

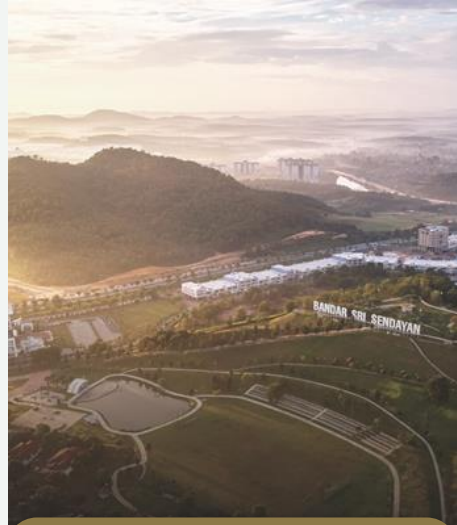


# 9M FY2025

## Results Presentation

FEB 2025





## PROPERTY DEVELOPMENT



## CONSTRUCTION



## EDUCATION



## HOSPITALITY



## HEALTHCARE



## MATRIX EXCELCON

In-house Construction



- International Pre-School
- International School
- Private School



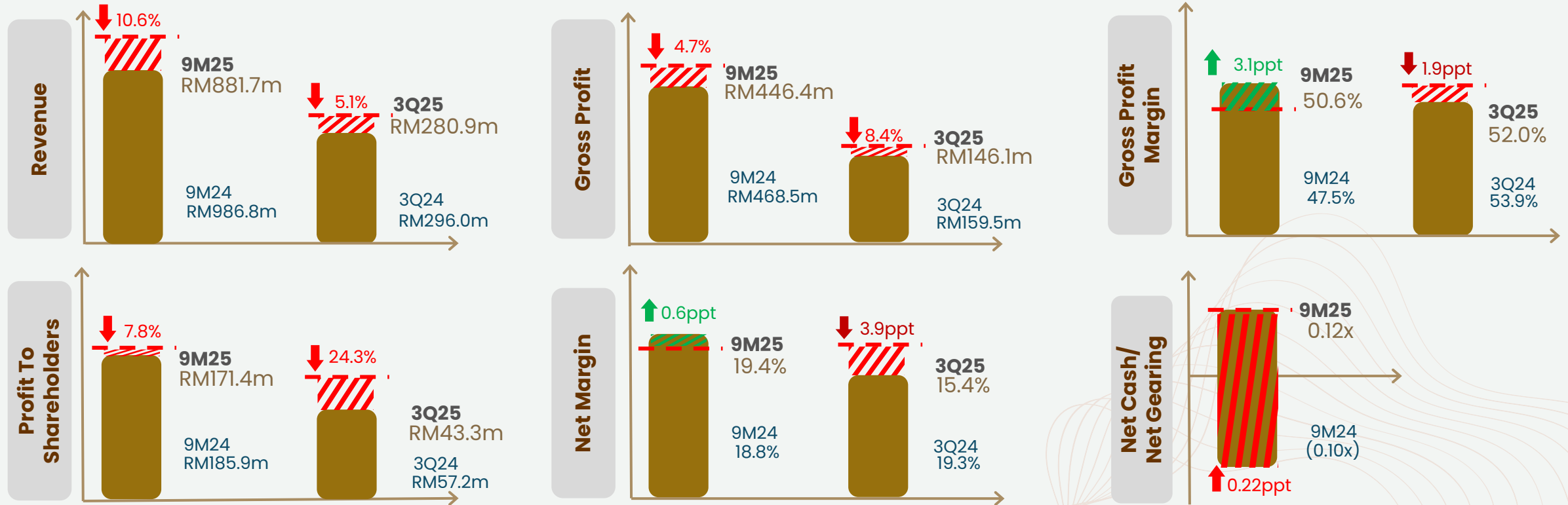
Community Healthcare Provider

# Table of Contents

1. Financial Highlights
2. Financial Performance
3. Operational Highlights
4. Developments & Business Units
5. Sustainability Updates
6. Moving Forward Plan
7. Investment Highlights



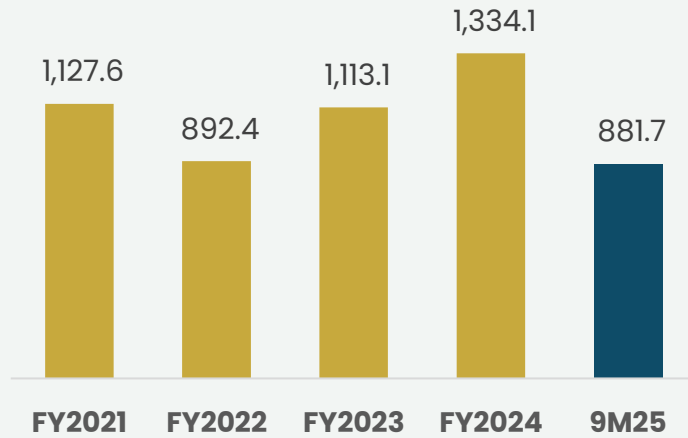
# 9M25 Financial Overview



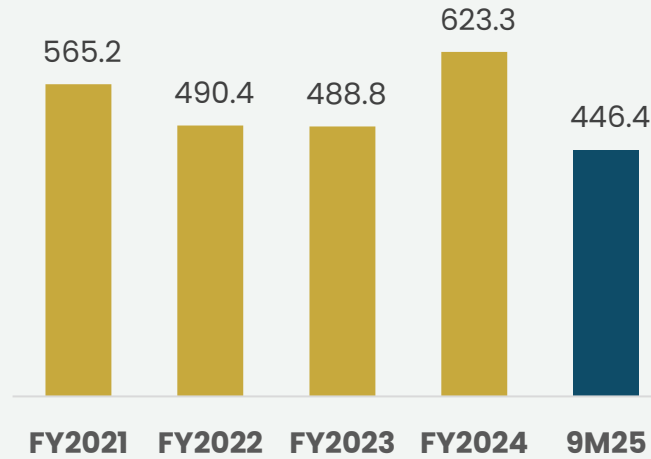
- Revenue dropped 10.6% YoY to RM881.7 mil as contributions from Sendayan Developments and Bandar Seri Impian reduced by 14.3% YoY and 14.1% YoY, respectively
- Significant revenue growth of 75.1% YoY to RM50.9mil from other business units, driven by higher contributions from education and hospitality segments, and addition of healthcare segment
- Profit to shareholders declined by 7.8% YoY to RM171.4 mil; cushioned by decrease in selling and marketing expenses and higher other income from gain on disposal
- Both gross and net margin improved by 3.1 ppt and 0.6 ppt to 50.6% and 19.4%, respectively, on favourable product mix and cost management strategies

# 5-Year Financial Performance Snapshot

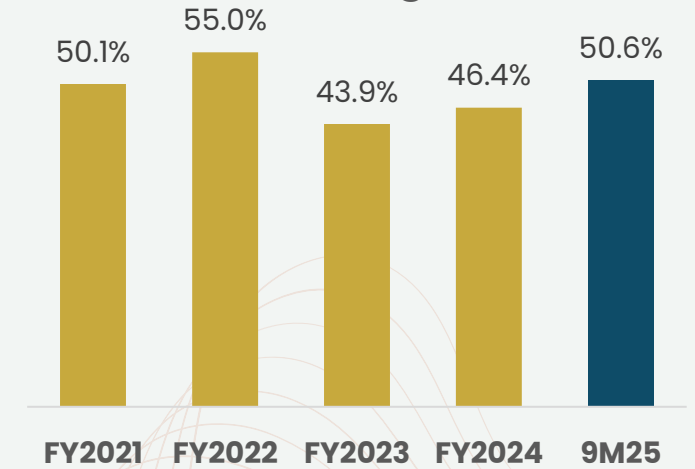
## Revenue (RM mil)



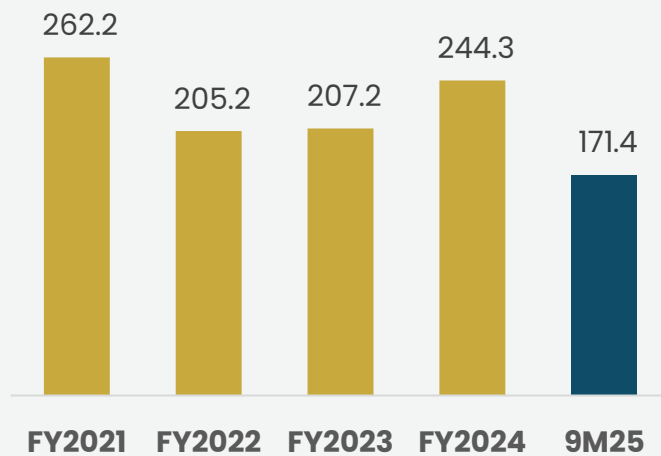
## Gross Profit (RM mil)



