

Artist Impression



M Aurora, Old Klang Road

MAY 2026

Investor Presentation

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"



67

Property Projects



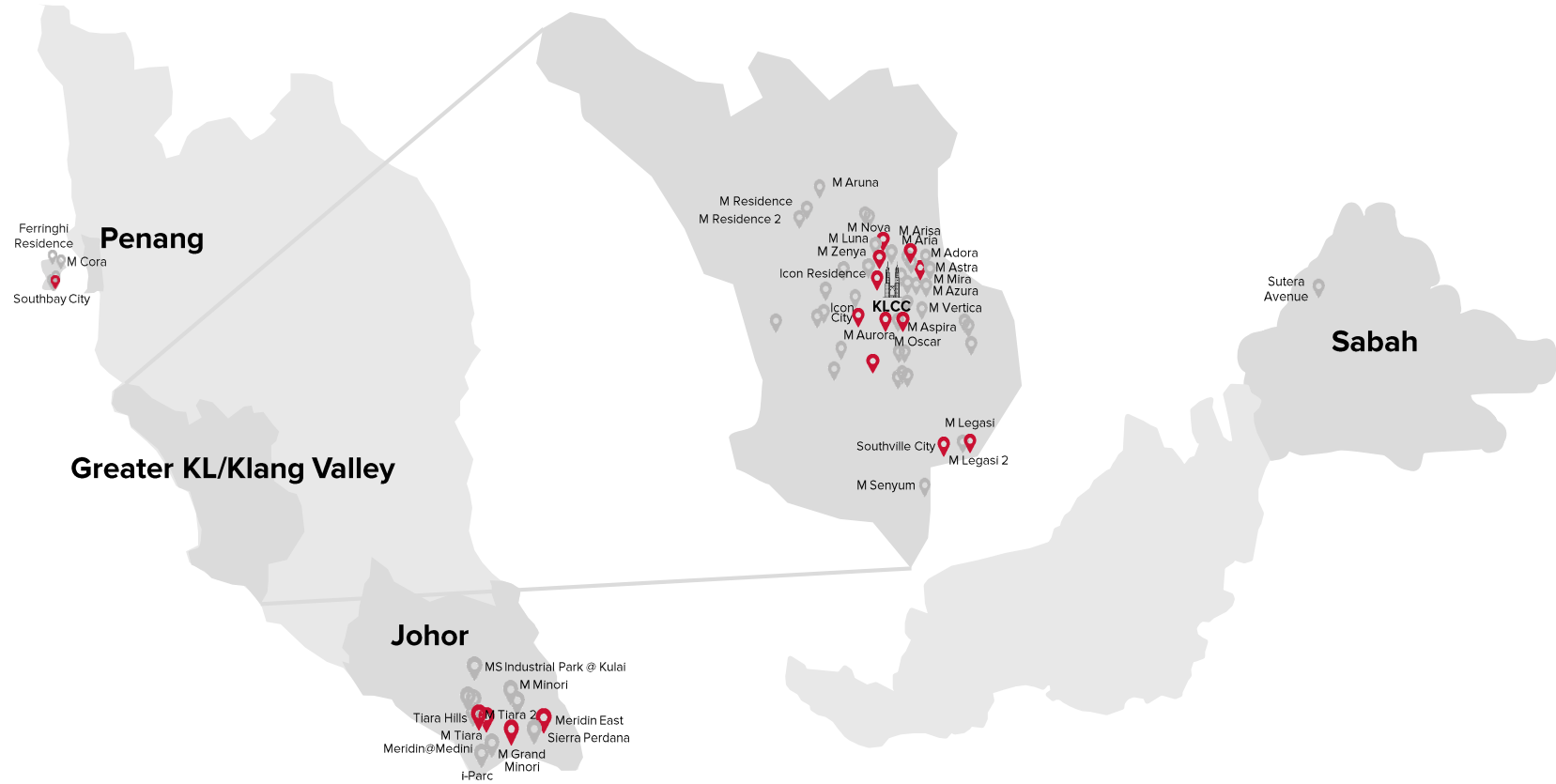
>60,000

Properties Sold & Delivered



32

Years in Development



Key Growth Areas

