



NOVEMBER 2025

Q3 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"



66

Property Projects



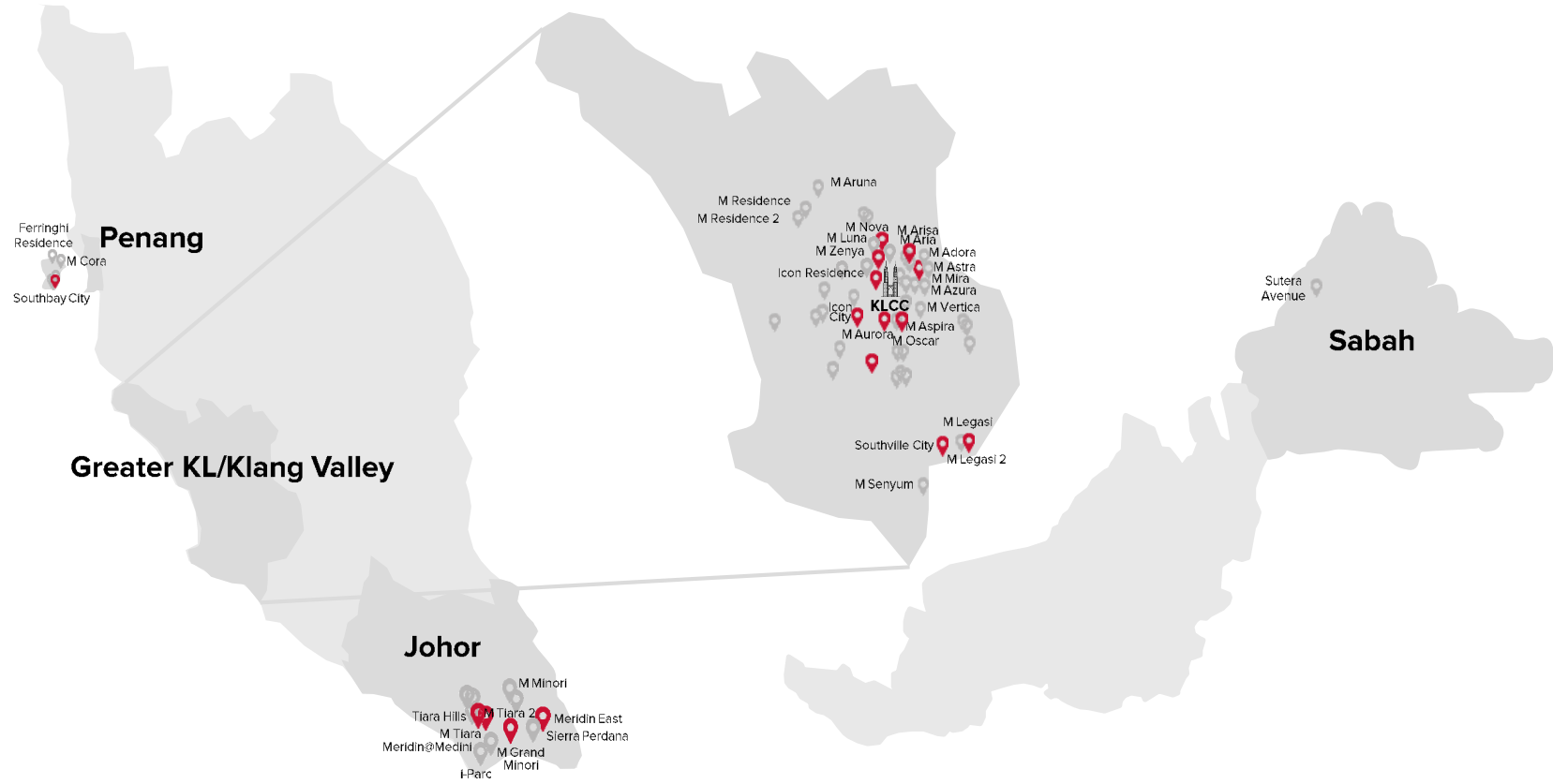
>60,000

Properties Sold & Delivered



31

Years in Development



Key Growth Areas

