



MUN SIONG
ENGINEERING LIMITED

Proposed Investment
(including acquisition of US property) in
Pegasus Industrial Midwest LLC

Dated 5 August 2022



ALLIES IN WORK
PARTNERS IN
SUCCESS



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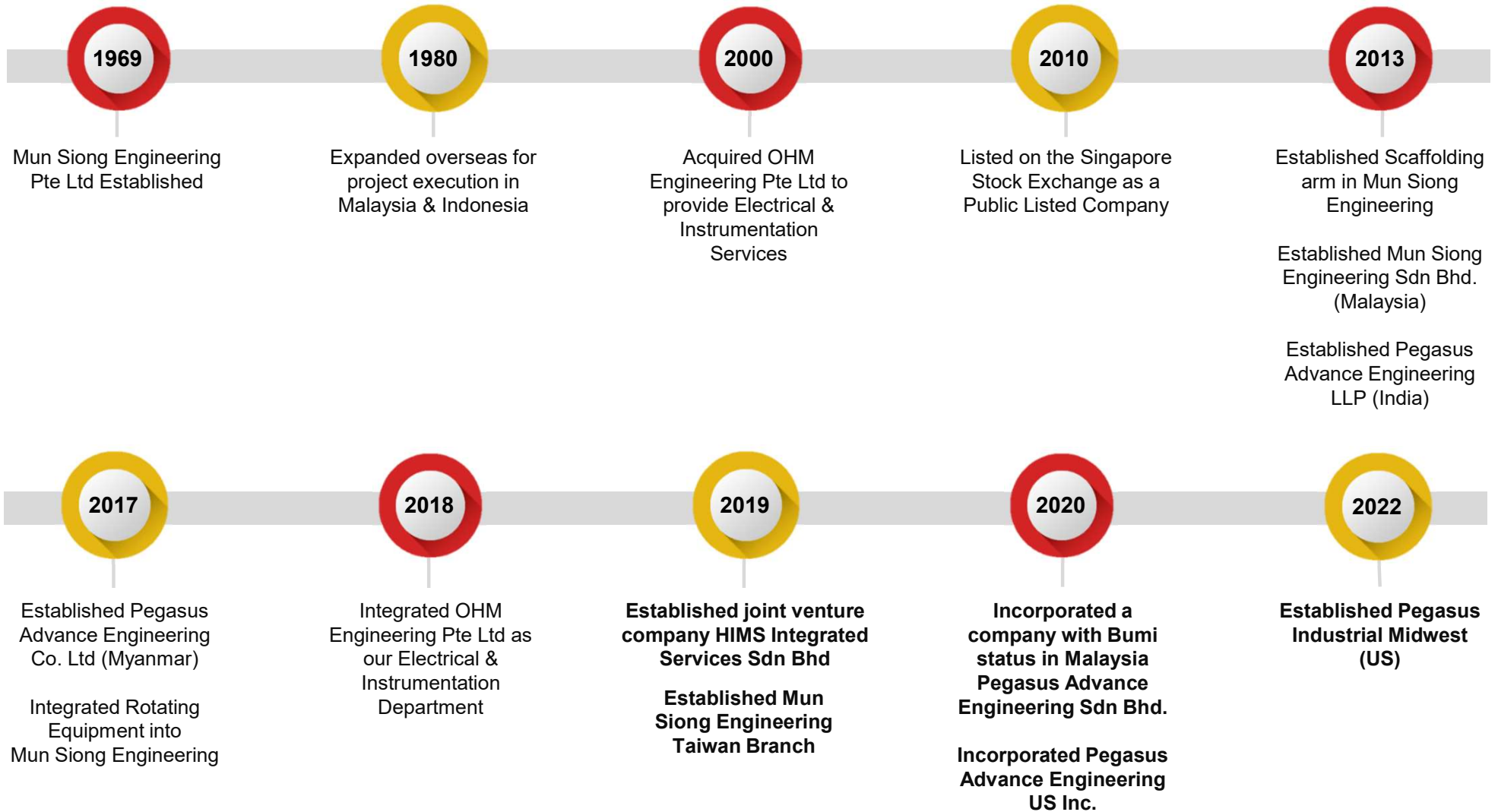
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INTRODUCTION TO MSE GROUP



Milestones





Mun Siong – Current & Target Markets





MSE : Our Core Competencies



Engineering Design



Construction & Projects



Tank Automation System



Electrical & Instrumentation



Maintenance Services



Specialised Services



MSE : Specialised Services

One of our Core Competencies

- Customised Machining
- Pressure Vessel & Custom Fabrication
- Mechanical Decoking
- Rotating Equipment Services
- Flange Refacing
- Hydrojetting
- Heat Exchanger Fabrication
- Equipment Repair, Retubing, Upgrading, Cleaning & Coating
- Semi-Auto Tube Internal Cleaning
- Ultrasonic Cleaning (new)