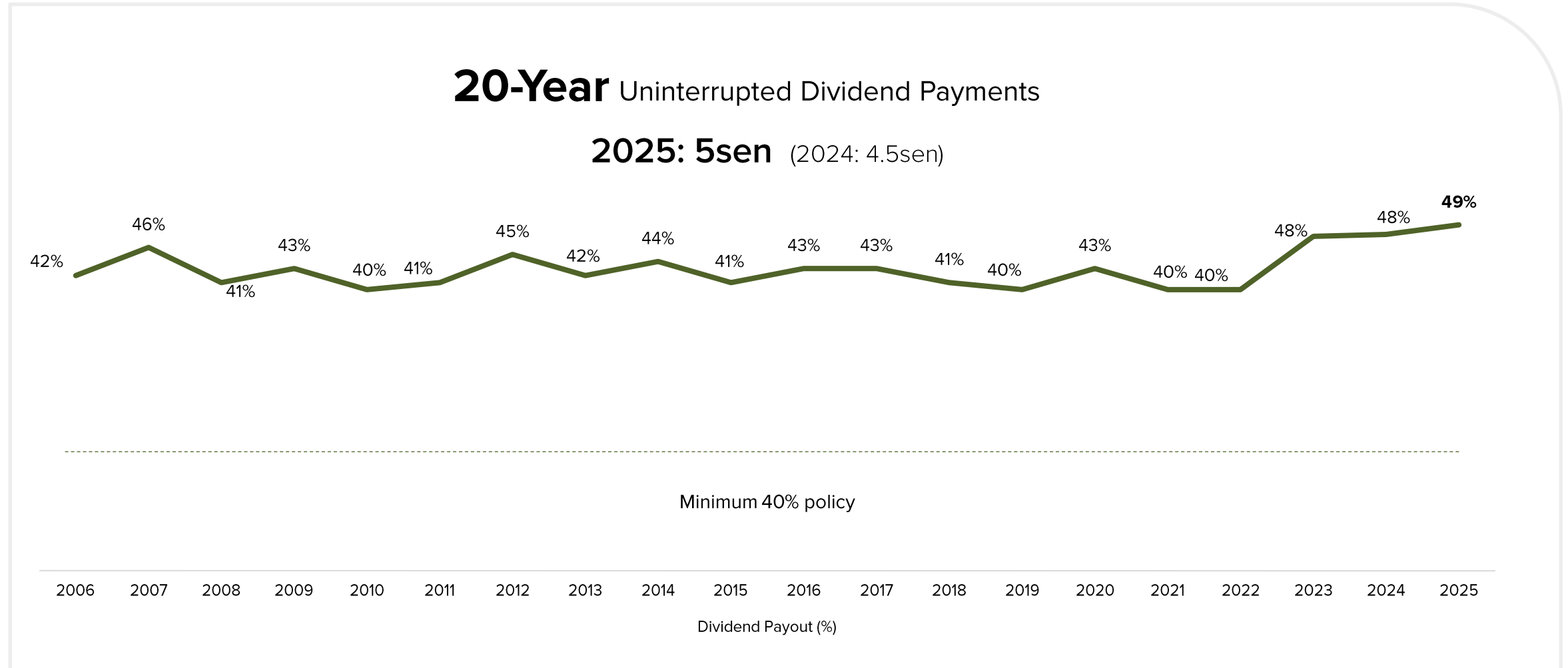
57% Greater KL / Klang Valley
32% Johor Bahru
11% Penang

Remaining Landbank

2,683 acres
RM29.9 billion

Commitment to Rewarding Shareholders

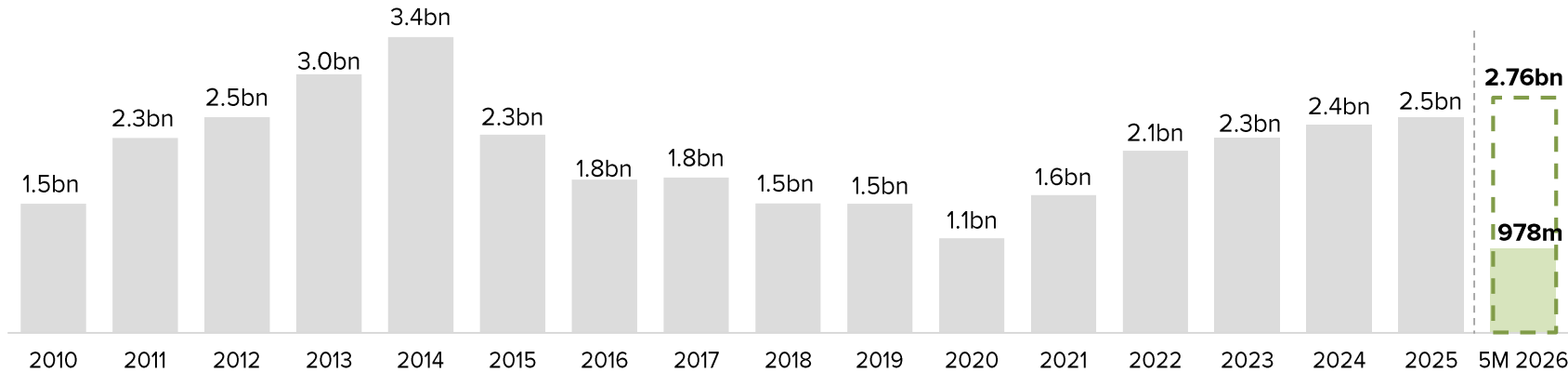
Proven track record of uninterrupted dividend payments



