



MATRIX CONCEPTS GROUP

Matrix Concepts Holdings Bhd

(Company No.: 414615-U)

1H13 Results and Corporate Update

27 August 2013

IR Adviser



- ❖ **Background**
- ❖ **1H13 Operations Review**
- ❖ **1H13 Financial Highlights**
- ❖ **Recent Developments**
- ❖ **Investment Merits**
- ❖ **Appendix**

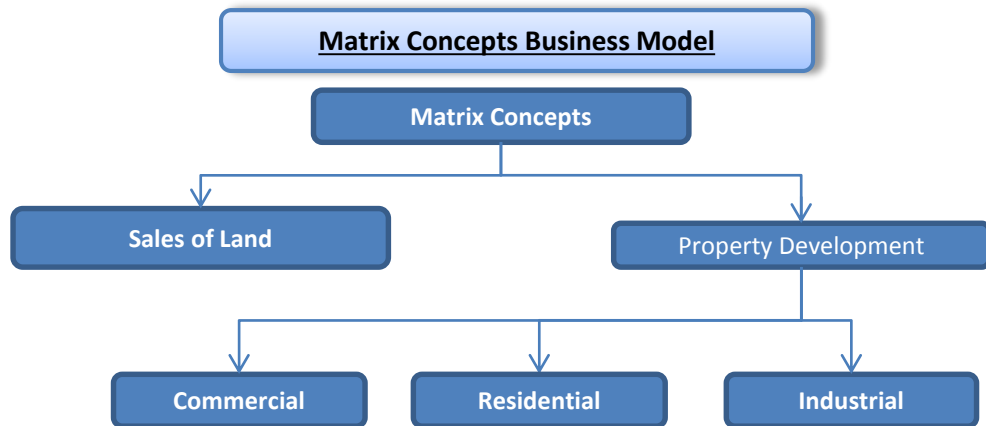






MATRIX CONCEPTS GROUP

BACKGROUND

- ❖ Established in 1996, Matrix Concepts Holdings Berhad is a reputable Seremban-based property developer, focusing on development of residential, commercial and industrial properties



- ❖ Currently, the Group has two flagship township development projects in **Negeri Sembilan** and **Johor**

Bandar Sri Sendayan (BSS) @ Seremban	Taman Seri Impian (TSI) @ Kluang
	

- ❖ To date, the Group is able to move up the value chain and has built a strong track record by completing development projects worth RM2.2 bil GDV on approximately 1,860 acres of land in Negeri Sembilan and Johor
 - Pre-2000 GDV per acre ranged up to RM0.8mil
 - Past 3 years value ranged RM1.2mil–RM8.0mil
 - Going forward, expected to rise further with higher value GDV per acre



Vision

- Envisioned to be the innovative market leader in property development while diversifying in enhancing corporate values

Mission

- Continuously striving to provide excellent customer service and meet customer needs for total value



BACKGROUND



MATRIX CONCEPTS GROUP

1H13 OPERATIONS REVIEW

- Sold RM 113.5 mil worth of new properties in 2Q13 alone, on top of RM145.6 mil in 1Q13
- Total revenue recognised in 1H13 amounted to RM167.6 mil
- Unbilled sales as at 30 June 2013 totaled RM361.9 mil

Project	Type	Site Area (acres)	No. of units	Take-up rate	Est. GDV (RM'mil)	Unbilled Sales (RM'mil)	Commenced	Completed
Nusari Aman 2	DST	35.4	350	100%	101.4	64.1	2011	Q4 2013
	SST		122	100%	25.8			
Nusari Aman 2D	DST	16.5	128	100%	46.4	50.7	2012	Q4 2013
	SSSD		18	100%	7.8			
Nusari Aman 3A	DST	17.2	102	100%	31.6	9.1	2012	Q4 2013
	SST		37	100%	9.0			
Idaman Bayu 2	DST	4.8	56	100%	23.6	23.7	2012	2014
Nusari Bayu 2B	DST	8.1	80	100%	24.4	23.7	2012	2014
	SSSD		10	100%	4.7			
Hijayu 1B	DST	21.5	154	100%	57.8	63.2	2012	2014
	SST		75	99%	19.5			
Hijayu 3D	DST	43.5	534	99%	192.5	151.0	2012	2014
1Sendayan Clubhouse	Club	6.3	1	0%	50.0	n/a	2012	2014
Sub Centre @ Nusari Bayu	Comm Lot	20.0	4	25%	30.0	n/a	Ready for Sale	
Sub Centre @ Nusari Hijayu	Comm Lot	8.1	2	0%	12.0	n/a	Ready for Sale	
TOTAL		181.39	1,673	99.1%	636.5	361.9		

- Completed and delivered projects worth RM196.7 mil GDV in 1H13

Project	GDV (RM'mil)	Number of units
Nusari Bayu 3 – Phase 2	73.6	244
Nusari Aman 1B	103.2	515
Metro Park Shop 1A	19.9	38
Total	196.7	797



PROJECT UPDATE: BSS (as at 30 Jun 2013)

Project	Type	Site Area (acres)	No. of units	Take-up rate	Est. GDV (RM'mil)	Unbilled Sales (RM'mil)	Commenced	Completed
Sendayan Tech Valley 1	Ind Lot	221.0	51	80%	214.5	120.2	2010	2013
Sendayan Tech Valley 2	Ind Lot	417.9	77	43%	497.3		2011	2013
TOTAL		638.91	128	57.8%	711.8	120.2		



- Sold RM 96.9 mil worth of industrial land in 2Q13 alone, on top of RM84.6 mil in 1Q13
- Total revenue recognised in 1H13 amounted to RM63.5 mil
- Unbilled sales as at 30 June 2013 totaled RM120.2 mil
- Most recent transaction at RM34.0 psf or RM1.48/acre

Sendayan Techvalley continues to gain traction with high impact industries...

Key Information on STV:

•**Total land: 685.0 acres/ 128 lots**

- Sold: est. 351 acres/ 74 lots
- Balance: 334 acres/ 54 lots

•**Completion: end-2013 est.**

Foreign Direct Investors to date:

- Hino Motor (RM150 mil)
- Messier-Buggatti-Dowty (RM300 mil)
- Keen Point (RM200 mil)
- TMC Metal (RM20 mil)
- Akashi-Kikai Industry /Daihatsu (RM220 mil)
- Meditop Corporation (RM150 mil)
- MBM Resources/Mitsubishi (est. RM300 mil)
- Nippon Kayaku (RM600 mil)



PROJECT UPDATE: STV (as at 30 Jun 2013)

SENDAYAN METROPARK

Artist Impression



Current Progress



MATRIX GLOBAL SCHOOLS

Artist Impression



Current Progress



CLUBHOUSE

Artist Impression



Current Progress



OTHER ONGOING PROJECTS @ BSS

Taman Seri Impian

- Sold RM10.9 mil worth of new properties in 2Q13 alone, on top of RM29.4 mil in 1Q13
- Total revenue recognised in 1H13 amounted to RM61.1 mil
- Unbilled sales as at 30 June 2013 totaled RM37.3 mil
- Fully completed and delivered Taman Seri Impian (Impian Casa 1) with total GDV RM80.1 mil in 1H13

