



M Grand Minori, Johor Bahru

AUGUST 2025

Q2 2025 Highlights

MahSing

Disclaimer

This presentation contains forward-looking statements that involve risks and uncertainties. These statements are based on current expectations, estimates, forecasts, and projections about the industry, markets, and the company itself. Actual results may differ materially from those expressed or implied by such forward-looking statements due to various factors beyond our control.

Investors are cautioned that any forward-looking statements are not guarantees of future performance and involve risks and uncertainties, including but not limited to economic conditions, industry competition, regulatory changes, and other factors that could cause actual results to differ materially from those in the forward-looking statements.



Property Development

"King of Urban Housing Projects"



64

Property Projects



>60,000

Properties Sold



31

Years in Development



Key Growth Areas

67% Greater KL / Klang Valley
28% Johor Bahru
5% Penang

Remaining Landbank

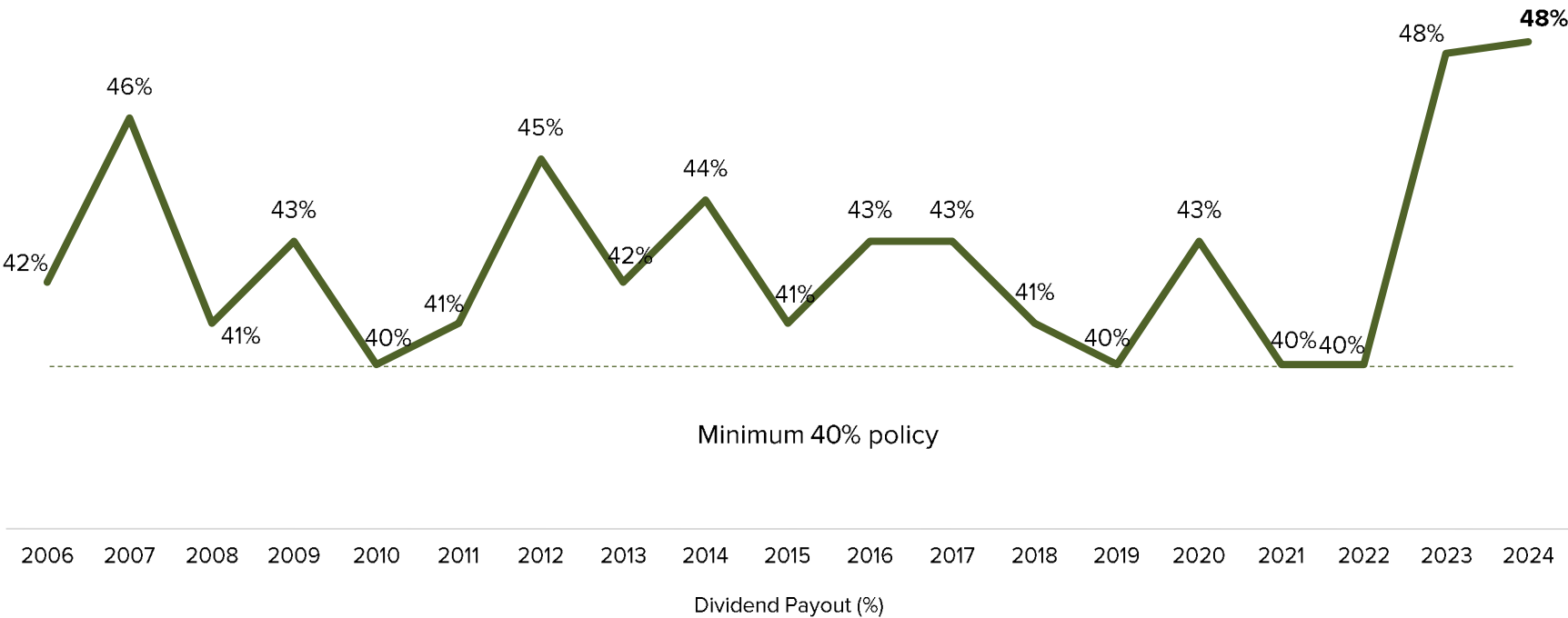
2,279 acres
RM27.8 billion

Commitment to Rewarding Shareholders

Proven track record of uninterrupted dividend payments

19-Year Uninterrupted Dividend Payments

2024: 4.5sen (2023: 4sen)



