

2Q19 Results Presentation

15 November 2018



Ara
Sendayan

Stock Code

Bloomberg MCH MK

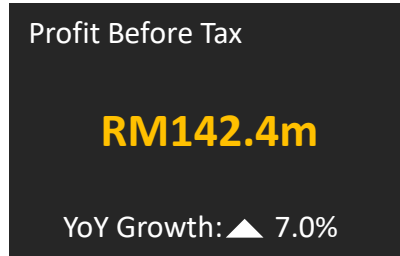
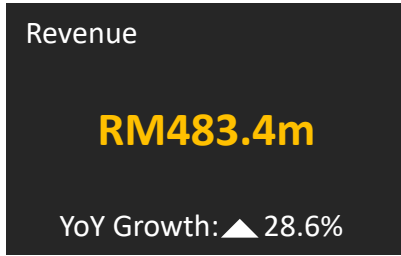
Reuters MATR KL

IR Adviser

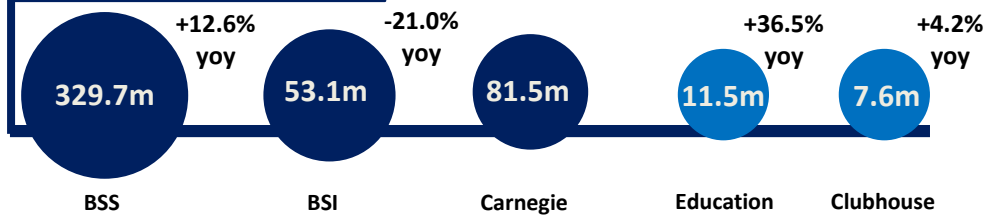


1H19 highlights

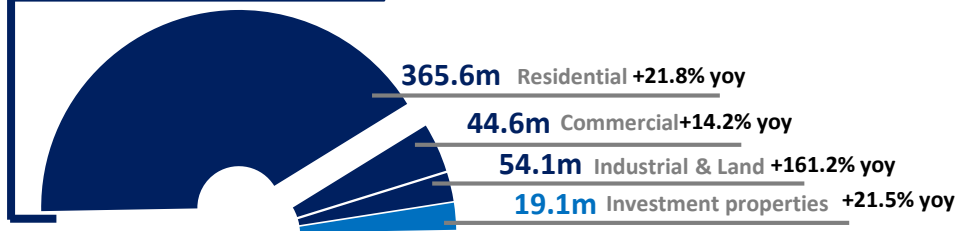
as at 30 September 2018



Revenue by SEGMENTS (RM)



Revenue by TYPE (RM)



2nd Interim Dividend Per Share
3.25 sen

Total Dividend Payout
RM48.9m[#]

[#] 47.5% of 1H19 net profit

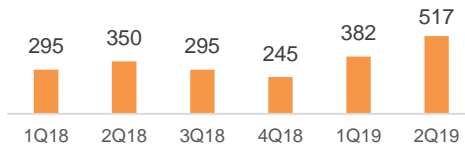
- Property Development
- Investment

Operations Review

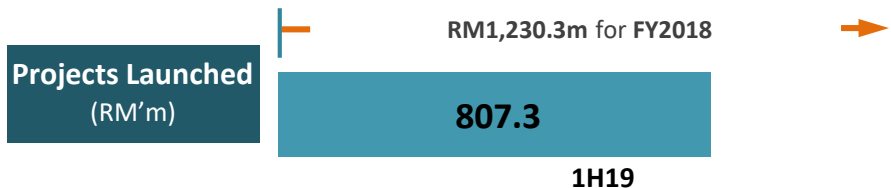
as at 30 Sept 2018



RM898.6 million
worth of properties sold in 1H19



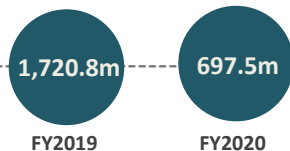
RM2.7 billion
in ONGOING GDV



80.5%

AVERAGE TAKE-UP RATE

PIPELINE LAUNCHES (RM)



More than
RM8.4 billion
worth of projects lasting till 2027

RM1.4 billion
of UNBILLED SALES



1H19 Operations Review

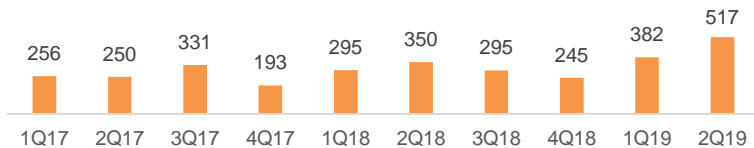
Bandar Sri Sendayan - Actual Photo

Strong demand for Group's properties despite slow property market...



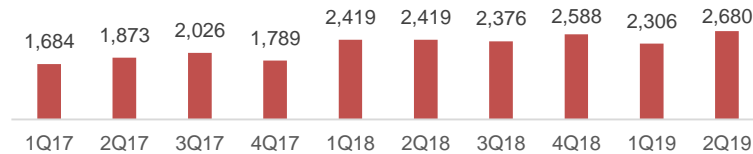
Total Value of Properties Sold *

1H19: RM898.6m
1H18: RM644.7m



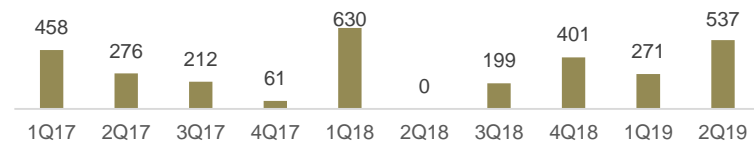
Ongoing GDV (under construction) #

RM2,680.4m as at 30.9.18
(RM2,587.8m as at 31.3.18)



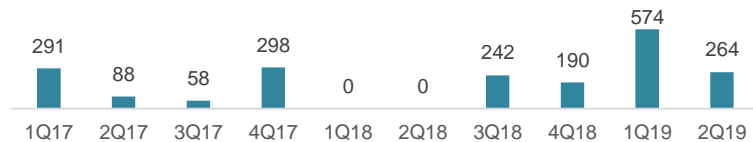
Projects Launched ^#

1H19: RM807.7m
1H18: RM630.2m



Projects Completed

1H19: RM837.8m
FY18: RM431.4



Unbilled Sales #

RM1,433.7m as at 30.9.18
(RM1,087.5m as at 30.9.17)

Average Take-up (units) (excl. STV) #

80.5%
As at 30.9.18

*Including sales of industrial property at Sendayan TechValley

^Launches include adjustments to GDV

Does not include value for M.Carnegie project (take up of 98.1% as at 1H19)

Take-up rate of 88.4% indicating commendable demand for BSS properties...