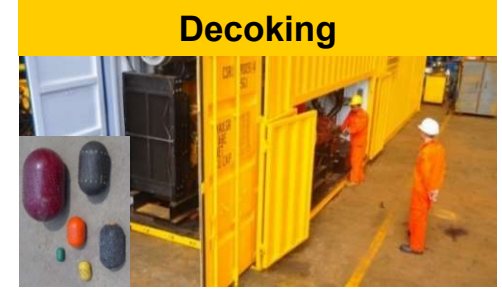
Hydrojetting



Fabrication



Retubing



Decoking



Extension of our Specialised Services to US (PIM LLC) Market

- Hydrojetting
- Heat Exchanger Fabrication
- Equipment Repair, Retubing, Upgrading, Cleaning & Coating
- Semi-Auto Tube Internal Cleaning
- Ultrasonic Cleaning (new)

Ultrasonic Cleaning



Hydrojetting



Fabrication



Retubing

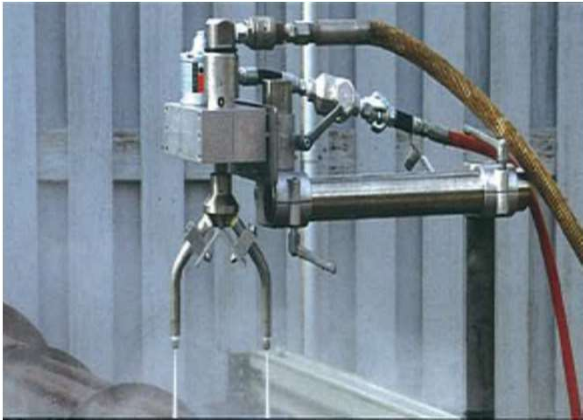




Specialised Services - Hydrojetting

Hydrojetting

Up to 40,000 psi





Specialised Services – Heat Exchanger and Retubing

Heat Exchanger & Fin Fan Retubing





MSE's Existing Clients Plant Owners





PROPOSED US INVESTMENT IN PIM LLC



Group Structure of the US Investment



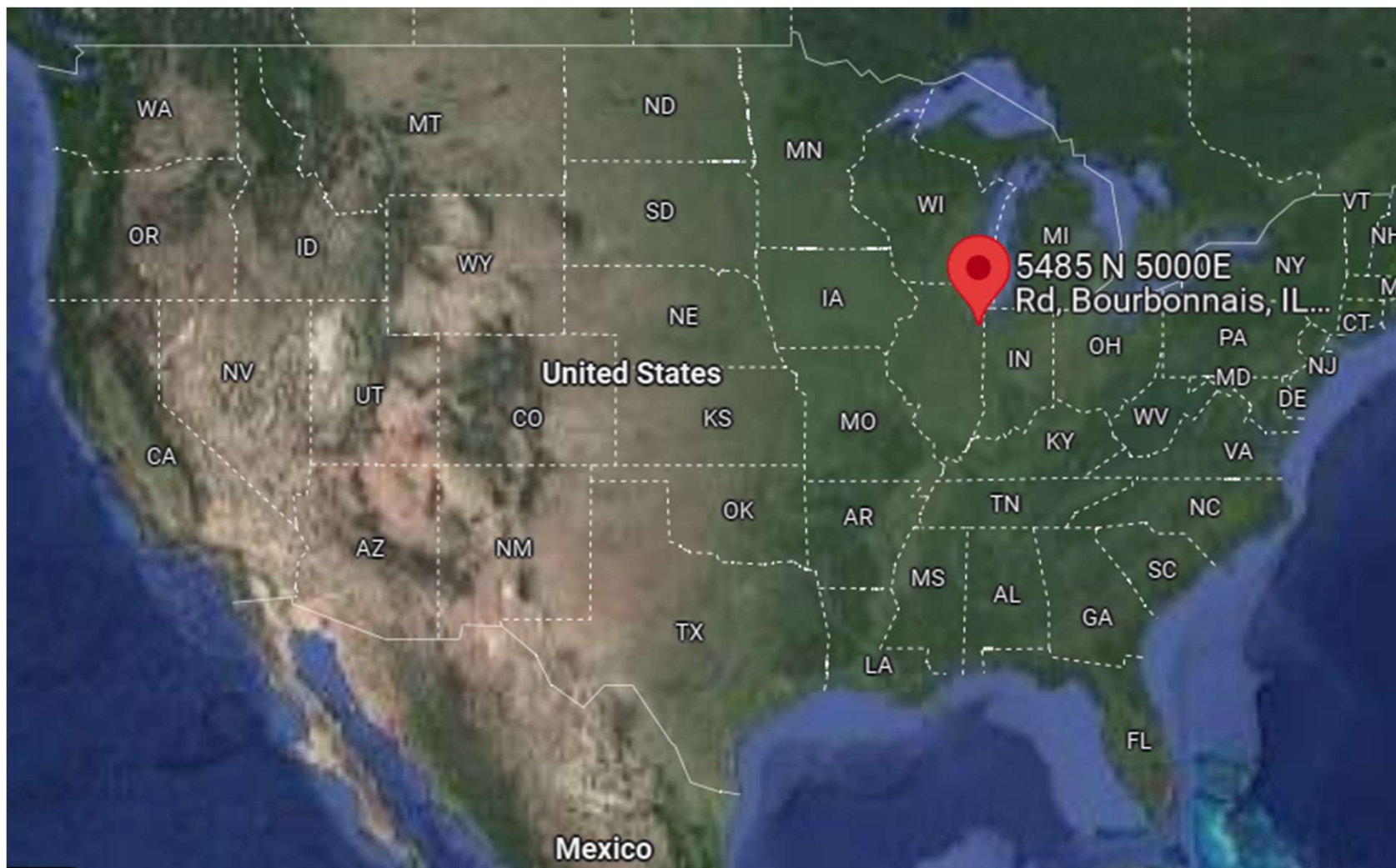


The Acquisition of the Proposed Property

- The Group intends to acquire the Property to house and support the proposed operations of PIM LLC.
- The Property is located in Kankakee County, which is logistically close to our potential customers. A number of large to medium-sized refineries and processing plants within 300 miles radius of the Property. This allows PIM LLC to solicit business and be competitive.
- The Property is in a relatively good condition with a new wing built in 2019. The heating and insulation in the Property is fully working and suitable for operations even in winter.
- The Property is located in an area with historically low risk of natural disasters (such as earthquake, tornadoes, flooding, hurricanes or snowstorms).



