



GRAND MINORI

JOHOR BAHRU

Property Development

“King of Urban Housing Projects”



63

Property Projects



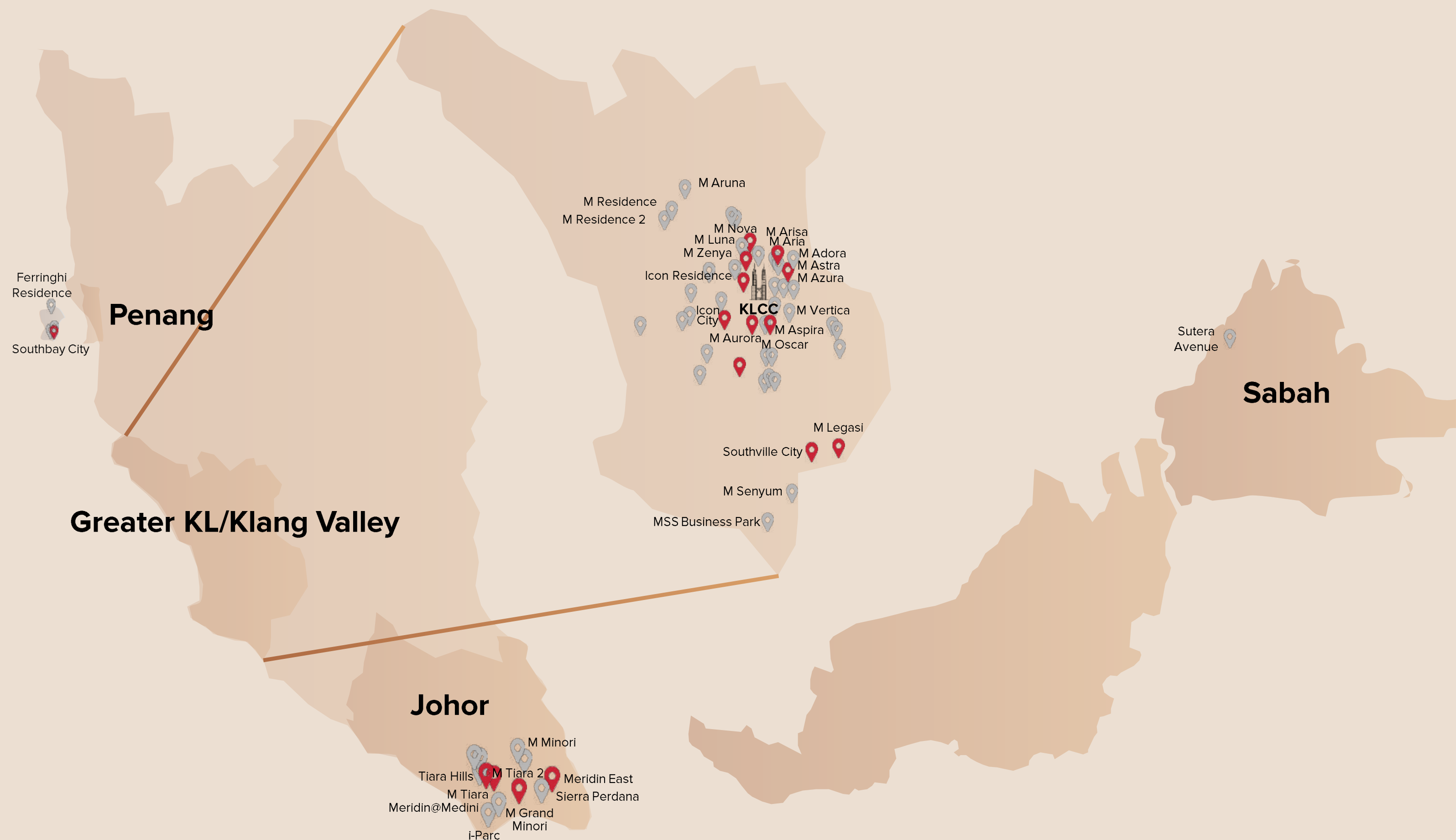
>60,000

Properties Sold



31

Years in Development



Key Growth Areas

67% Greater KL/ Klang Valley

28% Johor

5% Penang

MahSing At a Glance



63

Property Projects



5

Factories
(3 M'sia + 2 Indonesia)



150^{acre}

Mah Sing DC Hub
@ Southville City



5,421^{acre}

Total Landbank



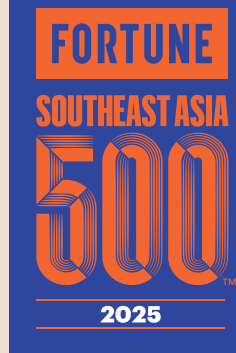
RM61.9

Billion Total GDV



>24,000

Shareholders



Included in the
Fortune Southeast
Asia 500 list

MahSing

Legacy of Achievements

Since its inception in 1994, Mah Sing has built a strong reputation for delivering innovative, high-quality projects with speed, strategy and a strong customer focus.

Highlights & Recognition



Top 10
Property Developers
(14 consecutive years)



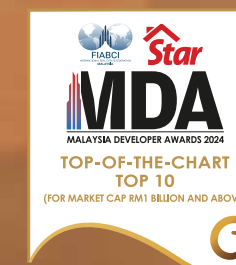
Malaysia's Best
Managed Companies
(2 consecutive years)



FIABCI Malaysia
Malaysia Property Award
Property Man 2021
Summit Park @ Southville City
Environmental Category Award
M Vertica
Commercial Residential Super High-Rise Award



All-Stars Award
(8 consecutive years)



Top-of-the-Chart
(3 consecutive years)



Company of the Year
-Youth Empowerment
(6 consecutive years)



Property
Sector



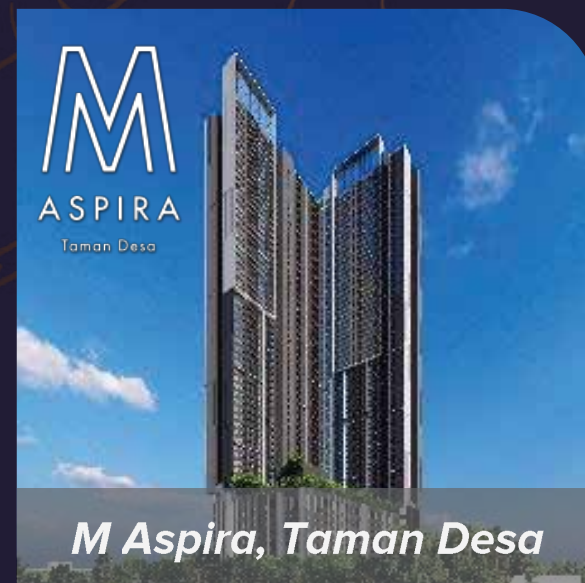
Strong ESG track record
Ranked 4 Stars



The People's
Choice

2025 Key Contributing Projects

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





PENGERANG /
DESARU

i-Parc
Tanjung Pelepas, Iskandar Malaysia

MERIDIN@MEDINI
Iskandar Puteri, Johor
RAMADA
BY WYNDHAM
MERIDIN JOHOR BAHRU

SRI PULAI PERDANA 2
GARDEN RESORT HOMES

Sri Pulai Perdana
富麗苑

TIARA HILL

M TIARA
SKUDAI

M TIARA II
SKUDAI

MINORI
JOHOR BAHRU

GRAND MINORI
JOHOR BAHRU

AUSTIN V SQUARE
AUSTIN PERDANA
PLENTONG

ME
MERIDIN EAST
PASIR GUDANG

MERIDIN BAYVUE
Sierra Perdana, Iskandar Malaysia
SIERRA PERDANA

ISKANDAR PUTERI

Iskandar Malaysia Studios

Sultan Abu Bakar Complex (CIQ)

Phoenix Hotel

Singapore Changi Airport



A Luminous Site for Prestigious Living

With its central location surrounded by a host of amenities and conveniences, M Grand Minori is poised for growth and desirability—a coveted address where leisure and daily living come together effortlessly.



Passage to an Illuminated Lifestyle

M Grand Minori is meticulously designed with pillars of Japanese-inspired elegance, where every space and experience is imbued with a signature Zen opulence.



Iki-Gen
Derived from the Japanese word genkan (玄関), meaning entryway, this design philosophy emphasises a grand arrival experience, setting the tone for prestige from the entrance to the lobby.



Iki-Gawa
Inspired by gawa (川), meaning water, this philosophy introduces a tranquil corridor experience, seamlessly blending serenity into a serviced apartment setting.



Iki-Niwa
Rooted in niwa (庭), meaning garden, this philosophy infuses the development's facilities deck and common areas with the sophistication and ambience of exquisite Japanese garden design.



Iki-Mado
Drawing from mado (窓), meaning window, this philosophy prioritises expansive window designs, inviting an abundance of natural light into each home, fostering a luminous and airy living environment.



M Grand Minori celebrates the radiance of urban living, shaped by evolving lifestyles and inspired by the essence of Japanese philosophy.



Flexibility is key at these grand residences that extend the possibilities of what a home can offer.



Golden Beam of Life The Poetry of Shoji & Light

Inspired by iki-mado concept – loosely translated as “window to live” – this design draws from the traditional shoji, the signature Japanese sliding door with latticed screens. From the delicate washi paper that covers the latticed panels to the graceful motion of sliding the doors open, each movement is an art form with its own purpose.





*Artist's Impression

Sculpting Skylines with Light

Soaring 59 storeys high, M Grand Minori celebrates the abundance of natural light. By leveraging this natural element, the development evokes an artistic expression through a quiet, minimal visual language—one that uses light and shadow to create depth and dimension.



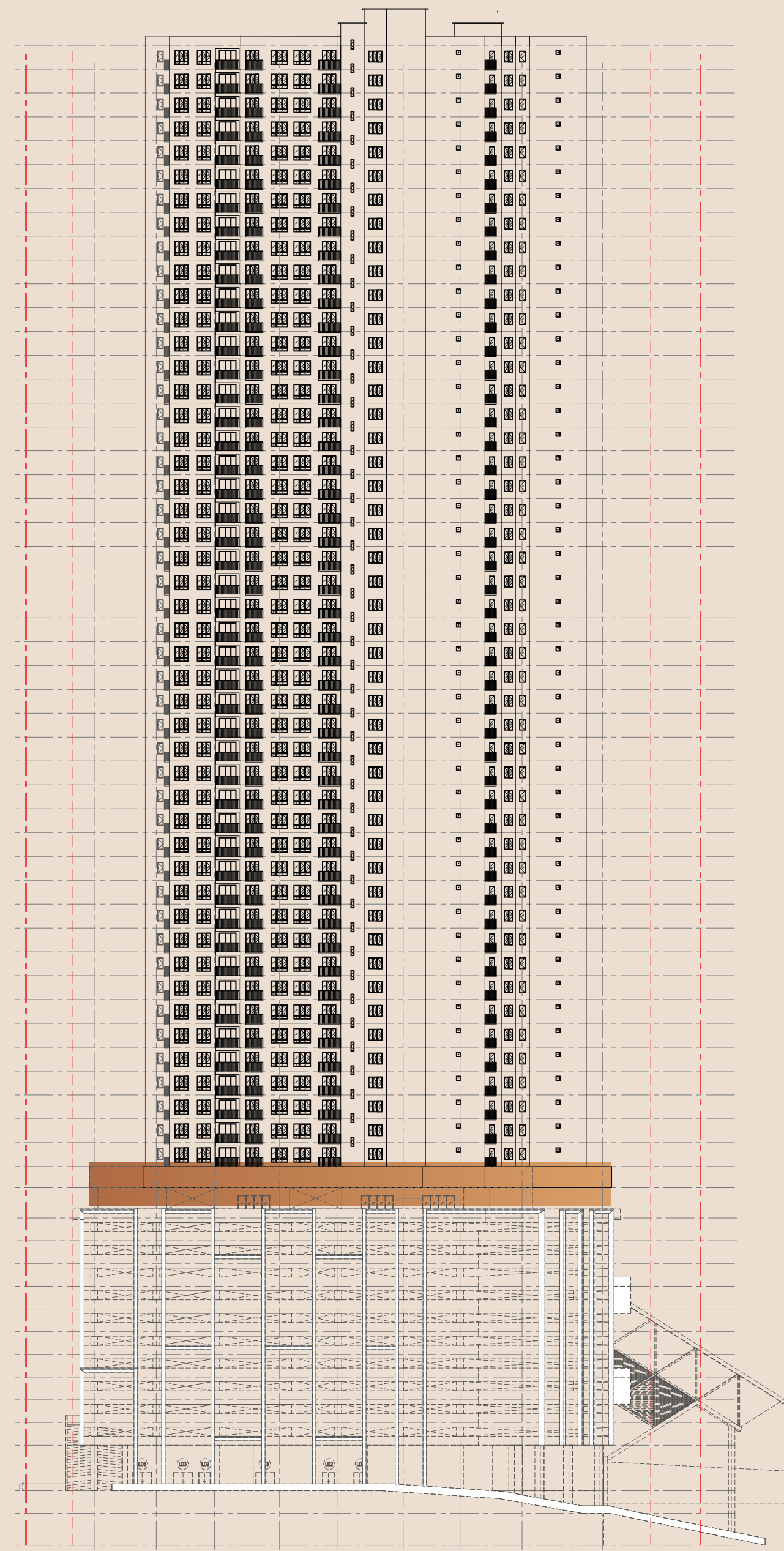
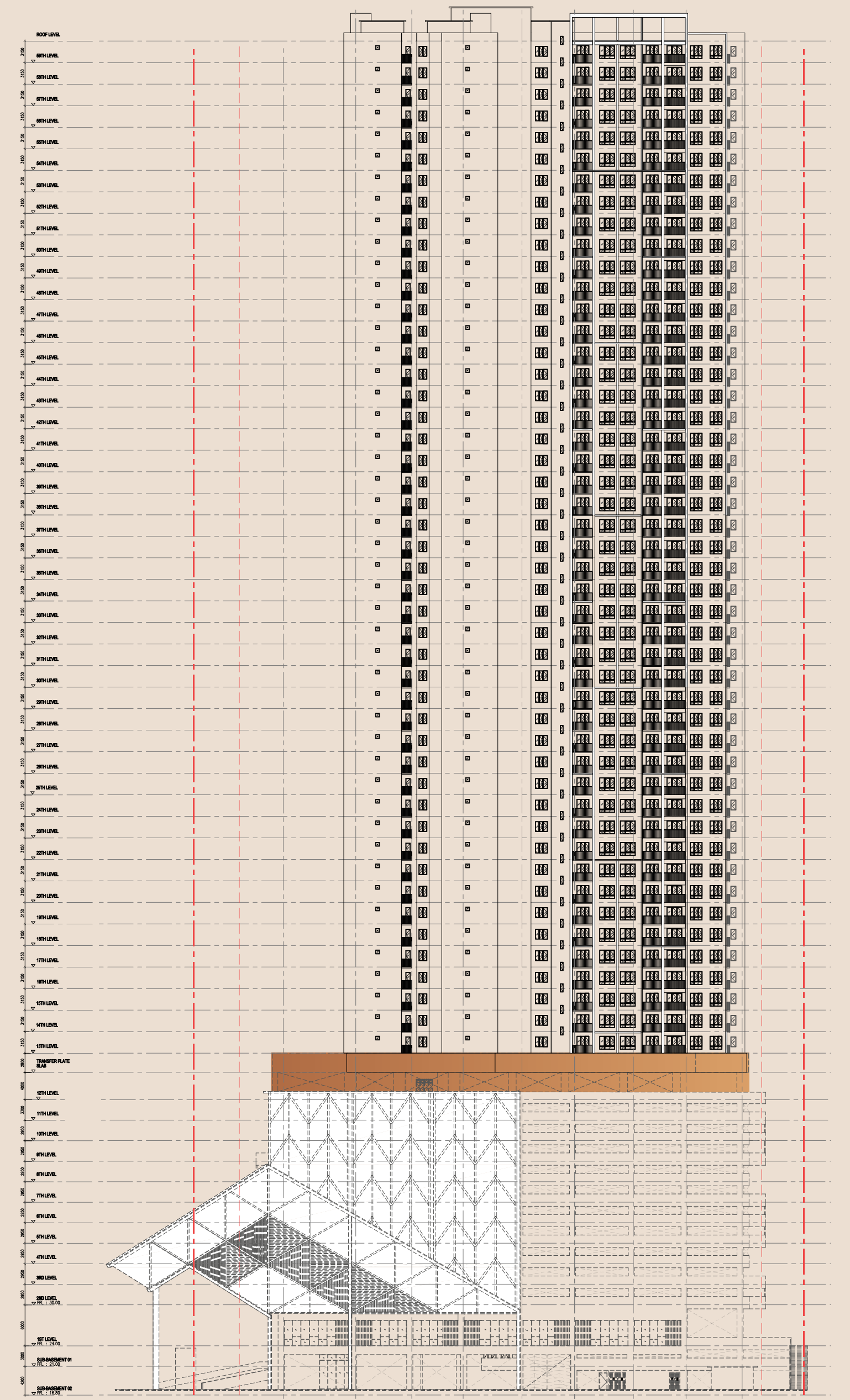
*Artist's Impression

Project Features



TOWER B

TOWER A



Development Brief

Level 13 - 59 : Residential Units

Level 12 : Facilities

Level 2 - 11 : Car Park

Level 1 : Retails
Sub-basement Level 1 : Car Park for Commercial
Sub-basement Level 2 : Resident Visitor Car Park
& Guard House

Project Info

Project	M Grand Minori
Developer	Dsara Sentral Sdn Bhd
Type of Development	Serviced Apartment
Land Size	5.99 acres Phase 1: 3.44 acres Phase 2: 2.55 acres
Land Tenure	Freehold
Land Title	Commercial HDA
Location	Johor Bahru @ Taman Pelangi
Actual Site Location	Taman Pelangi, Johor Bahru, located at the intersection of Jalan Sri Pelangi and Jalan Kuning
No. of Floor	59 storeys
Total Units	Phase 1 Tower A - 843 units Tower B - 890 units Retail and Shops - 9 units Total Units: 1,733 units Phase 2 To be confirmed
Built-up Size	403 sq.ft. - 835 sq.ft.
Target Launch	Q3 2025
Completion	Q3 2030 (58 months)
Maintanance Fees	Estimate RM0.40 psf (excluding sinking fund)

Project Features

Resident-Centric Services	Concierge support Parcel management Shuttle to CIQ/RTS
Green & Smart Building Features	EV charging stations Rainwater harvesting system STREAM automated waste collection GreenRE certification Express Ramp to Car Park
Retail Convenience Onsite	Ground floor commercial units planned for groceries,F&B, clinics, and daily essentials. Childcare centre (Space only)

Property Info

TOWER A & B			BUILT-UP	CAR PARK
TYPE	UNIT TYPE	NO. OF UNIT	SQ.FT.	
A	Studio	94	403	1
B	1 Bedroom + 1 Bathroom	376	496	1
C	1 Bedroom 2 Bathrooms	517	624	1
D/D1	1+1 Bedroom 1 Bathroom (Corner Unit)	370	630	1
E	3 Bedrooms 2 Bathrooms	376	835	2
TOTAL		1,733		

Pillars of Elevated Minori Life

Anchored by three pillars of opulence in both form and function, M Grand Minori elevates not just spaces, but the very lifestyle of its community.



