



# Matrix Concepts Holdings Bhd

(Company No.: 414615-U)

*(Bloomberg MCH:MK    Reuters MATR.KL)*

## 12M FY15/16

## Results and Corporate Update

(12 months ended 31 December 2015)

### 25 February 2016

IR Adviser





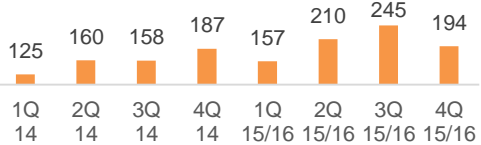
# **12M FY15/16 Operations Review**



Total Value of Properties Sold in 12M FY15/16\*



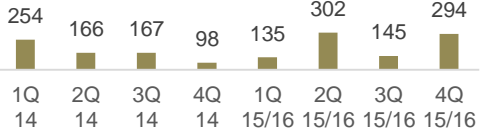
**RM805.5 mil**  
(RM630.2 mil in FY14)



Projects Launched in 12M FY15/16



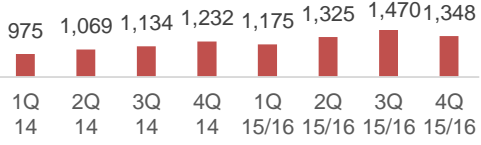
**RM876.0 mil GDV**  
(RM656.5^ mil in FY14)



Ongoing GDV (under construction)



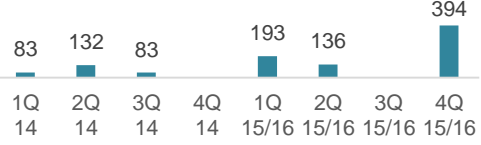
**RM1,347.6 mil**  
(RM1,232.2 mil in FY14)



Projects Completed in 12M FY15/16



**RM722.4 mil**  
(RM297.8 mil in FY14)



Unbilled Sales (as at 31 Dec 15)



**RM633.2 mil**  
(RM429.3 mil as at 31 Dec 2014)

Average Take-up (not including STV)



**72.3%**  
(as at 31 Dec 2015)

\*including sales of STV industrial property  
^FY14 and 12M FY15/16 launches include GDV adjustment

## Bandar Sri Sendayan

- Launched in 4Q FY15/16:
  - Hijayu 3 (Phase 1) with GDV of RM86.0 mil, comprising 124 units of double-storey terrace houses
  - Suriaman 1 (Phase 2) with GDV of RM158.0 mil, comprising 257 units of double-storey terrace houses
- Total launches in 12M FY15/16 worth RM744.0 mil GDV (FY14: RM551.6 mil)
- Sold RM653.3 mil worth of new properties in 12M FY15/16 (FY14: RM389.0 mil)
- Average take-up rate of ongoing projects at 73.4%, with RM508.6 mil of unbilled sales
- BSS Snapshot:

	FY14 (RM 'mil)				12M FY15/16 (RM'mil)			
	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
Start-Quarter GDV	595.4	769.1	842.8	847.6	945.6	888.4	997.3	1,117.3
Less Completed Projects	77.9	69.7	77.2	-	192.5	136.1	-	205.0
Add New Launches	251.6	120.0	82.0	98.0	135.0	245.0	120.0	253.0
Add GDV Adjustment	-	23.4	-	-	0.3	-	-	-21.3
End-Quarter GDV	769.1	842.8	847.6	945.6	888.4	997.3	1,117.3	1,144.1
Start-Quarter Take-up	555.2	585.8	618.2	650.8	719.4	658.6	709.5	910.6
Add New Take-up	108.5	102.1	109.8	68.6	131.7	186.9	201.1	133.6
Less Completed Projects	77.9	69.7	77.2	-	192.5	136.1	0.0	205.0
End-Quarter Take-up	585.8	618.2	650.8	719.4	658.6	709.5	910.6	839.2
Take-up Rate	76.2%	73.4%	76.8%	76.1%	74.1%	71.1%	81.5%	73.4%
Unbilled Sales	279.4	278.1	251.5	247.3	264.3	427.1	523.5	508.6

**Take-up in BSS  
remained sturdy  
despite weaker  
market sentiment...**



# Sendayan TechValley (STV) & Sendayan TechPark (STP)

*Slower-than-expected take up... pioneer MNCs enhancing STV image and value*

Project	Type	Net saleable land (acres)	No. of units	Take-up rate	Est. GDV (RM'mil)	Unbilled Sales (RM'mil)	Status
Sendayan TechValley 1 & 2	Ind Lot	638.9	129	71%	785.9	26.4	Completed & Ready for Sale
Sendayan TechPark	Ind Lot	123.0	n/a	n/a	170.0	n/a	Targeting DOE approval by Q2 2016
<b>TOTAL</b>		<b>761.9</b>	<b>129</b>	<b>70.5%</b>	<b>955.9</b>	<b>26.4</b>	

- Recorded RM16.0 mil worth of sales in 4Q FY15/16 (12M FY15/16: RM24.3 mil)
- Outstanding industrial properties at STV and STP stand at RM406.0 mil, comprising:
  - Balance RM236.0 mil worth of industrial properties in STV1 & STV2
  - RM170 mil in STP; project layout currently pending DOE approval



Hino Motors Manufacturing (M) Sdn Bhd (Japan)



Messier-Bugatti-Dowty (M) Sdn Bhd (France)

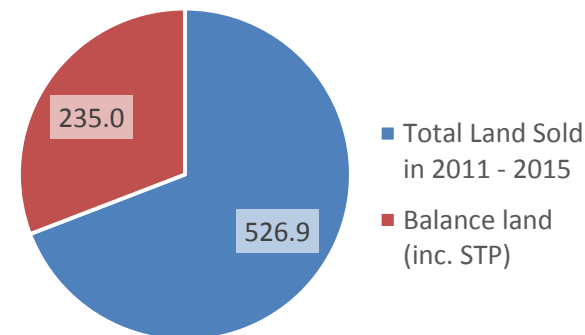


Kayaku Safety Systems (M) Sdn Bhd (Japan)



Schmidt + Clemens (Asia) Sdn Bhd (Germany)

