

ADDITIONAL INFORMATION

DISCLOSURE OF FINANCIAL DATA FOR SHARIAH SCREENING

Pursuant to Paragraph 9.25A of the Main Market Listing Requirements, below are the financial data that are relevant for purpose of Shariah screening by the Shariah Advisory Council of the Securities Commission Malaysia. These include financial data on Shariah non-permissible income arising from the Group's business activities and interest-based financial position.

(A) GROUP TOTAL INCOME AND TOTAL ASSETS

Total Income	Remarks	Group	
		2026 (RM'000)	2025 (RM'000)
Revenue		1,373,781	1,150,731
Interest income		2,657	5,533
Other income		24,209	24,572
Share of result of associates		(4,053)	(2,805)
Total		1,396,594	1,178,031
Total Assets		4,098,662	3,245,049

(B) BUSINESS ACTIVITIES

Shariah Non-Compliant Activities	Remarks	Group	
		2026 (RM'000)	2025 (RM'000)
Interest income	Conventional	603	352
	Late payment interest	143	939
Rental income received from tenant involved in Shariah non-compliant activities	Clubhouse	844	711
Total		1,590	2,002

(C) COMPONENT OF FINANCIAL POSITION

(i) CASH COMPONENT

Islamic Account/Instruments	Remarks	Group	
		2026 (RM'000)	2025 (RM'000)
Cash held under Islamic Housing Development Accounts		36,466	84,171
Cash at bank (exclude cash in hand)		9,863	8,941
Other cash equivalents	Debt Service Reserve Account	8,587	2,000
Deposits with licensed bank		29,134	22,901
Cash in hand		155	132
Total		84,205	118,145

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Conventional Account/Instruments	Remarks	Group	
		2026 (RM'000)	2025 (RM'000)
Cash held under Conventional Housing Development Accounts		11,333	12,690
Cash at bank (exclude cash in hand)		77,160	31,094
Other cash equivalents	Debt Service Reserve Account	4,664	5,572
Deposits with licensed bank		20,511	19,452
Total		113,668	68,808

(ii) DEBT COMPONENT

Islamic Financing	Remarks	Group	
		2026 (RM'000)	2025 (RM'000)
Current			
Term financing		21,138	19,672
Revolving credit and financing		185,452	10,000
Bank overdrafts		87,988	16,970
Non-Current			
Term financing		348,060	70,077
Total		642,638	116,719

Conventional Borrowing	Remarks	Group	
		2026 (RM'000)	2025 (RM'000)
Current			
Term loans		51,081	743
Revolving credit and loans		58,589	50,000
Bank overdrafts		11,507	137
Non-Current			
Term loans		289,778	374,320
Total		410,955	425,200

ADDITIONAL INFORMATION

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FOR THE FINANCIAL YEAR ENDED 31 MARCH 2026

UTILISATION OF PROCEEDS

There were no new proceeds raised during the financial year ended 31 March 2026.

AUDIT AND NON-AUDIT FEES

The amount of audit and non-audit fees paid/payable to the External Auditors or their affiliated companies by Matrix for the financial year ended 31 March 2026 as shown below:-

	The Group RM	The Company RM
Audit Fees	1,369,000	82,000
Non-Audit Fees*	10,000	10,000

* Non-audit fees comprise taxation services, review of Statement on Risk Management and Internal Control and limited review services.

MATERIAL CONTRACTS INVOLVING DIRECTORS AND SUBSTANTIAL SHAREHOLDERS

Matrix and its subsidiary companies have not entered into any material contracts outside the ordinary course of business, involving Directors and substantial shareholders for the financial year ended 31 March 2026.

ADDITIONAL INFORMATION

LIST OF PROPERTIES

PROPERTIES OWNED BY OUR GROUP

No.	Location	Tenure	Land (Acres)	Usage	Net book value as at 31 March 2026 (RM'000)	Date of acquisition/ Completion
1.	Lot 12652-12654, Bandar Sri Sendayan, Seremban, Negeri Sembilan	Freehold/ Perpetuity	26.1	School and clubhouse	158,051	5 July 2013
2.	53 units of Service Apartment at 333 St Kilda Road, St Kilda 3182 Victoria Australia	Freehold	Not Applicable	Investment Properties	132,462	8 August 2025