Top 20 Stocks By Returns in the Last 26 Years

The Edge Malaysia, Oct 2024

9,567%

Total Returns

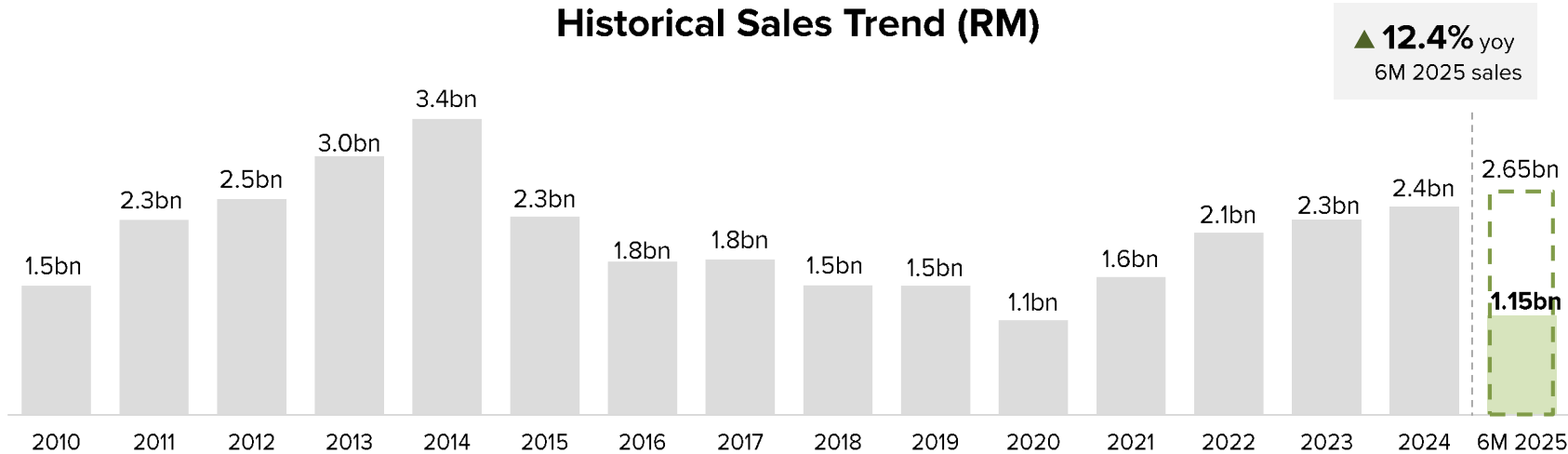
19.2%

CAGR

Resilient Sales and Earnings Performance

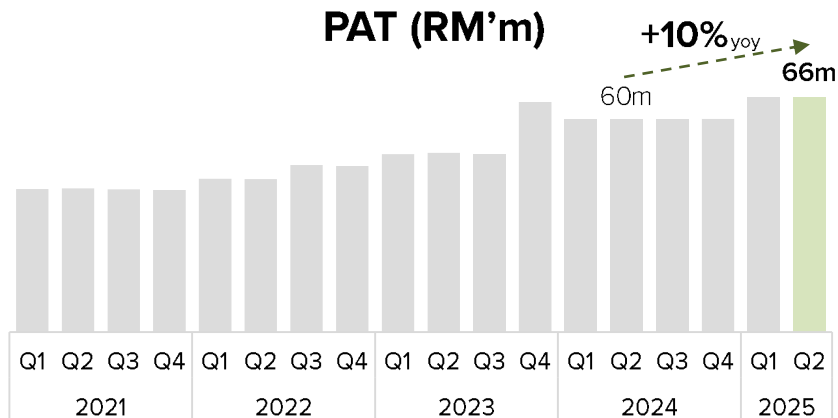
Driven by Strategic Market Positioning and Consistent Execution

