

MahSing



REINVENT SPACES · ENHANCE LIFE



REINVENT SPACES. ENHANCE LIFE

Here at Mah Sing, we understand the importance of culture. We do not only build quality homes, we strive to build a holistic multi-generational community, be it at work or home.

As we move to the next chapter of our corporate growth, we want to do more. Now in everything we do, we want to first 'enhance life'. We care for the people, the environment and the world at large.

The cover of Annual Report 2016 features the dedicated team of Mah Sing, which will continue to work towards building better lives. Together, let us *reinvent spaces to enhance life*.

Our Vision

INVENTING FUTURE LIVING THAT
ENHANCES QUALITY OF LIFE



Our Mission

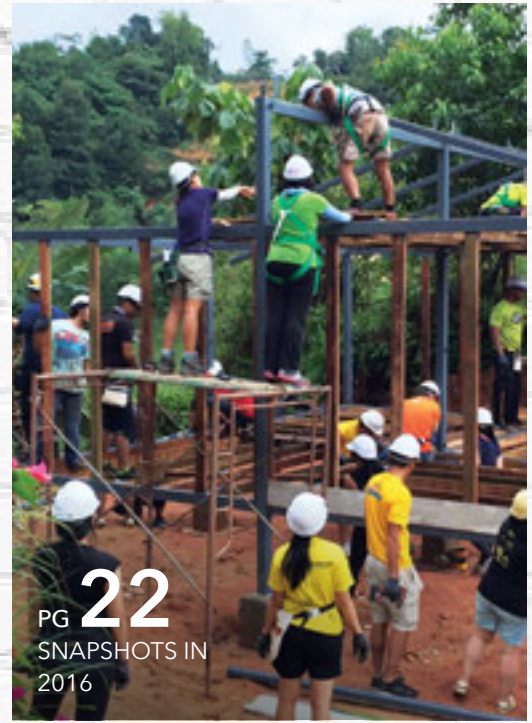
- **EMPOWERING** our people towards personal and professional growth through continuous learning -
- Anticipating future **MARKET TRENDS** and providing the right solutions -
 - Delivering our **QUALITY PROMISE** -
- **CARING** for the people, community and the environment -



PG **07**
CORPORATE
PROFILE



PG **18**
AWARDS AND
RECOGNITION



PG **22**
SNAPSHOTS IN
2016

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CORPORATE INFORMATION

OUR BUSINESS

BOARD OF DIRECTORS

JEN. TAN SRI YAACOB BIN MAT ZAIN (R)

*Chairman/
Independent Non-Executive Director*

TAN SRI DATO' SRI LEONG HOY KUM

*Group Managing Director/
Group Chief Executive*

DATUK HO HON SANG

Chief Executive Officer

DATO' STEVEN NG POH SENG

Executive Director

LEONG YUET MEI

Executive Director

CAPTAIN IZAHAM BIN ABD. RANI (R)

Independent Non-Executive Director

LOH KOK LEONG

Independent Non-Executive Director

JANE LEONG JHENG-YI

*Alternate Director to Tan Sri Dato' Sri
Leong Hoy Kum*

AUDIT COMMITTEE

JEN. TAN SRI YAACOB
BIN MAT ZAIN (R)
CAPTAIN IZAHAM BIN
ABD. RANI (R)
LOH KOK LEONG

NOMINATION COMMITTEE

JEN. TAN SRI YAACOB
BIN MAT ZAIN (R)
CAPTAIN IZAHAM BIN
ABD. RANI (R)
LOH KOK LEONG

REMUNERATION COMMITTEE

JEN. TAN SRI YAACOB
BIN MAT ZAIN (R)
TAN SRI DATO' SRI
LEONG HOY KUM
CAPTAIN IZAHAM BIN
ABD. RANI (R)

SECRETARIES

YANG BAO LING
(MAICSA 7041240)
KUAN HUI FANG
(MIA 16876)

REGISTRAR

Tricor Investor & Issuing House
Services Sdn Bhd
(Company No. 11324-H)
Unit 32-01, Level 32, Tower A
Vertical Business Suite, Avenue 3
Bangsar South
No. 8, Jalan Kerinchi
59200 Kuala Lumpur
t 603-2783 9299
f 603-2783 9222

REGISTERED OFFICE

Penthouse Suite 1
Wisma Mah Sing
No. 163, Jalan Sungai Besi
57100 Kuala Lumpur
t 603-9221 8888
f 603-9222 2833

