



PRESS RELEASE

## Matrix Concepts 1H15 net profit rises 79.4% to RM145.3 million

- *Continues to see steady sales of residential properties; recent launch of Hijayu 3B recorded 40% take-up in one month*
- *Positive of sustained demand for affordable homes; unbilled sales of RM540.0 million to be recognized until 2018*
- *Declares 2<sup>nd</sup> interim dividend of 3.5 sen per share in respect of FY2015 payable on 9 October 2015*

Seremban, Negeri Sembilan, Malaysia, 10 August 2015 - Leading Negeri Sembilan property developer **Matrix Concepts Holdings Berhad** (**Matrix Concepts**; 金群利集团; Bloomberg: MCH:MK; Reuters: MATR.KL) recorded 79.4% higher net profit of RM145.3 million for the first half ended 30 June 2015 (1H15), from RM81.0 million in the previous year on higher sales of industrial and residential properties.

1H15 group revenue rose 46.8% to RM438.1 million, from RM298.4 million previously.

“Matrix Concepts’ focus in developing affordably-priced homes accords us the agility to weather the potential slowdown and overall dampened sentiment in the property sector.

The case in point is our recent launch of Hijayu 3B project in end-May 2015, comprising 333 units of double-storey terrace homes, which saw approximately 40% take-up within a short span of one month. This indicates our success in catering to the demand for affordable homes in Negeri Sembilan and Greater Klang Valley.”

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

Of total 1H15 group revenue, sales of residential and commercial properties contributed RM337.6 million, comparing favourably to RM227.4 million previously; while sales of industrial properties and land stood at RM95.0 million, up from RM71.0 million earlier.

Meanwhile, the Group’s investment properties, comprising *Matrix Global Schools (MGS)* and *d’Tempat Country Club*, contributed the balance RM5.5 million of 1H15 group revenue.

For the second quarter ended 30 June 2015 (2Q15), Matrix Concepts posted revenue of RM120.4 million, 26.4% lower than the previous year’s same quarter due to decreased revenue recognition in the quarter under review as 1Q15 saw acceleration in project progress and completion of industrial property sales pre-GST; with net profit correspondingly declining 29.7% to RM29.9 million.



“We are still on track to deliver a record year on the back of strong demand for our properties and sizeable unbilled sales, barring unforeseen circumstances,” Dato’ Haslah commented.

Matrix Concepts’ total unbilled sales from ongoing projects amounted to RM540.0 million as at 30 June 2015, to be recognized until 2018.

Commenting on future prospects, Dato’ Haslah added: “We are positive of riding out the current sentiment, given our long-standing experience across many property cycles. In this regard, we would strive to strike a balance in new launches comprising affordable and higher-premium properties, in sync with market requirements.”

“In addition, our investment properties segment is coming on very well, with *MGS* and *d’Tempat Country Club* steadily gaining traction in their contribution towards the Group’s topline. Overall, we remain confident of delivering sustainable growth in financial performance and shareholders’ value in the long run.”

The Group today declared a second interim single tier dividend of 3.5 sen per share in respect of the financial year ending 31 December 2015 (FY2015), translating into a payout of about RM18.9 million. The dividend will be paid to shareholders on 9 October 2015, based on the Record of Depositors on 25 September 2015.

Together with an earlier declared dividend of 3.6\* sen per share, total dividends in respect of FY2015 amounted to 7.1 sen per share with a total declared payout of RM38.6 million. The Group has a dividend policy of distributing at least 40% of net profit to shareholders.

<b>Financial Summary (Unaudited Consolidated Results)</b>						
RM'000	2Q15 to 30.6.15	2Q14 to 30.6.14	Change	1H15 to 30.6.15	1H14 to 30.6.14	Change
Revenue	120,438	163,747	(26.4%)	438,047	298,447	46.8%
Pre-tax Profit	41,352	58,550	(29.4%)	196,736	112,508	74.9%
Net Profit to Shareholders	29,851	42,447	(29.7%)	145,300	80,997	79.4%
Basic EPS (sen)	6.5	14.0	(53.6%)	31.6	26.7	18.4%

\*adjusted for bonus issue of 77.3 million new ordinary shares completed on 24 July 2015



### **About Matrix Concepts Holdings Berhad (金群利集团有限公司)**

Established in 1996, Matrix Concepts Holdings Berhad is a reputable property developer of choice in Negeri Sembilan. The Group has built a strong track record by developing residential and commercial properties in Negeri Sembilan and Johor.

The Group is currently undertaking several projects, mainly at its two flagship townships; Bandar Sri Sendayan (达城) in Seremban, Negeri Sembilan and Taman Seri Impian (金峦镇) in Kluang, Johor. Matrix Concepts is also the developer of the Sendayan TechValley - an industrial cluster at Bandar Sri Sendayan - which has attracted more than RM4 billion worth of foreign direct investments from across the globe.

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:**

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