RESIDENTIAL EXCELLENCE

With wellness facilities

Curated for families, designed to nurture body, mind, and soul.



PRACTICAL LAYOUT

With rental income potential

Multiple types of unit offers greater privacy for multigenerational living or passive income by renting out part of the unit.



ECO-CONSCIOUS

With GreenRE certification

Dedicated to promoting eco-friendly living through integrated environmental, social, and governance elements.

Type
A

Studio unit
Built-up size: 403 sqft

School / Jalan Tebrau

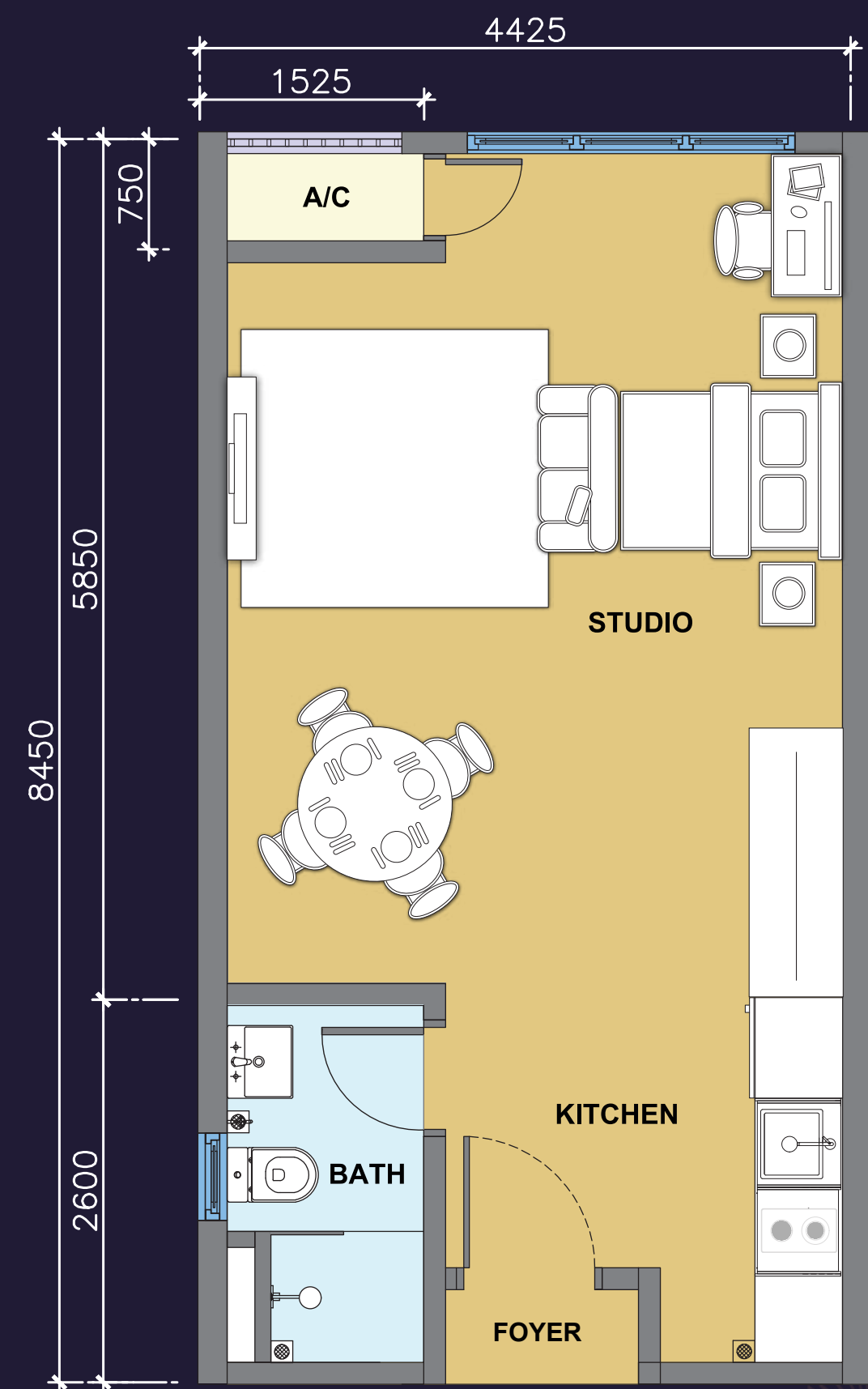


Jalan Sri Pelangi



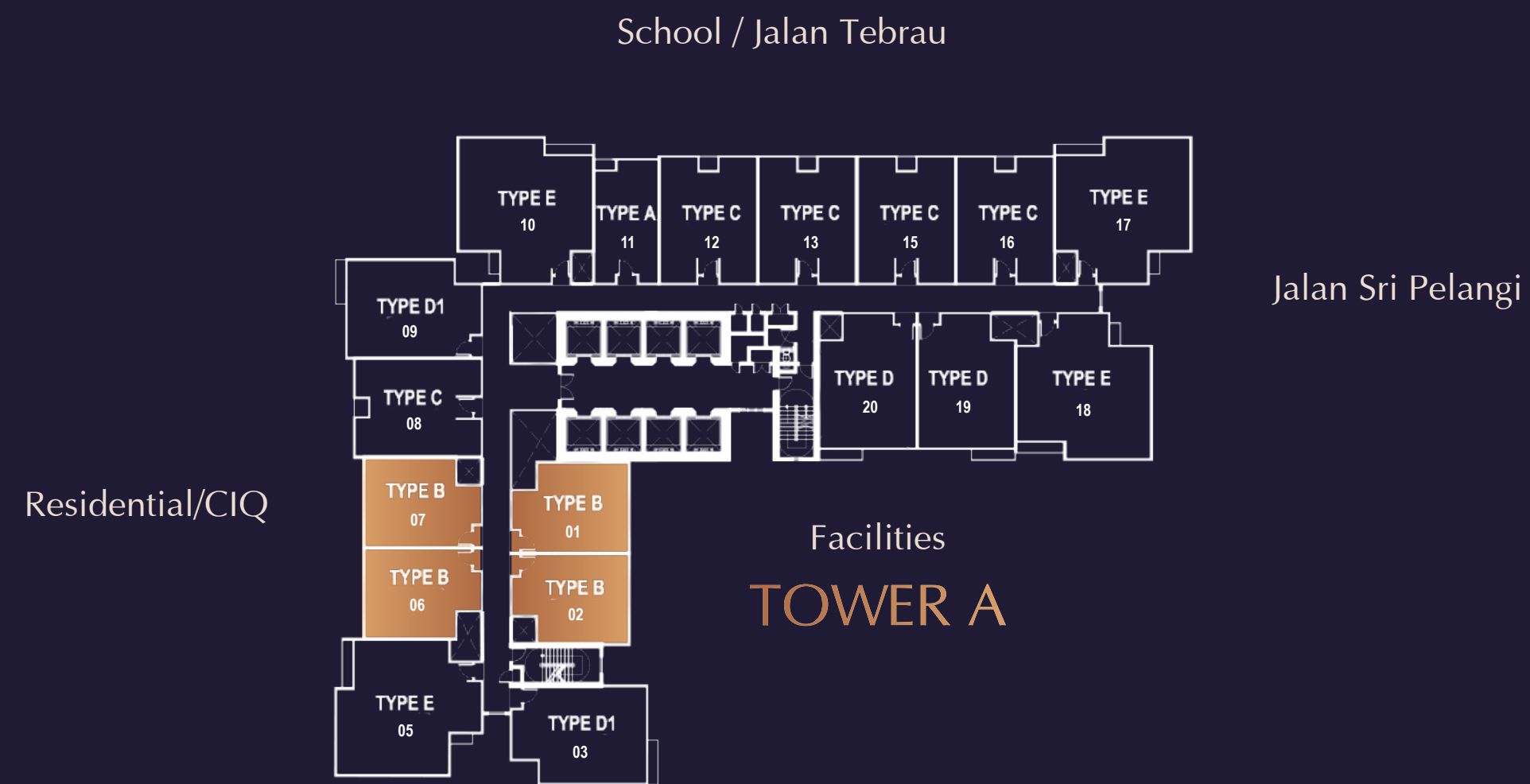
Singapore / Stulang Laut

Jalan Kuning

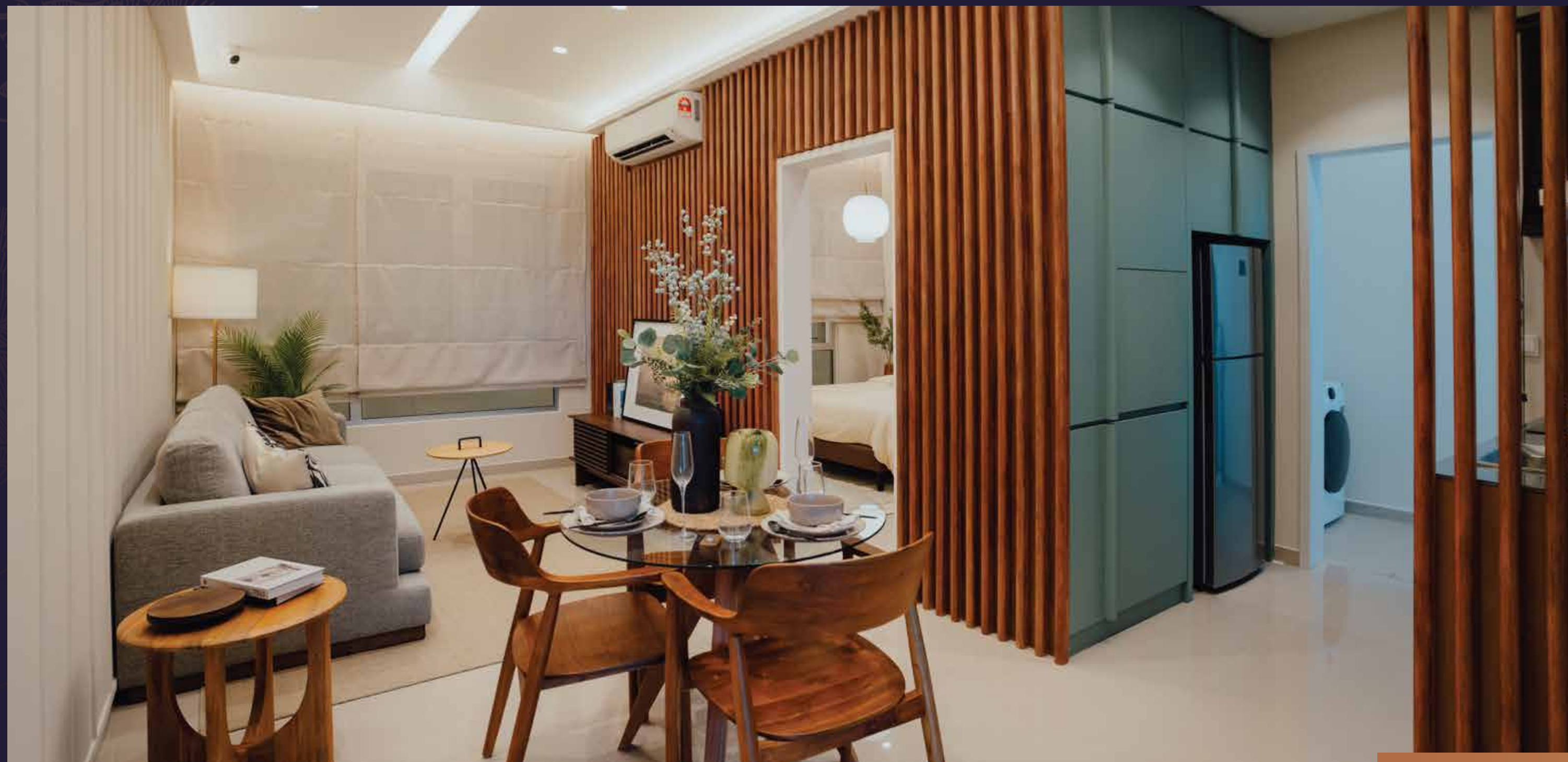


Type B

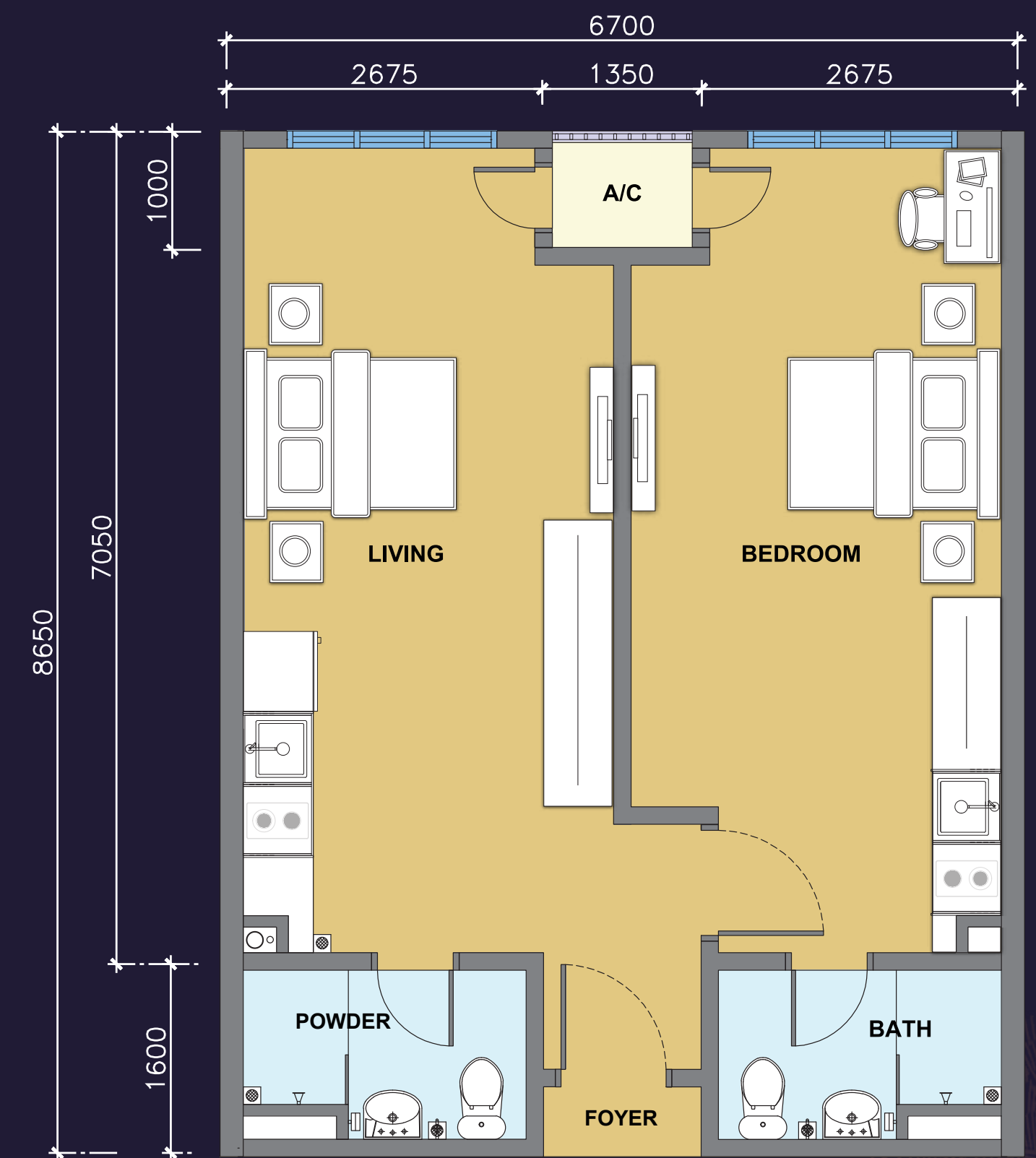
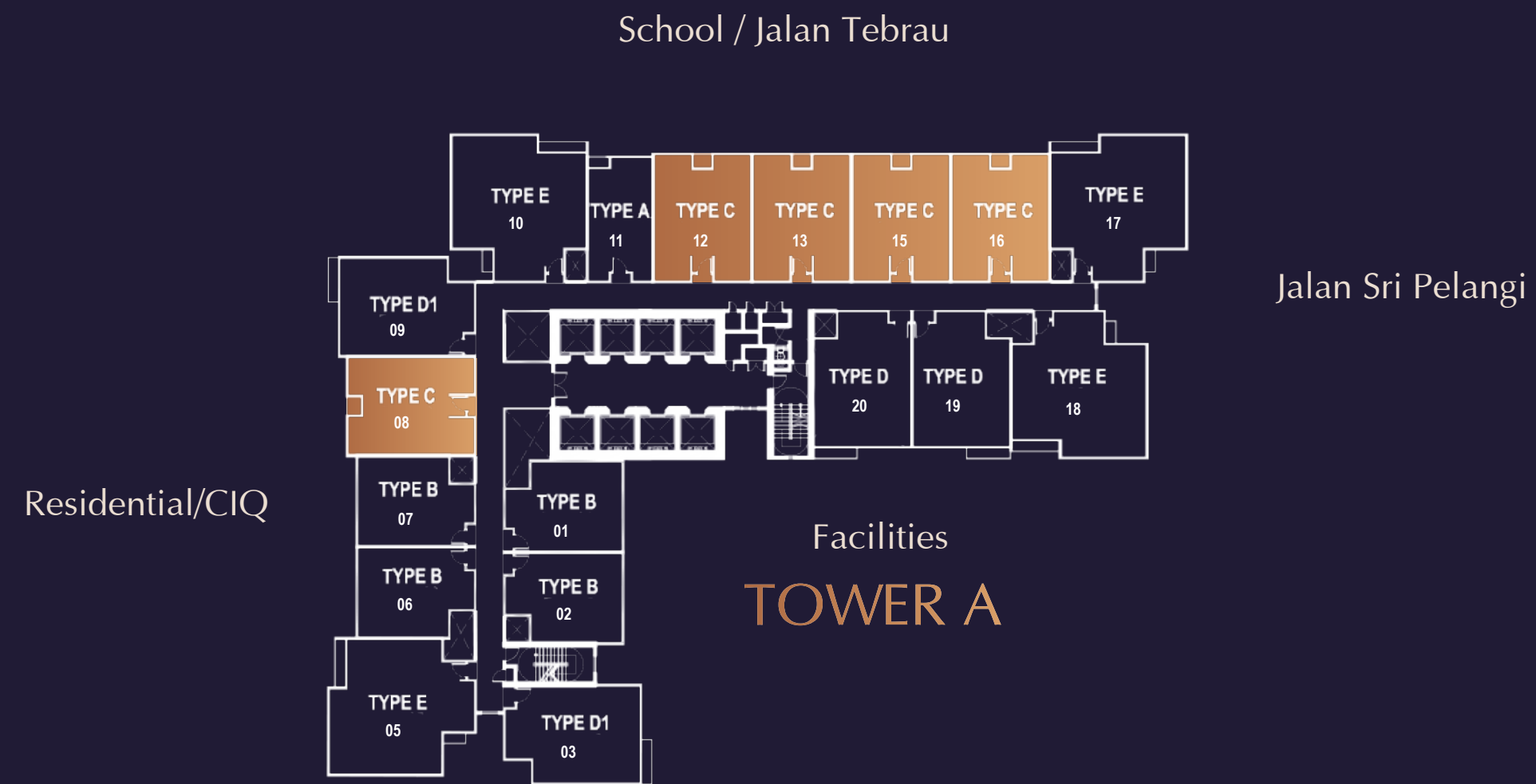
1 Bedroom | 1 Bathroom
Built-up size: 496 sqft



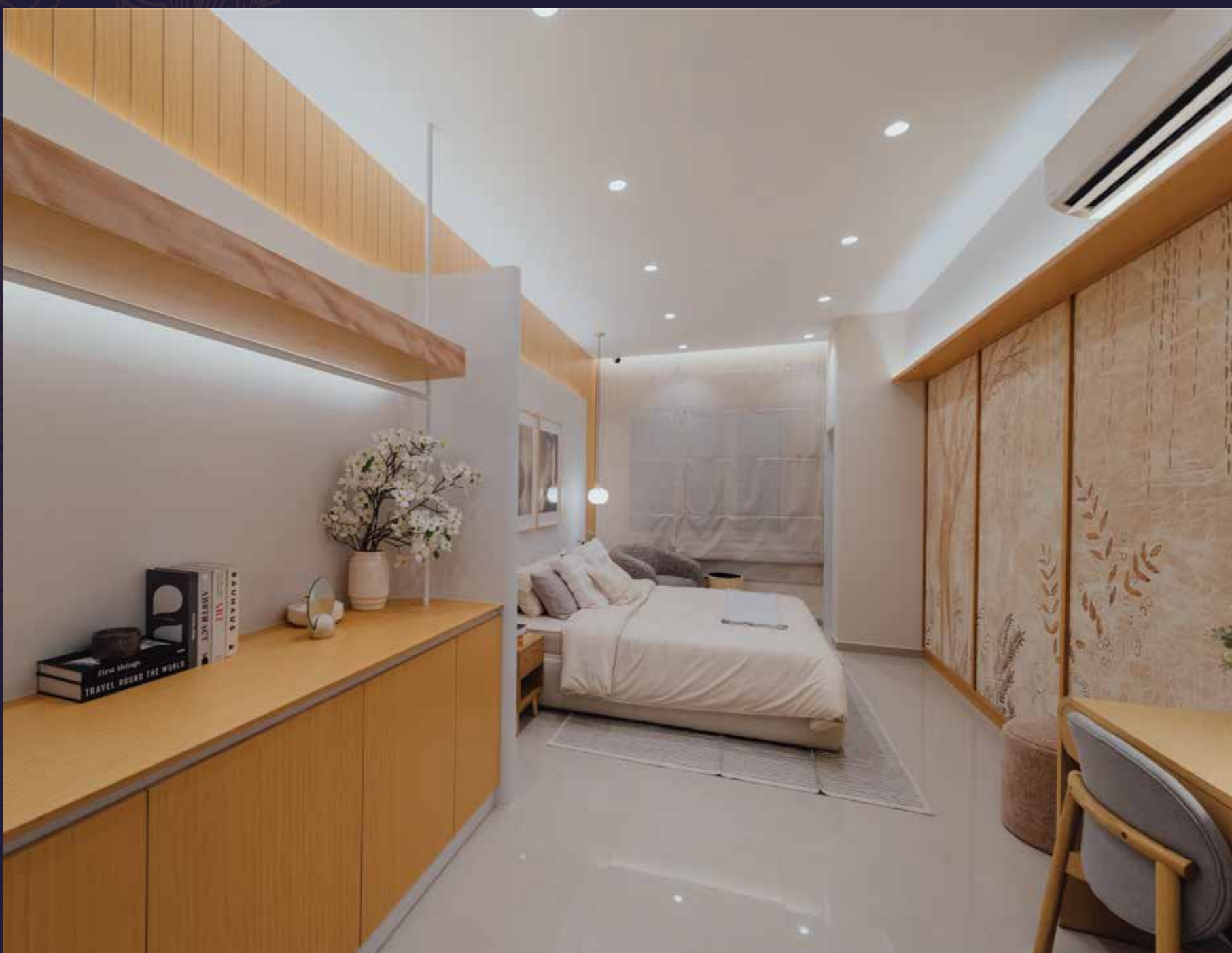
Show Unit (Type B)



1 Bedroom | 2 Bathroom
Built-up size: 624 sqft

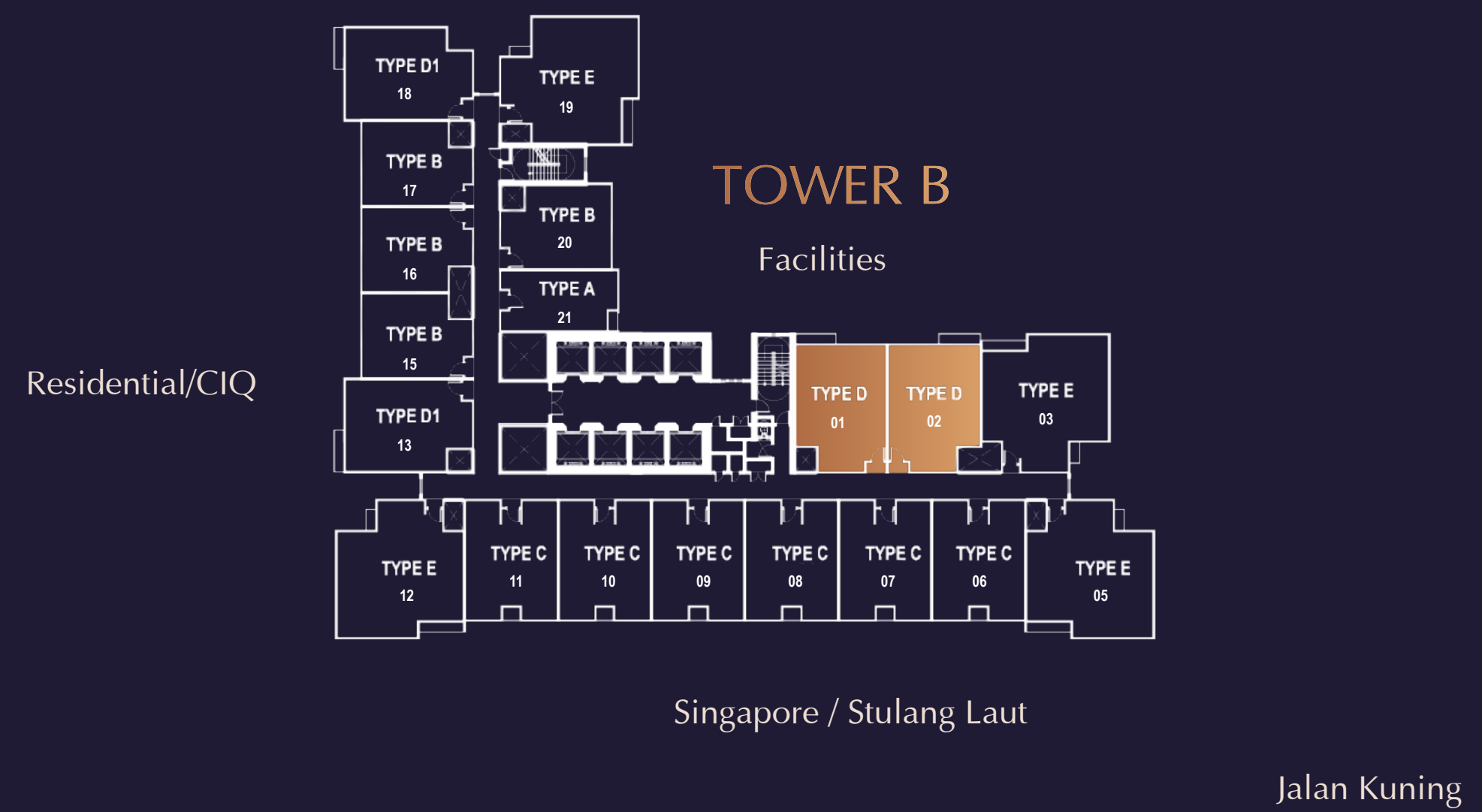
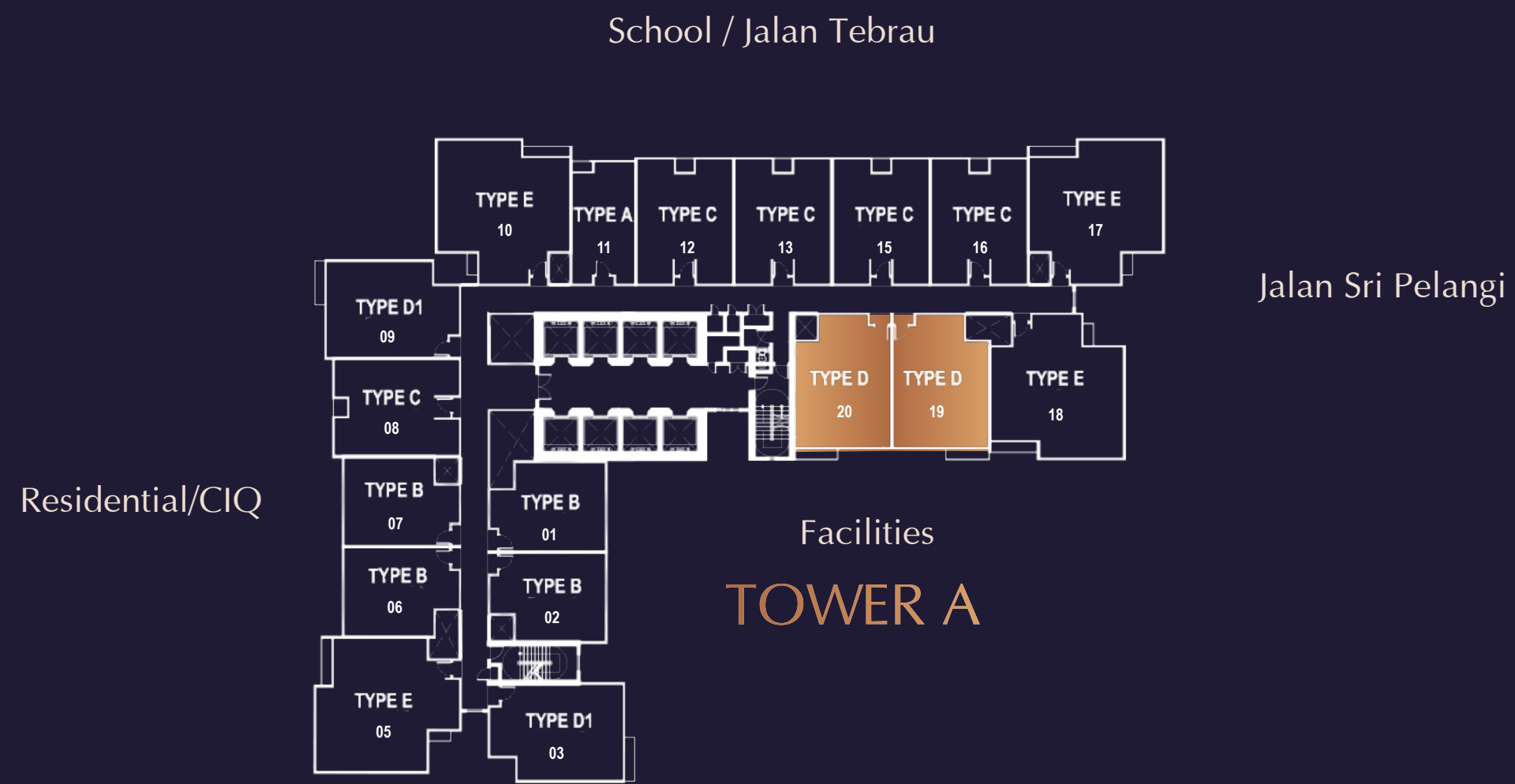


Show Unit (Type C)



