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MATRIX CONCEPTS HOLDINGS BERHAD

Registration No. 199601042262 (414615-U)
(Incorporated in Malaysia)

CIRCULAR TO SHAREHOLDERS IN RELATION TO THE

PROPOSED RENEWAL OF SHAREHOLDERS' MANDATE FOR RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE

The Twenty-Eighth Annual General Meeting (“**28th AGM**”) of Matrix Concepts Holdings Berhad (“**MCHB**” or “the Company”) is scheduled to be held at Halia Hall, d'Tempat Country Club, PT12653, Jalan Pusat Dagangan Sendayan 1, 71950 Bandar Sri Sendayan, Negeri Sembilan Darul Khusus on Thursday, 28 August 2025 at 10.30 a.m.

The Notice of the 28th AGM and the Proxy Form as set out in the Integrated Annual Report 2025 of the Company together with this Circular and Administrative Guide for 28th AGM are all available at <https://www.mchb.com.my/>. Shareholders are advised to refer to the Notice of the 28th AGM and the Administrative Guide for the procedures as set out therein.

If you wish to appoint a proxy to attend, participate and vote on your behalf at the 28th AGM, you may deposit your Proxy Form at Wisma Matrix, No. 57, Jalan Tun Dr. Ismail, 70200 Seremban, Negeri Sembilan Darul Khusus. Alternatively, the submission of Proxy Form can be made through electronic lodgement not less than forty-eight (48) hours before the time fixed for holding the 28th AGM or any adjournment thereof. The lodgement of the Proxy Form will not preclude you from attending, participating and voting at the meeting should you subsequently decide to do so.

Last date and time for lodging the Proxy Form : 26 August 2025 at 10.30 a.m.

Date and time of the 28th AGM : 28 August 2025 at 10.30 a.m.

DEFINITIONS

Unless the context otherwise requires, the following definitions shall apply throughout this Circular:-

27 th AGM	: Twenty-Seventh Annual General Meeting
28 th AGM	: Twenty-Eighth Annual General Meeting
Act	: The Companies Act 2016 as amended from time to time and any re-enactment thereof, including all regulations issued thereunder
Administrative Guide	: Administrative Guide for 28 th AGM
AGM	: Annual General Meeting
Approved Estimated Value	: Estimated value of RRPT which was approved by shareholders at the 27 th AGM held on 28 August 2024
Audit Committee	: Audit Committee of the Company
Board	: The Board of Directors of MCHB
BSSD	: BSS Development Sdn Bhd [Registration No. 200501012590 (689638-X)]
Bursa Securities	: Bursa Malaysia Securities Berhad [Registration No. 200301033577 (635998-W)]
Circular	: This Circular dated 29 July 2025
Director(s)	: Shall have the same meaning given in Section 2(1) of the Capital Markets and Services Act 2007 and includes any person who is or was within the preceding six (6) months of the date on which the terms of the transaction were agreed upon, a director or chief executive of the Company, the subsidiary or holding company
Interested Director	: Director who is deemed interested in the RRPTs by virtue of his relationship with the Related Party/ies
Listing Requirements	: Main Market Listing Requirements of Bursa Securities as amended from time to time and any re-enactment thereof
LPD	: 30 June 2025, being the latest practicable date prior to the printing of this Circular
Major Shareholder(s)	: Any person who has an interest or interests in one or more voting shares in a corporation and the number or aggregate number of those shares, is – a) 10% or more of the total number of voting shares in the corporation; or b) 5% or more of the total number of voting shares in the corporation where such person is the largest shareholder of the corporation.

For the purpose of this definition, “interest” shall have the meaning of “interest in shares” given in Section 8 of the Act

DEFINITIONS (*Cont'd*)

Matrix Excelcon	:	Matrix Excelcon Sdn Bhd [Registration No. 199301013484 (268222-A)]
MCHB Group or the Group	:	Collectively, MCHB and its subsidiaries
MCHB or the Company	:	Matrix Concepts Holdings Berhad [Registration No. 199601042262 (414615-U)]
MCSB	:	Matrix Concepts Sdn Bhd [Registration No. 199401010029 (295708-V)]
Person(s) Connected	:	This shall have the same meaning as in Chapter 1, Paragraph 1.01 of the Listing Requirements
Proposed Mandate	:	The estimated value for RRPTs which are expected to be incurred from this AGM until the conclusion of the next AGM in the year 2026
Proposed Renewal of Shareholders' Mandate	:	Proposed renewal of shareholders' mandate for the RRPTs, as detailed under Section 2.1.4 of this Circular
RRPT(s)	:	Recurrent related party transactions of a revenue or trading nature which are necessary for the day-to-day operations and are in the ordinary course of business of MCHB Group
Reka Group	:	Reka Homes, RekaLight Sdn Bhd and Reka International Industries (M) Sdn Bhd
Related Party(ies)	:	A director, major shareholder or person connected with such director or major shareholder For the purpose of this definition, "director" and "major shareholder" shall have the meanings given in Paragraph 10.02 of the Listing Requirements
Shareholders' Mandate	:	The shareholders' mandate for the MCHB Group to enter into RRPTs with the Related Parties

Words importing the singular shall, where applicable, include the plural and vice versa and words importing the masculine gender shall, where applicable, include the feminine and neuter genders and vice versa.

