



Matrix Concepts Holdings Bhd

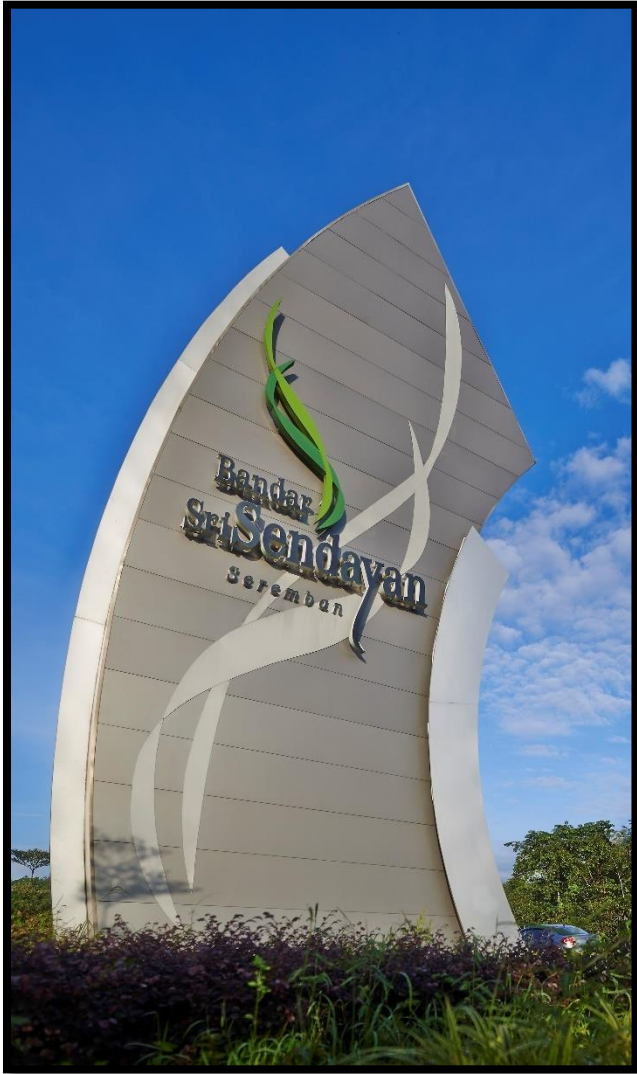
(Company No.: 414615-U)

FY13 Results and Corporate Update

26 February 2014

IR Adviser





- ❖ **FY13 Operations Review**
- ❖ **FY13 Financial Highlights**
- ❖ **Recent Developments**
- ❖ **Investment Merits**
- ❖ **Appendix**





FY13 OPERATIONS REVIEW

Total Value of Properties Sold in FY2013



RM788.0 mil

Ongoing GDV (under construction)



RM797.5 mil

Projects Launched in FY2013



RM307.2 mil GDV

Projects Completed in FY2013



RM1.2 bil GDV
(incl. 785.9 mil from STV)

Unbilled Sales (as at 31 Dec 13)



RM437.0 mil

Average Take-up (not including STV)



82.3%
(as at 31 Dec 13)

Total ongoing GDV of about RM800 million with RM437.0 million unbilled sales to boost earnings in next 2 years...



Bandar Sri Sendayan

- FY2013 saw 4 projects completed worth RM323.9 mil GDV
- 7 ongoing residential projects worth RM553.4 mil GDV

•BSS Snapshot:

	FY2013 (RM'mil)				FY2013
	1Q	2Q	3Q	4Q	
Start-Quarter GDV	783.2	709.6	586.5	722.6	783.2
Less Completed Projects	73.6	123.1	-	127.2	323.9
Add New Launches	-	-	136.1	-	136.1
End-Quarter GDV	709.6	586.5	722.6	595.4	# 595.4
Start-Quarter Take-up	480.0	552.0	542.4	603.1	480.0
Add New Take-up	145.6	113.5	60.7	79.3	399.1
Less Completed Projects	73.6	123.1	-	127.2	323.9
End-Quarter Take-up	552.0	542.4	603.1	555.2	555.2
Take-up Rate	77.8%	92.5%	83.5%	93.3%	93.3%
Unbilled Sales	304.1	361.9	392.0	289.3	289.3

includes RM42.0 million from sub-centres at Nusari Aman and Nusari Hijayu

**Completed more than
RM300 mil GDV
projects at BSS in
FY2013... set to launch
more projects in
FY2014**



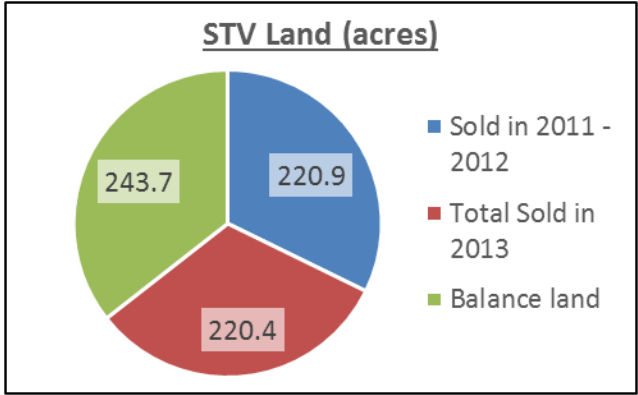
PROJECT UPDATE: BSS (as at 31 Dec 2013)

Sendayan TechValley

Many interested buyers in 4Q13... but holding back sales to optimize revenue and be client-selective

Project	Type	Net saleable land (acres)	No. of units	Take-up rate	Est. GDV (RM'mil)	Unbilled Sales (RM'mil)	Status
Sendayan Tech Valley 1	Ind Lot	221.0	52	83%	226.7	104.8	Completed & Ready for Sale
Sendayan Tech Valley 2	Ind Lot	417.9	77	45%	559.2		
TOTAL		638.9	129	60.5%	785.9	104.8	

