

## MAH SING GROUP BERHAD (“MAH SING” OR “COMPANY”)

### PROPOSED ACQUISITION BY MAXIM HEIGHTS SDN BHD, A WHOLLY-OWNED SUBSIDIARY OF MAH SING OF APPROXIMATELY 4.515 ACRES OF LAND WITH APPROVED DEVELOPMENT ORDER IN WANGSA MELAWATI, MUKIM SETAPAK, DAERAH KUALA LUMPUR WITH AN ESTIMATED GROSS DEVELOPMENT VALUE OF RM378 MILLION, FOR A TOTAL PURCHASE CONSIDERATION OF RM61,974,077.32 (“PROPOSED ACQUISITION”)

#### 1.0 INTRODUCTION

The Board of Directors (“**Board**”) of Mah Sing wishes to announce that on 6 August 2019, Maxim Heights Sdn Bhd (“**Maxim Heights**” or “**the Purchaser**”), a wholly-owned subsidiary of Mah Sing had entered into conditional sale and purchase agreement (“**SPA**” or “**Agreement**”) with KLFA Properties Sdn Bhd (“**Vendor**”) for the proposed acquisition of a parcel of prime land in Wangsa Melawati, Mukim Setapak, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur measuring approximately 4.515 acres for a purchase consideration of RM61,974,077.32 (“**Purchase Consideration**”). The Land is purchased with the benefit of approved development order (“**DO**”) for residential development, enabling rapid speed to market to meet current market demand in the matured location.

Details of the Land are further set out in Section 3.1 of this Announcement.

Based on preliminary plans, the new project, to be named M Adora is planned for a fully residential condominium development with amazing city and highland view. The gross development value (“**GDV**”) is estimated to be RM378 million and is planned for 2 blocks of residential condominiums. The most affordable units would have an indicative built up from 850 sqft and indicative starting price from RM468,000. (“**Proposed Development**” or “**M Adora**”). The project will have a North-South orientation, which enables the purchasers to enjoy unblocked KLCC views and scenic view of Genting Highland. Located 9km away from KLCC, the project is merely 800m away from the Middle Ring Road 2 (MRR2), and linked with a few main accesses such as EKVE (3km), Jalan Genting Klang (3km), DUKE (3km), Jalan Ampang (5km), and Jalan Tun Razak (8km). The Proposed Development will be able to leverage on a huge target audience, as the land is part of Mukim Setapak which includes established townships such as Setiawangsa, Taman Melati and Wangsa Maju.

This is the third land acquisition this year, after M Oscar (Kuchai Lama, next to Happy Gardens) and M Luna (next to Kepong Metropolitan Park) which also came with approved DO. All three acquisitions in 2019 will continue the Group’s track record of developing ‘Luxury You Can Afford’ projects in strategic locations to meet immediate market demand. With the Proposed Acquisition and in line with its quick turnaround strategy, the Group once again has proven its commitment in expanding its landbank for projects in strategic locations in Klang Valley that are ready for immediate development. Commencement of registration of interest exercise is expected in the fourth quarter of 2019.

The Proposed Development will be another niche project under the Group similar to the M Vertica, Cheras, M Centura, Sentul, and Lakeville Residence, Taman Wahyu projects that have received positive responses. With the proven success of these niche projects due to their strategic locations within well-connected mature neighbourhoods with ready amenities and infrastructure and proximity to the city centre, the Group is confident of replicating the success for **M Adora** given the similar characteristics of the Proposed Development to these projects.

Further details of the Proposed Acquisition and the Proposed Development are set out in the ensuing sections.

## **2.0 DETAILS OF THE PROPOSED ACQUISITION**

### **2.1 Information of the Vendor**

The Vendor is a private limited company incorporated in Malaysia on 4 April 2016 under the Companies Act, 1965. The Vendor is principally involved in the business of developer, general contractor of all buildings and construction works.

The Vendor is a wholly owned subsidiary of JL99 Property Sdn Bhd. As at the date of the SPA, the issued and paid-up share capital of the Vendor is RM1,000,000.00 comprising 1,000,000 ordinary shares.

As at the date of the SPA, the directors of Vendor are Datuk Seri Lee Boon Kiat, Datuk Tan Kak Seng and Amanda Lee Kah Mun.