Bandar Sri Sendayan – Residential and Commercial Properties

- Total launches of RM496.9m in 1H19
- New sales of RM301.0m in 2Q19 (2Q18: RM232.0m); RM606.1m in 1H19 (1H18:RM429.7m)
- Average take-up rate of 88.4% for ongoing projects
- Unbilled sales stood at RM1,108.9 as at 30 September 2018

| RM 'm | FY18 | | | | FY19 | |
|-------------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | 1Q | 2Q | 3Q | 4Q | 1Q | 2Q |
| Start-Quarter GDV | 1,287.9 | 1,755.5 | 1,755.5 | 1,645.4 | 2,047.3 | 1,798.5 |
| Less Completed Projects | - | - | 241.8 | - | 512.3 | - |
| Add New Launches | 467.6 | - | 132.1 | 401.5 | 271.2 | 225.7 |
| Add GDV Adjustment | - | - | -0.4 | 0.3 | -7.6 | -0.2 |
| End-Quarter GDV | 1,755.5 | 1,755.5 | 1,645.4 | 2,047.3 | 1,798.5 | 2,024.1 |
| Start-Quarter Take-up | 1,079.7 | 1,277.4 | 1,509.4 | 1,505.6 | 1,695.8 | 1,488.6 |
| Add New Take-up | 197.7 | 232.0 | 237.9 | 190.3 | 305.1 | 301.0 |
| Less Completed Projects | - | - | 241.8 | - | 512.3 | - |
| End-Quarter Take-up | 1,277.4 | 1,509.4 | 1,505.6 | 1,695.8 | 1,488.6 | 1,789.6 |
| <i>Take-up Rate</i> | <i>72.8%</i> | <i>86.0%</i> | <i>91.5%</i> | <i>82.8%</i> | <i>82.8%</i> | <i>88.4%</i> |
| Unbilled Sales | 679.4 | 776.8 | 820.0 | 789.7 | 937.2 | 1,108.9 |

1H19 Launches

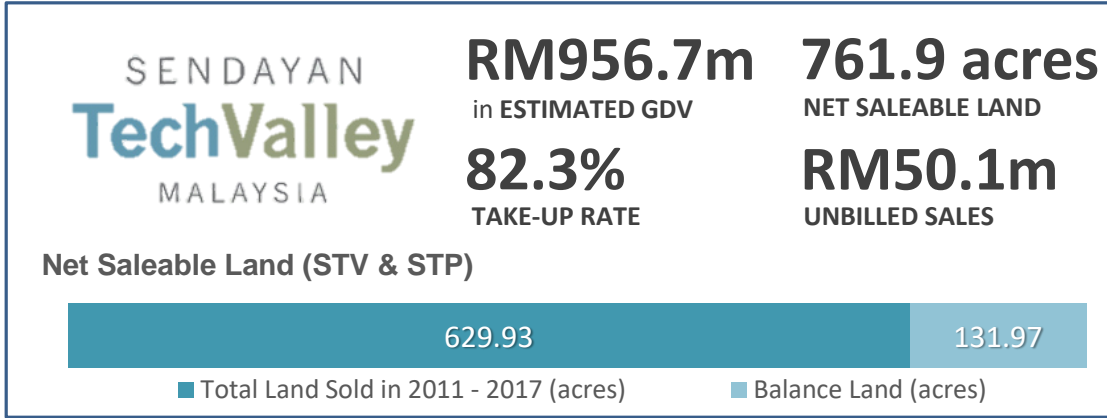
| Project Name | Type | Units | GDV (RM 'm) |
|-----------------------------------|-------------------------|-------|-------------|
| Tiara Sendayan 1 | 1-storey terrace houses | 192 | 151.2 |
| | 2-storey terrace houses | 212 | |
| Tiara Sendayan 2 | 2-storey terrace houses | 504 | 225.7 |
| Ara Sendayan Phase 3 (Precint 3B) | 2-storey terrace houses | 168 | 120.0 |

STV an attractive proposition for major international high impact industrialist corporations...



Bandar Sri Sendayan – Industrial Properties

- RM24.0m worth of industrial properties in STV sold in 1H19, comprising 2 lots totaling 12.4 acres



| Project | Type | Net saleable land (acres) | Units | Take-up rate | Est. GDV (RM 'm) | Status |
|---------------------------|---------|---------------------------|------------|--------------|------------------|--|
| Sendayan TechValley 1 & 2 | Ind Lot | 638.9 | 130 | 82.3% | 786.7 | Completed & Ready for Sale |
| Sendayan TechPark | Ind Lot | 123.0 | n/a | n/a | 170.0 | Site clearing and earthworks in progress |
| Total | | 761.9 | 130 | 82.3% | 956.7 | |

Occupants at STV (selected)



Buyer profile remains owner occupiers...to launch two new projects of more than RM130 million GDV in 2H19

Bandar Seri Impian – Residential and Commercial Properties

- Recorded new sales of RM25.5m in 2Q19 (2Q18: RM58.1m)
- Average take-up rate of 68.5% for ongoing projects
- Unbilled sales stood at RM147.1m as at 30 September 2018

| RM 'm | FY18 | | | | FY19 | |
|-------------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | 1Q | 2Q | 3Q | 4Q | 1Q | 2Q |
| Start-Quarter GDV | 361.8 | 524.3 | 524.3 | 590.8 | 401.2 | 345.5 |
| Less Completed Projects | - | - | - | 189.6 | 62.0 | - |
| Add New Launches | 162.5 | - | 66.5 | - | - | - |
| Add GDV Adjustment | - | - | - | - | 6.3 | - |
| End-Quarter GDV | 524.3 | 524.3 | 590.8 | 401.2 | 345.5 | 345.5 |
| Start-Quarter Take-up | 228.8 | 313.7 | 371.8 | 390.7 | 238.7 | 211.4 |
| Add New Take-up | 84.8 | 58.1 | 19.0 | 37.6 | 34.6 | 25.5 |
| Less Completed Projects | - | - | - | 189.6 | 62.0 | - |
| End-Quarter Take-up | 313.7 | 371.8 | 390.7 | 238.7 | 211.4 | 236.9 |
| <i>Take-up Rate</i> | <i>59.8%</i> | <i>70.9%</i> | <i>66.1%</i> | <i>59.5%</i> | <i>61.2%</i> | <i>68.5%</i> |
| Unbilled Sales | 165.5 | 188.5 | 175.7 | 162.4 | 150.6 | 147.1 |