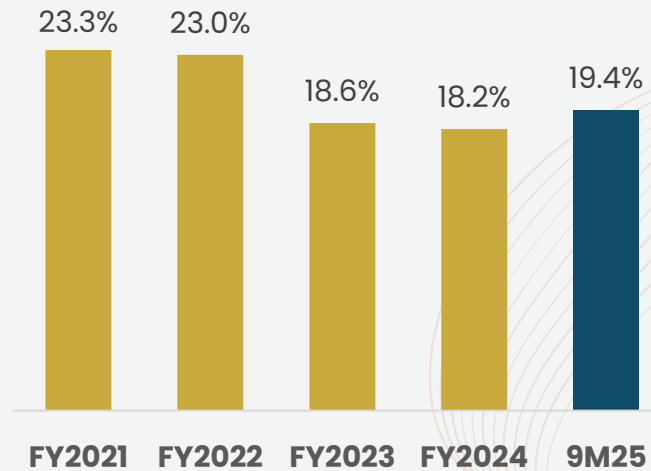
## Gross Profit Margin (RM mil)



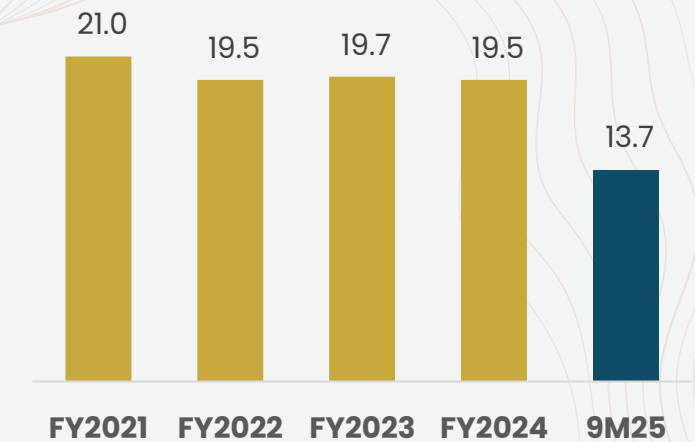
## PAT to Shareholders (RM mil)



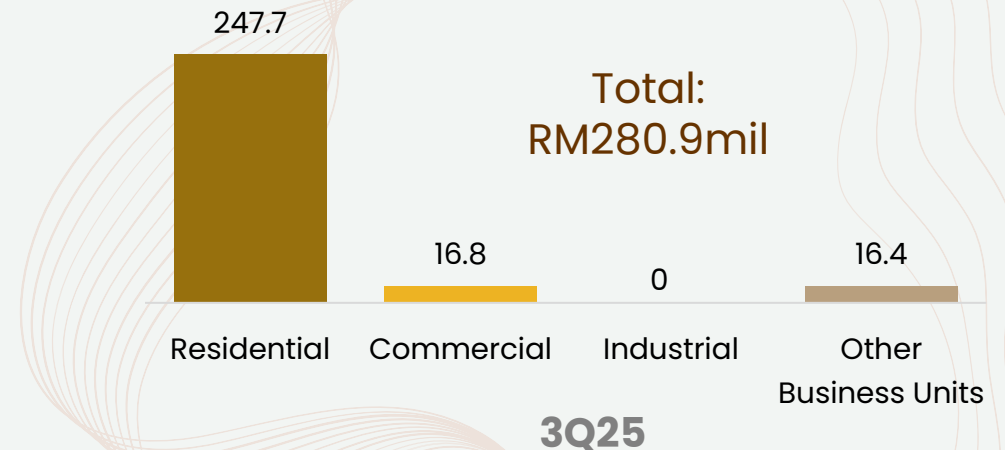
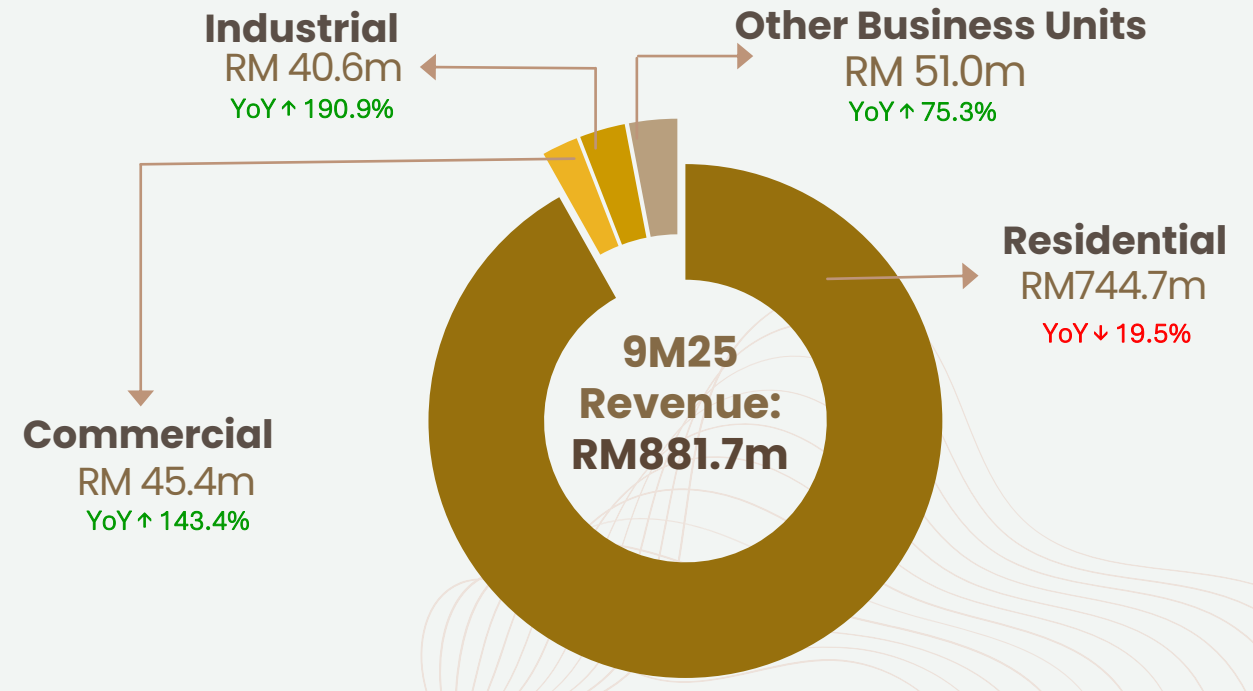
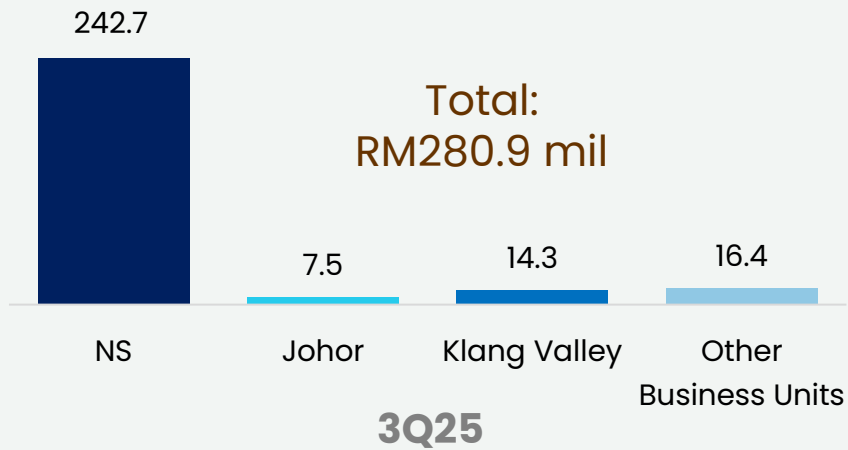
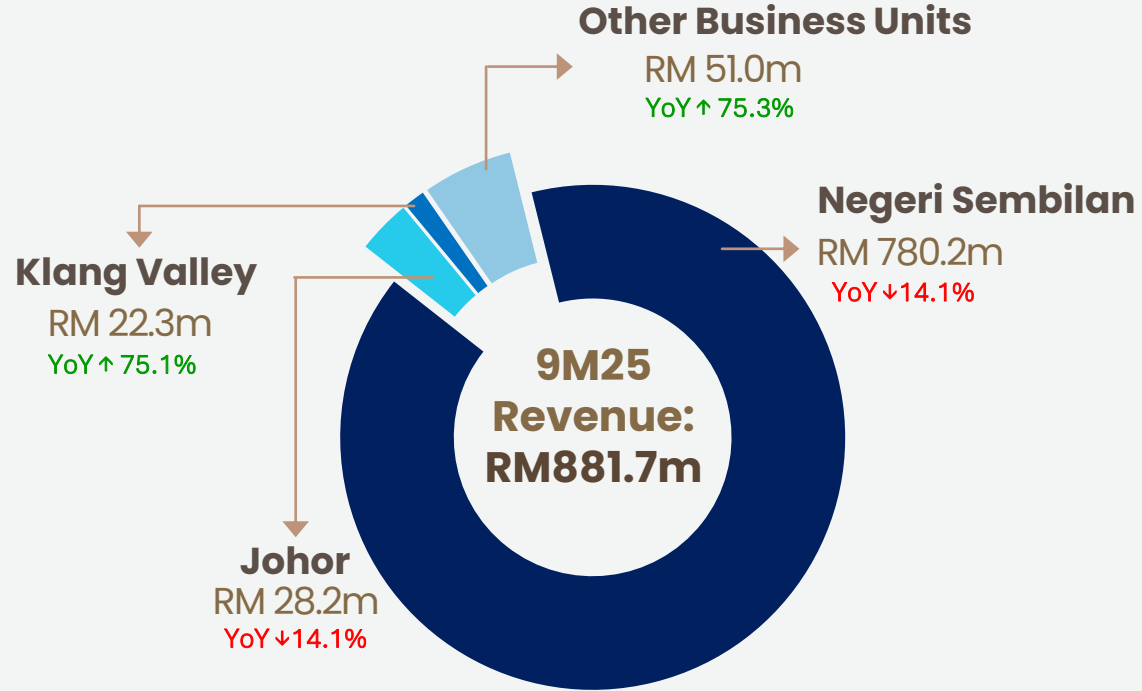
## Net Margin (RM mil)