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

Remaining Landbank

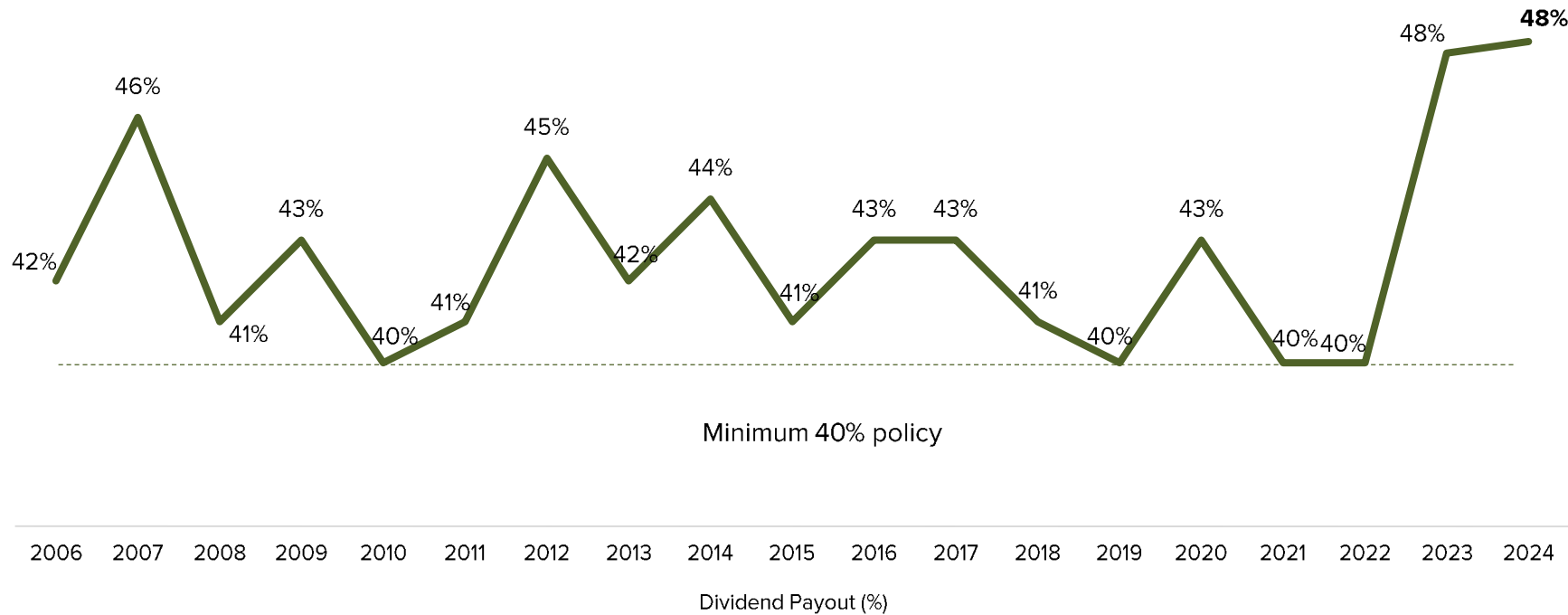
2,342 acres
RM28.8 billion

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

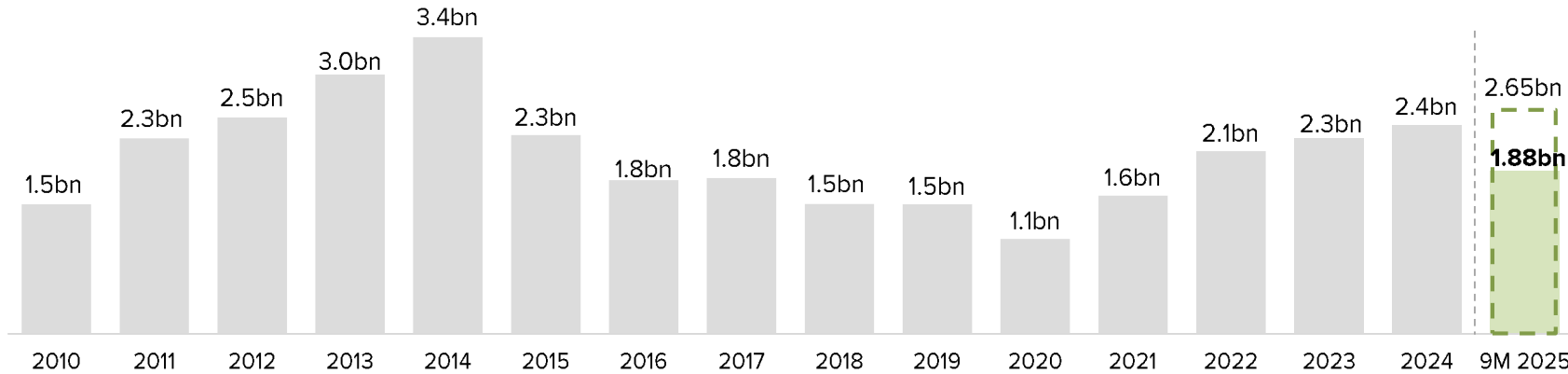
19.2%

CAGR

Resilient Sales and Earnings Performance