Chambers KL – High-Rise Residential and Commercial Apartment

- Launched in August 2018 with GDV of RM310.8m
- Achieved total new sales of RM51.4m in 2Q19
- Current take-up of 17.9%; unbilled sales of RM51.4m as at 30 September 2018



Development Info

| Project Name | Type | Units | GDV (RM 'm) |
|--------------|-------------------|-------|-------------|
| Chambers KL | Service Apartment | 509 | 310.8 |
| | Commercial Lots | 4 | |

Residensi SIGC (Phase 1) – Residential Resort Living

- Completed in 2Q18 with GDV of RM161.7m on 24.1 acres land; situated adjacent to the Seremban International Golf Club
- Achieved total new sales of RM159.5m since launch; RM64.6m in 1H19
- Current take-up of 98.4%; unbilled sales of RM76.3m as at 30 September 2018



Development Info

| Project Name | Type | Units | GDV (RM 'm) |
|--------------------------|------------------------------|-------|-------------|
| Residensi SIGC (Phase 1) | 2-storey terrace homes | 70 | 161.7 |
| | 2-storey semi-detached homes | 38 | |
| | 2-storey bungalows | 17 | |

M.Carnegie – Boutique Apartments

- Launched in June 2016 with GDV of AUD32.8m (est. RM101.8m)
- Group's maiden overseas project in a prime location near Melbourne CBD; with excellent availability of public amenities and connectivity
- Recognized all sales since launch as new sales amounting to AUD31.1m (est. RM92.4m) in 2Q19
- Current take-up at 98.1%; completed in August 2018



Development Info

| Project Name | Type | Units | GDV (RM 'm) |
|--------------|---------------------|-------|--------------|
| M.Carnegie | Boutique apartments | 52 | 101.8 (est.) |

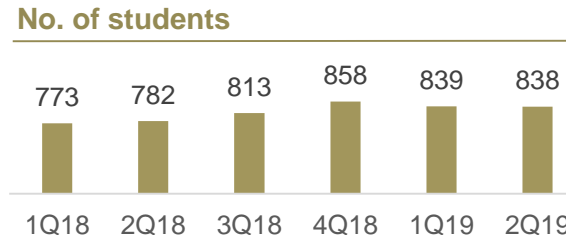
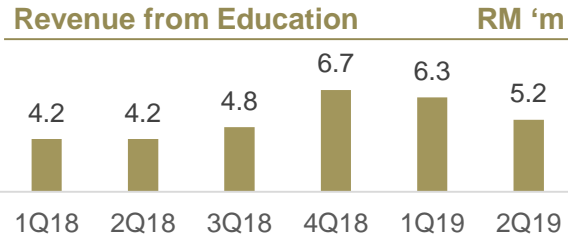
Matrix Global Schools

- 838 students enrolled as at 30 September 2018

Number of students:

- Matrix International School:** 387 students
 - Includes 56 students from Shanghai Zhangjiang Specialised College for 18-month preparatory programme
- Matrix Private School:** 360 students
- Matrix Preschool:** 91 students

- Anticipating arrival of initial batch of students from Hengshui No.1 High School in first half of CY2019



d'Tempat Country Club and d'Sora Boutique Business Hotel to provide steady recurring revenue stream...



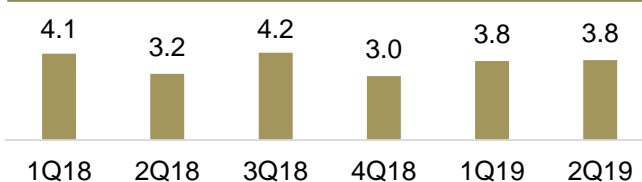
d'Tempat Country Club

- Recognized as a leading lifestyle and entertainment venue in Seremban
- Event/banquet hall seeing excellent booking rates throughout the year for private events
- Expecting higher revenue on increasing popularity of F&B outlets and leisure amenities among BSS and Seremban population

d'Sora Boutique Business Hotel

- First business hotel in BSS township
- Ideal for business travelers due to close proximity to Seremban City and Kuala Lumpur International Airport

Revenue from Hospitality RM 'm





1H19 Financial Highlights

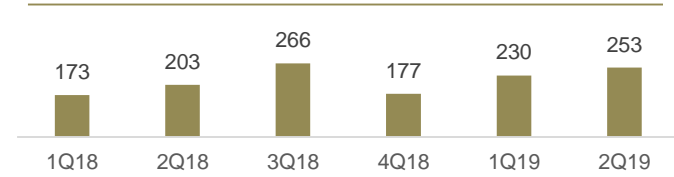
Maintaining topline growth... tapered margins due to product mix to capture demand for affordable housing



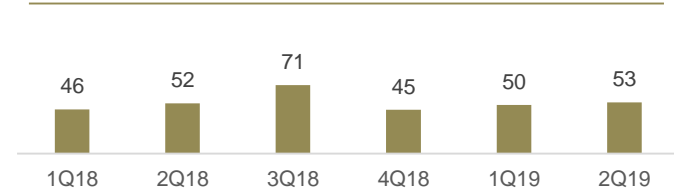
Financial Highlights

- 1H19 group revenue increased 28.6% to RM483.4 million on revenue recognition from M.Carnegie and higher sales of industrial properties
- Net profit for 1H19 grew 5.9% to RM103.1 million, in line with the enlarged revenue base
- Group margins declined mainly due more affordable properties in product mix and relatively lower margins of M.Carnegie project