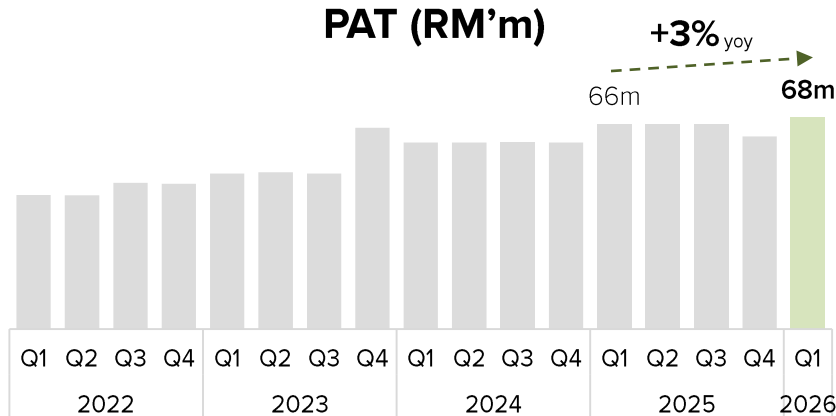
Resilient Sales and Earnings Performance

Driven by Strategic Market Positioning and Consistent Execution

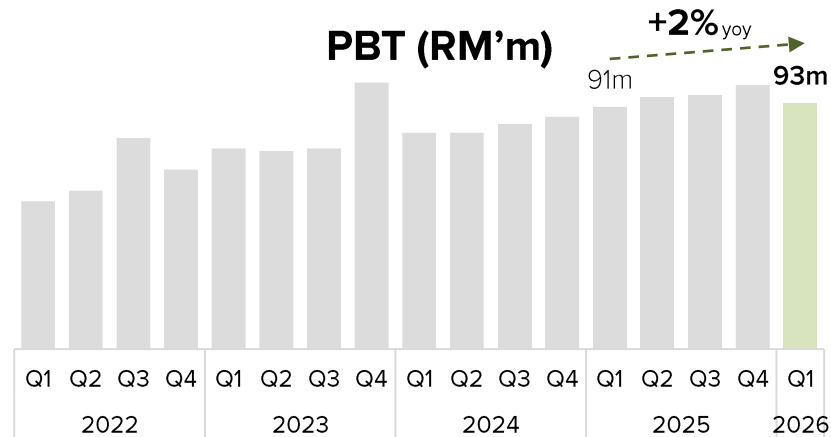
Historical Sales Trend (RM)



PAT (RM'm)



PBT (RM'm)



