

VISION AND MISSION

Our Vision



The creation of a benchmark
*"Nurturing Environments,
Enriching Lives"*

by being a caring and community developer. Providing premier and quality education for our future generation and diversify into sustainable property investment.

Our Mission



Strive to consistently exceed our customers' expectations through delivering par excellence products and professional services for unparalleled customer experience.

Continuously develop our highly valued human capital based on meritocracy to ensure continuous growth for both the business and stakeholders.

Creation and enhancing shareholders' value and fulfilment of our corporate social responsibility.



YEARS OF EXCELLENCE

MATRIX



MVV CITY

– TRANSFORMING LANDSCAPES REDEFINING VALUE CREATION

Jointly spearheaded by NS Corporation and Matrix, MVV City is a catalytic, game-changing development set to usher in a new era of economic growth and advancement for Negeri Sembilan.

With a gross development of RM15 billion and a 12-year development period, MVV City Phase 1 covers 2,382 acres and will comprise over 1,000 acres of industrial space, 15,000 residential units and a 174-acre commercial lot. The larger 1,382-acre MVV City is also known as Parcel B (or Smart County) of the larger-scale 379,087-acre Malaysia Vision Valley 2.0 (MVV 2.0). Matrix broke ground for the first phase of the MVV City project in Negeri Sembilan in FY2026.

As a smart and green city, MVV City will be the first project to be developed in MVV 2.0 and serves as its flagship project.

 Please refer to the Management Discussion and Analysis section for more information on MVV City.

CORPORATE INFORMATION

BOARD OF DIRECTORS

- **Dato' Haji Mohamad Haslah Bin Mohamad Amin**
Chairman
Non-Independent
Non-Executive Director
- **Dato' Seri Lee Tian Hock**
Group Executive Deputy Chairman
Non-Independent
Executive Director
- **Kelvin Lee Chin Chuan**
Group Managing Director
Non-Independent
Executive Director
- **Mazhairul Bin Jamaludin**
Senior Independent
Non-Executive Director
- **Chua See Hua**
Independent
Non-Executive Director
- **Loo See Mun**
Independent
Non-Executive Director
- **Vijayam A/P Nadarajah**
Independent
Non-Executive Director
- **Datuk Seri Kamaludin Bin Md Said**
Independent
Non-Executive Director
- **Harry Lee Chin Yeow**
Alternate Director to
Kelvin Lee Chin Chuan

AUDIT COMMITTEE

- **Mazhairul Bin Jamaludin**
Chairman
- **Chua See Hua**
- **Loo See Mun**
- **Vijayam A/P Nadarajah**
- **Datuk Seri Kamaludin Bin Md Said**

REMUNERATION COMMITTEE

- **Loo See Mun**
Chairperson
- **Mazhairul Bin Jamaludin**
- **Datuk Seri Kamaludin Bin Md Said**

NOMINATION COMMITTEE

- **Chua See Hua**
Chairperson
- **Loo See Mun**
- **Datuk Seri Kamaludin Bin Md Said**

RISK MANAGEMENT COMMITTEE

- **Vijayam A/P Nadarajah**
Chairperson
- **Mazhairul Bin Jamaludin**
- **Chua See Hua**
- **Kelvin Lee Chin Chuan**

SUSTAINABILITY COMMITTEE

- **Dato' Haji Mohamad Haslah Bin Mohamad Amin**
Chairman
- **Dato' Seri Lee Tian Hock**
- **Kelvin Lee Chin Chuan**
- **Vijayam A/P Nadarajah**
- **Chai Keng Wai**

GROUP COMPANY SECRETARY

- **Carmen Loo Kah Boon**
(MAICSA 0784630)
(SSM Practicing Certificate No. 201908001700)

REGISTERED OFFICE

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STOCK EXCHANGE LISTING

- **Bursa Malaysia Securities Berhad**
Main Market
Property Sector

STOCK NAME AND CODE

- **MATRIX (5236)**

AUDITORS

- **Ernst & Young PLT**
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REGISTRAR

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Fax : +603-7784 1988
Email : binawin@binamgl68.com

