



MATRIX CONCEPTS HOLDINGS BERHAD

(414615-U)

Bloomberg: MCH:MK | Reuters: MATR.KL
Shariah-Compliant

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Corporate Factsheet

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 Hospitality Education HealthCare

Our Developments

	 Bandar Sri Sendayan	 Bandar Seri Impian	 Levia KL	 M333	 Menara Syariah
Location	Negeri Sembilan	Johor Bahru	Kuala Lumpur	Melbourne	Jakarta
Balance GDV	RM6,543.6 mil	RM2,100.6 mil	RM1,390.9 mil	RM289.8 mil	RM2.0 bil
Remaining Lanbank	1,311.4 acres	455.8 acres	16.5 acres	0.6 acres	5.4 hectares
Dev.Type	Township	Township	Condominium Mixed Dev.	Commercial	

FY25 Financial Highlights

4Q25 to 31.3.25	4Q24 to 31.3.24	Change	RM 'mil	FY25 to 31.3.25	FY24 to 31.3.24	Change
305.2	353.1	13.6%	Revenue	1,186.9	1,344.1	11.7%
158.5	175.9	9.9%	Gross Profit	604.9	623.3	3.0%
51.9%	49.8%	2.1ppt	Gross margin	51.0%	46.4%	4.6ppt
42.7	60.6	29.6%	PATMI	214.1	244.3	12.4%
14.0%	17.2%	(3.2ppt)	Net margin	18.0%	18.2%	(0.2ppt)
2.89	4.8	40.5%	Basic EPS (sen)	16.4	19.5	16.1%

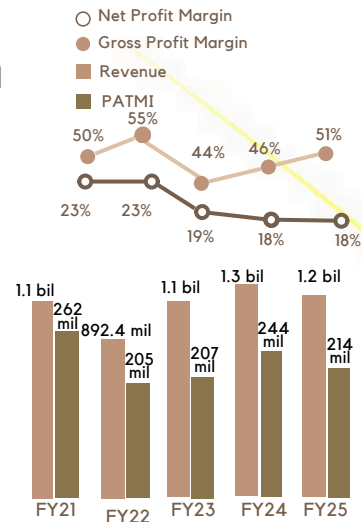
Revenue by Segments

NS Dev.	RM1,045.6 mil ↓ 15.4% yoy
KV Dev.	RM41.0 mil ↑ 182.0% yoy
Johor Dev.	RM36.1 mil ↓ 19.8% yoy
Other Units	RM64.1 mil ↑ 58.5% yoy

Revenue by Type

 Residential	RM1,022.2 mil ↓ 16.6% yoy
 Commercial & Industrial	RM100.5 mil ↑ 37.2% yoy
 Other Units	RM64.1 mil ↑ 58.5% yoy

Past 5 Years Performance



Operational Highlights

	Projects Launched	Ongoing Projects	Projects Completed
FY25	RM1,451.9 mil	RM2,765.1 mil	RM1,481.0 mil
FY24	RM1,320.1 mil	RM2,764.7 mil	RM1,974.0 mil

FY25 Key indicators

New Property Sales RM1,377.9 mil	Unbilled Sales RM1,464.3 mil	Average Take-up Rate 76.2%
Ongoing GDV RM2,765.1 mil	Total Landbank: 3,170.2 acres	Total GDV: RM14.6 bil

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%

Investment Highlights

Return on Equity	Dividend Yield	Dividend Payout Ratio	Market Capitalisation
9.7%	4.4%	54.1%	RM2.6 bil

* As at 21 May 2025

Investment Merits

Consistent and continued strong new property sales over past 5 years	Sizeable unbilled sales and solid track record of ramping up delivery in FY23
Clear growth road map	Stable share price
Solid balance sheet – low gearing	Good mix of institutional and foreign shareholders
Industry – recognized management team	Dividends, dividends, dividends 50% of PAT + consistent + quarterly

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