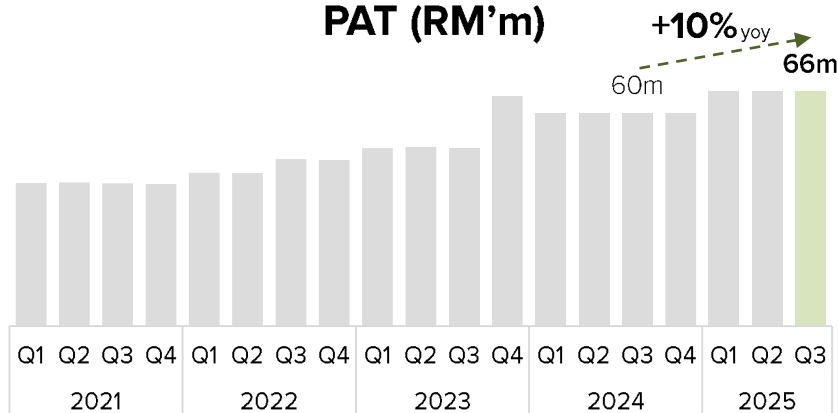
Driven by Strategic Market Positioning and Consistent Execution

Historical Sales Trend (RM)

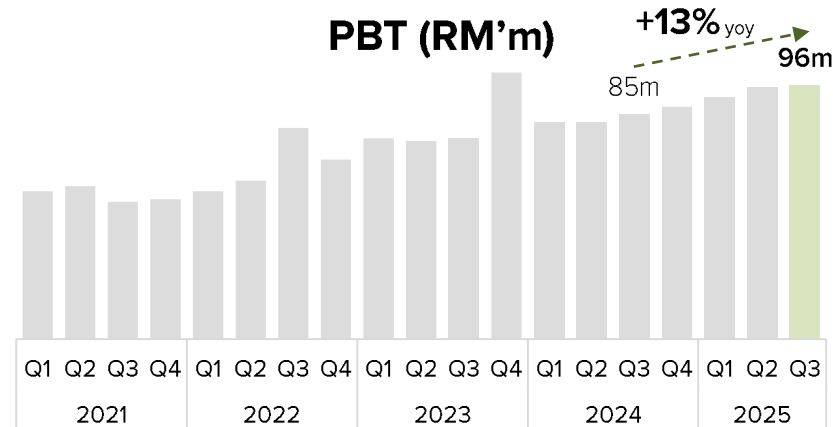


▲ **14% yoy**
RM3.14bn
Unbilled Sales

PAT (RM'm)



PBT (RM'm)



