



FY2025

Results Presentation

MAY 2025





PROPERTY DEVELOPMENT



MENARA SYARIAH



CONSTRUCTION

MATRIX EXCELCON

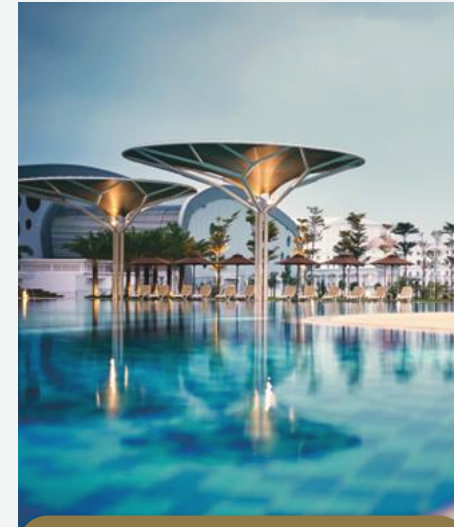
In-house Construction



EDUCATION



- International Pre-School
- International School
- Private School



HOSPITALITY



Premium
Lifestyle
Country Club



Boutique
Business Hotel

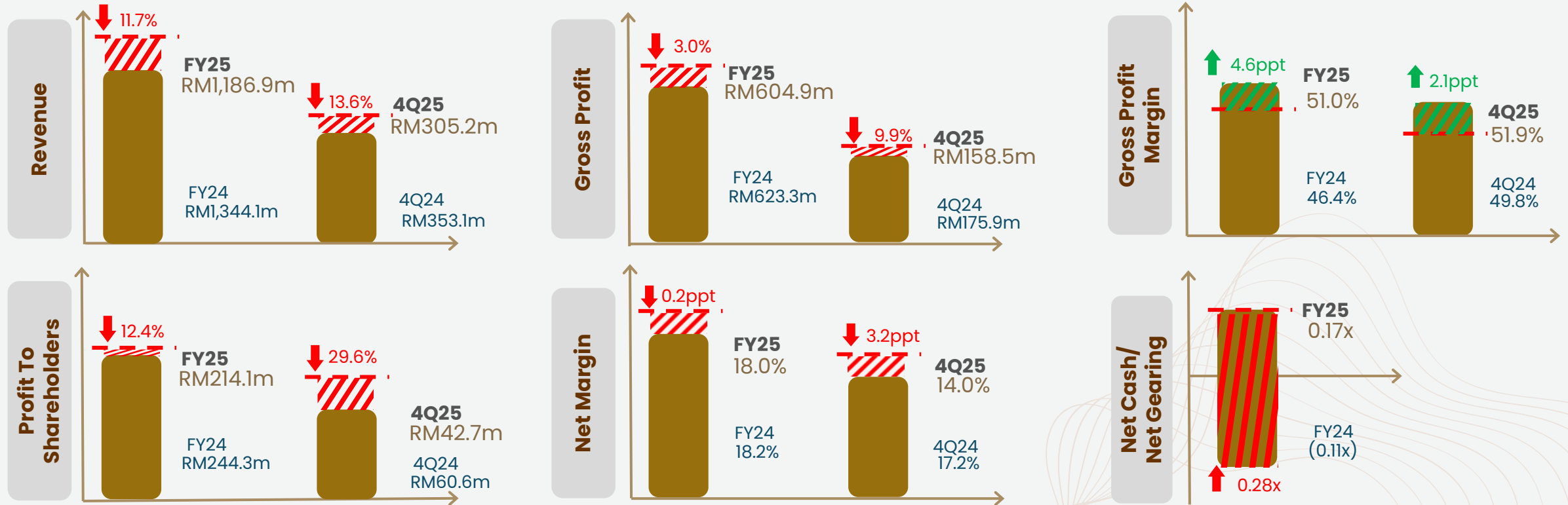


HEALTHCARE



Community
Healthcare Provider

FY25 Financial Overview



1 Revenue dropped 11.7% YoY as contributions from Sendayan Developments reduced by 15.4% due to recognition affected by timing of launches

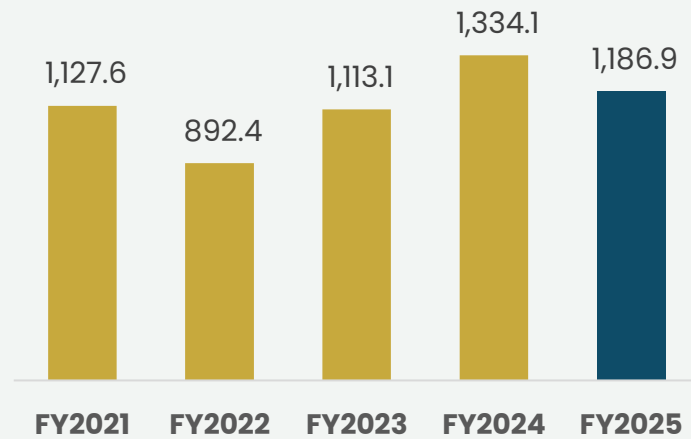
2 Significant revenue growth of 58.5% from other business units primarily driven by contributions from education and healthcare division.

3 In FY2025, gross profit fell by 3.0% to RM604.9 million. Profit to shareholders declined by 12.4% YoY from RM244.3 mil to RM214.1 mil; cushioned by decrease in selling and marketing expenses and income tax expenses.

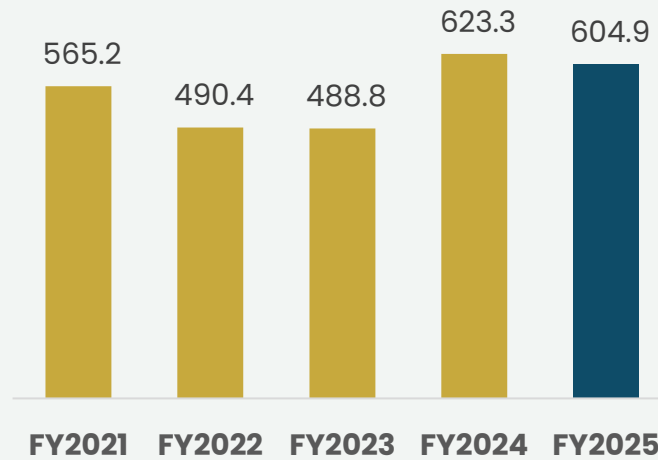
4 Gross profit margin increased to 51.0% due to a better product mix. However, net profit margin slightly declined to 18.0% due to higher selling, marketing, and administrative expenses.

5-Year Financial Performance Snapshot

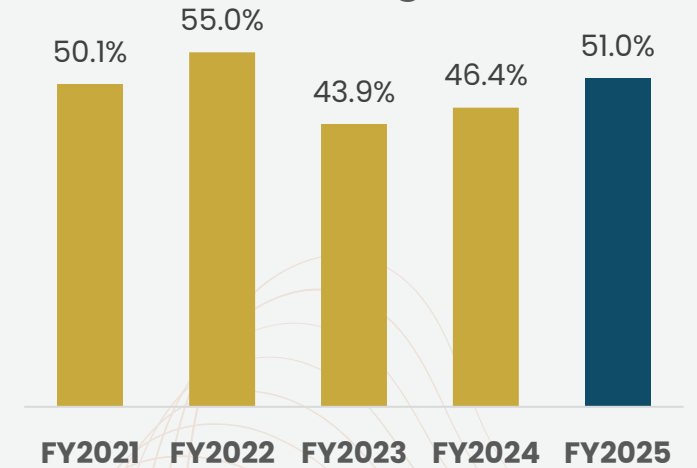
Revenue (RM mil)