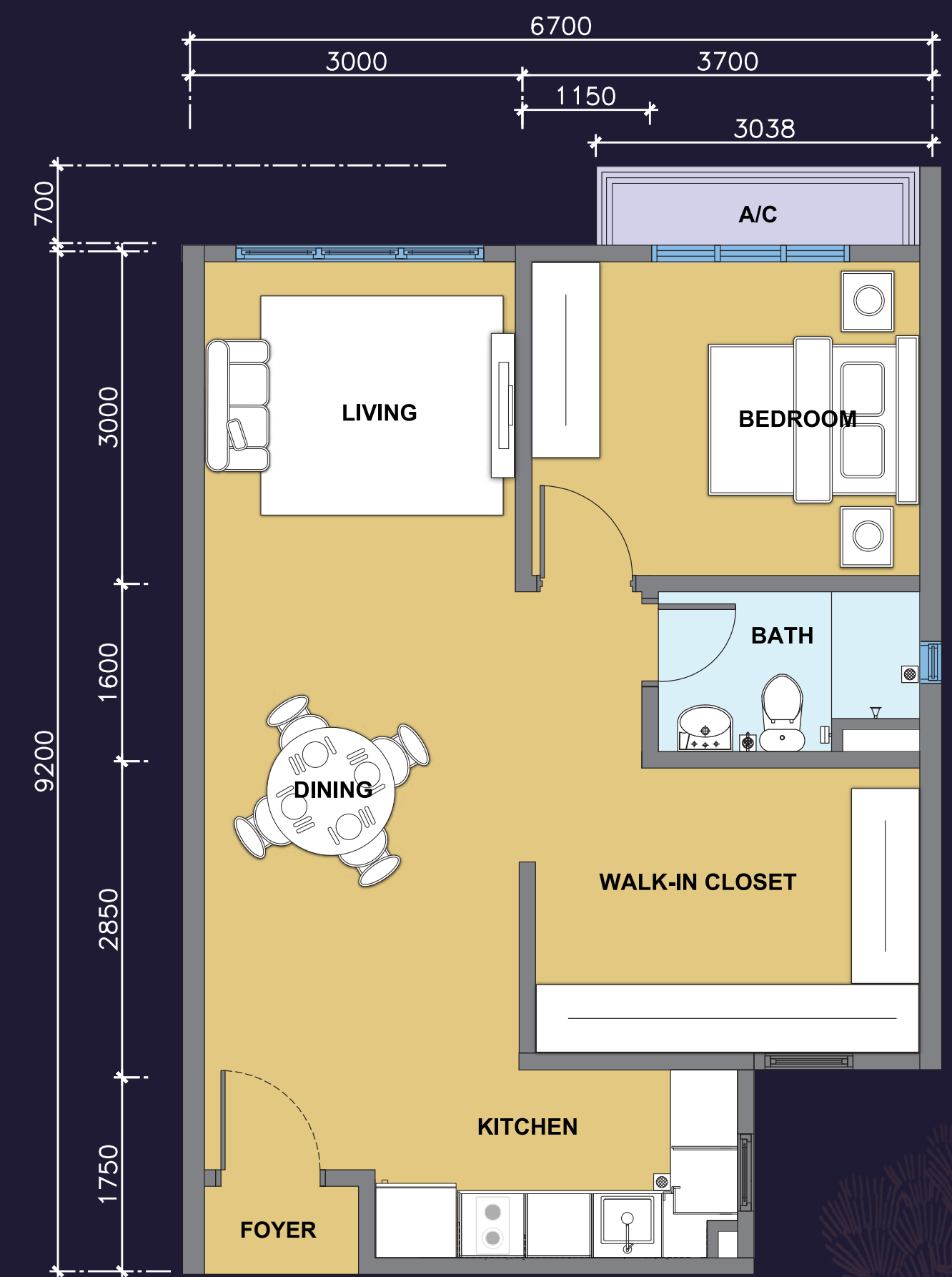
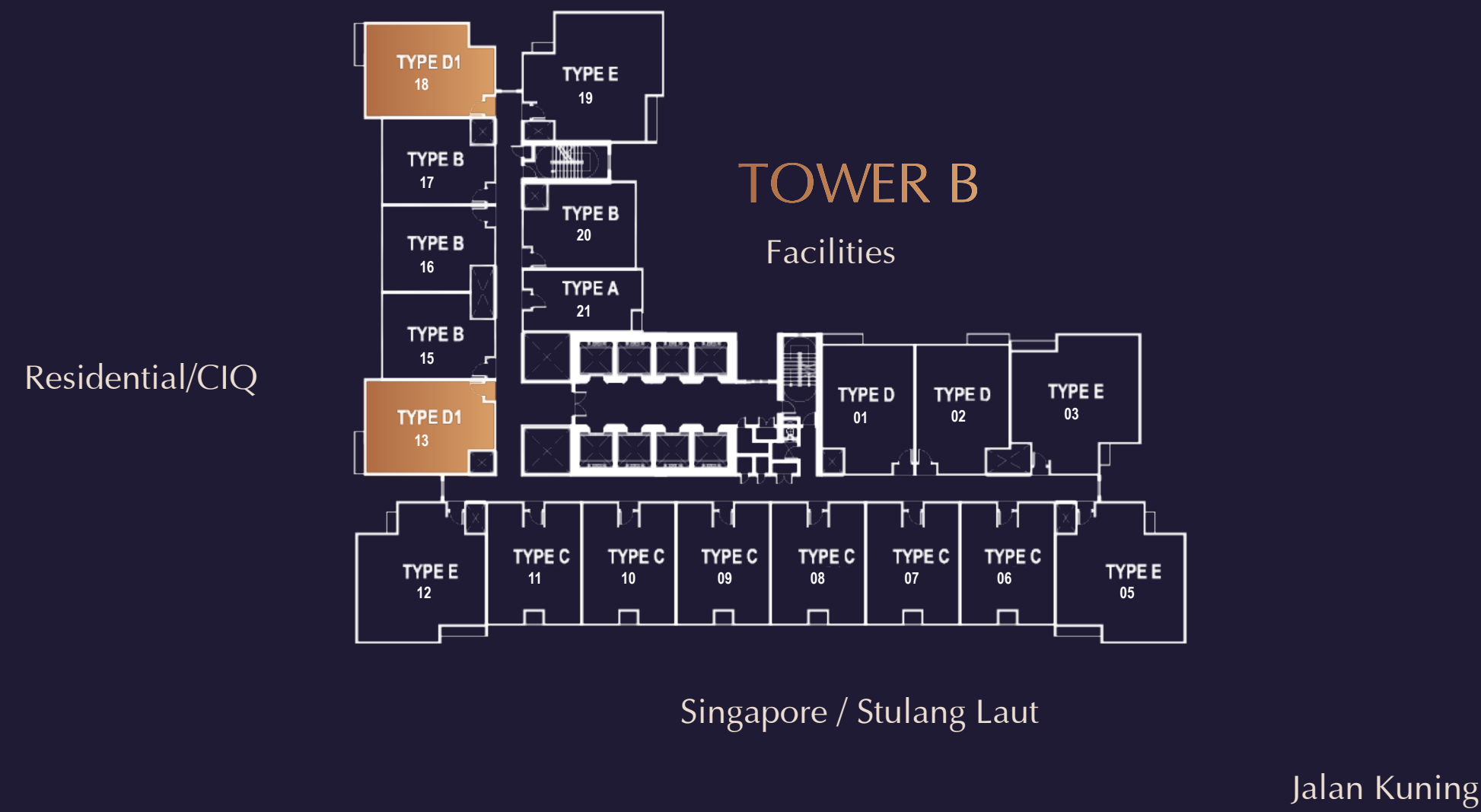
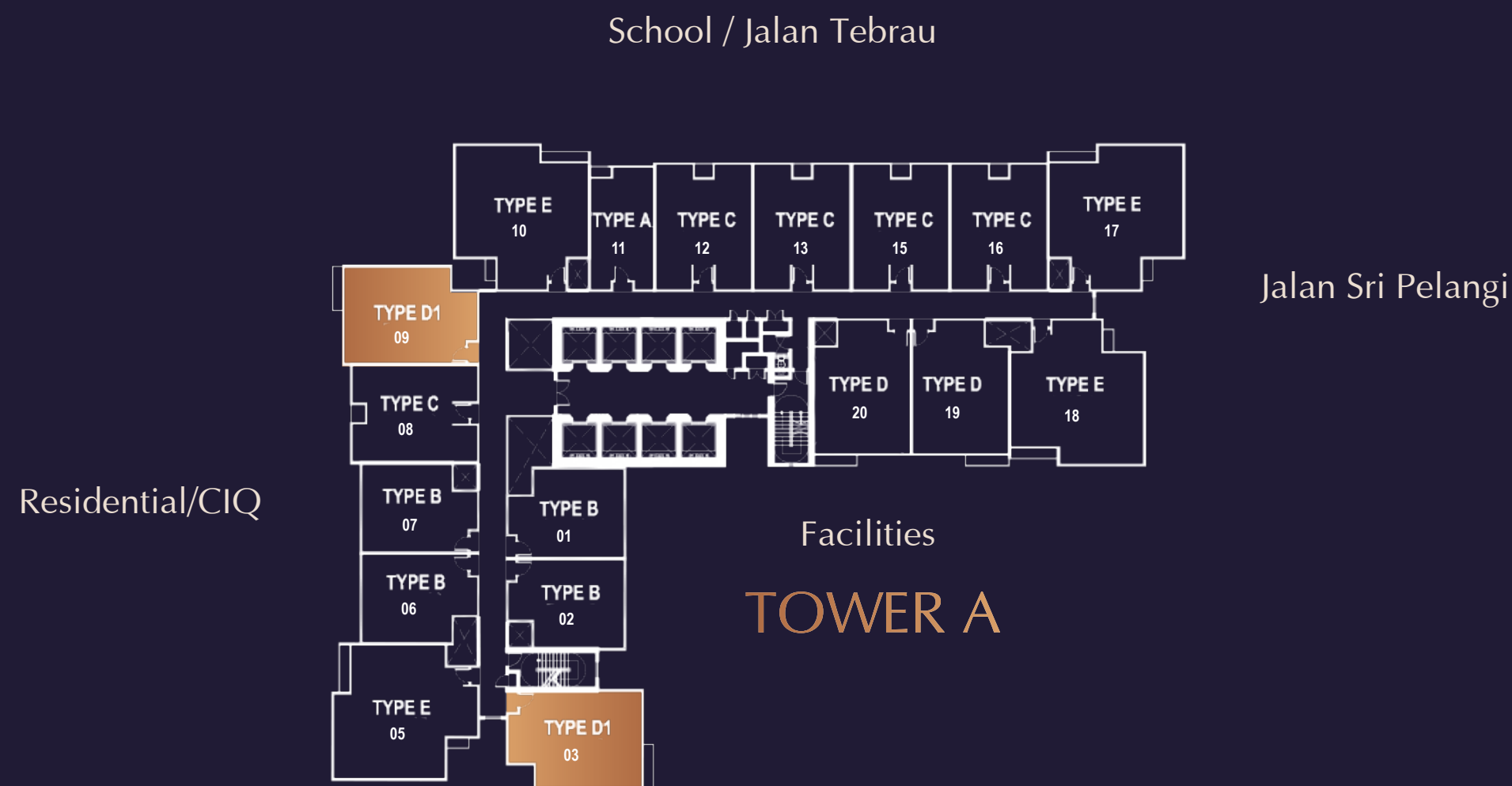
Type D

1 Bedroom | 1 Bathroom
Built-up size: 630 sqft



Type
D1

1 Bedroom | 1 Bathroom
Built-up size: 630 sqft



3 Bedroom | 2 Bathroom
Built-up size: 835 sqft

School / Jalan Tebrau

Jalan Sri Pelangi

Residential/CIQ



TOWER B

Facilities

Residential/CIQ

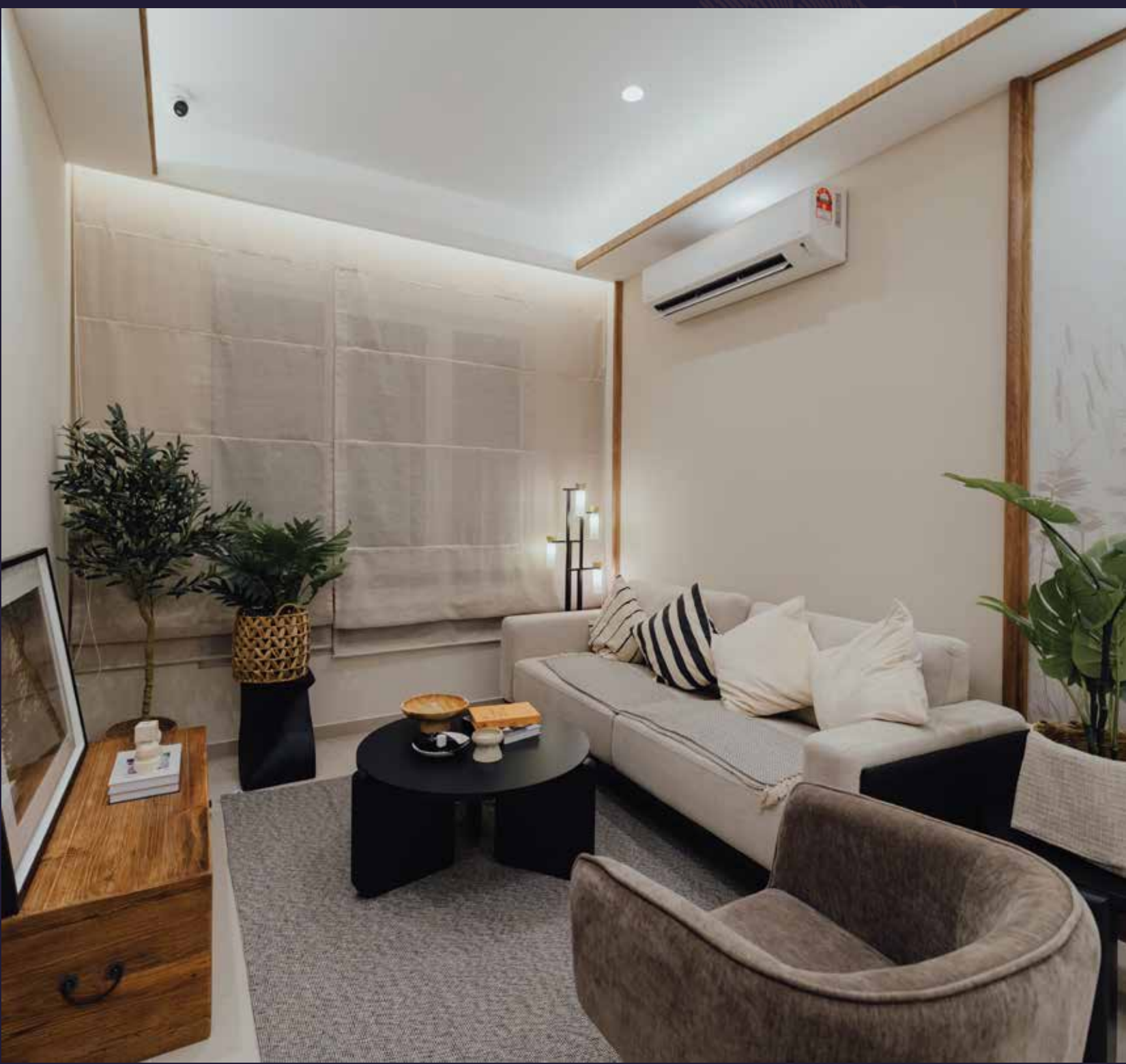


Singapore / Stulang Laut

Jalan Kuning



Show Unit (Type E)



Immersive Experiences for Ultimate Relaxation

Zen Garden



At M Grand Minori, the residents are free to unwind, explore and relax in style at the facilities deck. No matter the day or time, the facilities here are thoughtfully designed, abundant, and always inviting.

Relaxation

Entertainment

Lifestyle

Karaoke Room



BBQ Terrace



Movie Room



Children Playground



41 Lifestyle Facilities Designed for Elevated Living

LEVEL 12

1. 35m lap pool
2. Jacuzzi
3. Wading pool
4. Kid's Aqua Play
5. Raise Pool Deck
6. Floating Pool Cabana
7. Outdoor Shower
8. Linear Garden
9. Children Playground
10. Zen Garden
11. Hammock Swing
- 12a. Family Lawn
- 12b. Meditation Lawn
13. BBQ Terrace
14. Edible Garden
15. Rock Garden
16. Chilling Lounge
17. Serene Garden
18. Resting Lounge
19. Outdoor Fitness Station
20. Exercise Lawn
21. Reflexology Path
22. Yoga & Meditation Deck
23. Dining Deck
24. Outdoor Co-Working Space
25. Management Office
26. Gymnasium
27. Badminton Court
28. Pickleball Court
29. Half-Basketball Court
30. Library / Co-Working Space
31. Toilet / Changing Room
32. Sauna
33. Surau
34. Kid's Play Room
35. Yoga / Dance Studio
36. Indoor Lounge / Gourmet Kitchen
37. Karaoke / Movie Room
38. Games Room

LEVEL 1

39. Childcare Centre (Space allocated for Operator)



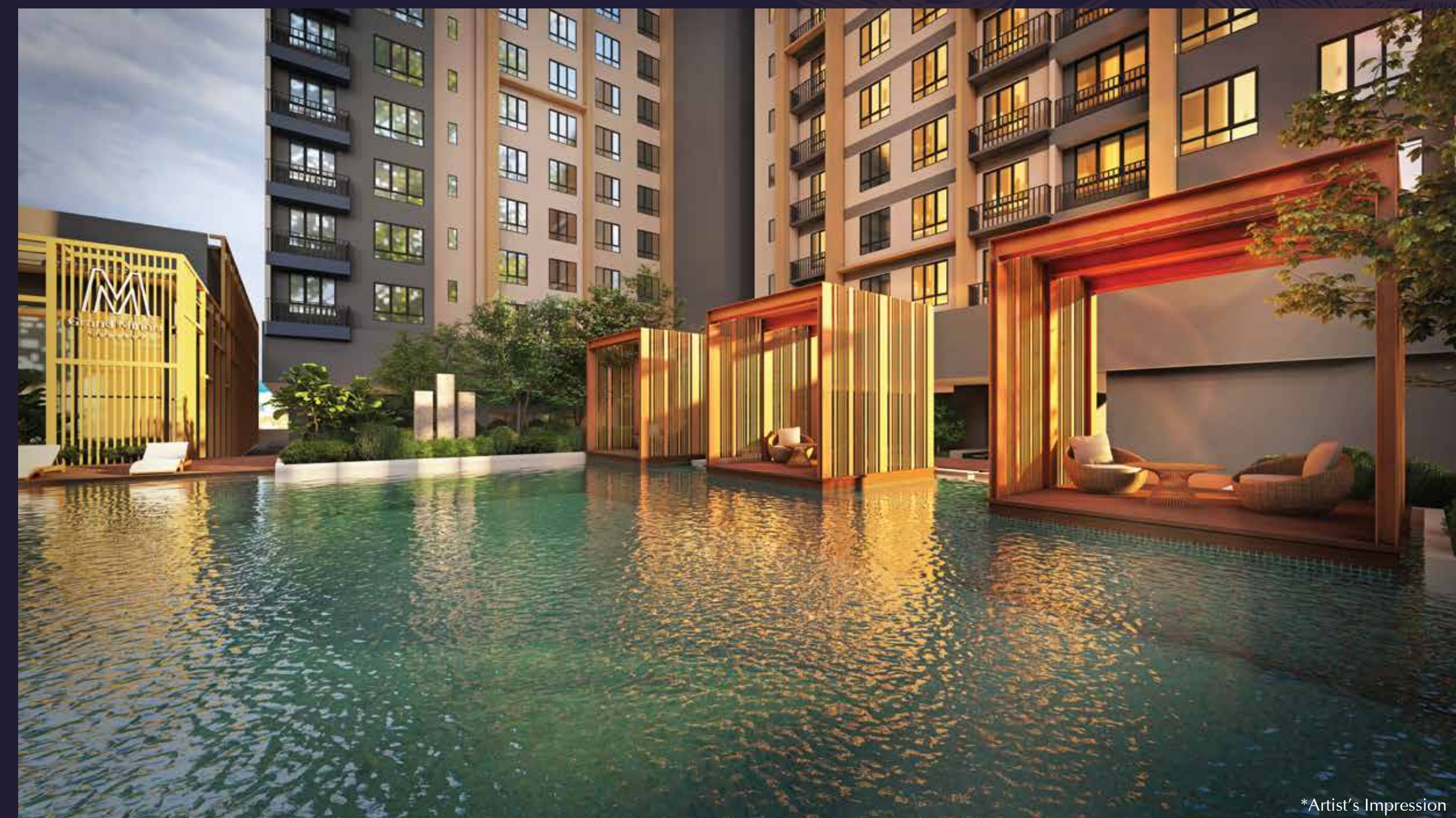
41 Lifestyle Facilities Designed for Elevated Living

SUB-BASEMENT 2

- 40. Calming Path
- 41. Outdoor Lounge & Rock Garden



Lifestyle Facilities Designed for Elevated Living



New Retail Experiences and Conveniences

VIBRANT RETAIL AT GROUND LEVEL

Designed for visibility and convenience, the ground floor retail component enhances the living experience while serving both residents and the wider community. This dynamic, walkable hub features a curated mix of cafés, F&B outlets, convenience stores, and essential services—bringing everyday needs right to the doorstep.