DEVELOPMENT PROPERTIES

No.	Location	Tenure	Land (Acres)	Usage	Net book value as at 31 March 2026 (RM'000)	Date of acquisition
1.	Bandar Sri Sendayan	Freehold/ Perpetuity			150,387	11 August 2011
(i)	Lot No. PT 11820 and 12667, Bandar Sri Sendayan, Seremban, Negeri Sembilan		1.6	Future commercial development		
(ii)	Lot No. PT 7148-7194 , 7196-7209 and 12670 Bandar Sri Sendayan, Seremban, Negeri Sembilan		5.9	On-going and future commercial development		
(iii)	Lot No. PT 5452, 5454-5457, 5502, and 5506-5507 Bandar Sri Sendayan, Seremban, Negeri Sembilan		16.1	Future industrial development		
(iv)	Lot No. PT 14617-15212, Bandar Sri Sendayan, Seremban, Negeri Sembilan		116.0	On-going and/or Future mixed residential and commercial development		
(v)	Lot No. PT 10717-10865, 12655-12658, 12660 and 12679, Bandar Sri Sendayan, Seremban, Negeri Sembilan		55.3	Future mixed commercial development		

ADDITIONAL INFORMATION

LIST OF PROPERTIES

No.	Location	Tenure	Land (Acres)	Usage	Net book value as at 31 March 2026 (RM'000)	Date of acquisition
2.	PT 37936-38648, and 39342-39842 Mukim of Labu, Seremban, Negeri Sembilan	Freehold	156.2	On-going mixed residential and commercial development	116,355	10 April 2014
3.	HS(D) 297055, PT8790, Mukim Pekan Kinrara, Daerah Petaling, Negeri Selangor	Leasehold	5.8	Future residential development	129,861	4 January 2016
4.	H.S(D) 267031, PT48041, Mukim Sungai Buloh, Daerah Petaling, Negeri Selangor	Leasehold	5.6	Future residential development	59,885	28 February 2020
5.	Land held under separate titles situated in Bandar Sri Sendayan	Freehold			328,873	Between 21 December 2019 and 31 March 2026
(i)	PT15253-16399, Bandar Sri Sendayan, Seremban, Negeri Sembilan		108.0	On-going and/or Future residential development		
(ii)	PT16455-17874, Bandar Sri Sendayan, Seremban, Negeri Sembilan		121.1	On-going and/or Future mixed residential and commercial development		
(iii)	130 parcels of vacant agriculture land		264.5	Future mixed residential and commercial development		
6.	Lot 119, Bandar Sri Sendayan, Seremban, Negeri Sembilan	Freehold	58.3	Future mixed residential and commercial development	52,099	15 November 2023
7.	Lot 481699, Mukim Kuala Lumpur, Daerah Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur	Leasehold	5.2	On-going residential development	60,556	29 October 2018
8.	18 parcels of vacant agriculture land held under separate titles situated in Mukim Jimah, Daerah Port Dickson, Negeri Sembilan	Freehold	105.3	Future mixed residential and commercial development	48,549	Between 9 June 2021 and 31 March 2026
9.	Lot 5119 and PT53443, 53445 and 54438-54441, Mukim of Labu, Seremban, Negeri Sembilan	Freehold	1,382.2	On-going and/or Future mixed residential, commercial and industrial development	734,571	24 September 2024

ADDITIONAL INFORMATION
LIST OF PROPERTIES

No.	Location	Tenure	Land (Acres)	Usage	Net book value as at 31 March 2026 (RM'000)	Date of acquisition
10.	Bandar Baru Mahkota, Banting	Freehold			79,403	18 August 2025
(i)	PT39938 – PT40019, Mukim Tanjong Dua Belas, Daerah Kuala Langat, Selangor		5.5	Future Residential Development		
(ii)	PT38779 – PT38922, Mukim Tanjong Dua Belas, Daerah Kuala Langat, Selangor		9.5	On-Going Residential Development		
(iii)	PT39068-PT39213, Mukim Tanjong Dua Belas, Daerah Kuala Langat, Selangor		11.2	On-Going Residential Development		
(iv)	PT39552 – PT39646, Mukim Tanjong Dua Belas, Daerah Kuala Langat, Selangor		9.9	On-Going Residential Development		
(v)	PT50653 – PT50832, Mukim Tanjong Dua Belas, Daerah Kuala Langat, Selangor		16.8	Future Residential Development		
(vi)	PT50531-PT50652, Mukim Tanjong Dua Belas, Daerah Kuala Langat, Selangor		9.5	Future Residential Development		
(vii)	PT37842 – PT 37899, Mukim Tanjong Dua Belas, Daerah Kuala Langat, Selangor		6.0	Future Commercial Development		
(viii)	PT37774-PT37819, Mukim Tanjong Dua Belas, Daerah Kuala Langat, Selangor		4.6	On-Going Commercial Development		
(ix)	PT37900, PT37901 & PT37902, Mukim Tanjong Dua Belas, Daerah Kuala Langat, Selangor		4.5	Future Commercial Development		
(x)	PT50349-PT50366, Mukim Tanjong Dua Belas, Daerah Kuala Langat, Selangor		1.4	Future Residential Development		

