



PRESS RELEASE

Matrix Concepts records sales growth in 3Q25, on track to achieve full year target

- *3Q25 new property sales up 2.6% to RM354.3 million, boosting unbilled sales 21.1% to RM1.4 billion to be recognised in the next 15-18 months*
- *Declares third interim dividend of 1.35 sen per share in respect of FY2025, with payout of 58.3% of 3Q25 profit after tax*
- *Completes one-for-two bonus issue, increasing total shares to 1.88 billion*

Seremban, Negeri Sembilan, Malaysia, 27 February 2025 - Property developer Matrix Concepts Holdings Berhad (Matrix Concepts; 金群利集团; Bloomberg: MCH:MK) continued its positive sales trend in the third quarter ended 31 December 2024 (3Q25), securing RM354.3 million in new property sales, a 2.6% increase compared to RM345.3 million in 3Q24 on resilient demand for the Group's affordably priced premium quality property developments.

“Our flagship Sendayan Developments in Negeri Sembilan continues to attract strong interest, particularly from homebuyers seeking quality living experiences beyond the city centre. We also see healthy take-up for our high-rise development in Klang Valley, Levia Residence, and accelerated the launch of its second phase to meet demand. With the latest sales performance, we are on track to achieve our RM1.3 billion sales target for the current financial year.

In addition to our ongoing projects, Matrix Concepts is poised to develop our next major development, the MVV City in Seremban, which covers 2,382 acres with a gross development value of RM15 billion over 12 years. This strategically located, large-scale mixed-use development will cater to the growing demand for residential, commercial, and industrial properties in the region. With initial launches planned for the financial year ending 31 March 2026, MVV City is expected to be a major growth driver for the Group in the coming years.

As we expand our footprint by developing new projects and townships, we are confident in sustaining growth and reinforcing our position as a leading developer.”

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

Matrix Concepts recorded a net profit of RM43.3 million in 3Q25 compared to RM57.2 million in the previous corresponding quarter, while revenue stood at RM280.9 million in 3Q25 versus RM296.0 million previously. The results were primarily due to delay in revenue recognition from Sendayan Developments in Seremban, Negeri Sembilan and Bandar Seri Impian in Kluang, Johor. The deferred recognition is expected to be recouped in the upcoming quarters. The lower profit also reflects increased administrative and general expenses, and higher finance costs associated with the land acquisition of its upcoming Malaysia Vision Valley City (MVV City) development.

The Group's revenue performance was partially mitigated by strong recognition of RM14.3 million from its second high-rise development, Levia Residence in Cheras, Kuala Lumpur. In addition to its strong property development business, revenue from the Group's education and hospitality segments showed positive growth, collectively increasing by 39.3% to RM13.7 million in 3Q25 from RM9.8

million previously, attributed to better performance in the education unit from increased student enrolment. The healthcare segment, Mawar Medical Centre in Negeri Sembilan, contributed revenue of RM2.7 million after commencing contributions in the second half of the financial year.

As at 31 December 2024, Matrix Concepts' unbilled sales stood at RM1.42 billion, 21.1% higher year-on-year, providing strong visibility for future earnings recognition over the next 15 to 18 months.

Furthermore, the Group's positive sales momentum continued throughout the nine months ended 31 December 2024 (9M25), with new property sales increasing by 5.8% to RM1.0 billion from RM961.4 million previously, driven by strong performance across various projects. Sendayan Developments continued to be a key contributor with RM836.5 million, while Levia Residence recorded impressive sales of RM130.7 million in 9M25.

Group revenue for 9M25 amounted to RM881.7 million, a decrease of 10.6% from RM986.8 million previously. The lower revenue was due to lower contribution from the property development division at RM830.7 million in 9M25 compared to RM957.7 million previously due to timing of launches and revenue recognition. Other business units, including education and hospitality, recorded a 33.3% increase in revenue to RM38.8 million in 9M25 from RM29.1 million previously. Additionally, the healthcare segment recorded revenue of RM12.2 million in 9M25.

Notably, the Group achieved a significant improvement in gross profit margin to 50.6% in 9M25 from 47.5% in the prior year, on the back of favorable product mix that included recognition of industrial property developments. The improved margins contributed to a healthy net profit of RM171.4 million in 9M25, compared to RM185.9 million previously.

The Group declared a third interim dividend of 1.35 sen per share in respect of the financial year ending 31 March 2025, representing 58.3% of 3Q25 profit after tax, with the dividend ex-date on 21 March 2025 and the payment date on 10 April 2025. The cumulative 9M25 dividend per share stands at 4.85 sen¹, after adjusting for bonus issue, with a total payout of RM91.0 million or 52.5% of 9M25 profit after tax (PAT), in line with its dividend policy of distributing at least 50% of its annual PAT to our shareholders

Matrix Concepts also rewarded shareholders through a one-for-two bonus share issue completed on 25 February 2025, involving the distribution of 625.7 million new shares, increasing the total issued share capital from 1.25 billion shares to 1.88 billion shares.

Dato' Haslah added: "Our focus on operational efficiency and the expanding contributions from our diversified business segments have strengthened our financial position. This has enabled us to generate robust earnings and reward shareholders with consistent dividends. Our recent bonus issue underscores this commitment and reflects our confidence in the future outlook."

¹Adjusted to total ordinary shares of 1,877.0 million, which includes the 1-for-2 bonus issue of 625.7 million new ordinary shares in Matrix Concepts that were listed and quoted on the Main Market of Bursa Malaysia Securities Berhad on 26 February 2025.

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.

Additionally, the Group is poised to capitalise on its next major development, the Malaysia Vision Valley City (MVV City) project in Negeri Sembilan, with initial launches planned for the financial year ending 31 March 2026. The Group will lead the joint development of MVV City Phase 1 with the Negeri Sembilan state government.

MVV City Phase 1 covers 2,382 acres with a gross development of RM15 billion over 12 years. The development is projected to include over 1,000 acres of industrial space, 15,000 residential units and a 174-acre commercial lot. The proximity of the new development to the planned High-Speed Rail (HSR) project enhances its long-term 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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