RM 'm Quarterly Revenue



RM 'm Quarterly Net Profit

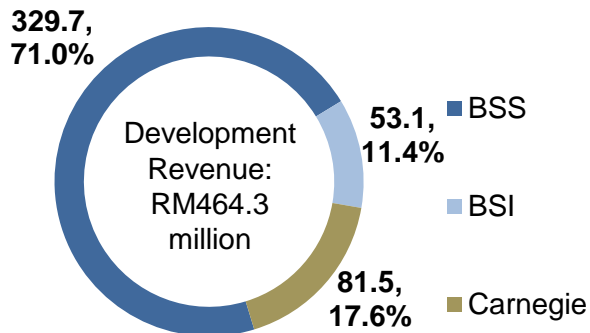


| 2Q19 | 2Q18 | Change | RM 'm | 1H19 to 30.9.18 | 1H18 to 30.9.17 | Change |
|-------|-------|----------|----------------------------|--------------------|--------------------|-----------|
| 253.3 | 202.9 | 24.8% | Revenue | 483.4 | 375.8 | 28.6% |
| 113.5 | 108.8 | 4.3% | Gross Profit | 218.1 | 210.8 | 3.5% |
| 44.8% | 53.6% | (8.8 pt) | <i>Gross Profit margin</i> | 45.1% | 56.1% | (11.0 pt) |
| 76.2 | 73.5 | 3.7% | EBITDA | 146.4 | 139.3 | 5.1% |
| 30.1% | 36.2% | (6.1 pt) | <i>EBITDA margin</i> | 30.3% | 37.1% | (6.8 pt) |
| 74.4 | 71.0 | 4.8% | PBT | 142.4 | 133.0 | 7.0% |
| 29.4% | 35.0% | (5.6 pt) | <i>PBT margin</i> | 29.5% | 35.4% | (5.9 pt) |
| 52.9 | 51.8 | 2.2% | PATMI | 103.1 | 97.4 | 5.9% |
| 20.9% | 25.5% | (4.6 pt) | <i>Net margin</i> | 21.3% | 25.9% | (4.6 pt) |
| 7.0 | 8.6 | -18.5% | Basic EPS (sen) | 13.7 | 16.5 | -17.2% |

BSS continues to deliver growth in revenue... expanded revenue base from overseas project of M.Carnegie's maiden recognition in 2Q19



RM 'm 1H19 Revenue Segmentation (by project development)



↑ Bandar Sri Sendayan +12.6% yoy

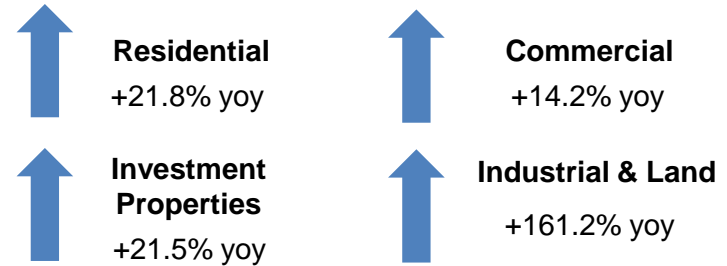
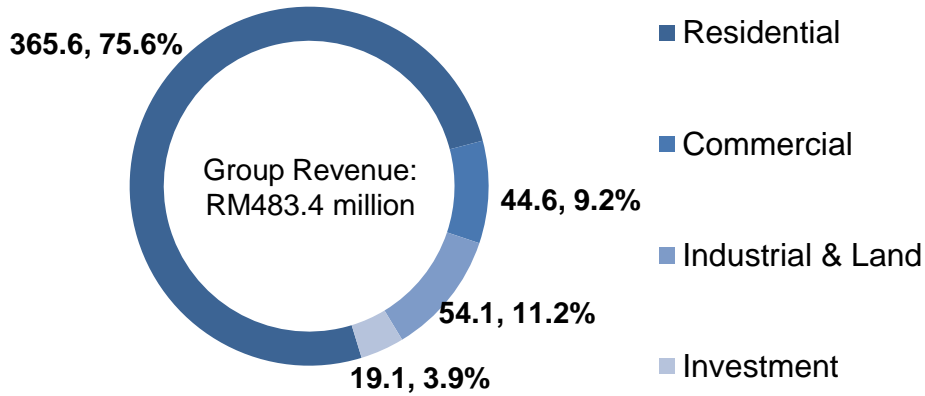
↓ Bandar Seri Impian -21.0% yoy

| Location | 1Q FY18 | | 2Q FY18 | | 3Q FY18 | | 4Q FY18 | | 1Q FY19 | | 2Q FY19 | |
|--------------|---------|-------|---------|-------|---------|-------|---------|-------|---------|-------|---------|-------|
| | RM 'm | % | RM 'm | % | RM 'm | % | RM 'm | % | RM 'm | % | RM 'm | % |
| NS | | | | | | | | | | | | |
| BSS & Others | 152.8 | 92.8% | 140.1 | 71.7% | 198.2 | 77.1% | 130.2 | 81.1% | 188.9 | 85.9% | 140.8 | 57.6% |
| Johor | | | | | | | | | | | | |
| BSI | 11.8 | 7.2% | 55.4 | 28.3% | 59.0 | 22.9% | 30.4 | 18.9% | 31.1 | 14.1% | 22.0 | 9.0% |
| Australia | | | | | | | | | | | | |
| M.Carnegie | 0.0 | 0% | 0.0 | 0% | 0.0 | 0% | 0.0 | 0% | 0.0 | 0% | 81.5 | 33.4% |
| Land sales | 0.0 | 0% | 0.0 | 0% | 0.0 | 0% | 0.0 | 0% | 0.0 | 0% | 0.0 | 0% |
| Total | 164.6 | 100% | 195.5 | 100% | 257.2 | 100% | 160.6 | 100% | 220.0 | 100% | 244.3 | 100% |