▲ 22%_{yoy}
RM3.33bn
Unbilled Sales

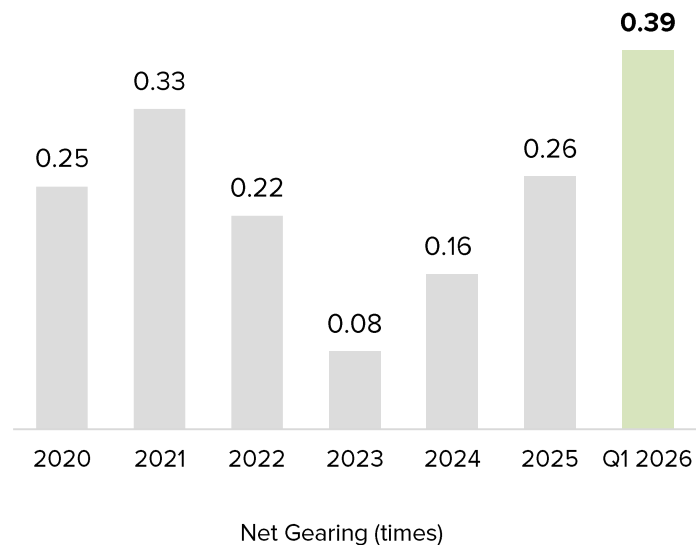
▼ 13%_{yoy}
RM563m
Q1 2026 Revenue

Robust Balance Sheet and Liquidity

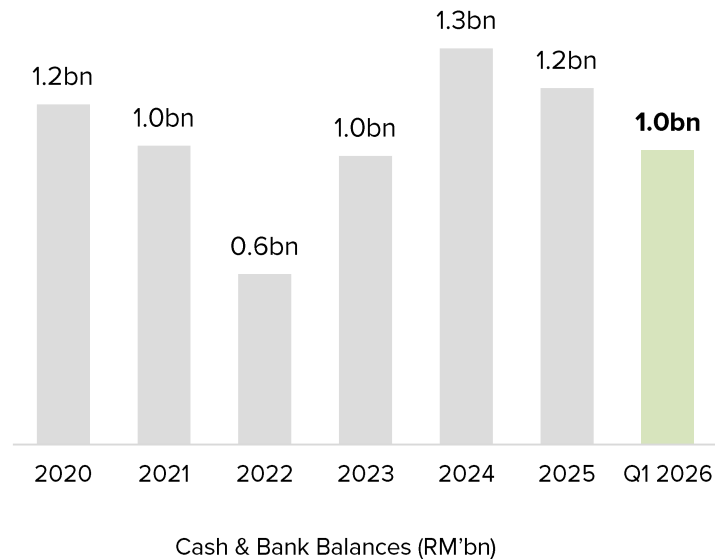
- Low gearing and competitive funding enhance financial flexibility
- Strong cash flow and liquidity support growth

Healthy Balance Sheet

Low Leverage

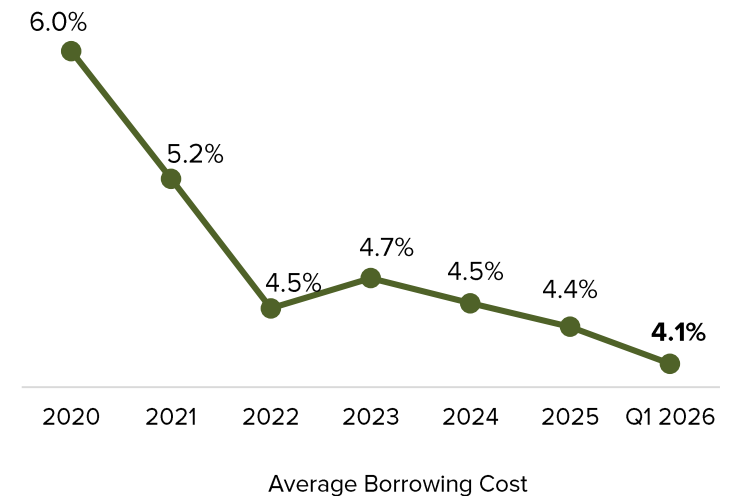


Strong Cash Flow



Low Borrowing Costs

45% fixed rate debt, 55% floating rate debt



Strategic Active Land Banking Aligned with Market Dynamics in Key Growth Corridors

