



PRESS RELEASE

Matrix Concepts' net profit rises 7.3% to RM234.3 million in FY2020

- *Record-high revenue of RM1.3 billion on improved contribution from residential and industrial properties*
- *Achieved over RM1.0 billion new sales in FY2020*
- *Total dividend payout of 41% of PATMI; declared fourth interim dividend of 2.5 sen per share in respect of FY2020*

Seremban, Negeri Sembilan, Malaysia, 9 July 2020 - Property developer Matrix Concepts Holdings Berhad (Matrix Concepts; 金群利集团; Bloomberg: MCH:MK; Reuters: MATR.KL) reported a net profit increase of 7.3% to RM234.3 million for the financial year ended 31 March 2020 (FY2020) from RM218.4 million previously.

The improved bottomline was achieved on the back of the Group reporting its record-high revenue of RM1.28 billion, rising 22.6% from the previous financial year of RM1.05 billion due to increased progress billings from residential and industrial properties from Sendayan Developments in Negeri Sembilan.

Despite the challenging property market, the Group continues to enjoy a strong take-up of its residential properties, particularly in the Sendayan Developments with new property sales of over RM1.04 billion in FY2020, attesting to unabated demand for properties with good value. The encouraging sales performance was underpinned by RM1.08 billion worth of properties launched in FY2020.

“The encouraging new property sales recorded in FY2020 points to the resilient demand and strong value proposition of our products, in line with our focus to provide homes for the masses and enrich the lives of communities.

To cater for the growing acceptance and resilient demand at our townships, we have increased our landbank by 750 acres in FY2020, to support our growth for the next seven to ten years. Coupled with our healthy balance sheet owing to our prudent policies, we are confident of weathering the uncertainties posed by Covid-19 and delivering commendable performance in FY2021.

Our optimism is also fuelled by the various initiatives announced under PENJANA by the Government, such as the re-introduction of the Home Ownership Campaign, which is expected to provide a boost to the property sector and Bank Negara Malaysia's move to reduce the overnight policy rate by 100 basis points since January 2020 would help ease loan requirements for prospective homebuyers.”

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



Underscoring the robust demand, Matrix Concepts reported all-round growth in all segments in FY2020. Contribution from residential and commercial properties improved to RM1.15 billion from RM860.4 million previously, while sales of industrial properties increased to RM89.8 million from RM60.6 million. The Group's investment properties recorded a rise in revenue contribution by rose to RM37.9 million from RM33.2 million a year ago.

Matrix Concepts' ongoing gross development value (GDV) amounted to RM2.53 billion as at FY2020 from RM2.60 billion as at end of the financial year ended 31 March 2019. Meanwhile, the Group's FY2020 unbilled sales stood at RM1.02 billion, which will sustain earnings for the next 15 months.

The Group is also targeting to launch RM1.04 billion worth of residential properties in financial year ending 31 March 2021 (FY2021).

On the Group's prospects for FY2021, Dato' Haslah commented: "We look forward to a challenging yet fruitful FY2021, and remain committed to providing consistent dividend payouts, to distribute 40% of our net profit to our shareholders.

Along with the commendable financial performance, the Group declared a fourth interim single tier dividend of 2.50 sen per share in respect of FY2020. Together with an earlier-paid first, second and third interim single-tier dividends of 3.00 sen per share, total estimated payout makes up RM95.2 million or 40.6% of FY2020 net profit.

Financial Summary (Unaudited Consolidated Results)						
RM'000	3-month to 31.03.20	3-month to 31.03.19	Change	12-month to 31.03.20	12-month to 31.03.19	Change
Revenue	472,413	278,945	69.4%	1,282,335	1,045,531	22.6%
Pre-tax Profit	95,222	83,486	14.1%	339,103	297,767	13.9%
Net Profit to Shareholders	55,579	65,865	(15.6%)	234,300	218,389	7.3%
Basic EPS (sen)	6.7	8.8	(23.0%)	29.2	29.0	0.6%



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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