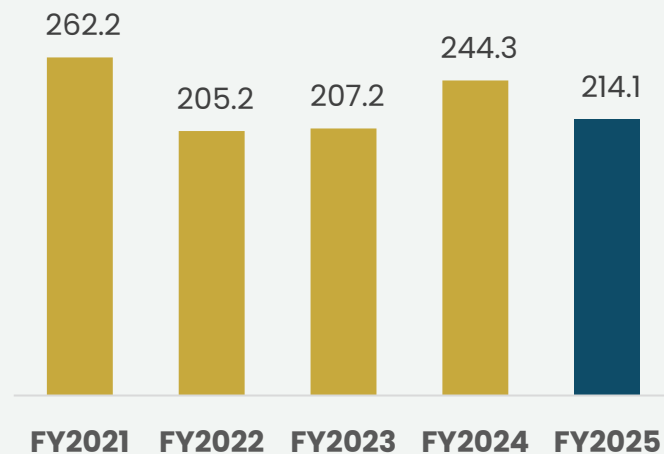
Gross Profit (RM mil)



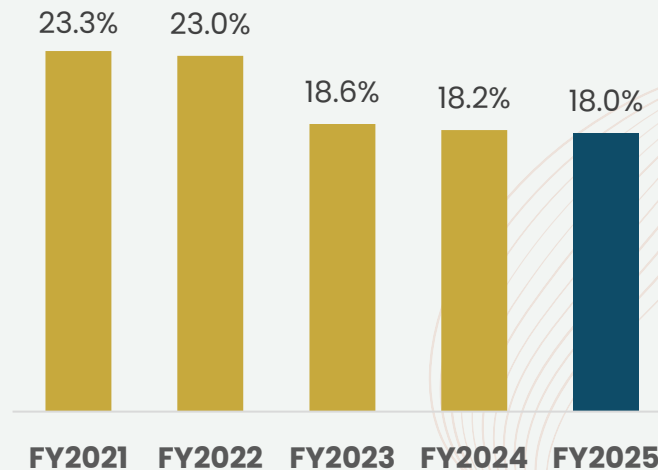
Gross Profit Margin (RM mil)



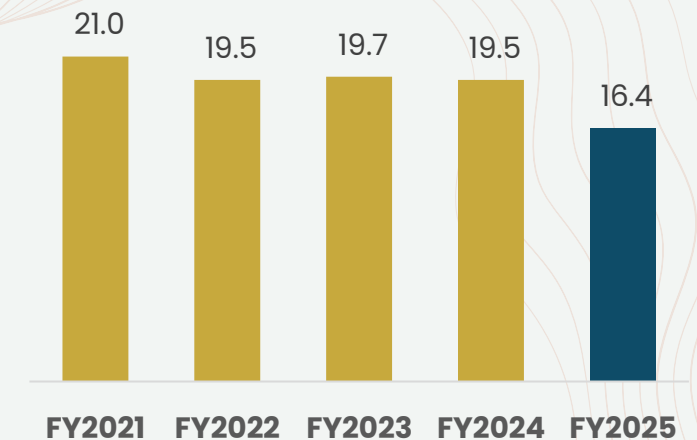
PAT to Shareholders (RM mil)



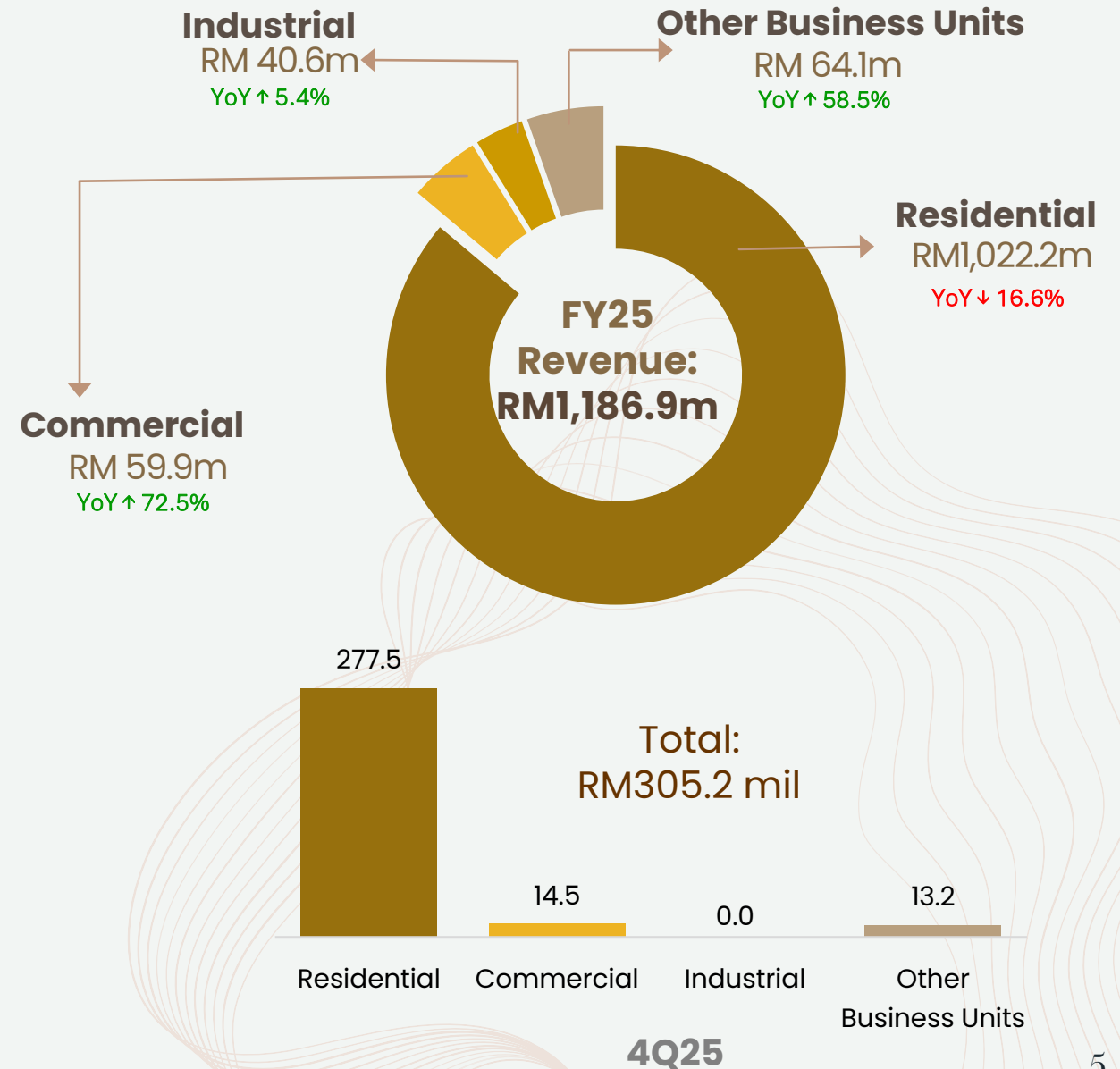
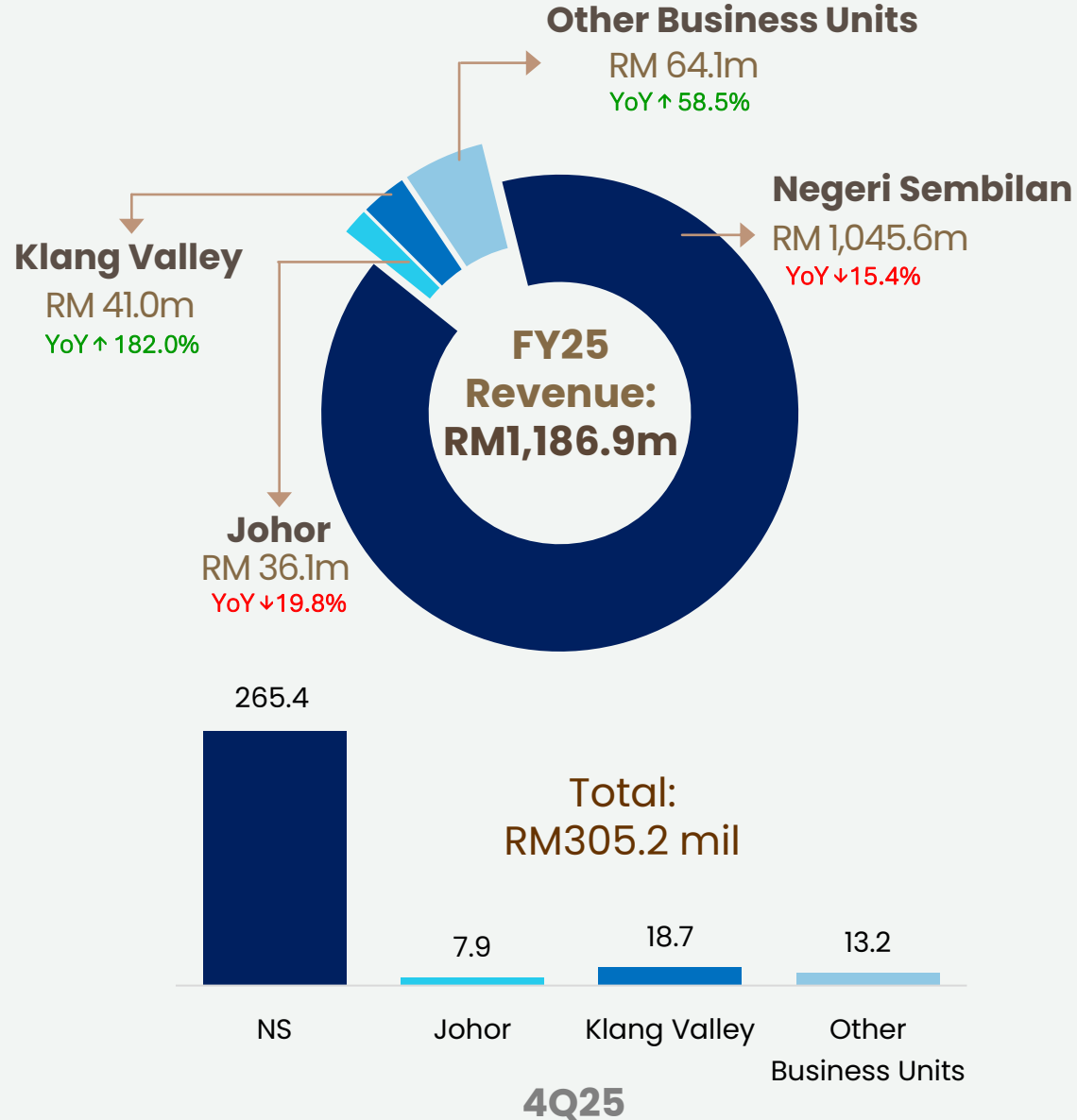
Net Margin (RM mil)



