



Overview

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.

Business Units

Property Development

Construction Hospitality

Education HealthCare

Our Developments

	Bandar Sri Sendayan Seremban	BANDAR SERI IMPIAN KUALANG	LEVIA RESIDENCES KUALA LUMPUR	M333 St. Kilda	MENARA SYARIAH
	Bandar Sri Sendayan	Bandar Seri Impian	Levia KL	St. Kilda	Menara Syariah
Location	Negeri Sembilan	Johor Bahru	Kuala Lumpur	Melbourne	Jakarta
Balance GDV	RM10,371.0 mil	RM2,067.8 mil	RM532.0 mil	RM245.6 mil	RM1.0 bil
Remaining Lanbank	1,508.2 acres	444.7 acres	5.2 acres	0.6 acres	1.4 hectares
Dev.Type	Township	Township	Condominium	Mixed Dev.	Commercial

9M24 Financial Highlights

3Q24 to 30.9.23	3Q23 to 30.9.22	Change	RM 'mil	9M24 to 30.9.23	9M23 to 30.9.23	Change
296.0	363.8	(18.6%)	Revenue	986.8	815.4	21.0%
159.5	150.7	5.8%	Gross Profit	468.5	373.6	25.4%
53.9%	41.4%	12.5ppt	Gross margin	47.5%	45.8%	1.7ppt
57.2	54.4	5.3%	PATMI	185.9	152.0	22.3%
19.3%	14.9%	4.4ppt	Net margin	18.8%	18.6%	0.2ppt
4.6	4.4	5.3%	Basic EPS (sen)	14.9	12.2	22.3%

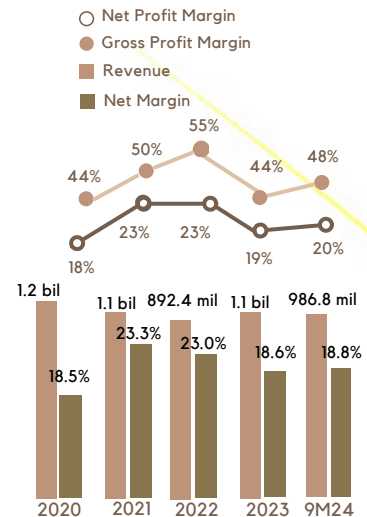
Revenue by Segments

NS Dev.	RM908.8 mil ↑ 52.2% yoy
KV Dev.	RM12.8 mil ↓ 83.0% yoy
Johor Dev.	RM32.9 mil ↓ 31.7% yoy
AUS	RM3.3 mil ↓ 95.0% yoy
Other Units	RM29.1 mil ↓ 3.5% yoy

Revenue by Type

Residential	RM925.0mil ↑ 24.4% yoy
Commercial & Industrial	RM32.6mil ↓ 21.4% yoy
Other Units	RM29.1mil ↓ 3.5% yoy

Past 5 Years Performance



Operational Highlights

	Projects Launched	Ongoing Projects	Projects Completed
9M24	RM978.6 mil	RM2,467.1 mil	RM1,927.6 mil
9M23	RM934.8 mil	RM2796.5 mil	RM1,014.3 mil

9M24 Key indicators

New Property Sales RM961.4 mil	Unbilled Sales RM1.2 bil	Average Take-up Rate 81.2%
Ongoing GDV RM2.5 bil	Total Lanbank: 1,996.5 acres	Total GDV: RM14.2 bil

Investment Highlights

Return on Equity	Dividend Yield	Dividend Payout Ratio	Market Capitalisation
11.2%	6.3%	51.2%	RM2.2 bil

* As at 15 February 2024

Investment Merits

- Consistent and continued **strong new property sales** over past 5 years
- Sizeable **unbilled sales and solid track record** of ramping up delivery in FY23
- Clear growth road map**
- Stable **share price**
- Solid balance sheet – **low gearing**
- Good **mix of institutional and foreign** shareholders
- Industry – recognized** management team
- Dividends, dividends, dividends
50% of PAT + consistent + quarterly

Environmental Social Governance (ESG)

Constituent of **FTSE4Good** since 2018

Matrix Concepts Holdings Berhad upgraded to

★★★★

ESG Rating in FBM EMAS assessed by FTSE Russell

- ★★★★ Top 25%
- ★★★★ Top 26-50%
- ★★★ Top 51%-75%
- ★ Bottom 25%