Historical Sales Trend (RM)

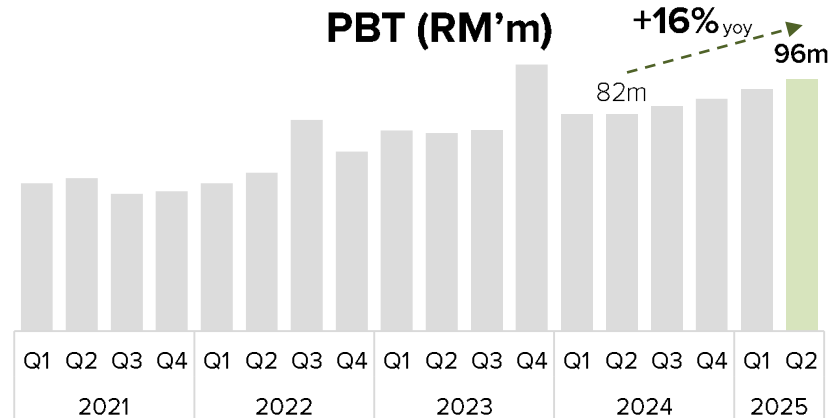


▲ **20%** yoy
RM2.91bn
Unbilled Sales

PAT (RM'm)



PBT (RM'm)



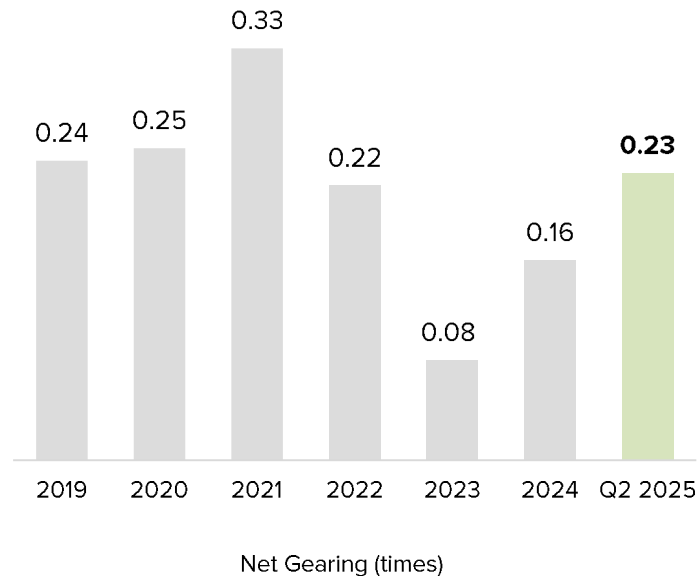
▲ **7%** yoy
RM1.22bn
1H 2025 Revenue

Robust Balance Sheet and Liquidity

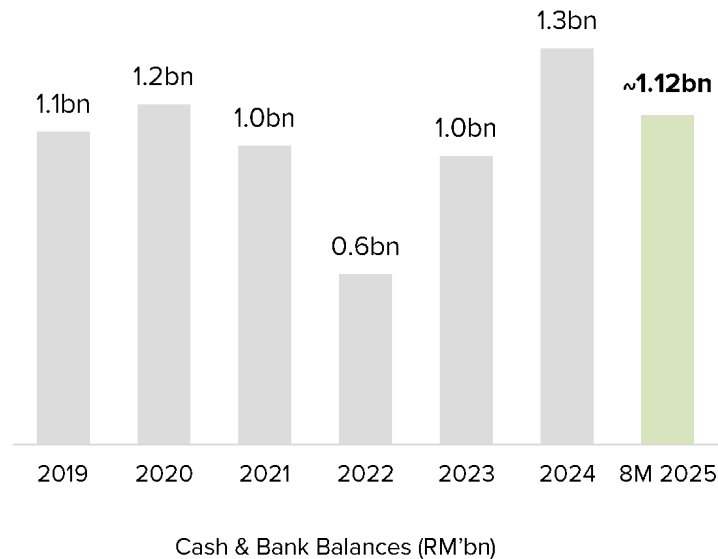
- Low gearing and competitive funding enhance financial flexibility
- Strong cash flow and liquidity support growth