Basic EPS (sen)



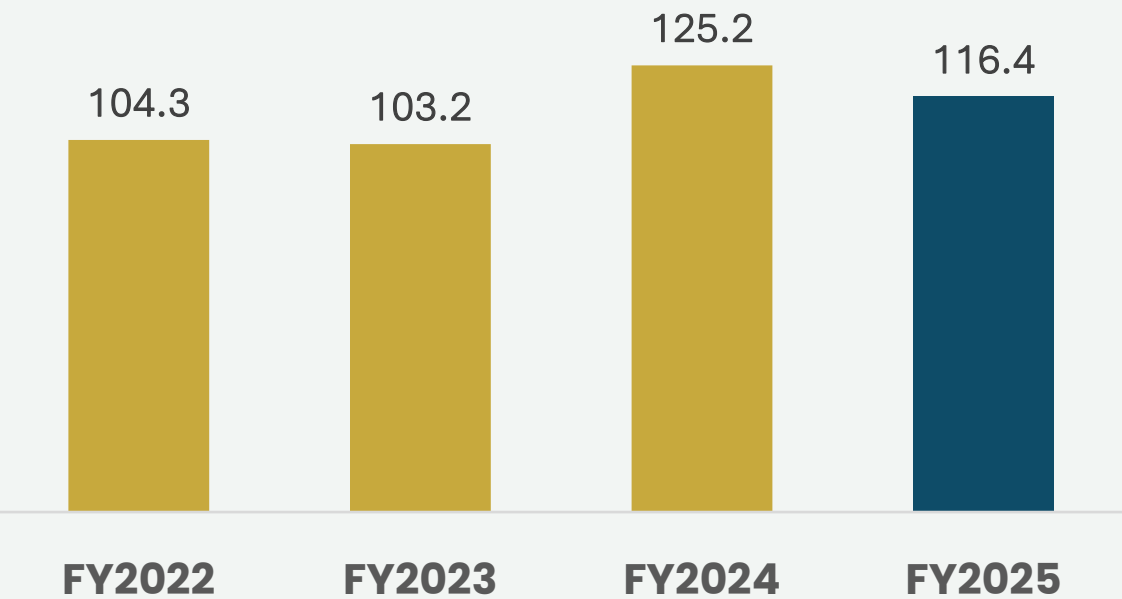
FY25 Revenue Breakdown



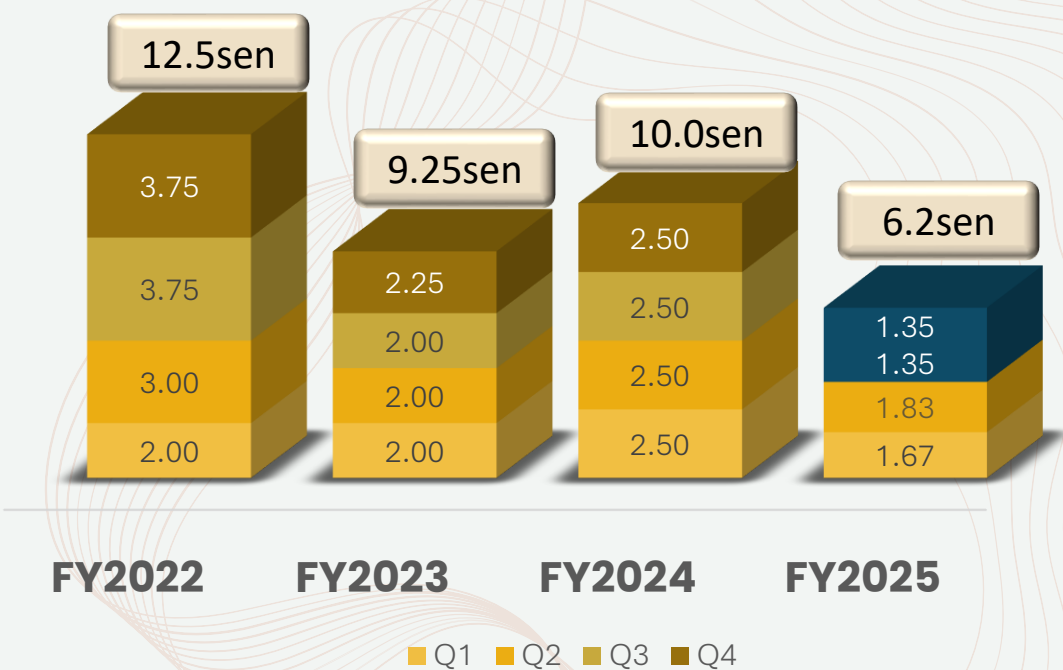
**54.1% payout
of FY25
PAT**

**Consistent quarterly
payout
since 2013**

Dividend Payout (RM mil)



