



PRESS RELEASE

## **Matrix Concepts records 10.4% increase in new property sales to RM1.38 billion in FY2025**

- *Secures maiden industrial land sales of RM90.9 million in MVV City in 4Q25*
- *Significant unbilled sales stood at RM1.46 billion to be recognized over next 15-18 months*
- *Declares fourth interim dividend of 1.35 sen per share in respect of FY2025, with payout of RM25.3 million, 60.8% of 4Q25 PAT*

Seremban, Negeri Sembilan, Malaysia, 28 May 2025 - Property developer Matrix Concepts Holdings Berhad (Matrix Concepts; 金群利集团; Bloomberg: MCHMK) recorded a 10.4% increase in new property sales to RM1.38 billion for the financial year ended 31 March 2025 (FY2025) compared to RM1.25 billion reported in the previous financial year. This achievement was driven by robust market demand and increased new launches across its diversified development portfolio.

In FY2025, new property sales substantially exceeded the sales target of RM1.3 billion, propelled by strong performance across its core township developments Sendayan Developments and Bandar Seri Impian, alongside its Klang Valley high-rise project, Levia Residences. The sales also notably included maiden industrial land sales from the highly anticipated Malaysia Vision Valley City (MVV City).

Sendayan Developments, its flagship township, recorded RM1.04 billion in sales, marking a 3.5% increase from RM1.01 billion previously, as demand for its affordable-premium properties remained a mainstay. Meanwhile, sales from Bandar Seri Impian rose 36.1% to RM71.9 million, from RM52.8 million previously; while Klang Valley sales expanded 12.7% to RM151.2 million, from RM134.1 million previously, propelled by Levia Residences. Concurrently, the industrial segment recorded sales rising 134.2% to RM112.4 million compared to RM48.0 million previously, with RM90.9 million contributed by industrial land sales in MVV City.

Capitalizing on favourable market momentum, Matrix Concepts launched projects with a total Gross Development Value (GDV) of RM1.45 billion in FY2025, a 9.8% increase from RM1.32 billion previously. Of these launches, Sendayan Developments comprised 76.3% of new offerings, with the remaining 23.7% coming from Bandar Seri Impian, Levia Residences - Phase 2, and other developments. The collective take-up rate for FY2025 launches stood at 73.0% as at 31 March 2025, reflecting robust buyer confidence.

“Matrix Concepts’ FY2025 performance definitively demonstrates the efficacy of our strategy, affirming our capability to consistently deliver value and enhance shareholder returns through sustained operational performance and growth.

Surpassing our sales target for the year reflects the lasting trust of homeowners across generations. For nearly three decades, our commitment to delivering premium-quality, trend-driven homes at accessible prices has driven strong take-up across our developments in Negeri Sembilan, Johor, and the Klang Valley.

Looking ahead, FY2026 is positioned for transformative growth, supported by a launch target of RM1.7 billion in GDV of new projects. These upcoming launches include the first phase of the MVV City’s industrial land, a key catalyst for our next growth phase. Spanning 2,382 acres with a projected GDV of RM15 billion, the MVV City development is poised to provide a clear earnings trajectory in the near term and reinforce our long-term confidence.”

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

Group revenue for FY2025 amounted to RM1.19 billion, 11.2% lower from RM1.34 billion previously, with the variance primarily due to the timing of launches and revenue recognition for properties sold in Sendayan Developments and Bandar Seri Impian. This was partially mitigated by higher revenue from Klang Valley, rising 182.0% to RM41.0 million, from RM14.6 million previously.

Furthermore, the education and hospitality segment recorded healthy growth of 26.0% in revenue from RM40.4 million to RM50.9 million in FY2025, while the healthcare segment, anchored by Mawar Medical Centre in Negeri Sembilan, recorded revenue of RM13.2 million in FY2025.

Despite the impact of the timing differences on topline, the Group achieved a significant improvement in gross profit margin at 51.0% in FY2025 compared to 46.4% for FY2024. The margin expansion was primarily driven by a favourable mix, including accelerated recognition from industrial and commercial property developments. Overall net profit amounted to RM214.1 million in FY2025, compared to RM244.3 million previously.

The Group’s unbilled sales totalled RM1.46 billion as at 31 March 2025, providing significant earnings visibility for the next 15 to 18 months.

In fourth quarter ended 31 March 2025 (4Q25), the Group recorded a dip of 13.6% in revenue to RM305.2 million from RM353.1 million previously, due to delayed sales conversion, with deferred revenue recognition expected to normalise in the next three to six months. The Group’s 4Q25 revenue performance was partially mitigated by strong recognition of RM18.7 million from its second high-rise development, Levia Residence in Cheras, Kuala Lumpur.

For 4Q25, revenue contribution from the Groups education and hospitality collectively rose 6.5% to RM12.1 million from RM11.4 million previously, attributed to better performance in the education unit from increased student enrolment. The healthcare segment reported revenue of RM1.0 million in 4Q25.

In line with the decline in revenue, net profit for 4Q25 decreased 29.5% to RM 42.7 million from RM60.6 million previously, primarily attributed to increased administrative and general expenses, and higher finance costs associated with the land acquisition of its upcoming MVV City development.

The Group declared a fourth quarter interim dividend of 1.35 sen per share in respect of the financial year ended 31 March 2025, representing 60.8% of 4Q25 Profit After Tax (“PAT”), with the dividend ex-date of 20 June 2025, to be paid on 10 July 2025. The cumulative dividend per share for FY2025 stands at 6.2 sen, after adjusting for bonus issue, amounting to a total payout of RM116.3 million, or 54.1% of FY2025 PAT, in line with its dividend policy of distributing at least 50% of its annual PAT to shareholders.

Dato Haslah added: “We are further expanding our footprint within the high-growth Klang Valley region, particularly Selangor. Our recent strategic investments have established a robust platform for future developments in the Banting and Sepang areas. By integrating capabilities in high-rise constructions with Matrix Concepts’ established expertise in landed properties, we anticipate unlocking substantial synergies.”

“Beyond our core property development activities, we are strategically expanding into high-potential sectors such as hospitality, education, and healthcare. These complementary ventures are designed to create diversified and recurring income streams, strengthening our resilience and enhancing long-term value creation. With a strong track record of execution, we are committed to translating our performance into consistent and growing dividends.”

## **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.

Additionally, the Group is poised to capitalise on its next major development, the Malaysia Vision Valley City (MVV City) project in Negeri Sembilan, with initial launches planned for the financial year ending 31 March 2026. The Group will lead the joint development of MVV City Phase 1 with the Negeri Sembilan state government.

MVV City Phase 1 covers 2,382 acres with a gross development of RM15 billion over 12 years. The development is projected to include over 1,000 acres of industrial space, 15,000 residential units and a 174-acre commercial lot. The proximity of the new development to the planned High-Speed Rail (HSR) project enhances its long-term growth potential.

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's forward prospects are underpinned by its growing brand recognition as a leading developer, with strong demand for its properties in Malaysia and internationally contributing to healthy growth in financial performance.

For more information, please visit: [www.mchb.com.my](http://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:**

Mr. Fadzli Suhaimi     [mohdfadzli@mchb.com.my](mailto:mohdfadzli@mchb.com.my)     T: 06-7642 688 / 012-2080 090