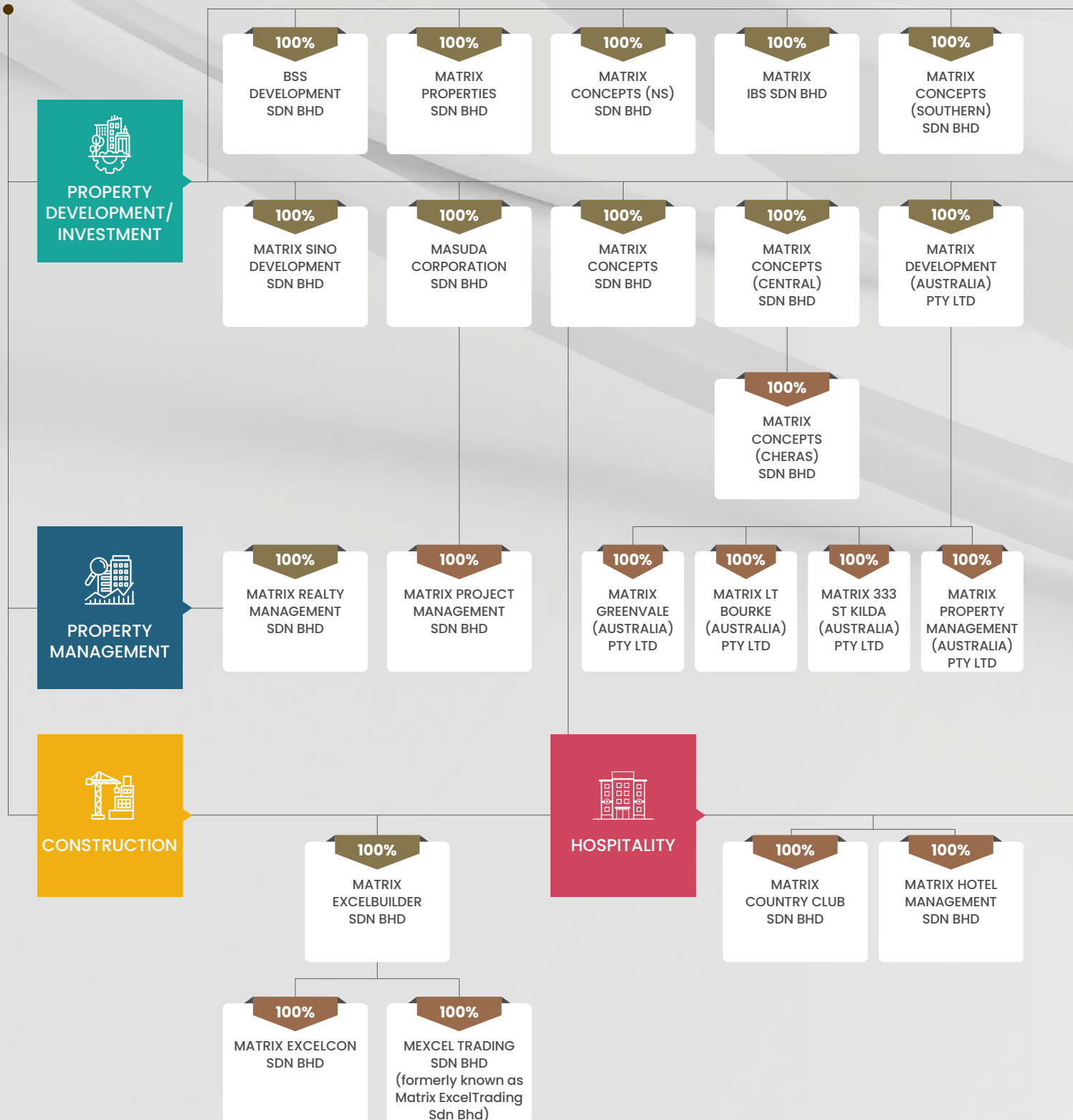
BANKERS

- **AmBank Islamic Berhad**
- **AmBank (M) Berhad**
- **Public Bank Berhad**
- **Maybank Islamic Berhad**
- **Hong Leong Bank Berhad**

