DETAILS.
3. METHOD OF CONSTRUCTION TO MANUFACTURER'S SPECIFICATION.
4. ■ DENOTES CORE HOLES TO BE REINFORCED WITH 3x 1 NO. OF T12 AND INFILLED WITH GRADE 30 CONCRETE.



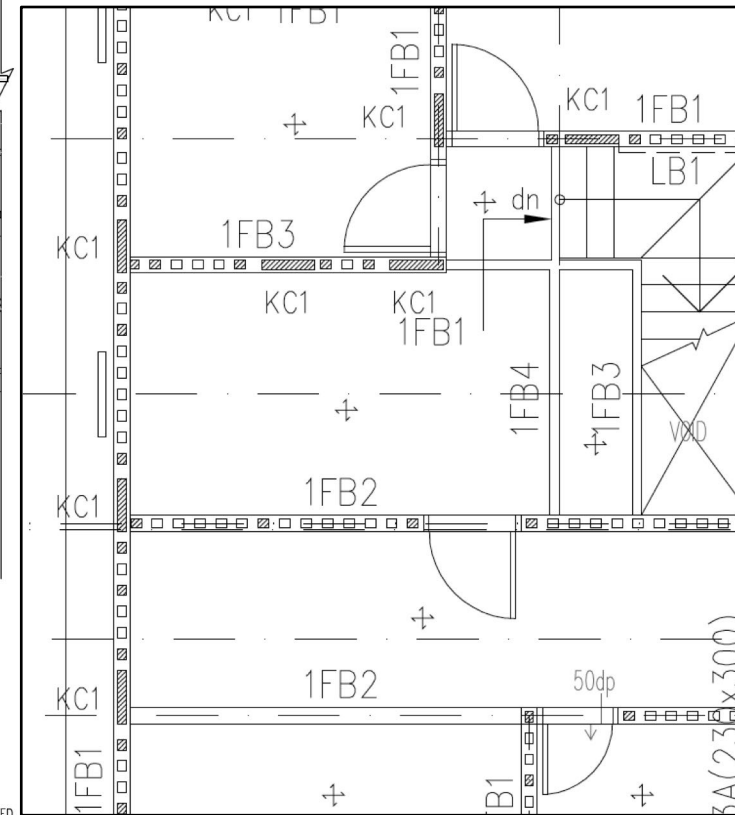
**FIRST FLOOR KEY PLAN**

(SCALE = 1:100)

NOTES:

1. ALL BEAM SIZES SHALL BE 1FB1 (85x200) UNLESS OTHERWISE STATED.
2. ALL BEAM SIZES SHALL BE 1FB2 (125x500) UNLESS OTHERWISE STATED.
3. ALL BEAM SIZES SHALL BE 1FB3 (85x300) UNLESS OTHERWISE STATED.
4. ALL BEAM SIZES SHALL BE 1FB4 (100x300) UNLESS OTHERWISE STATED.
5. ALL RIBBED SLAB TOPPING THICKNESS SHALL BE 65mm THK. UNLESS OTHERWISE STATED.
6. ALL DIMENSIONS MARKED WITH (\*) TO BE CONFIRMED BY ARCHITECT.
7. KOTO BOND-BEAM TO MANUFACTURER'S DETAILS.
8. KOTO WALL PANEL TO MANUFACTURER'S DETAILS.
9. METHOD OF CONSTRUCTION TO MANUFACTURER'S SPECIFICATION.
10. ■ DENOTES CORE HOLES TO BE REINFORCED WITH 1 NO. OF T12 AND INFILLED WITH GRADE 30 CONCRETE.

typical plans using  
KOTO ICF panels



# 06 accreditations



## SIRIM fire test

## Fire Dept. approval

## CIDB IBS approval

**SIRIM QAS International Sdn.Bhd.**  
(Company No.: 199601037981 (410334-X))  
No.1, Persiaran Dato' Menteri, Section 2, P.O.BOX 7035,  
40700 Shah Alam, Selangor Darul Ehsan, Malaysia.  
Tel: 03-55446465  
Fax: 03-55446464  
www.sirim-qas.com.my