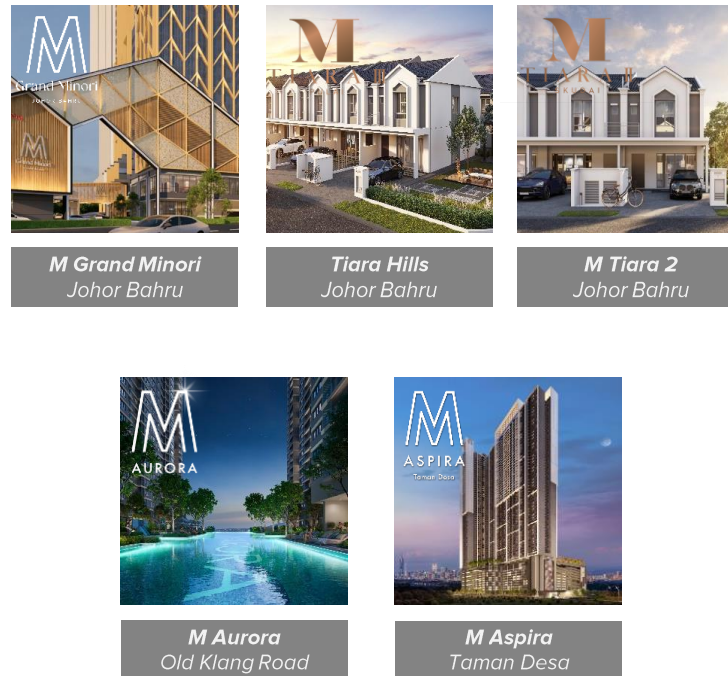
Year 2025

+RM6.4bn GDV



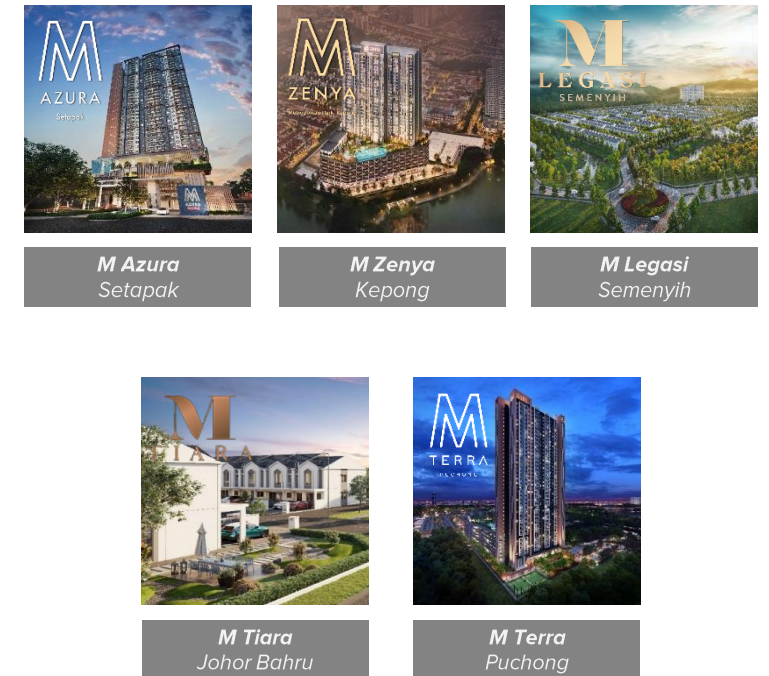
Year 2024

+RM5.1bn GDV



Year 2023

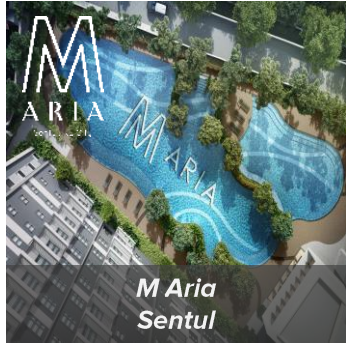
+RM5.5bn GDV



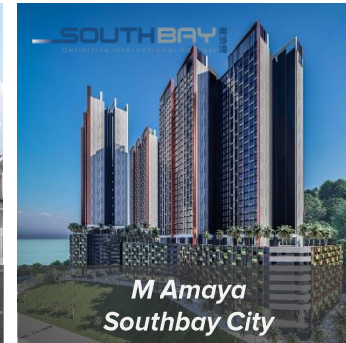
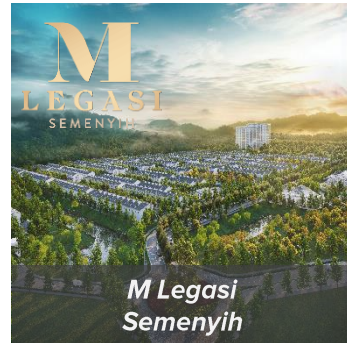
2026 Key Contributing Projects

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

New Projects Launches:



Existing Projects (New Phases):