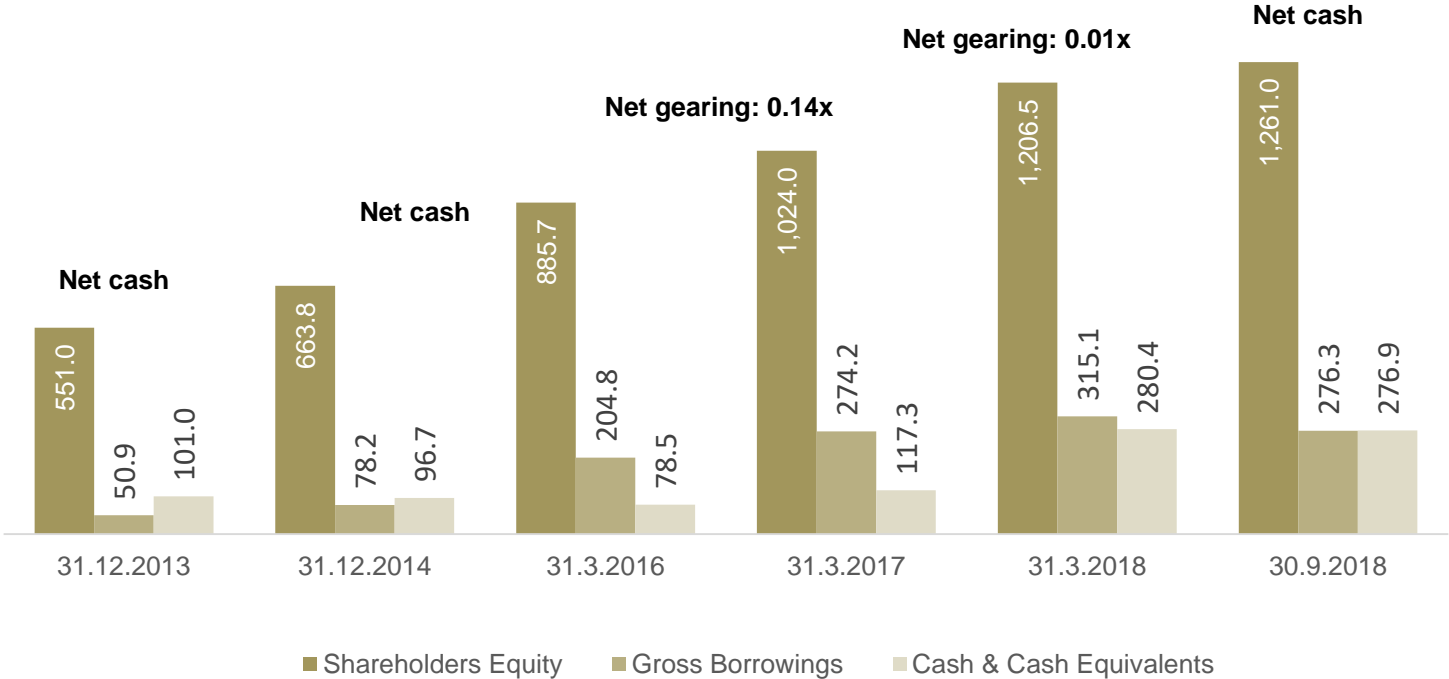
Residential properties remain the largest contributor to Group revenue...all categories of development properties chart at least double digit growth



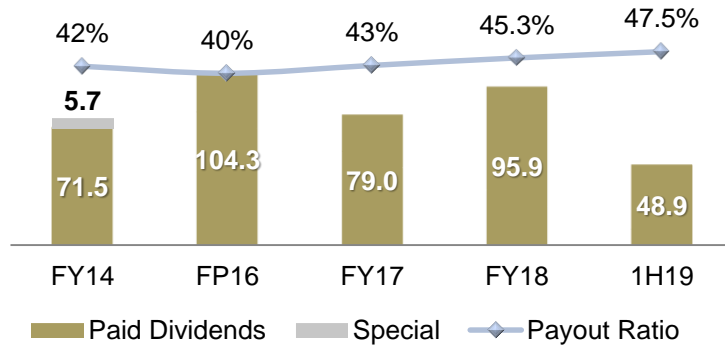
RM 'm 1H19 Revenue Segmentation (by type)



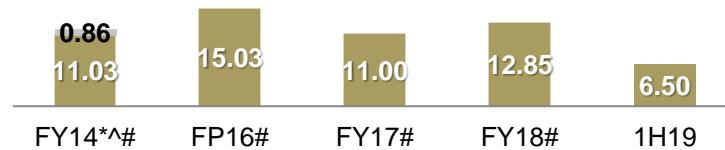
| Type | 1Q FY18 | | 2Q FY18 | | 3Q FY18 | | 4Q FY18 | | 1Q FY19 | | 2Q FY19 | |
|--------------|--------------|-------------|--------------|-------------|--------------|-------------|--------------|-------------|--------------|-------------|--------------|-------------|
| | RM 'm | % | RM 'm | % | RM 'm | % | RM 'm | % | RM 'm | % | RM 'm | % |
| Residential | 128.2 | 74% | 172.1 | 85% | 168.4 | 63% | 165.4 | 97% | 190.9 | 83% | 174.7 | 69% |
| Commercial | 15.7 | 9% | 23.4 | 12% | 25.2 | 9% | 5.9 | 3% | 18.4 | 8% | 26.2 | 10% |
| Industrial | 20.7 | 12% | 0.0 | 0% | 63.6 | 24% | -10.7 | -6% | 10.7 | 5% | 43.4 | 17% |
| Land sales | 0.0 | 0% | 0.0 | 0% | 0.0 | 0% | 0.0 | 0% | 0.0 | 0% | 0.0 | 0% |
| Investment | 8.3 | 5% | 7.4 | 4% | 9.0 | 3% | 9.8 | 6% | 10.1 | 4% | 9.0 | 4% |
| Total | 172.9 | 100% | 202.9 | 100% | 266.2 | 100% | 170.4 | 100% | 230.1 | 100% | 253.3 | 100% |



Dividend Payout RM 'm



Dividend Per Share sen



*Adjusted for 1-for-2 bonus issue in 2014

^Adjusted for 1-for-6 bonus issue in 2015

#Adjusted for 1-for-4 bonus issue in 2017

Dividend Payments

| | Dividend per share (sen) | | Dividend Payout (RM 'm) | |
|---------------------------------------|--------------------------|-------------|-------------------------|--------------|
| | FY2018 | FY2019 | FY2018 | FY2019 |
| 1 st Interim (single tier) | 2.60 [#] | 3.25 | 19.17 | 24.45 |
| 2 nd Interim (single tier) | 3.25 | 3.25 | 24.15 | 24.47 |
| 3 rd interim (single tier) | 3.50 | | 26.28 | |
| 4 th interim (single tier) | 3.50 | | 26.33 | |
| Total | 12.85 | 6.50 | 95.93 | 48.92 |

Dividend policy to distribute 40% of net profit to shareholders



Pipeline Projects

Steady flow of launches to enable Group to sustain financial performance...