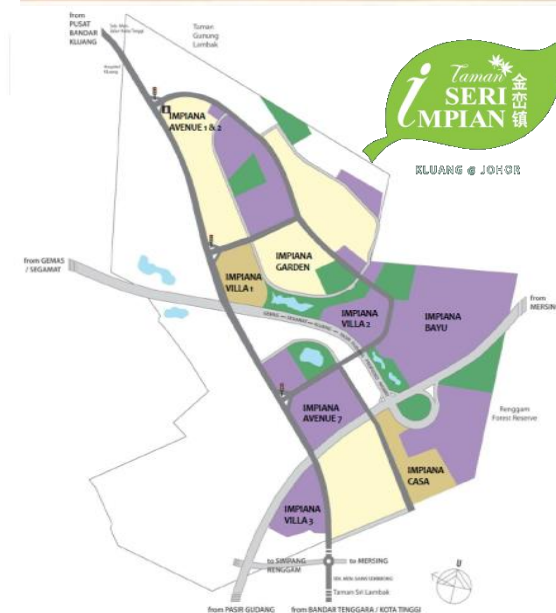
Project	Type	Site Area (acres)	No. of units	Take-up rate	Est. GDV (RM'mil)	Unbilled Sales (RM'mil)	Commenced	Completed
Impiana Casa 2	DST	32.5	137	100%	38.8	37.3	2012	2014
	SST		151	95%	28.7			
	TOTAL	32.5	288	97.2%	67.5	37.3		

Taman Desa Port Dickson 3

- Total sales recognised in 1H13 amounted to RM2.8 mil
- Unbilled sales as at 30 June 2013 totaled RM2.4 mil

Project	Type	Site Area (acres)	No. of units	Take-up rate	Est. GDV (RM'mil)	Unbilled Sales (RM'mil)	Commenced	Completed
Taman Desa PD 3	SST	4.3	56	100%	5.5	2.4	2012	2013
	TOTAL	4.3	56	100.0%	5.5	2.4		

Other ongoing projects in Kluang and Port Dickson attracting steady flow of property purchasers...



Ongoing GDV

- RM1.4 bil

Total Unbilled Sales

- RM521.9 mil

Average Take-up rate

- 96%

Total ongoing GDV of RM1.4 billion with RM522 million unbilled sales to boost earnings in next 2 years...





MATRIX CONCEPTS GROUP

1H13 FINANCIAL HIGHLIGHTS

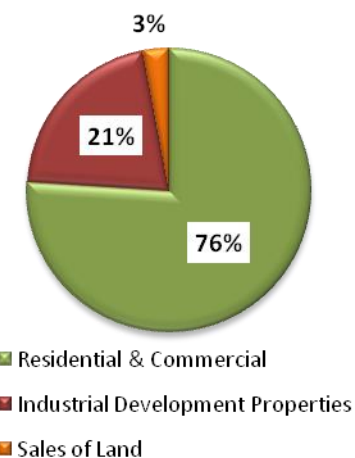
2Q13	1Q13	Change	RM'mil	1H13	FY12
147.3	155.6	-5.3%	Revenue	302.9	456.1
53.6	74.5	-28.0%	Gross Profit	128.1	148.4
36.4%	47.9%	(11.5 pt)	Gross Profit Margins	42.3%	32.5%
41.5	62.2	-33.2%	EBITDA	103.8	146.1
28.2%	40.0%	(11.8 pt)	EBITDA margin	34.3%	32.0%
40.6	61.5	8.7%	PBT	102.1	142.8
27.6%	39.5%	(12.0 pt)	PBT margin	33.7%	31.3%
30.0	46.0	(34.7%)	PATMI	76.0	103.5
20.4%	29.6%	(9.2 pt)	Net margin	25.1%	22.7%
10.0	15.3	(34.7%)	Basic EPS (sen)*	25.3	34.0

Group well on track to outperform in FY2013...

- ❖ 2Q13 revenue reduced q-o-q, due to decrease in revenue recognised for industrial land sales and higher revenue recognition from residential property sales in 1Q13
- ❖ Reduced 2Q13 profit margin due to product mix (i.e. lower recognition of higher-margin double-storey houses and industrial land)

* Based on enlarged number of shares of 300 million

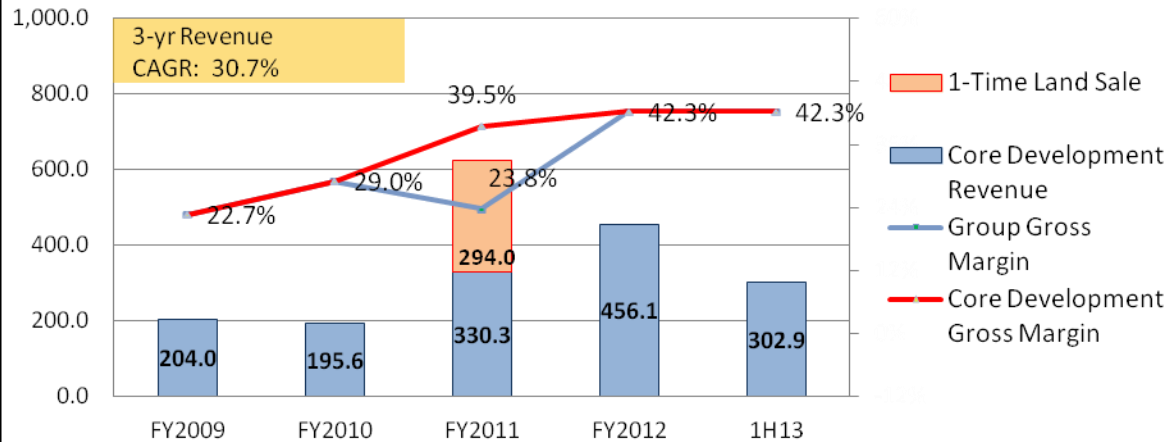
1H13 Revenue Segmentation



2Q13 INCOME STATEMENT

(RM'mil)