Location of the Proposed Property

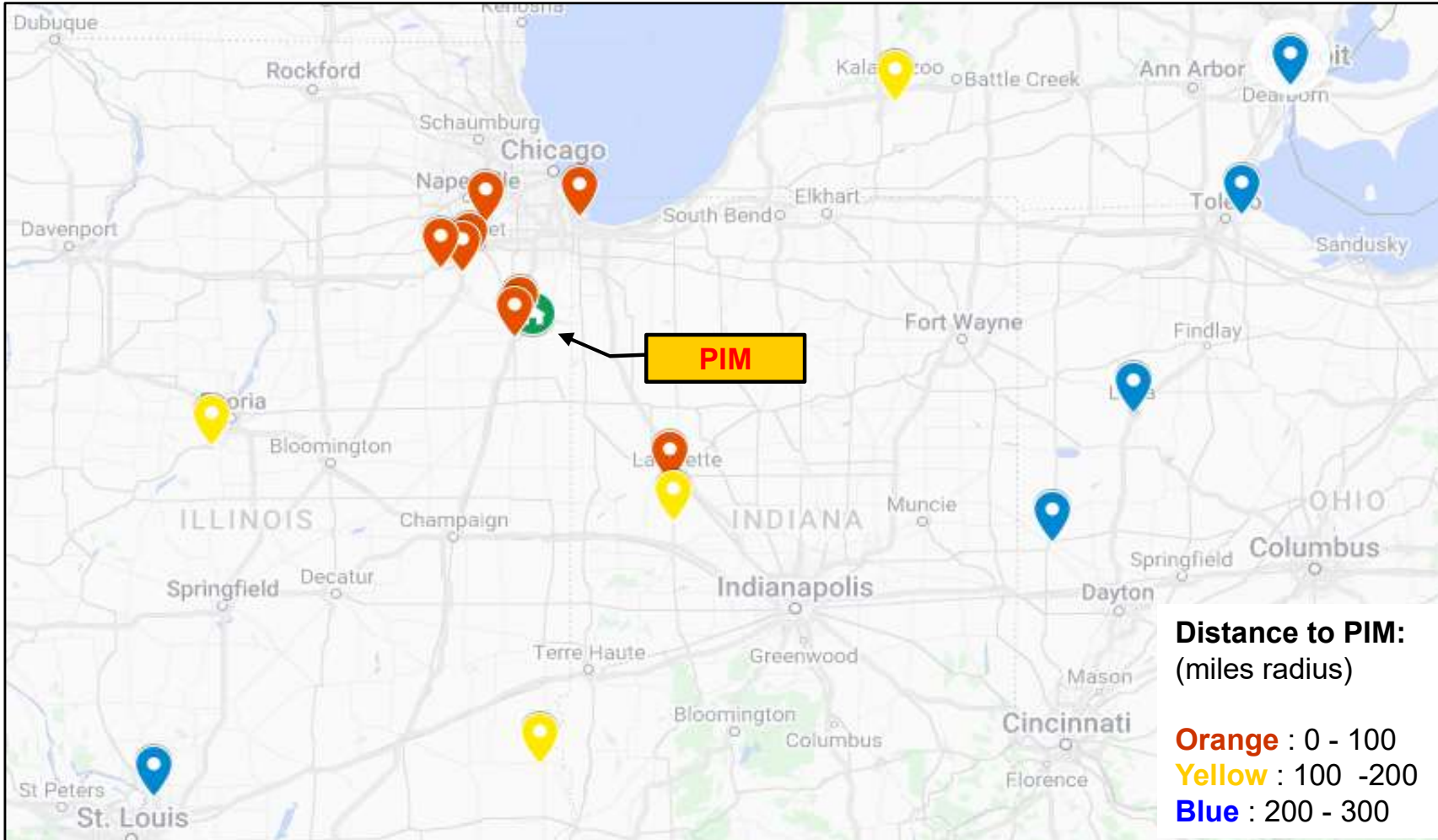


The Property is located at 5485 N 5000E Rd, Bourbonnais, IL 60914



Location Of The Proposed Property (continued)

Proximity to major refineries and petrochemical plants in surrounding states



It is approximate 1hr 30mins from Chicago O'Hare Airport to the Property.



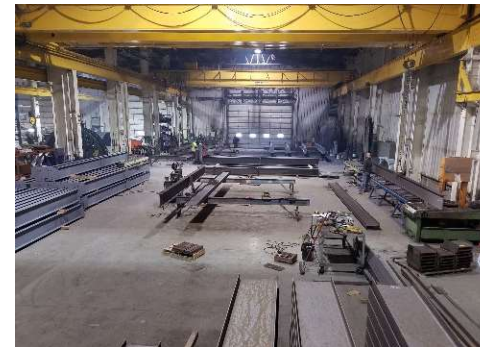
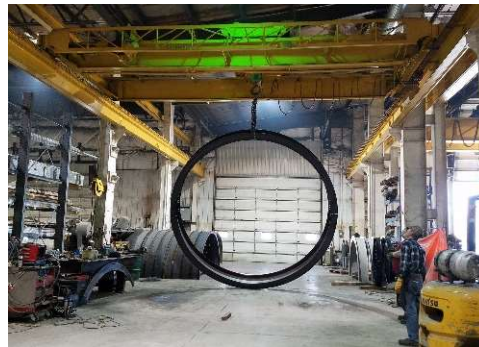
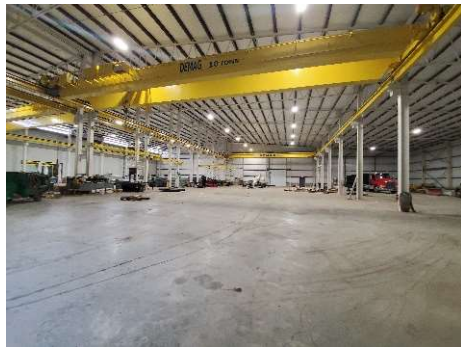
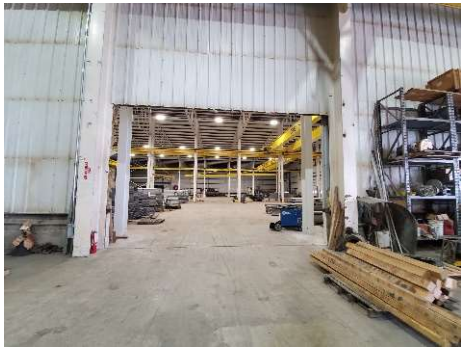
General Information on the Proposed Property

Location	5485 N 5000E Rd, Bourbonnais, IL 60914
Land Ownership Type	Freehold
Total Gross Floor Area	60,000 sf
Total Land Area	199,330 sf
Building Type	One-story industrial building suitable for fabrication and office





The Proposed Property





Video Presentation on The Proposed Property



Source: <https://www.youtube.com/watch?v=di1C28AjVIU>



The Proposed US Investment

We are seeking shareholders approval for the proposed US investment of up to USD7.5 million or S\$10.4m (based on exchange rate of 1USD to SGD1.385)

- Subscribing 6 million units in a wholly owned Pegasus Industrial Midwest LLC (capital of USD6.0m)
- Up to USD1.5m of shareholders loan



Use of Proceeds

		USD' 000	%
1	Acquisition of Property	3,000	40
2	Purchase of new equipment	2,500	33.3
3	Renovation and Modification to suit operation needs	400	5.4
4	Others – Statutory Cost (Stamp Duties and Professional Fees)	100	1.3
5	Working capital of PIM LLC	1,500	20
	Total Proposed Investment	7,500	100



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Thank you



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Questions & Answers Session



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