AUDITORS

Deloitte PLT (AF 0080)
Chartered Accountants
Level 16, Menara LGB
1, Jalan Wan Kadir
Taman Tun Dr. Ismail
60000 Kuala Lumpur
t 603-7610 8888
f 603-7726 8986

BANKERS

Affin Bank Berhad
Alliance Investment Bank Berhad
Al-Rajhi Banking & Investment
Corporation (Malaysia) Berhad
Bank Islam Malaysia Berhad
CIMB Bank Berhad
CIMB Islamic Bank Berhad
HSBC Amanah Malaysia Berhad
Malayan Banking Berhad
Maybank Islamic Berhad
OCBC Bank (Malaysia) Berhad
Public Bank Berhad
Public Islamic Bank Berhad
RHB Bank Berhad
RHB Islamic Bank Berhad
PT Bank HSBC Indonesia
PT Bank Permata Tbk
The Bank of Tokyo-Mitsubishi UFJ, Ltd

STOCK EXCHANGE LISTING

Main Market of Bursa Malaysia
Securities Berhad

STOCK SHORT NAME

MAHSING (8583)

INDEX

Bursa Malaysia Property Index

WEBSITE

www.mahsing.com.my

INVESTOR RELATIONS

t 603-9221 8888
e ir@mahsing.com.my

CORPORATE PROFILE

“
MAH SING GROUP BERHAD WAS LISTED ON THE MAIN BOARD OF BURSA MALAYSIA IN 1992 AND VENTURED INTO PROPERTY DEVELOPMENT IN 1994. TODAY, WE ARE ONE OF MALAYSIA'S LEADING PROPERTY DEVELOPERS AT THE FOREFRONT OF BUILDING QUALITY HOMES AND PRIME COMMERCIAL AS WELL AS INDUSTRIAL PROJECTS IN STRATEGIC LOCATIONS.
 ”



Mah Sing is one of Malaysia's fully integrated developers with residential, commercial and industrial developments. The Group currently has 46 projects in Greater Kuala Lumpur and Klang Valley, Penang, Johor as well as Sabah.

The Group has proven its versatility with a diverse range of projects, from medium to high-end landed and high-rise residential properties to Grade A office buildings, retail projects, SoHo and industrial projects.

For more than two decades, Mah Sing has continuously created iconic developments that have won over 150 domestic and global awards for company performance, corporate governance, product design, concept, innovation and quality. In 2016 alone, the Group was voted 'Developer of the Year' at the iProperty.com People's Choice Award 2016, marking its third consecutive win in the same category, ranked Top 5 in The Edge's Top Property Developers Awards 2016 and was recently honoured with The Starproperty.my's The All-Star Award as one of the Top Ranked Developer of The Year 2017.

Our commitment to build a strong bond with the community has led us to set up our charity arm, Mah Sing Foundation to aid and benefit the less privileged. In 2016 alone, the Foundation raised RM4.62million with donations from generous individuals and organisations to support the Foundation's many charitable causes.

In 2017, we unveiled our new logo as part of our group-wide transformation programme that started in 2015. This marks the Group's 3rd logo since its inception.



— 1965 —
 Plastic trading activities



→ 1982 →
 Premier Lifestyle Developer



→ 2017 →
 Reinvent Spaces. Enhance Life.

The Group has been at the forefront of innovation and we have achieved many 'firsts' in Malaysia



Sri Pulai Perdana, Johor

New Township Concept:

Introduced the concept of gated and guarded living for link homes with grand entrance statements, and a 12-acre Roman inspired central garden for Sri Pulai Perdana, which were all unheard of 17 years ago in Iskandar Malaysia.



The Icon, Jalan Tun Razak

Commercial Development:

Mah Sing's first commercial development, The Icon in Jalan Tun Razak made history as the first en bloc sale of a commercial property in Malaysia.



M City, Jalan Ampang

Thematic Hanging Gardens:

M City, Jalan Ampang represents the first development in Malaysia with multi-level thematic hanging gardens. The five hanging gardens each have unique themes that complement M City's garden city living concept.



Southville City@KL South Sales Gallery

Unveiled Malaysia's biggest Show Village and Sales Gallery:

Southville City's 20-acre Show Village and Sales Gallery was awarded the honour of "Biggest Property Show Village" by the Malaysia Book of Records in 2016.

CORPORATE MILESTONES

OUR BUSINESS

Ventured into property development with four projects. First project was in Ulu Yam in 1994, comprising single-storey link homes.