- Sold 220.4 acres of industrial land throughout FY2013, worth RM253.0 million



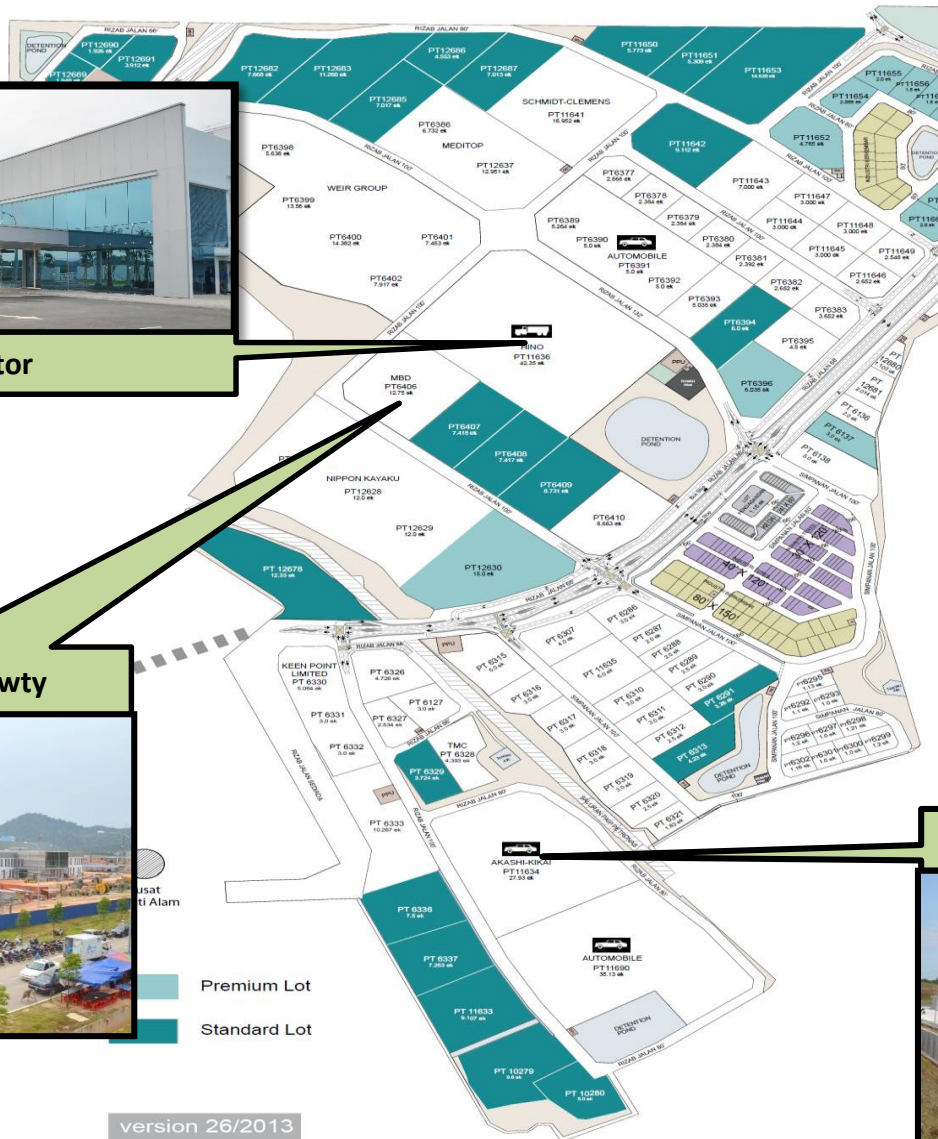
- Unbilled sales as at 31 Dec 2013 totaled RM104.8 mil
- Current quoted price to interested buyers at est RM40.0 psf
- Infrastructure work completed at STV at end-2013

Key Information on STV:

- **Total land: 685.0 acres/ 129 lots**
 - Sold: 441.3 acres/ 78 lots
 - Balance: 243.7 acres/ 51 lots
- **Completed end-2013**



PROJECT UPDATE: STV (as at 31 Dec 2013)



Hino Motor

- Foreign Direct Investors to date (with indicated investment):**
- Hino Motor (RM150 mil)
 - Messier-Buggati-Dowty (RM300 mil)
 - Keen Point (RM200 mil)
 - TMC Metal (RM20 mil)
 - Akashi-Kikai Industry /Daihatsu (RM220 mil)
 - Meditop Corporation (RM150 mil)
 - MBM Resources/Mitsubishi (est. RM300 mil)
 - Nippon Kayaku (RM600 mil)
 - Linatex (RM350 mil)
 - Schmidt + Clemens (RM500 mil)

Messier-Buggati-Dowty



Akashi Kikai



FDIs IN SENDAYAN TECHVALLEY

Matrix Global Schools



Artist Impression



Current Progress

d'Tempat Country Club @ Sendayan



Artist Impression



Current Progress



OTHER ONGOING PROJECTS @ BSS

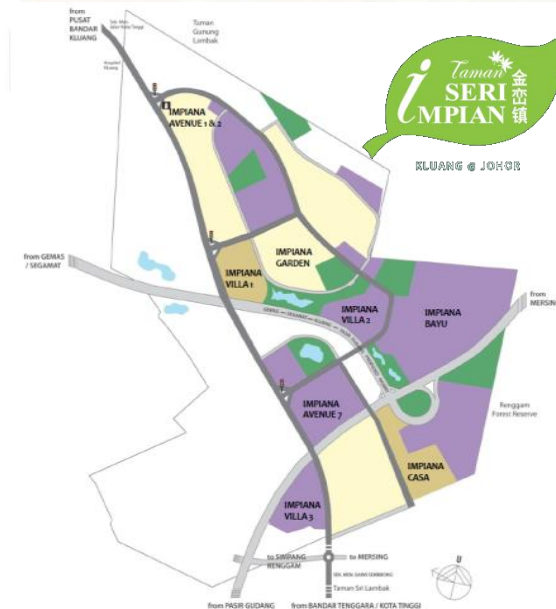
Taman Seri Impian

- FY2013 saw 1 completed project worth RM80.1 mil GDV
- 2 ongoing projects worth RM222.5 mil GDV

- Taman Seri Impian snapshot:

	FY2013 (RM'mil)				FY2013
	1Q	2Q	3Q	4Q	
Start-Quarter GDV	147.6	147.6	67.5	222.5	147.6
Less Completed Projects	-	80.1	-	-	80.1
Add New Launches	-	-	155.0	-	155.0
End-Quarter GDV	147.6	67.5	222.5	222.5	222.5
Start-Quarter Take-up	99.0	128.4	59.2	84.7	99.0
Add New Take-up	29.4	10.9	25.5	30.9	96.7
Less Completed Projects	-	80.1	-	-	80.1
End-Quarter Take-up	128.4	59.2	84.7	115.6	115.6
Take-up Rate	87.0%	87.7%	38.1%	52.0%	52.0%
Unbilled Sales	47.3	37.3	55.9	34.0	34.0

**Kluang project
gaining traction with
not only residences
but also commercial
set-ups...**



PROJECT UPDATE: TSI (as at 31 Dec 2013)

Others

- Launched first phase of Lobak Commercial Centre
 - GDV of RM16.1 mil: 12 units of 2-storey shop offices
- Unbilled sales as at 31 Dec 2013 totaled RM8.9 mil

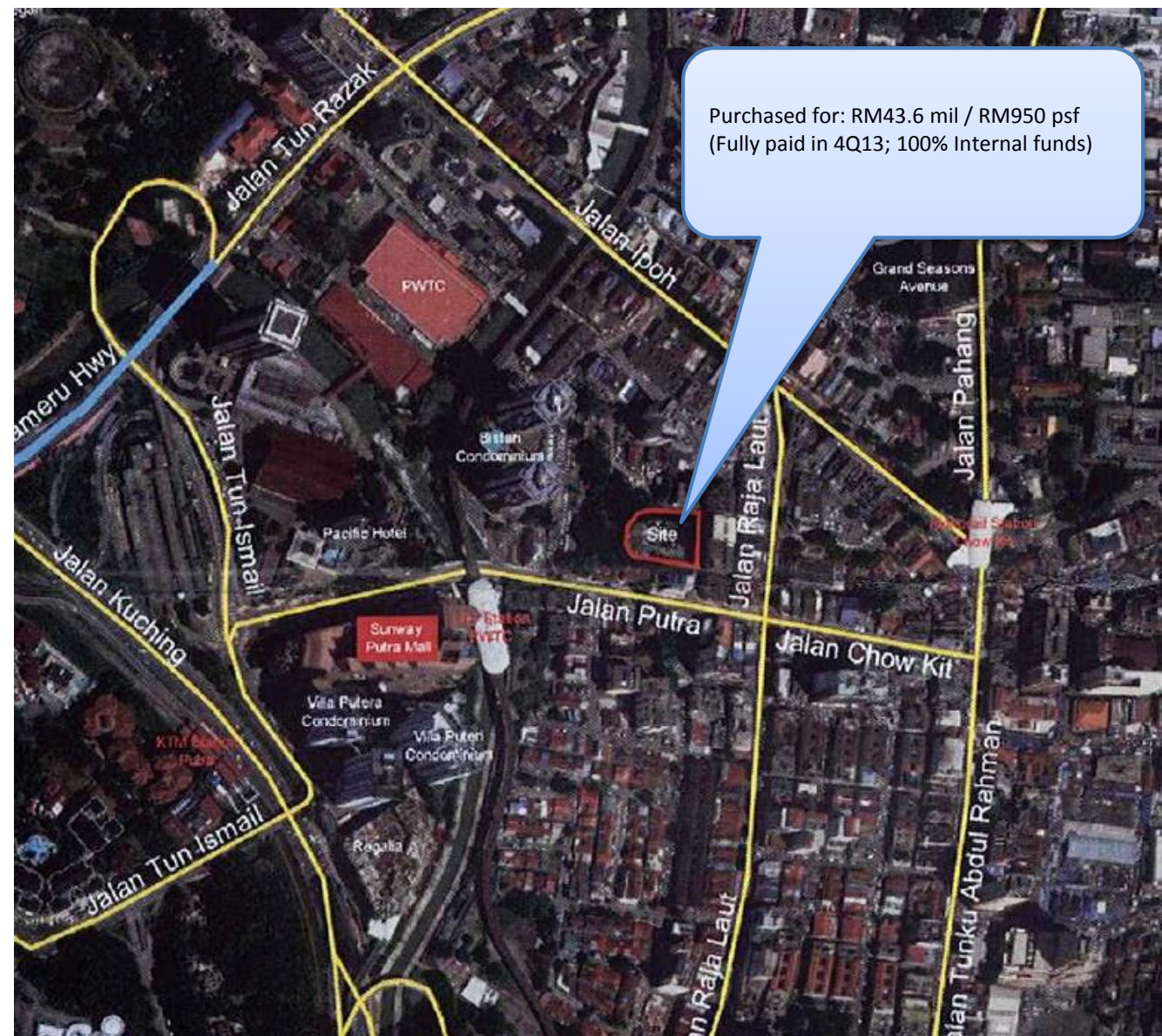
Project	Type	Site Area (acres)	No. of units	Take-up rate	Est. GDV (RM'mil)	Unbilled Sales (RM'mil)	Commenced	Completion
Taman Desa PD 3	SST	4.3	56	100%	5.5	1.3	2012	2014
Lobak Commercial Centre	DSSO	0.7	12	92%	16.1	7.6	2013	2015
	TOTAL	5.0	68	98.5%	21.6	8.9		

Group also focused on other projects in Seremban...