Reference to persons shall include corporations, unless otherwise specified.

Any reference to "you" in this Circular are to the shareholders of the Company.

Any discrepancies in the tables included in this Circular between amounts listed, actual figures and totals thereof may be due to rounding.

Any reference in this Circular to any enactment is a reference to that enactment or guidelines as for the time being amended or re-enacted.

Any reference to a time of day in this Circular shall be reference to Malaysia time, unless otherwise stated.

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MATRIX CONCEPTS HOLDINGS BERHAD

Registration No. 199601042262 (414615-U)
(Incorporated in Malaysia)

Registered Office:

Wisma Matrix
No. 57, Jalan Tun Dr. Ismail
70200 Seremban
Negeri Sembilan Darul Khusus
Malaysia

29 July 2025

Board of Directors:

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

To : The Shareholders of MCHB

Dear Sir/Madam

PROPOSED RENEWAL OF SHAREHOLDERS' MANDATE FOR RECURRENT RELATED PARTY TRANSACTIONS ("RRPTS") OF A REVENUE OR TRADING NATURE

1. INTRODUCTION

1.1 PROPOSED SHAREHOLDERS' MANDATE FOR RRPT

At the 27th AGM held on 28 August 2024, the Company had obtained a mandate from its shareholders to enter into RRPTs with Related Party(ies) which are necessary for its day-to-day operations and are in the ordinary course of business based on normal commercial terms which are not more favourable to the Related Party(ies) than those generally available to the public and not to the detriment of minority shareholders.

The abovesaid mandate shall lapse at the conclusion of the forthcoming 28th AGM of the Company unless a new mandate for RRPTs is obtained from the shareholders at the AGM. On 10 June 2025, the Board announced to Bursa Securities that the Company proposed to seek a renewal of the shareholders' mandate for MCHB Group to enter into RRPT with Related Party(ies) at the forthcoming 28th AGM.

YOU ARE ADVISED TO READ AND CAREFULLY CONSIDER THE CONTENTS OF THIS CIRCULAR BEFORE VOTING ON THE ORDINARY RESOLUTION PERTAINING TO THE PROPOSED RENEWAL OF SHAREHOLDERS' MANDATE

2. PROPOSED RENEWAL OF SHAREHOLDERS' MANDATE

Pursuant to Paragraph 10.09 of Part E of Chapter 10 of the Listing Requirements, a listed issuer may seek a shareholders' mandate in respect of the RRPTs subject to, inter-alia, the following:

- (a) The transactions are in the ordinary course of business and are on terms not more favourable to the Related Party(ies) than those generally available to the public;
- (b) The shareholders' mandate is subject to annual renewal and disclosure is made in the annual report of the aggregate value of transactions conducted pursuant to the shareholders' mandate during the financial year where the aggregate value is equal to or more than the threshold prescribed below in relation to a listed issuer with a share capital of RM60 million and above:-
 - (i) the consideration, value of assets, capital outlay or costs of the aggregated transaction is RM1 million or more; or
 - (ii) the percentage ratio of such transaction is 1% or more,whichever is the higher;
- (c) The Circular to shareholders for the shareholders' mandate includes the information as may be prescribed by Bursa Securities. The draft Circular must be submitted to Bursa Securities together with a checklist showing compliance with such information;
- (d) In a meeting to obtain the shareholders' mandate, the Interested Director, interested Major Shareholder(s) or interested Person(s) Connected with a Director or Major Shareholder; and where it involves the interest of an interested Person(s) Connected with a Director or Major Shareholder(s), such Director or Major Shareholder(s), must not vote on the resolution to approve the transactions. An Interested Director or interested Major Shareholder(s) must ensure that Person(s) Connected with him abstain from voting on the resolution approving the transaction; and
- (e) The listed issuer immediately announces to Bursa Securities when the actual value of a RRPT entered into by the listed issuer exceeds the estimated value of the RRPT disclosed in the Circular by 10% or more and must include the information as may be prescribed by Bursa Securities in its announcement.

The Proposed Renewal of Shareholders' Mandate is subject to annual renewal. In this respect, the Proposed Renewal of Shareholders' Mandate, if approved by the shareholders at the forthcoming 28th AGM, will take effect from the conclusion of the said AGM and shall continue to be in force until:

- (i) the conclusion of the next AGM of MCHB, at which time the said authority will lapse, unless the authority is renewed by a resolution passed thereat; or
- (ii) the expiration of the period within which the next AGM of MCHB is required to be held pursuant to Section 340(2) of the Act (but shall not extend to such extension as may be allowed pursuant to Section 340(4) of the Act); or
- (iii) revoked or varied by a resolution passed by the shareholders in a general meeting before the next AGM;

whichever is the earlier.