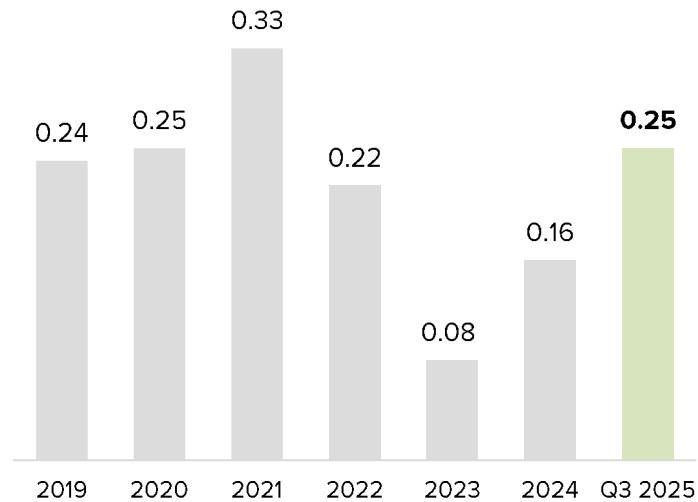
▲ **4% yoy**
RM1.85bn
9M 2025 Revenue

Robust Balance Sheet and Liquidity

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

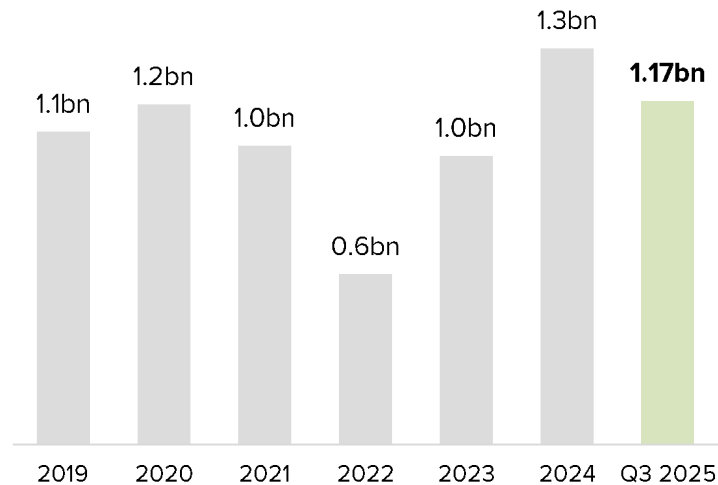
Healthy Balance Sheet

Low Leverage



Net Gearing (times)

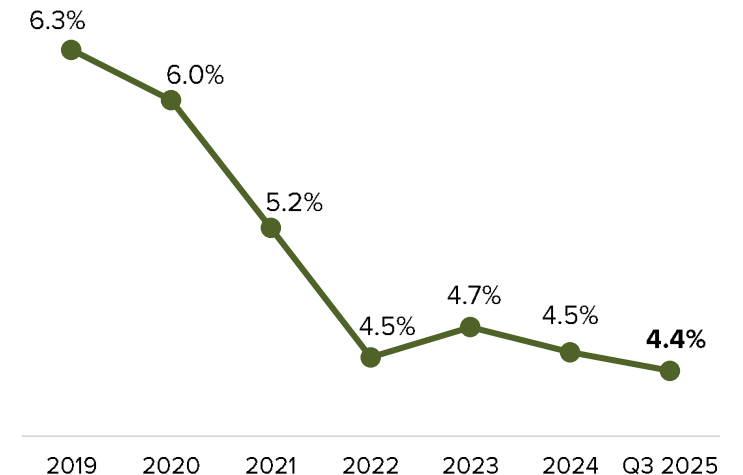
Strong Cash Flow



Cash & Bank Balances (RM'bn)

