



PRESS RELEASE

Matrix Concepts net profit grows 5.3% to RM67.4 million in 2Q25 on firm demand for property developments

- *On track to reach full year targets*
- *New property sales grow 10.0% to RM341.7 million in 2Q25*
- *Declares second interim dividend of 2.75 sen per share in respect of FY2025*

Seremban, Negeri Sembilan, Malaysia, 26 November 2024 - Property developer **Matrix Concepts Holdings Berhad** (**Matrix Concepts**; 金群利集团; Bloomberg: MCH:MK) posted a 5.3% year-on-year increase in net profit to RM67.4 million for the second quarter ended 30 September 2024 (2Q25) from RM64.0 million in the previous corresponding quarter, and is on track to reach its full year target on the back of continued strong demand, particularly driven by its Sendayan Developments.

The Group achieved a significant improvement in 2Q25 gross profit margin to 49.8% from 43.6% in the previous quarter, on the back of favorable product mix that included recognition of industrial property developments. Net margin rose to 21.0% in 2Q25 from 17.8% previously, attributed to an increase in other income due to a gain on disposal amounting to RM11.5 million.

Meanwhile, the Group recorded resilient new sales growth, 10.0% higher in new property sales of RM341.7 million from RM310.8 million previously, firmly supported by the Group's second high-rise development, Levia Residence, in Kuala Lumpur, complementing sales from Sendayan Developments.

Matrix Concepts' strategy to diversify its revenue streams for sustainable future growth is yielding positive results. While group revenue for 2Q25 was 10.7% lower year-on-year at RM321.0 million versus RM359.4 million previously due to lower revenue recognition from the Group's Sendayan Developments in Negeri Sembilan, the Group saw a 71.4% surge in revenue from developments in the Klang Valley and Johor to RM16.8 million in 2Q25 from RM9.8 million previously.

Additionally, revenue from the Group's education and hospitality segments collectively grew by 46.2% to RM13.3 million in 2Q25 from RM9.1 million previously, attributed to improved performance in the education unit from increased student enrolment over the past year. The Group's healthcare segment also contributed positively, with Mawar Medical Centre in Negeri Sembilan contributing revenue of RM5.1 million during the quarter.

“Matrix Concepts continues to deliver sustainable growth and long-term value to our shareholders, backed by robust profitability. We are also enjoying an encouraging sales performance in the first of FY2025, and remain on track to achieve RM1.3 billion in property sales in the current financial year.

This bodes well with our tradition of rewarding shareholders handsomely for more than 10 years now, and we declared a dividend payout 10% higher in 2Q25 than last year, reflecting our strong financial performance and confidence in our continued growth.

We have continued to diversify our income streams and expand into high-growth sectors like education, healthcare, and affordable housing. Looking ahead, our strong track record and robust pipeline of projects positions us well to capitalize on future growth opportunities. We will continue to pace our launches strategically in line current housing demands, strengthen our presence across Negeri Sembilan, Klang Valley, and Johor, and leverage our strong branding for our affordably priced and premium quality properties.”

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

In the first half of FY2025 (1H25), the Group recorded a 7.6% increase in new property sales to RM663.0 million, from RM616.1 million previously, driven by strong performance across its developments. Sendayan Developments continues to be a key contributor with RM618.5 million in new launches, while Levia Residence, the Group’s second high-rise development in Kuala Lumpur, recorded impressive sales of RM55.7 million in 1H25, prompting the acceleration of its second phase.

Meanwhile, the Group recorded revenue of RM600.8 million in 1H25, a decrease of 13.0% from RM690.8 million. While the property development division saw a 15.7% decline in revenue to RM566.2 million due to recognition affected by timing of launches, from RM671.5 million in the previous year, the Group’s other business units, including education and hospitality, recorded a 30.5% increase in revenue to RM25.1 million.

Additionally, the Group achieved a significant improvement in 1H25 gross profit margin to 49.8% from 43.6% in the prior year, on the back of favorable product mix that included recognition of industrial property developments. The Group recorded resilient net profit of RM128.1 million in 1H25 from RM128.6 million previously.

As at 30 September 2024, Matrix Concepts’ unbilled sales stood at RM1.32 billion, providing strong visibility for future earnings recognition over the next 15 to 18 months.

The Group declared a second interim dividend of 2.75 sen per share in respect of the financial year ending 31 March 2025, with the dividend ex-date on 18 December 2024 and the payment date on 9 January 2025. The cumulative 1H25 dividend per share stands at 5.25 sen with a total payout of RM65.7 million or 50.6% of 1H25 profit after tax (PAT).

About Matrix Concepts Holdings Berhad (金群利集团有限公司)

Award-winning developer Matrix Concepts Holdings Berhad was established in 1996 and listed on the Main Market of Bursa Malaysia since 2013. With an integrated spectrum of business activities across Property Development, Construction, Education, Hospitality, and Healthcare, the Group has extended its presence beyond Malaysia, with development footprints in Melbourne, Australia and Jakarta, Indonesia.

The Group's flagship and award-winning Sendayan Developments township spanning over 6,000-acres in Negeri Sembilan is renowned for its affordable-premium landed homes in a green and sustainably designed environment. Sendayan Developments features first class amenities such as Matrix Global Schools, GBI-certified d'Tempat Country Club, d'Sora Business Boutique Hotel, as well as comprehensive public and social amenities to provide Malaysians with the best of community living.

Furthermore, the Group's strategic acquisition of a 1,382-acre land parcel within the Malaysian Vision Valley (MVV2.0) development corridor marks a significant opportunity for future growth. Building on this, the Group entered into a land development agreement in June 2024 with NS Corporation to serve as the master developer for 1,000 acres of prime land in the same corridor. These initiatives position the Group to capitalize on the robust housing demand in Seremban while benefiting from the spillover effects of the Klang Valley market. Additionally, the land's proximity to the anticipated revival of the High-Speed Rail (HSR) project further enhances its growth potential.

Matrix Concepts has also broadened its horizons internationally. As a developer of premium residences in Australia, its latest development of M333 St Kilda in Melbourne, launched in May 2022, follows the footsteps of highly successful previous developments, M.Carnegie in 2016, and M.Greenvale in 2019. Furthermore, the Group ventured into Indonesia in 2019, with the development of the 29-storey Menara Syariah in the international waterfront township of Pantai Kapuk Indah 2 in Jakarta via a joint venture with reputed local developers.

Matrix Concepts has been consistently recognized through industry awards as a developer of choice, with its core ethos in building sustainable and healthy communities, as well as active contribution to Corporate Social Responsibility initiatives. The Group is a constituent of the Bursa Malaysia FTSE4Good Index since 2018, underscoring its commitment to continuous improvement in Environmental, Social, and Governance pillars.

The Group's forward prospects are underpinned by its growing brand recognition as a leading developer, with strong demand for its properties in Malaysia and internationally contributing to healthy growth in financial performance.

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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