### **2.2 Basis of consideration**

The Purchase Consideration was arrived at between the parties on a “willing-buyer willing-seller” basis after taking into consideration the following:

- (a) The prospects of the Land and the Proposed Development;

The Land comes with the benefit of approved DO and will therefore expedite the development process; and

- (b) The location of the Land is a strategic fit to the quick turnaround strategy of the Group due to good connectivity, established catchment, ready infrastructure and amenities within the vicinity. The products of the Proposed Development are also in line with the current market demand.

Based on the Company's internal assessment, the Purchase Consideration is within the range of acceptable land costs given the potential GDV to be generated and is in line with market valuation of similar lands in the vicinity.

### **2.3 Salient terms of the SPA**

The salient terms of the SPA include, among others, the following:

#### **2.3.1 Agreement to sell and purchase**

The Vendor has agreed to sell and the Purchaser has agreed to purchase the Land:

- (a) free from all encumbrances, caveats, charges, liens whatsoever;
- (b) free from all third party rights/ settlers/ squatters/ tenants/ occupants/ licencees/ structures (save and except for the existing fencing wall at the entrance and the wash bay)/ places of worship/ burial grounds/ debris/ poultry farm/ encroachment;
- (c) with vacant possession;
- (d) with the benefit of the DO; and
- (e) subject to the existing express conditions, category of land use and other implied conditions affecting the Land

all for the consideration and upon the terms and conditions contained and set forth in the SPA.

### 2.3.2 Purchase Consideration

The Purchase Consideration of RM61,974,077.32 shall be paid in the following manner:-

<b>Payment</b>	<b>Date of Payment</b>	<b>Consideration RM</b>
Deposit	Upon the execution of the SPA	6,197,407.73
Balance Purchase Price	Payable to the Vendor's Solicitors as stakeholders within three (3) months from the date of this Agreement or from the Unconditional Date (as defined herein), whichever shall be the later (" <b>Completion Period</b> ") Provided That in the event the Balance Purchase Price is not paid to the Vendor's Solicitors within the Completion Period, the Purchaser shall request from the Vendor (which request shall not be unreasonably withheld by the Vendor) an extension of one (1) month from the date immediately after the expiry of the Completion Period to pay the Balance Purchase Price or any part thereof remaining unpaid subject to the Purchaser paying to the Vendor interest (" <b>Late Payment Interest</b> ") at the rate of Eight per centum (8.0%) per annum.	55,776,669.59
<b>Total</b>		<b>61,974,077.32</b>

For the purpose of clarification and for the avoidance of doubt, the date on which the full Balance Purchase Price together with the Late Payment Interest (if applicable) is paid to the Vendor's Solicitors as stakeholders or the date of presentation of the duly executed, valid and registrable instrument of transfer in favour of the Purchaser in respect of the Land at the relevant land office/registry (whichever is later) shall be referred to as the "**Completion Date**".

### 2.3.3 Condition precedent

- (a) The SPA of the Land shall be conditional upon the relevant state authority consent to transfer the Land in favour of the Purchaser ("**State Authority's Consent**") is obtained within one (1) month from the date of this Agreement ("**CP Fulfilment Period**") provided that the Purchaser shall have furnished to the Vendor's Solicitors all documents required on the part of the Purchaser for the purposes of application for the State Authority's Consent within seven (7) days from the date of this Agreement failing which the CP Fulfilment Period shall be extended in favour of the Vendor corresponds with the actual number of days of delay in addition to the seven (7) days time frame on the part of the Purchaser to furnish the documents required on the part of the Purchaser for the purposes of application for the State Authority's Consent.
- (b) In the event that the State Authority's Consent is not obtained within the CP Fulfilment Period, the Purchaser shall have the absolute right to:-
- (i) to have amicable discussion with the Vendor with a view to achieve a mutually agreed solution; or
  - (ii) to proceed with the Agreement by granting a further extension of time to obtain the State Authority's Consent; or

- (iii) to terminate this Agreement by written notice to the Vendor whereupon the Vendor shall refund to the Purchaser the Deposit, free of interest, within fourteen (14) working days from date of receipt of the letter of termination from the Purchaser's Solicitors to the Vendor in simultaneous exchange with the refund as aforesaid, the Purchaser shall withdraw or cause to be withdrawn any caveat or encumbrances lodged against the Land by the Purchaser or any party claiming under the Purchaser, return or cause the return to the Vendor all documents delivered to the Purchaser's Solicitors and/or the Purchaser's Financier's Solicitors with the interest of the Vendor in the Land intact failing which the Vendor shall pay the Purchaser interest at the rate of eight per centum (8%) per annum calculated on daily basis on the outstanding amount due to the Purchaser from the date of the expiry of the said fourteen (14) working days until the date of full settlement and thereafter this Agreement shall be terminated and be of no further effect and neither party hereto shall have any claim against the other hereunder save in respect of any antecedent breach of this Agreement.
- (c) For the avoidance of doubt, this Agreement shall become unconditional upon the Vendor's or the Vendor's Solicitors' receipt receipt of the State Authority's Consent ("**Unconditional Date**"). The Vendor's Solicitors shall deliver the original State Authority's Consent to the Purchaser's Solicitors within three (3) working days from the Unconditional Date.