Dividend Per Share (sen)



New Property Sales

FY25: RM1,377.9 mil
FY24: RM1,248.0 mil

Average Take-up Rate

FY25: 76.2%
FY24 : 81.1%

Unbilled Sales

FY25: RM1,464.3 mil
FY24: RM1,184.2mil

Total Landbank

3,170.8 acres

Total GDV

RM14.9 bil

Projects Launched

FY25: RM1,451.9 m
FY24: RM1,320.1 m

NS Dev: RM1,136.9 m
Johor Dev: RM48.5 m
Others: RM266.5 m

Ongoing Projects

FY25: RM2,765.1 m
FY24: RM2,764.7 m

NS Dev: RM1,812.3 m
Johor Dev: RM142.1 m
Others: RM810.7 m

Projects Completed

FY25: RM1,481.0 m
FY24: RM1,974.0 m

NS Dev: RM1,441.4 m
Johor Dev: RM39.6 m
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



- ✓ Property below RM3B Market Capitalisation
- ✓ Highest Return On Equity Over Three Years



- ✓ TOP-OF-THE-CHART TOP 10 (for Market Capitalisation of RM1bil and above)



- ✓ PEOPLE'S CHOICE AWARD
- ✓ BEST HIGH END LANDED DEVELOPMENT (CENTRAL) – Resort Villa, BSS
- ✓ BEST LIFESTYLE LANDED DEVELOPMENT – Bayu Sutra, BSS
- ✓ BEST COMMUNITY DEVELOPER

Updates:

- ✓ New sales of RM1.0 bil in FY25 (FY24: RM1.0 bil)
- ✓ Average take-up rate of 83.5%* for ongoing projects
- ✓ Unbilled sales stood at RM1.1 bil as at 31 March 2025

* Based on number of units sold

RM'mil	4Q24	1Q25	2Q25	3Q25	4Q25
Start-Quarter GDV	1,787.4	2,108.8	1,979.1	2,165.5	1,915.1
Less Completed Projects	-	349.9	223.5	477.5	393.5
Add New Launches	318.9	219.3	409.2	227.7	290.4
Add GDV Adjustment	2.5	0.9	0.7	(0.6)	0.3
End-Quarter GDV	2,108.8	1,979.1	2,165.5	1,915.2	1,812.3
New Sales*	200.2	281.1	294.8	260.6	205.2
Total Take-up GDV	1,814.6	1,775.6	1,845.7	1,617.3	1,453.3
Take-up Rate	86.1%	89.7%	85.2%	84.4%	80.2%
Unbilled Sales (includes completed projects)	1,072.6	1,336.7	1,057.1	1,093.1	1,098.7

New Launches:

Project Name	Type	Units	GDV (RM'mil)
Bayu Sutera 11 (Precinct 4B2)	DST	40	28.5
Eka Heights 8B	DST	196	119.4
Laman 2-P1(Precinct 2C)	DST/SST	216	70.1
Laman 2-P2(Precinct 2B)	DST	100	47.8



Updates:

- ✓ New sales of RM71.9 mil in FY25 (FY24: RM 52.8 mil)
- ✓ Average take-up rate of 53.8% for two ongoing projects
- ✓ Unbilled sales stood at RM51.5 mil as at 31 March 2025

Township summary:

Township Size	Remaining Landbank (Acres)	Remaining GDV (RM mil)
1,000	455.8	2,100.6

Ongoing Projects:

Project	Type	Units	GDV (RM'mil)
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 2 (Tower B), launched in 3Q24
- ✓ New sales of RM151.2 mil in FY25
- ✓ Take up rate for both towers at 59.9% as at 31 March 2025

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

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 39.0% as at 31 March 2025
- ✓ Demolition and protection works notices are completed
- ✓ Construction work has now commenced
- ✓ Targeted completion June 2025

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

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)



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 March 2025:
 - **Revenue contribution of RM13.2mil in FY25**
 - **Revenue per bed FY25: RM1,080,000**
 - **Occupancy rate FY25: 71%**
- ✓ Key Development in FY2025:
 - **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 – Dr Low Jer Wei**
 - **5th December 2024: Recruitment of 1st Resident Consultant Gastroenterologist & Hepatologist – Dr Sattian Kollanthavelu**
 - **An additional 12 beds are ready for use, awaiting MOH approval**

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

	Now	Future
No. of beds	97	109
No. of Consultants	18	31
No. of Operation Theatre	2	3

Restructuring Plan:

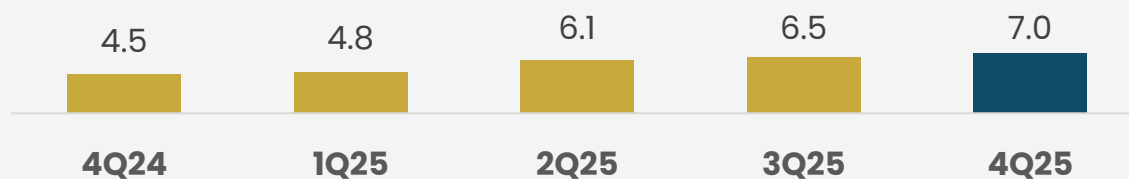
FACILITIES	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025
Bed	30	30	48	57	77	97
Dialysis Chair	44	44	44	44	44	44
Operation Theatre	2	2	2	2	2	2
Resident Consultants	9	13	14	14	16	16
Medical discipline	8	14	19	20	23	23



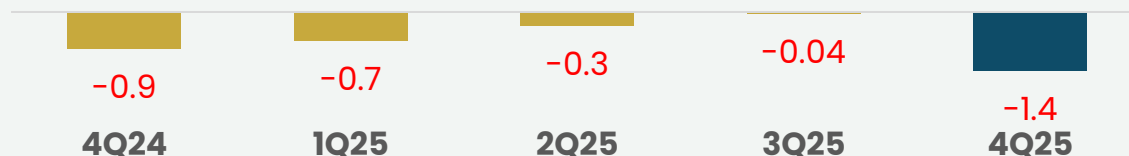
Updates:

- ✓ 753 students enrolled as at 31 March 2025:
 - ✓ **Matrix International School:** 307 Students
 - ✓ **Matrix Private School:** 447 students
 - ✓ **Matrix Preschool:** 96 students
- ✓ Revenue for 4Q25 increased by 55.6% to RM7.0 mil (4Q24: RM4.5 mil)
- ✓ Loss before interest and tax for 4Q25 stood at RM1.4 mil (4Q24: LBIT of RM0.9 mil)
- ✓ Student enrolment improved by approximately 18.9% compared to 4Q24

Revenue from Education (RM mil)