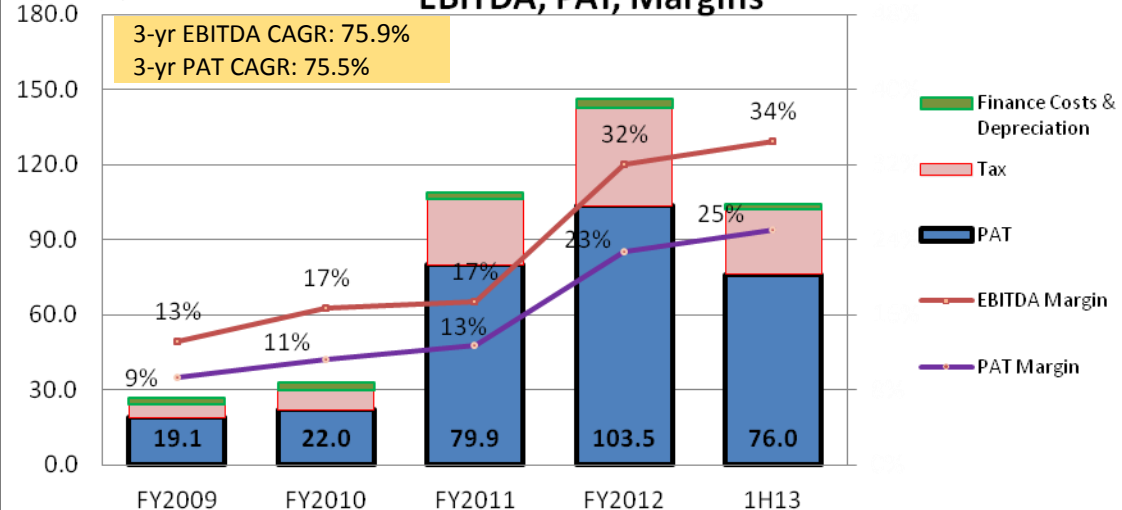
Group Revenue



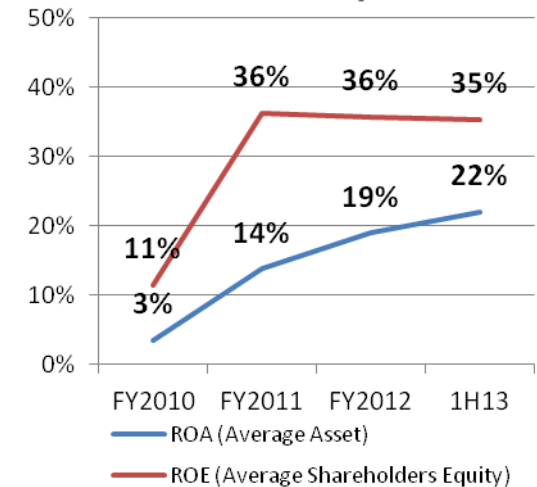
Increasing margins as a result of higher selling prices of new launches over existing landbank with low outlay...

(RM'mil)

EBITDA, PAT, Margins



Profitability



Note: FY2011 Revenue & PAT would have been RM330.3 mil & RM58.1 mil respectively, if sale of 750 acre of land was not accounted; EBITDA and PAT margins would be 26.4% and 17.6% respectively.



FINANCIAL PERFORMANCE

PROJECT SEGMENTATION

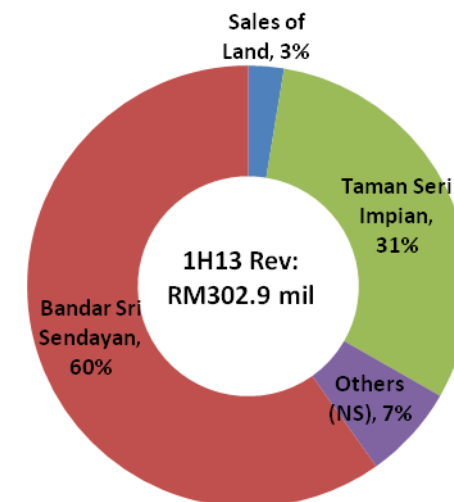
Location	FY2009		FY2010		FY2011		FY2012		1H13	
	RM'mil	%	RM'mil	%	RM'mil	%	RM'mil	%	RM'mil	%
NS										
BSS	91.5	44.8	101.8	52.1	206.1	33.0	339.8	74.5	231.1	76.3
Others	29.6	14.5	31.2	15.9	12.7	2.0	2.3	0.5	2.8	0.9
Johor										
TSI	40.3	19.8	62.0	31.7	88.9	14.3	81.0	17.8	61.1	20.2
Others	42.2	20.7	0.3	0.2	0.0	0.0	0.0	0.0	0.0	0.0
Sales of Land	0.4	0.2	0.3	0.1	316.5	50.7	33.0	7.2	7.9	2.6
Total	204.0	100.0	195.6	100.0	624.2	100.0	456.1	100.0	302.9	100.0

Revenue generated mainly from sales of residential properties...

TYPE SEGMENTATION

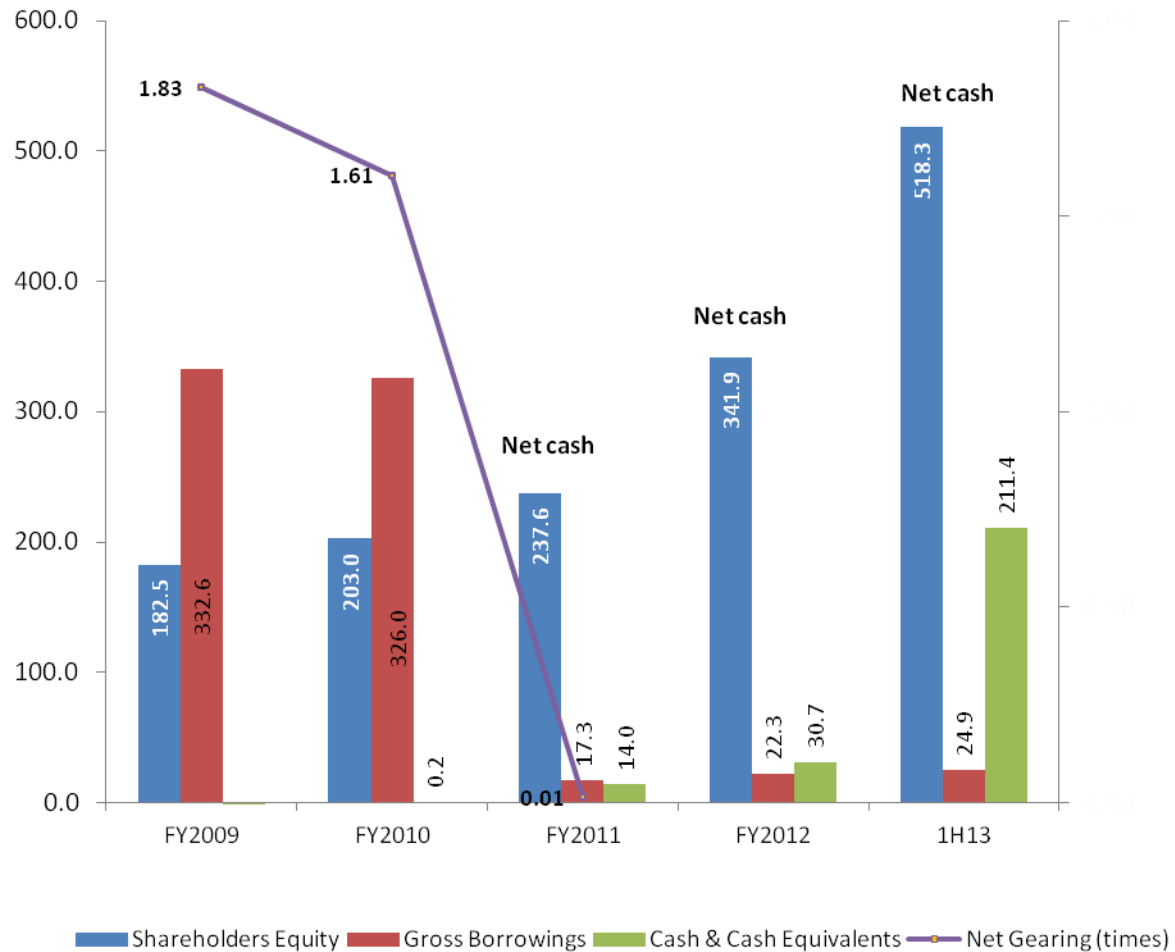
Type	FY2009		FY2010		FY2011		FY2012		1H13	
	RM'mil	%	RM'mil	%	RM'mil	%	RM'mil	%	RM'mil	%
Residential	187.4	91.8	176.7	90.4	254.7	40.8	328.1	71.9	225.1	74.3
Commercial	16.2	8.0	18.6	9.5	31.6	5.1	15.2	3.3	6.5	2.1
Industrial	-	-	-	-	21.4	3.4	79.8	17.5	63.4	20.9
Sales of Land	0.4	0.2	0.3	0.1	316.5	50.7	33.0	7.3	7.9	2.7
Total	204.0	100.0	195.6	100.0	624.2	100.0	456.1	100.0	302.9	100.0