Artist Impression of Lobak Commercial Centre





KL profile project targeted for 2H14 commencement... GDV likely to be enhanced with higher plot ratio

Features:

- ***Mixed development of high-rise serviced apartments with full facilities, retail and F&B outlets with approved of Plot Ratio of 8***
- GDV: RM250 million



PROJECT UPDATE: KL LAND



FY13 FINANCIAL HIGHLIGHTS

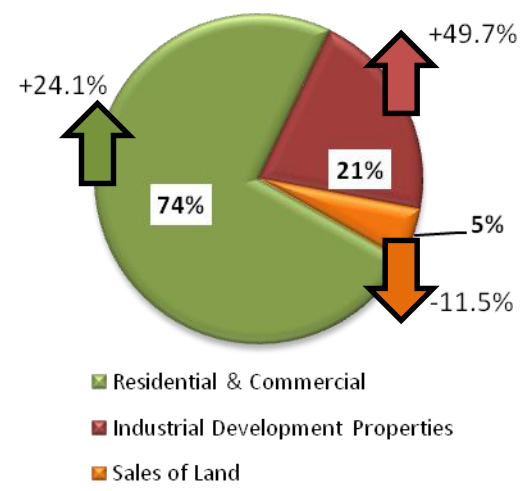


4Q13	3Q13	2Q13	1Q13	RM'mil	FY13	FY12
144.3	127.4	147.3	155.6	Revenue	574.7	456.1
78.5	63.1	53.6	74.5	Gross Profit	269.7	148.4
54.4%	49.5%	36.4%	47.9%	Gross Profit Margins	46.9%	32.5%
57.7	49.8	41.5	62.2	EBITDA	211.2	146.1
40.0%	39.0%	28.2%	40.0%	EBITDA margin	36.7%	32.0%
56.4	48.7	40.6	61.5	PBT	207.2	142.8
39.1%	38.3%	27.6%	39.5%	PBT margin	36.1%	31.3%
40.7	36.2	30.0	46.0	PATMI	152.9	103.5
28.2%	28.4%	20.4%	29.6%	Net margin	26.6%	22.7%
13.5	12.0	10.0	15.3	Basic EPS (sen)*	64.7	34.0

* Based on weighted average number of shares during period

- ❖ 4Q13 revenue was higher q-o-q, driven mainly by increased take-up and further stages of completion of residential projects at BSS
 - Sales of industrial and commercial properties in 4Q13 insignificant
- ❖ Gross margin in 4Q13 improved, backed by higher priced products
 - However, 4Q13 saw higher operating expenses, due to increased marketing-related activities

FY13 Revenue Segmentation



4Q13 INCOME STATEMENT

PROJECT SEGMENTATION

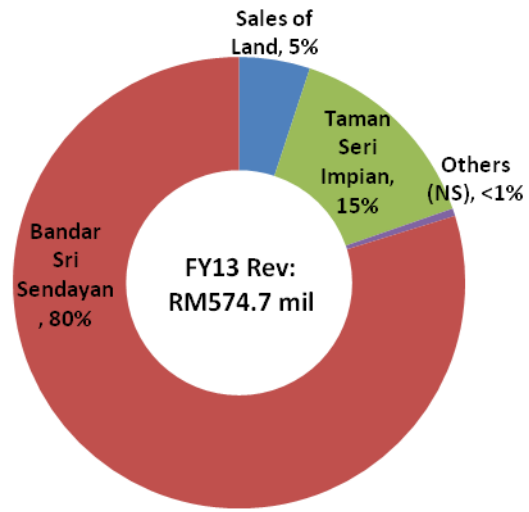
Location	FY2009		FY2010		FY2011		FY2012		FY2013	
	RM'mil	%	RM'mil	%	RM'mil	%	RM'mil	%	RM'mil	%
NS										
BSS	91.5	44.8	101.8	52.1	206.1	33.0	339.8	74.5	458.5	79.8
Others	29.6	14.5	31.2	15.9	12.7	2.0	2.3	0.5	3.1	0.5
Johor										
TSI	40.3	19.8	62.0	31.7	88.9	14.3	81.0	17.8	83.9	14.6
Others	42.2	20.7	0.3	0.2	0.0	0.0	0.0	0.0	0.0	0.0
Sales of Land	0.4	0.2	0.3	0.1	316.5	50.7	33.0	7.2	29.2	5.1
Total	204.0	100.0	195.6	100.0	624.2	100.0	456.1	100.0	574.7	100.0



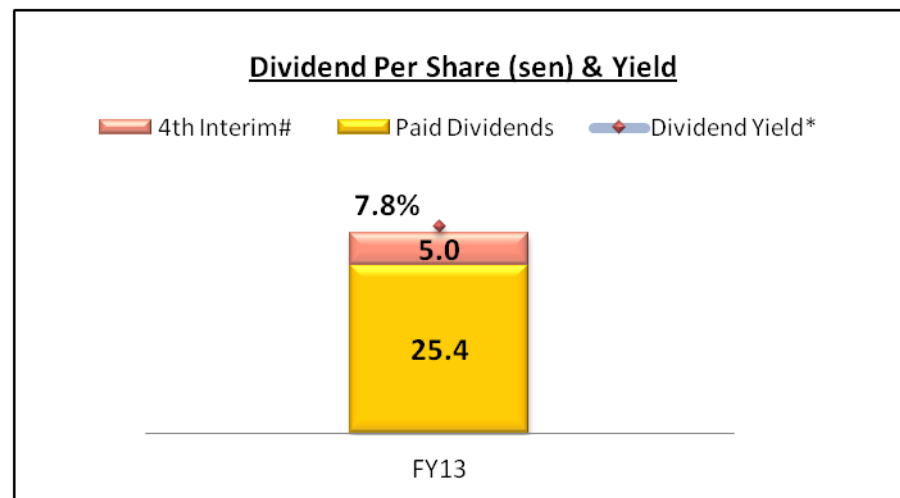
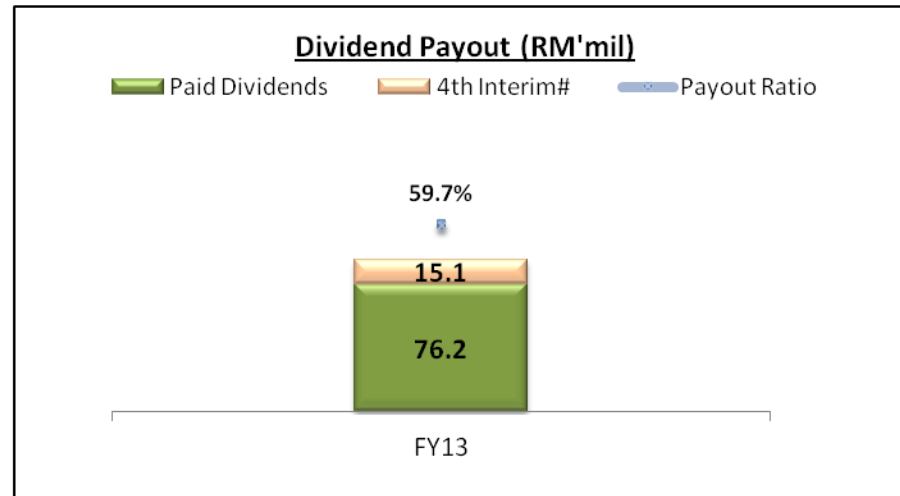
FY2013 Revenue Breakdown (Project)