#### **2.3.4 Vacant Possession**

The Vendor shall at the Vendor's expense, deliver vacant possession of the Land to the Purchaser free from all encumbrances whatsoever and free from all third party rights, settlers, squatters, tenants, occupants, licensees, structures (save and except for the existing fencing wall at the entrance and the wash bay), places of worship, burial grounds, debris, poultry farm and encroachment within seven (7) working days from the Completion Date ("**Vacant Possession Date**") failing which the Purchaser shall be entitled to claim for interest at the rate of eight per centum (8%) per annum on the Purchase Price to be calculated on a daily basis from the date immediately after the Vacant Possession Date until the actual date vacant possession is delivered to the Purchaser.

#### **2.3.5 Power of Attorney**

Simultaneously with the execution of this Agreement, the Vendor shall execute a valid and registrable limited Power of Attorney in favour of the Purchaser ("**Power of Attorney**") on terms and conditions acceptable to the Purchaser, authorizing and empowering the Purchaser to:-

- (a) sign, submit and apply to the relevant authorities the relevant documents and drawings for any amendment of the terms and drawings in the approved DO as shall be proposed by the Purchaser; and
- (b) carry out all preliminary works including but not limited to land survey, soil tests and soil investigation.

The Power of Attorney shall be held by the Vendor's Solicitors as stakeholders and the Vendor's Solicitors are hereby authorised and directed to deliver the Power of Attorney to the Purchaser's Solicitors within three (3) working days from the Unconditional Date.

#### **2.4 Source of funding**

The Company intends to fund the costs and expenses related to the Proposed Acquisition and the Proposed Development through a combination of internally generated funds and bank borrowings.

The exact funding mix will be decided by the management at a later stage after taking into consideration the Group's gearing level, interest costs as well as internal cash requirements for its business operations.

## 2.5 Assumption of liabilities

Save for the costs and expenses related to the acquisition of the Land and the Proposed Development, there is no other liability, including contingent liability and guarantee to be assumed by the Company arising from the Proposed Acquisition.

## 3.0 INFORMATION ON THE LAND AND THE PROPOSED DEVELOPMENT

### 3.1 Information on the Land

The Land, measuring approximately 4.515 acres, is a leasehold land expiring on 21 January 2117 held under Pajakan Negeri 53024, No. Lot 201522 (formerly held under H.S.(D) 120517, No. P.T. 10144 which is in turn formerly held under Lot 21449), Mukim Setapak, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur. The Land is located along Jalan Wangsa Melawati 1 and is predominantly flat and vacant save and except for the hoarding at the boundary of the Land. The Land comes with approved DO and as such is ready for development.

The Land is subject to the following category of land use, express condition and restriction in interest:-

- (i) Category of land use : Bangunan
- (ii) Express condition : Tanah ini hendaklah digunakan hanya untuk tujuan tapak kediaman sahaja
- (iii) Restriction in Interest : Tanah ini tidak boleh dipindahmilik, dipajak, dicagar atau digadai tanpa kebenaran Jawatankuasa Kerja Tanah Wilayah Persekutuan Kuala Lumpur

The Land is surrounded by 8 public schools namely SMK Seksyen 5 Wangsa Maju (800m); Wangsa Jaya Primary School (1.3km); SMK Wangsa Melawati (1.4km); SK Taman Permata (1.6km); Fairview International School (1.9km); SK Wangsa Melawati (2.1km); SK/SMK Seksyen 2 Wangsa Maju (3.4km) and Setapak Blindness Special Education Secondary School (3.4km). Six malls within close proximity are Dataran Wangsa (950m); Melawati Mall (1.4km); Wangsa Walk Mall (1.4km); Aeon Big Wangsa Maju (1.6km); Giant Hypermarket Ulu Kelang (1.6km); Alpha Angle Shopping Centre (2.2km). Located 9km from KLCC, the project is only 800m from MRR2 with easy access to many highways such as EKVE (3km); Duke (3km); Jalan Ampang (5km); Jalan Genting Kelang (3km); Jalan Tun Razak (8km) and is within 2.3km from Wangsa Maju LRT and 2.5km from Sri Rampai LRT.