**SIRIM QAS INTERNATIONAL**

**TEST REPORT**

REPORT NO.: 2020FE0365 PAGE : 1 OF 18

This Test Report refers only to samples submitted by the applicant to SIRIM QAS International Sdn. Bhd. and tested by SIRIM QAS International Sdn. Bhd. This Test Report shall not be reproduced, except in full and shall not be used for any purpose by any means or forms (including but not limited to advertising purposes) without written approval from the Chief Executive Officer of, SIRIM QAS International Sdn. Bhd. Please refer the last page for Conditions Relating to the Use of Test Report.

**THIS TEST REPORT IS ISSUED IN SECURED PDF SOFTCOPY**

**Applicant :** KOTO ASIA SDN. BHD (716332-P),  
3A Jalan Teknologi,  
Taman Sains, Kota Damansara,  
47810 Petaling Jaya,  
Selangor Darul Ehsan.  
(Attn.: Mr. Tan Jen Hwa)

**Manufacturer :** Same as above

**Product :** KOTO Insulated Concrete Form

**Reference Standard/ Method of test :** BS 476: Part 22: 1987  
Methods for determination of the fire resistance of non-load bearing elements of construction.  
Clause 5 – Determination of fire resistance of partition

**Description of test specimen :** Panel thickness: 180 mm Rating: 2 hours

**Date Received :** 13 March 2020

**Job No. :** J20201440186

**Overall test result :** **Fire Resistance Test**

**Integrity :** 120 minutes  
**Insulation :** 77 minutes (failure occurred)

**Hose Stream Test**

The wall panel system maintained its integrity with no development of any hole, crack or other penetrating that allows the passage of water from the hose stream and wetting on the unexposed surface of the test assembly.

Issued date : 24 August 2020

Approved Signatory:   
(KHAIRUL ANWAR KAMARUDDIN)  
Testing Executive

Head  
Fire Protection Section  
Testing Services Department

No. Fail: JBPM/MP/RNP:700-7/2/25-99 ( 2 )  
(BAHARU)

**SIJIL PEPASANGAN KESELAMATAN KEBAKARAN**  
APPROVAL CERTIFICATE

**Jabatan Bomba dan Penyelamat Malaysia**  
dengan ini memperakukan  
Fire and Rescue Department of Malaysia  
hereby certify

**WALL SYSTEM**  
'KOTO INSULATED CONCRETE FORM' Thickness: 180mm

**Berdasarkan Piawai**  
Complying with  
**BS 476: PART 22:1987**

**Syarikat Berdaftar**  
Registered company  
**KOTO ASIA SDN BHD (716332-P)**  
Lot 3781, Jalan 4D,  
Kampung Melayu Subang,  
40150 Shah Alam,  
Selangor DE.

Tempoh sah perakuan: 11/12/2020 hingga 10/12/2021

(DATUK YUSOF BIN SIDEK)  
Pengarah  
Bahagian Perancangan dan Penyelidikan,  
b.p. Ketua Pengarah  
Jabatan Bomba dan Penyelamat Malaysia.

Tarikh: 27 Disember 2020

**\*\* Peringatan :**  
Silalah patuhi sepenuhnya syarat-syarat dan had kegunaan seperti dalam Lampiran A1

**CIDB MALAYSIA**

**IBS MANUFACTURER & PRODUCT ASSESSMENT & CERTIFICATION IMPACT**

Adalah dengan ini disahkan bahawa :  
It is hereby verified that :  
KOTO ASIA SDN. BHD. (716332-P),  
NO. 3A, JALAN TEKNOLOGI, TAMAN SAINS,  
KOTA DAMANSARA, 47810 PETALING JAYA,  
SELANGOR.