TYPE SEGMENTATION

Type	FY2009		FY2010		FY2011		FY2012		FY2013	
	RM'mil	%	RM'mil	%	RM'mil	%	RM'mil	%	RM'mil	%
Residential	187.4	91.8	176.7	90.4	254.7	40.8	328.1	71.9	419.5	73.0
Commercial	16.2	8.0	18.6	9.5	31.6	5.1	15.2	3.3	6.5	1.1
Industrial	-	-	-	-	21.4	3.4	79.8	17.5	119.5	20.8
Sales of Land	0.4	0.2	0.3	0.1	316.5	50.7	33.0	7.3	29.2	5.1
Total	204.0	100.0	195.6	100.0	624.2	100.0	456.1	100.0	574.7	100.0



REVENUE SEGMENTATION



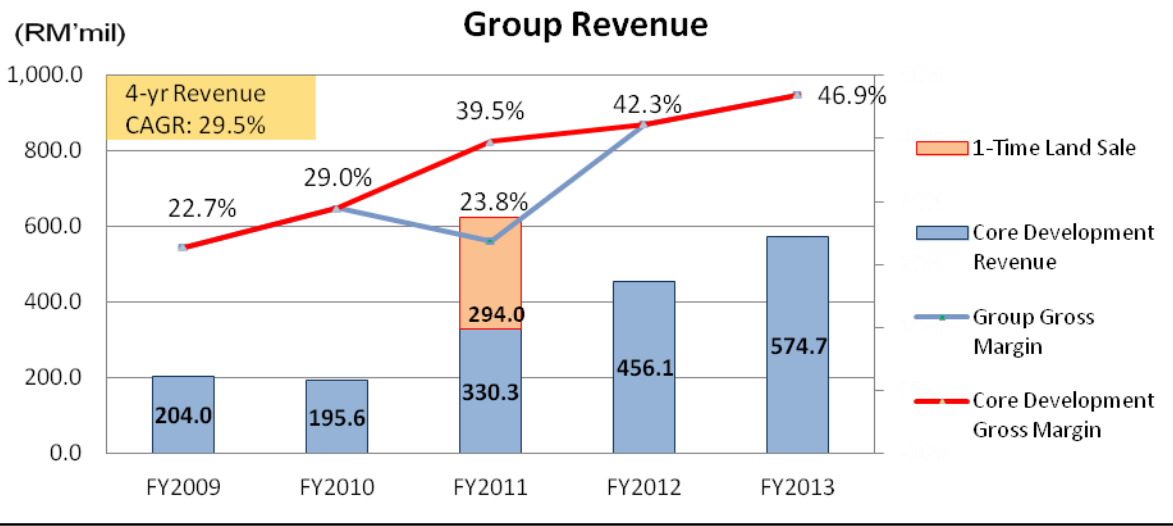
	Dividend per share (sen)	Dividend Payout (RM'mil)	Payment Date
1 st Interim (net of tax)	10.1	30.3	8.7.13
2 nd Interim (net of tax)	5.3	15.8	10.10.13
3 rd Interim (single tier)	5.0	15.0	13.1.14
Special (single tier)	5.0	15.0	13.1.14
4 th Interim (single tier)	5.0	15.1	11.4.14
Total	30.4	91.3	

to be paid on 11 April 2014

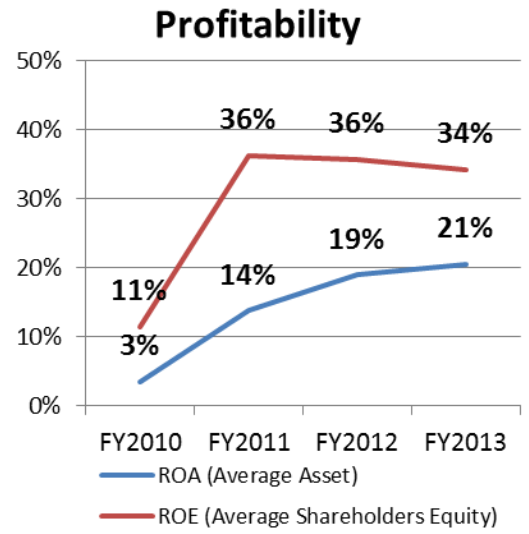
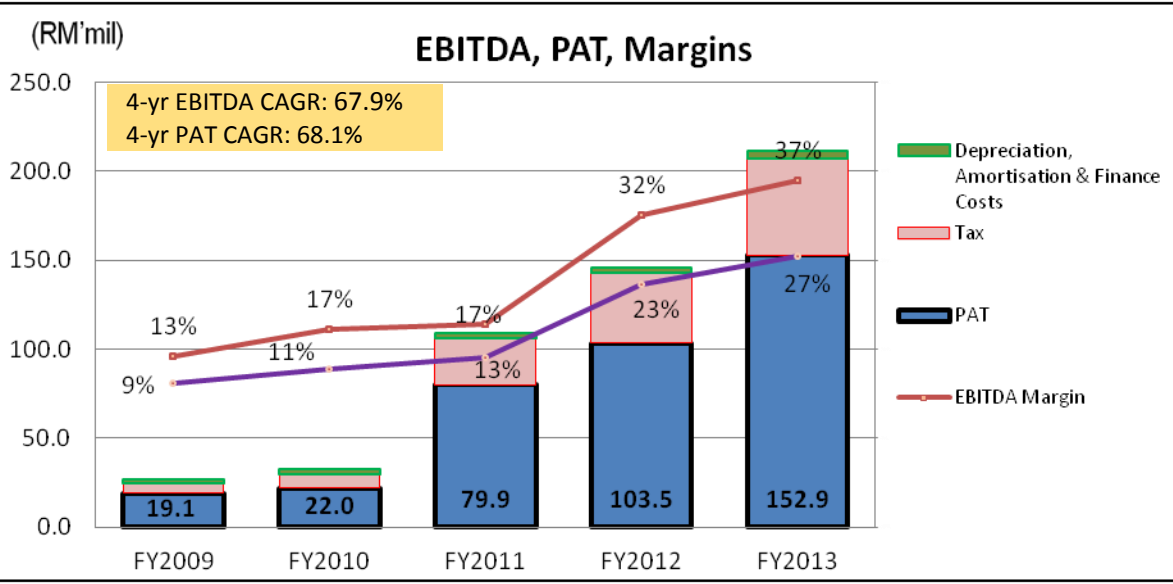
*Based on share price of RM3.88 as at 24 Feb 2014



