



PRESS RELEASE

Matrix Concepts records consecutive growth streak

- *9M20 net profit surges 17.8% to RM178.7 million on 5.4% higher revenue to RM810.2 million*
- *On track to achieve full year new sales target of RM1.3 billion in FY2020*
- *Declares third interim dividend of 3.0 sen per share in respect of FY2020*

Seremban, Negeri Sembilan, Malaysia, 20 February 2020 - Leading Negeri Sembilan township developer **Matrix Concepts Holdings Berhad** (**Matrix Concepts**; 金群利集团; Bloomberg: MCH:MK; Reuters: MATR.KL) reported its fourth consecutive quarter of bottomline growth, with net profit in the third quarter ended 31 December 2019 (3Q20) increasing 34.4% to RM65.3 million from RM48.6 million previously, despite the 2.3% decline in revenue to RM279.0 million from RM285.7 million.

The Group's net profit in the nine months ended 31 December 2019 (9M20) surged 17.8% to RM178.7 million from RM151.7 million in the previous corresponding period on 5.4% higher revenue to RM810.2 million from RM769.0 million earlier.

The enhanced performance came on the back of stronger revenue recognition from Sendayan Developments in Negeri Sembilan coupled with lower administrative and general expenses as well as finance costs in light of one-off expenses incurred in the previous period.

"In FY2020, we have tailored our product launches to comprise more affordably priced offerings in line with robust market demand. This has allowed us to maintain net profit growth for numerous quarters, a challenging feat amidst weaker sentiment in the property market.

In light of the positive response for our developments, we are optimistic of surpassing our target of achieving RM1.3 billion in new sales for the financial year ending 31 March 2020 (FY2020). Additionally, the favourable interest rate coupled with various initiatives announced in Budget 2020, further fuels our optimism of improved market sentiment going forward."

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

Of the Group's 9M20 revenue, residential and commercial properties contributed RM691.5 million, while sales of industrial properties made up RM89.8 million. The remaining RM29.0 million comprised the Group's investment properties.



Matrix Concepts' ongoing gross development value (GDV) rose slightly by 2.0% to RM2.65 billion as at end 3Q20 from RM2.60 billion as at end of the financial year ended 31 March 2019. Meanwhile, the Group 2Q20 unbilled sales stood at RM1.2 billion, which will provide earnings visibility for the next 15 months.

On the Group's prospects for the remainder of the financial year ending 31 March 2020 (FY2020), Dato' Haslah commented: "We are pleased that Sendayan Developments is living to its true potential, posting revenue of RM642.5 million in 9M20 from RM561.3 million in 9M19, signifying the ever-growing interest in our flagship development."

"We have started to diversify our property development product offerings, and are also determined to increase the contribution from other business units namely education, hospitality and healthcare to enhance growth and shareholders' returns."

Along with the commendable financial performance, the Group declared a third interim single tier dividend of 3.00 sen per share in respect of FY2020. Together with an earlier-paid first and second interim single-tier dividend of 3.00 sen per share, total estimated payout makes up RM74.1 million or 41.4% of 9M20 net profit.

Financial Summary (Unaudited Consolidated Results)						
RM'000	3-month to 31.12.19	3-month to 31.12.18	Change	9-month to 31.12.19	9-month to 31.12.18	Change
Revenue	278,962	285,650	(2.3%)	810,192	769,004	5.4%
Pre-tax Profit	91,359	71,754	27.3%	243,881	214,129	13.9%
Net Profit to Shareholders	65,332	48,605	34.4%	178,721	151,700	17.8%
Basic EPS (sen)	7.9	6.5	22.9%	22.5	20.2	11.4%



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

Established in 1996, Matrix Concepts Holdings Berhad is one of the leading developers in Negeri Sembilan. The Group has built a strong track record by developing residential and commercial properties in Negeri Sembilan and Johor. It has now grown its business units based on its four pillars; Property development, Construction, Education and Hospitality.

The Group is setting new benchmarks in integrated township developments, with its 5,233-acre Bandar Sri Sendayan (达城) township boasting a thriving community of 40,000-strong and rapidly growing, along with its highly successful Bandar Seri Impian (金峦城) township in Kluang, Johor. The Bandar Sri Sendayan township today features first class amenities such as the GBI-certified d'Tempat Country Club, Matrix Global Schools, d'Sora Business Boutique Hotel, and X Park, with a range of affordable to premium-priced houses situated amongst lush greeneries, where community-focused experiential living is at the core of its developments.

Matrix Concepts is also the developer of Sendayan TechValley - an industrial cluster at Bandar Sri Sendayan - which has seen a growing presence of prominent global and domestic brands and attracted more than RM4 billion worth of foreign direct investments to date.

The Group had more recently, expanded the Matrix Concepts brand into Kuala Lumpur with its first high-rise condominium project, as well as internationally to Melbourne, Australia and Jakarta, Indonesia.

The Group has consistently delivered greater shareholder returns, generating total returns of more than 160% to date since its Initial Public Offer in 2013, in addition to the completion of three bonus issuances consistent with earnings growth. The Group also won "Highest Return on Equity Over Three Years" for three consecutive years at The Edge Billion Ringgit Club Awards from 2017 to 2019.

For more information, please visit: 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	T: 06-7642 688 / 012-2080 090
Ms. Julia Pong	julia@aquilas.com.my	T: 03-2711 1391 / 012-3909 258
Mr. Tay Tze Yi	tayty@aquilas.com.my	T: 03-2711 1391 / 016-3380 555