| Projects | No. of Units/Type | FY2019 GDV (RM 'm) | | | | FY2020 GDV (RM 'm) | | | |
|-----------------------------------|---|-----------------------|-------|-------|-------|-----------------------|----|----|----|
| | | 1Q | 2Q | 3Q | 4Q | 1Q | 2Q | 3Q | 4Q |
| Hijayu Resorts Homes (Phase 5&6) | 10 units 2-storey semi detached houses 175 units 2-storey terrace houses | | | 163.0 | | | | | |
| Sendayan Metropark 3 | 74 units 2-storey shop offices | | | | | 78.0 | | | |
| Ara Sendayan Phase 3 (Precint 4) | 168 units 2-storey terrace houses | 119.6 | | | | | | | |
| Ara Sendayan Phase 4 (Precint 2A) | 244 units 2-storey terrace houses | | | | | 240.0 | | | |
| Ara Sendayan Phase 5 (Precint 3A) | 144 units 2-storey terrace houses | | | 103.5 | | | | | |
| Tiara Sendayan 1 | 192 units 1-storey terrace houses, and 212 units 2-storey terrace houses | 151.2 | | | | | | | |
| Tiara Sendayan 2 | 504 units 2-storey terrace houses | | 225.7 | | | | | | |
| Tiara Sendayan 3 | 363 units 2-storey terrace houses | | | 145.0 | | | | | |
| Tiara Sendayan 4 | 537 units 2-storey terrace houses | | | | 278.0 | | | | |
| Total | | 1186.0 | | | | 318.0 | | | |

**Total targeted launches in FY2019:
RM1,720.8m**



Launched
 To be launched

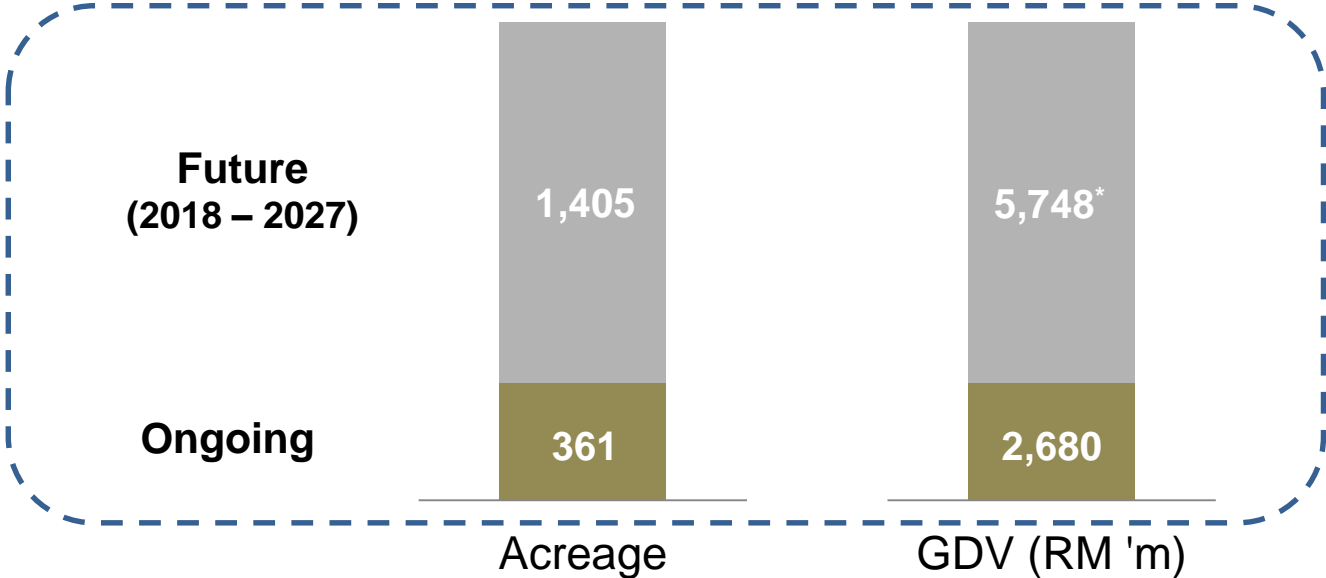
Launches comprise a healthy mix of affordable and higher-premium products...



| Projects | No. of Units/Type | FY2019 GDV (RM 'm) | | | | FY2020 GDV (RM 'm) | | | |
|----------------------------------|--|-----------------------|--------------|------|------|-----------------------|--------------|----|----|
| | | 1Q | 2Q | 3Q | 4Q | 1Q | 2Q | 3Q | 4Q |
| <u>Bandar Seri Impian</u> | | | | | | | | | |
| Impiana Damai 2A | 124 units 2-storey terrace houses | | | | 87.1 | | | | |
| Impiana Damai 2B | 165 units 2-storey terrace houses | | | | | | 107.0 | | |
| Impiana Bayu 3A | 83 units 2-storey terrace houses | | | | 44.6 | | | | |
| Impiana Bayu 3B | 416 units 2-storey terrace houses | | | | | 194.6 | | | |
| <u>Others</u> | | | | | | | | | |
| Chambers KL (PWTC) | 509 units service apartments, and 4 units commercial lots | | 310.8 | | | | | | |
| Lobak Commercial Centre | 14 units 2-storey shop offices, and 2 units commercial lots | | | 29.3 | | | | | |
| Residensi SIGC | 78 units 2-storey terrace houses | | | 62.9 | | | | | |
| Taman Anggerik Tenggara | 240 units 2-storey terrace houses | | | | | | 77.9 | | |
| | Total | | 534.8 | | | | 379.5 | | |

**Total targeted launches in
FY2019:
RM1,720.8m**

 Launched
 To be launched



*Does not include potential GDV for Sendayan Icon Park (estimated more than RM6 billion)



Investment Merits

Stock Information

| | |
|---------------------------------|------------|
| Share Price @ 9 October 2018 | RM1.90 |
| Number of shares ('m) | 752.8 |
| Market Cap @ 9October 2018 | RM1,430.3m |
| Warrant Price @ 11 October 2018 | RM0.175 |
| Number of warrants ('mil) | 63.9 |
| Warrant Premium / (Discount) | 10.3% |
| PE Ratio (ttm) | 6.6x |
| PE Ratio (ttm, fully diluted) | 7.2x |
| Dividend Yield (FY2018) | 6.8% |