ADDITIONAL INFORMATION

RECURRENT RELATED PARTY TRANSACTIONS (“RRPTS”) (PURSUANT TO PARAGRAPH 10.09(2)(B) OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD)

In addition to Note 30 – Related Party Disclosures in the Audited Financial Statements for the financial year ended 31 March 2026, the disclosure of the breakdown of the aggregated value of RRPTs incurred during FY2026 are as below:-

No.	Related Parties	Relationship with MCHB Group	Type of RRPT	Actual Aggregate Value as at 31 March 2026 (RM)
1.	Y&Y Mix Sdn Bhd	Datin Seri Yong Chou Lian, who is a substantial shareholder of Y&Y Mix Sdn Bhd, is a shareholder of the Company and the spouse of Dato’ Seri Lee Tian Hock. Yong Moi Noi, who is a director of Y&Y Mix Sdn Bhd, is the sister-in-law of Dato’ Seri Lee Tian Hock. Yong Ghee Kiat, Yong Ing Kiat, Yong Ah Chek and Yong Hwah Kiat who are substantial shareholders of Y&Y Mix Sdn Bhd, are the brothers-in-law to Dato’ Seri Lee Tian Hock.	Supply ready mix concrete to Matrix Excelcon Sdn Bhd.	27,471,946.50
2.	Takrif Maksimum Sdn Bhd	Dato’ Seri Lee Tian Hock, who is a substantial shareholder and director of Takrif Maksimum Sdn Bhd, is a substantial shareholder and Group Executive Deputy Chairman of the Company. Datin Seri Yong Chou Lian, who is a substantial shareholder and director of Takrif Maksimum Sdn Bhd, is the spouse of Dato’ Seri Lee Tian Hock.	Rental of retail space to BSS Development Sdn Bhd to be utilised as its sales gallery.	60,000.00
3.	Reka Homes, RekaLight Sdn Bhd and Reka International Industries (M) Sdn Bhd (collectively, “Reka Group”)	Dato’ Logendran A/L K Narayanasamy who is a director and substantial shareholder of Reka Group, is also the director of several subsidiary companies of MCHB.	Supply and deliver light fittings and accessories, fittings for buildings fixture and furniture.	106,748.00

ADDITIONAL INFORMATION

RECURRENT RELATED PARTY TRANSACTIONS (“RRPTS”)

(PURSUANT TO PARAGRAPH 10.09(2)(B) OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD)

No.	Related Parties	Relationship with MCHB Group	Type of RRPT	Actual Aggregate Value as at 31 March 2026 (RM)
4.	Lefloral Enterprise	Yong Moi Noi, the owner of Lefloral Enterprise, is the sister-in-law of Dato’ Seri Lee Tian Hock.	Agency services for the sourcing and purchase of sales, marketing materials or collaterals, corporate gifts, decoration items and amenities.	675,310.70
5.	Lee Geok Hoon and Cheong Yong Chieh	Lee Geok Hoon and Cheong Yong Chieh are the sister and brother-in-law of Dato’ Seri Lee Tian Hock.	Rental of retail space to Matrix Excelcon Sdn Bhd for the purpose of operating as an office.	50,820.00
6.	Ratusan Aman Jati Sdn Bhd	Tan Seng Heng and Low Kim Fong are the directors and shareholders of Ratusan Aman Jati Sdn Bhd. They are also the brother and sister-in-law of Mr Lee Tian Onn, who in turn is the brother of Dato’ Seri Lee Tian Hock.	Rental of retail space to Matrix Concepts Sdn Bhd for the purpose of operating as an office.	207,765.00
7.	GXM Pty Ltd	Lee Jon Wee, who is the sole director and sole shareholder of GXM Pty Ltd, is also the director of Matrix Development (Australia) Pty Ltd, Matrix Greenvale (Australia) Pty Ltd, Matrix 333 St Kilda (Australia) Pty Ltd and Matrix Property Management (Australia) Pty Ltd.	Provision of development and management of projects, management, sales and marketing services to Matrix Development (Australia) Pty Ltd Group of Companies.	451,781.00 AUD164,000

ADDITIONAL INFORMATION

ANALYSIS OF SHAREHOLDINGS

AS AT 30 JUNE 2026

Issued Share Capital : 1,877,020,526 ordinary shares
Class of Shares : Ordinary shares
Voting Right : One vote per ordinary share