## Basic EPS (sen)



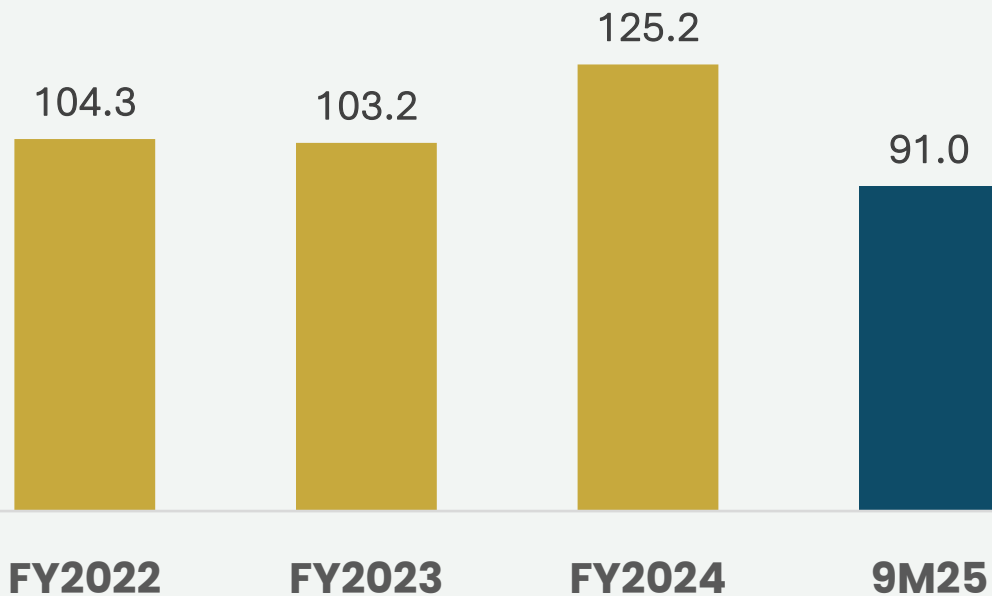
# 9M25 Revenue Breakdown



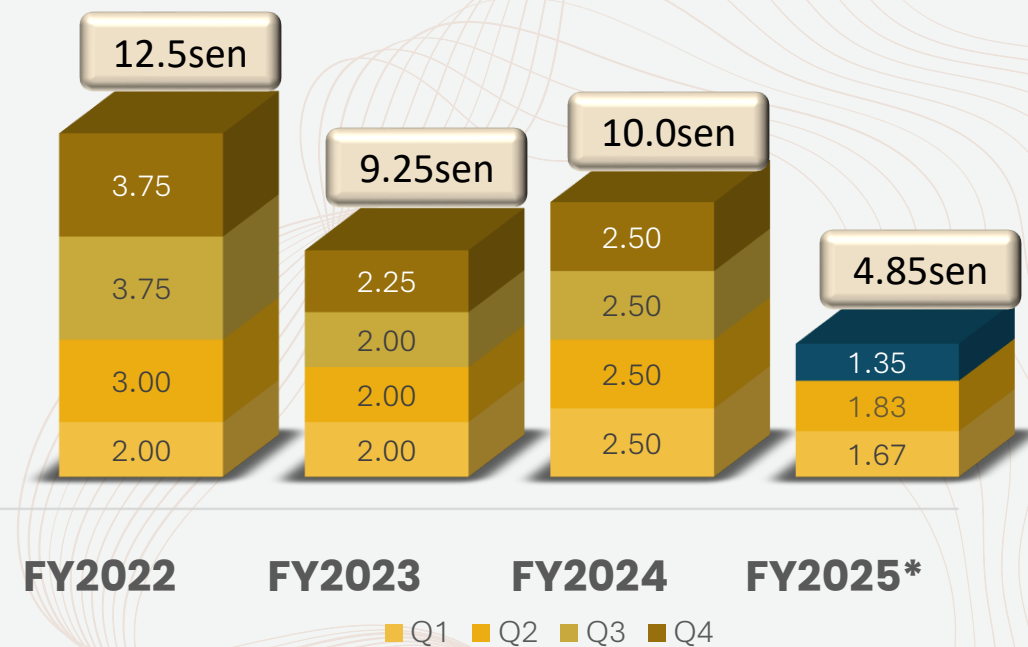
**52.6% payout  
of 9M25  
PAT**

**Consistent quarterly  
payout  
since 2013**

Dividend Payout (RM mil)



Dividend Per Share (sen)



\*Adjusted to 1,877.02 mil ordinary shares (post 1 for 2 bonus issue)

## New Property Sales

9M25: RM1,017.3 mil  
9M24: RM961.4 mil

## Average Take-up Rate

9M25: 74.1%  
9M24 : 81.2%

## Unbilled Sales

9M25: RM1,416.9 mil  
9M24: RM1,170.3 mil

## Total Landbank

3,232.6 acres

## Total GDV

RM15.3 bil

## Projects Launched

9M25: RM1,160.6m  
9M24: RM978.6m

NS Dev: RM838.0m  
Johor Dev: RM48.5m  
Others: RM274.1m

## Ongoing Projects

9M25: RM2,907.6m  
9M24: RM2,467.1m

NS Dev: RM1,915.2m  
Johor Dev: RM181.8m  
Others: RM810.7m

## Projects Completed

9M25: RM1,050.9 m  
9M24: RM1,927.6m

NS Dev: RM1,050.9 m  
Johor Dev: -  
Others: -



# Awards & Achievements



**Company of The Year (Real Estate)**  
- Best in Sustainability Initiatives



- ✓ TOP 10 LISTED COMPANIES
- ✓ Best Landed Development
- ✓ Best High-Rise Residential Development
- ✓ Most Heart-Warming CSR Initiative



- ✓ TOP-OF-THE-CHART TOP 10 (for Market Capitalisation of RM1bil and above)
- ✓ Number 5 – Matrix Concepts Holdings Berhad



# Sendayan Developments, NS - Township

## Updates:

- ✓ New sales of RM836.5 mil in 9M25 (9M24: RM796.4 mil)
- ✓ Average take-up rate of 77.8% for ongoing projects
- ✓ Unbilled sales stood at RM1.1 bil as at 31 December 2024

RM'mil	3Q24	4Q24	1Q25	2Q25	3Q25
Start-Quarter GDV	2,212.8	1,787.4	2,108.8	1,979.1	2,165.6
Less Completed Projects	539.9	-	349.9	223.4	477.6
Add New Launches	114.6	318.9	219.3	409.2	227.7
Add GDV Adjustment	-	2.5	0.9	0.7	(0.5)
<b>End-Quarter GDV</b>	<b>1,787.4</b>	<b>2,108.8</b>	<b>1,979.1</b>	<b>2,165.6</b>	<b>1,915.2</b>
New Sales*	231.1	200.2	281.1	294.8	260.6
Total Take-up GDV	1,614.4	1,814.6	1,775.6	1,845.7	1,489.1
<b>Take-up Rate</b>	<b>90.3%</b>	<b>86.1%</b>	<b>89.7%</b>	<b>85.2%</b>	<b>77.8%</b>
Unbilled Sales (includes completed projects)	1,068.0	1,072.6	1,336.7	1,057.1	1,093.1

