



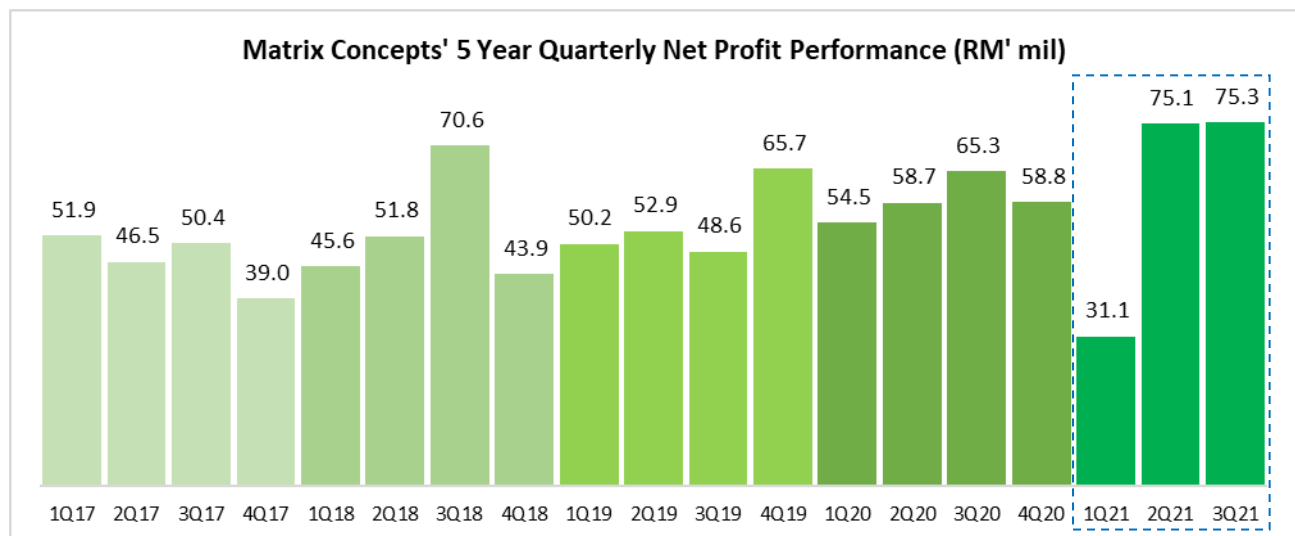
Matrix Concepts hits another 5-year high with RM75.3 million net profit in 3Q21

- *Group revenue surpasses pre-pandemic levels in the third quarter ended 31 December 2020 (3Q21), rising 13.1% to RM315.4 million with expedited construction progress*
- *Declares third interim dividend of 3.0 sen in respect of FY2021*

Seremban, Negeri Sembilan, Malaysia, 25 February 2021 - Property developer Matrix Concepts Holdings Berhad (Matrix Concepts; 金群利集团; Bloomberg: MCH:MK) achieved a second consecutive record high quarter over a five-year period, as net profit climbed 15.3% to RM75.3 million in 3Q21 on increased revenue recognition from property development, and expedited construction progress.

The enhanced performance was also supported by contained administrative and general expenses, contributions from its joint venture company in Indonesia, and adjustment in tax provision.

Group revenue increased 13.1% to RM315.4 million in 3Q21. Of total revenue, recognition from residential and commercial properties amounted to RM276.6 million, while recognition from industrial properties made up RM31.1 million. The Group's investment properties contributed the remaining RM7.7 million in 3Q21.





“We upheld our targets for FY21 despite the impact and uncertainties posed by COVID-19 since early 2020. The significant growth and consecutive high achieved in 3Q21 reaffirms the effectiveness of our strategies in adapting to the new normal, and puts us on track to deliver a strong year.

Meanwhile, in meeting latest market demands, our sales and marketing force continues to introduce innovative customer engagement activities with the use of virtual platforms and social media. We have also swiftly tailored our launches to meet the resilient demand for attractively priced landed properties, which are well received by buyers and resulted in commendable new sales performance.

We are encouraged by the continued record-setting growth in our financial performance, in an unprecedented environment with an already challenging property sector prior to the pandemic. We believe our prudent approach and healthy financial position provides us with resilience to continue delivering sustainable growth.”

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

For the nine months ended 31 December 2021 (9M21), Matrix Concepts reported higher net profit to RM181.5 million, despite 8.7% reduction in revenue to RM739.4 million. The improved net profit was attributed to cost optimisations from increased virtual sales and marketing activities, supported by improved revenue recognition from expedited construction progress during the Recovery Movement Control Order period.

Of the Group’s 9M21 revenue, residential and commercial properties contributed RM646.6 million, while sales of industrial properties contributed RM70.7 million. The remaining RM22.2 million was made up of the Group’s investment properties.

Additionally, the Group launched new projects with GDV of RM773.2 million in 9M21. 3Q21 launches amounted to RM420.0 million, comprising 4 new projects, namely Delia@Laman Sendayan and Hessa@Tiara Sendayan, featuring 658 units of 2-storey terrace houses at Sendayan Developments in Seremban, and Alaris@Impiana Bayu and Eloisa@Impiana Damai, featuring 234 units of 2-storey terrace houses at Bandar Seri Impian in Johor.

Simultaneously, the Group recorded new property sales from ongoing projects of RM865.3 million in 9M21. The Group also has substantial unbilled sales of RM963.0 million which will provide earnings visibility for the next 14 months.

Dato Haslah added: “Backed by the new sales performance in 9M21, we are optimistic of continued healthy dividend payouts to reward our shareholders.”

The Group declared a third interim dividend of 3.0 sen per share in respect of FY2021, with ex-date on 25 March 2021. Together with the first interim and second interim dividends of 2.0 sen and 3.0 sen respectively, total dividend payout in respect of 9M21 would amount to RM66.7 million.



Financial Summary (Unaudited Consolidated Results)						
RM'000	3-month to 31.12.20	3-month to 31.12.19	Change	9-month to 31.12.20	9-month to 31.12.19	Change
Revenue	315,408	278,962	13.1%	739,444	810,192	(8.7%)
Pre-tax Profit	94,513	91,359	3.5%	239,845	243,881	(1.7%)
Net Profit to Shareholders	75,339	65,332	15.3%	181,457	178,721	1.5%
Basic EPS (sen)	9.03	7.94	13.7%	21.75	22.46	(3.2%)

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:

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