



Matrix Concepts FY2017 net profit grows 28.9% to RM187.8 million

- *Reaches record high RM1.0 billion new sales on strong demand for affordable properties*
- *Declares 4th interim single-tier dividend of 3.75 sen per share; total payout for FY2017 stands at 42.1%*
- *Announces 1-for-4 bonus issue of up to 163.9 million shares*

Seremban, Negeri Sembilan, Malaysia, 16 May 2017 - Leading Negeri Sembilan property developer Matrix Concepts Holdings Berhad (**Matrix Concepts**; 金群利集团; Bloomberg: MCH:MK; Reuters: MATR.KL) recorded 28.9% higher net profit of RM187.8 million in the financial year ended 31 March 2017 (FY2017), from RM145.7 million in the corresponding twelve-month period ended 31 March 2016.

The commendable performance came on the back of 31.2% higher revenue of RM780.4 million versus RM594.6 million previously, led chiefly by increased new sales of residential properties at its township developments of *Bandar Sri Sendayan (BSS)* in Seremban, Negeri Sembilan, and *Bandar Seri Impian (BSI)*, in Kluang, Johor.

“We achieved record high new sales of RM1.0 billion in FY2017, combined with a high take-up rate of above 80.0% across our ongoing developments. Compared to new sales of RM817.4 million previously, the sales uptrend of 26.1% year-on-year points to strong demand for our properties despite a challenging market.

Matrix Concepts had put in much effort to increase the vibrancy of our townships, especially in BSS where we enhanced various lifestyle elements like a recreational park and commercial properties to serve the growing community.

For the current financial year ending 31 March 2018 (FY2018), we are aiming for greater heights with RM1.4 billion worth of new launches. With the majority consisting of affordably-priced residential homes together with full scale township amenities, we are confident of maintaining strong sales performance going forward.”

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

As at 31 March 2017, the Group had RM1.9 billion worth of ongoing development projects, significantly higher from RM1.5 billion last year. Unbilled sales climbed to RM859.5 million as at 31 March 2017 from RM621.4 million previously, to be recognized until 2019.



Of total FY2017 revenue, sales of residential properties grew 35.8% to contribute RM596.8 million, while sales of commercial properties was 14.8% lower at RM76.4 million. Sales of industrial properties and land increased 73.9% to RM80.0 million, while contribution from the Group's investment properties of *Matrix Global Schools* and *d'Tempat Country Club* grew 39.7% to RM27.3 million.

For the fourth quarter ended 31 March 2017 (4Q17), the Group recorded revenue and net profit of RM161.3 million and RM39.0 million respectively, declining 23.6% and 18.1% from the corresponding period last year. This was due to lower revenue from both commercial and industrial properties during the quarter under review as a significant portion of the progress billings would only be recognized after 4Q17.

Matrix Concepts declared a fourth interim dividend of 3.75 sen per share in respect of FY2017, with ex-date on 2 June 2017 and payable on 20 June 2017. Together with earlier-paid interim dividends of 3.25 sen, 3.25 sen and 3.50 sen per share respectively, total estimated payout would stand at RM78.7 million or 42.1% of FY2017 net profit. The Group has a dividend policy to distribute 40.0% of net profit to shareholders.

Matrix Concepts also proposed a 1-for-4 bonus issue of up to 163.9 million shares, to facilitate greater equity participation by shareholders and increase the trading liquidity of its shares. Subject to approvals by regulatory authorities, as well as shareholders at an upcoming Extraordinary General Meeting, the exercise is expected to be completed in the second half of 2017.

Commenting on future prospects, Dato' Haji Mohamad Haslah added that the Group is set to perform commendably in FY2018, underpinned by a strong lineup of new launches.

“Since listing in 2013, Matrix Concepts has proved our mettle and delivered sustainable profit. This has enabled us to consistently deliver quarterly dividend payments in line with growing profitability, as well as the announcement our third bonus issue exercise in a short span of four years which reflects our expanding scale of operations.”

“We are confident of prospects in the future, and look forward to considerable growth in financial performance.”

Financial Summary (Unaudited Consolidated Results)						
RM'000	4Q17 to 31.3.17	3M to 31.3.16	Change	FY17 to 31.3.17	12M to 31.3.16	Change
Revenue	161,346	211,277	(23.6%)	780,423	594,616	31.2%
Pre-tax Profit	55,100	70,836	(22.2%)	261,284	201,923	29.4%
Net Profit to Shareholders	38,984	47,969	(18.7%)	187,823	145,743	28.9%
Basic EPS (sen)	6.8	8.6	(21.1%)	33.0	27.8	18.8%

*Matrix Concepts changed its financial year end from 31 December to 31 March. FY2017 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 (金峦城) 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

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