EBIT/(LBIT) from Education (RM mil)



d'Tempat Country Club

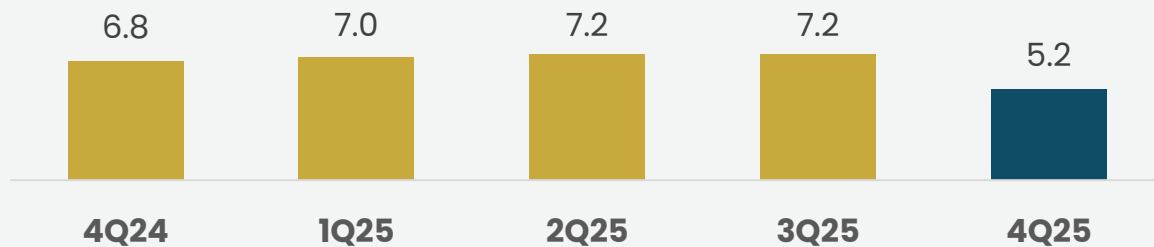
- ✓ Recognized as a premier lifestyle and entertainment venue in Seremban
- ✓ Event/banquet hall bookings gradually recovering
- ✓ Revenue generated from continued membership subscription and events

d'Sora Boutique Business Hotel

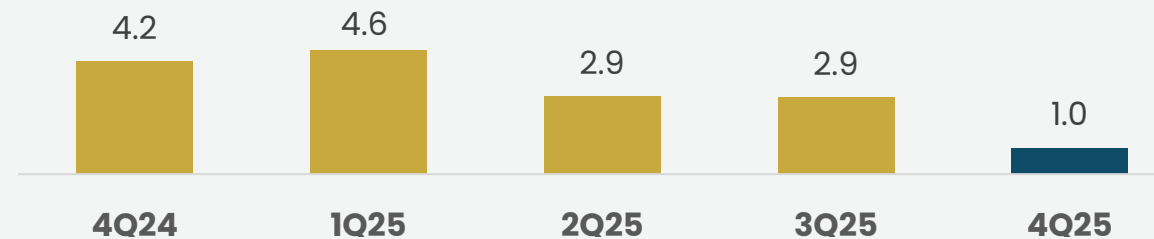
- ✓ Ideal for business travelers due to close proximity to Seremban city and Kuala Lumpur International Airport
- ✓ Demand gradually returning to pre-pandemic levels
- ✓ Average occupancy rate of 56.4% in FY25



Revenue from Hospitality (RM'mil)



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



Updates:

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

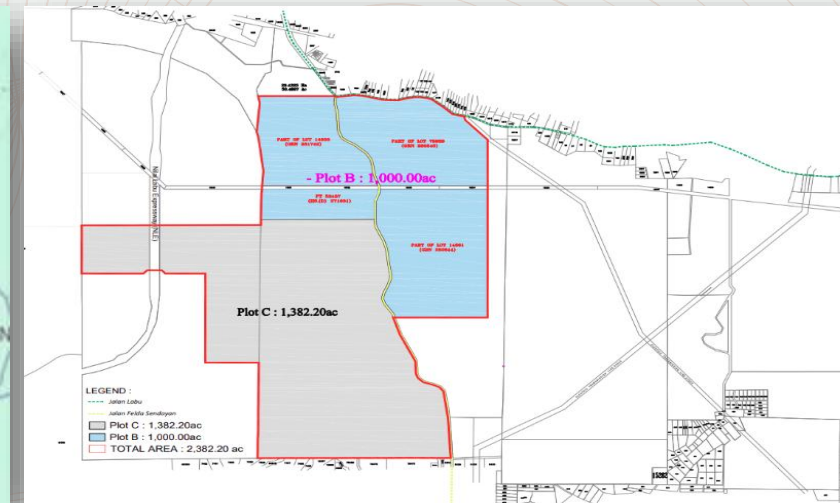
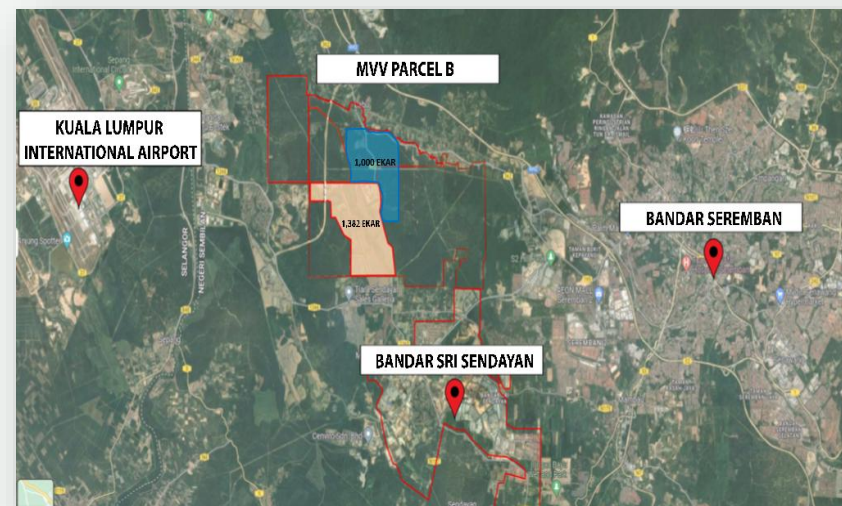
Development period: 12 years

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

First launch: FY2026

Estimated GDV: RM12.0 bil

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



CSR Contribution in FY25 : RM7,380,744

BURSA
MALAYSIA



FTSE4Good

Top 25% ESG ranked
companies on Bursa
Malaysia



Contribution of RM55k for para-athletes with equipment and gear



Contribution of RM19k for 'Back To School & Meal A-Day Programme'