2.1 DETAILS OF THE PROPOSED RENEWAL OF SHAREHOLDERS' MANDATE

MCHB is seeking approval from the shareholders for the Proposed Renewal of Shareholders' Mandate that will allow the Group, in its normal course of business, to enter into RRPTs with Related Party(ies) referred to in the following section.

2.1.1 Principal Activities of MCHB Group

MCHB is an investment holding company. The subsidiary companies of MCHB and their principal activities are as set out below:-

Name of Company	Effective Interest Held (%)	Principal Activities
BSS Development Sdn Bhd	100	Property development
Masuda Corporation Sdn Bhd	100	Property development and investment holding
Matrix Concepts Sdn Bhd	100	Property development and investment holding
MCHB Natro' Green Sdn Bhd	100	Property development
MGE Development Sdn Bhd	100	Property development and investment holding
Matrix Concepts (NS) Sdn Bhd	100	Property development
Matrix Concepts (Central) Sdn Bhd	100	Property development and investment holding
Matrix Concepts (Southern) Sdn Bhd	100	Property development
Matrix Properties Sdn Bhd	100	Property investment and investment holding
Matrix Excelbuilder Sdn Bhd	100	Investment holding
Matrix Concepts (Damansara) Sdn Bhd	100	Property development
Matrix Project Management Sdn Bhd	100	Project management and administrative services
Matrix Country Club Sdn Bhd	100	Clubhouse operator
Matrix Hotels Management Sdn Bhd	100	Hotel management and hospitality services
Matrix Excelcon Sdn Bhd	100	General contractors
Matrix Exceltrading Sdn Bhd	100	General construction and trading (Dormant)
MCHB Development (NS) Sdn Bhd	100	Property development
MCHB Development (KV) Sdn Bhd	100	Property development
MCHB Development (Southern) Sdn Bhd	100	Property development
Matrix IBS Sdn Bhd	100	Property development
Matrix Realty Management Sdn Bhd	100	Property management services

Name of Company	Effective Interest Held (%)	Principal Activities
Matrix Healthcare Sdn Bhd	100	Provision of healthcare services and investment holding
Matrix Concepts (Cheras) Sdn Bhd	100	Property development
Matrix Educare Sdn Bhd	51	Provision of education services and ancillary services and facilities for students and employees
Matrix Medicare Sdn Bhd	70	Provision of healthcare services
Matrix Development (Australia) Pty Ltd	100	Investment holding
Matrix Greenvale (Australia) Pty Ltd	100	Property development
Matrix 333 St Kilda (Australia) Pty Ltd	100	Property development
Matrix Property Management (Australia) Pty Ltd	100	Management of defect works and rental guarantees for completed group property development
PT Matrix Perkasa Indonesia	100	Property development
N9 Matrix Development Sdn Bhd	85	Property development
Matrix Sino Development Sdn Bhd	100	Property development
Megah Sedaya Sdn Bhd	85	Property development

It is anticipated that the Group would, in the ordinary course of business, enter into RRPTs as detailed in Section 2.1.4 of this Circular which are necessary for the day-to-day operations of the Group with the Related Party(ies) below which are likely to occur with some degree of frequency and could arise at any time.

Accordingly, the Board proposes to seek shareholders' approval on the Proposed Renewal of Shareholders' Mandate for the Group to enter into RRPTs with the Related Party(ies) below, provided such transactions are necessary for its day-to-day operations, in the ordinary course of business, undertaken at arms-length and on normal commercial terms which are not more favourable to the Related Party(ies) than those generally available to the public, and are not detrimental to the minority shareholders of the Company. Such RRPTs will also be subject to the review procedures as set out in Section 2.2 of this Circular.

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2.1.2 Related Party(ies)

The Proposed Renewal of Shareholders' Mandate will apply to RRPTs with the following Related Parties:

Related Party(ies)	Principal Activities	Interested Director/ Major Shareholder(s) or Person(s) Connected	Nature of Relationship
Y&Y Mix Sdn Bhd	Supply ready mix concrete	Datin Seri Yong Chou Lian and Dato' Seri Lee Tian Hock Yong Moi Noi Yong Ghee Kiat, Yong Ing Kiat, Yong Ah Chek and Yong Hwah Kiat	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.
Takrif Maksimum Sdn Bhd	Rental of retail space	Dato' Seri Lee Tian Hock and Datin Seri Yong Chou Lian	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.
Reka Group	Supply and deliver light fittings and accessories, fittings for buildings fixture and furniture	Dato' Logendran A/L K Narayanasamy	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.
Lefloral Enterprise	Agent for purchase of sales, marketing materials, corporate gifts and decoration items	Dato' Seri Lee Tian Hock	Yong Moi Noi, the owner of Lefloral Enterprise, is the sister-in-law of Dato' Seri Lee Tian Hock.
Lee Geok Hoon and Cheong Yong Chieh	Rental of retail space	Dato' Seri Lee Tian Hock	Lee Geok Hoon and Cheong Yong Chieh are the sister and brother-in-law of Dato' Seri Lee Tian Hock.
Ratusan Aman Jati Sdn Bhd	Rental of retail space	Dato' Seri Lee Tian Hock	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.
GXM Pty Ltd	Management and sales & marketing services	Lee Jon Wee	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.