1H13 Revenue Breakdown (Project)



REVENUE SEGMENTATION

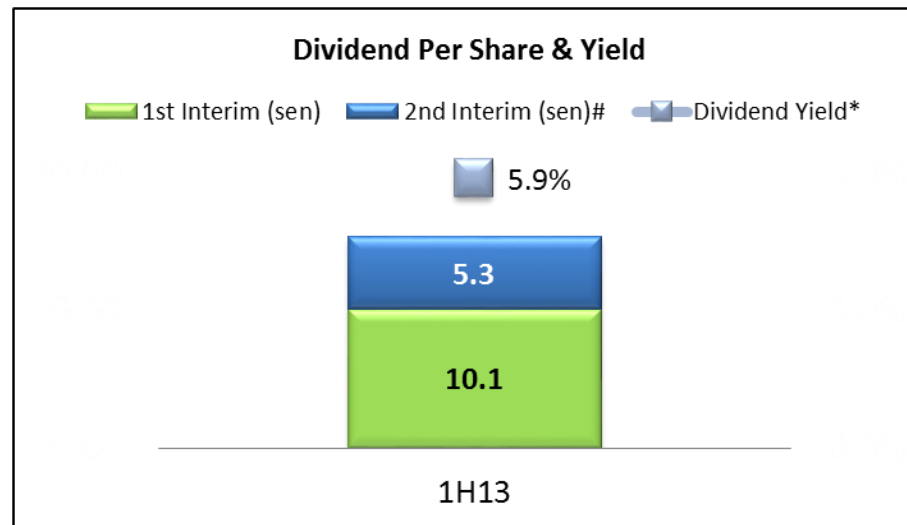
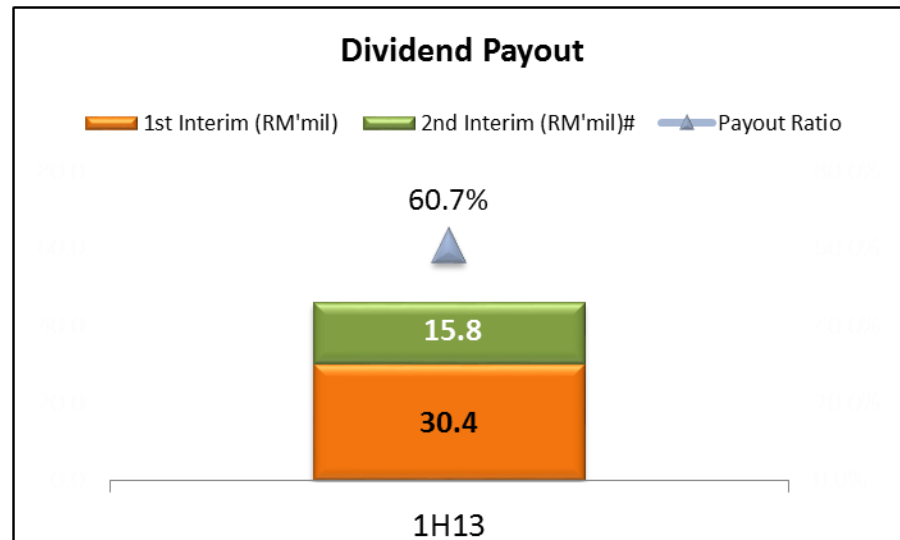
Balance Sheet (RM'mil)



Strong balance sheet and net cash position allows for more landbanking opportunities...

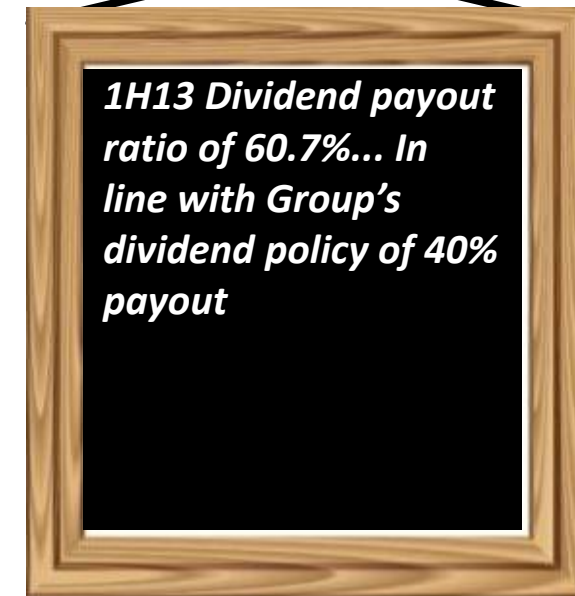


BALANCE SHEET



to be paid on 10 October 2013

*Based on shareprice of RM2.61 as at 18 June 2013



- **1st interim** dividend of 13.5 sen per share (net dividend per share: 10.1 sen) in respect of FY2013 (amounting to RM30.4 mil), paid on 8 Jul 2013
- **2nd interim** dividend of 7.0 sen per share (net dividend per share: 5.25 sen) in respect of FY2013 (amounting to RM15.8 mil), to be paid on 10 Oct 2013



DIVIDEND HISTORY



MATRIX CONCEPTS GROUP

RECENT DEVELOPMENTS

Location	Project	No. of Units/ Type	Expected Commencement	Acres	Est. GDV (RM'mil)
BSS	Hijayu 1A (Phase 1 & 2)	666 units of 2-storey terrace houses	Q3 & Q4 2013	67.3	300.0
TSI	Impiana Bayu 1	603 units of 1-storey & 2-storey terrace houses	Q3 2013	(part of 167.0)	155.0
Seremban	Lobak Commercial Centre (Phase 1)	12 units of 2-storey shop offices	Q3 2013	0.7	16.1
			TOTAL	235.0	377.4