2026 Sales Target
RM2.76bn*

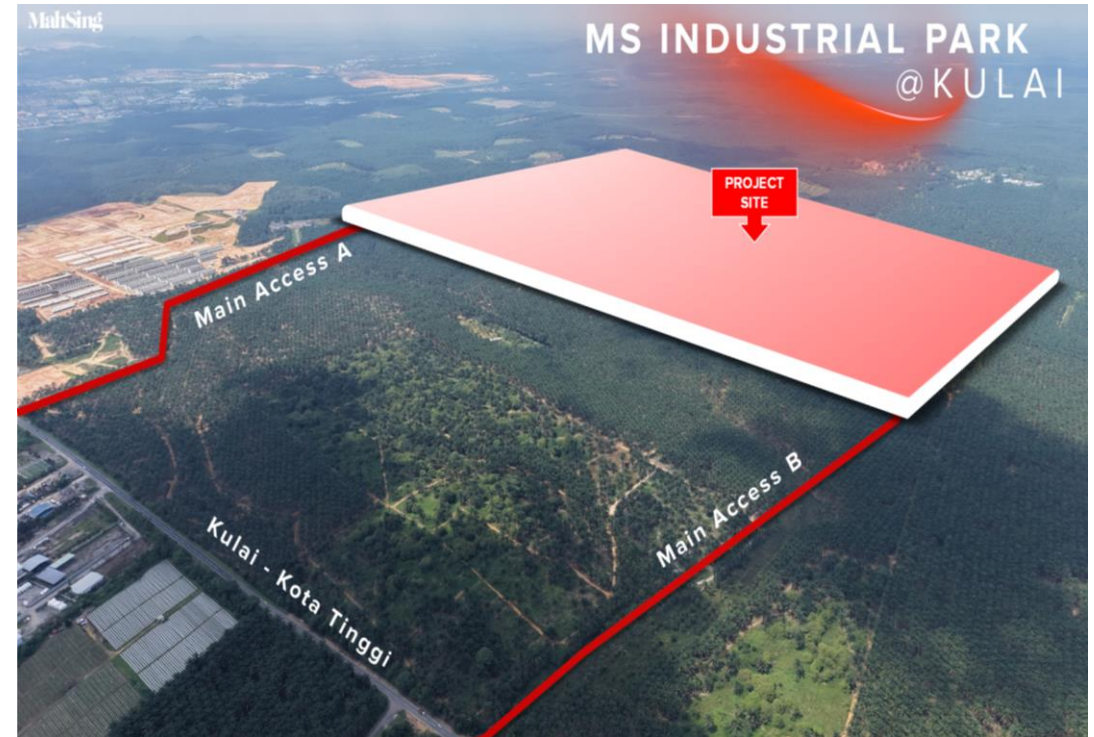
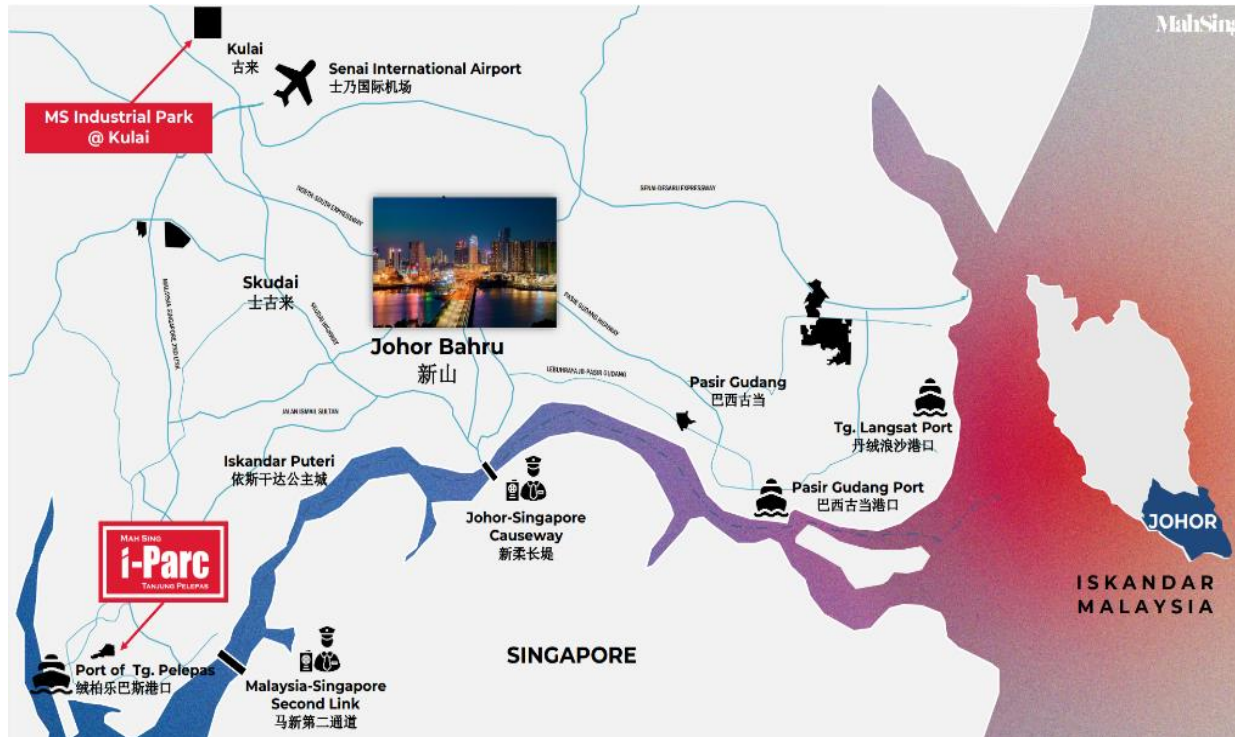
*Assuming authorities' approvals according to planned timeline