Merupakan :  
Is : **PENGLUAR**

Lokasi Kilang :  
Factory Location :  
LOT 3781, JALAN 4D,  
KAMPUNG MELAYU SUBANG,  
40150 SHAH ALAM, SELANGOR.

Sebagai syarikat Status IBS yang mengeluarkan produk IBS berikut:  
As an IBS status company that manufactures the following IBS components:  
**SISTEM INOVATIF:**  
- KOTO INSULATED CONCRETE FORM (ICF)

No. Laporan :  
Report No. :  
**ISL070421IBS3221**

Tarikh Dikeluarkan :  
Issue Date :  
**19 JULY 2021**

Sah Sehingga :  
Valid Until :  
**19 JANUARY 2022**

Kategori :  
Category :  
**PENGLUAR**

Standard Rujukan :  
Reference Standard :  
**ENGINEERING INSPECTION**

**CIDB IBS SDN BHD**  
Lot 8, Jalan Chan Sow Lin  
55200 Kuala Lumpur  
Malaysia

TEL: 03-92816909  
FAX: 03-92815870

Laman Web  
www.ibscentre.com.my

**DATUK IR-ELIAS ISMAIL**  
Timbalan Ketua Eksekutif I

**Pendaftaran ini hendaklah diperbaharui selawat-lewatnya 30 hari sebelum tarikh tamat tempoh.**  
This registration shall be renewed within 30 days before expiration date.



US00D686765



SIRIM QAS International Sdn.Bhd. (Company No. 41034-X)
No. 1, Persiaran Damai, Menara, P.O. Box 7035, Section 2,
40911 Shah Alam, Selangor Darul Ehsan, Malaysia
Tel: 03-55448553/544854
Fax: 03-55448555

TEST REPORT

REPORT NO.: 2008CB1420 PAGE: 1 OF 3
This Test Report refers only to samples submitted by the applicant to SIRIM QAS International Sdn. Bhd. and tested by SIRIM QAS International Sdn. Bhd. This test report shall not be reproduced, except in full and shall not be used for advertising purposes by any means or forms without written approval from Executive Director, SIRIM QAS International Sdn. Bhd. Please refer overleaf for Conditions Relating To The Use of Test Report.

Applicant: KOTO CORP.PTY.LTD.
144 Granite St. Geelong
QLD.4034
AUSTRALIA.
Manufacturer: KOTO CORP.PTY.LTD.
Product: K-BLOCK PANEL
Reference Standard/ Method of test: Adopt to MS 26: Part 2: 1991
Method of testing Concrete Part 2: Method of testing hardened concrete.
Section three: Method for determination of the compressive strength of Concrete Cubes.
Description of sample: Three numbers of K-BLOCK cubes were received for testing.
Brand:KOTO
Serial number:K-BP200
Date received: 09.09.2008
Job no./Ref. no.: J20085041333/SQAS/CBMT/T.REC/CSL/01
Issued date: 12 SEP 2008

Approved Signatories: (Seri) BANIUS SUJANAKA, Senior Technical Executive, (M) RAJA NOR SHAH BT RAJA ABD.HANAN, Group Leader, Civil & Construction Section, Product Certification, Inspection & Testing Department

TEST REPORT

REPORT NO.: 2008CB1420 PAGE: 2 OF 3

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TEST RESULTS:
Product: K-BLOCK PANEL
Brand: KOTO
Model: 200
Method of Test: MS 26: Part 2: 1991
Method of testing Concrete Part 2: Method of testing hardened concrete.
Section three: Method for determination of the compressive strength of Concrete Cubes.
Product Description: K-BLOCK Panel is a lightweight fire retardant insulated Block. Panel, complete with vertical core holes at 200 mm centres to allow for the insertion of reinforcement to form a column and beam structure. Both vertical faces of the K-Block Panel are mechanically coated with a high impact resistant proprietary intellectual property mineral composite coating, manufactured by Koto Corp.

Table with 4 columns: Reference, Dimension (mm), Compressive Load (kN), Compressive Strength (N/mm²). Rows 1, 2, 3.