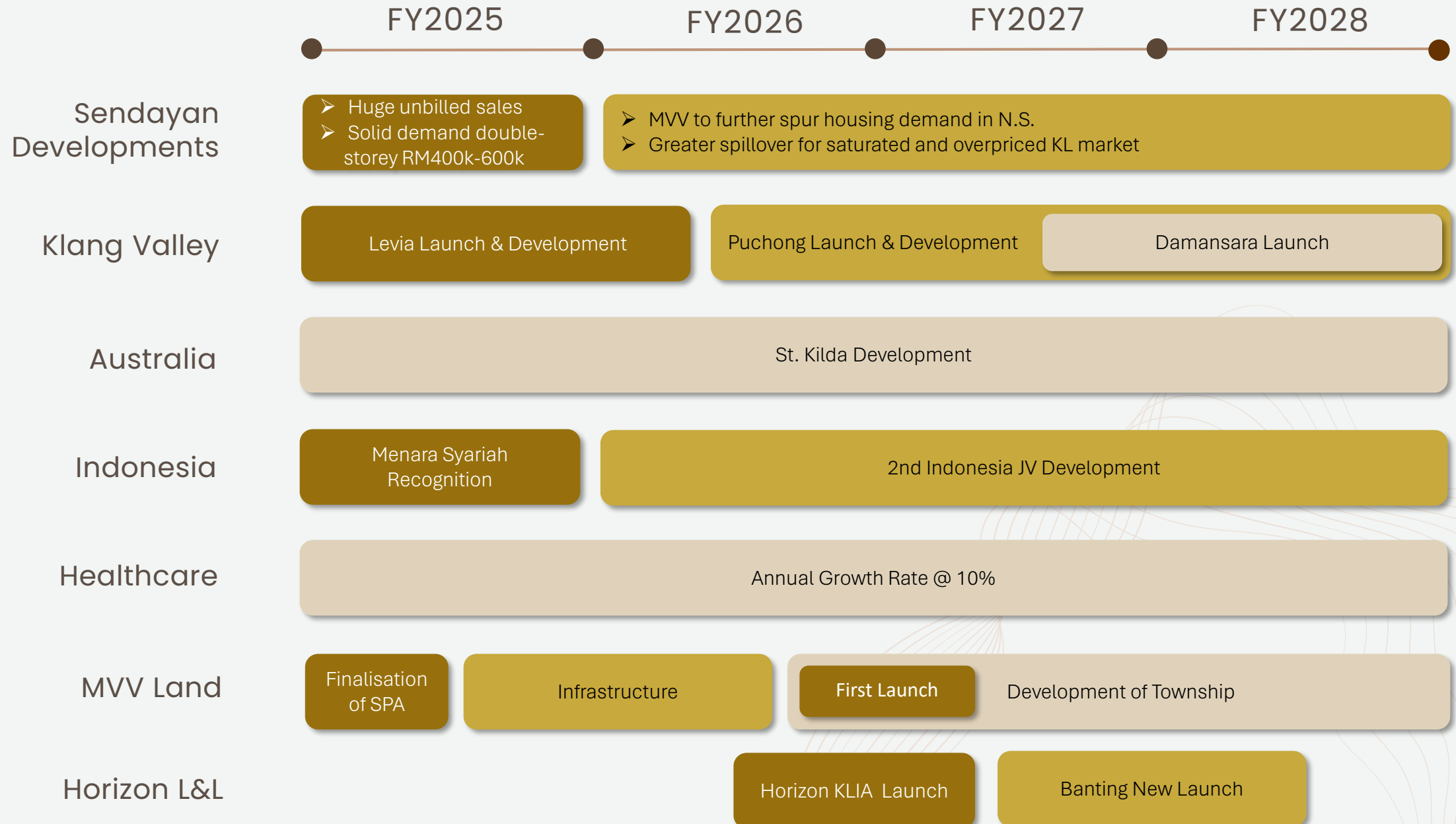
NS Basketball Team



Invited Asnaf kids to enjoy club facilities

FY2026 LAUNCH TARGET: **RM 1.7 billion**

Projects		No. of Units/Type	FY2026 GDV (RM mil)			
			1Q	2Q	3Q	4Q
SENDAYAN DEVELOPMENTS						
Bayu Sutura 12 (Precint 4B3)	96 units of Residential	67.8				
Eka Heights Precint 2 (P2A)	365 units of 2-storey Terrace Houses			133.6		
Eka Heights Precint 9 (P9A)	329 units of 2-storey Terrace Houses	92.3				
Eka Heights Precint 9 (P9B)	329 units of 2-storey Terrace Houses			75.5		
Laman Sendayan 2 (P2A)	354 units of Residential	110.4				
Laman Sendayan 2 (P2D)	354 units of Residential					112.0
Sendayan City 1/Suria Height 1 (P2 - DST)	107 units of 2-storey Terrace Houses		86.3			
Sendayan City 1/Suria Height 1 (P1 - DSSD)	73 units of 2-storey Semi Detached Houses		45.7			
Sendayan City 1/Suria Height 1 (P2 DSC)	98 units of 2-storey Cluster Houses			62.8		
Sendayan City 1/Suria Height 1 (P3 -DST)	14 units of 2-storey Terrace Houses					55.2
BANDAR SERI IMPIAN						
Impiana Heights 2 (Phase 2&3)	18 units of 2-storey Bungalow Houses	33.4				
	6 units of 2-storey Semi Detached Houses	7.5				
	14 units of single storey Bungalow Houses	14.0				
	8 units of 2-storey Semi Detached Houses	6.0				
Impiana Damai 2B - [P2]	76 units of 2-storey Terrace Houses	46.0				
Impiana Square 2 - [P2]	28 units of 2-storey Shop Office			34.4		
Impiana Avenue Point	60 units of 2-storey Shop Office		19.2			
OTHERS						
Levia Residence, Puchong				298.3		
MVV Industrial						400.0
Total		1,700.4				



Operational Updates:

- 1 SPA completion of 1st Parcel, 1,382-acre MVV City
- 2 Launch of 2nd Phase Levia Residences
- 3 Grand Launch of MVV City
- 4 1 for 2 Bonus issue announcement
- 5 Expansion of Mawar Medical Centre
- 6 Acquisition of Horizon L&L

Revenue
RM1.55bil

PATMI
RM260.0m

Sales Target
RM1.6 bil

Launches
RM1.7 bil

- 1 Launch of MVV City industrial products
- 2 First revenue recognition from MVV City
- 3 Launch of Levia Residence at Puchong
- 4 Launch of Horizon L&L developments
- 5 Completion of 2nd parcel MVV City SPA

- 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 @
21 May 2025

RM1.38

Market Cap @
21 May 2025

RM2.6 bil

Return on Equity

9.7%

Number of Shares
(‘m)

1,877.0

PE ratio (TTM)

12.1x

Dividend Yield (TTM)

4.5%

	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	325.4	985.9	1,311.4	1,812.3	4,731.3	6,543.6
BSI & Other Johor	25.4	430.4	455.8	142.1	1,958.5	2,100.6
Other N.S.	-	1,386.6	1,386.6	-	4,550.0	4,550.0
Klang Valley	5.2	11.3	16.5	520.9	870.0	1,390.9
Sub-total Domestic	356.0	2,814.2	3,170.2	2,475.3	12,109.8	14,585.1
<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
TOTAL LANDBANK	356.6	2,819.6	3,176.2	2,765.1	14,109.8	16,874.9

^^ Indonesia development under joint venture with 30% shareholding

* Includes STV Biz Semi-D Factory lots (GDV: RM33.0m / 4.9ac)

1. Includes Eka Height 1&2 Development (GDV: RM884.7m / 247.4ac); Bayu Sutera 10 - 12 (GDV: RM197.5m / 30.6ac), Tiara Sendayan 17-19 (GDV: RM50.8m / 36.4ac); Irama Sendayan Project (GDV: RM16.9m / 14.9ac)
2. Include potential GDV for Sendayan City (estimated more than RM1.3b / 174.7ac), 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)
4. Includes Taman Anggerik Tenggara (GDV: RM77.9m / 18.4 ac), 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), Levia Residence @ Cheras (GDV: RM268.0m / 2.6ac)

Ongoing Projects: Sendayan Developments (as at 31 March 2025)

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)
Bayu Biz (Replaning from PT12699)	DSS	7.6	22	19	86.4%	33.7	18.5	Apr-24	Mar-26
Bayu Sutera 8 (Precinct 4A3)	DST	13.8	128	70	54.7%	93.3	41.3	Feb-24	Jan-26
Bayu Sutera 9 (Precinct 3A)	DST	18.4	171	123	71.9%	114.6	49.5	Jan-24	Dec-25
Bayu Sutera 10 (Precinct 4B1)	DST	15.9	148	127	85.8%	105.3	74.0	Oct-24	Sep-26
Bayu Sutera 11 (Precinct 4B2)	DST	4.3	40	6	15.0%	28.5	4.1	Mar-25	Feb-27
Eka Biz	DSS	5.8	24	24	100.0%	34.4	32.1	Jul-24	Jun-26
Eka Heights 3A	DST	36.5	275	275	100.0%	114.6	47.1	Nov-23	Oct-25
Eka Heights 3B	DST	20.6	155	155	100.0%	62.9	17.6	Jul-23	Jun-25
Eka Heights 4	DST	37.3	262	209	79.8%	182.1	118.9	Aug-24	Jul-26
Eka Heights 8A	DST	31.3	368	317	86.1%	192.7	129.0	Jul-24	Jun-26
Eka Heights 8B	DST	15.8	196	104	53.1%	119.4	59.3	Nov-24	Oct-26
Eka Heights 10	DST	20.1	26	26	100.0%	11.7	49.7	May-24	Apr-26
	SST		211	210	99.5%	55.9		May-24	Apr-26
Hijayu (Resort Villa) Phase 1,	DSB	6.4	14	14	100.0%	51.3	18.6	May-23	Apr-25
Hijayu (Resort Villa) Phase 2,	DSB	9.2	20	10	50.0%	80.2	29.5	May-24	Apr-26
Irama Sendayan 2C	DST	18.3	283	281	99.3%	157.1	44.9	Aug-23	Jul-25
Irama Sendayan 2D	DST	9.8	144	135	93.8%	92.7	51.3	Jan-24	Dec-25
Laman 2-P1(Precinct 2C)	DST	20.3	58	58	100.0%	26.1	70.1	Jan-25	Dec-26
	SST		158	158	100.0%	44.0		Jan-25	Dec-26

Ongoing Projects: Sendayan Developments (as at 31 March 2025)