Healthy Balance Sheet

Low Leverage

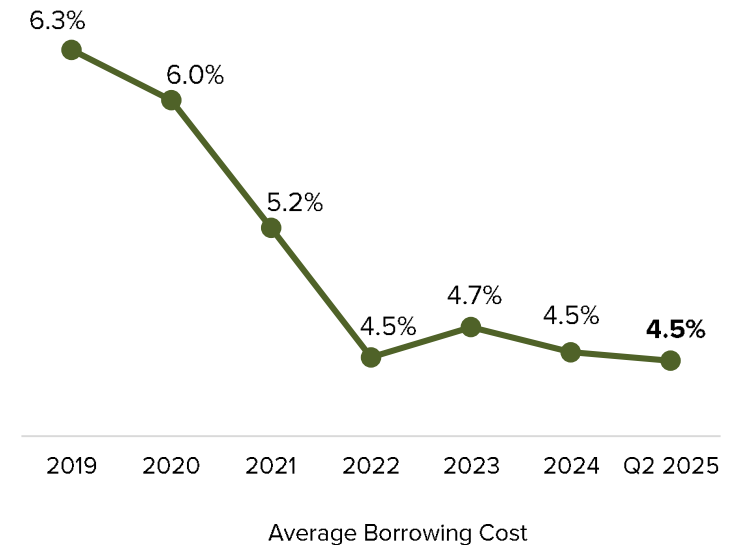


Strong Cash Flow



Low Borrowing Costs

48% fixed rate debt, 52% floating rate debt



Strategic Active Land Banking Aligned with Market Dynamics for Growth

YTD Aug 2025

+RM1.6bn GDV



Corus Hotel Site
Jalan Ampang



M Aria
Sentul

Year 2024

+RM5.8bn GDV



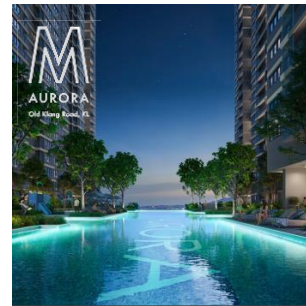
M Grand Minori
Johor Bahru



Tiara Hills
Johor Bahru



M Tiara 2
Johor Bahru



M Aurora
Old Klang Road



M Aspira
Taman Desa



MSS Business Park
Sepang

Year 2023

+RM5.5bn GDV



M Azura
Setapak



M Zenya
Kepong



M Legasi
Semenyih



M Tiara
Johor Bahru



M Terra
Puchong

2025 Key Contributing Projects

Building on M-Series Momentum and Expanding Market Reach with Upgraded M-Series, “M Grand”



2025 Sales Target
RM2.65bn*

*Assuming authorities' approvals according to planned timeline

Price Points
2025 vs 2024

Price Points	< 500K	500K-700K	700K-1M	> 1M
2025	46%	↑ 44%	↑ 10%	-
2024	58%	36%	6%	1%

2025: M Legasi

A master-planned community that offers affordability, connectivity, and a sustainable lifestyle

M Legasi, Semenyih



- Mah Sing's largest integrated township development in Klang Valley to be developed over the next 8-10 years
- Targets first home buyers, home upgraders and young families