The Group shifted its focus to medium upper to high end markets in the Klang Valley. Launched first niche high-end project in Klang Valley, Damansara Legenda.



Launched maiden township development in Sri Pulai Perdana in Skudai, Johor and introduced the concept of gated and guarded living for link homes in Johor.



Listed on the Kuala Lumpur Stock Exchange (KLSE) 2nd Board under the industrial sector.



Ventured into Penang and launched Southbay City.

The Group acquired land for its 1st township in Klang Valley, Aman Perdana.

1992

1994

2000

2004

2007

Birth of i-Parc series (Mah Sing's industrial integrated park).

Reclassified from industrial sector to property sector on KLSE 2nd Board.

Transferred from 2nd Board to the main Board of Bursa Malaysia.



Expanded into commercial properties with The Icon, Jalan Tun Razak.

2017

MahSing
Reinvent Spaces. Enhance Life.



Launched new corporate logo.

OUR BUSINESS

2016



Expanded into Kota Kinabalu, Sabah with Sutera Avenue.

THE GROUP'S POWER STATEMENT



PERFORMANCE FIRST

Driven to exceed expectations



OWNERSHIP

Complete given tasks and be proactive to contribute for the benefit of the company



WELL-BEING

Committed to living a healthy life and personal growth



EMPOWERMENT

Strive to reach the highest level of competence and commitment to perform



RESOURCEFULNESS

Think out-of-the-box and collaborate across teams to provide the best solutions

2013



The Group launched its largest township by acreage, Meridin East in Iskandar Malaysia Johor, spanning 1,313 acres.

2012



Launched Southville City@KL South in Bangi.

2011



Continued i-Parc series industrial developments with i-Parc 1, 2 and 3 in Klang Valley.

2009



Expanded presence to Southern Klang Valley with Garden Residence, Cyberjaya and Kinrara Residence, Puchong.



The Group further strengthened its foothold in Klang Valley with developments such as Lakeville Residence in Jalan Kuching, and D'sara Sentral in Sungai Buloh.

CORPORATE PROFILE - ICONIC SERIES

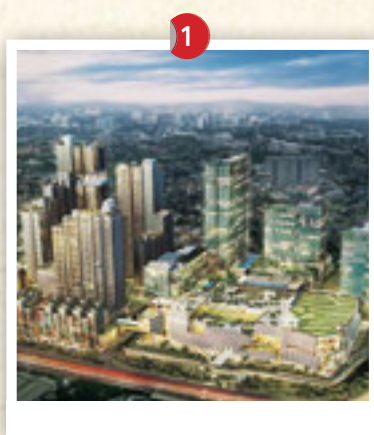
OUR BUSINESS

“

ASIDE FROM THE MILESTONES WE HAVE ACHIEVED THROUGHOUT THE 23 YEARS, THE GROUP IS ALSO VERY PROUD TO INTRODUCE ITS ICONIC SERIES DEVELOPMENTS WHICH HAVE CHANGED THE KL SKYLINE.

MAH SING'S ICONIC SERIES ARE INNOVATIVE DEVELOPMENTS KNOWN FOR ITS REVOLUTIONARY DESIGN AND EXCEPTIONAL QUALITY. THE FOUR DEVELOPMENTS ARE:

”



ICON CITY

Icon City's structure is inspired by the chiselled characteristics of mountain rocks. It features state-of-the-art infrastructure and architecture; elements infused with landscaping in the form of forest and water themed plazas, a sky pool and a roof garden.



Location
Petaling Jaya



Type of Property
Integrated Mixed Development



Total EST.GDV
Approx. RM3.2billion

★ Value Proposition

1. The main components include retail shops, luxury service apartments, Grade A offices and facilities.
2. The development features 15 types of shrubs, 3 types of climbers and 3 types of ground covers. There is also a Central Park that comes with outdoor playground and exercising facilities.



Green Compliance Standards

3. Tower 1 & 5 (Phase 1): GBI (Certified) Provisional Certificate obtained.
4. Tower 1 (Phase 1): Green Mark (Certified) Provisional Certificate obtained.
5. Tower 5 (Phase 1): LEED Gold Provisional Certificate obtained.
6. Whole of Phase 1: LEED Neighbourhood Development Certified.



THE ICON

The Icon, Jalan Tun Razak boasts a design that creates a modern and dynamic building which further accentuates the overall image of the surrounding area. The 20-storey Grade A building made history when it became Malaysia's first en bloc sale of a commercial property.