## New Launches:

Project Name	Type	Units	GDV (RM'mil)
<b>Bayu Sutera 10 (Precinct 4B1)</b>	DSS	148	105.3
<b>Suria Height (Phase 1)</b>	DSC	56	61.3
	DST	76	61.1



## Updates:

- ✓ New sales of RM49.3 mil in 9M25 (9M24: RM45.7 mil)
- ✓ Average take-up rate of 54.7% for three ongoing projects
- ✓ Unbilled sales stood at RM33.9 mil as at 31 December 2024

## Township summary:

Township Size	Future & Ongoing Landbank (Acres)	Future & Ongoing GDV (RM mil)
1,000	444.7	2,062.3

## Ongoing Projects:

Project	Type	Units	GDV (RM'mil)
Impiana Damai 2A (Stage 2)	DST	67	39.6
Impiana Bayu 3B1 (Phase 1)	DST	195	93.6
Impiana Damai 2B(Phase 1)	DST	78	48.5



# Levia Residences, Klang Valley - Condominium

## Updates:

- ✓ Phase 1 (Tower A), launched on 1<sup>st</sup> October 2023
- ✓ Phase 2 (Tower B), launched on 3Q25
- ✓ New sales of RM130.7 mil in 9M25

Project Name	Type	Units	Site Area (acres)	GDV (RM'mil)
Levia Residences Kuala Lumpur	Condominium	778	5.2	<b>532.0</b>

## Project summary:

- ✓ 35-storey Residential High-rise condominium
- ✓ Strategically located in Cheras with north & south orientation
- ✓ Total GDV of RM532.0 mil
- ✓ Completion in 48 months
- ✓ Green RE Certified
- ✓ Incorporating Rainwater Harvesting System for Gardening and Solar Energy for Common Areas



## Updates:

- ✓ Official launch in July 2022
- ✓ Take-up rate at 35.4% as at 31 December 2024
- ✓ Demolition and protection works notices are completed
- ✓ Construction work has now commenced
- ✓ Targeted completion June 2025

## Project Summary:

- ✓ 8-storey mixed development on 0.6-acre land
- ✓ 79 residential apartment units and ground floor retail
- ✓ Less than 8km from Melbourne CBD and home to numerous landmarks
- ✓ Within walking distance to iconic attractions such as the St Kilda Beach and Esplanade, St Kilda Botanical Gardens and Luna Park
- ✓ Estimated GDV of AUD99.8 mil (est. RM289.8 mil)

Project Name	Type	GDV (RM'mil)
M333 St Kilda	Mixed Development	289.8

**M333**  
St. Kilda



## Updates:

- ✓ Project completed in December 2023
- ✓ Intend to sell one block and lease the other
- ✓ In advanced discussions with prospective buyers and tenants

Project Name	Type	GDV (USD'mil)
Menara Syariah	Mixed Development	250 (RM1.0 bil)

## Project Summary:

- ✓ Located in Islamic Financial District at Pantai Indah Kapuk 2, an international waterfront township located along the Coastal Growth Corridor in North Jakarta
- ✓ World-class business premise, promoting a unique identity with modern, productive and future-ready workspace
- ✓ GDV of USD250 mil (est. RM1.0 bil) on 1.4 hectares of prime CBD area
- ✓ Participation via 30% shareholding in joint venture with an Indonesian conglomerate and a major private property developer



## Updates:

- ✓ Operational results as at 31 December 2024:
  - **Revenue contribution of RM12.2mil in 9M25**
  - **Revenue per bed 9M25: RM966,000**
  - **Occupancy rate 9M25: 71%**
- ✓ Key Development in 9M25:
  - **1st August 2024: 3rd ICU Bed licensed**
  - **3rd September 2024: Lavender Ward 10 premium beds licensed**
  - **7th September 2024: New Angiography System licensed for use**
  - **1st December 2024: Recruitment of 4th Resident Consultant General Surgeon**
  - **5th December 2024: Recruitment of 1st Resident Consultant Gastroenterologist & Hepatologist**

## Expansion of Beds, Clinics , OT & Recruitment of Consultants in FY25 & FY26:

	Now	Future
No. of beds	88	109
No. of Consultants	18	31
No. of Operation Theatre	2	3

## Restructuring Plan:

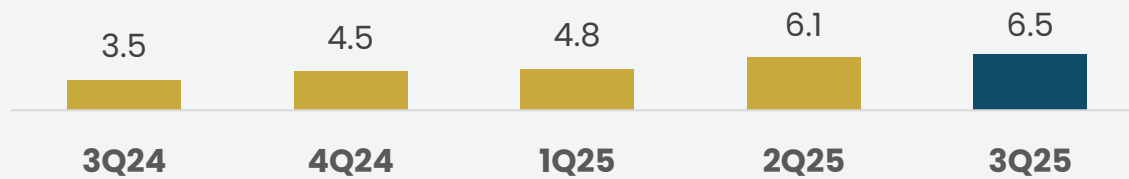
FACILITIES	FY2020	FY2021	FY2022	FY2023	FY2024	1H25
Bed	30	30	48	57	77	88
Dialysis Chair	44	44	44	44	44	44
Operation Theatre	2	2	2	2	2	2
Resident Consultants	9	13	14	14	16	16
Medical discipline	8	14	19	20	23	23



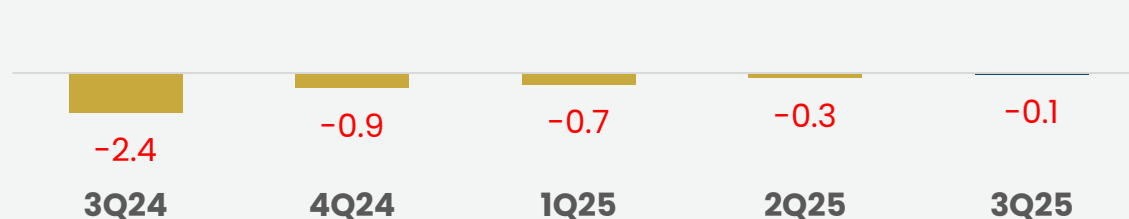
## Updates:

- ✓ 796 students enrolled as at 31 December 2024:
  - ✓ **Matrix International School:** 291 Students
  - ✓ **Matrix Private School:** 385 students
  - ✓ **Matrix Preschool:** 120 students
- ✓ Revenue for 3Q25 increased by 87.4% to RM6.5 mil (3Q24: RM3.5 mil)
- ✓ Loss before interest and tax for 3Q25 stood at RM0.1 mil (3Q24: LBIT of RM2.4 mil)
- ✓ Gradual increase in student intake

Revenue from Education (RM mil)



EBIT/(LBIT) from Education (RM mil)

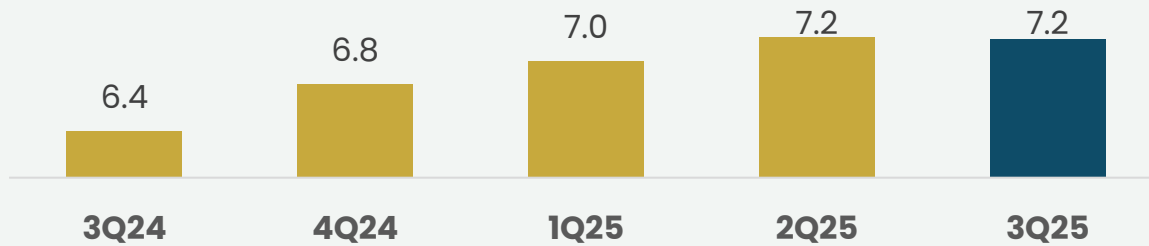




## d'Tempat Country Club

- ✓ Recognized as a premier lifestyle and entertainment venue in Seremban
- ✓ Revenue generated from continued membership subscription and events

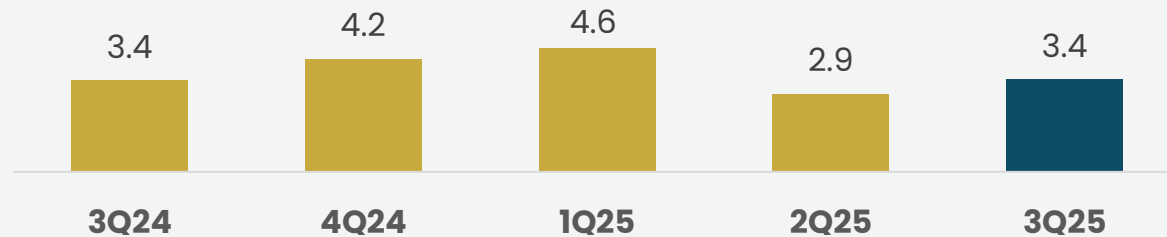
Revenue from Hospitality (RM'mil)