2.1.3 The Nature of the RRPT Contemplated

The type of RRPT to be covered by the Proposed Renewal of Shareholders' Mandate relate principally to the supply of building materials, marketing services and rental of premises in the ordinary course of MCHB Group's businesses as described below:-

a) Supply of Building Materials, Transport Services; and Sales and Marketing Collaterals

In the course of MCHB Group's businesses, it is anticipated that the Group may enter into transactions with Related Party(ies) which will include the provision by the companies in the MCHB Group to or receipt from Related Party(ies), supply of building materials, transport services; and sales and marketing collaterals undertaken by the Related Party(ies) or companies in the MCHB Group (as the case may be) which are necessary for its day-to-day operations.

b) Rental of Premises

In carrying out the businesses of MCHB Group, it is envisaged that the Group will enter into RRPT which relates to the rental of premises from and/or to Related Party(ies).

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2.1.4 The Proposed Renewal of Shareholders' Mandate

The RRPTs covered by the Proposed Renewal of Shareholders' Mandate are as set out in the table below:

Item	Subsidiary Companies of MCHB	Nature of Transactions	Related Party(ies)	Approved Estimated Value (RM)	Actual Value Transacted from 27 th AGM till LPD (RM)	Difference (%) (Below)/Above Approved Estimated Value	Reason for deviation of 10% or more of the Approved Estimated Value	Proposed Mandate (RM)
(a)	Matrix Excelcon	Purchase of ready mix concrete	Y&Y Mix Sdn Bhd	60,000,000	41,864,628	(30.22%)	-	70,000,000
(b)	BSSD	Rental of a retail space by BSSD from Takrif Maksimum Sdn Bhd utilised as its sales gallery for a period of not more than three (3) years at a monthly rental of RM5,000	Takrif Maksimum Sdn Bhd	60,000	60,000	-	-	60,000
(c)	MCHB Group	Supply and deliver light fittings and accessories, fittings for buildings fixtures and furniture	Reka Group	150,000	78,083	(47.94%)	-	150,000
(d)	MCHB Group	Agency services for the sourcing and purchase of sales, marketing materials or collaterals, corporate gifts, decoration items and amenities	Lefloral Enterprise	500,000	492,560	(1.49%)	-	700,000

The Proposed Renewal of Shareholders' Mandate (Cont'd)

Item	Subsidiary Companies of MCHB	Nature of Transactions	Related Party(ies)	Approved Estimated Value (RM)	Actual Value Transacted from 27th AGM till LPD (RM)	Difference (%) (Below)/Above Approved Estimated Value	Reason for deviation of 10% or more of the Approved Estimated Value	Proposed Mandate (RM)
(e)	Matrix Excelcon	Rental of a 2-storey shop office for the purpose of operating as an office at Bandar Seri Impian, Kluang for a period of not more than three (3) years at a monthly rental of RM4,235 from 1 July 2025	Lee Geok Hoon and Cheong Yong Chieh	46,200	46,200	-	-	50,820
(f)	MCSB	Rental of a corner 2½-storey shop office for the purpose of operating as an office at Bandar Seri Impian, Kluang for a period of not more than three (3) years at a monthly rental of RM17,415 from 1 May 2025	Ratusan Aman Jati Sdn Bhd	194,400	194,400	-	-	208,980
(g)	Matrix Development (Australia) Pty Ltd Group of Companies	Development and management of projects, management, sales and marketing services	GXM Pty Ltd	2,500,000	501,606 (AUD180,000)	(79.94%)	-	2,500,000

2.1.5 Amount Due and Owing by Related Party(ies)

There is no amount due from or owing to MCHB Group by the Related Party(ies) which exceeded the credit term given arising from the RRPTs set out in Section 2.1.4 of this Circular.

2.1.6 Rationale for the Proposed Renewal of Shareholders' Mandate

The RRPTs to be entered into by the Group with respect to the approval for the Proposed Renewal of Shareholders' Mandate sought are all in the ordinary course of business and reflect the potential long-term commercial relationship between the parties. It is envisaged that in the ordinary course of business of the Group, the RRPTs between the Group and the Related Party(ies) are likely to occur with some degree of frequency and from time to time, and it may be impractical to seek shareholders' approval on a case-to-case basis before entering into such RRPTs. The RRPTs are undertaken on terms that are not more favourable to the Related Party(ies) than those generally available to the public and are not to the detriment of the minority shareholders. All the transactions will be conducted on "an arm's length basis".

