

**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
HospitalityEducation
HealthCare**Our Developments**

	Bandar Sri Sendayan	Bandar Seri Impian	Levia KL	M333 St. Kilda	Menara Syariah
Location	Negeri Sembilan	Johor Bahru	Kuala Lumpur	Melbourne	Jakarta
Balance GDV	RM11,428.8 mil	RM2,067.8 mil	RM532.6 mil	RM245.6 mil	RM1.0 bil
Remaining Lanbank	1,734.2 acres	444.7 acres	5.2 acres	0.6 acres	1.4 hectares
Dev.Type	Township	Township	Condominium	Mixed Dev.	Commercial

1Q24 Financial Highlights

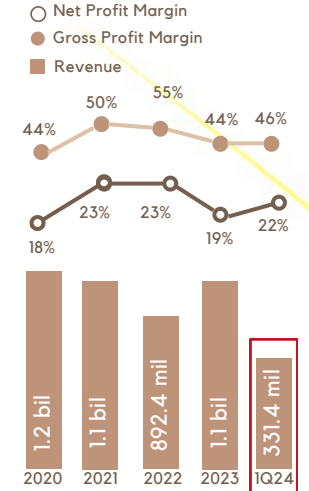
1Q24 to 30.6.23	1Q23 to 30.6.22	Change	RM 'mil	FY23 to 31.3.23	FY22 to 31.3.22	Change
331.4	229.3	44.6%	Revenue	1,113.1	892.4	24.7%
152.2	109.3	39.3%	Gross Profit	488.8	490.4	(0.3%)
45.9%	47.7%	(1.8 pt)	Gross margin	43.9%	55.0%	(11.1 pt)
64.6	47.0	37.3%	PATMI	207.2	205.2	1.0%
19.5%	20.5%	(1.0 pt)	Net margin	18.6%	23.0%	(4.4 pt)
5.2	3.8	37.3%	Basic EPS (sen)	19.7	19.5	1.0%

Revenue by Segments

90.5%	Negeri Sembilan Dev. RM300.0 mil
3.3%	Klang Valley Dev. RM11.1 mil
0.7%	Australia RM2.2 mil
2.4%	Johor Dev. RM8.0 mil
2.1%	Hospitality RM6.8 mil
1.0%	Education RM3.4 mil
0.01%	Others RM0.03 mil

Revenue by Type

	Residential RM296.4mil	↑51.7% yoy
	Commercial & Industrial RM24.9mil	↑3.9% yoy
	Other Units RM10.2mil	↑2.9% yoy

Past 5 Years Performance**Operational Highlights**

	Projects Launched	Ongoing Projects	Projects Completed
FY2022	RM917.8 mil	RM2,340.6 mil	RM1,003.5 mil
FY2023	RM1,280.8mil	RM3,164.8 mil	RM1,108.1 mil

1Q24 Key indicators

New Property Sales RM305.3mil	Unbilled Sales RM1.4 bil	Average Take-up Rate 88.9%
Ongoing GDV RM2.6 bil	Total Landbank: 2,222.5 acres	Total GDV: RM15.2 bil

Investment Highlights

Return on Equity	Dividend Yield	Dividend Payout Ratio	Market Cap @ 17 Aug 2023
11.3%	6.3%	49.1%	RM1.8 bil

* As at 17 August 2023

Investment MeritsConsistent and continued **strong new property sales** over past 5 years**Clear growth road map**Solid balance sheet – **low gearing****Industry – recognized** management team**Sizeable unbilled sales and solid track record** of ramping up delivery in FY23**Stable share price**Good **mix of institutional and foreign** shareholdersDividends, 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%

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