DISTRIBUTION OF SHAREHOLDINGS

Size of Shareholdings	No. of Shareholders	Shareholdings	%
Less Than 100 shares	1,113	45,769	0.00
100 To 1,000 shares	2,036	899,367	0.05
1,001 To 10,000 shares	7,182	34,431,725	1.84
10,001 To 100,000 shares	5,359	163,759,955	8.72
100,001 To Less Than 5% of issued shares	1,007	1,274,687,942	67.91
5% and above of issued shares	3	403,195,768	21.48
Total	16,700	1,877,020,526	100.00

SUBSTANTIAL SHAREHOLDERS

According to the register to be kept under Section 144 of the Companies Act 2016, ("the Act") the following are the substantial shareholders of Matrix:-

Name of Substantial Shareholders	No. of Shares			
	Direct	%	Indirect	%
1 Dato' Seri Lee Tian Hock	186,552,647	9.94	⁽ⁱ⁾ 441,722,664	23.53
2 Shining Term Sdn Bhd	237,902,302	12.67	-	-
3 Datin Seri Yong Chou Lian	6,027,345	0.32	⁽ⁱⁱ⁾ 262,898,397	14.01
4 Lembaga Tabung Haji	134,435,100	7.16	-	-

Notes:

(i) Deemed interested by virtue of his direct shareholdings in Shining Term Sdn Bhd, Ambang Kuasa Sdn Bhd, Magnitude Point Sdn Bhd, Yakin Teladan Sdn Bhd and Strategic Castle Sdn Bhd pursuant to Section 8 of the Act and the shareholdings of his spouse, Datin Seri Yong Chou Lian and offspring pursuant to Section 59(11)(c) of the Act.

a) Shining Term Sdn Bhd	237,902,302
b) Ambang Kuasa Sdn Bhd	73,573,165
c) Magnitude Point Sdn Bhd	44,889,502
d) Yakin Teladan Sdn Bhd	13,996,095
e) Strategic Castle Sdn Bhd	11,000,000
f) Datin Seri Yong Chou Lian	6,027,345
g) Harry Lee Chin Yeow	13,350,155
h) Kelvin Lee Chin Chuan	26,338,900
i) Vivian Lee Chin Shean	5,629,700
j) Jennice Lee Chin Mei	4,500,000
k) Cindy Lee Chin Hui	4,515,500
Total	441,722,664

ADDITIONAL INFORMATION
ANALYSIS OF SHAREHOLDINGS
AS AT 30 JUNE 2026

- (ii) Deemed interested by virtue of her direct shareholdings in Shining Term Sdn Bhd, Yakin Teladan Sdn Bhd and Strategic Castle Sdn Bhd pursuant to Section 8 of the Act.

a) Shining Term Sdn Bhd	237,902,302
b) Yakin Teladan Sdn Bhd	13,996,095
c) Strategic Castle Sdn Bhd	11,000,000
Total	262,898,397

DIRECTORS' SHAREHOLDINGS

Name of Directors	No. of Shares			
	Direct	%	Indirect	%
1 Dato' Haji Mohamad Haslah Bin Mohamad Amin	3,020,407	0.16	-	-
2 Dato' Seri Lee Tian Hock	186,552,647	9.94	(i) 441,722,664	23.53
3 Mazhairul Bin Jamaludin	30,000	*	-	-
4 Chua See Hua	-	-	-	-
5 Loo See Mun	-	-	-	-
6 Kelvin Lee Chin Chuan	26,338,900	1.40	(ii) 3,002,980	0.16
7 Vijayam A/P Nadarajah	-	-	-	-
8 Datuk Seri Kamaludin Bin Md Said	-	-	-	-
9 Harry Lee Chin Yeow (Alternate Director to Kelvin Lee Chin Chuan)	13,350,155	0.71	(iii) 3,189,087	0.17

* Negligible

Notes:

- (i) Deemed interested by virtue of his direct shareholdings in Shining Term Sdn Bhd, Ambang Kuasa Sdn Bhd, Magnitude Point Sdn Bhd, Yakin Teladan Sdn Bhd and Strategic Castle Sdn Bhd pursuant to Section 8 of the Act and the shareholdings of his spouse, Datin Seri Yong Chou Lian and offspring pursuant to Section 59(11)(c) of the Act.

a) Shining Term Sdn Bhd	237,902,302
b) Ambang Kuasa Sdn Bhd	73,573,165
c) Magnitude Point Sdn Bhd	44,889,502
d) Yakin Teladan Sdn Bhd	13,996,095
e) Strategic Castle Sdn Bhd	11,000,000
f) Datin Seri Yong Chou Lian	6,027,345
g) Harry Lee Chin Yeow	13,350,155
h) Kelvin Lee Chin Chuan	26,338,900
i) Vivian Lee Chin Shean	5,629,700
j) Jennice Lee Chin Mei	4,500,000
k) Cindy Lee Chin Hui	4,515,500
Total	441,722,664

- (ii) Deemed interested of shares held by spouse, Soh Jo Xin pursuant to Section 59(11)(c) of the Act.

