

PRESS RELEASE

TSR CAPITAL BERHAD SECURES RM17 MILLION EARTHWORKS PROJECT FOR NS SEMICONDUCTOR VALLEY DEVELOPMENT IN NEGERI SEMBILAN



Petaling Jaya, 17 December 2025 – TSR Capital Berhad ("TSR Capital" or the "Group") is pleased to announce that its wholly-owned subsidiary, **TSR Bina Sdn. Bhd. ("TSRB")**, has received a **Letter of Award ("LOA")** from **MIE Industrial Sdn. Bhd.** for the proposed construction and completion of **site clearance, earthworks and Erosion and Sediment Control Plan ("ESCP")** works for the NS Semiconductor Valley Sdn. Bhd. development in Senawang, Negeri Sembilan.

The LOA covers the **construction and completion of site clearing and earthworks for Parcel B**, with a contract value of **approximately RM17 million**.

The project forms part of the ongoing development of the NS Semiconductor Valley, which is expected to support the growing semiconductor ecosystem in Negeri Sembilan and contribute towards the state's industrial development agenda. Leveraging its extensive experience in earthworks, infrastructure and civil engineering works, TSR Bina is well-positioned to undertake the project in accordance with the required quality, safety and environmental standards.

The project is expected to contribute positively to the Group's outstanding order book and financial performance over the duration of the works, while further strengthening TSR Capital's presence in the industrial construction and infrastructure sector.

Commenting on the award, Mr Lim Dian Ping (林殿斌), Executive Director of TSR Capital, said:

"We are honoured to receive this Letter of Award from MIE Industrial Sdn. Bhd., which reflects the confidence in TSR Bina's capabilities and proven track record in delivering earthworks and civil engineering projects. We sincerely appreciate the trust placed in our team and remain committed to executing the project with the highest standards of quality, safety and operational excellence."

He added:

"This project represents another important milestone for the Group as we continue to expand our participation in industrial and infrastructure developments across Malaysia. The semiconductor industry remains one of the country's key economic growth sectors, and we are pleased to contribute to the development of infrastructure that supports this rapidly growing ecosystem. Moving forward, we will continue to pursue quality projects that complement our expertise, strengthen our order book and create sustainable value for our shareholders."

The award further reinforces TSR Capital's strategy of focusing on infrastructure, industrial and building construction projects while maintaining prudent project selection and disciplined execution. Backed by its experienced management team and technical capabilities, the Group remains committed to delivering projects safely, on schedule and within budget.

With a healthy pipeline of tenders and ongoing projects, TSR Capital continues to seek opportunities that enhance its long-term earnings visibility and support sustainable growth.

About TSR Capital Berhad

TSR Capital Berhad is an established construction and property development company listed on the Main Market of Bursa Malaysia Securities Berhad. Through its wholly-owned subsidiary TSR Bina Sdn Bhd, the Group has accumulated extensive experience in the construction of infrastructure, civil, and building works throughout Malaysia.

TSR Capital continues to focus on sustainable growth, operational excellence, and value creation through its core competencies in construction and property development.

Issued on behalf of TSR Capital Berhad

Media and Investors Contact:

Ms Jane Chua (0192678653 / 03-77177717)

Email: account@tsrcap.com

Website: www.tsrcapital.com.my