**STV & STP Land (acres)**  
**(as at 31 Dec 2015)**



## PROJECT UPDATE: STV & STP (as at 31 Dec 2015)

## Bandar Seri Impian

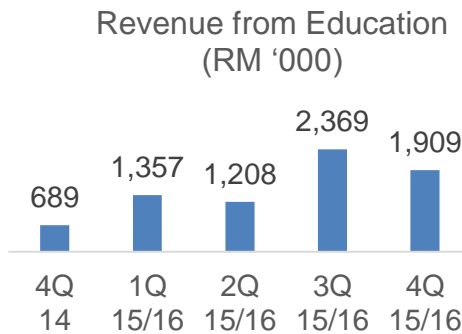
- Currently having 3 ongoing projects with GDV of RM203.5 mil
  - Impiana Avenue 3 (Phase 1) with GDV of RM17.0 mil expected to be completed in March 2016
  - Launched Phase 2 of Impiana Bayu 2 with GDV of RM41.0 mil, comprising 118 units of double-storey terrace houses
- Average take-up rate of ongoing projects at 66.1%, with RM98.2 mil unbilled sales

### Bandar Seri Impian Snapshot :

	FY14 (RM'mil)				12M FY15/16 (RM 'mil)			
	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
Start-Quarter GDV	231.5	231.5	207.0	270.5	270.5	270.5	327.5	352.5
Less Completed Projects	-	67.5	-	-	-	-	-	188.8
Add New Launches	-	18.0	63.5	-	-	57.0	25.0	41.0
Add GDV Adjustment	-	25.0	-	-	-	-	-	-1.2
End-Quarter GDV	231.5	207.0	270.5	270.5	270.5	327.5	352.5	203.5
Start-Quarter Take-up	123.9	145.1	117.8	165.6	195.3	220.3	243.9	279.3
Add New Take-up	21.2	40.3	47.7	29.7	25.0	23.6	35.4	44.0
Less Completed Projects	-	67.5	-	-	-	-	-	188.8
End-Quarter Take-up	145.1	117.8	165.6	195.3	220.3	243.9	279.3	134.5
Take-up Rate	62.7%	56.9%	61.2%	72.2%	81.4%	74.5%	79.2%	66.1%
Unbilled Sales	52.4	58.4	91.6	99.0	93.8	87.1	100.5	98.2



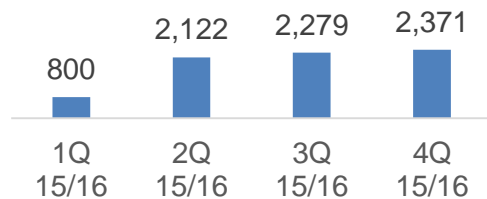




*Yet to reach full potential...*

- 635 students enrolled as at end-2015 (31 Dec 2014: 320)
- Targeting 900 students by end-2016

Revenue from Clubhouse (RM '000)



- To roll out more F&B selection and increase number of amenities operators in 2016 to meet growing BSS population; to see higher rental income going forward





# 4Q FY15/16 Financial Highlights

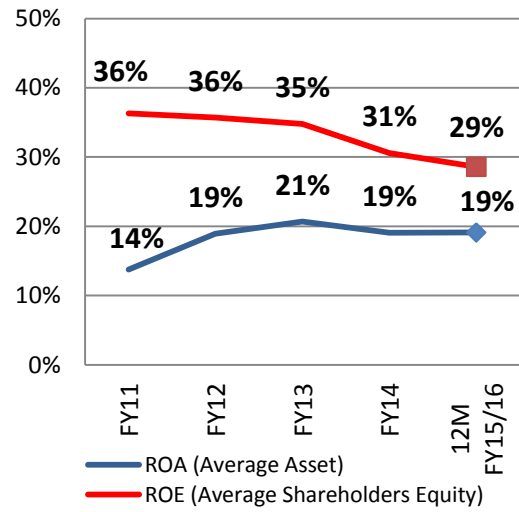


4Q FY15/16	4Q FY14	Change	RM'mil	12M FY15/16	FY14	Change
141.5	151.0	(6.3%)	Revenue	700.9	598.8	17.1%
77.9	97.5	(20.1%)	Gross Profit	396.3	327.9	20.9%
55.0%	64.6%	(9.5 pt)	Gross Profit margin	56.5%	54.8%	1.8 pt
51.9	75.6	(31.3%)	EBITDA	296.6	250.2	18.6%
36.7%	50.0%	(13.2 pt)	EBITDA margin	42.3%	41.8%	0.5 pt
49.5	73.8	(32.9%)	PBT	286.5	244.6	17.1%
35.0%	48.9%	(13.9 pt)	PBT margin	40.9%	40.8%	0.0 pt
36.8	56.5	(34.8%)	PATMI	213.2	182.2	17.0%
26.0%	37.4%	(11.4 pt)	Net margin	30.4%	30.4%	0.1 pt
6.7	12.4	(46.0%)	Basic EPS (sen)	42.6	39.9	6.8%

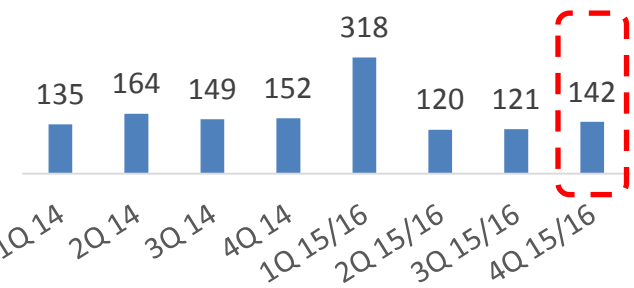


- ❖ 12M FY15/16 revenue and net profit posted strong double-digit growth y-o-y attributed to more progress billings and sturdy take-up for properties in BSS and BSI
- ❖ 4Q FY15/16 saw lower revenue and net profit y-o-y due to timing of revenue recognition in line with substantially higher completion stages of Group's projects in 1Q FY15/16

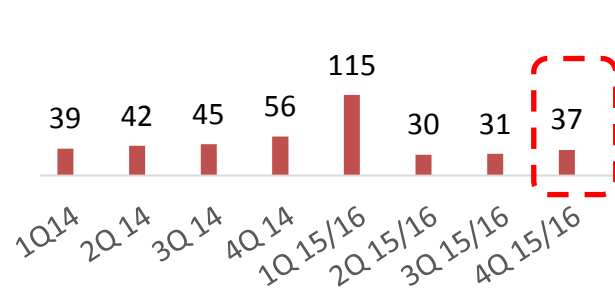
### Profitability



Quarterly Revenue (RM'mil)