The Proposed Renewal of Shareholders' Mandate are intended to facilitate transactions in the ordinary course of business of the Group. The Proposed Renewal of Shareholders' Mandate would avoid the necessity to convene separate general meetings from time to time to seek shareholders' approval as and when the RRPT occurs or arises. This would substantially reduce administrative time, inconvenience and expenses associated with the convening of such meetings on an ad-hoc basis. It would also enable the Group to realise business opportunities, as and when they shall become available to the Group, in a more timely and effective manner. The RRPTs to be entered into with the Related Party(ies) represent business decision which are undertake for legitimate and bona fide business purposes, after a thorough assessment of the merits of these proposed transactions, pursuant to the review procedures as outlined in Section 2.2 of this Circular.

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2.1.7 Shareholdings of Interested Directors, Major Shareholder(s) and Person(s) Connected to them

The Interested Directors, Major Shareholder(s) and Person(s) Connected to them and their direct and indirect interests based on the Register of Director's Shareholding and Register of Substantial Shareholders as at LPD, are as follows:-

Name/Company	Direct		Indirect	
	No. of MCHB shares	%	No. of MCHB shares	%
Interested Directors and/or Major Shareholder(s)				
Dato' Seri Lee Tian Hock ^(e)	193,467,147	10.31	417,077,464 ^(a)	22.22
Kelvin Lee Chin Chuan ^(k)	16,338,900	0.87	3,002,980 ^(l)	0.16
Harry Lee Chin Yeow ^(k)	9,350,155	0.50	3,187,087 ^(m)	0.17
Interested Major Shareholder(s)				
Shining Term Sdn Bhd	237,902,302	12.67	-	-
Datin Seri Yong Chou Lian	6,027,345	0.32	253,398,397 ^(c)	13.50
Person(s) Connected				
Dato' Logendran A/L K Narayanasamy ^(j)	3,472,732	0.19	-	-
Ambang Kuasa Sdn Bhd	73,573,165	3.92	-	-
Fine Approach Sdn Bhd	18,675,000	0.99	-	-
Magnitude Point Sdn Bhd	44,889,502	2.39	-	-
Meridian Effect Sdn Bhd	8,253,000	0.44	-	-
Target Venue Sdn Bhd	28,011,471	1.49	-	-
Yakin Teladan Sdn Bhd	13,996,095	0.75	-	-
Cheong Yong Chieh ^(f)	190,452	0.01	-	-
Lee Geok Hoon ^(e)	1,445,854	0.08	-	-
Lee Geok Lin ^(e)	2,200,444	0.12	-	-
Lee Yoke Fong ^(e)	272,418	0.01	-	-
Lee Tian Huat ^(e)	-	-	18,675,000 ^(d)	0.99
Lee Yoke Bee ^(e)	543,562	0.03	-	-
Lee Tian Onn ^(e)	-	-	8,253,000 ^(b)	0.44
Tan Seng Heng ^(h)	33	0.00	-	-
Low Kim Fong ^(h)	527,336	0.03	-	-
Nyo Eng Kiak ^(g)	480,000	0.03	-	-
Tan Bee Ling ^(f)	1,514,250	0.08	8,253,000 ^(b)	0.44
Teh Wei Cin ^(f)	4,500,001	0.24	-	-
Yong Ghee Kiat ^(g)	4,686	0.00	-	-
Yong Ing Kiat ^(g)	-	-	-	-
Yong Ah Chek ^(g)	-	-	-	-
Yong Hwah Kiat ^(g)	832,500	0.04	-	-
Yong Moi Noi ^(g)	786,000	0.04	-	-
Yong Soi Mee ^(f)	10,245,000	0.55	18,675,000 ^(d)	0.99
Lee Jon Wee ⁽ⁱ⁾	-	-	-	-
Soo Li Ping ^(g)	2,899,750	0.15	-	-
Vivian Lee Chin Shean ^(k)	4,500,000	0.24	300,000 ⁽ⁿ⁾	0.01
Jennice Lee Chin Mei ^(k)	4,500,000	0.24	-	-
Cindy Lee Chin Hui ^(k)	4,500,000	0.24	-	-
Strategic Castle Sdn Bhd	1,500,000	0.08	-	-

Notes:

- (a) 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(1)(c) of the Act.
- (b) Deemed interested by virtue of his/her direct shareholdings in Meridian Effect Sdn Bhd pursuant to Section 8 of the Act.
- (c) 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.
- (d) Deemed interested by virtue of his/her direct shareholdings in Fine Approach Sdn Bhd pursuant to Section 8 of the Act.
- (e) Dato' Seri Lee Tian Hock, Lee Tian Huat, Lee Tian Onn, Lee Geok Lin, Lee Yoke Fong, Lee Geok Hoon and Lee Yoke Bee are siblings.
- (f) Tan Bee Ling, Teh Wei Cin, Cheong Yong Chieh and Yong Soi Mee are spouses of Dato' Seri Lee Tian Hock's siblings.
- (g) Yong Moi Noi, Nyo Eng Kiak, Yong Ing Kiat, Yong Ah Chek, Yong Hwah Kiat, Yong Ghee Kiat and Soo Li Ping are the sisters/brother-in-laws of Dato' Seri Lee Tian Hock.
- (h) Tan Seng Heng and Low Kim Fong are the brother and sister-in-law of Lee Tian Onn.
- (i) Lee Jon Wee is the sole director and sole shareholder of GXM Pty Ltd and 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.
- (j) Dato' Logendran A/L K Narayanasamy is the director of few subsidiary companies of MCHB.
- (k) Harry Lee Chin Yeow, Kelvin Lee Chin Chuan, Vivian Lee Chin Shean, Jennice Lee Chin Mei and Cindy Lee Chin Hui are the offspring of Dato' Seri' Lee Tian Hock.
- (l) Deemed interested by virtue of the shareholdings of his spouse, Soh Jo Xin pursuant to Section 59(1)(c) of the Act.
- (m) Deemed interested by virtue of the shareholdings of his spouse, Ng Si Ching pursuant to Section 59(1)(c) of the Act.
- (n) Deemed interested by virtue of the shareholdings of her spouse, Chuah Wai Loon pursuant to Section 59(1)(c) of the Act.

The abovementioned Interested Directors, Major Shareholder(s) and Person(s) Connected are deemed interested in the Proposed Renewal of Shareholders' Mandate by virtue of the interests of such party with the Related Party(ies) as mentioned in Section 2.1.2 of this Circular, which are transacting with MCHB Group.

2.1.8 Directors' and Major Shareholder's Interest

Dato' Seri Lee Tian Hock is an Interested Director and Major Shareholder of MCHB and he had abstained from deliberation and voting at Board meetings of MCHB on the Proposed Renewal of Shareholders' Mandate. He will also abstain from voting at the forthcoming 28th AGM in respect of his direct and indirect shareholdings.

Kelvin Lee Chin Chuan and Harry Lee Chin Yeow who being Interested Directors have also abstained from deliberation and voting at Board meetings of MCHB on the Proposed Renewal of Shareholders' Mandate. Dato' Logendran A/L K Narayanasamy, Lee Tian Onn and Lee Jon Wee are directors of subsidiaries company and Person(s) Connected.

The Major Shareholder(s) and/or Interested Director to which the Proposed Renewal of Shareholders' Mandate apply, shall abstain from voting at the forthcoming 28th AGM in respect of their direct and indirect shareholdings by virtue of their interests. The Interested Director and Major Shareholder(s) have undertaken that they shall ensure that the Person(s) Connected to them will abstain from voting on the same.

Save as aforesaid, none of the other Directors or Major Shareholder(s) of MCHB or Person(s) Connected to them have any interest in the Proposed Renewal of Shareholders' Mandate.

2.2 REVIEW PROCEDURES FOR THE RRPTS

MCHB Group has established the following policies and procedures to ensure that all RRPTs will be entered into on normal commercial terms at an arm's length basis, on terms which will be not more favourable to the Related Party(ies) than those generally available to the public and will not be detrimental to the non-interested shareholders:-

- (i) The transaction prices are based on prevailing market rates/prices that are agreed upon under similar commercial terms for transactions with third parties, business practices and policies and on terms which are generally in line with industry norms;
- (ii) All RRPTs to be entered into shall be on normal commercial terms and on terms that will be consistent with the Group's usual business practices and policies;
- (iii) The Audit Committee is to provide a statement that it has reviewed the terms of the RRPTs to ensure that such transactions are undertaken based on terms not more favourable to the Related Party(ies) than those generally available to the public, are not detrimental to the minority shareholders and are in the best interest of the Group;
- (iv) In the event that a member of the Audit Committee or Board has an interest and/or deemed interest in any particular RRPTs, he or she shall declare his or her interest in the RRPT and will have to refrain from any deliberation and also abstain from voting on the matter at the Audit Committee meeting or Board meeting in respect of that RRPT;
- (v) Records of RRPTs will be retained and compiled by the Group's Finance Department for submission to the auditors and the Audit Committee for review;