**Up to RM377.4 mil
projects to be
launched in 2H13 on
estimated 235 acres...**



Hijayu 1A

Lobak Commercial
Centre



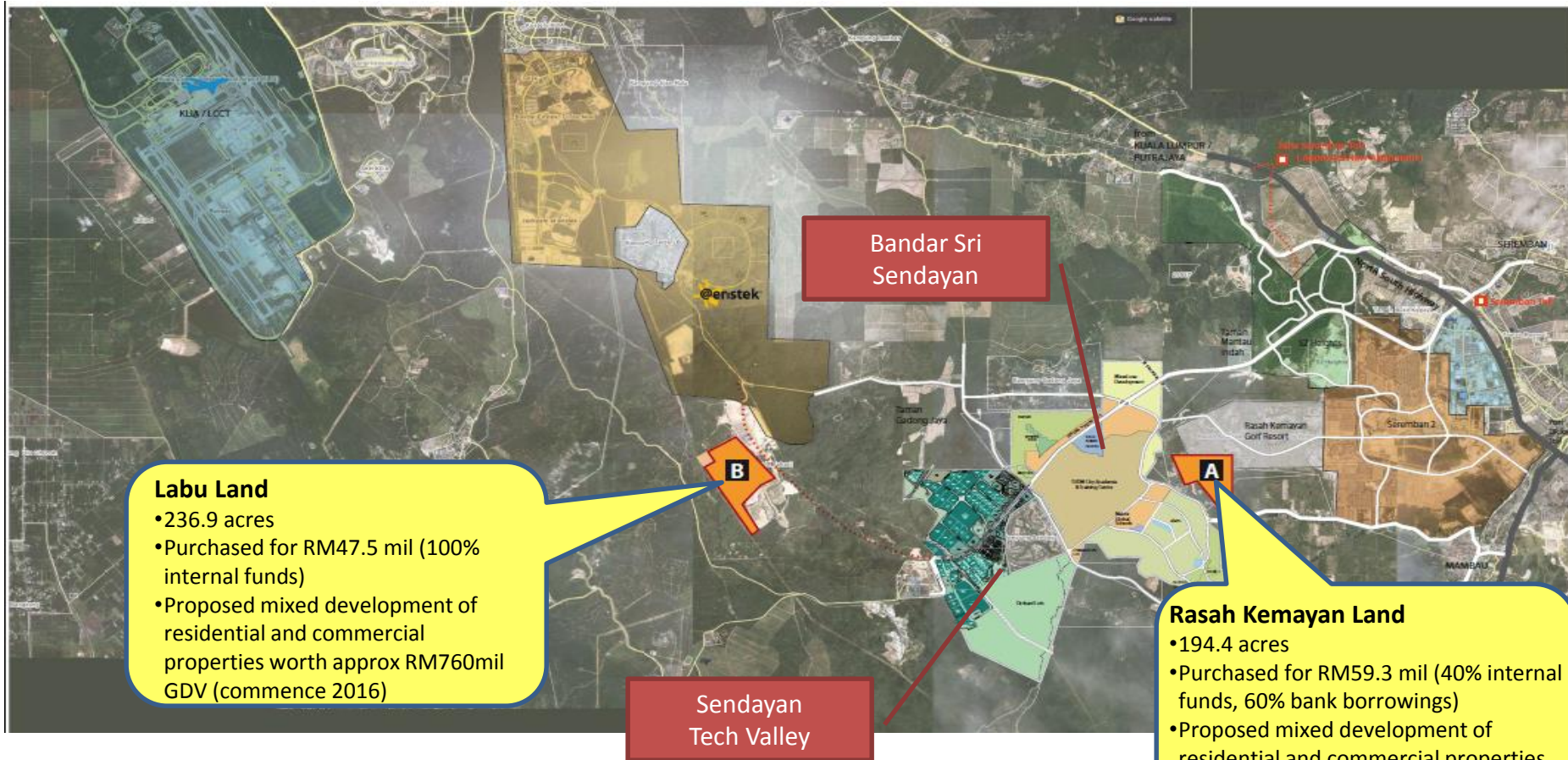
Impiana Bayu



2H13 LAUNCHES



- ❖ Purchased 2 pieces of land neighbouring BSS totalling 431 acres for RM106.8 mil (average price of RM6 psf)
- ❖ To launch RM1.6 bil GDV of mixed developments within 2-3 years
- ❖ Group's pipeline GDV for BSS increased to RM4.8 bil, to sustain till 2022



LANDBANKING: NS



Purchased for: RM43.6 mil / RM950 psf
 (40% Internal funds, 60% Bank Borrowings)
 Planned GDV: est. RM250 mil
 Plot Ratio: 8

Maiden foray for Group in Kuala Lumpur with purchase of prime freehold land nearby PWTC... to commence in 2014

Features:

- 1.1 acres of freehold land nearby PWTC and Sunway Putra Mall; within walking distance to LRT and Monorail stations
- Plans to launch mixed development of high-rise serviced apartments with full facilities, retail and F&B outlets
- Target market of young working adults and young families



Matrix Concepts to continue launching new projects to sustain the Group's future earnings:

Projects	Timeline to completion	Land size (acres)	Est. GDV (RM 'mil)
Ongoing (launched)	Current to 2014	857.1	1,421.3
Future Projects	2013 to 2022	1,874.8*	6,842.0*
TOTAL		2,732.0	8,263.3

*includes KL, Labu and Rasah Kemayan land purchase



Hijayu 2 @ BSS



Nusari Bayu 2B @ BSS



Impiana Casa 2 @ TSI

FUTURE PROJECTS (Selected)



Impiana Avenue/Impiana Square @ TSI

Group's earnings to be further sustained with additional est. RM6.8 bil GDV projects...



PIPELINE PROJECTS

Growth Strategies

Expand product mix to enhance profitability

Strengthen balance sheet to undertake aggressive landbanking

Identify strategic landbank to sustain future growth

To increase margins from higher selling prices

Also to elevate status of BSS as the preferred address

Currently strong balance sheet with net cash position

Positive cash flow from current projects to strengthen balance sheet further

Continue to look for land in Negeri Sembilan that has growth potential

Also to purchase landbank in other states when opportune

Group's financial strength in good stead to undertake aggressive landbanking...





MATRIX CONCEPTS GROUP

Investment Merits

Share Price @ 21 Aug 2013	RM2.64
Market Cap @ 21 Aug 2013	RM792.0 mil
FY12 PE Ratio	7.7x
Trailing PE Ratio	6.2x
Trailing EV/EBITDA	3.4x
Price to book ratio ¹	1.5x

¹ Based on Net Tangible Assets per share of RM1.73 (as at 30 Jun 2013)

- Matrix Concepts has declared a Second Interim dividend of 7.0 sen/share (net DPS: 5.25 sen) in respect of FY2013, translating to RM15.6 million dividend payout or 52.4% of total group net profit of 2Q13
- The dividend will be paid out on 10 October 2013 according to the Record of Depositors dated 27 September 2013



- ❖ **Matrix Concepts**, an investment proxy to the growth proposition of Seremban as a satellite city within the Greater Klang Valley
 - KL-Seremban conurbation gaining traction over the years, with rising number of people migrating to Seremban while still working in KL
- ❖ Matrix Concepts is a **leading property developer** based in Negeri Sembilan (NS) with strong track record spanning more than 15 years
 - Extensive experience developing more than RM2 bil GDV projects in NS and Johor
- ❖ **Ample balance landbank** (1,875 acres for est. RM6.8 bil GDV) to sustain Group till 2022
 - Current projects of RM1.4 bil GDV have >70% take-up and unbilled sales of RM521.9 mil
- ❖ **Profit and margin expected to expand further**, with more higher-priced product launches and industrial lot sales at Sendayan Techvalley
 - Leveraging on substantially completed infrastructure
- ❖ **Double-digit profit growth** trend to continue with higher margins sales mix and more launches
- ❖ **Strong balance sheet** (net cash position as at 30 June 2013) allow Group to undertake aggressive landbanking
- ❖ **Dividend policy** of a minimum of 40% payout from Group's net profit





MATRIX CONCEPTS GROUP

THANK YOU

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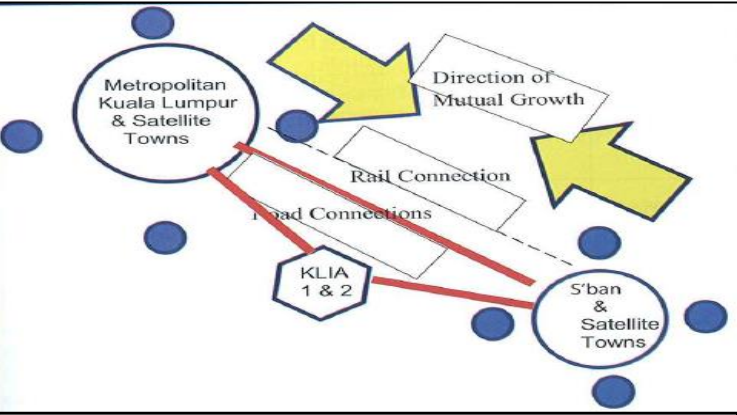
E: louistan@mchb.com.my