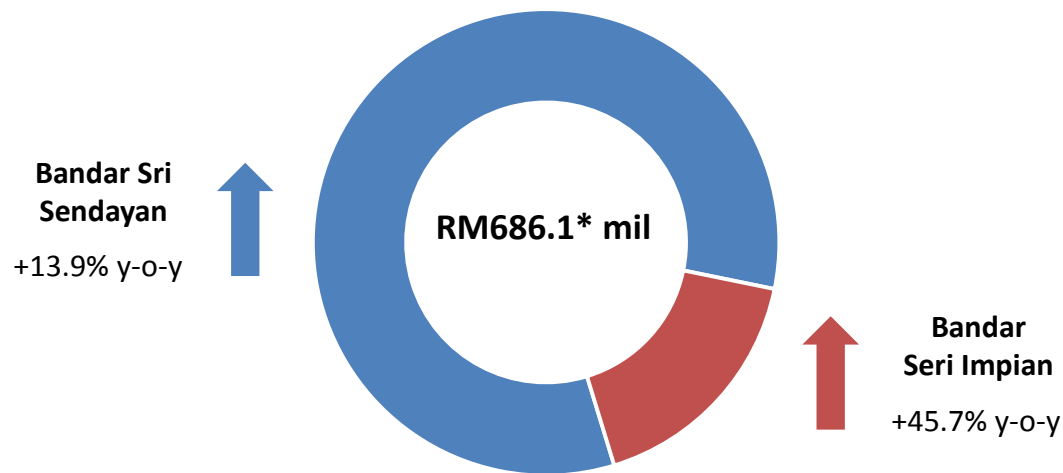


Quarterly Net Profit (RM'mil)



# 4Q FY15/16 INCOME STATEMENT

**12M FY15/16**  
**Revenue Breakdown (Project)\***



*Revenue base from both townships continue to expand...*

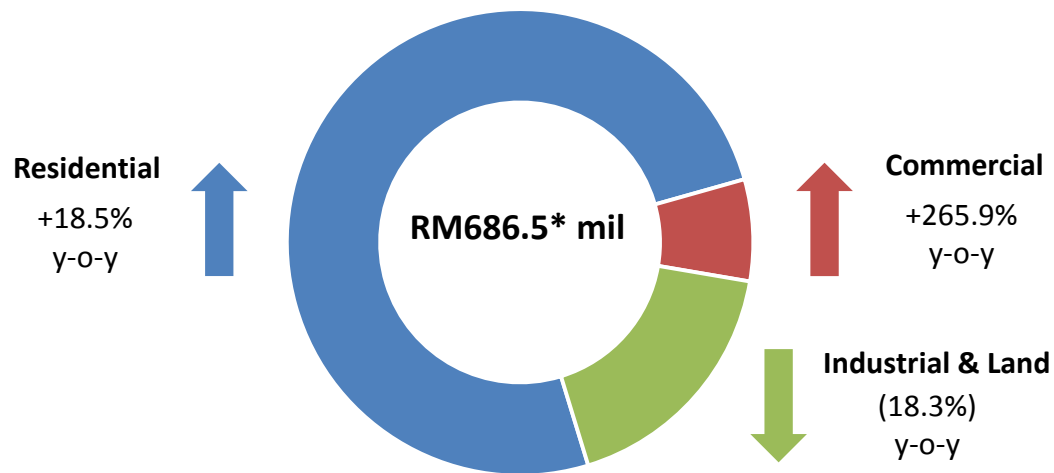
\*Excluding revenue from new division of investment properties and land sales amounting to RM14.4 mil and RM0.4 mil respectively in 12M FY15/16

**PROJECT SEGMENTATION**

Location	1Q FY14		2Q FY14		3Q FY14		4Q FY14		1Q FY15/16		2Q FY15/16		3Q FY15/16		4Q FY15/16	
	RM' mil	%	RM' mil	%	RM' mil	%	RM' mil	%	RM' mil	%	RM' mil	%	RM' mil	%	RM' mil	%
<b>NS</b>																
BSS	101.5	75%	149.8	91%	130.0	87%	118.0	78%	267.5	85%	83.1	71%	96.8	83%	121.5	89%
Others	6.7	5%	2.2	2%	1.0	1%	3.3	2%	0.0	0%	0.0	0%	0.0	0%	0.0	0%
<b>Johor</b>																
BSI	26.5	20%	11.7	7%	17.8	12%	24.5	16%	47.5	15%	34.1	29%	19.9	17%	15.7	11%
Land sales	0.0	0%	0.0	0%	0.0	0%	5.2	3%	0.40	0%	0.0	0%	0.0	0%	0.0	0%
<b>Total</b>	<b>134.7</b>	<b>100%</b>	<b>163.7</b>	<b>100%</b>	<b>148.8</b>	<b>100%</b>	<b>151.0</b>	<b>100%</b>	<b>315.4</b>	<b>100%</b>	<b>117.2</b>	<b>100%</b>	<b>116.7</b>	<b>100%</b>	<b>137.2</b>	<b>100%</b>

**REVENUE SEGMENTATION**

**12M FY15/16**  
**Revenue Breakdown (Type)\***



*Revenue going forward to be sustained by increased unbilled sales in 12M16...*

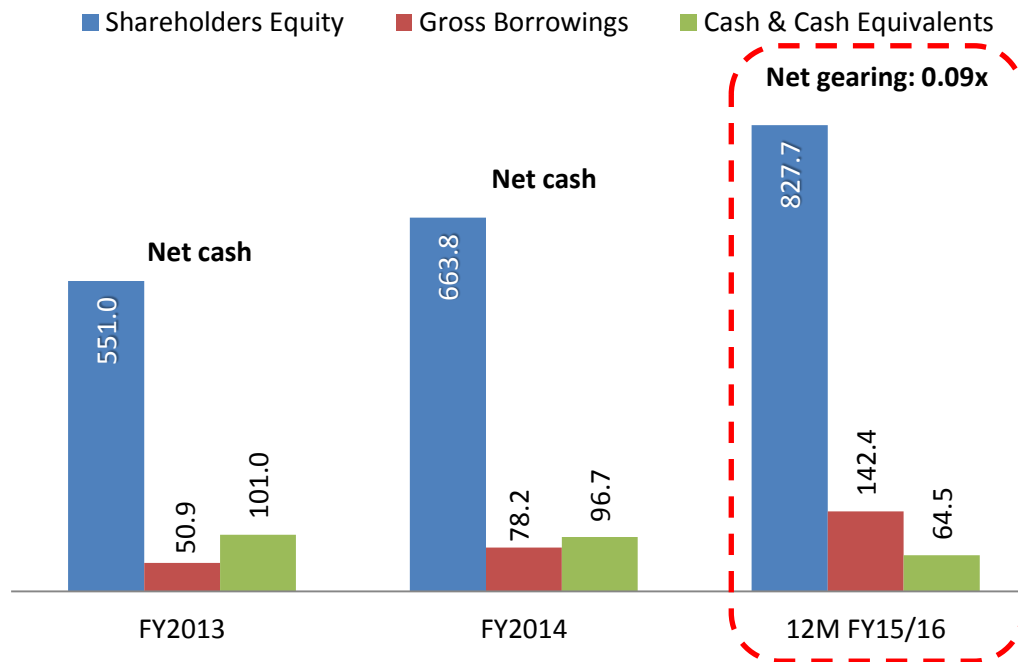
\*Excluding revenue from new division of investment properties amounting to RM14.4 mil in 12M FY15/16