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)
Laman 2-P2(Precinct 2B)	DST	9.4	100	43	43.0%	47.8	21.0	Feb-25	Jan-27
Nusari Biz 2	DSS	1.5	16	16	100.0%	20.1	4.1	Jan-24	Dec-25
Suria Height (Phase 1)	DSC	7.8	56	35	62.5%	61.3	79.1	Dec-24	Nov-26
	DST	6.2	76	50	65.8%	61.1		Dec-24	Nov-26
STV Land 9.34 Acres (Converted from Agric Land)	Industrial	9.3	2	2	100.0%	21.5	19.4	Feb-25	Jan-26
Grand Total		325.4	2,953	2,467	83.5%	1,812.3	979.0		

Unbilled sales do not include completed projects of MVV-Industrial Land (RM81.8m), Nusari Aman 3 (RM1.1m), Bayu Sutera 1A (RM0.9m), Bayu Sutera 3B(RM10.7mil), Laman Sendayan P3 (RM11.4m), Tiara Sendayan 7 (RM0.4m), Irama Sendayan 2A (RM0.5mil), Irama Sendayan 2B (RM6.3mil) and Irama Sendayan Biz (RM6.6mil)

Ongoing Projects: Johor Developments (as at 31 March 2025)

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)
Impiana Bayu 3B1(Phase 1)	DST	18.8	195	129	66.2%	93.6	31.6	Jan-23/Jan-24	Dec-24/Dec-25
Impiana Damai 2B(Phase 1)	DST	6.6	78	18	23.1%	48.5	9.3	Dec-24	Nov-26
Grand Total		25.4	273.0	147.0	53.8%	142.1	40.9		

Unbilled sales do not include completed projects of Impiana Bayu 3A (RM1.5m), Impiana Square 1 (RM9.2mil)

Ongoing Projects: Others (as at 31 March 2025)

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)
Levia (Tower A)	Serv Apart	2.6	389	309	79.4%	254.4	212.7	Oct-23	Sep-27
Levia (Tower B)	Serv Apart	2.6	389	157	40.4%	266.5		Oct-24	Sep-27
M.333 St Kilda	Serv Apart	0.6	82	32	39.0%	289.8	98.4	Apr-22	Jun-25
Grand Total		5.8	860.0	498.0	57.9%	810.6	311.1		

Unbilled sales do not include completed projects of Residenci SIGC – Vacant Lot (RM1.0mil), Residensi SIGC (RM2.1mil)

Future Projects: Sendayan Developments (as at 31 March 2025)

Project	Type of Development	Total Site Area (Acres)	Total Projected Units	Estimated GDV (RM Million)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
Ara Sendayan (Phase 7) Precint 2B	DSB	0.8	2	5.0	TBC	TBC
Ara Sendayan (Phase 7) Precint 3A2(2)	DSB	1.0	1	2.0	TBC	TBC
FNA:Ara Sendayan (Phase 4) Precint 3B						
Bayu Sutera 2	Resi & Comm.	239.2	2550	1153.5	TBC	TBC
Bayu Sutera 12((Precint 4B3) (FNA : Bayu Sendayan)	Residential	10.4	96	67.0	Jun-25	May-27
Eka Biz	Gerai	0.7	1	0.5	TBC	TBC
Eka Height Precint 1	DST	51.4	348	208.1	TBC	TBC
Eka Height Precint 2	DST	50.5	365	209.8	Nov-25	Oct-27
Eka Height Precint 3B	SST	6.9	52	13.0	TBC	TBC
Eka Height Precint 5	SST	29.2	229	56.9	TBC	TBC
Eka Height Precint 6	SST	25.1	272	22.5	TBC	TBC
Eka Height Precint 7	SST	39.9	532	44.1	TBC	TBC
Eka Height Precint 9	DST	27.9	329	208.3	Jun-25	May-27
Iraman Sendayan 2 - Precinct E	Residential	13.9	168	13.9	TBC	TBC
Laman Sendayan 2A	Residential	33.3	354	215.0	May-25	Apr-27
Laman Sendayan 2D	Residential	16.4	174	145.0	TBC	TBC
Laman Sendayan 2E	Residential	28.5	303		TBC	TBC
Laman Sendayan 3	Resi & Comm.	134.2	1430	616.1	TBC	TBC
RMMK@TBS	SST	4.5	60	4.8	TBC	TBC

Future Projects: Sendayan Developments (as at 31 March 2025)

Project	Type of Development	Total Site Area (Acres)	Total Projected Units	Estimated GDV (RM Million)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
Sendayan Aman (RMMK)	SST	26.5	182	14.5	TBC	TBC
Sendayan City 1/Suria Height 1	LH-P2	9.9	107	79.3	Jul-25	Jun-27
Sendayan City 1/Suria Height 1	LH-P3	8.0	73	55.2	Nov-25	Oct-27
Sendayan City 1/Suria Height 1	LH-P4	8.5	98	75.1	Dec-25	Nov-27
Sendayan City 1/Suria Height 1	CH-P1/Phase1(14 Units)	9.4	14	15.9	Jul-25	Jun-27
Sendayan City 1/Suria Height 1	CH-P1/Phase 2 (56 units)		56	62.8	Oct-25	Sep-27
Sendayan City 1/Suria Height 1	CH-P3	4.2	30	34.7	Jan-26	Dec-27
Sendayan City 1/Suria Height 1	SD-P1	4.6	32	45.7	Aug-25	Jul-27
Sendayan City 1/Suria Height 1	SD-P2	5.2	40	56.4	Dec-26	Nov-28
Sendayan City 1/Suria Height 1	- Commercial Land (52.44 Acres)	52.4	45	334.7	TBC	TBC
Sendayan City 2/Suria Height 2	- LH	58.4	140	117.6	TBC	TBC
Sendayan City 2/Suria Height 2	- SD		100	197.4	TBC	TBC
Sendayan City 2/Suria Height 2	- Shop		60	83.3	TBC	TBC
Sendayan Merchant Square 1 (Phase 3) PT12660 & PT 12679	Comm Lots	1.3	2	3.9	Ready for sale	Ready for sale
Sendayan Merchant Square 2	DSSO	40.0	244	365.6	TBC	TBC
	Comm Lots		4	67.8	TBC	TBC
Sendayan Metropark 2A (PT12670)	Comm Lots	0.8	1	2.4	TBC	TBC
Sendayan Metropark 3 (2B P2)	DSSO	5.1	61	78.0	TBC	TBC
Suriaman Biz	Comm Lots	1.6	2	4.8	TBC	TBC

Future Projects: Sendayan Developments (as at 31 March 2025)

Project	Type of Development	Total Site Area (Acres)	Total Projected Units	Estimated GDV (RM Million)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
Tiara Sendayan 17(P10)	Town House	15.4	228	18.9	TBC	TBC
Tiara Sendayan 18(P11)	Town House	14.5	266	22.0	TBC	TBC
Tiara Sendayan 19(P12)	Town House	6.4	120	9.9	TBC	TBC
Grand Total		985.9	9,171	4,731.3		

Future Projects: Johor Developments (as at 31 March 2025)

Project	Type of Development	Total Site Area (Acres)	Total Projected Units	Estimated GDV (RM Million)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
BSI 2	DST	309.5	2500	1,200.0	TBC	TBC
Impiana Alam	DSSD	29.9	158	134.0	TBC	TBC
	DSSO		30	20.0	TBC	TBC
Impiana Avenue Point (FNA : Impiana Avenue 3 II)	DSSP	4.4	60	19.2	Aug-25	Sept-27
Impiana Bayu 2 (Phase 5)	Comm Lots	2.3	1	2.5	Ready for sale	Ready for sale
Impiana Biz (FNA : Impiana Avenue 6)	DSSO	3.6	43	17.2	TBC	TBC
	Gerei		1	0.1	TBC	TBC
Impiana Damai 2B (P2)	DST	6.4	76	46.0	Aug-25	July-27
Impiana Height (Phase 2&3)	DDSB	9.1	18	33.4	Sept-25	Aug-27
	DSSD		6	7.5	Sept-27	Aug-27
	SSB		14	14.0	July-25	Jun-27
	SSSD		8	6.0	July-25	Jun-27
Impiana Square (Phase 2 to 5) (FNA : Impiana Avenue 7)	DSSO	46.8	283	340.5	TBC	TBC
	Comm Lots		1	40.2	Ready for sale	Ready for sale
Grand Total		411.9	3,199.0	1,880.6		