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APPENDIX

- KL-Seremban urban conurbation (gazetted by Federal Government) gaining traction over the years
- Rising no. of people migrating to Seremban while still working in Kuala Lumpur (KL)



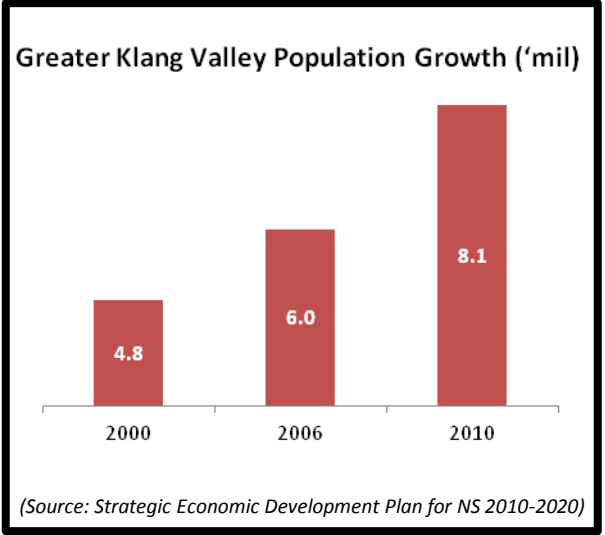
Regional Dynamics of Conurbations Growth and Infilling between KL and Seremban-Nilai Corridor
 (Source: Strategic Economic Development Plan for NS 2010-2020)

Matrix Concepts, an investment proxy to the growth proposition of Seremban as a satellite city within the Greater Klang Valley...



- State Government investments into significant infrastructure: Paroi-Senawang-KLIA highway, Seremban Middle Ring Road (worth RM2.4 bil) and other road upgrading works

(Source: Strategic Economic Development Plan for NS 2010-2020)



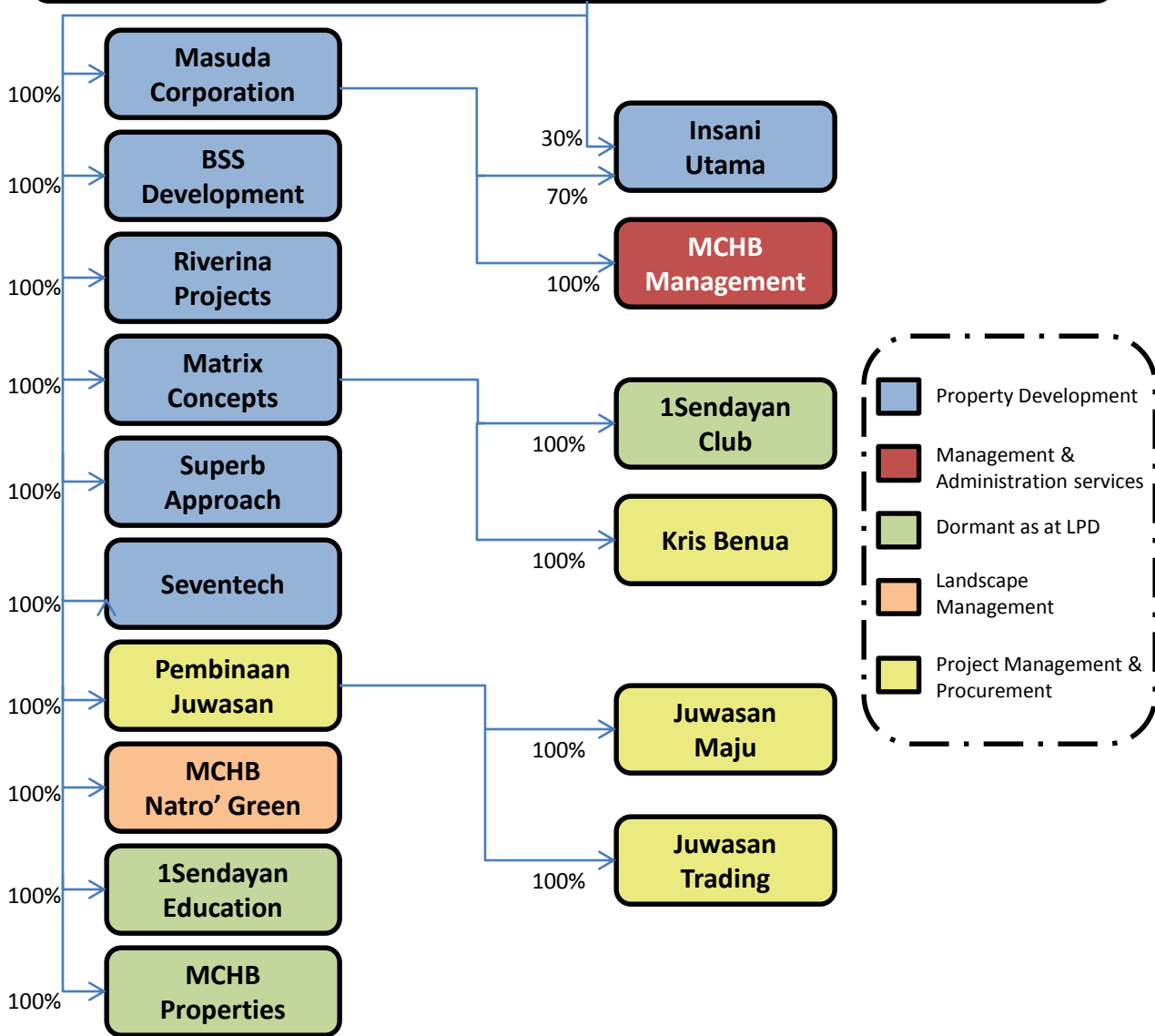
(Source: Strategic Economic Development Plan for NS 2010-2020)

- Up to 100,000 people commute daily to KL from Negeri Sembilan

KL-NEGERI SEMBILAN CONURBATION



Matrix Concepts Holdings Berhad



Group focused on property development for >15 years...while founder has clocked in excess of 30 years in the sector



CORPORATE STRUCTURE

Dato' Haji Mohamad Haslah bin Mohamad Amin (Non-Independent Non-Executive Chairman)

- 20 years of experience in both domestic and international financial industry, substantially with Maybank Group
- Graduated in 1975 from the Institute of Bankers, London, with a Diploma in Banking
- Currently the CEO of MBI, a Negeri Sembilan State owned entity

Dato' Lee Tian Hock (Group Managing Director/ Chief Executive Officer)

- Founder of Matrix Concepts Group, he is responsible for the Group's business direction and overall strategies and policies
- Has approximately 30 years of experience in the property development industry and was involved in the development of Taman Rasah Jaya – then the largest housing scheme in Negeri Sembilan
- Graduated with a degree in Housing, Building and Planning from Universiti Sains Malaysia

Ho Kong Soon (Group Deputy Managing Director/ Chief Operating Officer)

- Responsible for the overall project management as well as overseeing daily operations of the Group
- Has approximately 20 years of experience and was involved in the development of the Allson Klana Resort Hotel, Kasturi Klana Park Condominium and Taman Semarak housing scheme in Negeri Sembilan
- Graduated with Bachelor of Engineering degree from University of Malaya