**TYPE SEGMENTATION**

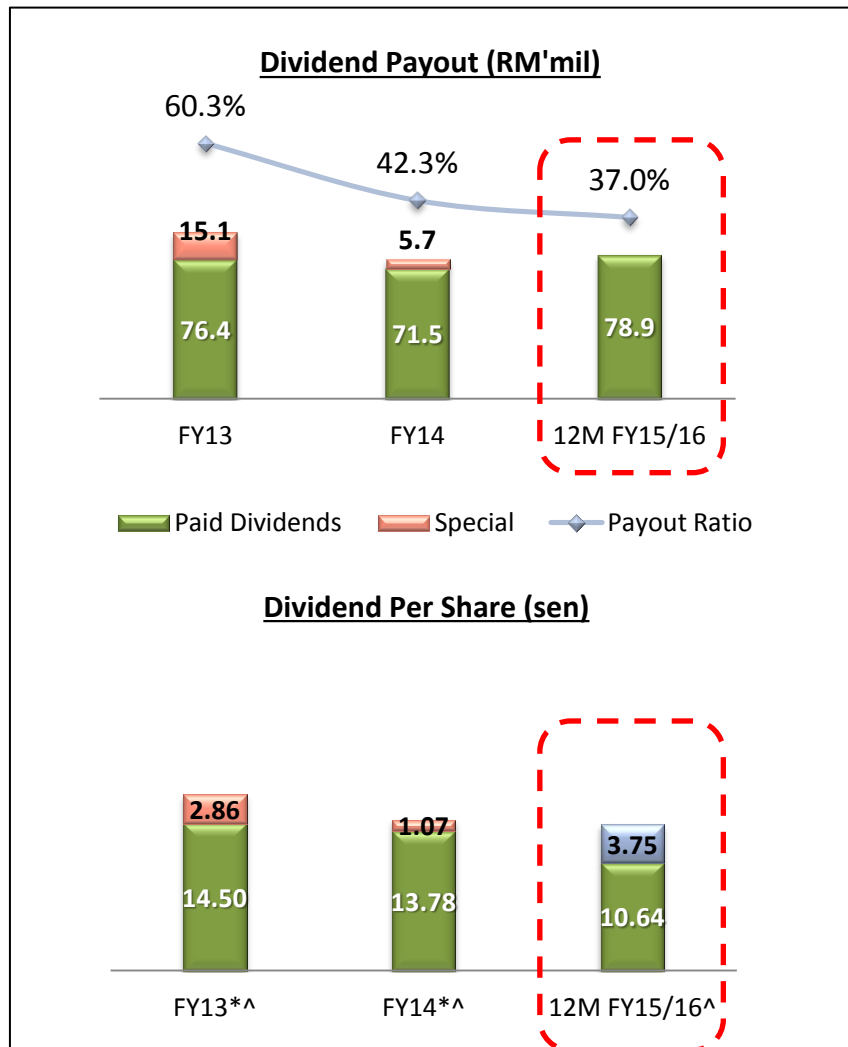
Type	1Q FY14		2Q FY14		3Q FY14		4Q FY14		1Q FY15/16		2Q FY15/16		3Q FY15/16		4Q FY15/16	
	RM' mil	%	RM' mil	%	RM' mil	%	RM' mil	%	RM' mil	%	RM' mil	%	RM' mil	%	RM' mil	%
Residential	92.9	69%	125.7	77%	111.9	75%	106.8	71%	216.0	68%	100.7	86%	83.9	72%	116.7	85%
Commercial	6.7	5%	2.2	1%	1.0	1%	3.3	2%	4.4	1%	16.5	14%	7.0	6%	20.5	15%
Industrial	35.1	26%	35.9	22%	35.8	24%	35.8	24%	94.6	30%	0.0	0%	25.8	22%	0.0	0%
Land sales	0.0	0%	0.0	0%	0.0	0%	5.2	3%	0.4	0%	0.0	0%	0.0	0%	0.0	0%
<b>Total</b>	<b>134.7</b>	<b>100%</b>	<b>163.7</b>	<b>100%</b>	<b>148.8</b>	<b>100%</b>	<b>151.0</b>	<b>100%</b>	<b>315.4</b>	<b>100%</b>	<b>117.2</b>	<b>100%</b>	<b>116.7</b>	<b>100%</b>	<b>137.2</b>	<b>100%</b>

**REVENUE SEGMENTATION**

## Balance Sheet (RM'mil)



*Slightly higher gearing due to working capital for increased number of projects and new land banks...*



\*Adjusted for 1-for-3 bonus issue in 2014

<sup>^</sup>Adjusted for 1-for-6 bonus issue in 2015



	Dividend per share (sen)		Dividend Payout (RM'mil)	
	FY2014	12M FY15/16	FY2014	12M FY15/16
1 <sup>st</sup> Interim (single tier)	2.86	3.64	15.15	19.71
2 <sup>nd</sup> Interim (single tier)	3.21	3.50	15.21	19.26
3 <sup>rd</sup> interim (single tier)	3.21	3.50	17.13	19.27
4th interim (single tier)	4.50	3.75	24.20	20.64
+ special dividend	1.07		5.80	
<b>Total</b>	<b>14.86</b>	<b>14.39</b>	<b>77.40</b>	<b>78.88</b>





# Recent Developments

## Pipeline Development Plan (Calendar Year)

Projects	No. of Units/Type	2015	2016				2017	
		4Q	1Q	2Q	3Q	4Q	1Q	2Q
<b>BSS</b>								
Sendayan Merchant Square 1 (Phase 2)	38 units 2-storey shop offices & 3 units commercial lots			59.0				
Hijayu 3 (Phase 1)	124 units 2-storey terrace houses	86.0						
Hijayu 3 (Phase 2)	270 units 2-storey terrace houses			188.0				
Hijayu Resorts Homes (Phases 2, 3, 4)	137 units 2-storey semi-detached houses & 361 units 2-storey terrace houses					512.0		
Suriaman 2B	232 2-storey terrace houses			154.0				
Suriaman 1 (Phase 2)	257 units 2-storey terrace houses	158.0						
Suriaman 1 (Phase 3)	124 units 2-storey terrace houses				69.0			
Suriaman 2A	267 units 2-storey terrace houses					170.0		
Suriaman 2C	253 units 2-storey terrace houses						179.0	
Suriaman Biz	38 units 2-storey shop offices					43.0		
Sendayan Metropark 3	132 units 2-storey shop offices			148.0				
<b>BSI</b>								
Impiana Bayu 2 (Phase 2)	118 units 2-storey terrace houses	41.0						
Impiana Bayu 2 (Phase 3)	117 units 2-storey terrace houses & 1 unit commercial lot				48.0			
Impiana Indah	124 units 1-storey terrace houses				34.2			
Impiana 2	52 units 2-storey terrace houses					22.3		
Impiana Damai 1	198 units 2-storey terrace houses					83.7		
Impiana Casa 3B	173 units 2-storey terrace houses							61.8
<b>Others</b>								
Residency SIGC	Varied <sup>1</sup>							229.0
	<b>TOTAL</b>	<b>285.0</b>		<b>1531.2</b>				<b>469.8</b>