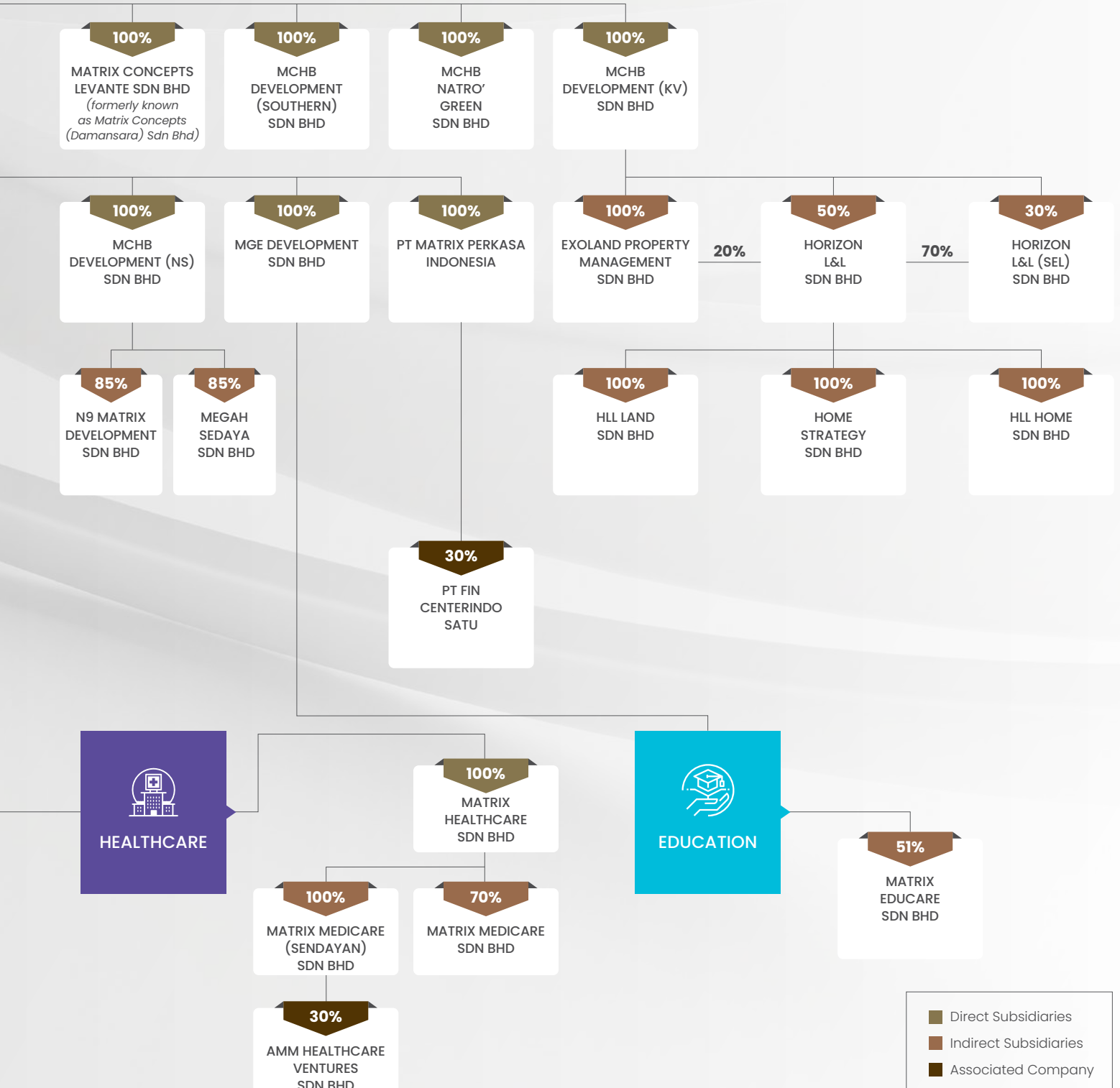


ABOUT MATRIX

CORPORATE STRUCTURE



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ABOUT MATRIX

KEY CORPORATE MILESTONES

PEOPLE · PROGRESS · TOGETHER

Celebrating 30 Years of Excellence

Over three decades, Matrix has boldly reshaped landscapes – ushering new phases of growth, shared prosperity and betterment for diverse stakeholders.

Through vision, commitment and passion, Matrix has and continues to unlock value creation, dynamically creating a better future that offers better living, the development of business opportunities and commercial vibrance, enhanced lifestyle possibilities, capital appreciation and more.

Driven by a firm belief of creating a better, sustainable future for over 30 years, Matrix has paved a clear path that delivers value and progress, which provides a firm foundation for many more years of betterment to come.