With a strong captive market from residents, nearby developments, and steady passerby traffic, these retail units offer high footfall potential and a rare opportunity for businesses to thrive in a lifestyle-driven setting.



HIGH FOOTFALL POTENTIAL

With a captive market from residents, nearby developments, and passersby, the retail units not only adds value to the residential development but also offers business owners a rare opportunity to operate in a high-demand, lifestyle-oriented setting.

Retail Floor Plan

1. Apartment Lift Lobby
2. Commercial Lift Lobby
3. Childcare
4. M&E Service
5. Grand Drop-off
6. Public Toilet, Surau, Security & Management Office
7. Ramp

RETAILS SIZE:

- Shop 1 - 6,109 sf
- Shop 2 - 2,291 sf
- Shop 3 - 2,058 sf
- Shop 4 - 1,486 sf
- Shop 5 - 3,547 sf
- Shop 6 - 4,007 sf
- Shop 7 - 1,917 sf
- Shop 8 - 21,804 sf



A Signature Recap

on Why M Grand Minori is a Coveted Choice



♦ MODERN CONVENIENCE

With direct access to main roads and just 3km from the RTS, reaching shops and malls is effortless.

♦ FOR INVESTMENT OR OWN STAY

Units range from 403 to 835 sq.ft., with mutiple types of unit for investment potential or simply enhanced privacy.

♦ THE NEW MINORI LIFE

Located in the prestigious Taman Pelangi, this residence redefines its predecessor. Elevated in design, style, and lifestyle.

♦ STREAMLINED MY MAH SING COMMUNITY APP

A dedicated platform for residents to receive the latest updates, submit reports, book facilities, and more.



Radiant with Potential and Life

STRATEGIC LOCATION

Located in the mature township of Taman Pelangi, Johor Bahru, the residences enjoy access to a wide range of vibrant amenities that appeal to homeowners and attract cross-border interest, making it a promising choice for investors.

CLOSE PROXIMITY

M Grand Minori is well-connected via major roads for a seamless travel to nearby amenities as well as key transport links like the RTS and CIQ.

INCREDIBLE CONVENIENCE

A variety of amenities, including hospitals, schools, malls, and direct access to the RTS and CIQ, are readily available within a 3km radius.



Unlock Cross-Border Footfall

with the RTS Link between Johor Bahru and Singapore

Distance	3km
Est time from site	5 minutes from M Grand Minori
Stations	Bukit Chagar in Johor Bahru and Woodlands North in Singapore
Project completion	Dec 31, 2026
RTS train capacity	10,000 passengers per hour per direction
Train frequency	3.6 minutes during peak hour
Parking availability	- 800 bays for cars - 1,000 bays for motorcycles
Operating hours	6am to 12am



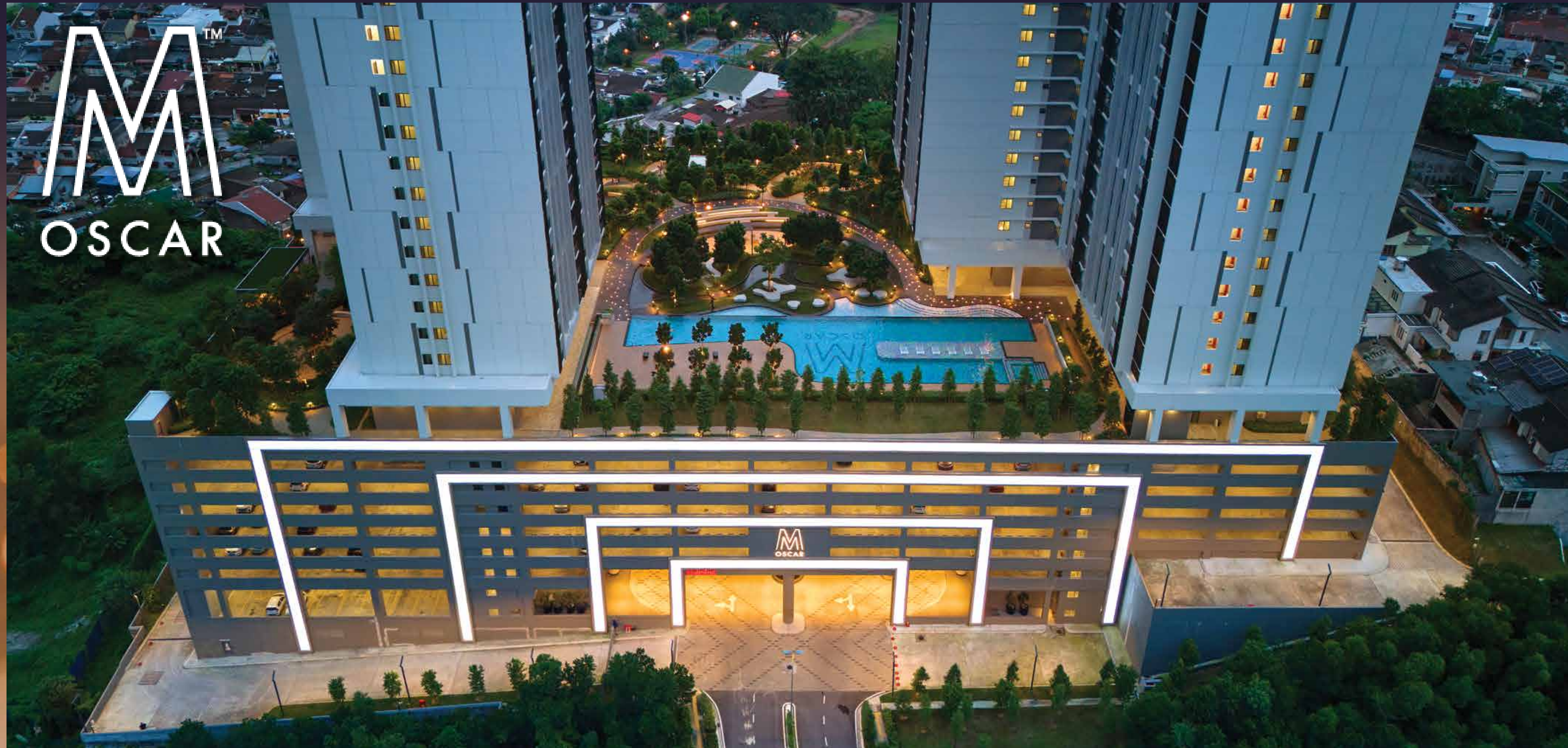
Panel Lawyers

Lawyer Firm	Address	Lawyer in Charge	Office No.
Jal & Lim	Suite 33.02, Level 33, Johor Bahru City Square (Office Tower) 106, 108, Jalan Wong Ah Fook, 80000 Johor Bahru, Johor	Christine Swee Sai Kee	07-276 4848
Limsoh & Goonting	Level 8, 7-2 & 7, Big Box, Wisma Sunway, 5, Persiaran Medini 5, 79250 Iskandar Puteri, Johor Darul Ta'zim	Dato Chan June Pan	07-585 2222
Tia & Noordin	No.142 & 146, WISMA Tia, Jalan Permas 15/1, Permas Jaya, 81750 Masai, Johor	Chris Tia Lim Ee Fang Wendy Ting Xiang Ling Tiew Chui Jin	07-213 3588
Halim Hong & Quek	A-2-23 & A-3-23, Block A, Pusat Komersial Bayu Tasik, Persiaran Southkey 1, Kota Southkey, 80150 Johor Bahru, Johor	Jermaine Eloise Tay Yu Rong	07-338 4648
Chee Hoe & Associates	Level 1, Conservatory, 7, Lorong Travers, Bukit Persekutuan, 50480 Kuala Lumpur, Wilayah Persekutuan	Jessica Yap Siew Mun Billy Chan Boon Hong	03-2201 1280
Tea, Kelvin Kang & Co	2, Jalan Kuning, Taman Pelangi, 80400 Johor Bahru, Johor Darul Ta'zim	Sikin	07-334 5481
Vincy Wong & Co	B-0328, Blok B Eko Gallaria, Jalan Eko Botani 3, Taman Eko Botani, 79100 Iskandar Puteri, Johor	Vincy Wong Elecia lim Ainul Syuhada	07-796 1628

End Financing



Our Hallmark of Excellence



Our Hallmark of Excellence



Our Hallmark of Excellence



Our Hallmark of Excellence



Our Hallmark of Excellence



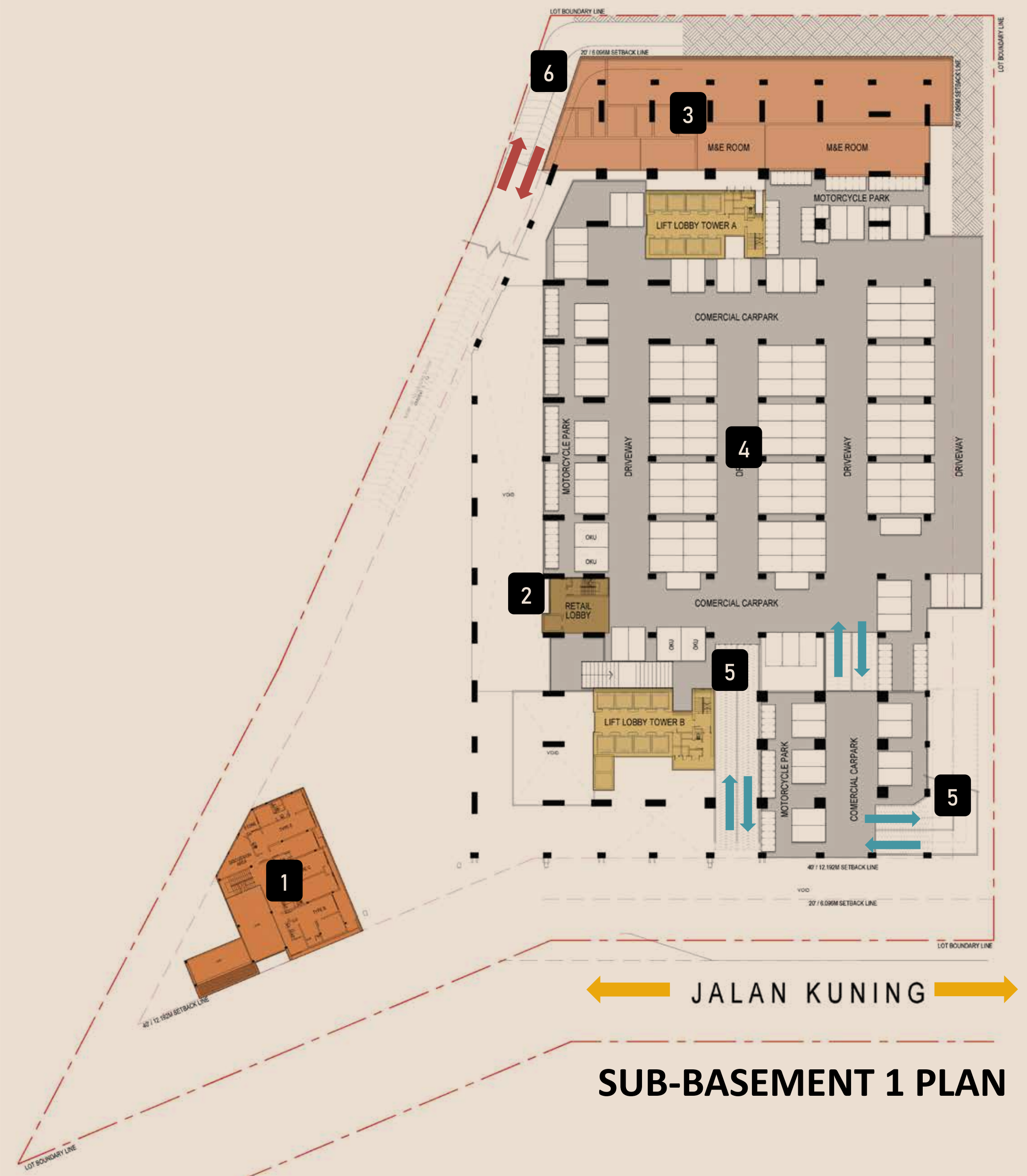
Entrance Access

1. Guard House (Serviced Apartment)
2. Existing Sales Gallery
3. Commercial Lift Lobby
4. Service Apartment Grand Lobby
5. M&E Services
6. Residence Visitor Car Park
7. Ramp for Residence
8. Ramp for Commercial
9. Security Barrier Gate
10. EV Charging Car Park
11. Shuttle Bus Parking



Entrance Access

- 1. Existing Sales Gallery
- 2. Commercial Lift Lobby
- 3. M&E Services
- 4. Commercial Car Park
- 5. Ramp for Commercial
- 6. Ramp for Residence