- (vi) A quarterly report on all RRPTs transacted in that quarter will be produced to the Audit Committee for its reference;
- (vii) If the Audit Committee is of the view that the abovementioned procedures are insufficient to ensure that RRPTs are undertaken on an arm's length basis and on normal commercial terms and on terms that are not more favourable to the transacting party than those generally available to third parties dealing at arm's length during their periodic review of the procedures, the Audit Committee has the discretion to request for additional procedures to be imposed on all RRPTs;
- (viii) Directors who have any interest in any RRPTs, shall abstain from Board deliberations and voting and will ensure that they and any persons connected with them will also abstain from voting on the resolution at the AGM to be convened for the purpose;
- (ix) Disclosure will be made in the annual report of the breakdown of the aggregate value of the RRPTs during the financial year, amongst others, based on following information:
 - (a) type of the RRPTs made; and
 - (b) the names of the Related Party(ies) involved in each type of the RRPTs made and their relationship with the MCHB Group;
- (x) At least two (2) other contemporaneous transactions with unrelated third parties for similar products/services and/or quantities will be used as comparison, wherever possible, to determine whether the price and terms offered to/by the Related Party(ies) are fair and reasonable and comparable to those offered to/by other unrelated third parties for the same or substantially similar type of products/services and/or quantities. In the event that quotation or comparative pricing from unrelated third parties cannot be obtained, the transaction price will be based on prevailing market rates/prices that are agreed upon under similar commercial terms for transactions with third parties, business practices and policies and on terms which are generally in line with industry norms in order to ensure that the RRPTs is not detrimental to MCHB Group; and
- (xi) It is the Company's policy to ensure that all of the Company's transactions regardless of whether they are RRPTs or not, are carried out in the best interests of the Company.

2.3 STATEMENT BY AUDIT COMMITTEE

The Audit Committee has the overall responsibility to periodically review the RRPTs, determining if the procedures for reviewing such RRPTs are appropriate. The Audit Committee also has the authority to delegate this responsibility to such individuals within the Group as it shall deem fit.

The Audit Committee has considered the procedures mentioned in Section 2.2 of this Circular and is of the view that the Group has in place adequate procedures and processes to monitor, track and identify RRPTs in a timely and orderly manner. The Audit Committee will review and ascertain whether the guidelines and procedures established to monitor RRPTs have been complied with once a year.

Should the Audit Committee at any time determine that the guidelines and/or procedures stated in Section 2.2 of this Circular are no longer adequate to ensure that:

- (i) the RRPTs are conducted on arm's length basis and on normal commercial terms not more favourable to the Related Party(ies) than those generally available to the public; and/or
- (ii) such transactions are not to the detriment of the minority shareholders of the Company nor prejudicial to the interests of the shareholders of the same;

the Company will then obtain a fresh shareholders' mandate based on new guidelines and procedures.

The Audit Committee has the discretion to request for limits to be imposed or for additional procedures to be followed if it considers such a request to be appropriate. In that event, such limits or procedures may be implemented without the approval of shareholders, provided that they are more stringent than the existing limits or procedures.

The Audit Committee has reviewed the terms of the Proposed Renewal of Shareholders' Mandate and is satisfied that the review procedures mentioned in Section 2.2 of this Circular for the RRPTs are sufficient to ensure that the RRPTs are made on an arm's length basis and on normal commercial terms not more favourable to the related party than those generally available to the public and are not to the detriment of the minority shareholders of MCHB and hence, will not be prejudicial to the shareholders nor disadvantageous to the Group.

2.4 APPROVAL REQUIRED

The Proposed Renewal of Shareholders' Mandate are subject to the approval of the shareholders of the Company being obtained at the forthcoming 28th AGM.

2.5 EFFECTS OF THE PROPOSED RENEWAL OF SHAREHOLDERS' MANDATE

The Proposed Renewal of Shareholders' Mandate will not have any effects on the issued share capital and substantial shareholders' shareholdings of MCHB. In addition, the Shareholders' Mandate will not have any material effect on the earnings, net assets and gearing of our Group. However, the Shareholders' Mandate are in relation to transactions which are of a revenue or trading nature, and which form an integral part of our Group's day-to-day operations and hence, they contribute to our financial performance.

2.6 THRESHOLD OF AUTHORITY

There is no specific threshold for approval of the RRPTs within the Group. However, all RRPTs are subject to the approval of the Board. Where any Director has any direct/indirect interest in any RRPTs, such Director(s) shall abstain from deliberations and voting on the matter.

2.7 DISCLOSURE

The Company will make relevant disclosures in the Company's annual report for the next financial period in regards to the actual aggregate value of the RRPTs pursuant to the Proposed Renewal of Shareholders' Mandate during the financial period, based on the following information:

- (a) the type of the RRPT made; and
- (b) the names of the Related Party(ies) involved in each type of RRPT made and their relationships with the Company.

3. DIRECTORS' RECOMMENDATION

The Board with the exception of the Interested Directors who have abstained from giving opinion, having taken into consideration all relevant factors, is of the opinion that the Proposed Renewal of Shareholders' Mandate are in the best interest of the shareholders of MCHB.