12 SEP 2008

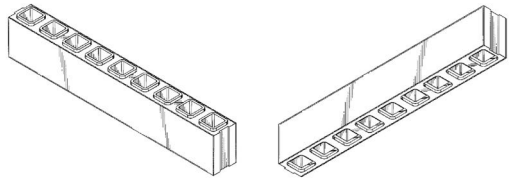
- 1. US patent
2. thermal test
3. comprehensive strength test
4. surface spread of flame test
5. strength

United States Design Patent (10) Patent No.: US D686,676 S Telford (45) Date of Patent: \*\* Jul. 23, 2013

(54) BUILDING BLOCK D374,257 S \* 10/1996 Schmidt et al. D21,486
D596,499 S \* 7/1998 Larus D21,484
5,826,394 A \* 10/1998 Burton et al. 52,592.1
D403,028 S \* 12/1998 Burton et al. D21,486
D410,708 S \* 6/1999 Krog D21,486
D420,710 S \* 2/2000 Poutanen D21,486
6,461,215 B1 \* 10/2002 Kunz et al. D21,486
8,382,548 B2 \* 2/2013 Maggioro et al. 446/107

(\*) Term: 14 Years
(21) Appl. No.: 29/434,804
(22) Filed: Oct. 17, 2012
(30) Foreign Application Priority Data
Apr. 17, 2012 (MY) 12-00485-0101
(51) LOC (9) CL 21-01
(52) U.S. CL D21/501; D21/486
USPC
(58) Field of Classification Search
D21/484, 485, 486, 489, 491, 494,
D21/495, 499, 500, 504, 446/69, 85, 102, 128,
434/208, 259, 403, 273/153, 156, 160, 428/174
See application file for complete search history.

References Cited
U.S. PATENT DOCUMENTS
D48,860 S \* 4/1916 Gilbert D21,486
D252,951 S \* 9/1979 Schuring D25,113
4,240,336 A \* 2/1981 Moss et al. 446/102
4,547,160 A \* 10/1985 Labelle 434/195
D308,706 S \* 6/1990 Mikkelson D21,486
D390,999 S \* 7/1995 Schmidt et al. D21,486
1 Claim, 3 Drawing Sheets



TEST REPORT

REPORT NO.: 2008CB1404 PAGE: 9 OF 9

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Sample: K-Block Panel
Brand: KOTO

Table with columns: Title, Test 1, Test 2, Test 3. Rows include Mean air temperature, Resistance of heat transmission, etc.

Test Results:
1) Thermal Conductivity (k - value) = 0.16 W/m.K
2) Resistance of Heat Transmission on air (R\_a - value) = 0.22 m².K/W
3) Resistance of Heat Transmission on surface (R\_s - value) = 1.25 m².K/W
4) Average of thermal transmittance, (U value) = 0.82 W/m².K

Notes: The R-value of above test result, which is presented in SI units, can be converted to the U.S. R-value by multiplying the R-value with 5.67446 ft².F/Btu.
12 SEP 2008



SIRIM QAS International Sdn.Bhd. (Company No. 41034-X)
No. 1, Persiaran Damai, Menara, P.O. Box 7035, Section 2,
40911 Shah Alam, Selangor Darul Ehsan, Malaysia
Tel: 03-55448553/544854
Fax: 03-55448555

TEST REPORT

REPORT NO.: 2008CB1419 PAGE: 1 OF 3

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Applicant: KOTO CORP.PTY.LTD.
144 Granite St. Geelong
QLD.4034
AUSTRALIA.
Manufacturer: KOTO CORP.PTY.LTD.
Product: K-BLOCK PANEL
Reference Standard/ Method of test: Adopt to ASTM E 72-98
Standard Methods of Conducting Strength Tests of Panels for Building Construction.
Clause 9: Compressive Load