Dato' Firdaus Muhammad Rom bin Harun (Independent Non-Executive Director)

- 39 years of experience in the corporate sector and civil service
- Graduated with a certificate in Public Relations from the Institute of Public Relations, London, and also a Diploma in Marketing from the Chartered Institute of Marketing, UK.
- Currently the Political Secretary to the Menteri Besar of Negeri Sembilan

Rezal Zain bin Abdul Rashid (Independent Non-Executive Director)

- Has approximately 20 years of experience in audit, corporate finance, as well as enterprise building
- Member of the Malaysian Institute of Accountants and the Australian Society of Certified Practising Accountants (now known as CPA Australia)
- Graduated with Bachelor of Arts (Accounting) degree from University of Canberra

Dato' (Ir) Batumalai Ramasamy (Independent Non-Executive Director)

- Has 35 years of experience as an engineer in the Department of Irrigation and Drainage (DID) in various jurisdictions of KL, Kedah, Perak, Johor and Negeri Sembilan; overseeing, planning, designing, operations and management of all the irrigation and drainage areas
- Holds a Diploma in Civil Engineering from Universiti Teknologi Malaysia and a Bachelor of Science in Civil Engineering from the University of Aberdeen, Scotland

Led by a capable Board with vast property development and corporate experience...

Controlling Shareholder & Founder of MCHB

		Pre-IPO (%)	Post-IPO (%)
Dato' Lee Tian Hock	Direct	26.9	20.0
	Indirect	46.3	28.5



BOARD OF DIRECTORS

Lee Fah Pin (General Manager – Projects)

- More than 20 years of civil engineering experience, e.g. preparing structural engineering design calculations and drawings for commercial, industrial and residential buildings in steel, timber and concrete design
- Graduated with a Bachelor of Science (Civil Engineering) and Masters of Science (Civil Engineering) from California State University of Fresno. He also graduated from the Institute of Engineers, Malaysia and is a Member of the Technological Association of Malaysia and Structural Engineers Institution, USA

Tan Say Kuan (Group Accountant)

- Has approximately 20 years of audit and accounting experience and is responsible for the overall accounting and financial aspects of the Group
- Fellow member of the ACCA and MIA

Tee Kam Mee (General Manager - Human Resource & Administration)

- Has approximately 15 years of corporate experience and is responsible for all human resource and administrative functions of the Group
- Graduated with a Bachelor of Commerce Degree from Monash University, Australia

How Giok Wah (General Manager – Sales)

- Started his career as an engineer with MIDA, he has more than 35 years of experience as an engineer and consultant
- Responsible for sales of industrial and commercial land of the Group
- Graduated with a Bachelor of Science (Electrical and Electronics Engineering) with Honours from University Malaya



*Supported by an
experienced and
dedicated
management team
and workforce...*



1997

- Commenced operations as a property development company
- Began maiden property project, Tmn Bahau in Negeri Sembilan

1999

- 1st JV with Menteri Besar Incorporated (MBI) of Negeri Sembilan to develop Tmn Andalas on approx 39 acres of land
- Launched Phase 1 of Tmn Andalas with 90% units sold within 6 months

2004

- Acquired Seventech, a property development company to expand to Johor
- Commenced 1st Johor project with the development of Tmn Anggerik Tenggara

2005

- Entered JV with KKTNJB to undertake township development in TSI, Kluang, Johor
- Entered JV with MBI to develop 2nd flagship development project in BSS, Seremban
- Accredited with ISO 9001:2000 status

2006

- Begins development of TSI township development

2008

- Begins development of BSS with Nusari Bayu 1 (residential area) and Sendayan Metropark (commercial plots)

2009

- Upgraded to ISO 9001:2008 by BM TRADA Certification Ltd

2011

- Disposed piece of land (750 acres) to 1Malaysia Development Berhad for purpose of setting up new academia and training centre for the RMAF at BSS

2012

- Signed MOU with 6 foreign companies from Japan, Taiwan, Hong Kong and France for purchase of industrial lots at Sendayan Techvalley

2013

- Listed on the Main Market of Bursa Malaysia Securities Berhad on 28 May
- Expands BSS with purchase of 2 neighbouring lands at Labu & Rasah Kemayan for RM106.8 mil
- Makes maiden foray into Kuala Lumpur with purchase of 1.1 acre land nearby PWTC for RM43.6 mil

Unabated expansion since incorporation... Bandar Seri Sendayan set to be the Group's trajectory milestone



KEY ACHIEVEMENTS & MILESTONES



MATRIX CONCEPTS GROUP

Established Track Record

>15 years experience; incl developing integrated township

Ability to launch new projects at higher prices

Experience in Joint Venture projects with State Governments

High Quality & Diverse Product Mix

Demonstrated in high take-up rates

Diverse product portfolio to mitigate risk

Strategic Location

BSS has high accessibility to key locations

Taman Seri Impian strategically located in Kluang

Sustainable & High-Impact Developments

BSS to benefit from high-impact Government and industrial developments

Ongoing and future projects have GDV of RM6.5 bil lasting till 2019

Experienced Management Team

Founder has approx 30 years of experience in the sector

Supported by a competent management team

Ability to market and complete projects on time



Matrix Concepts brand embodies >15 years of accumulated expertise and experience in township development...



COMPETITIVE ADVANTAGES & KEY STRENGTHS

To date, the Group delivered RM620.0 mil worth of projects in Bandar Sri Sendayan...

Project	Type	Site Area (acres)	No. of units	Take-up rate	Est. GDV (RM'mil)	Commenced	Completed
Nusari Bayu 1	SST	105.4	1,159	100%	113.2	2008	2010
Nusari Bayu 2A	SST	32.6	359	100%	42.4	2009	2011
Atiya	SSSD	1.4	18	100%	5.2	2010	2011
Idaman Bayu	SST	17.7	81	100%	13.2	2010	2011
	DST		97	100%	26.4		
Nusari Aman 1A	SST	15.5	236	100%	34.2	2010	2011
Nusari Aman 2A	SST	27.5	150	100%	25.1	2010	2011
	DST		91	100%	21.7		
	SSSD		6	100%	2.0		
	DSSD		14	100%	7.3		
	SSSO		46	100%	10.3		
	SSS		1	0%	1.0		
Cosmoxia	SSSD	2.7	36	100%	11.7	2010	2011
Sendayan MetroPark	Comm Lot	35.4	18	89%	47.1	2008	2010
Nusari Bayu 3 - Phase 1	SST	22.4	111	100%	20.8	2010	2012
	DST		150	100%	41.8		
Nusari Bayu 3 - Phase 2	SST	20.9	69	100%	15.1	2011	2013
	DST		150	100%	46.6		
	DSSO		25	100%	12.0		
Nusari Aman 1B	SST	38.2	341	100%	60.0	2011	2013
	DST		174	100%	43.1		
Metro Park Shop 1A	DSSO	2.5	29	100%	13.9	2011	2013
	TSSO		9	100%	6.0		
	TOTAL	322.2	3,370	99.9%	620.0		



BSS COMPLETED PROJECTS (as at 30 Jun 2013)