Price Points
2026 vs 2025

Price Points	< 500K	500K-700K	700K-1M	> 1M
2026	52%	39%	9%	-
2025	61%	24%	15%	-

MS Industrial Park @ Kulai

Expanding the Group's Industrial Footprint in Johor



- MS Industrial Park @ Kulai, **planned integrated industrial development situated within JS-SEZ**
- With an **estimated gross development value of RM2.26 billion**, it will feature a mix of **cluster factories, semi-detached factories, detached factories, and vacant industrial land for warehouses, logistic hubs and data centers**
- Building on the success of i-Park industrial developments to benefit from increasing FDIs into Malaysia

Corus Hotel Site Redevelopment

Debut of our 'New Premium' series with a landmark KLCC development

Corus Hotel Site, Jalan Ampang



- Prime **1.485-acre** freehold site within **5 minutes' walking distance** of Petronas Twin Towers and Suria KLCC, with seamless pedestrian and public transport connectivity to KL's top landmarks and transit hubs
- Currently occupied by the Corus Hotel along Jalan Ampang, will undergo a **transformative redevelopment** as part of Mah Sing's vision for urban regeneration, in line with the Kuala Lumpur Local Plan 2040 (KLLP-2040)

THE EDGE MALAYSIA

Mah Sing buys Corus Hotel site near KLCC for RM260m, unveils RM1.28b redevelopment

By Jurnalis: theedgemalaysia.com 07 Aug 2025, 09:58 pm



Photo by Zahid Izzawi/The Edge

KUALA LUMPUR (Aug 7) Mah Sing Group Bhd (KL:MAHSING) (EDGE) is buying the land upon which the Corus KLCC Hotel sits in Kuala Lumpur from Malaysian United Industries Bhd (KL:MLI) (EDGE) for RM260 million.



MUI Group jual tapak Hotel Corus KLCC kepada Mah Sing dengan harga RM260 juta

07 Aug 2025, 10:00 am



KUALA LUMPUR: MUI Group dan Mah Sing Group Bhd (Mah Sing) memulakan satu perjanjian strategik untuk membeli MUI Group's tanah tapak hotel Corus KLCC di Kuala Lumpur. (MUI Group dan Mah Sing Group Bhd)



隆市Corus酒店买家 原来是马星集团!