DIVIDEND HISTORY



Increasing prices in Group's properties reflected in the strong margins over the years...

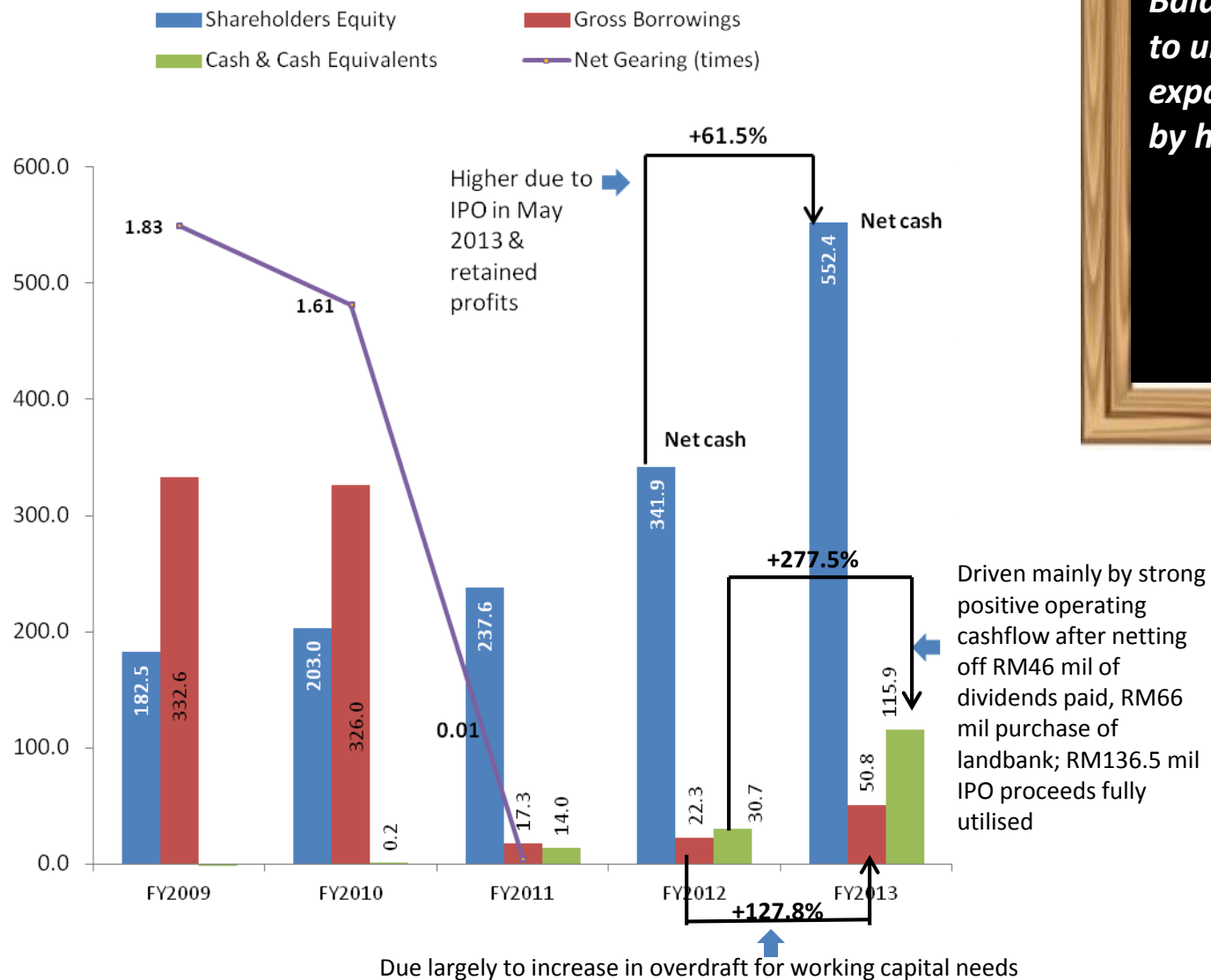


Note: FY2011 Revenue & PAT would have been RM330.3 mil & RM58.1 mil respectively, if sale of 750 acre of land was not accounted; EBITDA and PAT margins would be 26.4% and 17.6% respectively.