Location
Jalan Tun Razak



Type of Property
Commercial Development



Total EST.GDV
RM452million

★ Value Proposition

1. Designed by a world-renowned Singaporean architect.
2. Dynamic views of Kuala Lumpur's skyline and the verdant greenery of the Royal Selangor Golf Club.



Green Compliance Standards

3. Sky terraces and spacious outdoor garden on the rooftop podium.
4. Green Building Index certified with LEED Gold.



M CITY

M City is conceived for garden city living within a finely crafted architecture. It the first development in Malaysia to have multi-level thematic hanging gardens. Located at Embassy Row, Jalan Ampang, it has a one-of-a-kind facility deck dubbed the Altitude Club which houses world class recreational and business facilities.



Location
Jalan Ampang



Type of Property
Integrated Development



Total EST.GDV
RM1.6billion

★ Value Proposition

1. M City has invested approximately RM45million for the development's entire landscaping presentation.
2. Thematic hanging gardens at 5 levels (11, 17, 23, 29 and 35).
3. 4-tier Altitude Club on level 23-26 opens up to infinity pools, indoor rock-climbing wall, golf simulator, Sky gym, and other facilities that are brilliantly back dropped by the breath taking cityscape.
4. Skybridge linking the 3 towers.
5. Houses 32 boutique retail shops with prominent frontage along the main thoroughfare of Jalan Ampang. Village Grocer to be the anchor retail and targets to open in July 2017.
6. M City Mobile application allows M City residents to book facilities using their mobile devices, one of the first in Malaysia.



Green Compliance Standards

7. GBI (Certified) Provisional Certificate obtained.
8. Green Mark (Certified) Provisional Certificate obtained.



ICON RESIDENCE

Icon Residence takes its architectural inspiration from the Mediterranean. Often described as a luxury garden terrace in the sky, Icon Residence is surrounded by a network of highways for easy and convenient access.



Location
Mont Kiara



Type of Property
Residential Serviced Apartment



Total EST.GDV
RM389million

★ Value Proposition

1. The development's concept is inspired by the numerous towns along the mountains Mediterranean coast, which seem to tumble down the cliffs.
2. Luxury garden terrace in the sky.
3. Sky bridges that link three iconic towers and private lift access for earmarked units.
4. Every unit is a corner unit which further accentuates the luxurious living.
5. Complete with panoramic views of Kuala Lumpur city and Mont Kiara urbanscape.



Green Compliance Standards

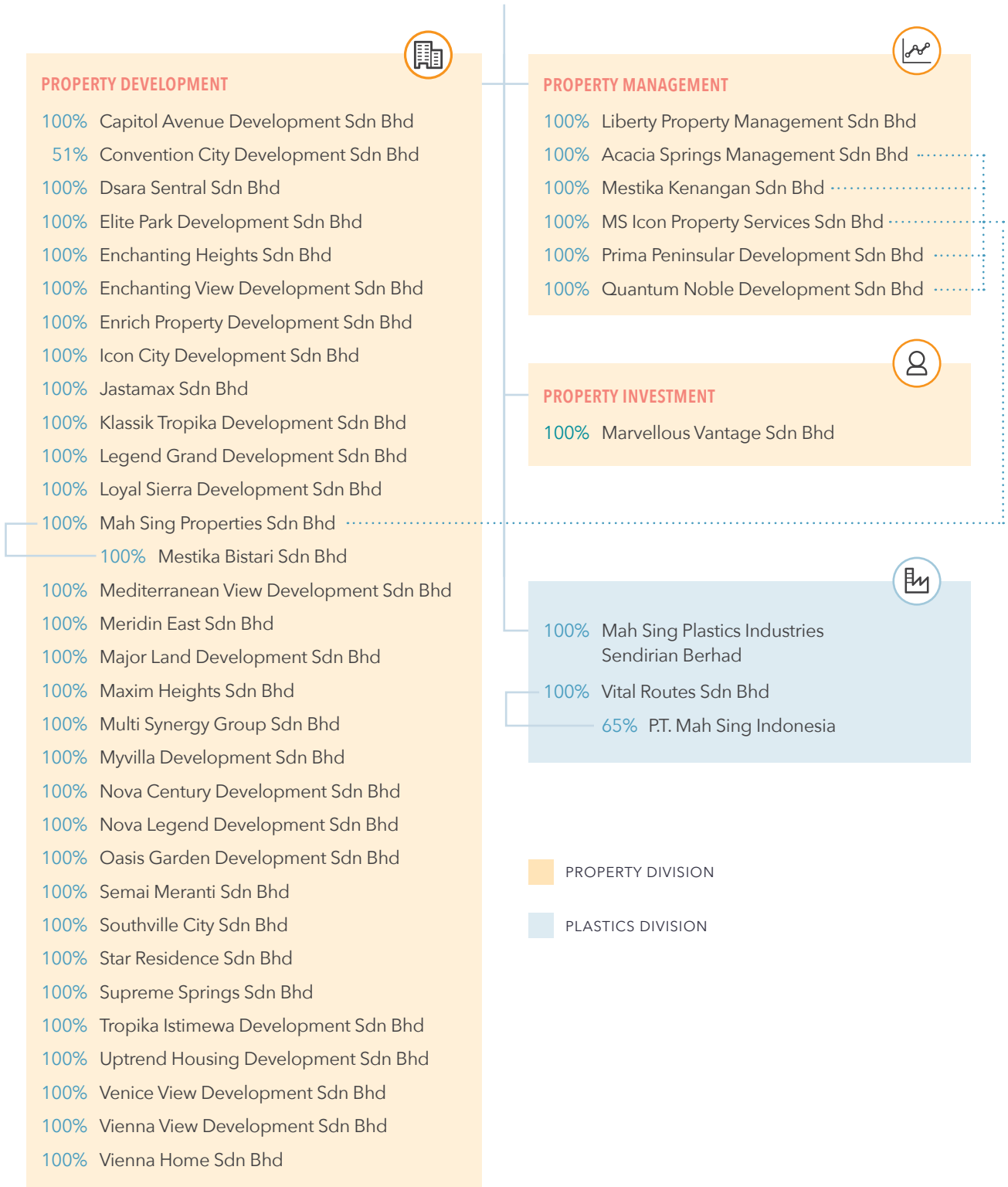
6. GBI (Certified) Provisional Certificate obtained.
7. Green Mark (Certified) Provisional Certificate obtained.