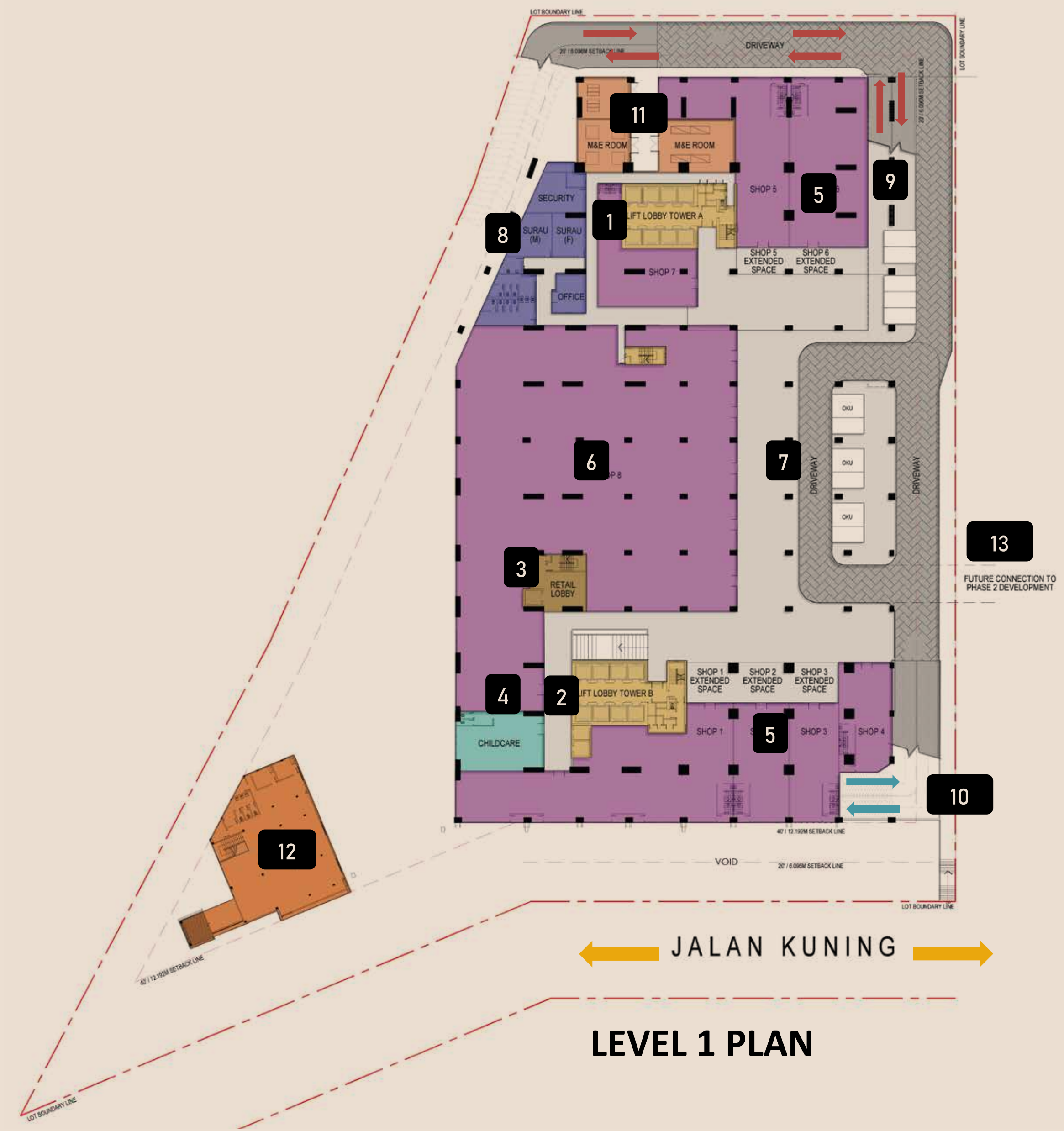


← JALAN KUNING →

SUB-BASEMENT 1 PLAN

Entrance Access

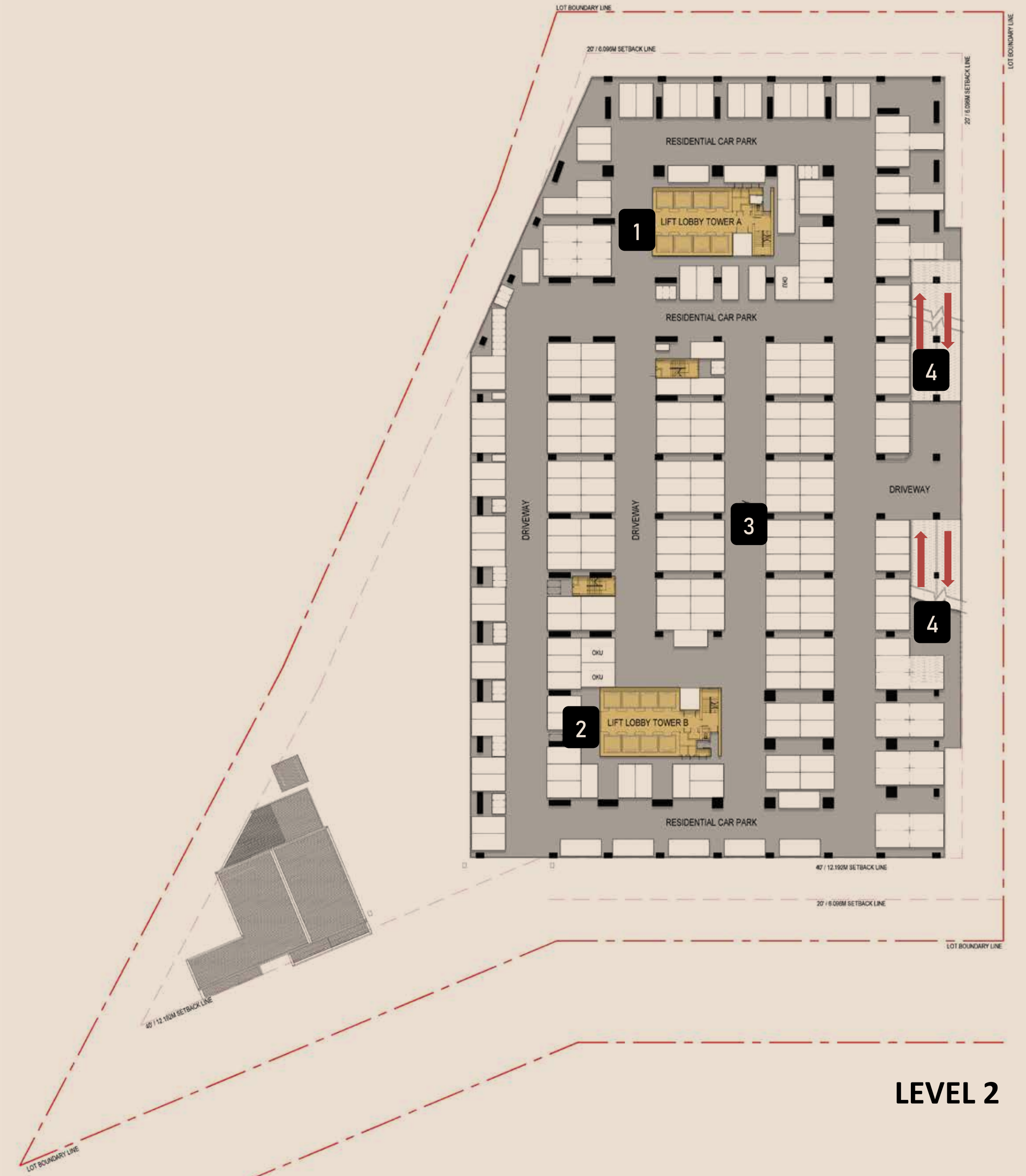
1. Apartment Lift Lobby - Tower A
2. Apartment Lift Lobby - Tower B
3. commercial Lift Lobby
4. Childcare
5. Shop 1-7
6. Shop 8 (Anchor Tenant)
7. Grand Drop-Off
8. Public Toilet, Surau, Security, & Management Office
9. Ramp for Residence
10. Ramp for Commercial
11. M&E Services
12. Existing Sales Gallery
13. Future Connection to Phase 2 Development



LEVEL 1 PLAN

Entrance Access

1. Apartment Lift Lobby - Tower A
2. Apartment Lift Lobby - Tower B
3. Residential Car Park
4. Ramp for Residence

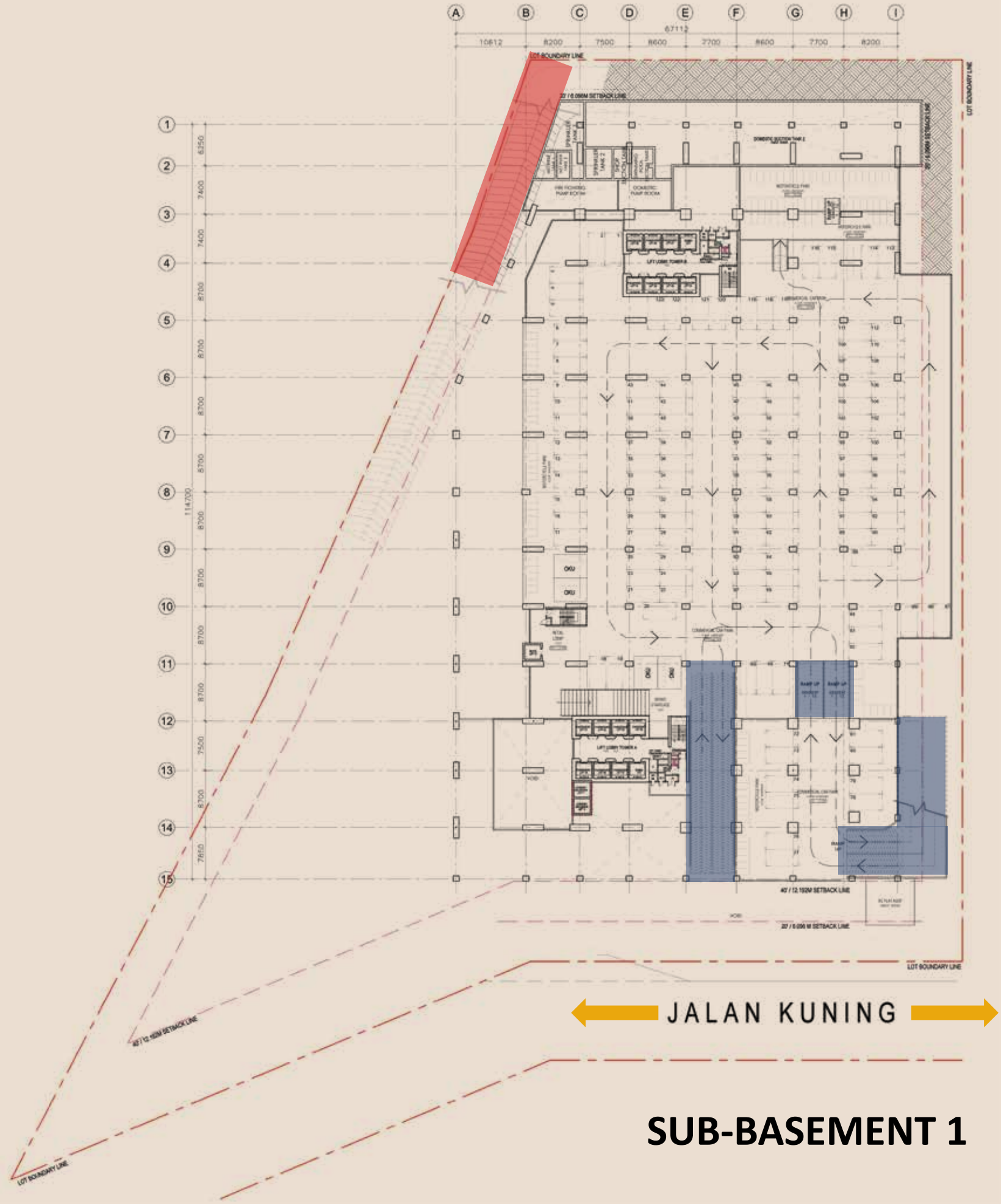


Express Car Park Ramp

- Ramp to Residence Podium Parking
- Ramp Up / Down for Commercial Parking



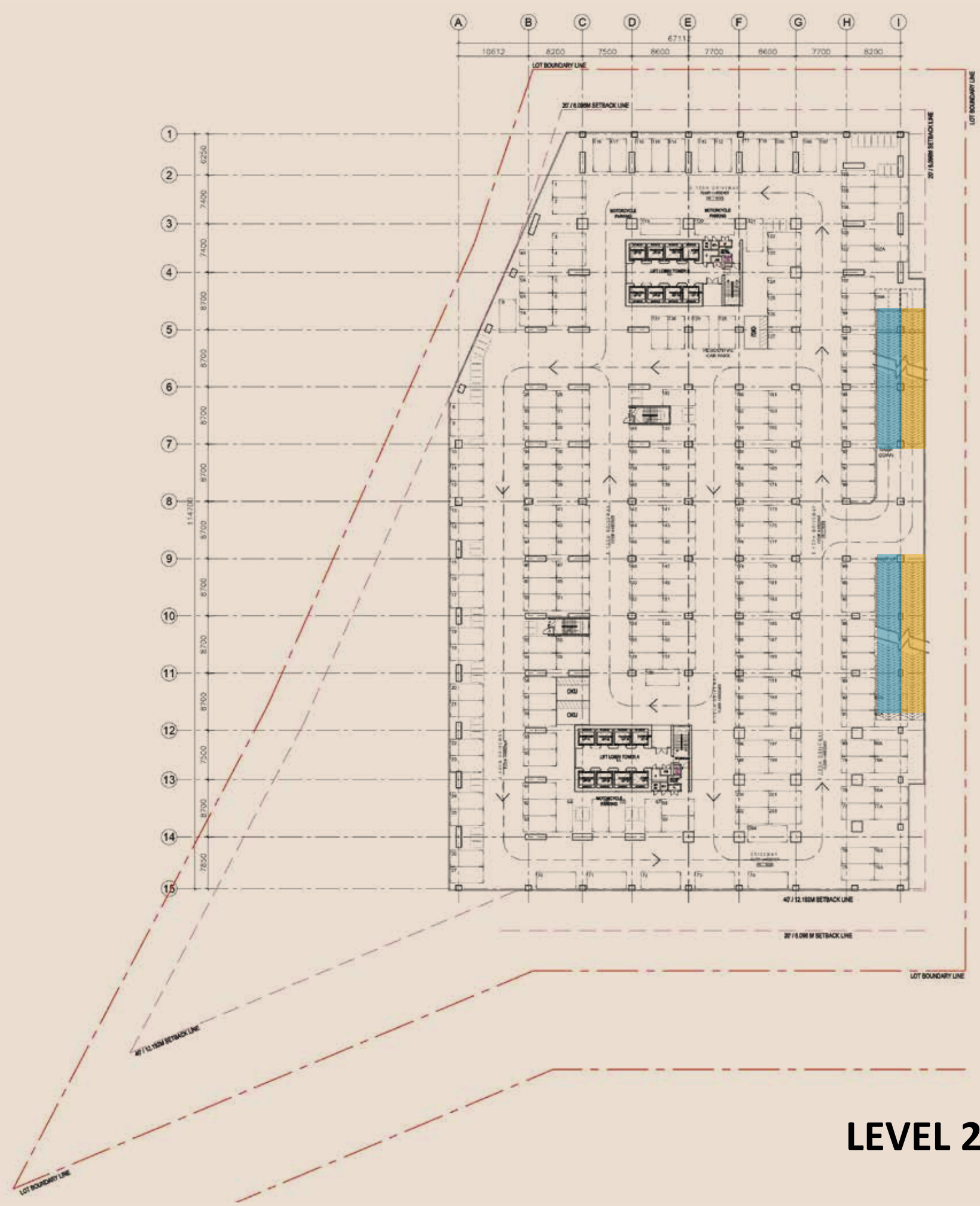
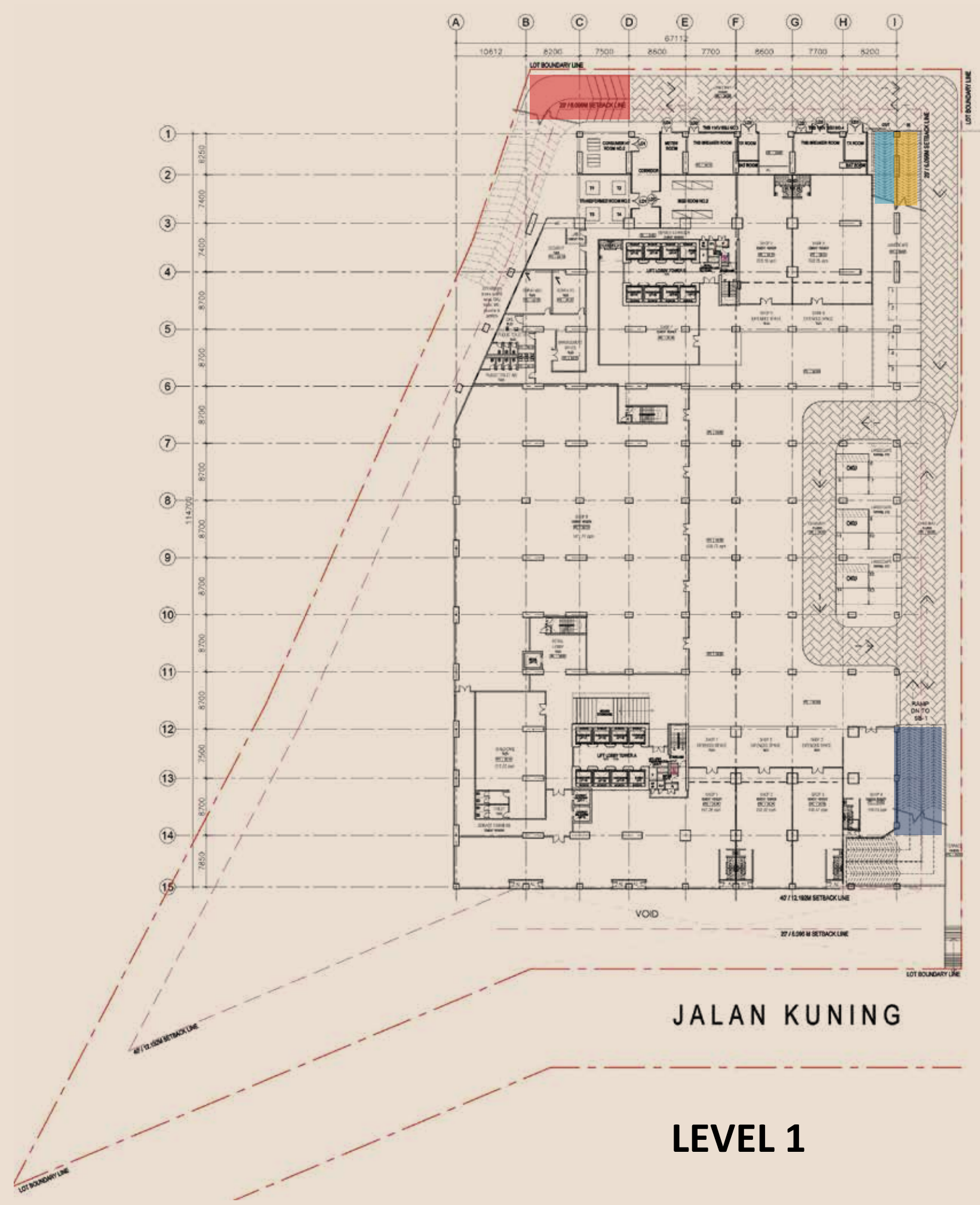
SUB-BASEMENT 2