Thank You

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Appendix

BSS township set to expand further as Group continues to develop landbank... to capitalize on township's ready infrastructure and amenities



Summary of Projects

| Project | Acres | GDV (RM 'm) |
|----------------------------|----------------|----------------|
| Bandar Sri Sendayan | | |
| Completed ¹ | 1,396.2 | 3,697.6 |
| Ongoing ² | 306.7 | 2,024.1 |
| Future ^{3,4} | 1,190.4 | 4,034.9 |
| Total | 2,893.3 | 9,756.6 |

Bandar Seri Impian

| | | |
|--------------|--------------|----------------|
| Completed | 477.8 | 1,013.7 |
| Ongoing | 53.0 | 345.5 |
| Future | 163.4 | 1,067.9 |
| Total | 694.1 | 2,427.1 |

Other Projects

| | | |
|----------------------|----------------|----------------|
| Completed | 1,257.8 | 1,517.0 |
| Ongoing ⁵ | 1.0 | 310.8 |
| Future ⁶ | 50.7 | 644.7 |
| Total | 1,309.5 | 2,472.5 |

Notes

- ¹ Includes total GDV and net saleable acreage for STV (GDV: RM786.7m / 638.9ac)
- ² Includes ready for sale sub-centres at Nusari Bayu (GDV: RM30.0m / 20ac) and Nusari Hijayu (GDV: RM12m / 8.1ac)
- ³ Includes GDV for land purchases at Labu (Bukit Eka Development, GDV RM850.0m on 237.0ac) and Rasah Kemayan (Ara Sendayan Development Phases 4, 5 & 6, GDV RM422.5m on remaining undeveloped 76.1ac); STV 3 (GDV: RM145.7m / 103.0ac) and STP (GDV: RM170.3m / 164.0ac)
- ⁴ Does not include potential GDV for Sendayan Icon Park (estimated more than RM6 billion)
- ⁵ Comprises Chambers KL (GDV: RM310.8m / 1.0ac)
- ⁶ Includes high-rise residences in Puchong (GDV: RM400m / 5.8ac), and second phase of Residensi SIGC (GDV: RM87.9m / 17.7ac)

| Project | Type | Site Area (acres) | No. of units | Take-up rate | Est. GDV (RM 'm) | Unbilled Sales (RM 'm) | Commenced | Completion |
|--|----------|-------------------|--------------|--------------|------------------|------------------------|----------------|------------|
| Sendayan Merchant Square (Phase 1 & 2) | DSSO | 26.0 | 164 | 100% | 201.7 | 9.4 | 2015 | 2018 |
| Suriaman 2A | DST | 23.6 | 267 | 98% | 169.0 | 50.7 | 2016 | 2018 |
| Suriaman Biz (Phase 1 & 2) | DSSO | 2.5 | 38 | 100% | 46.5 | 30.1 | 2016 | 2019 |
| Sendayan Metropark 2B | DSSO | 8.2 | 71 | 79% | 79.0 | 24.6 | 2016 | 2019 |
| Sub Centre @ Nusari Bayu | Comm Lot | 20.0 | 4 | 25% | 30.0 | n/a | Ready for Sale | |
| Sub Centre @ Nusari Hijayu | Comm Lot | 8.1 | 2 | 0% | 12.0 | n/a | Ready for Sale | |
| Suriaman 2 | DST | 32.9 | 253 | 98% | 186.3 | 80.7 | 2017 | 2019 |
| Hijayu Resort Homes (Phase 2) | DST | 15.0 | 129 | 100% | 97.6 | 46.1 | 2017 | 2019 |
| Hijayu Resort Homes (Phase 3) | DSSD | 9.0 | 52 | 100% | 80.5 | 62.4 | 2018 | 2019 |
| Hijayu Resort Homes (Phase 4) | DST | 20.6 | 232 | 61% | 181.5 | 104.7 | 2018 | 2020 |
| Ara Sendayan (Phase 1A) | DST | 22.4 | 269 | 99% | 183.7 | 83.6 | 2017 | 2019 |
| Ara Sendayan (Phase 1B) | DST | 16.2 | 195 | 83% | 132.1 | 80.6 | 2017 | 2019 |
| Ara Sendayan Phase 2 (Precinct 4) | DST | 15.6 | 193 | 95% | 127.5 | 104.3 | 2017 | 2019 |
| Ara Sendayan Phase 3 (Precinct 3B) | DST | 14.8 | 168 | 66% | 119.6 | 74.8 | 2018 | 2020 |
| Tiara Sendayan 1 | SST/DST | 31.3 | 404 | 100% | 151.4 | 137.9 | 2018 | 2020 |
| Tiara Sendayan 2 | DST | 40.5 | 504 | 100% | 225.7 | 211.2 | 2018 | 2020 |
| Total | | 306.7 | 2,945 | 92.4% | 2,024.1 | 1,101.3 | | |

¹ Unbilled sales does not include completed projects of Hijayu 3 (RM1.4m), Suriaman 2B (RM6.2m) and STV (RM50.1m)

| Project | Type | Site Area (acres) | No. of units | Take-up rate | Est. GDV (RM 'm) | Unbilled Sales (RM 'm) | Commenced | Completion |
|--------------------------|--------------|-------------------|--------------|--------------|------------------|--------------------------|-----------|------------|
| Impiana Square (Phase 1) | DSSO | 12.6 | 113 | 46% | 110.2 | 22.2 | 2016 | 2019 |
| Impiana Damai 1 | DST | 18.3 | 198 | 90% | 106.9 | 59.3 | 2017 | 2019 |
| Impiana Casa 3B | SST | 12.3 | 173 | 97% | 59.4 | 28.9 | 2017 | 2019 |
| Impiana Casa 3A | DST | 9.8 | 138 | 53% | 69.1 | 32.3 | 2017 | 2019 |
| | Total | 53.0 | 622 | 75.7% | 345.5 | 142.6¹ | | |