*Pipeline projects all ready for launch...timing depending on market condition*



Launched

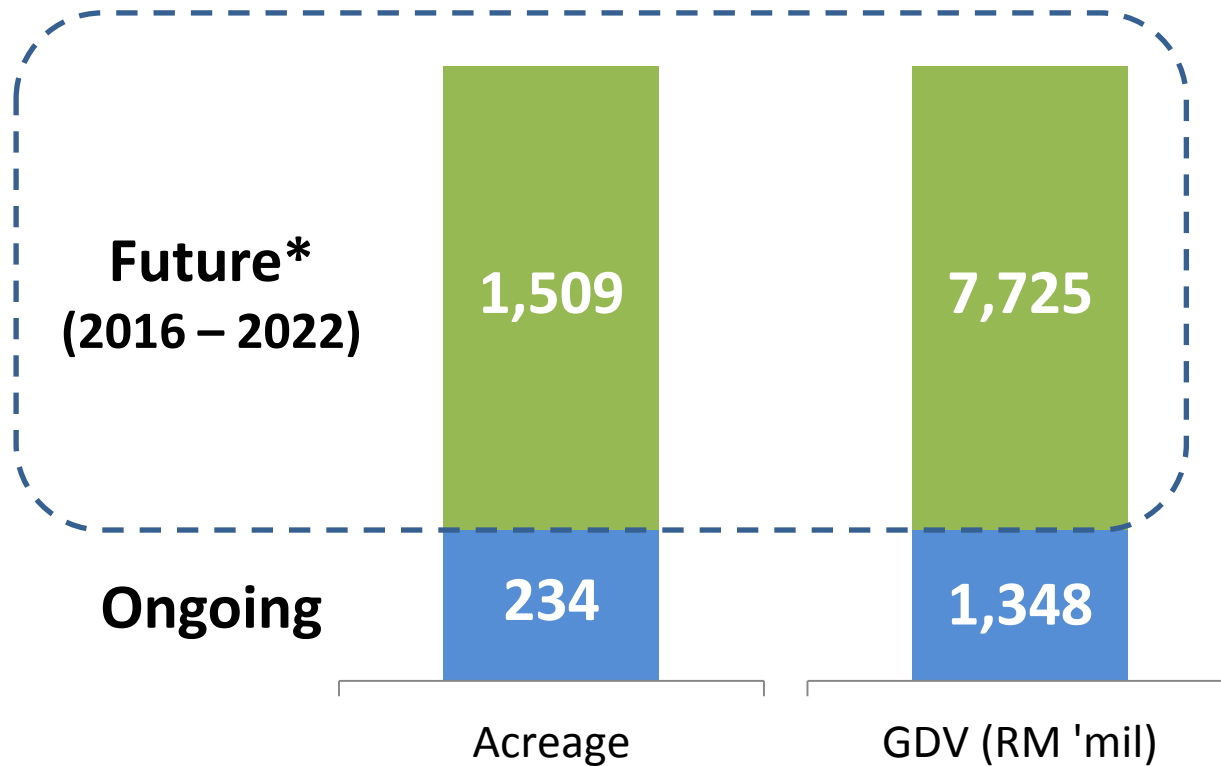


To be launched

<sup>1</sup> Project consists of:

- ✓ 148 units 2-storey terraces houses
- ✓ 38 units 2-storey semi-detached houses
- ✓ 31 units 2-storey bungalows

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



*\*includes KL and Puchong projects, and land purchases in Labu and Rasah Kemayan*



# Investment Merits

Share Price @ 22 Feb 2016	RM2.39
Number of shares ( 'mil)	562.2
Market Cap @ 22 Feb 2016	RM1,343.7 mil
Warrant Price @ 22 Feb 2016	RM0.415
Number of warrants ( 'mil)	57.3
Warrant Premium / (Discount)	17.8%
12-month Trailing PE Ratio	6.3x
12-month Trailing PE Ratio (fully diluted)	6.9x
Dividend Yield (12M FY15/16)	6.2%





# Thank You

IR Contacts:

Mr. Terence Loo      T: 03-2711 1391 / 012-629 5618

E: [terence@aquilas.com.my](mailto:terence@aquilas.com.my)