The Proposed Development will be able to leverage on a huge target audience, as the Land is closely located to the city centre within the vicinity of matured neighbourhoods such as Lembah Keramat, Wangsa Maju, Desa Setapak, Setapak Jaya, Setiawangsa, Ukay Perdana, and KL East.

The book value of the Land, based on unaudited management accounts of the Vendor as at 31.07.2019 was RM35,056,701.00

As at the date of the SPA, the Land is free from all other encumbrances, caveats, charges and liens.

Please refer to Appendix I for the location map.

### **3.2 Proposed Development**

Based on preliminary plans, the proposed development will comprise 2 blocks of residential condominiums. The most affordable units would have an indicative built up from 850 sqft and indicative starting price from RM468,000. The Proposed Development intends to attract buyers from the mass market segment, especially first-time homebuyers, upgraders and working professionals looking to stay close to the city with good accessibility, amenities and infrastructures.

Maxim Heights will be submitting a revised proposed development plans to the relevant authorities for approval. Therefore, it is too preliminary at this stage to ascertain the total development cost and the expected profits to be derived from the Proposed Development. Subject to market conditions and the relevant authorities' approval, commencement of registration of interest is expected in quarter four of 2019 and the project is expected to be developed over a span of four years.

### **4.0 RATIONALE FOR THE PROPOSED ACQUISITION**

Following the announcements of land acquisitions for the M Oscar project located off Kuchai Lama, next to Happy Garden, and the M Luna project next to the Kepong Metropolitan Park, the Group is making steady progress on increasing its presence in Klang Valley. Including the Proposed Acquisition, all three acquisitions in 2019 have proven the Group's ability in acquiring reasonably priced prime lands that fit its quick turnaround strategy.

The Group is focused on increasing its land bank in Klang Valley where demand remains resilient due to population and economic growth and aims to expand the overall remaining GDV in Klang Valley over the next 2 to 3 years. According to the National Property Information Centre (NAPIC), in 2018, the value of residential property transactions in Kuala Lumpur and Selangor combined was RM32.2 billion, accounting for approximately 47% of the RM68.7 billion achieved in the whole of Malaysia. In terms of demand, 48% of the total transaction value of RM68.7 billion for the residential sub-sector in 2018 came from units with price points between RM300,000 and RM1 million (47% in 2017) per NAPIC's report. Thus, by stepping up land acquisitions in Klang Valley with focus on affordably priced properties, the Group will be in a better position to meet market demand.

The Proposed Development intends to address the demand of homes with affordable price points in sought after locations in the Klang Valley, similar to other projects of the Group such as M Vertica in Cheras, M Centura in Sentul, M Aruna in Rawang and Cerrado as well as Sensory in Southville City @ KL South, catering to the middle income group and mass market. The Group's focus on the mid-market housing segment has continued to be well-received due to Mah Sing's branding and in-depth knowledge of market catchment that has enabled continuous innovation and development of tailored products that meet the requirements of this targeted customer segment. Demand in Klang Valley is expected to be further supported by population growth, urbanisation, household formation and on-going infrastructure improvement projects.

The Group has a long and successful track record and branding, currently with a total of 50 development projects (including the Proposed Development) of which 17 projects have been completed. These projects encompass a mixed development of residential, commercial and industrial properties. The Proposed Development will be another niche project under the Group similar to the M Vertica, Cheras, M Centura, Sentul and Lakeville Residence in Taman Wahyu. All the three (3) projects have received positive responses where M Vertica recorded take-up rate of 87%, and M Centura 88% for the phase 1 of respective developments, while Lakeville Residence has recorded take-up rate of 99% for the six residential towers. The positive responses of these projects are mainly due to their strategic locations within mature, well-connected neighbourhoods with ready amenities and infrastructure, and proximity to the city centre. Therefore, the Group is confident of replicating the success for M Adora given the similar characteristics of the Proposed Development to M Vertica, Cheras, M Centura, Sentul, and Lakeville Residence, Taman Wahyu.

With excellent location and accessibility coupled with mature catchment, established amenities and backed by the Group's recent successful launches of residential projects in nearby locations, the management is confident that M Adora will be well received. This will augur well for the Group's future growth and earnings prospects.