Low Borrowing Costs

54% fixed rate debt, 46% floating rate debt



Average Borrowing Cost

Strategic Active Land Banking Aligned with Market Dynamics for Growth

YTD Nov 2025

+RM4.1bn GDV



M Mira
Setapak

M Cora
Jelutong, Penang

M Legasi 2
Semenyih



Corus Hotel Site
Jalan Ampang



M Aria
Sentul

Year 2024

+RM5.8bn GDV



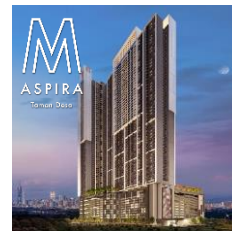
M Grand Minori
Johor Bahru

Tiara Hills
Johor Bahru

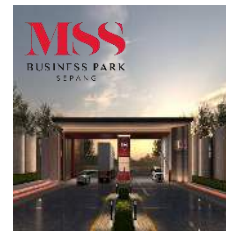
M Tiara 2
Johor Bahru



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

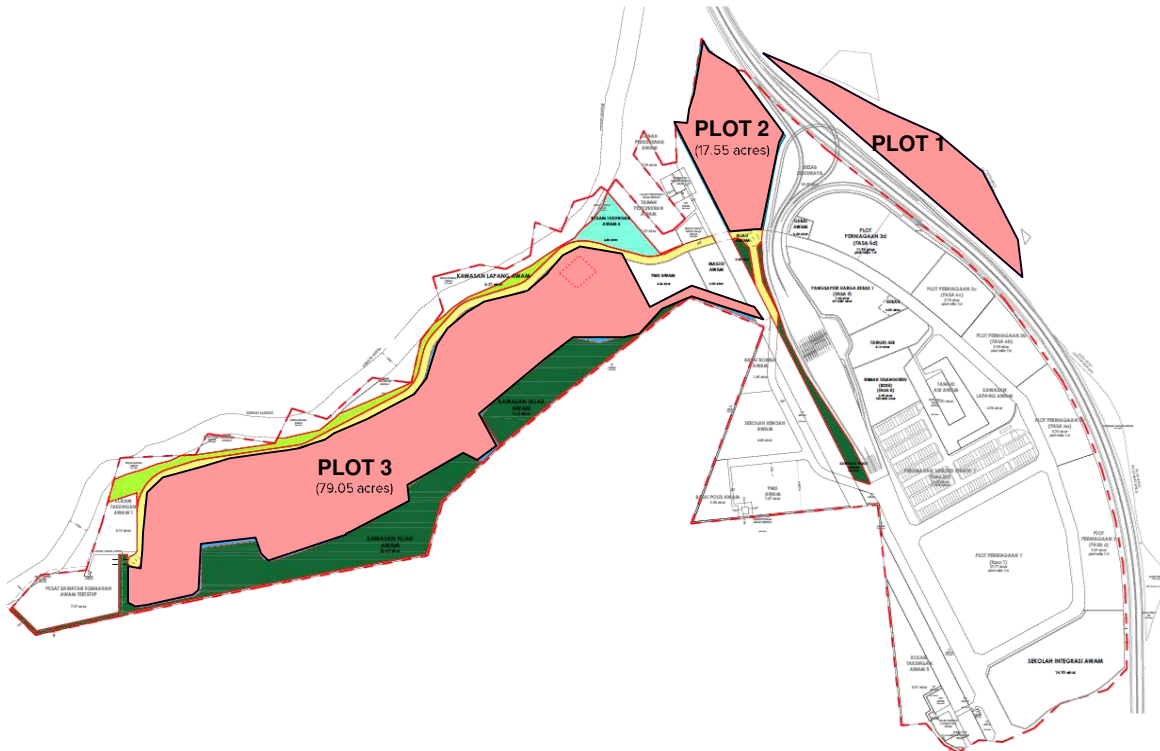


M Terra
Puchong

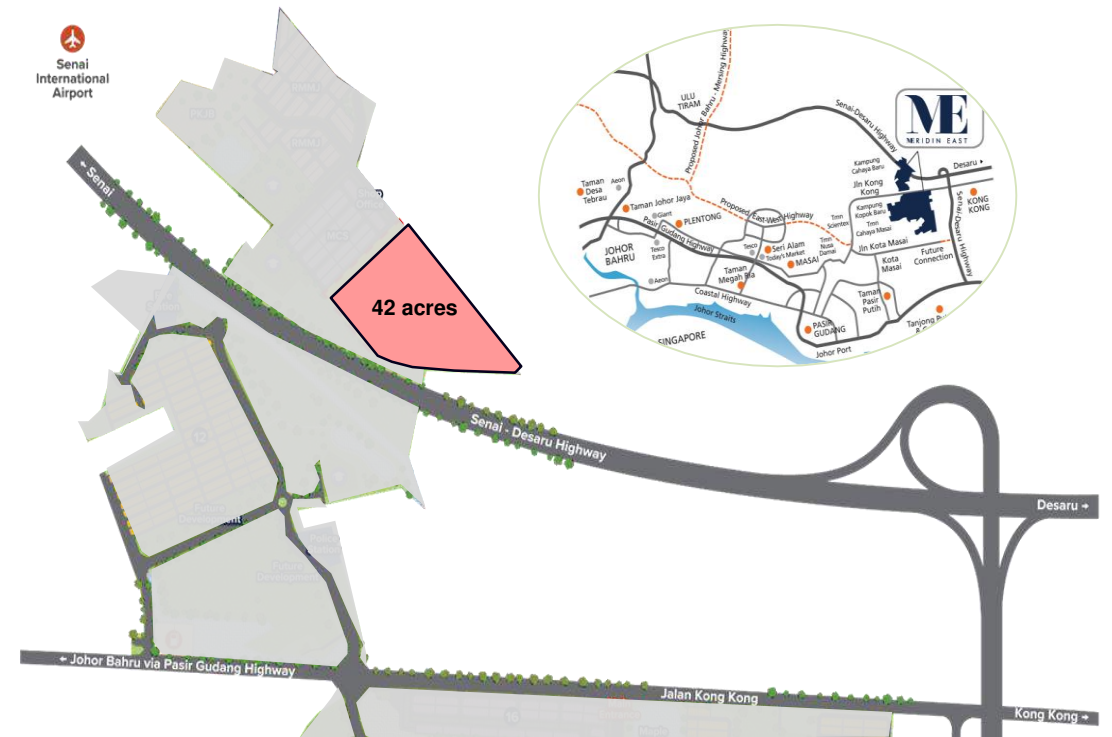
Data Centres : Unlocking Land Value & Recurring Income