SUB-BASEMENT 1

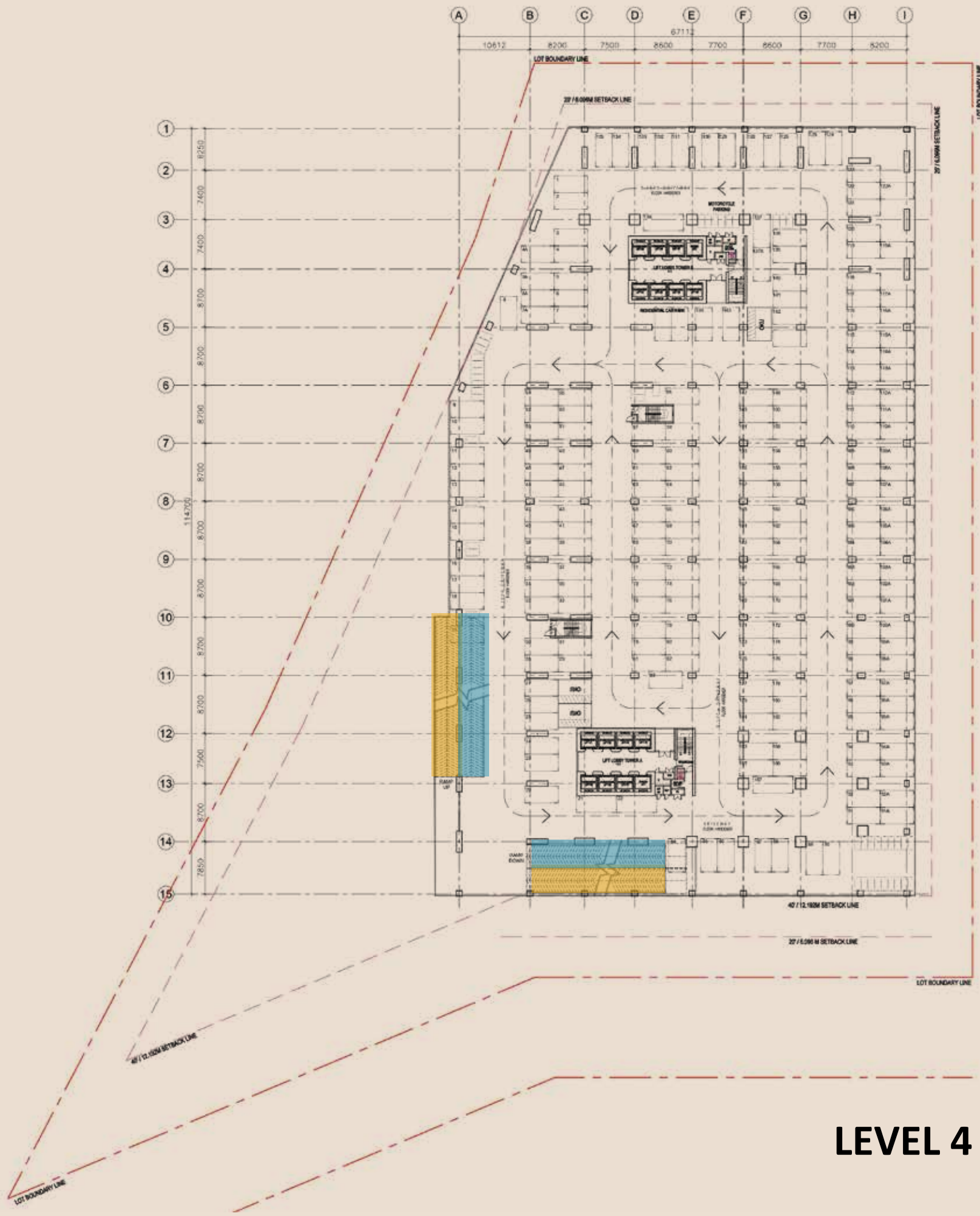
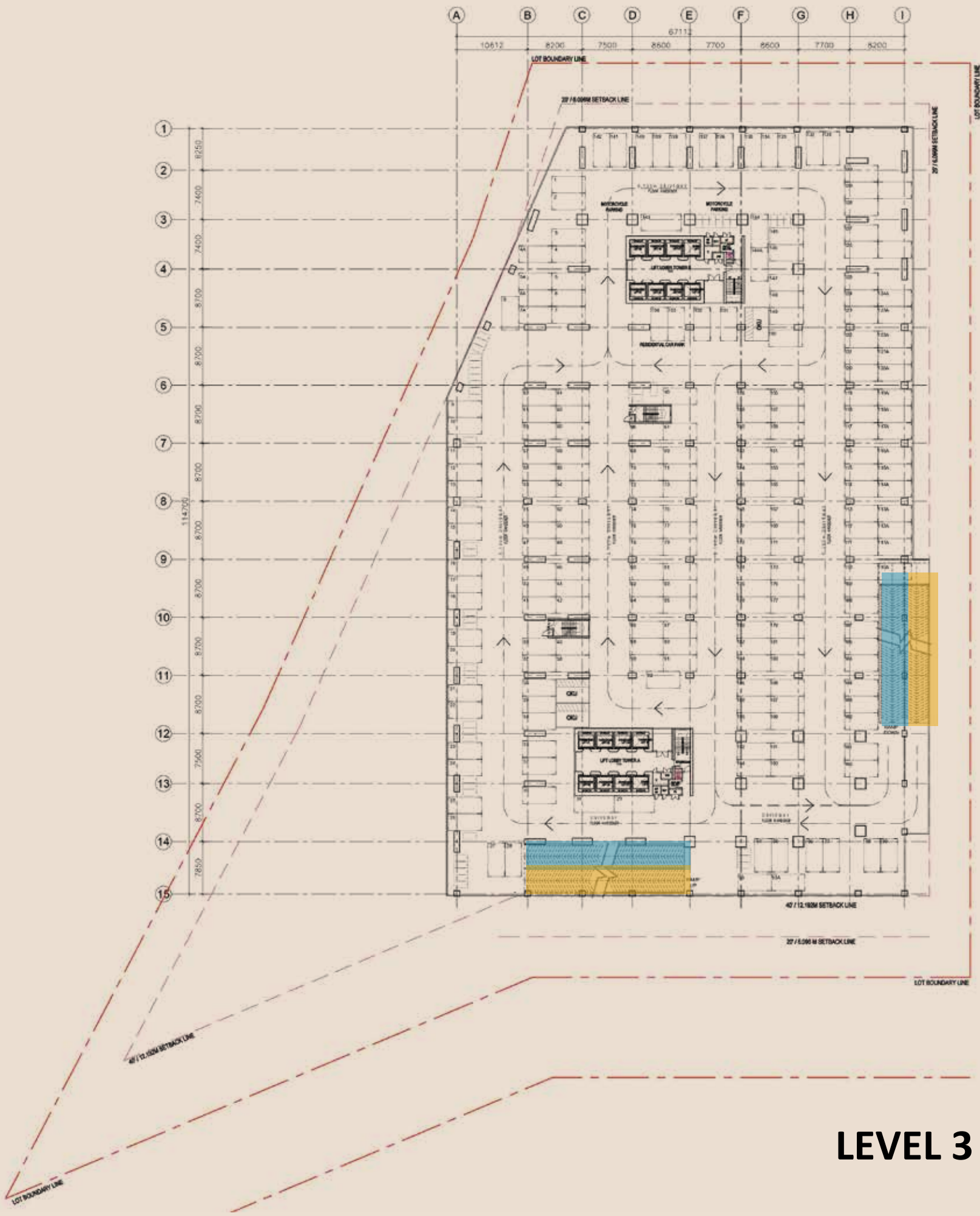
Express Car Park Ramp

- Ramp to Residence Podium Parking
- Ramp Up / Down for Commercial Parking
- Super Ramp Up
- Super Ramp Down