## d'Sora Boutique Business Hotel

- ✓ Ideal for business travelers due to close proximity to Seremban city and Kuala Lumpur International Airport
- ✓ Demand gradually returning to pre-pandemic levels
- ✓ Average occupancy rate of 55.8% in 3Q25

EBIT/(LBIT) from Hospitality (RM'mil)



## Updates:

- ✓ Sale & Purchase Completion of 1<sup>st</sup> tract of land (1,382 acres) in October 2024
- ✓ Sale & Purchase Completion of 2<sup>nd</sup> tract of land (1,000 acres) expected completed in 2<sup>nd</sup> half of FY2026

## Financing:

- ✓ Via internal funds and conventional loans and/or bonds/sukuk
- ✓ No share placement
- ✓ Impact on net gearing
  - Increase from -0.1x to 0.3x (recent 1,382-acre acquisition increase from -0.1x to 0.1x)

## Development Info:

Total land size: 2,382 acres

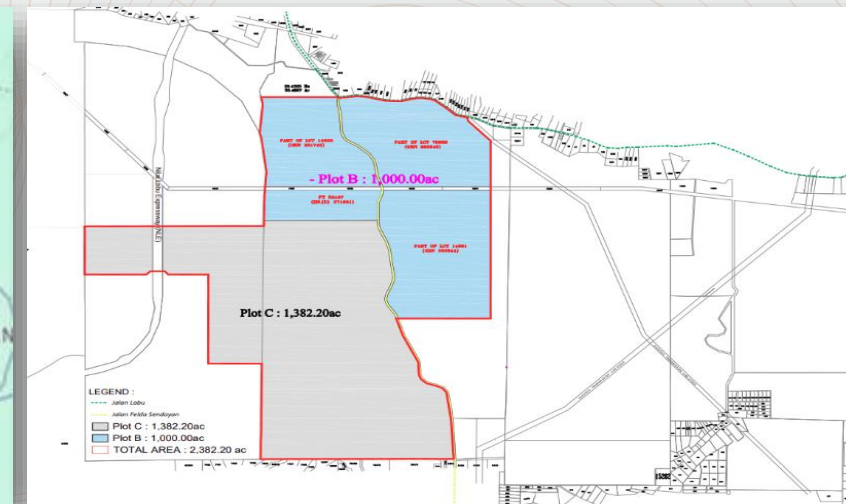
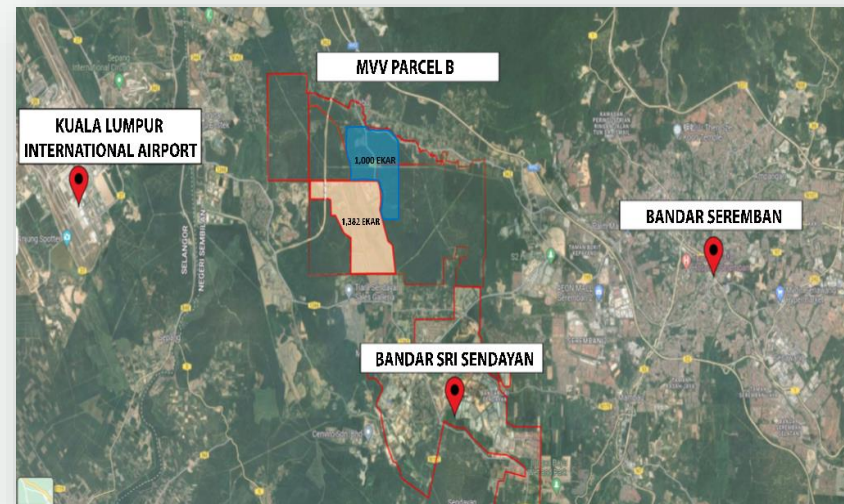
Development period: 12 years

Total land cost: RM895.6 mil @ RM8.63 psf

First launch: FY2026

Estimated GDV: RM15.0 bil

Components: Mix dev with 1,000-acre industrial development



## CSR Contribution in 9M25 : RM1,118,346

BURSA  
MALAYSIA



FTSE4Good



Celebrating Deepavali 2024 among underprivileged Indian communities, B40 students, and single-parent students



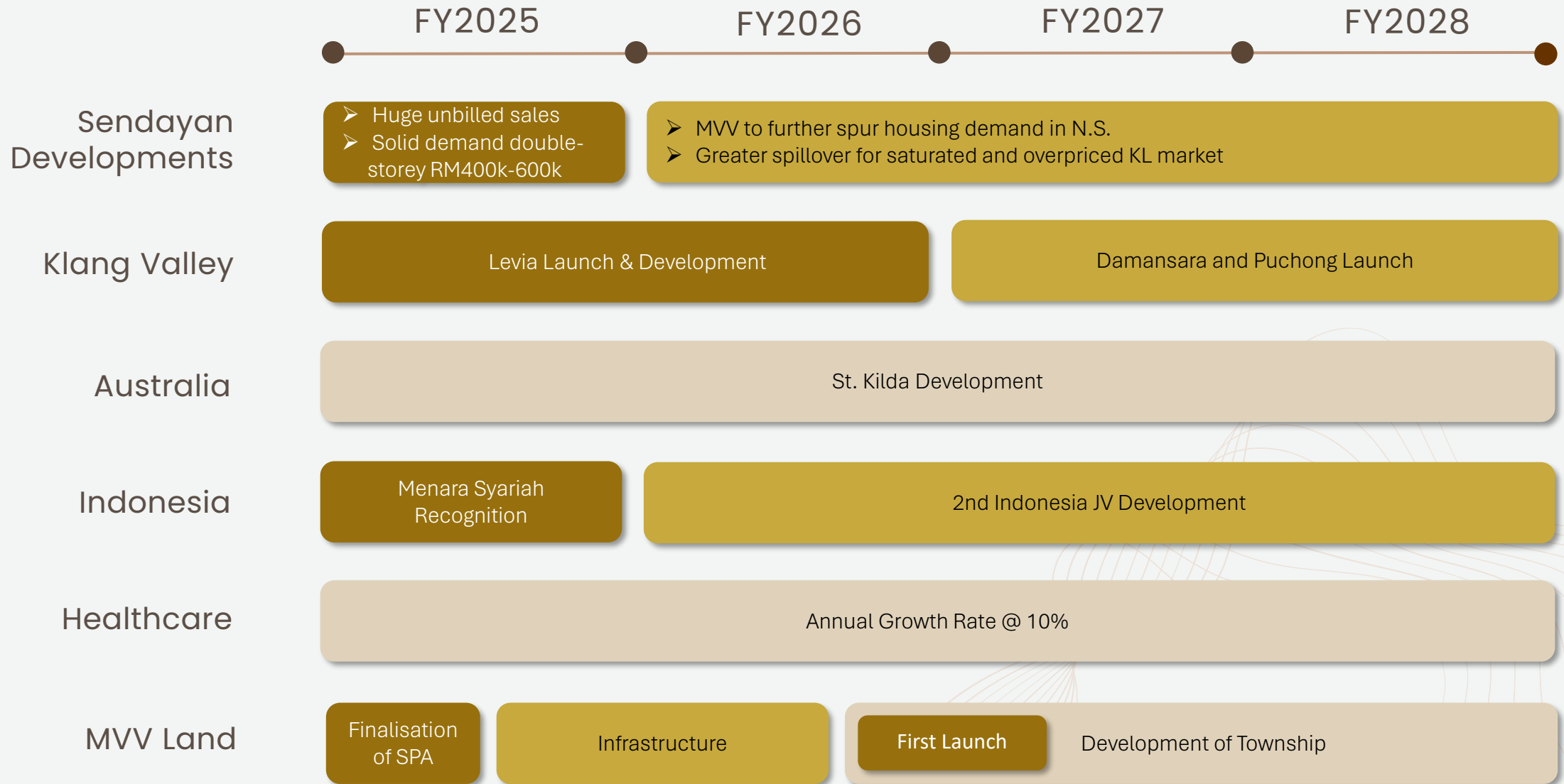
Contribution of RM30k for Pertubuhan Hospice Negeri Sembilan (PHNS) to providing free palliative care for terminally ill patients and supporting their families across NS



