



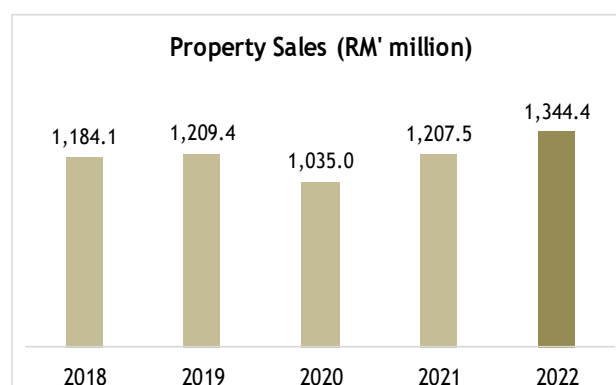
Matrix Concepts records all-time high new property sales of RM1.3 billion in FY2022; proposes 1-for-2 bonus issue

- *Strong sales driven by growing demand for affordable-premium residential developments at Sendayan Developments in Seremban*
- *Bonus issue involves issuance of up to 417.1 million new ordinary shares*
- *FY2022 PAT at RM200.7 million on RM886.8 million revenue*
- *Declares fourth interim dividend of 3.75 sen in respect of financial year ended 31 March 2022*

Seremban, Negeri Sembilan, Malaysia, 25 May 2022 - Property developer Matrix Concepts Holdings Berhad (Matrix Concepts; 金群利集团; Bloomberg: MCH:MK) recorded an all-time high in new property sales of RM1.3 billion in the financial year ended 31 March 2022 (FY2022), surpassing the previous year's achievement of RM1.2 billion.

The commendable sales growth of 11.3% was driven by robust demand for affordable-premium residential homes in the Group's flagship Sendayan Developments. Of FY2022 new sales, more than 60% of homes were priced below the RM500,000 mark, as the Group tailored its launches to latest homebuyer preferences.

Notably, the Group's recent launches in January 2022, such as Bayu Sutera 1 and Tiara Sendayan 11 in Sendayan Developments, collectively comprising more than 500 landed properties, registered excellent take-up rates of 95% and 100% respectively within weeks of being launched.



Matrix Concepts also proposed a corporate exercise to issue bonus shares, on the basis of one bonus share for every two Matrix Concepts shares held, at an entitlement date to be determined later. The exercise involves the issuance of up to 417.1 million new ordinary shares, and is aimed at increasing the Group's share base and encouraging trading liquidity. Through the bonus issue, Matrix Concepts' share base will increase to 1,251.3 million shares from 834.2 million shares currently.

The proposed corporate exercise is subject to shareholders' approval at the Group's upcoming annual general meeting.



“Our firm sales achievement underscores the healthy demand for affordable-premium homes in Sendayan Developments especially within the RM500,000 price range. With the country’s ongoing economic recovery and low interest rate environment expected to support homebuying activity in the near to medium term, we are greatly encouraged to launch more similar priced homes going forward.

We have shown resilience in navigating challenges throughout the pandemic and are well-positioned to register positive performance in the near future. In addition to the healthy outlook of our local operations, our prospects are further complemented by our international projects, as we progress towards completion and delivery of Menara Syariah in Indonesia and M.Greenvale in Melbourne in FY2023, as well as the launch of our third Australian project M333 St. Kilda in Melbourne.

As Malaysia and regional countries transition into Covid-19 endemicity, we look forward towards reinvigorating our expansion activities and enhance our growth sustainability.

We strive to increase shareholder value, and the latest bonus issue is expected to encourage investor participation as we prepare ourselves for the next step in our growth journey.”

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

Meanwhile, Matrix Concepts’ 4Q22 revenue amounted to RM250.8 million compared to RM388.2 million in the previous year, while profit after tax (PAT) registered at RM60.7 million versus RM73.4 million previously. 4Q22 performance was moderated by mild interruption to construction delivery progress as border restrictions led to restricted labour supply, and one-off impairment of certain plant and equipment of a subsidiary.

For 4Q22, revenue from residential projects declined 49.1% to RM173.1 million, while revenue contribution from commercial projects declined 54.1% to RM3.5 million. However, revenue recognition from sales of industrial properties rose 96.8% to RM65.6 million, while revenue from investment properties grew 35.7% to RM8.7 million.

Notwithstanding the lower 4Q22 revenue, the Group registered improved gross margin of 66.0% compared to 53.0% in the previous quarter last year, as well as better PAT margin of 24.2% compared to 18.9% previously, attributed to favourable product mix from residential and industrial projects.

For FY2022, Group revenue amounted to RM886.8 million compared to RM1.1 billion previously as a result of the Movement Control Orders implemented in 2021 which affected progress of construction works. FY2022 PAT stood at RM200.7 million versus RM253.0 million a year ago, in line with the lower revenue during the period.



Dato' Haslah added: "The Group's prospects for FY2023 remain bullish, with the reopening of international borders expected to ease the supply of construction labour and enable us to speed up project delivery progress."

"While we have enjoyed stable and gradual growth in recent years, we believe there is more to come. Our solid financial position allows us to execute our growth plans and maintain our dividend payout of a minimum 50% of profit after tax to our shareholders."

The Group declared a fourth interim dividend of 3.75 sen per share in respect of FY2022, with ex-date on 22 June 2022 to be paid on 7 July 2022. Together with the first interim, second interim and third interim dividend of 2.0 sen, 3.0 sen and 3.75 sen respectively, total dividend payout would amount to RM104.3 million or 52.0% of FY2022 profit after tax.

Meantime, the Group reported unbilled sales of RM1.3 billion as at 31 March 2022, providing earning visibility for the next 12-15 months.

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

Established in 1996, Matrix Concepts Holdings Berhad is one of the leading developers in Negeri Sembilan. The Group has built a strong track record by developing residential and commercial properties in Negeri Sembilan and Johor. It has now grown its business units based on its four pillars; Property development, Construction, Education and Hospitality.

The Group is setting new benchmarks in integrated township developments, with its 5,233-acre Bandar Sri Sendayan (达城) township boasting a thriving community of 40,000-strong and rapidly growing, along with its highly successful Bandar Seri Impian (金峦城) township in Kluang, Johor. The Bandar Sri Sendayan township today features first class amenities such as the GBI-certified d'Tempat Country Club, Matrix Global Schools, d'Sora Business Boutique Hotel, and X Park, with a range of affordable to premium-priced houses situated amongst lush greeneries, where community-focused experiential living is at the core of its developments.

Matrix Concepts is also the developer of Sendayan TechValley - an industrial cluster at Bandar Sri Sendayan - which has seen a growing presence of prominent global and domestic brands and attracted more than RM4 billion worth of foreign direct investments to date.

The Group had more recently, expanded the Matrix Concepts brand into Kuala Lumpur with its first high-rise condominium project, as well as internationally to Melbourne, Australia and Jakarta, Indonesia.

The Group has consistently delivered greater shareholder returns, generating total returns of more than 160% to date since its Initial Public Offer in 2013, in addition to the completion of three bonus issuances consistent with earnings growth. The Group also won "Highest Return on Equity Over Three Years" for three consecutive years at The Edge Billion Ringgit Club Awards from 2017 to 2019.

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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