Future Projects: Others (as at 31 Mar 2025)

Project	Type of Development	Total Site Area (Acres)	Total Projected Units	Estimated GDV (RM Million)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
Cove Bay – PD	DSSD	4.6	26	46.0	TBC	TBC
	DSB		2	4.0	TBC	TBC
Levia Residence @ Damansara	Serv Apart	5.5	510	470.0	TBC	TBC
Islamic Financial Centre	Commercial	5.4	3-Buildings	2000.0	TBC	TBC
MVV City 1	Mix Dev	1382.0	1	4500.0	TBC	TBC
Levia Residence @ Puchong	Serv Apart	5.8	1	400.0	Nov-25	Oct-30
Taman Anggerik Tenggara	DST	18.4	240	77.9	TBC	TBC
Grand Total		1,421.7	780	7,497.9		

FY2025 New Launches (as at 31 March 2025)

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)
Bayu Biz	DSS	8.1	22	19	86.4%	33.7	29.1	Apr-24	Mar-26
	Comm Lots		1	1	100.0%	0.5	0.5	Ready for sale	Ready for sale
Bayu Sutera 10 (Precinct 4B1)	DST	15.9	148	127	85.8%	105.3	91.8	Oct-2024	Sep-26
Bayu Sutera 11 (Precinct 4B2)	DST	4.3	40	6	15.0%	28.5	4.1	Mar-25	Feb-27
STV Land 9.34 Acres (Converted from Agric Land)	Industrial land	9.3	2	2	100.0%	21.5	21.5	Feb-25	Jan-26
Eka Biz	DSS	5.8	24	24	100.0%	34.4	34.4	Jul-24	Jun-26
Eka Heights 4	DST	37.3	262	209	79.8%	182.1	139.7	Aug-24	Jul-26
Eka Heights 8A-1	DST	16.4	193	179	92.7%	92.8	84.6	Jul-24	Jun-26
Eka Heights 8A-2	DST	14.9	175	138	78.9%	99.9	76.8	Jul-24	Jun-26
Eka Heights 8B	DST	15.8	196	104	53.1%	119.4	62.6	Nov-24	Oct-26
Eka Heights 10	SST	20.1	26	26	100.0%	11.7	11.7	May-24	Apr-26
	SST		211	210	99.5%	55.9	55.5	May-24	Apr-26
Hijayu (Resort Villa) Phase 2	DSB	9.2	20	10	50.0%	80.2	41.7	May-24	Apr-26
Impiana Damai 2B (Phase 1)	DST	6.6	78	18	23.1%	48.5	10.9	Dec-2024	Nov-26
Laman Sendayan 5 (Precinct 3)	Town House	19.6	250	237	94.8%	19.6	18.6	Completed	Completed
Laman 2 - P1(Precinct 2C)	DST	20.3	58	58	100.0%	26.1	26.1	Jan-25	Dec-26
	SST		158	158	100.0%	44.0	44.0	Jan-25	Dec-26
Laman 2 - P2(Precinct 2B)	DST	9.4	100	43	43.0%	47.8	21.0	Feb-25	Jan-27
Levia (Tower B)	Serv Apart	2.6	389	157	40.4%	266.5	77.4	Oct-24	Sep-27
SIGC - Vacant Lot	Bungalow Lot	3.5	14	14	100.0%	7.6	7.6	Ready for sales	Ready for sales
Suria Height (Phase 1)	DSC	7.8	56	35	62.5%	61.3	39.4	Dec-24	Nov-26
	DST	6.2	76	50	65.8%	61.1	41.3	Dec-24	Nov-26
Irama Sendayan 1 -Petrol Station	Commercial	1.0	1	1	100.0%	3.4	3.4	???	???
Grand Total		234.2	2,500	1,826	73.04%	1,451	943.7		

Completed Projects (as at 31 March 2025)

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)
Ara Sendayan - Agriculture Lot	Agriculture Lots	15.6	8	5	17.5	10.0	Ready for sales
Bayu Biz**	Comm Lots	0.5	1	1	0.5	0.5	Ready for sale
Bayu Sutera 4 (Precinct 1A)	DST	20.8	193	191	113.7	112.6	Apr-24
Bayu Sutera 5 (Precinct 4A1)	DST	24.4	227	227	151.2	151.2	Oct-24
Bayu Sutera 6 (Precinct 4A2)	DST	7.5	70	70	49.6	49.6	Feb-25
Bayu Sutera 7 (Precinct 3B)	DST	21.5	200	199	145.9	145.2	Mar-25
Hijayu (Residence) Phase 2 Parcel 1 (Resort Residence 2A)	DST	12.9	126	126	98.7	98.7	Oct-24
Hijayu (Residence) Phase 2 Parcel 2 (Resort Residence 2B)	DST	8.6	84	84	68.1	68.1	Nov-24
Irama Sendayan 1 (FNA: Casa Sendayan)	SST	18.8	36	36	9.0	9.0	Sep-24
	DST		156	156	82.8	82.8	Sep-24
Irama Sendayan 2A	SST	20.7	138	138	34.9	34.9	Dec-24
	DST		75	75	31.0	31.0	Dec-24
Irama Sendayan 2B	DST	6.4	89	89	56.0	56.0	Mar-25
Irama Sendayan Biz (FNA: Casa Sendayan)	DSS	4.9	60	60	64.2	64.2	Nov-24
Laman Sendayan 5 (Precinct 3)***	Town House	19.6	250	237	19.6	18.6	Completed
Nusari Aman 3	DST	17.0	219	219	127.2	127.2	May-24
STV Biz (FNA : Sub Centre @ Sendayan Tech Valley 1A)	Semi -D Factory	4.9	32	32	33.0	33.0	Mar-25
Tiara Sendayan 12 (P14A)	DST	8.2	80	80	32.5	32.5	Apr-24
Tiara Sendayan 13 (P14B)	DST	6.6	71	71	30.2	30.2	Jun-24
Tiara Sendayan 14 (P14C1&P14C2)	DST	20.0	235	235	128.2	128.2	Oct-24
Tiara Sendayan 15 (P14A&P14B- Balance units)	DST	1.5	19	19	8.7	8.7	Jun-24
Tiara Sendayan 16 (P14C3)	DST	27.3	336	336	139.0	139.0	Feb-25
Impiana Damai 2A (P2)	DST	7.4	67	67	39.6	39.6	Feb-25
Grand Total		275.2	2,772	2,753	1,481.0	1,470.7	

**Redesignation of land previously classified as completed

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

Unsold Completed Stocks (as at 31 March 2025)

Project	Type of Development	Total Units Launched	Total Units Sold	Units Unsold	Estimated GDV (RM Million)
Ara Sendayan - Agriculture Lot	Agriculture Lot	8	5	3	7.5
Bayu Sutera 4 (Precinct 1A)	Double-storey terrace houses	193	191	1	0.6
Impiana Bayu 3A	DST	83	82	1	0.6
Impiana Square (Phase 1)	DSSO	113	108	13	10.9
Laman Sendayan 5 (Precinct 3)	Town House	250	237	149	11.6
Bayu Sutera 7 (Precinct 3B)	DST	200	199	1	0.68
Suriaman 2 (FNA Suriaman 2C)	DSSO	253	252	1	1.0
Grand Total		1,100	1,074	169	16.3