Main Sponsor of NS Basketball Team & NS Football Team

# FY2025 LAUNCH TARGET : **RM1.8 billion**

Projects	No. of Units/Type	FY2025 GDV (RM mil)			
		1Q	2Q	3Q	4Q
<b>SENDAYAN DEVELOPMENTS</b>					
Bayu Biz	22 units of 2-storey Shop	33.7			
	1 unit of Commercial Lots	0.5			
Bayu Sutera 10( Precint 4B1) (FNA : Bayu Sendayan)	148 units of Residential			105.3	
Bayu Sutera 11( Precint 4B2) (FNA : Bayu Sendayan)	40 units of Residential				27.9
Eka Biz	24 units of 2-storey Shop		34.4		
Eka Heights 10	26 units of 1-storey Terrace Houses	11.7			
	211 units of 1-storey Terrace Houses	55.9			
Eka Heights Precint 4	262 units of 2-storey Terrace Houses		182.1		
Eka Heights Precint 8a-1	193 units of 2-storey Terrace Houses		92.8		
Eka Heights Precint 8a-2	175 units of 2-storey Terrace Houses		99.9		
Eka Heights Precint 9	329 units of 2-storey Terrace Houses				208.3
Hijayu (Resort Villa) Phase 2	330 units of 2-storey Bungalow	80.2			
Laman Sendayan 2A	354 units of Residential				215.0
Laman Sendayan 2B	100 units of Residential				45.0
Laman Sendayan 2C	216 units of Residential				65.6
Laman Sendayan 5 (Precinct 3)	250 units of Town House	19.6			
Sendayan City (FNA Icon Park) - Parcel 1	70 units of Mixed Development				
Suria Height (Phase 1)	56 units of 2-storey Cluster Home			61.3	
	76 units of 2-storey Terrace Houses			61.1	
Sendayan City 1/Suria Height 1	121 units of Residential				95.2
<b>BANDAR SERI IMPIAN</b>					
Impiana Damai 2B (P1)	78 units of 2-storey Terrace Houses			48.5	
<b>OTHERS</b>					
Levia (Tower B)	389 units of Service Apartments			266.5	
SIGC - Vacant Lot	14 units of Bungalow Lots	7.6			
<b>Total</b>		<b>1,818.5</b>			



- 1 Consistent strong new property sales over past 5 years
- 2 Clear growth road map
- 3 Solid balance sheet – low gearing
- 4 Industry-recognized management team
- 5 Good mix of institutional and foreign shareholders
- 6 Dividends, dividends, dividends  
– 50% of PAT + consistent + quarterly

Share Price @  
16 Feb 2025

**RM1.49**

Market Cap @  
16 Feb 2025

**RM2.8 bil**

Return on Equity

**10.7%**

Number of Shares  
(‘m)

**1,877.0**

PE ratio (TTM)

**12.1x**

Dividend Yield (TTM)

**4.3%**

	Ongoing Landbank (Acres)	Future Landbank (Acres)	Total Landbank (Acres)	Ongoing GDV (RM' Million)	Future GDV (RM' Million)	Total GDV (RM' Million)
<u>Domestic</u>						
Sendayan <sup>1</sup>	329.0	1,036.8	1,365.7	1,915.2	4,994.3	6,909.4
BSI & Other Johor	32.8	411.9	444.7	181.8	1,958.5	2,140.2
Other N.S. <sup>4</sup>	-	1,405.0	1,405.0	-	4,550.0	4,550.0
Klang Valley <sup>5</sup>	5.2	11.3	16.5	520.9	870.0	1,390.9
Sub-total Domestic	366.9	2,865.0	3,232.0	2,617.8	12,372.7	14,990.6
<u>International</u>						
Australia	0.6	-	0.6	289.8	-	289.8
Indonesia	-	5.4	5.4	-	2,000.0	2,000.0
Sub-total International	0.6	5.4	6.0	289.8	2,000.0	2,289.8
<b>TOTAL LANDBANK</b>	<b>367.5</b>	<b>2,870.4</b>	<b>3,238.0</b>	<b>2,907.6</b>	<b>14,372.7</b>	<b>17,280.3</b>

^^ Indonesia development under joint venture with 30% shareholding

1. Includes Eka Height 1&2 Development (GDV: RM884.7m / 247.4ac); Bayu Sutera 11 - 12 (GDV: RM97.9m / 14.7ac), Tiara Sendayan 17-19 (GDV: RM50.8m / 36.4ac); Irama Sendayan Project (GDV: RM16.9m / 14.9ac)

2. Include Sendayan City (RM1.2b / 160.7ac), Laman 2, 3 & Bayu Sutera 2 (GDV: RM2.2b / 481.4ac)

3. Includes BSI 2 (GDV: RM1,200m / 309.5ac), Other Impiana projects (GDV: RM725.5m / 109.0ac), Taman Anggerik Tenggara (GDV: RM77.9m / 18.4 ac)

4. Includes Cove Bay -PD (GDV: RM50m / 4.6ac), MVV City 1 (GDV RM4.5b / 1,382ac)

5. Includes a high-rise residences in Puchong & Damansara (GDV: RM870m / 11.3ac)

# Ongoing Projects: Sendayan Developments (as at 31 Dec 2024)

Project	Type of Development	Total Site Area (Acres)	Total Units Launched	Total Units Sold	Take-up Rate (Units)	Estimated GDV (RM Million)	Unbilled Sales (RM Million)	Commencement (Month/Year)	Expected Completion (Month/Year)
<b>Bayu Biz</b>	DSS	7.6	22	22	100.0%	33.7	26.4	Apr-24	Mar-26
<b>Bayu Sutera 6 (Precinct 4A2)</b>	DST	7.5	70	70	100.0%	49.6	27.0	Feb-23	Jan-25
<b>Bayu Sutera 7 (Precinct 3B)</b>	DST	21.5	200	194	97.0%	145.9	59.7	Jul-23	Jun-25
<b>Bayu Sutera 8 (Precinct 4A3)</b>	DST	13.8	128	69	53.9%	93.3	42.6	Feb-24	Jan-26
<b>Bayu Sutera 9 (Precinct 3A)</b>	DST	18.4	171	121	70.8%	114.6	56.9	Jan-24	Dec-25
<b>Bayu Sutera 10 (Precinct 4B1)</b>	DST	15.9	148	88	59.5%	105.3	60.6	Oct-024	Sep-26
<b>Eka Biz</b>	DSSH	5.8	24	24	100.0%	33.8	32.8	Jul-24	Jun-26
<b>Eka Heights 3A</b>	DST	36.5	275	275	100.0%	114.6	66.2	Nov-23	Oct-25
<b>Eka Heights 3B</b>	DST	20.6	155	155	100.0%	62.9	24.8	Jul-23	Jun-25
<b>Eka Heights 4</b>	DST	37.3	262	43	16.4%	182.1	115.4	Aug-24	Jul-26
<b>Eka Heights 8A Precint 8a-1</b>	DST	16.4	193	193	100.0%	92.8	171.3	Jul-24	Jun-26
<b>Eka Heights 8A Precint 8a-2</b>	DST	14.9	175	130	74.3%	99.9	35.2	Jul-24	Jun-26
<b>Eka Heights 10</b>	DST	20.1	26	26	100.0%	11.7	60.4	May-24	Apr-26
	SST		211	211	100.0%	55.9		May-24	Apr-26
<b>Hijayu (Resort Villa) Phase 1,</b>	DSB	6.4	14	13	92.9%	51.7	22.5	May-23	Apr-25
<b>Hijayu (Resort Villa) Phase 2,</b>	DSB	9.2	20	9	45.0%	80.2	28.0	May-24	Apr-26
<b>Irama Sendayan 2B</b>	DST	6.4	89	89	100.0%	56.0	21.8	Sep-23	Aug-25
<b>Irama Sendayan 2C</b>	DST	18.3	283	278	98.2%	157.1	70.7	Aug-23	Jul-25
<b>Irama Sendayan 2D</b>	DST	9.8	144	140	97.2%	92.7	64.5	Jan-24	Dec-25



# Ongoing Projects: Sendayan Developments (as at 31 Dec 2024)

Project	Type of Development	Total Site Area (Acres)	Total Units Launched	Total Units Sold	Take-up Rate (Units)	Estimated GDV (RM Million)	Unbilled Sales (RM Million)	Commencement (Month/Year)	Expected Completion (Month/Year)
<b>Nusari Biz 2</b>	DSS	1.5	16	15	93.8%	20.1	2.8	Jan-24	Dec-25
<b>Suria Height (Phase 1)</b>	DSC	7.8	56	21	37.5%	61.3	47.7	Dec-24	Nov-26
	DST	6.2	76	28	36.8%	61.1		Dec-24	Nov-26
<b>Tiara Sendayan 16 (P14C3)</b>	DST	27.3	336	336	100.0%	139.0	42.1	May-23	Apr-25
<b>Grand Total</b>		<b>329.0</b>	<b>3,094</b>	<b>2,550</b>	<b>82.4%</b>	<b>1,915.2</b>	<b>1,079.4</b>		