Description of sample: One unit of K-BLOCK Panel was received for testing.
(Refer to page 2)
Serial number K-BP200
Date received: 09.09.2008
Job no./Ref. no.: J20085041334/SQAS/CBMT/T.REC/CSL/11
Issued date: 12 SEP 2008

Approved Signatories: (Seri) BANIUS SUJANAKA, Senior Technical Executive, (M) RAJA NOR SHAH BT RAJA ABD.HANAN, Group Leader, Civil & Construction Section, Product Certification, Inspection & Testing Department

TEST REPORT

REPORT NO.: 2008CB1419 PAGE: 2 OF 3

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TEST RESULTS:
Product: K-BLOCK PANEL
Brand: -KOTO
Model: 200
Sample Size: 2420 mm x 1200 mm x 200 mm
Method of Test: Adopt to ASTM E 72-98
Standard Methods of Conducting Strength Tests of Panels for Building Construction.
Clause 9: Compressive Load
Product Description: K-BLOCK Panel is a lightweight fire retardant insulated Block. Panel, complete with vertical core holes at 200 mm centres to allow for the insertion of reinforcement to form a column and beam structure. Both vertical faces of the K-Block Panel are mechanically coated with a high impact resistant proprietary intellectual property mineral composite coating, manufactured by Koto Corp.

Table with 3 columns: Reference, Test Results, Remarks. Row 1.

Approved Signatories: (Seri) BANIUS SUJANAKA, Senior Technical Executive, (M) RAJA NOR SHAH BT RAJA ABD.HANAN, Group Leader, Civil & Construction Section, Product Certification, Inspection & Testing Department



SIRIM QAS International Sdn. Bhd. (Company No. 41034-X)
No. 1, Persiaran Damai, Menara, P.O. Box 7035, Section 2,
40911 Shah Alam, Selangor Darul Ehsan, Malaysia
Tel: 03-55448553/544854
Fax: 03-55448555
http://www.sirim.org.my

TEST REPORT

REPORT NO.: 2014FE0416 PAGE: 1 OF 4

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Applicant: IRIS KOTO (M) SDN. BHD.
Lot 4530, Jalan Sateu D,
Kempung Baru Subang,
40150 Shah Alam,
Selangor Darul Ehsan.
(Attn: Mr. Kaine)
Manufacturer: IRIS KOTO (M) SDN. BHD.
Jalan 3,
Kempung Baru Subang,
40150 Shah Alam,
Selangor Darul Ehsan.

Product: KOTO INSULATED PANEL
Reference Standard/ Method of Test: BS 478: Part 7: 1997
Fire Test on Building Materials and Structures Part 7: Surface Spread of Flame Test.
Description of Test Specimen: 6 pieces of KOTO Insulated Panel.
Size of Specimen: 270mm x 885mm x 60mm (measured thickness)
Brand: KOTO B
Model: Surface Coating
Mass Per Unit Area: 27.8 kg/m²

Descriptions of sample as claimed by the submitter: Refer to page 2.
The specimens were tested with the face side exposed to the specified heating condition of the fire test.
Date Received: 08.09.2014
Date of Test: 24.09.2014
Job No./ Ref No.: J20141440431 /SQAS/FPSH/51-6
Test Result: Classification of Surface Spread of Flame Test: Class 1
Issued Date: 20 OCT 2014

Approved Signatories: MOHD ALIFF MUSTAFFA, Testing Executive, (Seri) BANIUS SUJANAKA, Senior Technical Executive, (M) RAJA NOR SHAH BT RAJA ABD.HANAN, Group Leader, Fire Protection Section, Testing Services Department, SIRIM QAS International Sdn. Bhd.



*engineering affordability*

# KOTO INTERNATIONAL SDN. BHD.

Address: No. 3A, Jalan Teknologi,  
Taman Sains, Kota Damansara,  
47810 Petaling Jaya,  
Selangor – Malaysia

Web: [www.kotocorp.com](http://www.kotocorp.com)  
Email: [info@kotocorp.com](mailto:info@kotocorp.com)