- 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



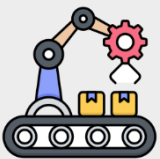
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Export Countries



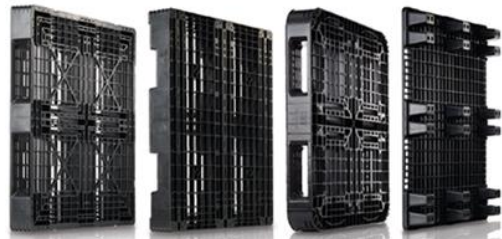
>80

Injection Machines



46

Years in Manufacturing



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)



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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



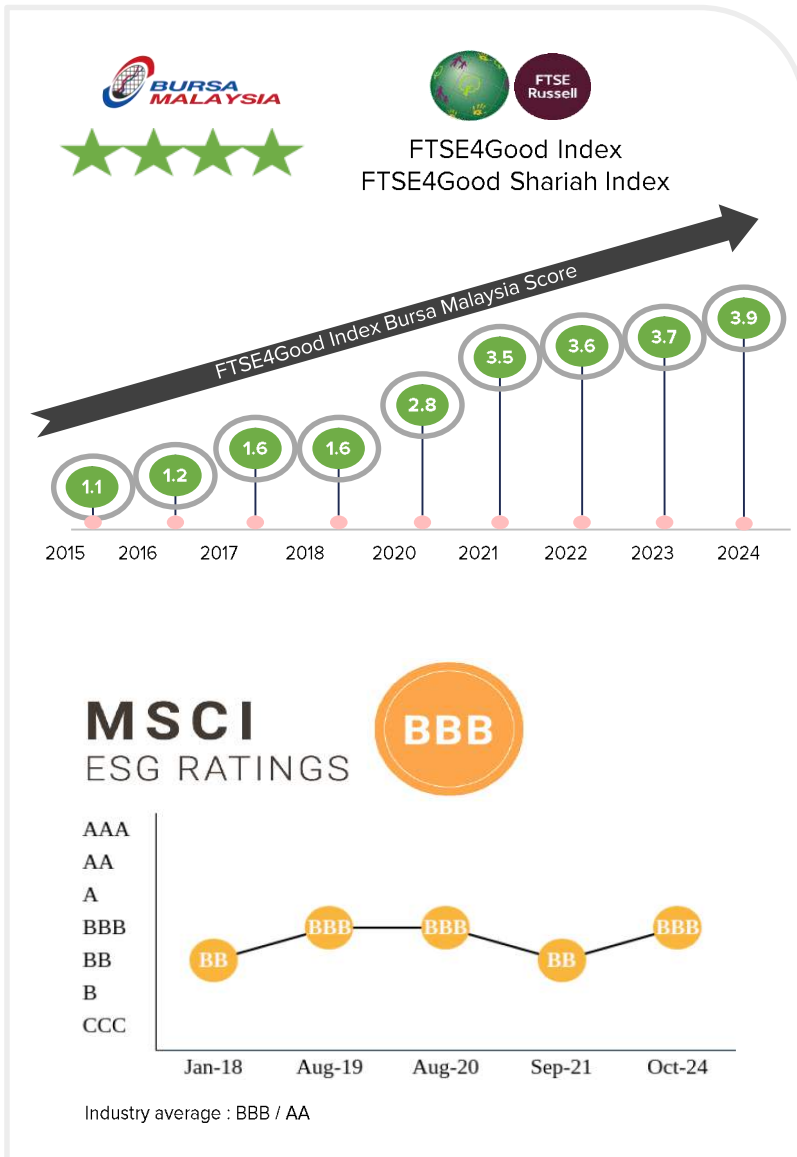
Auto-Pack



Online Visual
Inspect



Sustainability : ESG Commitments



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

- Low VOC paint
- Green passive design: North-South building orientation
- Rainwater harvesting system
- Automated waste collection system
- Electric vehicle charging stations
- Green Certifications (GreenRE, BCA Green Mark, Green Building Index)

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



MahSing

Reinvent Spaces. Enhance Life.

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