FINANCIAL PERFORMANCE

Balance Sheet (RM'mil)



Balance sheet ready to undertake further expansions... backed by healthy cashflow

BALANCE SHEET



RECENT DEVELOPMENTS



Bandar Sri Sendayan

- Launched Hijayu 1A (Phase 2) in Feb 2014 – *Balista*
 - 367 units of 2-storey terrace houses
 - 37.8 acres
 - RM167.0 mil GDV

Taman Seri Impian

- Launching Impiana Avenue 3 I in end-1Q14
 - 26 units of 2-storey shop houses
 - 1.0 acre
 - RM14.0 mil GDV

To be launching about RM700 mil projects this year... KL project still in its planning stages

Pipeline launches in FY2014

BSS

- **Hijayu 3A** (2Q14) – RM237.0mil GDV
 - 589 2-storey houses; 52.1 acres

TSI

- **Impiana Avenue 3 II** (3Q14) – RM19.2 mil GDV
 - 60 2-storey shop offices; 2.3 acres
- **Impiana Villa 2** (3Q14) – RM85.6 mil GDV
 - 54 2-storey bungalows & 74 2-storey semi-D; 23.7 acres

Others

- **Lobak Commercial Centre 2** (3Q14) – RM29.3 mil GDV
 - 14 2-storey shop office & 2 commercial lots; 2.1 acres
- **Third 9 Residence** (4Q14) – RM144.7 mil GDV
- 148 2-storey terrace, 38 2-storey semi-D, 31 2-storey bungalows; 41.8 acres



LAUNCHES IN 1Q14

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	266.8	416.4
Ongoing (launched)	2014 to 2015	246.3	797.5
Future Projects	2015 to 2022	1,777.9*	6,589.9*
TOTAL		2,291.0	7,803.8

*includes KL, Labu and Rasah Kemayan land purchase



Hijayu 2 @ BSS



Nusari Bayu 2B @ BSS



Impiana Villa @ TSI



Impiana Avenue/Impiana Square @ TSI

FUTURE PROJECTS (Selected)

#Projects that are ready for sale include:

- Sendayan Techvalley (Balance GDV: RM 377.2 mil; Land: 243.7 acre)
- Sub Centre @ Nusari Bayu (Balance GDV: RM27.2 mil; Land: 18.5 acre)
- Sub Centre @ Nusari Hijayu (Balance GDV: RM12 mil; Land: 8.1 acre)



PIPELINE PROJECTS

To undertake active landbanking

To actively seek landbanking opportunities at strategic areas

Exploring potential lands to duplicate STV success



To continue promoting Seremban as part of the Greater KV

Leverage on high price differential between KL & BSS prices

Emphasising connectivity with various highways



To create vibrancy in BSS

Commercial activities

- Ensuring commercial activities thrive in township (eg. Merchant Square)
- Making BSS a self contained enclave for lifestyle living

STV

- Job creation through high-impact industries investing in STV

Education

- Provide top notch education facilities and curriculum to attract young families to set up homes



Investment Merits

Share Price @ 24 Feb 2014	RM3.88
Market Cap @ 24 Feb 2014	RM1,169.0 mil
FY13 PE Ratio	7.6x
Trailing EV/EBITDA	5.2x
Net Dividend Yield (FY13) ¹	7.9%

¹ based on net dividend of 30.4 sen/share

- Matrix Concepts has declared a **fourth interim single tier dividend of 5.0 sen/share** in respect of FY2013
- The dividend will be paid out on 11 April 2014 according to the Record of Depositors dated 28 March 2014





Invested 1,000 shares of Matrix Concepts for RM2,200.0 at IPO on 28/5/2013

Received total net dividends of RM254.4 to date

Current investment worth RM3,840.0 (as at 18/4/2014)

Total 9-month returns of RM1,894.4 or 86.1% (to date)



SHAREHOLDER VALUE CREATION

- ❖ **Matrix Concepts**, an investment proxy to the growth proposition of Seremban as a satellite city within the Greater Klang Valley
 - KL-Seremban conurbation gaining traction over the years, with rising number of people migrating to Seremban while still working in KL
- ❖ Matrix Concepts is a **leading property developer** based in Negeri Sembilan (NS) with strong track record spanning more than 15 years
 - Extensive experience developing more than RM2.1 bil GDV projects in NS and Johor
- ❖ **Ample balance landbank** (1,778 acres for est. RM6.6 bil GDV) to sustain Group till 2022
 - Current projects of RM800 mil GDV have >80% take-up and unbilled sales of RM437.0 mil
- ❖ **Growing profit and sustainable margin expected to continue**, with more higher-priced product launches and industrial properties sales at Sendayan Techvalley
- ❖ **Strong balance sheet** (net cash position as at 31 Dec 2013) allow Group to continue its active landbanking activities
- ❖ **Dividend policy** of a minimum of 40% payout from Group's net profit





THANK YOU

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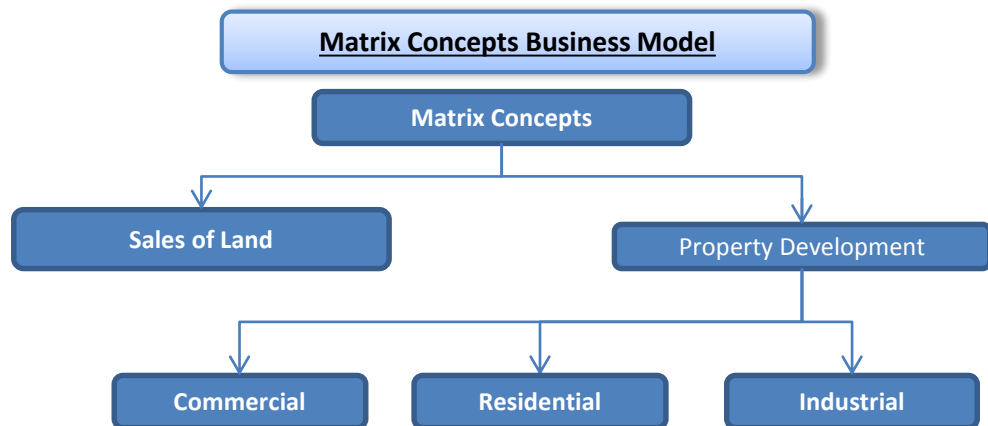
Mr. Louis Tan T: 06-7642 688 / 017-336 1595

E: louistan@mchb.com.my





APPENDIX

- Established in 1996, Matrix Concepts Holdings Berhad is a reputable Seremban-based property developer, focusing on development of residential, commercial and industrial properties



- Currently, the Group has two flagship township development projects in **Negeri Sembilan** and **Johor**

Bandar Sri Sendayan (BSS) @ Seremban	Taman Seri Impian (TSI) @ Kluang
	

- To date, the has built a strong track record by completing development projects worth RM2.4 bil GDV on approximately 1,900 acres of land in Negeri Sembilan and Johor