Project	Type	Site Area (acres)	No. of units	Est. GDV (RM'mil)	Commenced	Completed
Hijayu 1A	DST	67.3	666	300.0	2013	2015
Sendayan Merchant Square 1	DSSO	29.4	154	202.2	2014	2016
	Comm Lot		3	10.0		
Hijayu 3A	SST	52.1	150	37.5	2014	2016
	DST		439	162.4		
Hijayu 3B	DST	32.5	334	140.3	2014	2015
Hijayu 3C	DST	38.4	394	153.7	2014	2015
Hijayu (Resort Homes)	DSSD	85.1	200	160.0	2014	2017
	DST		308	154.0		
Hijayu (Resort Villa)	DSB	49.5	102	157.8	2014	2017
	BL		1	4.0		
Hijayu (Residence)	DSB	56.0	67	120.6	2014	2017
	BL		6	18.8		
Sendayan Merchant Square 2	DSSO	49.9	149	223.5	2015	2017
	Comm Lot		4	40.0		
1Sendayan Clubhouse	Comm Lot	19.0	1	2.7	2013	2015
	Institute		1	50.0		
Idaman Yu 1	DST	44.5	235	112.8	2014	2016
	SST		150	42.0		
	DSSO		17	13.6		
	Comm Lot		1	1.5		
Idaman Yu 2	DST	101.7	878	491.7	2015	2017
	DSSO		21	21.0		
	Comm Lot		1	3.0		
Sendayan Metropark 1B	DSSO	2.5	28	42.0	2015	2017
	TSSO		4	7.2		
Sendayan Metropark 2	DSSO	15.0	150	240.0	2016	2018
Sub Centre @ Sendayan Tech Valley 1A	DSSO	46.4	32	38.4	2016	2018
	Comm Lot		1	1.7		
	DSSDF		30	30.0		
	DSTF		84	58.8		
Sendayan Icon Park	Icon City	116.4	1	0.0	n/a	n/a
TOTAL		805.6	4,612	3,041.2		

Future RM3.0 billion GDV in Bandar Sri Sendayan to create a township with critical mass population...



BSS Future Projects (as at 30 Jun 2013)

Project	Type	Site Area (acres)	No. of units	Take-up rate	Est. GDV (RM'mil)	Commenced	Completed
Taman Seri Impian 1	SST	51.1	487	100%	38.8	2006	2008
Impiana Avenue 1	DSSO	2.8	33	100%	7.1	2006	2009
Taman Seri Impian 2 (Parcel 1)	SST	80.2	857	100%	83.4	2007	2009
	DST		50	100%	7.8		
Taman Seri Impian 2 (Parcel 2)	SST	38.4	247	100%	28.3	2007	2010
	DST		99	100%	17.0		
Taman Seri Impian 3 (Impiana Garden 1)	SST	26.9	242	100%	28.3	2009	2010
Taman Seri Impian 3 (Impiana Garden 2)	SST	17.9	161	100%	21.6	2010	2011
Taman Seri Impian 3 (Impiana Garden 2 - Modena)	SST	21.6	194	100%	31.8	2010	2011
Impiana Avenue 2	DSSO	3.3	36	100%	10.9	2010	2011
Impiana Villa 1	SSB	26.1	96	99%	33.1	2010	2012
	DSB		65	98%	32.6		
Taman Seri Impian 4 (Impian Casa 1)	SST	42.3	329	100%	47.6	2010	2013
	DST		136	100%	32.5		
TOTAL		310.6	3,032	99.9%	420.7		

To date, the Group delivered more than RM400.0 million worth of projects in Taman Seri Impian...



TSI Completed Projects (as at 30 Jun 2013)

Project	Type	Site Area (acres)	No. of units	Est. GDV (RM'mil)	Commenced	Completed
Impiana Avenue 3	DSSO	2.3	60	19.2	2014	2015
Impiana Villa 2	DSSO	23.7	54	48.6	2014	2016
	DSSD		74	37.0		
Impiana Bayu 1	DST	167.0	363	110.0	2013	2015
	SST		240	45.0		
Impiana Bayu 2	DST		215	68.8	2014	2016
	SST		220	44.0		
	DSSO		94	n/a	tba	tba
	DST		209	n/a		
	Comm Lot		1	n/a		
Stall	1	n/a				
Impiana Villa 3	DSSD	21.4	166	79.7	2015	2017
Impiana Avenue 4	DSSO	2.8	75	26.3	2015	2016
Impiana Avenue 5	DSSO	2.4	51	21.4	2015	2017
Impiana Avenue 6	DSSO	2.7	73	29.2	2016	2017
Impiana Avenue 7	DSSO	39.6	416	222.2	2016	2019
	TSSO		92	82.8		
	Comm Lot		1	n/a	tba	tba
	Petrol Land		2	n/a	tba	tba
Taman Seri Impian 2	DST	11.8	280	n/a	tba	tba
Impiana Casa (Stage 2)	Stall	19.8	1	n/a	tba	tba
	DST		161	n/a		
	TOTAL	293.5	2,849	834.2		

Future developments in Taman Seri Impian to ride on the strong interest in properties in Johor...



TSI Future Projects (as at 30 Jun 2013)

Taman Politeknik @ Pasir Panjang, PD

- Single-storey terrace houses and shop offices
- Total GDV of RM123.2 mil on 108.7 acres
- Completed 2004

Taman Anggerik Tenggara 1 @ Johor

- Single and Double-storey terrace houses and single-storey shop offices
- Total GDV of RM107.0 mil on 154.3 acres
- Completed 2006

Taman Pulau Impian @ Seremban

- Double-storey terrace house and semi-Ds
- Total GDV of RM94.9 mil on 55.0 acres
- Completed 2006

Taman Sri Intan @ Port Dickson

- Single-storey terrace house and shop offices, low –cost flats
- Total GDV of RM62.4 mil on 63.8 acres of land
- Completed 2008

Taman Desa PD 1 @ Port Dickson

- Single-storey terrace houses and shop offices
- Total GDV of RM53.8 mil on 61.3 acres
- Completed 2006

Other project references indicate Group's strong track record, as well as appreciating secondary market prices...

Matrix Concepts has also other completed projects in Negeri Sembilan and Johor

- Total GDV of RM790.5 mil on over 785.1 acres of land
- Mixture of commercial and residential projects



OTHER COMPLETED PROJECTS (selected)



Niche development of the Group to enjoy pockets of growth opportunities...

Future Projects

- **Kota Gadong Perdana**

- To develop 3,632 units of residential properties on a 294.6-acre land worth estimated GDV RM926.4 million
- To commence 2016 and expected to be completed by 2018

- **Third 9 Residence**

- Consist of 217 residential units worth est. GDV of RM144.7 million on 41.8-acre land
- To commence 2014 and expected to be completed by 2015

- **Lobak Commercial Centre**

- Development of double-storey shop offices and commercial lots worth est. GDV of RM45.5 million on a 7.3-acre land in Seremban
- To commence 2013 and completed by 2016



LEGEND

SST	Single-storey terrace houses
SSSD	Single-storey semi-detached houses
DST	Double-storey terrace houses
DSSD	Double-storey semi-detached houses
SSSO	Single-storey shop offices
DSSO	Double-storey shop offices
TSSO	Three-storey shop offices
SSS	Single-storey stalls
BL	Bungalow Lots
SSB	Single-storey bungalows
DSB	Double-storey bungalows
DSSDF	Double-storey semi-detached factories
DSTF	Double-storey terrace factories
Comm Lot	Commercial Lots
Ind Lot	Industrial Lots
Club	Clubhouse

**GLOSSARY**