1996

Incorporation of Matrix Concepts Holdings Berhad

1997

Maiden project at Taman Bahau in Negeri Sembilan comprising 595 units of mixed residential and commercial development



2022

- Memorandum of Understanding entered into between NS Corporation ("NS Corp") and MCHB Development (NS) Sdn Bhd ("MCHB NS") on 28 April 2022 to record both parties' intentions to collaborate and carry out development on certain part of the lands in Malaysia Vision Valley ("MVV") 2.0
- Sale and Purchase Agreement entered into between NS Corp and N9 Matrix Development Sdn Bhd ("N9 Matrix") on 24 August 2022 on the purchase of 1,382-acres of the MVV 2.0 lands in Mukim Labu, Daerah Seremban, Negeri Sembilan
- Completion of Bonus Issue of 417,115,361 new ordinary shares on the basis of one (1) bonus share for every two (2) existing ordinary shares held in the Company

2019

- Management Agreement entered into between Matrix Medicare Sdn Bhd ("MMSB") and Pusat Hemodialisis Mawar ("PHM") wherein MMSB was appointed as the exclusive service provider in respect of the management of Mawar Medical Centre
- Completion of listing of a total of 70.0 million placement shares which were placed out in four (4) tranches in relation to the Private Placement
- Joint-Venture cum Shareholders Agreement entered into between MGE Development Sdn Bhd and Bonanza Educare Sdn Bhd with a mutual objective to provide efficient operations and management of Matrix Global Schools based on an agreed business plan
- Joint-Venture Agreement entered into between Matrix Concepts (Southern) Sdn Bhd and Koperasi Kemajuan Tanah Negeri Johor Berhad ("KKTNJB") with a mutual objective and purpose of carrying out mixed development projects on part of the land owned by KKTNJB

2023

- Memorandum of Collaboration entered into between N9 Matrix and China Malaysia (Anhui) Industrial Investment Co., Ltd ("Anhui") for sale by N9 Matrix to Anhui of a plot of industrial land of approximately 193 acres which is part of the 1,382 acres of the MVV 2.0 lands in Mukim Labu, Daerah Seremban, Negeri Sembilan that was acquired by N9 Matrix for development purposes
- Strategic Collaboration Agreement entered into between Matrix Educare Sdn Bhd and Adcote International Education Management Sdn Bhd ("AIEM") and Ray International Education Management Limited ("Ray Group") for collaboration with AIEM and Ray Group for management and operations of Matrix Global Schools



ABOUT MATRIX KEY CORPORATE MILESTONES

1999

Joint-Venture with Menteri Besar Incorporated of Negeri Sembilan to develop Taman Andalas on 39-acres of land

2005

The first joint-venture flagship development at Bandar Seri Impian, Kluang, Johor followed by Bandar Sri Sendayan as the Group's flagship projects

2013

Matrix listed on the Main Market of Bursa Malaysia Securities Berhad on 28 May 2013



2014

Completion of listing of Bonus Issue of 152,167,146 new ordinary shares of RM1.00 each in the Company, on the basis of one (1) bonus share for every two (2) existing shares in the Company

2015

Completion of listing of 77,325,585 new ordinary shares of RM1.00 each in the Company on the basis of one (1) bonus share for every six (6) existing shares and 77,325,585 warrants in the Company on the basis of one (1) warrant for every six (6) existing shares on Main Market of Bursa Malaysia Securities Berhad

2016

Launched its first overseas project, M. Carnegie Boutique Apartment in Melbourne, Australia



2018

- Memorandum of Understanding entered into between the Company and PT Bangun Kosambi Sukses and PT Nikko Sekuritas Indonesia for the joint development of an Islamic Financial District in Pantai Indah Kapuk 2, Jakarta
- Joint Venture Agreement entered into between the Company and PT Bangun Kosambi Sukses and PT Nikko Sekuritas Indonesia to jointly venture into the construction and development of an Islamic Financial District in Indonesia
- Subsequent issuance of Islamic Medium Term Notes of RM100.0 million in nominal value under the Sukuk Wakalah Programme

2017

- Maiden issuance of Sukuk Wakalah under the Sukuk Wakalah Programme, comprising RM50.0 million in nominal value of Islamic Commercial Papers and RM100.0 million in nominal value of Islamic Medium Term Notes
- Completion of listing of 147,778,258 new ordinary shares in the Company on the basis of one (1) bonus share for every four (4) existing shares in the Company and 12,872,798 additional Warrants arising from the adjustments made in relation to the Bonus Issue
- Education Joint Collaboration Agreement entered into between MGE Development Sdn Bhd and Hengshui Yizhong Education Group Sdn Bhd for advancement of education for students from China