- (iii) Deemed interested of shares held by spouse, Ng Si Ching pursuant to Section 59(11)(c) of the Act.

ADDITIONAL INFORMATION

TOP THIRTY (30) LARGEST SHAREHOLDERS

AS AT 30 JUNE 2026

THIRTY (30) LARGEST SHAREHOLDERS

No.	Name	No. of Shares	%
1.	RHB Capital Nominees (Tempatan) Sdn Bhd <i>Pledged Securities Account for Lee Tian Hock</i>	165,585,768	8.82
2.	Lembaga Tabung Haji	128,860,000	6.87
3.	Kenanga Nominees (Tempatan) Sdn Bhd <i>Pledged Securities Account for Shining Term Sdn Bhd</i>	108,750,000	5.79
4.	Ambang Kuasa Sdn Bhd	73,573,165	3.92
5.	Shining Term Sdn Bhd	69,152,302	3.68
6.	Maybank Nominees (Tempatan) Sdn Bhd <i>Maybank Private Wealth Management for Shining Term Sdn Bhd</i>	60,000,000	3.20
7.	Supreme Interest Sdn Bhd	56,075,533	2.99
8.	Citigroup Nominees (Tempatan) Sdn Bhd <i>Employees Provident Fund Board</i>	48,561,585	2.59
9.	Magnitude Point Sdn Bhd	44,889,502	2.39
10.	Permodalan Nasional Berhad	44,161,725	2.35
11.	Target Venue Sdn Bhd	28,011,471	1.49
12.	Citigroup Nominees (Tempatan) Sdn Bhd <i>Employees Provident Fund Board (Islamic)</i>	27,343,815	1.46
13.	Citigroup Nominees (Tempatan) Sdn Bhd <i>Exempt AN for AIA Bhd</i>	21,476,160	1.14
14.	Fine Approach Sdn Bhd	18,675,000	0.99
15.	Amanahraya Trustees Berhad <i>Amanah Saham Bumiputera 2</i>	16,763,950	0.89
16.	Cartaban Nominees (Tempatan) Sdn Bhd <i>PBTB for Takafulink Dana Ekuiti</i>	14,793,962	0.79
17.	CIMB Group Nominees (Tempatan) Sdn Bhd <i>Pembangunan Sumber Manusia Berhad</i>	14,530,200	0.77
18.	Public Nominees (Tempatan) Sdn Bhd <i>Pledged Securities Account for Lee Tian Hock (E-SRB/PDN)</i>	14,062,500	0.75
19.	Yakin Teladan Sdn Bhd	13,996,095	0.75
20.	Amanahraya Trustees Berhad <i>Amanah Saham Bumiputera 3 – Didik</i>	13,000,070	0.69
21.	Kumpulan Wang Persaraan (Diperbadankan)	12,508,886	0.67
22.	Maybank Nominees (Tempatan) Sdn Bhd <i>Etiqa Family Takaful Berhad (Family)</i>	12,359,418	0.66

ADDITIONAL INFORMATION
TOP THIRTY (30) LARGEST SHAREHOLDERS
 AS AT 30 JUNE 2026

No.	Name	No. of Shares	%
23.	Lee Tian Hock	12,000,000	0.64
24.	Maybank Nominees (Tempatan) Sdn Bhd <i>Maybank Private Wealth Management for Kelvin Lee Chin Chuan</i>	11,804,400	0.63
25.	Amanahraya Trustees Berhad <i>Amanah Saham Malaysia</i>	11,136,800	0.59
26.	Strategic Castle Sdn Bhd	11,000,000	0.59
27.	Yong Soi Mee	10,125,000	0.54
28.	RHB Capital Nominees (Tempatan) Sdn Bhd <i>Pledged Securities Account for Kelvin Lee Chin Chuan</i>	10,000,000	0.53
29.	Citigroup Nominees (Tempatan) Sdn Bhd <i>Urusharta Jamaah Sdn Bhd (2)</i>	9,583,000	0.51
30.	Harry Lee Chin Yeow	9,049,218	0.48
Total		1,091,829,525	58.17