2025年8月7日 9656点阅

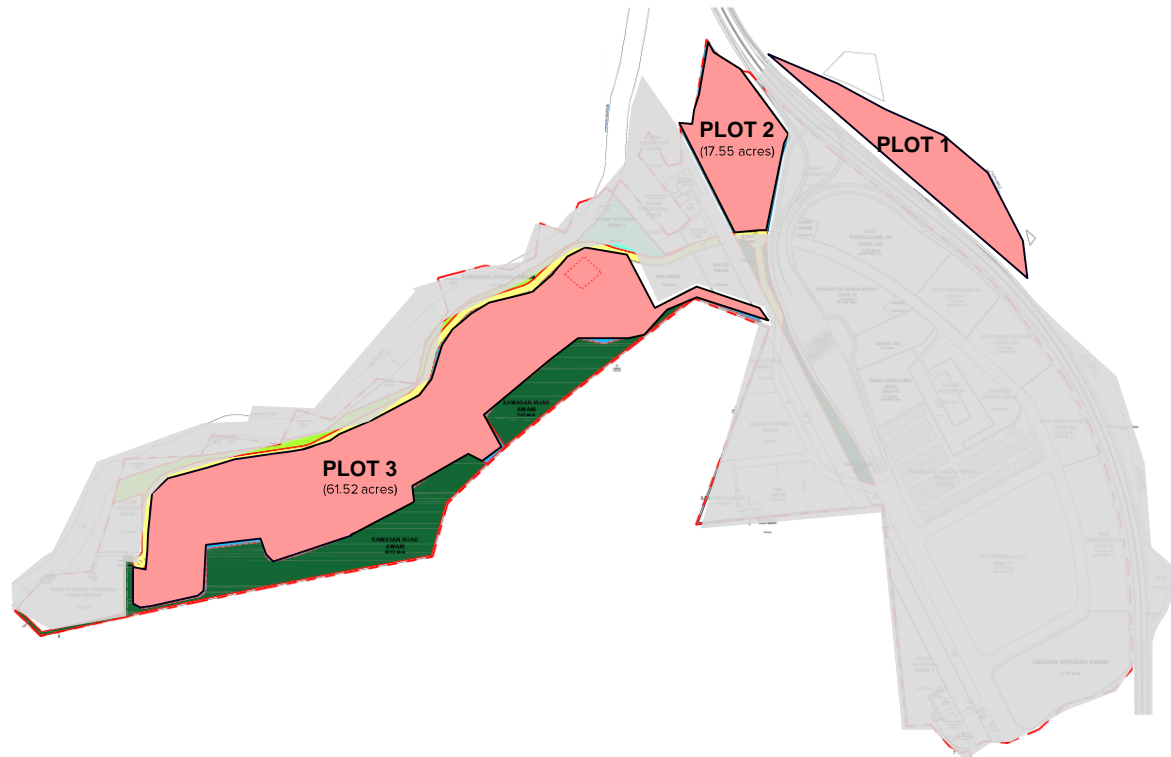


根据马星集团初步规划，该地皮将重建为永久地契的高端服务式公寓，每单位价格从89万8000令起，主打本地高净值人士与国际买家市场。

Data Centres : Unlocking Land Value & Recurring Income

- **DC Hub@Southville City** with 500MW Building Load
- **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



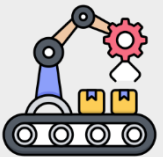
>50

Export Countries



>80

Injection Machines



47

Years in Manufacturing



Manufacturing: Gloves

- Highly automated high-speed facility
- 96% export to US for medical, dental, food, industrial & lab industries
- In-house R&D capability



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



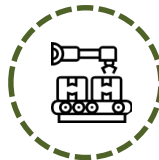
Scada



ERP



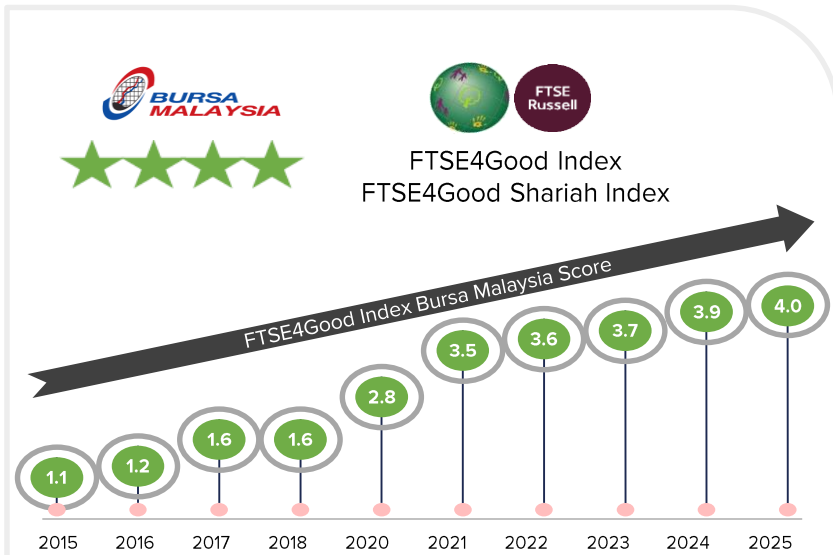
Auto-Pack



Online Visual
Inspect

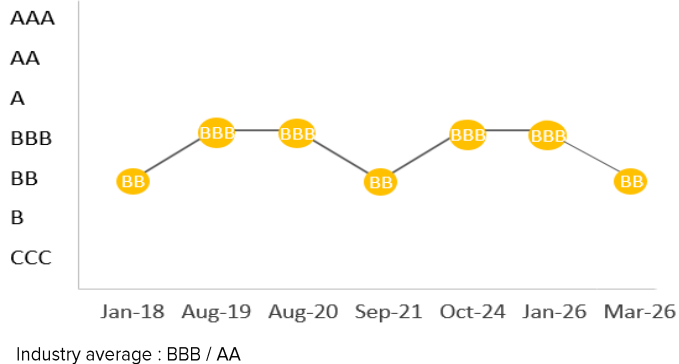


Sustainability : ESG Commitments



MSCI
ESG RATINGS

BB



Environment	Social	Governance
3,595.50 kg total waste recycled at Wisma Mah Sing	32% women employees	Zero censures or fines for non-compliance with ESG laws and standards
2,616 MT CO₂e avoidance by solar PV installation	Past 5 years: > 221 schools & NGOs benefitted > 75,900 individuals impacted	Board Risk & Sustainability Committee to assess performance
15% savings in electricity bills per annum from solar PV installation at MSPI	25,070 hours staff training	25 corporate & property awards won in FY2025
900 nos of trees planted across Klang Valley	>19 million man-hours without lost time incident	Quality certifications

Other Green Features

Low VOC paint

Green passive design: North-South building orientation

Rainwater harvesting system

Automated waste collection system

Electric vehicle charging stations

Green Certifications

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 Arisa, Sentul

MahSing

Reinvent Spaces. Enhance Life.