GreenRE
Certified Township



THE EDGE
MALAYSIA

Mah Sing launches M Legasi in Semenyih

By: Aiyah Tan | theedgemyasia.com

26 Jun 2025, 02:35 pm



(From left) Mah Sing Group Bhd deputy group CEO and executive director Looi Leong, founder and group managing director Tan Sri Looi Hui Kuan, and CEO of property subsidiaries Yee Chee Beng, at M Legasi's official grand opening on Thursday. (Photo by Suhaimi Yusoff/The Edge)

SEMENYIH (June 26): Mah Sing Group Bhd (KLSE:MSING) has officially launched M Legasi, Mah Sing's largest freehold township in the Klang Valley. Located in Bandar Sri Kesuma, Semenyih, the township has a gross development value (GDV) of RM3.3 billion.

dagangnews
Berita Bisnes Anda

Mah Sing lancarkan projek perbandaran M Legasi bernilai RM3.3 bilion di Semenyih



中國報
CHINA PRESS

马星集团M Legasi首批有地住宅
获80%认购率

◎2025年7月1日 ◎238点阅



郑振文 (左起)、陈政展、张世豪、杨志明、黄立成、
海金、林雪娟、梁绍峰、梁慧仪、张正耀、卢德政及
Legasi Show Village注册剪彩开彩仪式。

2025: M Grand Series

- Premium products for more affluent market, including upgraders and investors
- Prime locations, feature upgraded specifications

M Minori, Johor Bahru



- Huge target catchment within the vicinity of matured neighbourhoods such as Taman Seri Austin, Taman Daya, Taman Mount Austin and Taman Desa Tebrau
- Targets first home buyers and home upgraders