## **5.0 PROSPECTS AND RISK FACTORS**

### **5.1 Overview and prospects of the Malaysian economy**

Overall GDP growth was moderate at 4.5% in the first quarter of 2019 (4Q 2018: 4.7%), driven mainly by the expansion in domestic demand. On a quarter-on-quarter seasonally-adjusted basis, the economy grew by 1.1% (4Q 2018: 1.3%).

Labour market conditions remained supportive of economic activity. Employment continued to expand albeit at a more moderate pace of 2.2% (4Q 2018: 2.4%), amid stable unemployment rate (3.3%; 4Q 2018: 3.3%). Strong net employment gains were recorded in the services sector.

The Monetary Policy Committee (“MPC”) reduced the Overnight Policy Rate (“OPR”) by 25 basis points to 3.00% at the May 2019 meeting. The ceiling and floor rates of the corridor for the OPR were correspondingly reduced to 3.25% and 2.75%, respectively. At this level of the OPR, the stance of monetary policy remains accommodative and supportive of economic activity. Going forward, the MPC will continue to monitor and assess the balance of risks surrounding the outlook for domestic growth and inflation.

Domestically, the baseline projection is for the Malaysian economy to grow within the projected range of 4.3% - 4.8%. Against the backdrop of a challenging global environment, growth in the Malaysian economy is expected to remain broadly sustained for the year. Growth will be supported by continued expansion in domestic demand amid a moderate support from the external sector.

*(Source: Bank Negara Malaysia, Economic and Financial Developments in the Malaysian Economy in the First Quarter of 2019)*

### **5.2 Overview and prospects of the residential sub-sector in Kuala Lumpur**

There were 197,385 residential transactions worth RM68.75 billion recorded in 2018, a marginal increase of 1.4% in volume and 0.4% in value. State performance is generally mixed. Major states namely Johor, Penang, Kuala Lumpur and Selangor recorded an increase of 1.2%, 3.8%, 8.0% and 0.3% respectively in market activity.

Residential sub-sector continued to spearhead the overall Kuala Lumpur property market with 70.9% share. The residential sub-sector's market performance slightly increased in the review period with 10,983 transactions, indicating an increase of 1.2% in volume (2017: 10,856 transactions). Nevertheless, the value of transactions decreased by 4.5% to RM9.26 billion (2017: RM9.69 billion). The market saw higher number of transactions in the RM500,000 to RM1 million price bracket. Condominium and apartment units continued to propel the residential market, contributed 43.6% of the total transactions.

Although 2018 was a challenging period, Kuala Lumpur's property market is expected to sustain its performance backed by various on-going and future development in the pipeline. Among the development mainly transport infrastructure projects are : (i) MRT2 Sungai Buloh – Serdang – Putrajaya (SSP Line) (ii) Setiawangsa – Pantai Expressway (SPE) expected to be completed by 2020 (iii) Sungai Besi – Ulu Kelang Expressway (SUKE) expected to be completed fully by 2019.

Market for residential sub-sector firms up given by the on-going construction of high-end condominium units, serviced apartments as well as affordable homes. The setting-up of Peer-to-Peer (P2P) property crowdfunding platforms announced in Budget 2019 will serve as an alternative source of financing for first time house buyers and as one of the financial innovative in pushing up the property market.

Although there are concerns of oversupply in the high-end residential segment, prices have stabilised and owners are becoming more realistic in their asking prices.

*(Source: Property Market Report 2018, Valuation and Property Services Department, Ministry of Finance)*

Home Ownership Campaign (HOC) has received a positive reception from the public as the stamp duty exemption incentives and discounts of at least 10% were able to reduce the cost of home ownership especially for Malaysians who have never owned a house.

The Finance Ministry has accepted the KPKT Minister, YB Puan Hajah Zuraida Kamaruddin's, request in support of REHDA's appeal to extend the HOC period for another 6 months. To encourage the increase in the level of home ownership among Malaysians and achieve the objective of reducing the number of unsold houses, the Government has agreed to extend the HOC for another 6 months; from 1 July 2019 until 31 December 2019. The HOC is for housing developers registered with Real Estate and Housing Developers' Association (REHDA), Sabah Housing and Real Estate Developers Association (SHAREDA), and Sarawak Housing and Real Estate Developers' Association (SHEDA).