CORPORATE STRUCTURE



Reinvent Spaces. Enhance Life.

OUR BUSINESS



GROUP 5-YEAR FINANCIAL HIGHLIGHTS

FINANCIAL YEAR ENDED 31 DECEMBER

OUR
BUSINESS

RM'000	2012	2013	2014	2015	2016
Revenue	1,775,260	2,005,596	2,904,723	3,108,506	2,957,617
Profit before tax	317,503 [#]	371,116 [#]	471,631 [#]	503,693	482,939
Profit after tax	233,376 [#]	279,010 [#]	354,910 [#]	384,634	360,312
Net profit attributable to equity holders	232,225 [#]	280,365 [#]	356,496 [#]	386,677	361,357
Total assets	3,598,377 [#]	4,587,094 [#]	5,326,350 [#]	6,615,678	6,220,155
Total borrowings	910,297	1,129,845	1,459,240	1,500,255	1,005,650
Equity attributable to ordinary equity holders	1,248,106 [#]	1,955,249 [#]	2,288,833 [#]	3,135,622	3,288,111
Total equity	1,258,210 [#]	1,966,236 [#]	2,298,515 [#]	3,684,095	3,836,127
Return on equity	19%	14%	16%	12%	10%
Return on total assets	6%	6%	7%	6%	6%
Net gearing ratio	0.25	0.16	0.36	0.04	0.02
Basic earnings per share (sen)	16.36 [*]	17.16 [*]	18.35 [*]	15.73	13.47
Fully diluted earnings per share (sen)	16.19 [*]	16.08 [*]	17.60 [*]	15.35	13.46
Net assets per share (RM)	1.49 [#]	1.38 [#]	1.55 [#]	1.30	1.36
Net dividend per share	15.0%	16.0%	13.0%	13.0%	13.0%
Dividend payout ratio	44.8%	42.1%	43.9%	40.5%	43.3%[®]
Price earning ratio	6.2	8.9	8.6	9.2	10.6
Share price as at the financial year end (RM)	1.02 [^]	1.53 [^]	1.58 [^]	1.45	1.43

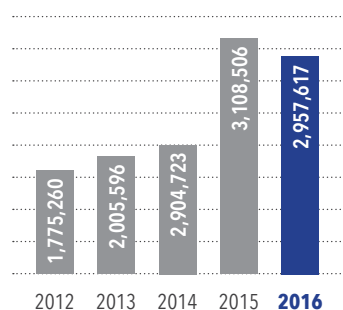
[#] The comparative figures have been restated due to the effect of early adoption of MFRS 15 Revenue from Contracts with Customers in the financial year 2015.

