



Matrix Concepts sets record-high RM182.6 million net profit in FY2014 in challenging property market

- *Achieved through improved product mix and higher sales recognition from residential and industrial properties*
- *Group to launch RM1 billion GDV projects and establish investment properties stream in FY2015*
- *Declares fourth interim dividend of 5.25 sen per share and special dividend of 1.25 sen per share*

Seremban, Negeri Sembilan, Malaysia, 12 February 2015 - Leading Negeri Sembilan property developer Matrix Concepts Holdings Berhad (Matrix Concepts; 金群利集团; Bloomberg: MCH:MK; Reuters: MATR.KL) set record-high RM182.6 million net profit in the financial year ended 31 December 2014 (FY2014), jumping 20.5% from RM151.6 million a year ago.

The Group's enhanced profitability was attributed to an improved product mix in the property development segment, complemented with higher sales recognition for its residential and industrial properties.

Group revenue increased to RM598.3 million in FY2014 from RM573.5 million previously.

"Our strong FY2014 report card is the result of the Group's strategies to enhance efficiency and move up the value chain, even though the overall climate was challenging. The strong buyer response to our launches justified our commitment to availing properties that are within reach to a growing population in Negeri Sembilan and Johor.

We believe that demand for affordable products would remain intact in FY2015, and intend to continue our momentum going forward. Hence, we target to launch new projects amounting to a gross development value of RM1 billion in Negeri Sembilan and Johor, which will stand us in good stead to deliver stronger growth in the years to come."

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

Matrix Concepts' unbilled sales amounted to RM429.3 million as at 31 December 2014, which will last the Group until 2017.



Of total group revenue in FY2014, residential and commercial properties contributed about 76% or RM453.0 million, while sales of industrial properties and land made up the remaining 24% or RM144.7 million.

The Group also noted maiden contribution of RM0.7 million from the education segment following the commencement of Matrix Global Schools (MGS) in September 2014.

Dato' Haji Mohamad Haslah said that in addition to new property launches, FY2015 would also see the Group making significant headway in establishing an investment properties segment, beginning with MGS and the upcoming *d'Tempat Country Club*.

“MGS has about 320 students enrolled in the private and international schools as at December 2014, and we are targeting 800 students by end-2015. The Group is also slated to commence operations of *d'Tempat Country Club* in the first quarter of 2015,” added Dato' Haji Mohamad Haslah.

The *d'Tempat Country Club*, situated in the centre of the Bandar Sri Sendayan (BSS) township in Seremban, features over 458,000 sq ft of lifestyle and fitness amenities. These include food and beverage outlets, retail shops, Olympic-sized swimming pool, aqua gym, bowling alley, tennis and squash courts, and banquet and meeting facilities. The clubhouse would cater to BSS residents as well as the general Seremban population.

“While these investment properties are integral to enhancing the appeal of BSS to home buyers and multinational corporations investing in Sendayan TechValley, we believe they also go a long way in establishing a new recurring income stream for the Group.”

“In this regard, we are pleased that BSS is rapidly transforming into a vibrant integrated lifestyle township in Seremban, gaining repute as a work and living destination of choice,” concluded Dato' Haji Mohamad Haslah.

In line with the new milestone in Group performance in FY2014, Matrix Concepts today declared a fourth interim single tier dividend of 5.25 sen per share and a special dividend of 1.25 sen per share. The dividends will be paid to shareholders on 9 April 2015 based on the Record of Depositors on 27 March 2015.

Together with earlier-paid first, second, third dividends of 3.33* sen, 3.75 sen, and 3.75 sen respectively, the Group has declared total dividends of 17.33 sen in respect of FY2014. Total payout amounts to about RM77.2 million, constituting 42.3% of group net profit in respect of FY2014, in line with its dividend policy of paying at least 40% of group net profit.



Financial Summary (Unaudited Consolidated Results)						
RM'000	4Q14 to 31.12.14	4Q13 to 31.12.13	Change	FY14 to 31.12.14	FY13 to 31.12.13 (audited)	Change
Revenue	151,025	144,335	4.6%	598,287	573,501	4.3%
Pre-tax Profit	73,790	56,412	30.8%	244,751	205,052	19.4%
Net Profit to Shareholders	56,525	40,664	39.0%	182,611	151,563	20.5%
Basic EPS (sen) *	12.4	9.0	37.8%	48.9	42.7	14.5%

*Adjusted for 1-for-2 Bonus Issue on 18 July 2014

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 Taman 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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