Unbilled sales do not include completed projects of Metropark 2B (RM2.7m), Laman Sendayan P3 (RM1.0m), Bayu Sutera 1B (RM0.6m), Tiara Sendayan 7 (RM0.5m), Irama Sendayan 2A & Biz (RM7.1m), Nurari Aman 3 (RM1.7m)

# Ongoing Projects: Johor Developments (as at 31 Dec 2024)



Project	Type of Development	Total Site Area (Acres)	Total Units Launched	Total Units Sold	Take-up Rate (Units)	Estimated GDV (RM Million)	Unbilled Sales (RM Million)	Commencement (Month/Year)	Expected Completion (Month/Year)
<b>Impiana Bayu 3B1(Phase 1)</b>	DST	18.8	195	109	55.9%	93.6	15.2	Jan-23/Jan-24	Dec-24/Dec-25
<b>Impiana Damai 2A (Stage 2)</b>	DST	7.4	67	67	100.0%	39.6	9.9	Mar-23	Feb-25
<b>Impiana Damai 2B(Phase 1)</b>	DST	6.6	78	8	10.3%	48.5	4.7	Dec-24	Nov-26
<b>Grand Total</b>		<b>32.8</b>	<b>340</b>	<b>184</b>	<b>54.1%</b>	<b>181.8</b>	<b>29.8</b>		

Unbilled sales do not include completed projects of Impiana Bayu 3A (RM1.5m), Impiana Square 1 (RM2.7m)

# Ongoing Projects: Others (as at 31 Dec 2024)

Project	Type of Development	Total Site Area (Acres)	Total Units Launched	Total Units Sold	Take-up Rate (Units)	Estimated GDV (RM Million)	Unbilled Sales (RM Million)	Commencement (Month/Year)	Expected Completion (Month/Year)
<b>Levia (Tower A)</b>	Serv Apart	2.6	389	304	78.1%	254.4	200.4	Oct-23	Sep-27
<b>Levia (Tower B)</b>	Serv Apart	2.6	389	113	29.0%	266.5		Oct-24	Sep-27
<b>M.333 St Kilda</b>	Serv Apart	0.6	82	29	35.4%	289.8	85.9	Apr-22	Jun-25
<b>Grand Total</b>		<b>5.8</b>	<b>860</b>	<b>446</b>	<b>51.9%</b>	<b>810.7</b>	<b>286.3</b>		

Unbilled sales do not include completed projects of Residence SIGC & Vacant Lot (RM3.6m)

# Future Projects: Sendayan Developments (as at 31 Dec 2024)

Project	Type of Development	Total Site Area (Acres)	Total Projected Units	Estimated GDV (RM Million)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
<b>Ara Sendayan (Phase 7) Precint 2B</b>	DST	0.8	2	5.0	TBC	TBC
<b>Ara Sendayan (Phase 7) Precint 3A2(2) FNA:Ara Sendayan (Phase 4) Precint 3B</b>	DSB	1.0	1	2.0	TBC	TBC
<b>Bayu Sutera 2</b>	Resi & Comm.	239.2	2550	1,153.5	TBC	TBC
<b>Bayu Sutera 11 (Precint 4B2) Bayu Sendayan)</b> (FNA :	Residential	4.3	40	27.9	Jan-25	Dec-26
<b>Bayu Sutera 12 (Precint 4B3) (FNA : Bayu Sendayan)</b>	Residential	10.4	96	67.0	TBC	TBC
<b>Eka Biz</b>	Gerai	0.7	1	0.5	TBC	TBC
<b>Eka Height Precint 1</b>	DST	51.4	348	208.1	TBC	TBC
<b>Eka Height Precint 2</b>	DST	50.5	365	209.8	TBC	TBC
<b>Eka Height Precint 3B</b>	SST	6.9	52	13.0	TBC	TBC
<b>Eka Height Precint 5</b>	SST	29.2	229	56.9	TBC	TBC
<b>Eka Height Precint 6</b>	SST	25.1	272	22.5	TBC	TBC
<b>Eka Height Precint 7</b>	SST	39.9	532	44.1	TBC	TBC
<b>Eka Height Precint 8B</b>	DST	15.8	196	121.5	Jan-25	Sep-26
<b>Eka Height Precint 9</b>	DST	27.9	329	208.3	Feb-25	Jan-27
<b>Iraman Sendayan 1 - Petrol Station</b>	Commercial	1.0	1	3.0	TBC	TBC
<b>Iraman Sendayan 2 - Precinct E</b>	Residential	13.9	168	13.9	TBC	TBC
<b>Laman Sendayan 2A</b>	Residential	33.3	354	215.0	Mar-25	Feb-27
<b>Laman Sendayan 2B</b>	Residential	9.4	100	45.0	Feb-25	Jan-27

# Future Projects: Sendayan Developments (as at 31 Dec 2024)

Project	Type of Development	Total Site Area (Acres)	Total Projected Units	Estimated GDV (RM Million)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
<b>Laman Sendayan 2C</b>	Residential	20.3	216	65.6	Nov-24	Oct-26
<b>Laman Sendayan 2D</b>	Residential	16.4	174	145.0	TBC	TBC
<b>Laman Sendayan 2E</b>	Residential	28.5	303		TBC	TBC
<b>Laman Sendayan 3</b>	Resi & Comm.	134.2	1430		TBC	TBC
<b>RMMK@TBS</b>	SST	4.5	60	4.8	TBC	TBC
<b>Sendayan Aman (RMMK)</b>	SST	26.5	182	14.5	TBC	TBC
<b>Sendayan City 1/Suria Height 1</b>	LH-P2	9.9	107	79.3	Mar-25	Feb-27
<b>Sendayan City 1/Suria Height 1</b>	LH-P3	8.0	73	55.2	Aug-25	Jul-27
<b>Sendayan City 1/Suria Height 1</b>	LH-P4	8.5	98	75.1	Dec-25	Nov-27
<b>Sendayan City 1/Suria Height 1</b>	CH-PI/Phase1(14 Units)	9.4	14	15.9	Feb-25	Jan-27
<b>Sendayan City 1/Suria Height 1</b>	CH-PI/Phase 2 (56 units)		56	62.8	Apr-26	Mar-28
<b>Sendayan City 1/Suria Height 1</b>	CH-P3	4.2	30	34.7	Jun-25	May-27
<b>Sendayan City 1/Suria Height 1</b>	SD-P1	4.6	32	45.7	May-25	Apr-27
<b>Sendayan City 1/Suria Height 1</b>	SD-P2	5.2	40	56.4	Dec-26	Nov-28
<b>Sendayan City 1/Suria Height 1</b>	- Commercial Land ( 52.44 Acres)	52.4	45	334.7	TBC	TBC
<b>Sendayan City 2/Suria Height 2</b>	- LH	58.4	140	117.6	TBC	TBC
<b>Sendayan City 2/Suria Height 2</b>	- SD		100	197.4	TBC	TBC
<b>Sendayan City 2/Suria Height 2</b>	- Shop		60	83.3	TBC	TBC
<b>Laman Sendayan 2C</b>	Residential	20.3	216	65.6	Nov-24	Oct-26

# Future Projects: Sendayan Developments (as at 31 Dec 2024)

Project	Type of Development	Total Site Area (Acres)	Total Projected Units	Estimated GDV (RM Million)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
<b>Sendayan Merchant Square 2</b>	DSSO	40.0	244	365.6	TBC	TBC
	Comm Lots		4	67.8	TBC	TBC
<b>Sendayan Merchant Square 1 (Phase 3) PT12660 &amp; PT 12679</b>	Comm Lots	1.3	2	3.9	Ready for sales	Ready for sales
<b>Sendayan Metropark 2A</b>	Comm Lots	0.8	1	2.4	TBC	TBC
<b>Sendayan Metropark 3</b>	DSSO	5.1	61	78.0	TBC	TBC
<b>Suriaman Biz</b>	Comm Lots	1.6	2	4.8	Ready for sales	Ready for sales
<b>Tiara Sendayan 17(P10)</b>	Town House	15.4	228	18.9	TBC	TBC
<b>Tiara Sendayan 18(P11)</b>	Town House	14.5	266	22.0	TBC	TBC
<b>Tiara Sendayan 19(P12)</b>	Town House	6.4	120	9.9	TBC	TBC
<b>Grand Total</b>		<b>1,036.8</b>	<b>9,724.0</b>	<b>4,994.3</b>		