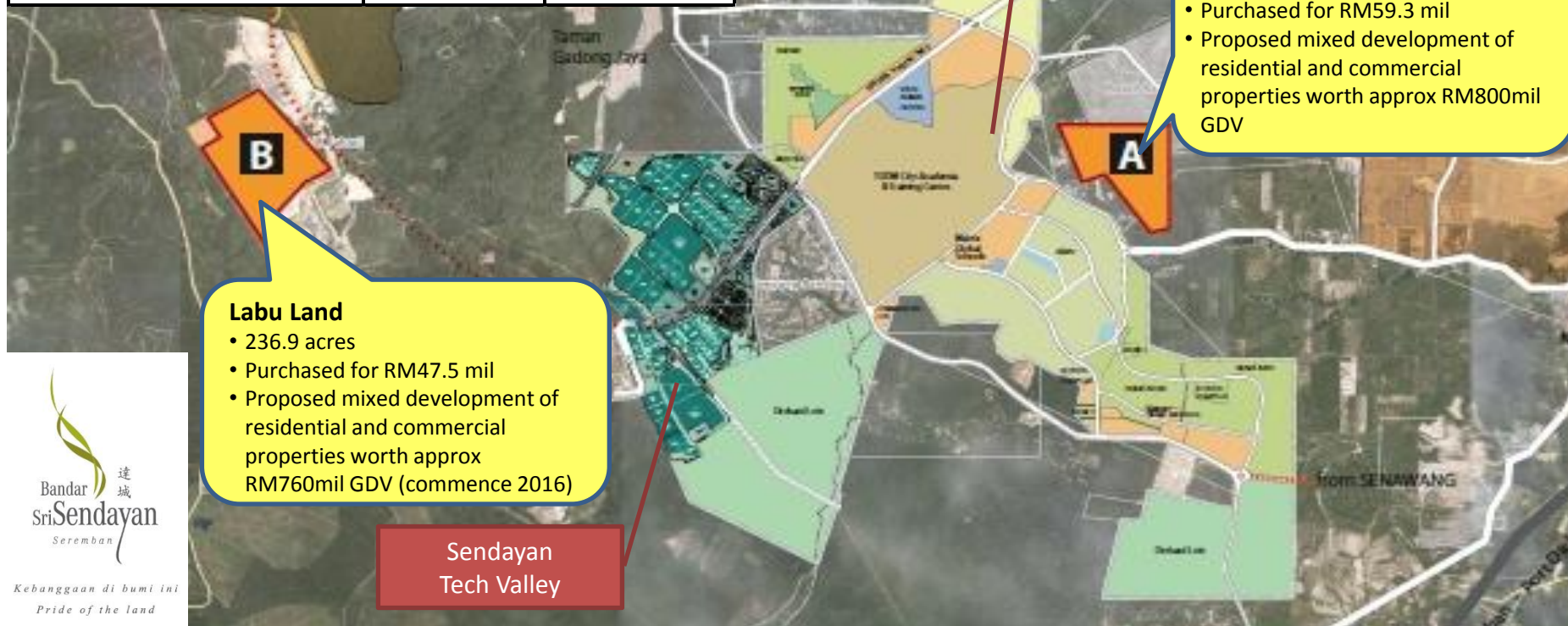
Mr. Louis Tan      T: 06-7642 688 / 017-336 1595

E: [louistan@mchb.com.my](mailto:louistan@mchb.com.my)



# Appendix

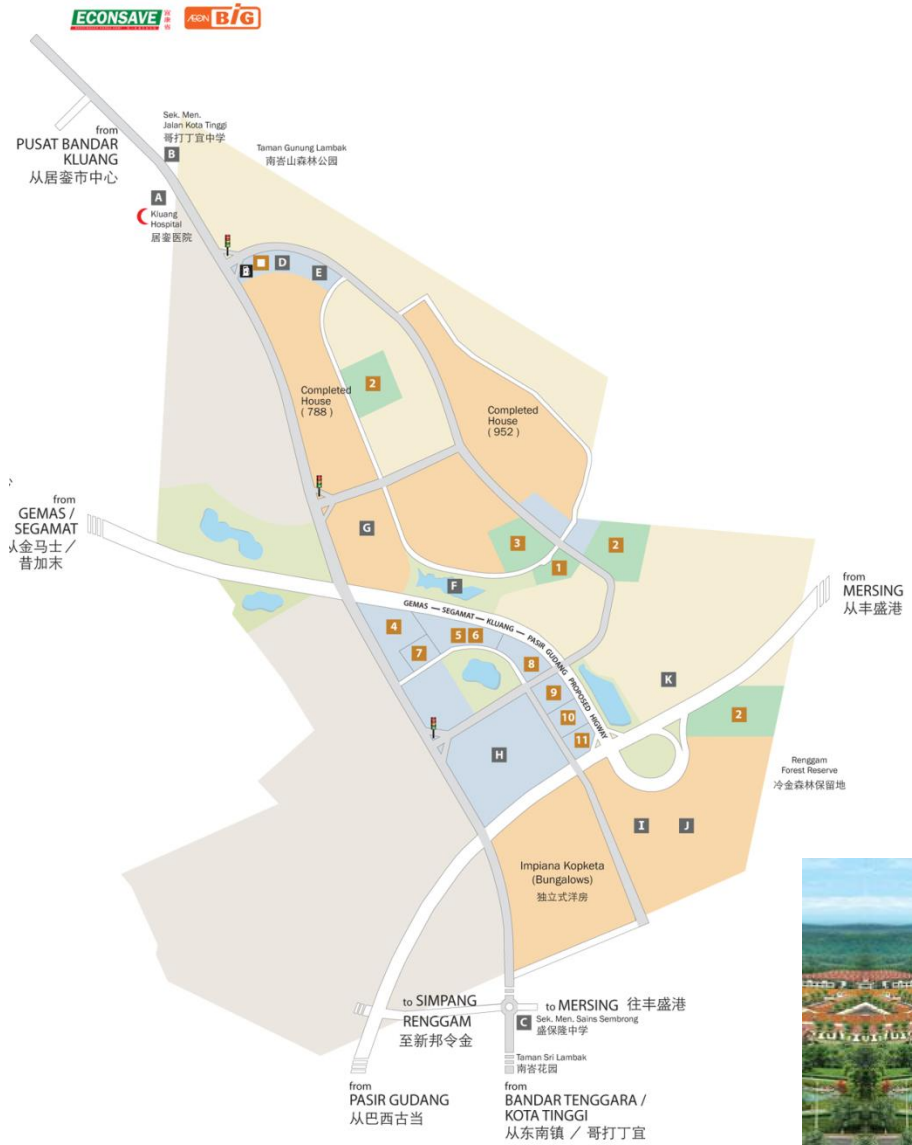
Bandar Sri Sendayan (incl. STV)	Acreage (acres)	GDV (RM'mil)
Completed#	1,175.4	2,291.5
Ongoing*	200.3	1,144.1
Future	981.3	3,827.8
<b>Total</b>	<b>2,357.1</b>	<b>7,263.4</b>



Kebanggaan di bumi ini  
Pride of the land

#includes total GDV and land acreage of STV

\*Includes Sub Centres at Nusari Bayu and Nusari Hijayu



Bandar Seri Impian	Acreage (acres)	GDV (RM'mil)
Completed	410.1	676.4
Ongoing	33.9	203.5
Future	245.3	1,310.7
<b>Total</b>	<b>689.3</b>	<b>2,190.6</b>