^{*} The comparative figures for basic and diluted earnings per share have been restated to reflect the adjustments arising from the Rights and Bonus Issues completed during the financial year 2015.

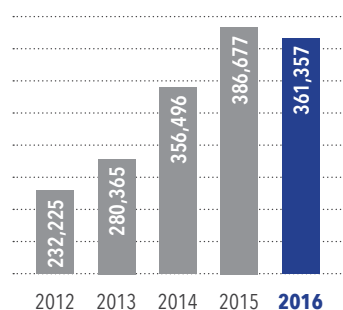
[®] The dividend payout for 2016 is estimated based on number of shares as at 31 December 2016.

[^] Share price is after adjustment on the effects of Rights and Bonus Issues completed during the financial year 2015.

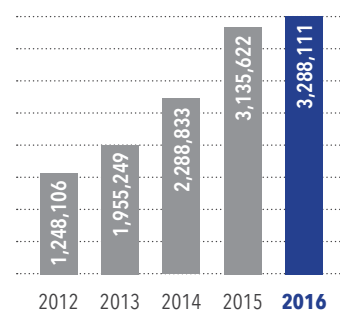
REVENUE
(in RM'000)



NET PROFIT ATTRIBUTABLE TO EQUITY HOLDERS
(in RM'000)



EQUITY ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS
(in RM'000)



AWARDS AND RECOGNITION

OUR BUSINESS



Malaysia Social Media Week Awards 2016
Social Media Excellence Awards
- Best in Lifestyle Development



Asia Recruitment Awards 2016
- Bronze in Best Employer Brand Development

★
StarProperty.my Awards - Top Ranked
Developer of the Year 2017



BCI Asia Awards 2016 - Top 10 Developers

★
Property Insight Prestigious Developer
Awards 2016 - Top 10 Developers

★
Asset Triple A Islamic Finance Awards 2016
- Best Hybrid Sukuk

★ ★ ★ CORPORATE AWARDS



2016 Frost & Sullivan Excellence Awards
- Competitive Strategy, Innovation and
Leadership in Property Development



The BrandLaureate Best Brands Awards -
The BrandLaureate Most Celebrated Awards
2015-2016

★
The 6th Asian Excellence Awards
- Asia's Best CSR
- Best Investor Relations Company

★
Malaysia Best Employer Brand Awards 2016

★
Asia Best Employer Brand Awards 2016

★
World Finance Real Estate Awards -
Property Company of the Year 2016 (Asia)

★
South East Asia Property Awards (SEAPA) -
Special Recognitions in CSR

★
Sin Chew Business Excellence Awards
- Property Excellence Award
- CSR Excellence Award

★
National Annual Corporate Report Awards
(NACRA) 2016 - Certificate of Merit

★
Malaysia Property Press Awards 2016-2017
- Developer of The Year



iProperty.com People Choice Awards -
Developer of the Year 2016



The Edge Malaysia Property Excellence
Awards 2016 - The Edge Top Property
Developers Awards

★
Daihatsu - Superior Quality & Delivery
Award 2015/2016

★ ★ ★ PLASTIC AWARDS

★
Mitsubishi - 2015 Zero Delay Delivery
Achievement

★
Malaysia Property Press Awards 2016-2017
- Best High Rise Developer for
Lakeville Residence



Property Insight Prestigious Developer
Awards 2016 – Best Eco-Urban Township
Development for Southville City@KL South



Malaysia Book of Records
- Biggest Property Show Village for
Southville City@KL Sales Gallery

★ ★ ★
PROPERTY
AWARDS

★
StarProperty.my Awards 2017
- The Small is BIG Awards (Honours) for Cerrado
- The Business Estate Award (Honours) for
i-Parc, Tanjung Pelepas
- The Northern Star Award (Merit) for The Loft
- The Family-Friendly Award (Merit) for
Meridin East

★
Property Insight Prestigious Developer
Awards 2016
- Best Hi-Rise Development, Central Region
for Lakeville Residence
- Best International Destination
Development for The Meridin@Medini,
Johor Bahru
- Best Eco Urban Township Development for
Southville City@KL South

★
Building and Construction Authority Awards
(BCA) 2016 – Green Mark Gold PLUS Award
for Ferringhi Residence



Noble Excellence Award
- Central Best Development of the year
(Platinum) Residential Landed for
M Residence



South East Asia Property Awards (SEAPA)
- Best Mixed-Use Development for
D'sara Sentral