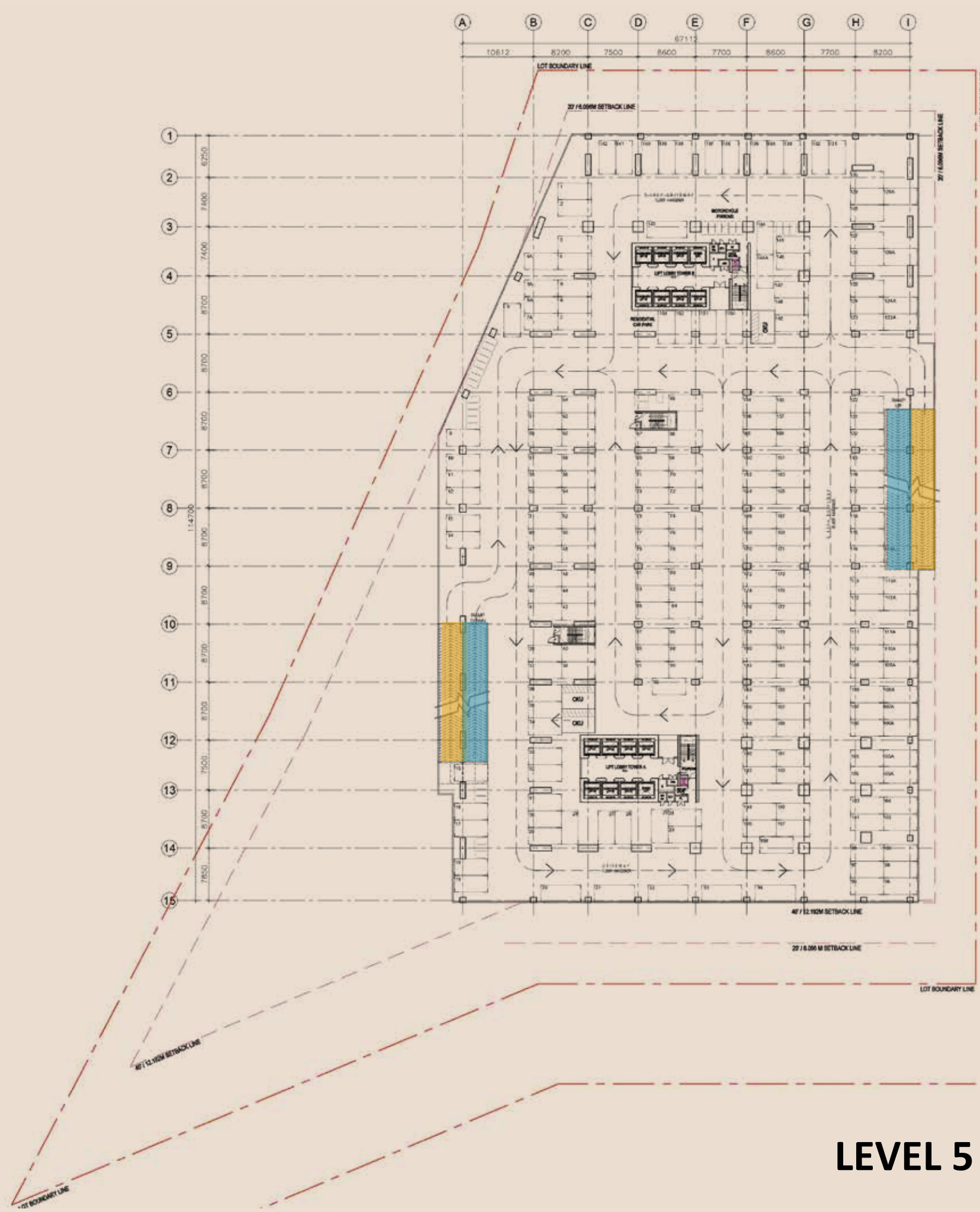
Express Car Park Ramp

- Super Ramp Up
- Super Ramp Down

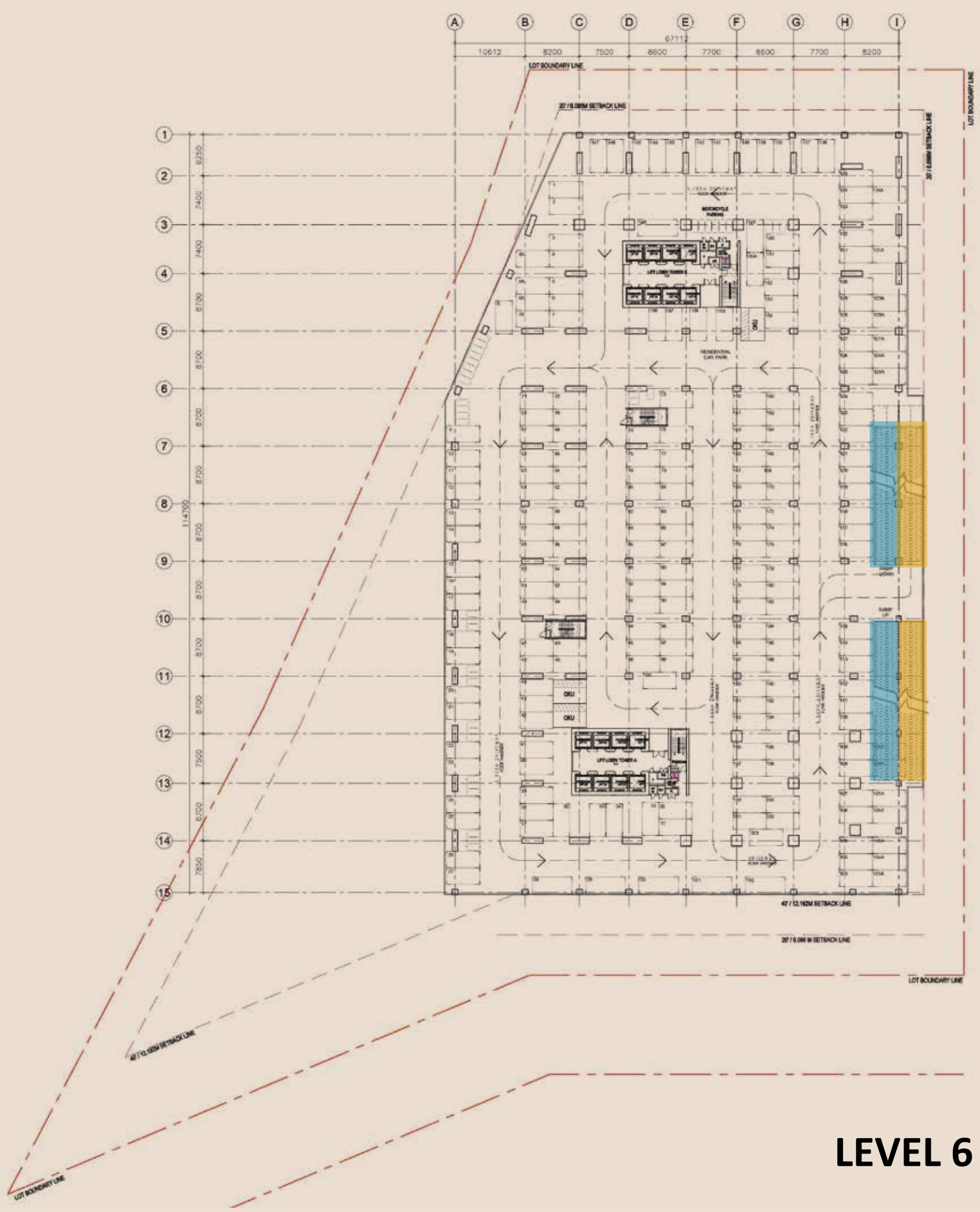


Express Car Park Ramp

- Super Ramp Up
- Super Ramp Down



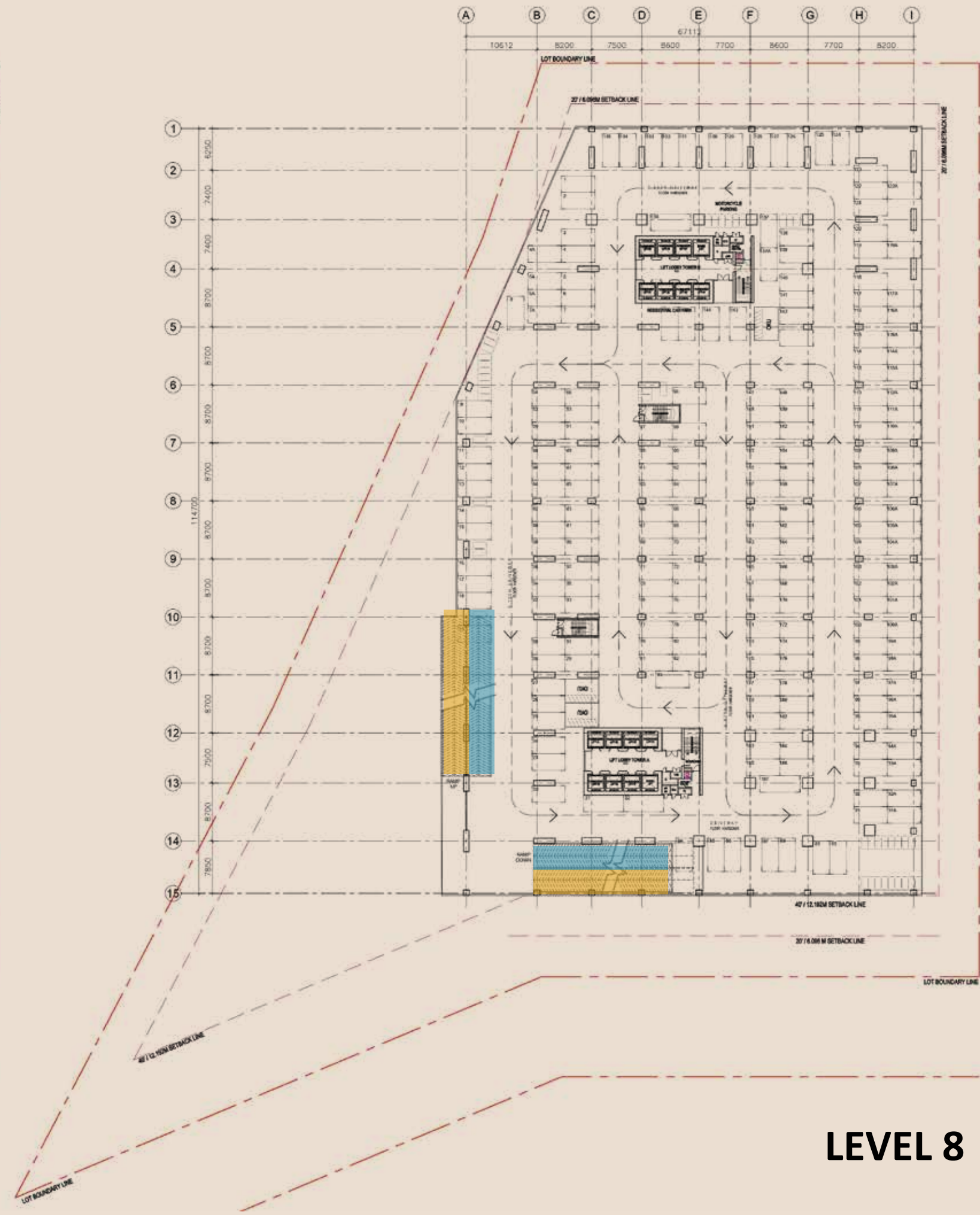
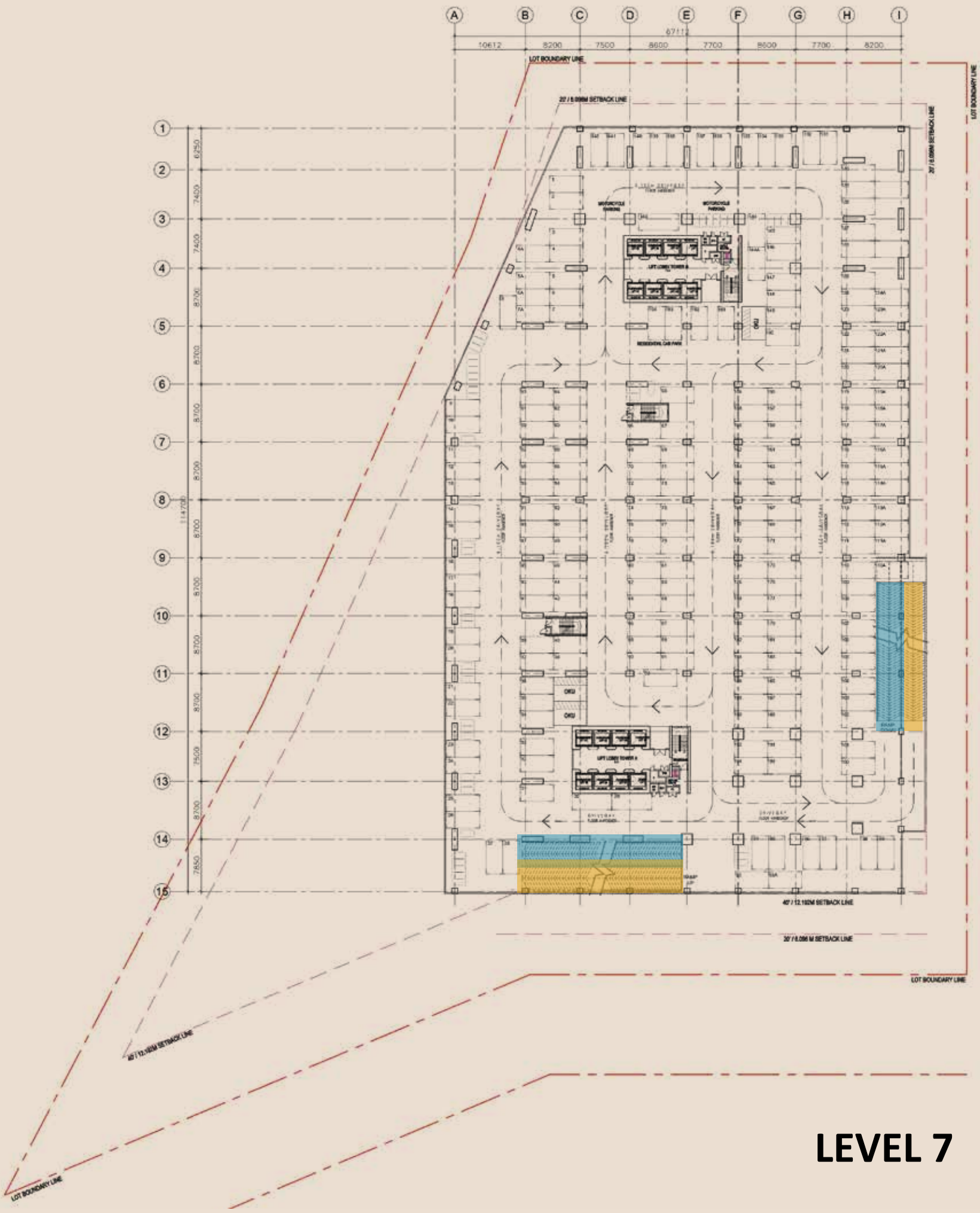
LEVEL 5



LEVEL 6

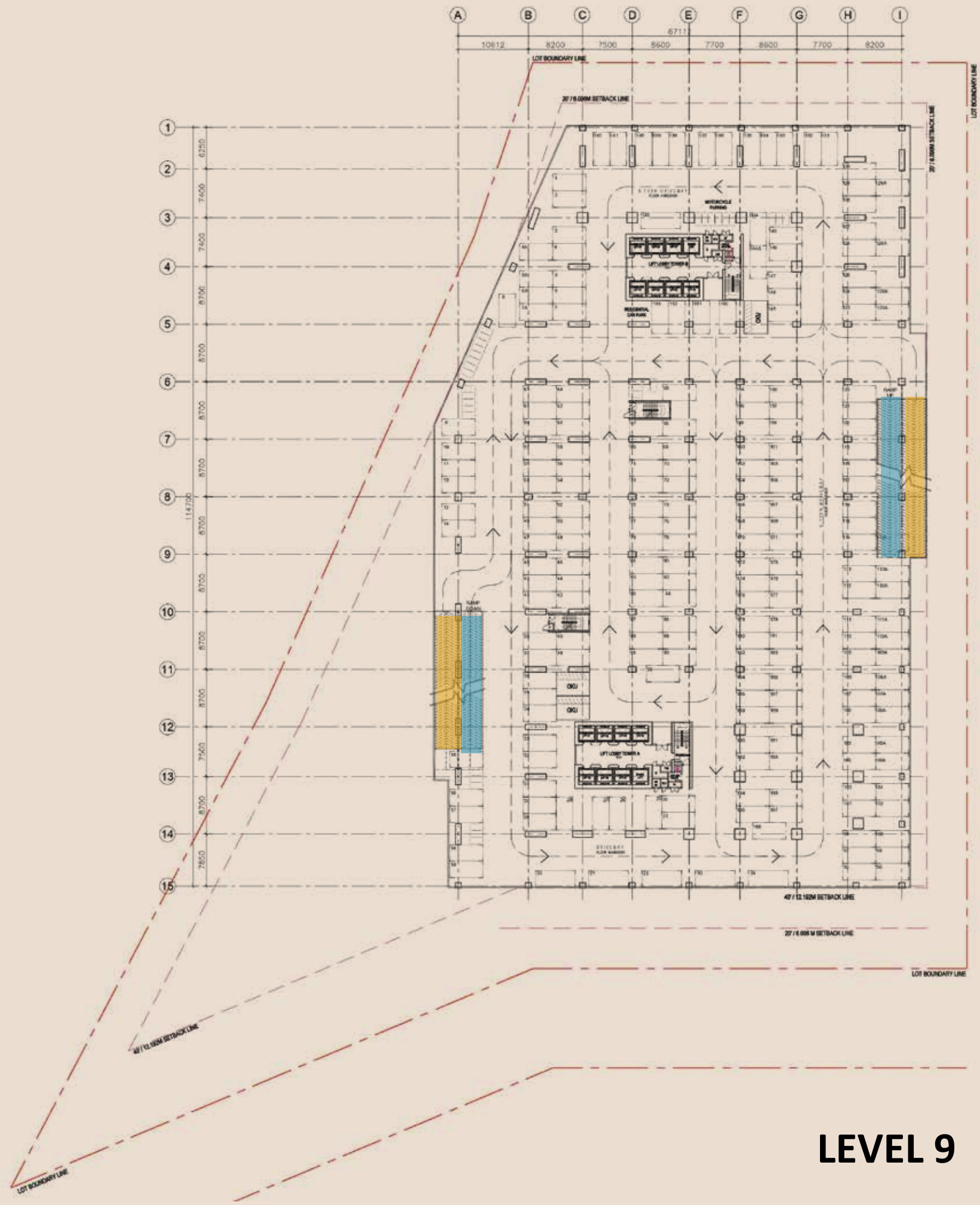
Express Car Park Ramp

- Super Ramp Up
- Super Ramp Down

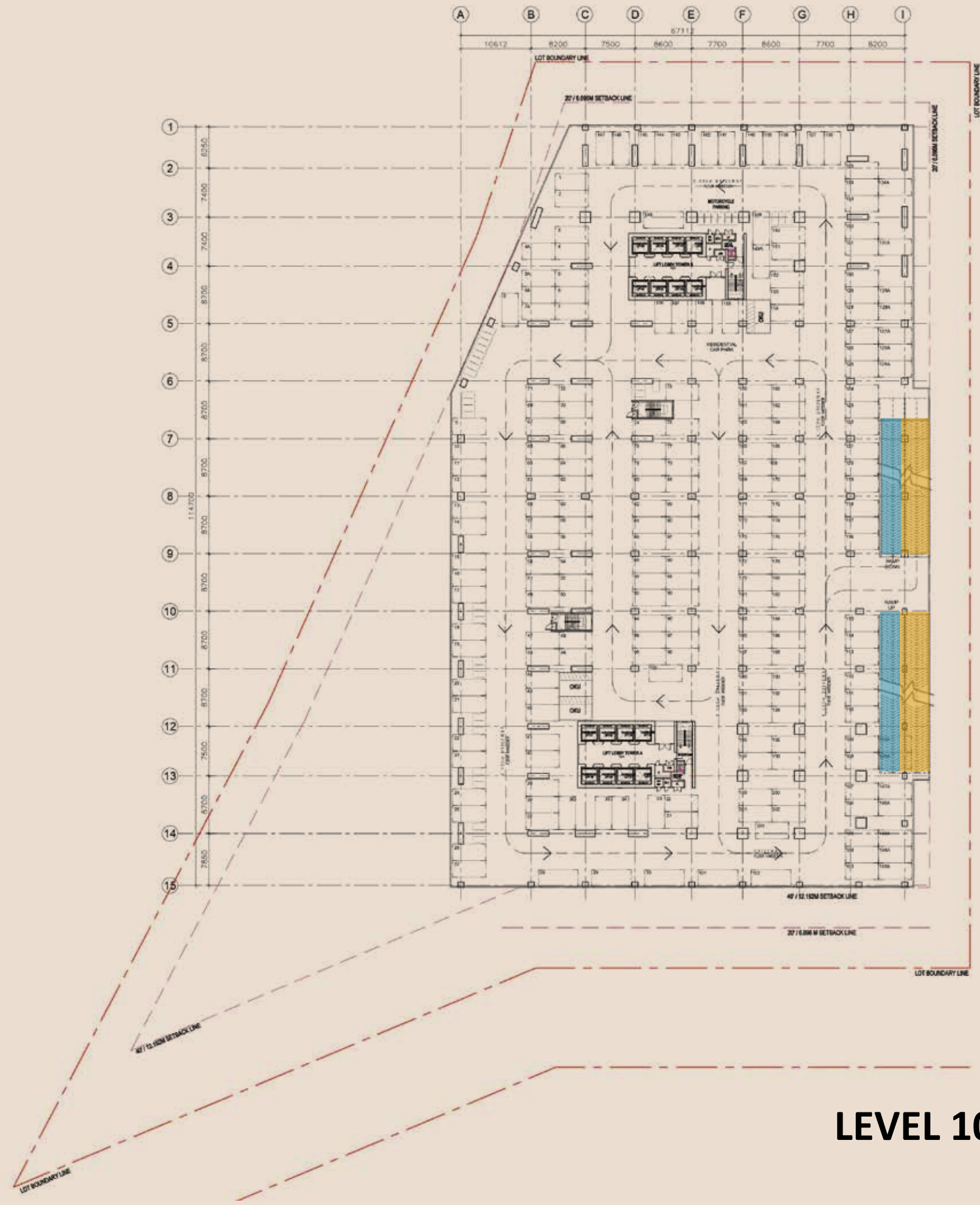


Express Car Park Ramp

- Super Ramp Up
- Super Ramp Down



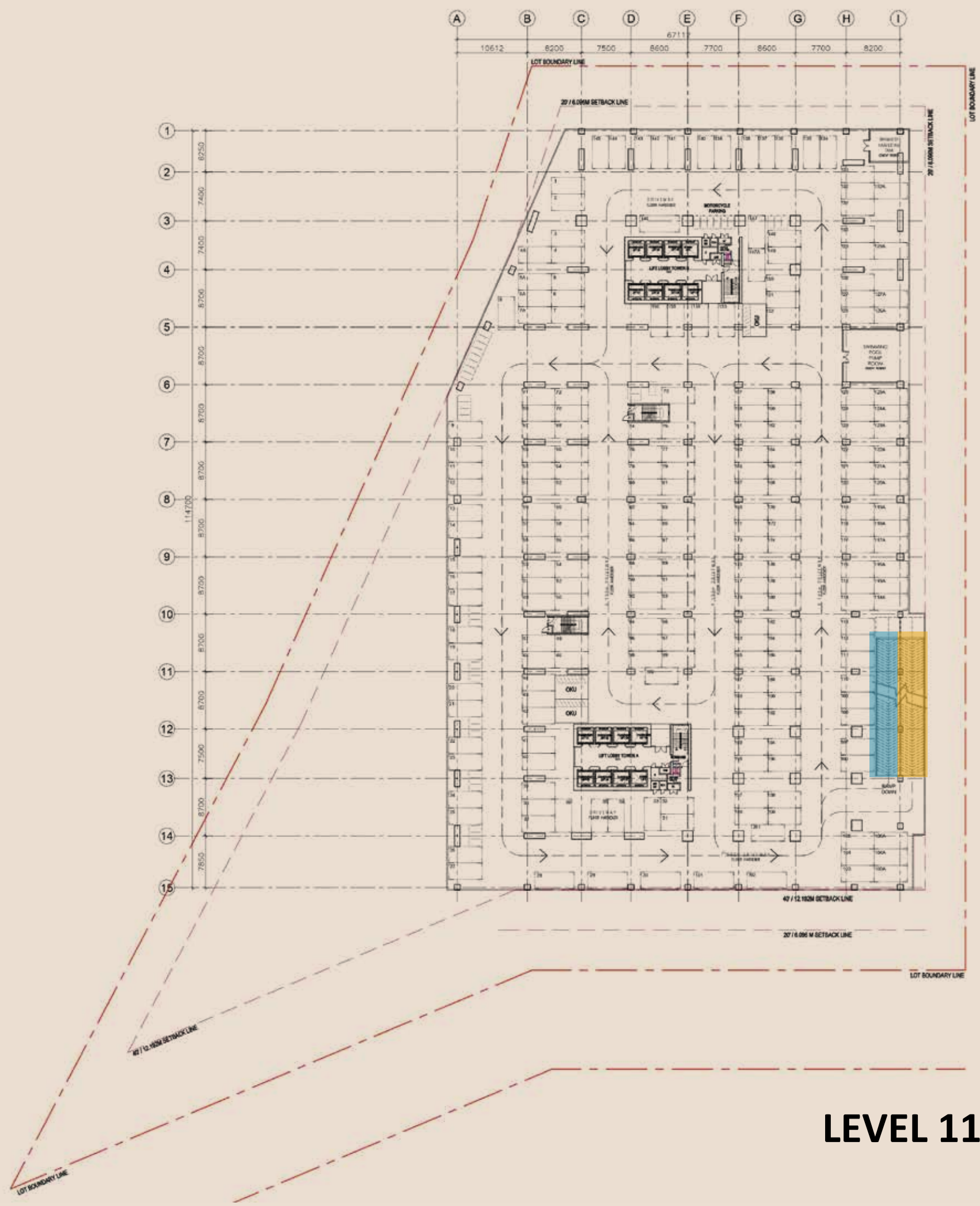
LEVEL 9



LEVEL 10

Express Car Park Ramp

- Super Ramp Up
- Super Ramp Down



LEVEL 11

THANK YOU