# BANDAR SERI IMPIAN PROJECTS (as at 31 Dec 2015)



**Anggerik Tenggara**  
@ Bandar Tenggara, Johor

**PULAI AVENUE**  
@ SEREMBAN

**MATAHARI INDAH**  
@ SENAWANG

**PULAI IMPIAN**  
@ SEREMBAN

**AROWANA INDAH**  
@ SEREMBAN 2

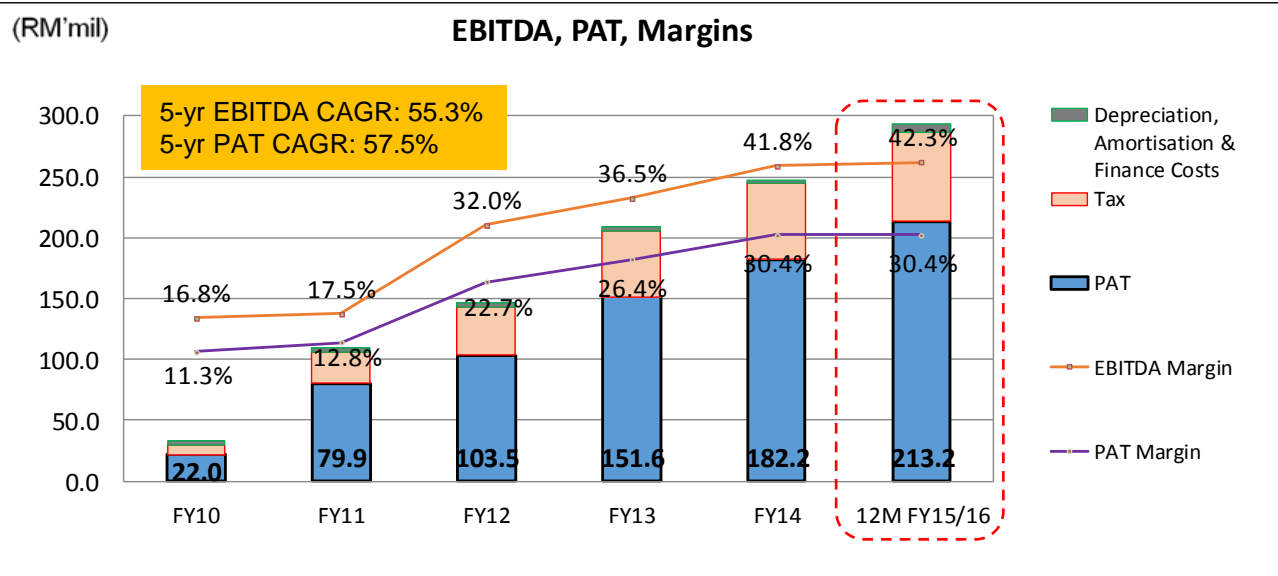
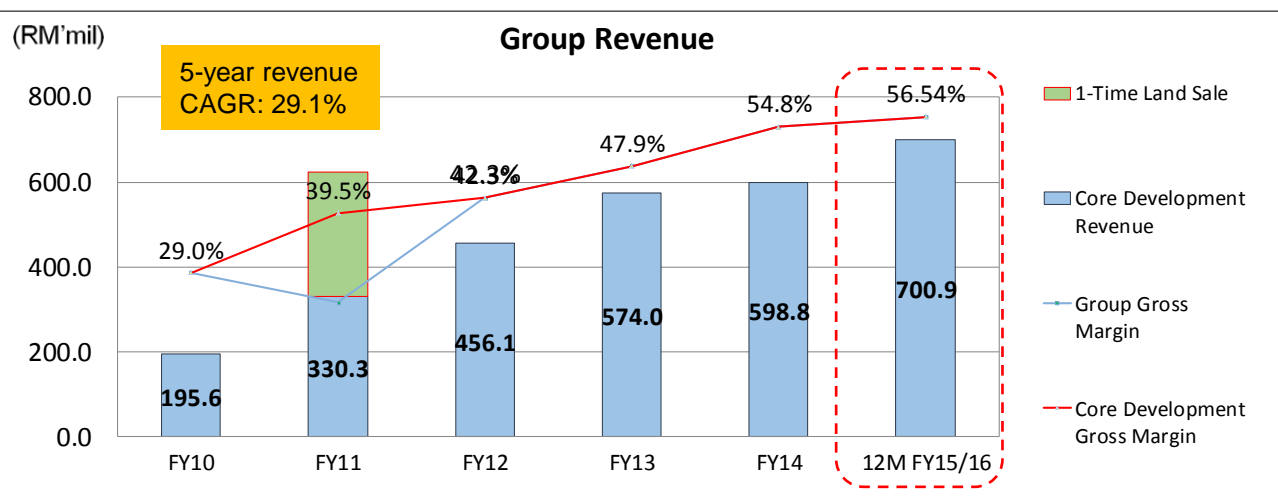
**Taman INTAN DUYUNG**  
PORT DICKSON

**PULAI PERDANA**  
@ SEREMBAN

Others	Acreage (acres)	GDV (RM'mil)
Completed	1,233.2	1,253.5
Ongoing	-	-
Future #	282.3	2,586.3
<b>Total</b>	<b>1,515.5</b>	<b>3,839.8</b>

*# Includes RM400mil GDV for high rise serviced apartments project in KL and RM500 mil GDV for approved high-rise residential project in Puchong*





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	Type	Site Area (acres)	No. of units	Take-up rate	Est. GDV (RM'mil)	Unbilled Sales (RM'mil)	Commenced	Completed
Hijayu 3 (Phase 1)	DST	10.7	124	13%	86.0		2015	2017
Hijayu 3A (Phase 1)	DST	11.7	127	100%	60.4	98.2	2014	2016
Hijayu 3A (Phase 2)	DST	10.2	111	100%	57.5		2014	2016
Hijayu 3A (Phase 3)	DST	13.5	146	100%	82.5		2014	2016
Hijayu 3A (Phase 4)	DST	16.6	181	99%	90.2		2014	2016
Hijayu 3B (Phase 1 & 2)	DST	32.5	333	92%	200.0		146.7	2015
Suriaman 1 (Phase 1 & 2)	DST	49.0	385	58%	235.0	117.5	2015	2017
Hijayu Resorts Homes (Phase 1A &1B)	DSSD	5.7	64	56%	92.0	40.6	2015	2016
Sendayan Metropark 2	DSSO	4.3	36	100%	37.9	18.0	2014	2017
	TSSO		14	100%	20.5			
Sendayan Merchant Square 1	DSSO	18.0	125	86%	140.0	86.2	2015	2017
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	
	<b>TOTAL</b>	<b>200.3</b>	<b>1,652</b>	<b>79.1%</b>	<b>1,144.1</b>	<b>507.3</b>		

Unbilled sales excluding RM26.4 mil from STV and RM1.3 mil from completed project of Hijayu 1A (Phase 2)