2024

- Strategic Joint-Venture Agreement between MCHB NS, Megah Sedaya Sdn Bhd ("MSSB") and NS Corp; and Development Rights Agreement between NS Corp and MSSB on 19 June 2024 for the development of 1,000 acres of MVV 2.0 lands

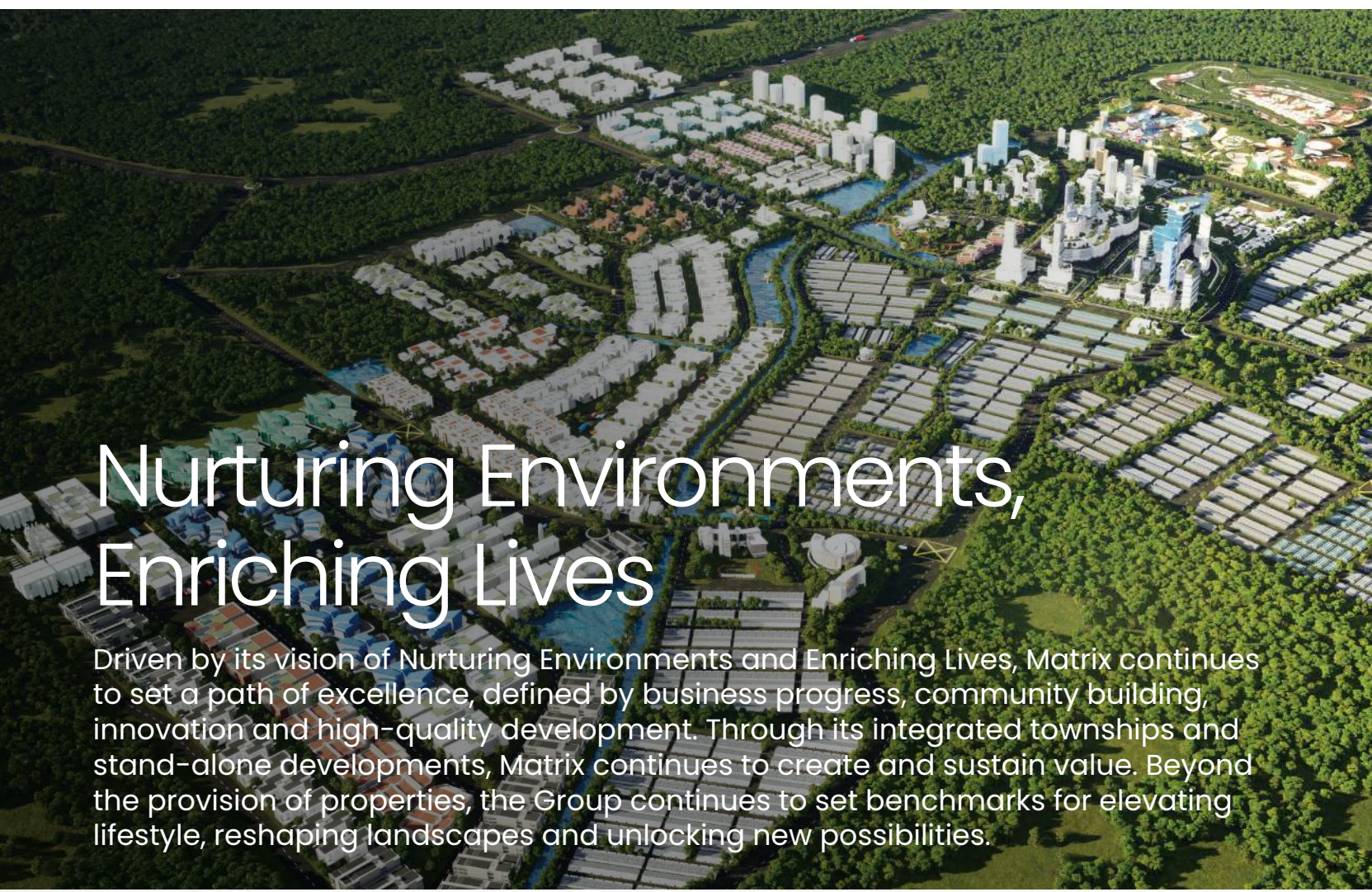
2025

- Completion of Bonus Issue of 625,672,809 new ordinary shares on the basis of one (1) bonus share for every two (2) existing ordinary shares held in the Company on 26 February 2025
- Completion of the acquisition of Exoland Property Management Sdn Bhd, Horizon L&L Sdn Bhd and Horizon L&L (SEL) Sdn Bhd for a total cash consideration of RM77.9 million by MCHB Development (KV) Sdn Bhd on 18 August 2025