★ ★ ★
TAN SRI LEONG'S
LIFETIME

ACHIEVEMENT
AWARDS



ASEAN Business Awards Malaysia 2016 –
Entrepreneur of the Year

★
Forbes Asia's 2016 Heroes
of Philanthropy

★
MACITA International Entrepreneur
Excellence Award 2016



Sin Chew Business Excellence Awards –
Lifetime Excellence Achievement Award



MRCA Crown Awards Night –
Outstanding Entrepreneur Award

★
The 6th Asian Excellence Award –
Asia Best CEO

★
World Chinese Economic Summit 2016 –
Lifetime Achievement Award

SNAPSHOTS IN 2016

OUR BUSINESS



FEB

Chinese New Year celebration at Southbay City Sales Gallery.



FEB

The launch of RM8,888 Chinese New Year rebate at Lakeville Residence's Sales Gallery, Jalan Kuching



FEB

Tan Sri Dato' Sri Leong Hoy Kum and team Mah Sing having a prosperity toss at Southville City@KL South Sales Gallery.



MAR

The "Kid from The Big Apple" Movie Premiere Night at GSC Pavilion.

OUR JOURNEY 2016



MAR

Mah Sing Foundation giving out various educational assistance during the premiere of The Kid from The Big Apple.



MAR

Topping up ceremony at Meridin@Medini, Johor.



MAY

100 SME owners attended Wine and Dine event at Southville City@KL South Sales Gallery.



MAY

Mah Sing Foundation supported Daybreak Society, an enterprise that trains and creates employment opportunities for the disabled.



MAY

Mah Sing's first Media Night in M City Jalan Ampang.



JUN

Mah Sing sponsored RM20,000 for a photo exhibition.



JUL

Mah Sing Foundation contributed RM42,000 to EPIC Homes.



The opening of Meridin East's, Sales Gallery and Show Village.



Team Mah Sing participated in installing lights for Incitement's Liter of Light Project in Cameron Highlands.



Miss Malaysia Tourism special appearance at M Residence@Rawang.



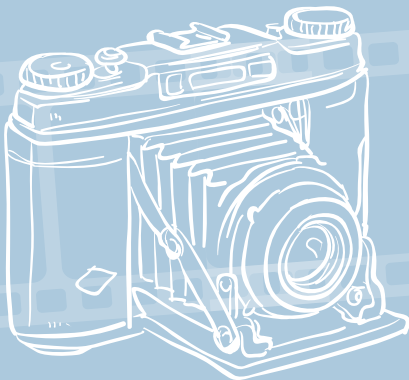
Mah Sing Foundation supports SEMOA in an effort to improve livelihood of orang asli children via education.



Team Mah Sing at Starwalk Penang 2016.



Team Mah Sing took part in the video shoot for the Group's Deepavali video.



Beneficiaries at the Mah Sing Foundation Charity Dinner 2016.



Team Mah Sing all hyped out for Mah Sing's internal Halloween Party.



The launch of Lock & Roll Fiesta at Icon City, Petaling Jaya.



Team Mah Sing on board the MRT from Kg Selamat Station, which has direct access from D'sara Sentral.



In good company: Leong (first row, second from left) taking a ride on the Sungai Buloh-Kajang MRT Line. With him are (first row, from left) Mah Sing's group strategy and operations senior general manager Rachel Leong, group strategy and operations director Jane Leong, corporate and investment executive director Gohak Steven Ng and their executive officer Ho Hui Sang.

Mah Sing giving away 1,612 Touch 'n Go cards

PETALING JAYA: To celebrate the new MRT service in the Klang Valley, property developer Mah Sing Group is giving away 1,612 Touch 'n Go cards until 5pm tonight. Those aged 21 and above stand to win the cards - each loaded with RM20 worth of credit, in the company's #161216 D'aura MRT Hunt. The hunt kicked off on Friday, when the first phase of the Sungai Buloh-Kajang MRT line began its service. The give-away is also held in conjunction with the group's D'aura Sentral transit having direct access

SRR cut a good move, says Mah Sing's Leong

As it makes more funds available for lending to first-time homebuyers

BY EWE SHAN PEI

KUALA LUMPUR: Bank Negara Malaysia's (BNM) move to reduce the statutory reserve requirement (SRR) by 0.5% to 10%, so that it will make more funds available for lending to first-time homebuyers, said Mah Sing Group chief group managing director Tan Sri Leong Hoy Kum.