Project	Type	Site Area (acres)	No. of units	Est. GDV (RM'mil)	Commencement	Completion
Sendayan Merchant Square 1 (Phase 2)	DSSO	29.4	38	49.0	2016	2019
	Comm Lot		3	10.0		
Hijayu 3 (Phase 2)	DST	27.7	270	188.0	2016	2018
Hijayu Resort Homes (Phase 2, 3, 4)	DSSD	74.4	137	226.0	2016/17	2018/19
	DST		361	286.0		
Hijayu Resort Villa	DSB	49.5	101	320.0	2017/18	2019/20
	BL		1	4.0	2017	2019
Hijayu Residence	DSB	56.0	67	235.0	2019	2020
	BL		6	18.8		
Sendayan Merchant Square 2	DSSO	49.9	149	0.0	tbc	
	Comm Lot		4	0.0		
Suriaman 1	DST	11.0	124	69.0	2016	2018
	DSSO		-	0.0		
	Comm Lot		-	0.0		
Suriaman 2A	DST	23.6	267	170.0	2016	2018
	DSSO		-	0.0		
	Comm Lot		-	0.0		
Suriaman 2B	DST	24.9	232	154.0	2016	2018
	DSSO		-	0.0		
	Comm Lot		-	0.0		
Suriaman 2C	DST	23.6	253	179.0	2017	2019
	DSSO		-	0.0		
	Comm Lot		0	0.0		



## BSS FUTURE PROJECTS (as at 31 Dec 2015)

Project	Type	Site Area (acres)	No. of units	Est. GDV (RM'mil)	Commencement	Completion
Suriaman Biz	DST	4.1	-	0.0	2016	2019
	DSSO		38	43.0		
	Comm Lot		-	0.0		
Sendayan Metropark 3	DSSO	13.2	132	148.0	2016	2019
Sub Centre @ Sendayan Tech Valley 1A	DSSO	46.4	32	51.2	2016	2018
	Comm Lot		1	2.2		
	DSSDF		30	39.0		
	DSTF		84	75.6		
Sendayan Icon Park	Icon City	116.4	1	0.0	n/a	n/a
<b>TOTAL</b>		<b>550.0</b>	<b>2,331</b>	<b>2,267.8</b>		

## BSS FUTURE PROJECTS (cont'd) (as at 31 Dec 2015)

Project	Type	Site Area (acres)	No. of units	Take-up rate	Est. GDV (RM'mil)	Unbilled Sales (RM'mil)	Commenced	Completion
Impiana Avenue 3 I	DSSO	1.0	26	88%	17.0	7.0	2014	2016
Impiana Height (Phase 1)	DSB	15.4	13	15%	15.5	12.1	2014	2017
	DSSB		17	82%	14.0		2014	2017
	SSB		26	38%	19.0		2014	2017
	SSSD		26	96%	15.0		2014	2017
Impiana Bayu 2	DST	17.5	306	65%	123.0	73.2	2015	2017
	<b>TOTAL</b>	<b>33.9</b>	<b>414</b>	<b>65.9%</b>	<b>203.5</b>	<b>92.2</b>		

*Unbilled sales excluding RM6.0 mil from completed project of Impiana Bayu 1*



Impiana Avenue



Impiana Height



Impiana Bayu 2

Project	Type	Site Area (acres)	No. of units	Est. GDV (RM'mil)	Commencement	Completion
Impiana Point*	DSSO	2.3	60	19.2	tba	tba
Impiana Height (Phase 2)	DSB	23.7	18	26.5	2017	2019
	DSSD		6	7.0		
	SSB		14	14.0		
	SSSD		8	6.0		
Impiana Bayu 2 (Phase 3)	DST	15.5	117	48.0	2016	2018
	Comm Lot		1	n/a	tba	tba
Impiana Villa 3	DSSD	21.4	166	79.7	2018	2021
Impiana Biz**	DSSO	2.7	73	29.2	tba	tba
Impiana Square ***	DSSO	57.1	396	396.0	2017-2019	2017-2019
	TSSO		0	0.0		
	Comm Lot		1	40.0	Ready for sale	Ready for sale
Impiana Indah	SST	10.6	124	34.2	2016	2018
Impiana 2	DST	4.3	52	22.3	2016	2018
Impiana Damai 1	DST	18.3	198	83.7	2016	2018
Impiana Damai 2A	DST	13.8	124	60.7	2017	2019
Impiana Damai 2B	DST	14.0	165	82.5	tba	tba
Impiana Damai 3A	DST	7.1	83	41.5	tba	tba
Impiana Damai 3B	DST	32.4	416	208.0	tba	tba
Impiana Casa 3A	DST	9.8	138	50.4	tba	tba
Impiana Casa 3B	DST	12.3	173	61.8	2017	2019
	<b>TOTAL</b>	<b>245.3</b>	<b>2,333</b>	<b>1310.7</b>		

\*Previously known as Impiana Avenue 3 II

\*\*Previously known as Impiana Avenue 6

\*\*\*Previously known as Impiana Avenue 7

Project	Type of Units	Acreage	No. of Units	GDV (RM'mil)	Est. Commencement
Kota Gadong Perdana (Phase 1)	DST	21.9	372	156.0	2017
Kota Gadong Perdana (Phase 2 – 10)	DST & DSSH	205.2	2,860	1,272.0	tba
KL High-rise mixed Development		1.1	TBA	400.0	tba
Puchong high-rise residential development		5.8		500.0	tba
Residency SIGC*	DST, DSSD, & DSB	41.8	217	229.0	Q2 2016/17
Lobak Commercial Centre (Phase 2)	DSSO & CL	2.1	16	29.3	Q3 2017
Lobak Commercial Centre (Phase 3)	n/a	4.5	n/a	n/a	n/a
	Total	282.3	3,465	2,586.3	

\*Previously known as Third 9 Residence

- ❖ 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)
Ready for Sale#	Completed	163.7	318.2
Ongoing (launched)	2014 to 2017	234.2	1,347.6
Future Projects*	2016 to 2022	1,508.9	7,724.8
<b>TOTAL</b>		<b>1,906.9</b>	<b>9,390.6</b>

\*includes KL and Puchong projects, and Labu and Rasah Kemayan land purchases

- ❖ Footprint in Klang Valley:

- **PWTC**

- KL High-rise mixed development on 1.1 acres with estimated GDV of RM400 mil GDV; currently undergoing project layout planning

- **Puchong**

- 5.8 acres land cum approved residential project in Puchong; with 318 units high-rise condominiums and 28 units 4-storey link villas
- Pending approvals for higher residential density and GDV to beyond RM500 mil currently



**# Projects that are ready for sale include:**

- Sendayan Techvalley
  - Balance GDV : RM267.9 mil
  - Land : 135.6 acre
- Sub Centre @ Nusari Bayu
  - Balance GDV : RM30.0 mil
  - Land : 15.0 acre
- Sub Centre @ Nusari Hijayu
  - Balance GDV : RM12.0 mil
  - Land : 8.1 acre



**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