*(Source : Ministry of Finance Malaysia Media Release dated 30 June 2019, Stamp Duty Exemption For First Home Purchases During The Home Ownership Campaign Is Extended For Six Months Until 31 December 2019)*

The SC also released a new property crowdfunding framework following amendments made to its Guidelines on Recognized Markets. This is pursuant to an initiative announced in Budget 2019 to provide an alternative financing avenue for first-time homebuyers.

Property crowdfunding offers the same potential as that of equity crowdfunding (ECF) and peer-to-peer (P2P) financing platforms in providing an alternative source of financing but is specifically tailored for first-time homebuyers. At the same time, it will provide investors access to a new investment option.

To support the integrity of the scheme and protect investors' interest, the revised guidelines list out the requirements and obligations of a property crowdfunding platform operator. These include minimum shareholders' funds of RM10 million; obligation to provide fair, clear and timely information to both homebuyers and investors prior to participating in a property crowdfunding campaign; and exit certainty at the end of the agreed tenor.

The property crowdfunding framework was issued after taking into consideration, among others, feedback and input from members of the public including industry players during a recent public consultation by the SC.

*(Source : Securities Commission Malaysia Media Releases and Announcements dated 17 May 2019, New ECF, P2P Financing Operators And Property Crowdfunding Framework Announced At SC Fintech Roundtable)*

### **5.3 Risk factors for the Proposals**

The Proposed Acquisition would subject the Group to risks inherent in the property development business of which the Group is already involved in. Such risks may include sensitivity to economic and political conditions, financing risk, delays in commencement and completion, competition from other property developers, dependence on key personnel and compulsory acquisition.

Any adverse change in these conditions may have a material adverse effect on the Group. These risks are addressed as part of the Group's ordinary course of business and are not expected to represent new risks to the Group's operations.



## **6.0 EFFECTS OF THE PROPOSALS**

### **6.1 Share capital and shareholdings of substantial shareholders**

The Proposed Acquisition has no impact on the issued share capital and the shareholdings of the substantial shareholders of Mah Sing as it does not involve any issuance of new ordinary shares in Mah Sing.

### **6.2 Earnings**

The Proposed Acquisition is not expected to have a material impact on the earnings of the Group for the financial year ending 31 December 2019 as the Proposed Development is expected to commence registration of interest in the fourth quarter of 2019. However, the Proposed Acquisition is expected to contribute positively to the future earnings of the Group.

### **6.3 Net assets (“NA”) and gearing**

The Proposed Acquisition is not expected to have a material impact on the NA of the Group for the financial year ending 31 December 2019 as registration of interest exercise is expected to commence in the fourth quarter of 2019. However, the Proposed Acquisition is expected to enhance the NA of the Group in the future in view of the potential future profit contribution arising from the development of the Land.

The effect of the Proposed Acquisition and the Proposed Development on the gearing of the Group will be dependent on the eventual funding mix to be used.

## **7.0 APPROVALS REQUIRED**

The Proposed Acquisition is not subject to Mah Sing shareholders’ or any other governmental authorities’ approvals.

## **8.0 ESTIMATED TIME FRAME FOR COMPLETION**

Barring any unforeseen circumstances, the Proposed Acquisition is expected to be completed in the fourth quarter of 2019.

## **9.0 HIGHEST PERCENTAGE RATIO**

The highest percentage ratio applicable to the Proposed Acquisition pursuant to paragraph 10.02(g) of the Bursa Malaysia Securities Berhad Main Market Listing Requirements is 1.8%.

## **10.0 INTEREST OF DIRECTORS, MAJOR SHAREHOLDERS AND PERSONS CONNECTED TO THEM**

None of the Directors and/or major shareholders of Mah Sing and/or persons connected to them have any interests, direct or indirect, in the Proposed Acquisition.

## **11.0 DIRECTORS’ RECOMMENDATION**

The Board of Mah Sing, having considered all aspects of the Proposed Acquisition, is of the opinion that the Proposed Acquisition is in the best interest of the Group.

## **12.0 DOCUMENTS AVAILABLE FOR INSPECTION**

The SPA is available for inspection at the registered office of the Company at Penthouse Suite 1, Wisma Mah Sing, No. 163 Jalan Sungai Besi, 57100 Kuala Lumpur, during normal business hours from Mondays to Fridays (except for public holidays) for a period of three (3) months from the date of this announcement.

This announcement is dated 6 August 2019.

**Location Map**



Source : Mah Sing

**Initial Artist Impression of M Adora**

