



Matrix Concepts on track to reach RM1 billion new sales in FY2017

- *Sells 29.1% more properties in 9M17 than previous period*
- *3Q17 net profit leaps 36.9% to RM50.4 million; unbilled sales at record high of RM 903.5 million*
- *Declares third interim dividend of 3.50 sen in respect of FY2017*

Seremban, Negeri Sembilan, Malaysia, 23 February 2017 - Leading Negeri Sembilan property developer Matrix Concepts Holdings Berhad (**Matrix Concepts**; 金群利集团; Bloomberg: MCH:MK; Reuters: MATR.KL) is on track to reach the RM1 billion mark in new property sales in the current financial year ending 31 March 2017 (FY2017) on resilient demand for the Group's affordable housing in its Bandar Sri Sendayan (BSS) and Bandar Seri Impian (BSI) townships.

In the nine months ended 31 December 2016 (9M17), the Group achieved 29.1% higher new sales of RM837.3 million, from RM648.7 million in the corresponding nine months in the previous year. The new sales consisted primarily of residential and commercial properties in BSS and BSI, as well as industrial properties in Sendayan TechValley in BSS.

The Group's unbilled sales rose to a record high of RM903.5 million as at 31 December 2016 compared to RM633.2 million a year ago, which would be recognised until 2019.

“Despite ongoing challenges in the property sector, our development projects have continued to perform commendably, as we bring the right mix of innovativeness and value that is well attuned to market affordability. Overall, the Group's projects achieved an average take-up rate of about 73% as at 31 December 2016.

In 9M17, total launches amounted to RM1,047.0 million in GDV, all of which were well-received. For instance, our recent residential launches in the three months ended 31 December 2016 (3Q17) comprising Suriaman 2A in BSS, as well as Impiana Indah and Impiana Indah 2 in BSI garnered strong buying interest with more than 60% sold within a short span of three months.

We believe that we are on track to hit the RM1 billion new sales mark in FY2017. This would not only signify a new milestone for the Group, but also underscore our commitment to delivering sustainable shareholder returns.

*Dato' Haji Mohamad Haslah bin Mohamad Amin
Chairman of Matrix Concepts Holdings Berhad*

As at 31 December 2016, the Group has RM2.1 billion in ongoing projects in the states of Negeri Sembilan and Johor in Malaysia, as well as in Melbourne, Australia.



Results for the third quarter and nine months ended 31 December 2016 (3Q17/9M17)

Matrix Concepts registered 39.9% higher revenue of RM198.0 million in 3Q17, from RM141.5 million in the corresponding three months previously, while net profit rose 36.9% to RM50.4 million from RM36.8 million a year ago. The commendable performance was attributable to higher billings of ongoing projects and new property sales.

Of total 3Q17 topline, revenue from residential and commercial properties contributed RM118.3 million and RM22.0 million respectively, while industrial properties contributed RM49.4 million. The Group's investment properties made up the remaining RM8.3 million of Group revenue.

9M17 group revenue and net profit stood at RM619.1 million and RM148.8 million respectively, rising 61.5% and 52.2% from the corresponding period a year ago.

The Group declared a third interim dividend of 3.50 sen per share in respect of FY2017, with ex-date on 29 March 2017 and payable on 12 April 2017. Together with earlier-paid first and second interim dividends of 3.25 sen and 3.25 per share respectively, total estimated payout would stand at RM57.2 million or 38.4% of 9M17 net profit.

Financial Summary (Unaudited Consolidated Results)						
RM'000	3M17 to 31.12.16	3M16 to 31.12.15	Change	9M17 to 31.12.16	9M16 to 31.12.15	Change
Revenue	198,000	141,534	39.9%	619,077	383,339	61.5%
Pre-tax Profit	72,928	49,529	47.2%	206,184	131,087	57.3%
Net Profit to Shareholders	50,448	36,839	36.9%	148,839	97,774	52.2%
Basic EPS (sen)	8.8	6.7	31.3%	26.2	19.5	34.4%

**Matrix Concepts changed its financial year end from 31 December to 31 March. The current financial year consists of twelve months from 1 April 2016 to 31 March 2017.*



About Matrix Concepts Holdings Berhad (金群利集团有限公司)

Established in 1996, Matrix Concepts Holdings Berhad is a reputable property developer of choice in Negeri Sembilan. The Group has built a strong track record by developing residential and commercial properties in Negeri Sembilan and Johor.

The Group is currently undertaking several projects, mainly at its two flagship townships; Bandar Sri Sendayan (达城) in Seremban, Negeri Sembilan and Bandar Seri Impian (金峦镇) in Kluang, Johor. Matrix Concepts is also the developer of the Sendayan TechValley - an industrial cluster at Bandar Sri Sendayan - which has attracted more than RM4 billion worth of foreign direct investments from across the globe.

For more information, please visit: www.mchb.com.my

Issued for and on behalf of MATRIX CONCEPTS HOLDINGS BERHAD by Aquilas Advisory (Malaysia) Sdn Bhd. For media enquiries, please contact:

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