"This (SRR cut) definitely will help in the liquidity side. We will continue what BNM has done. We are not really happy because it will help people buy their first home, or to purchase a home. There will be more funds for them (to borrow)," Leong said in a press conference after the group's extraordinary general meeting (AGM) yesterday. Last week, the central bank announced the decrease in the SRR to 10% from 10.5% effective Feb 1. The move is expected to help with the overall health of the real estate market.

Mah Sing executive director of corporate and investment, Derek Loh, said the move will help in getting a loan from banks. Between January and September last year, housing loans approved fell 1.9% from the year-ago period. He also noted that the annual demand for housing stood at 204,000 units, but

only meeting the supply of 182,000 completed units. He said the move will help in getting a loan from banks. Between January and September last year, housing loans approved fell 1.9% from the year-ago period. He also noted that the annual demand for housing stood at 204,000 units, but

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Leong said that group will be supporting the housing market, other than buying the plot, with a narrower gross development value (GDV) of RM2 billion. Photo by Patrick Lim



稳健发展 逆势而扬
梁海金马星业绩亮眼

30家热销产品 呈创新高潮

净利率提升 利息申请入

取消购地网拍限制

销售佳绩 供货中低

14 events

Raising standards of living

Foundation donates RM100,000 to help the disabled secure jobs

The foundation aims to help the disabled secure jobs. The group has donated RM100,000 to the foundation. The foundation aims to help the disabled secure jobs. The group has donated RM100,000 to the foundation.



Foundation donates RM100,000 to help the disabled secure jobs

新万宜交通枢纽提前竣工

马星Southville City投资诱人

【吉隆坡 22 日讯】南万宜交通枢纽提前竣工，马星集团 (MAH SING) 投资诱人。马星集团 (MAH SING) 投资诱人。马星集团 (MAH SING) 投资诱人。



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贺岁短片红火

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6 news

Mah Sing remains top pick for Macquarie

Property developer's focus on affordable housing timely

PELALING JAYA: Despite the challenging property market, Mah Sing Group remains a top pick for Macquarie Bank's research team. The research team has ranked Mah Sing as the top pick for Macquarie Bank's research team.

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MANAGEMENT DISCUSSION AND ANALYSIS

OUR STRATEGY & ACHIEVEMENTS

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DELIVERING RESULTS

MAH SING GROUP BERHAD SUCCESSFULLY DELIVERED COMMENDABLE RESULTS, DESPITE THE CHALLENGING MARKET IN 2016.

”

IN 2016

89%

OF OUR RESIDENTIAL LAUNCHES WERE BELOW RM1 MILLION RANGE



DEAR VALUED SHAREHOLDERS,

THIS ANNUAL REPORT HIGHLIGHTS MAH SING'S ACCOMPLISHMENTS THROUGHOUT THE YEAR AS WE STRIVE TO INVENT FUTURE LIVING THAT ENHANCES QUALITY OF LIFE.

OVERVIEW

Mah Sing Group Berhad was listed on the Main Board of Bursa Malaysia in 1992. The Group then ventured into property development in 1994 and today, it has become one of Malaysia's leading property developers at the forefront of building quality homes and prime commercial projects in strategic locations.

Mah Sing currently has 46 residential, commercial and industrial properties in Kuala Lumpur and Klang Valley, Penang, Johor and Sabah.

The Group has proven its versatility with a diverse range of projects, from medium to high-end landed and high-rise residential properties to Grade A office buildings, SoHo, retail and industrial projects.

For the 7th consecutive year, we have managed to achieve annual property sales in the billion ringgit range. The Group has maintained this feat through proper planning and strategic launches of our products that meet current market demands.

We believe that this report will further enhance our reputation as one of Malaysia's top developers as voted by the Malaysian public. We achieved RM1.78 billion in our domestic property sales. Despite the uncertain economic circumstances in 2016, the Group recorded net profit of approximately RM361.4 million on the back of revenue of approximately RM3 billion.

We are also pleased to share that Datuk Ho Hon Sang has joined Mah Sing Group Berhad as Chief Executive Officer (CEO) cum Executive Director effective 1 August 2016. He brings with him more than 30 years of experience in the property development industry, engineering, consultancy, road privatisation and general management.

He takes over from Mr Ng Chai Yong who has our sincere appreciation for his contributions to the strong performance of Mah Sing Group over the past two years.

As a market driven developer, we take pride in understanding market needs and tailoring our strategies to suit demand. In 2016, we provide mainly beginner homes for the mass market and also home upgraders in selected locations.

The Group will continue to deliver easily accessible, well planned projects with good concepts in strategic locations.