¹ Unbilled sales does not include completed projects of Impiana Bayu 2 (RM0.5m), Impiana 2 (RM1.3m) and Impiana Indah (RM2.6m)

| Project | Type | Site Area (acres) | No. of units | Est. GDV (RM 'm) | Commencement | Completion |
|--------------------------------------|----------------|-------------------|--------------|------------------|--------------|------------|
| Sendayan Merchant Square 1 (Phase 3) | DSSO | 1.3 | 0 | 0.0 | tba | tba |
| | Comm Lot | | 2 | 3.9 | | |
| Hijayu Resort Homes (Phase 5&6) | DSSD | 20.8 | 10 | 17.0 | 2018 | 2020 |
| | DSST | | 175 | 146.0 | | |
| Hijayu Resort Villa (Phase 1-3) | DSB | 15.6 | 46 | 110.0 | 2019/20 | 2020/21 |
| | BL | | 0 | 0.0 | 2019 | 2020 |
| Hijayu Residence (Phase 1 & 2) | DST | 52.1 | 576 | 419.0 | 2020 | 2022 |
| Sendayan Metropark 3 | DSSO | 5.1 | 61 | 78.0 | 2019 | 2022 |
| Sub Centre @ Sendayan TechValley 1A | Industrial | 45.8 | 13 | 77.8 | tba | tba |
| | Factory | | 32 | 28.0 | tba | tba |
| | Comm Lot | | 1 | 3.0 | tba | tba |
| Sendayan Merchant Square 2 | DSSO | 40.0 | 244 | 365.6 | tba | tba |
| | Comm Lot | | 4 | 67.8 | | |
| Tiara Sendayan 3 (Precint 4) | DST | 33.5 | 363 | 145.0 | 2018 | 2020 |
| Tiara Sendayan 4 (Precint 5 & 6) | DST | 69.7 | 537 | 278.0 | 2019 | 2021 |
| Tiara Sendayan 5-9 | DST | 99.2 | 1020 | 465.0 | tba | tba |
| | DSSH | | 50 | 40.6 | | |
| | Petrol Station | | 1 | 2.8 | | |

continued on next page

| Project | Type | Site Area (acres) | No. of units | Est. GDV (RM 'm) | Commencement | Completion |
|------------------------------------|-------------|-------------------|--------------|--------------------------|--------------|------------|
| Hijayu Aman | DST | 37.0 | 360 | 115.2 | tba | tba |
| RMMK @ TBS | SST | 4.5 | 60 | 4.8 | tba | tba |
| Sendayan Aman (RMMK) | SST | 26.5 | 182 | 14.5 | tba | tba |
| Sendayan Icon Park | Icon City | 116.4 | 1 | Estimated more than RM6b | tba | tba |
| Sendayan - Lot Institution | Institution | 23.1 | 1 | 35.22 | tba | tba |
| Sendayan Tech Valley 3 | Industrial | 103.0 | 36 | 145.66 | tba | tba |
| Suriaman Biz | Comm Lot | 1.6 | 2 | 4.84 | tba | tba |
| Sendayan Metropark 2A | Comm Lot | 0.8 | 1 | 2.4 | tba | tba |
| Ara Sendayan Phase 4 (Precinct 2A) | DST | 36.7 | 244 | 240.0 | 2019 | 2021 |
| Ara Sendayan (Phase 5 - 6) | DST | 39.4 | 144 | 103.5 | 2018 | 2020 |
| | DSSD | | 56 | 72.0 | tba | tba |
| | DSB | | 3 | 7.0 | | |
| Ara Sendayan - Agriculture | Agriculture | 15.6 | 8 | 22.1 | tba | tba |
| Bukit Eka Project | SST/DST | 237.0 | 1907 | 830.0 | tba | tba |
| | DSSO/Retail | | 26 | 20.0 | | |
| Sendayan Tech Park | Industrial | 135.8 | 22 | 165.3 | tba | tba |
| | Agriculture | 28.2 | 1 | 4.9 | | |
| Total | | 1190.3 | 6189 | 4034.9 | | |

| Project | Type | Site Area (acres) | No. of units | Est. GDV (RM 'm) | Commencement | Completion |
|-------------------------------|----------|-------------------|--------------|------------------|--------------|------------|
| Impiana Point | DSSO | 4.4 | 60 | 19.2 | tba | tba |
| Impiana Height (Phase 2 & 3) | DSB | 9.1 | 18 | 33.4 | tba | tba |
| | DSSD | | 6 | 7.5 | | |
| | SSB | | 14 | 14.0 | | |
| | SSSD | | 8 | 6.0 | | |
| Impiane Bayu 2 (Phase 5) | DST | 2.3 | - | - | tba | tba |
| | Comm Lot | | 1 | 2.5 | tba | tba |
| Impiana Alam | DSSD | 29.9 | 158 | 134.0 | tba | tba |
| | DSSO | | 30 | 20.0 | | |
| Impiana Biz | DSSO | 3.6 | 43 | 17.2 | tba | tba |
| | Retail | | 1 | 0.1 | | |
| Impiana Square (Phase 2 to 5) | DSSO | 46.8 | 283 | 340.5 | 2020/21 | 2022/23 |
| | TSSO | | 0 | 0.0 | | |
| | Comm Lot | | 1 | 40.2 | | |
| Impiana Damai 2A | DST | 13.8 | 124 | 87.1 | 2019 | 2021 |
| Impiana Damai 2B | DST | 14.0 | 165 | 107.0 | 2019 | 2021 |
| Impiana Bayu 3A | DST | 7.1 | 83 | 44.6 | 2018 | 2020 |
| Impiana Bayu 3B | DST | 32.5 | 416 | 194.6 | 2019 | 2020 |
| Total | | 163.4 | 1,411 | 1,067.9 | | |

| Project | Type | Site Area (acres) | No. of units | Est. GDV (RM 'm) | Commencement | Completion |
|---|----------|-------------------|--------------|------------------|--------------|------------|
| Residensi SIGC | DST | 17.7 | 78 | 62.9 | tba | tba |
| | DSSD | | 0 | 0.0 | | |
| | DSB | | 14 | 25.0 | | |
| Lobak Commercial Centre (Phase 2) | DSSO | 4.2 | 14 | 25.0 | tba | tba |
| | Comm Lot | | 2 | 3.9 | | |
| Cove Bay - PD | DSSD | 4.6 | 26 | 46.0 | tba | tba |
| | DSB | | 2 | 4.0 | | |
| Taman Anggerik Tenggara | DST | 18.4 | 240 | 77.9 | 2019 | 2020 |
| Puchong high-rise residential development | SA | 5.8 | 1 | 400.0 | tba | tba |
| Total | | 50.7 | 377 | 644.7 | | |