M Grand Minori, Johor Bahru

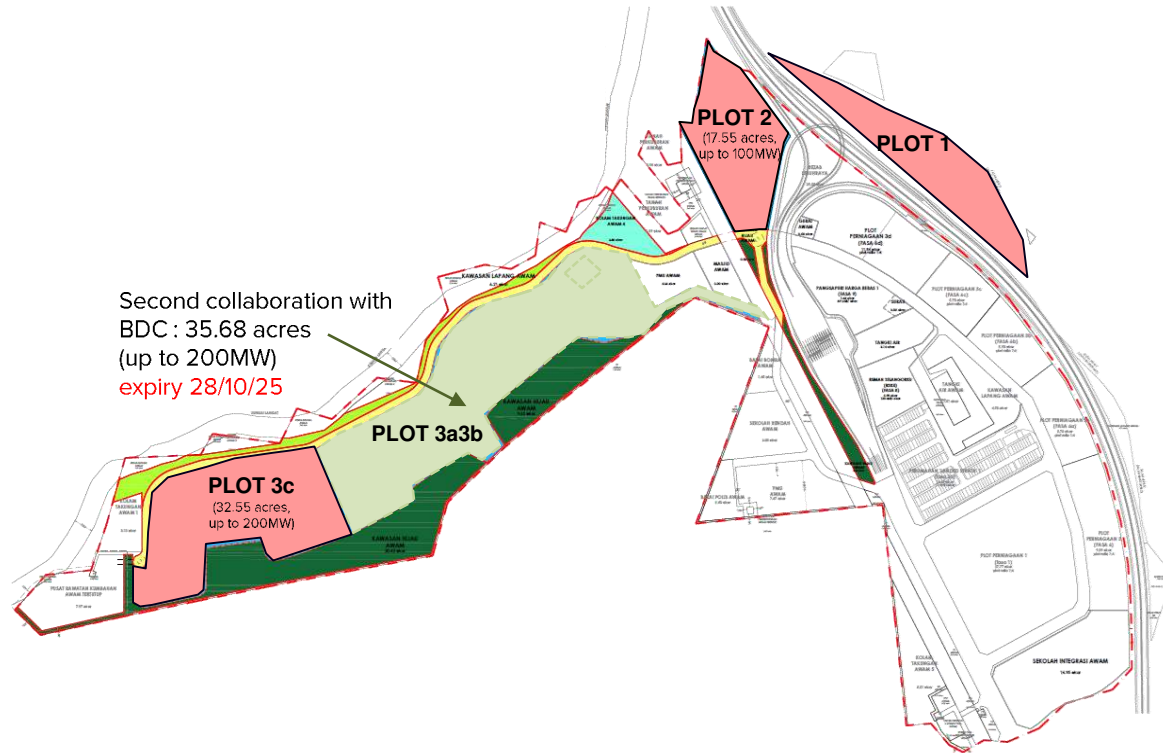


- Strategically located within 3km from the Bukit Chagar Rapid Transit System (RTS) Link station and near the Special Economic Zone
- Targets young professionals, cross-border commuters, remote workers, local and foreign investors

Data Centres : Unlocking Land Value & Recurring Income

- 150 acres **DC Hub@Southville City** with 500MW Building Load
- 42 acres industrial parcel within **Meridin East, Johor Bahru** with 300MW Building Load

Mah Sing DC Hub @ Southville City



Meridin East, Johor Bahru



Manufacturing: Logistics & Warehousing Plastics Solution

- Largest Pallets Producer in Malaysia
- Largest Injection Machines Capacity in SEA
- Trusted OEM Partner of High Precision Automotive Parts



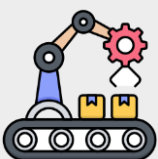
>50

Export Countries



>80

Injection Machines



46

Years in Manufacturing



dyson



Panasonic



Manufacturing: Gloves

- Highly automated high-speed facility
- 93% export to US for medical, dental, food, industrial & lab industries
- In-house R&D capability (Kinoko Gloves – FDA approved)



12

Production Lines



up to **4.3bn** pcs
Annual Capacity



45,000 pcs/hr
High Speed Lines

Advanced Technology & Automation

Auto-Strip



Auto-Stack



Auto-Count



Auto-Dosing



Scada



ERP



Auto-Pack



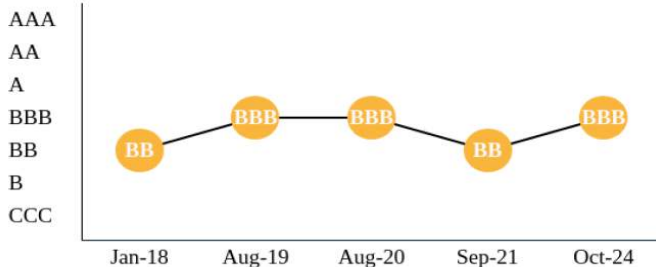
Online Visual
Inspect



Sustainability : ESG Commitments



MSCI ESG RATINGS



Environment	Social	Governance
1,664.30 kg total waste recycled at Wisma Mah Sing	54% of property division workforce consisting of women	Zero fatality cases
2,570.91 MT CO₂e avoidance by solar PV installation	Past 5 years: > 191 schools & NGOs benefitted > 233,900 individuals impacted	Board Risk & Sustainability Committee to assess performance
13.16% savings in electricity bills per annum from solar PV installation at MSPi	22,140 hours staff training	Wastewater discharged from MSHC factory complies to regulation
2,787 nos of trees planted across Klang Valley	>16 million man-hours without lost time incident	Quality certifications

Other Green Features



Mah Sing Partners With Synergy For High-Efficiency Lighting Solutions



Delivering Long-Term Value for Stakeholders

Resilient Operating Model

Agile and stable growth through market cycles

Diversified Growth Strategies

Expanding residential, mixed commercial, industrial, and data center developments for recurring income

Driving Manufacturing Recovery

Strengthening non-core segment for sustainable growth

Focus on Innovation and Efficiency

Enhancing construction, design, and operations for value creation

Commitment to Shareholder Returns

Consistent dividends supported by strong financials and capital discipline



M Minori, Johor Bahru

MahSing

Reinvent Spaces. Enhance Life.