# Future Projects: Johor Developments (as at 31 Dec 2024)



Project	Type of Development	Total Site Area (Acres)	Total Projected Units	Estimated GDV (RM Million)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
<b>BSI 2</b>	DST	309.5	2500	1,200.0	TBC	TBC
<b>Impiana Alam</b>	DSSD	29.9	158	134.0	TBC	TBC
	DSSO		30	20.0	TBC	TBC
<b>Impiana Avenue Point (FNA : Impiana Avenue 3 II)</b>	DSSP	4.4	60	19.2	TBC	TBC
<b>Impiana Bayu 2 (Phase 5)</b>	Comm Lots	2.3	1	2.5	Ready for sale	Ready for sale
<b>Impiana Biz (FNA : Impiana Avenue 6)</b>	DSSO	3.6	43	17.2	TBC	TBC
	Gerai		1	0.1	TBC	TBC
<b>Impiana Damai 2B (P2)</b>	DST	6.4	76	46.0	TBC	TBC
	DDSB		18	33.4	TBC	TBC
<b>Impiana Height (Phase 2&amp;3)</b>	DSSD	9.1	6	7.5	TBC	TBC
	SSB		14	14.0	TBC	TBC
	SSSD		8	6.0	TBC	TBC
<b>Impiana Square (Phase 2 to 5) (FNA : Impiana Avenue 7)</b>	DSSO	46.8	283	340.5	TBC	TBC
	Comm Lots		1	40.2	Ready for sale	Ready for sale
<b>Grand Total</b>		<b>411.9</b>	<b>3,199.0</b>	<b>1,880.6</b>		

# Future Projects: Others (as at 31 Dec 2024)

Project	Type of Development	Total Site Area (Acres)	Total Projected Units	Estimated GDV (RM Million)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
<b>Cove Bay - PD</b>	DSSD	4.6	26	46.0	TBC	TBC
	DSB		2	4.0	TBC	TBC
<b>Damansara Land</b>	Serv Apart	5.5	510	470.0	TBC	TBC
<b>Islamic Financial Centre</b>	Commercial	5.4	3-Buildings	2,000.0	TBC	TBC
<b>MVV City 1</b>	Mix Dev	1,382.0	1	4,500.0	TBC	TBC
<b>Puchong Land</b>	Serv Apart	5.8	1	400.0	TBC	TBC
<b>Taman Anggerik Tenggara</b>	DST	18.4	240	77.9	TBC	TBC
<b>Grand Total</b>		<b>1,421.7</b>	<b>780</b>	<b>7,497.9</b>		

# 9M25 New Launches (as at 31 Dec 2024)

Project	Type of Development	Total Site Area (Acres)	Total Units Launched	Total Units Sold	Take-up Rate (Units)	Estimated GDV (RM Million)	Net Sales Value (RM Million)	Commencement (Month/Year)	Expected Completion (Month/Year)
<b>Bayu Biz</b>	DSS	8.1	22	22	100.0%	33.7	33.7	Apr-24	Mar-26
	Comm Lots		1	1	100.0%	0.5	0.5	Ready for sale	Ready for sale
<b>Bayu Sutera 10 (Precinct 4B1)</b>	DST	15.9	148	88	59.5%	105.3	63.6	Oct-2024	Sep-26
<b>Eka Biz</b>	DSS	5.8	24	24	100.0%	33.8	33.8	Jul-24	Jun-26
<b>Eka Heights 4</b>	DST	37.3	262	43	16.4%	182.1	31.5	Aug-24	Jul-26
<b>Eka Heights 8A-1</b>	DST	16.4	193	193	100.0%	92.8	92.8	Jul-24	Jun-26
<b>Eka Heights 8A-2</b>	DST	14.9	175	130	74.3%	99.9	73.3	Jul-24	Jun-26
<b>Eka Heights 10</b>	SST	20.1	26	26	100.0%	11.7	11.7	May-24	Apr-26
	SST		211	211	100.0%	55.9	55.9	May-24	Apr-26
<b>Hijayu (Resort Villa) Phase 2</b>	DSB	9.2	20	9	45.0%	80.2	37.3	May-24	Apr-26
<b>Impiana Damai 2B (Phase 1)</b>	DST	6.6	78	8	10.3%	48.5	5.2	Dec-2024	Nov-26
<b>Laman Sendayan 5 (Precinct 3)</b>	Town House	19.6	250	101	40.4%	19.6	8.0	Completed	Completed
<b>Levia (Tower B)</b>	Serv Apart	2.6	389	113	29.0%	266.5	60.7	Oct-24	Sep-27
<b>SIGC - Vacant Lot</b>	Bungalow Lot	3.5	14	14	100.0%	7.6	7.6	Ready for sales	Ready for sales
<b>Suria Height (Phase 1)</b>	DSC	7.8	56	21	37.5%	61.3	24.2	Dec-24	Nov-26
	DST	6.2	76	28	36.8%	61.1	23.5	Dec-24	Nov-26
<b>Grand Total</b>		<b>173.9</b>	<b>1,945</b>	<b>1,032</b>	<b>53.1%</b>	<b>1,160.6</b>	<b>563.3</b>		



# Completed Projects (as at 31 Dec 2024)

Project	Type of Development	Total Site Area (Acres)	Total Units Launched	Total Units Sold	Estimated GDV (RM Million)	Net Sales Value (RM Million)	Completion (Month/Year)
<b>Ara Sendayan - Agriculture Lot</b>	Agriculture Lots	15.6	8	5	17.5	10.0	Ready for sales
<b>Bayu Biz**</b>	Comm Lots	0.5	1	1	0.5	0.5	Ready for sale
<b>Bayu Sutera 4 (Precinct 1A)</b>	DST	20.8	193	192	113.7	113.1	Apr-24
<b>Bayu Sutera 5 (Precinct 4A1)</b>	DST	24.4	227	227	151.2	151.2	Oct-24
<b>Hijayu (Residence) Phase 2 Parcel 1 (Resort Residence 2A)</b>	DST	12.9	126	126	98.7	98.7	Oct-24
<b>Hijayu (Residence) Phase 2 Parcel 2 (Resort Residence 2B)</b>	DST	8.6	84	84	68.1	68.1	Nov-24
<b>Irama Sendayan 1 (FNA: Casa Sendayan)</b>	SST	18.8	36	36	9.0	9.0	Aug-24
	DST		156	156	82.8	82.8	Aug-24
<b>Irama Sendayan 2A</b>	SST	20.7	138	138	34.9	34.9	Dec-24
	DST		75	75	31.0	31.0	Dec-24
<b>Irama Sendayan Biz (FNA: Casa Sendayan)</b>	DSS	4.9	60	60	64.1	64.1	Nov-24
<b>Laman Sendayan 5 (Precinct 3)***</b>	Town House	19.6	250	101	19.6	8.0	Completed
<b>Nusari Aman 3</b>	DST	17.0	219	219	127.2	127.2	May-24
<b>STV Biz (FNA : Sub Centre @ Sendayan Tech Valley 1A)</b>	Semi -D Factory	4.9	32	32	33.0	33.0	Mar-25
<b>Tiara Sendayan 12 (P14A)</b>	DST	8.2	80	80	32.5	32.5	Apr-24
<b>Tiara Sendayan 13 (P14B)</b>	DST	6.6	71	71	30.2	30.2	Jun-24
<b>Tiara Sendayan 14 (P14C1&amp;P14C2)</b>	DST	20.0	235	235	128.2	128.2	Oct-24
<b>Tiara Sendayan 15 (P14A&amp;P14B- Balance units)</b>	DST	1.5	19	19	8.7	8.7	Jun-24
<b>Grand Total</b>		<b>205.1</b>	<b>2,010</b>	<b>1,857</b>	<b>1,050.8</b>	<b>1,031.2</b>	

\*\*Redesignation of land previously classified as completed

\*\*\*Sales activities for Laman 5 is organized by State Government

# Unsold Completed Stocks (as at 31 Dec 2024)

Project	Type of Development	Total Units Launched	Total Units Sold	Units Unsold	Estimated GDV (RM Million)
<b>Ara Sendayan - Agriculture Lot</b>	Agriculture Lot	8	5	3	7.5
<b>Bayu Sutera 4 (Precinct 1A)</b>	Double-storey terrace houses	193	192	1	0.6
<b>Impiana Bayu 3A</b>	DST	83	82	1	0.6
<b>Impiana Square (Phase 1)</b>	DSSO	113	100	13	10.9
<b>Laman Sendayan 5 (Precinct 3)</b>	Town House	250	101	149	11.6
<b>Nusari Bayu 2 (FNA: Lot Institution)</b>	Double-storey terrace houses	192	190	2	1.1
<b>Suriaman 2 (FNA Suriaman 2C)</b>	DSSO	253	252	1	1.0
<b>Grand Total</b>		<b>1,092</b>	<b>922</b>	<b>170</b>	<b>33.3</b>