ABOUT MATRIX

GROUP CORPORATE PROFILE



Nurturing Environments, Enriching Lives

Driven by its vision of Nurturing Environments and Enriching Lives, Matrix continues to set a path of excellence, defined by business progress, community building, innovation and high-quality development. Through its integrated townships and stand-alone developments, Matrix continues to create and sustain value. Beyond the provision of properties, the Group continues to set benchmarks for elevating lifestyle, reshaping landscapes and unlocking new possibilities.

The year 2026 sees Matrix mark 30 years of redefining opportunities and providing waves of positivity and promise, fulfilled in its strong financial and business performance and growing into one of Malaysia's leading and trusted property development brands.

Matrix's successful and thriving portfolio properties include the award-winning Sendayan Developments in Negeri Sembilan, a master-planned township that has redefined modern living. Other industry leading projects include the Group's strategically located Bandar Seri Impian township in Kluang, Johor.

Listed on the Main Market of Bursa Malaysia since 2013, Matrix aspires to rethink and reinvent the benchmarks for property development in Malaysia. The Group's hallmark and business strengths stemmed from its diversified property development model. Beyond residential development, Matrix delivers a complete

value proposition that meets the needs of local communities. This includes spurring industrial and commercial development, provision of amenities and facilities, enabling and enhancing accessibility and connectivity and also serving as a catalyst through the envisioning and undertaking of nation-building, game-changing projects, including M. Carnegie and M333 St. Kilda in Australia, as well as the recently launched Levia Residence in Cheras, Klang Valley.

Matrix continues to set a path towards promise and potential through its Property Development, Construction, Education, Hospitality, and Healthcare businesses with an expanding presence in Malaysia and Melbourne, Australia and Jakarta, Indonesia. At Matrix, we remain committed to fostering sustainable townships, elevating lifestyles, and shaping a brighter future for the communities we serve.



ABOUT MATRIX GROUP CORPORATE PROFILE



PROPERTY DEVELOPMENT



- The Group is recognised as a Top 10 developer in Malaysia.
- We have won multiple awards for our property development as a sustainable developer.
- From land acquisition, planning to construction and delivery, we provide the best quality homes and experience to the purchasers.
- We provide a conducive living environment and vibrant communities to our home buyers.

CONSTRUCTION



- Our construction arm, Matrix Excelcon Sdn Bhd serves as a key enabler to our developments, and brings vast experience in undertaking infrastructure, residential and commercial projects.
- Backed by the dedicated management team, all of our developments are delivered in a timely manner with utmost efficiency and competitive pricing which will exceed our customers' expectations of quality and service.

EDUCATION



- Adcote Matrix Schools (previously known as Matrix Global Schools), comprise Matrix Private School, Matrix International School and Matrix International Pre-School located on one campus, focusing on one vision and one mission.
- We are a leading international and private education provider in Negeri Sembilan in creating new frontiers where we live up to our tagline "Nulli Secunda" which is "second to none" in terms of our quality of education.
- Our philosophy is to challenge our students to be intellectually curious, responsive and persistent; to be committed to and expressive of their ideas.

HOSPITALITY



- d'Tempat Country Club, designed to be a top-notch club in Negeri Sembilan, caters to the ever increasing needs of residents and guests for leisure, sporting and excellent dining facilities. The Club also offers a perfect venue for all corporate functions, meetings, weddings and conferences.
- d'Sora Boutique Business Hotel, a 3-Star contemporary business hotel, offers a complete range of facilities that meet business needs and travellers' comforts.

HEALTHCARE



- Through its 30-year management agreement with Pusat Hemodialisis Mawar ("PHM"), Matrix has penetrated into the healthcare sector. Matrix Medicare Sdn Bhd, the Group's subsidiary company, manages PHM's non-clinical operations of Mawar Medical Centre such as finance, administration and human resources.
- The partnership with PHM is a first step in realising the Group's long-held ambitions towards establishing a full-fledged medical centre, while tapping on the potential synergistic benefits of integrating its property development and healthcare businesses.

MALAYSIA INDONESIA AUSTRALIA

