



PRESS RELEASE

Matrix Concepts Charts Growth with Enlarged 2,382-Acre Land Development in MVV2.0

- Follows Previous 1,382-Acre Deal, Affirming Commitment to Sustainable Development
- Second Joint Venture with NS Corp for 1,000-acre prime land
- Earmarked 1,000 acres for sustainable eco industrial park

Seremban, Negeri Sembilan, Malaysia, 19 June 2024 - Matrix Concepts Holdings Berhad (Matrix Concepts; 金群利集团; Bloomberg: MCH), via its subsidiary, Megah Sedaya Sdn. Bhd. has entered into a new land development agreement with NS Corporation (“NS Corp”), for a 1,000-acre prime land (“new land”) in the MVV2.0 development corridor at a signing ceremony in Seremban today.

This latest agreement, follows the company’s previous purchase of 1,382 acres of adjacent land in August 2022, shall act as a major growth catalyst for the Group and underscoring its commitment in driving sustainable development with high impact on the regional socio-economic landscape. With a combined land measuring approximately 2,382 acres, the new development shall reaffirm the Group’s footprint in township development and retain its status as a prominent provider of homes for the masses in Negeri Sembilan and beyond.

Under terms of the land development agreement, NS Corp grants development rights to Megah Sedaya Sdn. Bhd., a special purpose vehicle (“SPV”) that shall act as the master developer of the new land, for a total consideration of RM435.6 million. Prior to the signing of the new land development agreement, at the same event, Matrix Concepts and NS Corp inked a strategic joint venture agreement (“SJVA”), structured similarly to the previous 1,382- acre land deal, which equates to an 85:15 equity basis, with Matrix Concepts holding the majority stake.

The Group shall spearhead the development of the new land, including the inception of a master blueprint, execution and delivery of development components, as well as, securing the necessary financing requirements. The consideration for the development rights and initial development costs shall be financed through a mix of internally generated funds and borrowings.

“The addition of the new 1,000-acre land in the Malaysian Vision Valley 2.0 (MVV2.0) marks a significant milestone that reflects the ambition and strategic vision of our Group.

Our strong financial health has positioned us to undertake this substantial investment confidently, underscoring our capability to seize the right opportunities and readiness to drive forward in this dynamic market environment. We also recognize the transformative potential of the proposed High-Speed Rail project, which, if realized, will significantly enhance the appeal and demand for transit-oriented developments in the area.

Matrix Concepts is strategically prepared to meet this demand and well-positioned to leverage this opportunity in securing the Group's sustainability beyond the next 12 years. Our confidence in this undertaking stems from the flourishing property market in Seremban, underpinned by the high take-up rates of our projects in the Sendayan development, driven by the influx of prospective homebuyers from the Klang Valley.”

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

The Malaysian Vision Valley (MVV2.0), spanning 379,087 acres (153,411 hectares) across Seremban and Port Dickson is poised to become a significant economic corridor, driving substantial economic growth and attracting both domestic and international investments. With the development of key economic drivers such as high-tech manufacturing, wellness tourism, skill-based education, and specialized research services, MVV2.0 is expected to generate numerous job opportunities and stimulate local businesses.

The integration of smart city technologies and sustainable infrastructure further enhances the region's attractiveness, positioning it as a hub for innovation and high-value industries. The anticipated influx of businesses and talent into MVV2.0 will not only boost the local economy but also contribute to growing demand for quality housing and commercial offerings within the economic corridor.

The societal impact of MVV2.0 will be transformative, fostering a vibrant and inclusive community. The emphasis on sustainability and smart urban planning is set to improve the quality of life for residents by promoting environmentally-friendly living spaces and efficient public transportation systems.

The introduction of new educational and healthcare facilities will enhance access to essential services, ensuring that the community benefits from improved health and education outcomes. Furthermore, the creation of green spaces and cultural amenities will encourage community engagement and social cohesion, making

MVV2.0 not just an economic catalyst but also a model for holistic and sustainable urban development

Matrix Concepts plans to transform the new land, located in Mukim Labu, Seremban, into a sustainable township that fosters community building and promotes a positive socio-economic environment. With a combined gross development value (GDV) of RM12.0 billion, the enlarged 2,382-acre development will feature a balanced mix of residential, commercial, industrial, institutional, recreational and retail elements, addressing the growing demand from Klang Valley, driven by increased work-from-home flexibility, Seremban's attractive value proposition and growth potential of the region.

Over a 12-year development period, the new enlarged township shall be designed to harmonize with nature, with the first property launch anticipated in three years. The township will incorporate green corridors, recreational features, and various waterscapes, fostering a thriving community environment.

The Group has earmarked 1,000 acres of land for the Malaysia Vision Valley Tech Park (MVVTP), representing a groundbreaking approach to sustainable industrial development. With a strong emphasis on environmental sustainability and resource efficiency, MVVTP aims to set a new standard for industrial complexes. Its primary goal is to minimize negative environmental impacts while maximizing economic and social benefits. This development shall serve as the Group's latest showcase of its commitment to sustainability, encapsulated by MVVTP's tagline: "Pioneering a New Industrial Concept", to cater for Industrial 4.0 demands.

Moreover, a sizeable tract of land has been set aside to champion Environmental, Social, and Governance (ESG) initiatives. This allocation is poised to host a diverse array of projects, including the establishment of a solar farm geared towards generating renewable energy to power both industrial and residential facets of the park. Furthermore, the Group is actively exploring the feasibility of creating a carbon sink through a rewilding endeavor, leveraging natural processes to restore landscapes and foster biodiverse habitats.

Renowned for its township developments, the Group aims to mirror the success of its award-winning Sendayan Developments, located just 3 kilometers away, recognized for its strong take-up rates and well-executed township planning, while being regarded as a benchmark for integrated and sustainable township developments, setting a high standard for future projects.

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.

The Group is also the developer of the 900-acre Bandar Sri Impian in Kluang, Johor. Since 2013, the Group expanded its presence to Kuala Lumpur City centre with its 33-storey Chambers Kuala Lumpur condominium project, with future developments planned in Puchong, Damansara Perdana, and Cheras in Selangor.

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 had, on 14 November 2023, secured a RM512 million financing facility to fund its ongoing land acquisition effort involving 1,382.2 acres of land in MVV2.0 in Negeri Sembilan. This funding will also partially fund the development of a new township on the acquired land. This collaborative endeavour, undertaken in partnership with the state investment arm NS Corporation, is slated to commence in 2024, extending over 10-years.

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