The Board, with the exception of Dato' Seri Lee Tian Hock, Kelvin Lee Chin Chuan and Harry Lee Chin Yeow who have abstained from making a recommendation on the Proposed Renewal of Shareholders' Mandate, recommends that you vote in favour of the ordinary resolution pertaining to the Proposed Renewal of Shareholders' Mandate to be tabled at the forthcoming 28th AGM.

4. TWENTY-EIGHTH ANNUAL GENERAL MEETING

The 28th AGM will be convened and held at Halia Hall, d'Tempat Country Club, PT12653, Jalan Pusat Dagangan Sendayan 1, 71950 Bandar Sri Sendayan, Negeri Sembilan Darul Khusus on Thursday, 28 August 2025 at 10.30 a.m. for the purpose of considering and, if thought fit, passing, inter alia, the ordinary resolution to give effect to the Proposed Renewal of Shareholders' Mandate under Special Business.

The Notice of the 28th AGM and the Proxy Form as set out in the Integrated Annual Report 2025 of the Company together with this Circular and Administrative Guide are all available at <https://www.mchb.com.my/>. Shareholders are advised to refer to the Notice of the 28th AGM and the Administrative Guide for the procedures as set out therein.

If you wish to appoint a proxy to attend, participate and vote on your behalf at the 28th AGM, you may deposit your Proxy Form at the registered office at Wisma Matrix, No. 57, Jalan Tun Dr. Ismail, 70200 Seremban, Negeri Sembilan Darul Khusus. Alternatively, the submission of Proxy Form can be made through electronic lodgement not less than forty-eight (48) hours before the time fixed for holding the 28th AGM or any adjournment thereof. The lodgement of the Proxy Form will not preclude you from attending, participating and voting at the meeting should you subsequently wish to do so.

5. ADDITIONAL INFORMATION

Shareholders are advised to refer to the attached Appendix 1 for additional information.

Yours faithfully

For and on behalf of the Board of Directors

MATRIX CONCEPTS HOLDINGS BERHAD

DATO' HAJI MOHAMAD HASLAH BIN MOHAMAD AMIN

Non-Independent Non-Executive Chairman

FURTHER INFORMATION**1. RESPONSIBILITY STATEMENT**

This Circular has been seen and approved by the Board and they collectively and individually accept full responsibility for the accuracy, completeness and correctness of the information given herein and confirm that after making all reasonable enquiries and to the best of their knowledge and belief, there are no other facts the omission of which would make any statement herein misleading.

2. MATERIAL CONTRACTS

Save as disclosed below, MCHB Group has not entered into any material contracts (not being contracts entered into in the ordinary course of business) which have been entered into by MCHB Group within two (2) years preceding the date of this Circular:-

- (a) Strategic Joint Venture Agreement between MCHB Development (NS) Sdn Bhd, Megah Sedaya Sdn Bhd and NS Corporation dated 19 June 2024.
- (b) Development Rights Agreement between NS Corporation and Megah Sedaya Sdn Bhd dated 19 June 2024 for the development of freehold agriculture land located in Mukim Labu, Seremban, Negeri Sembilan.
- (c) MCHB Development (KV) Sdn Bhd had on 8 April 2025 entered into 3 separate share sale and purchase agreements for the following proposed acquisitions for a total cash consideration of RM77.9 million:
 - (i) 625,000 ordinary shares in Horizon L&L Sdn Bhd ("HLLSB"), representing 50% equity interest in HLLSB;
 - (ii) 10,000 ordinary shares in Exoland Property Management Sdn Bhd ("EPMSB"), representing 100% equity interest in EPMSB; and
 - (iii) 225,000 ordinary shares in Horizon L&L (SEL) Sdn Bhd ("HLL SEL"), representing 30% equity interest in HLL SEL.

3. MATERIAL LITIGATION, CLAIMS AND ARBITRATION

MCHB Group are not engaged in any material litigation, claims or arbitration, either as plaintiff or defendant, which would have a material effect on the financial position or the business of MCHB Group and the Board has no knowledge of any proceedings pending or threatened against MCHB Group, or of any other facts likely to give rise to any proceedings which might materially and adversely affect the financial position or business of MCHB Group preceding the date of this Circular.

4. DOCUMENTS AVAILABLE FOR INSPECTION

Copies of the following documents are available for inspection at the registered office of MCHB at Wisma Matrix, No. 57, Jalan Tun Dr. Ismail, 70200 Seremban, Negeri Sembilan Darul Khusus from Mondays to Fridays (except public holidays) during normal business hours from the date of this Circular up to and including the date of the forthcoming 28th AGM:-

- (i) Constitution of MCHB;
- (ii) Audited Consolidated Financial Statements of MCHB for the past two financial years ended 31 March 2024 and 31 March 2025; and
- (iii) The material contracts referred to in Paragraph 2 of this Appendix.