Vision

- Envisioned to be the innovative market leader in property development while diversifying in enhancing corporate values

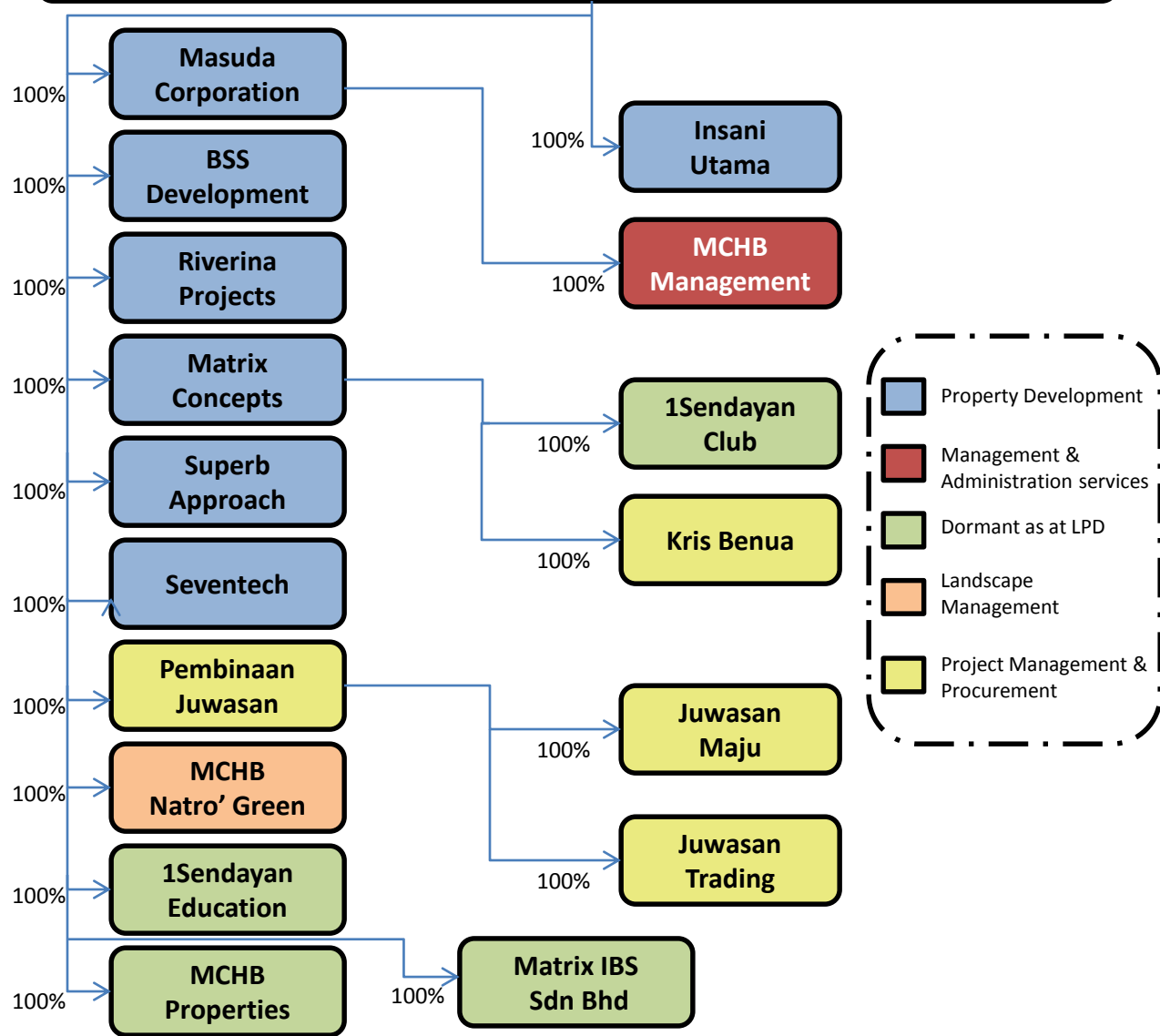
Mission

- Continuously striving to provide excellent customer service and meet customer needs for total value



BACKGROUND

Matrix Concepts Holdings Berhad



Group focused on property development for >15 years...while founder has clocked in excess of 30 years in the sector



CORPORATE STRUCTURE

Dato' Haji Mohamad Haslah bin Mohamad Amin (Non-Independent Non-Executive Chairman)

- 20 years of experience in both domestic and international financial industry, substantially with Maybank Group
- Graduated in 1975 from the Institute of Bankers, London, with a Diploma in Banking

Dato' Lee Tian Hock (Group Managing Director/ Chief Executive Officer)

- Founder of Matrix Concepts Group, he is responsible for the Group's business direction and overall strategies and policies
- Has approximately 30 years of experience in the property development industry and was involved in the development of Taman Rasah Jaya – then the largest housing scheme in Negeri Sembilan
- Graduated with a degree in Housing, Building and Planning from Universiti Sains Malaysia

Ho Kong Soon (Group Deputy Managing Director/ Chief Operating Officer)

- Responsible for the overall project management as well as overseeing daily operations of the Group
- Has approximately 20 years of experience and was involved in the development of the Allson Klana Resort Hotel, Kasturi Klana Park Condominium and Taman Semarak housing scheme in Negeri Sembilan
- Graduated with Bachelor of Engineering degree from University of Malaya

Dato' Firdaus Muhammad Rom bin Harun (Independent Non-Executive Director)

- 39 years of experience in the corporate sector and civil service
- Graduated with a certificate in Public Relations from the Institute of Public Relations, London, and also a Diploma in Marketing from the Chartered Institute of Marketing, UK.
- Currently the Political Secretary to the Menteri Besar of Negeri Sembilan

Rezal Zain bin Abdul Rashid (Independent Non-Executive Director)

- Has approximately 20 years of experience in audit, corporate finance, as well as enterprise building
- Member of the Malaysian Institute of Accountants and the Australian Society of Certified Practising Accountants (now known as CPA Australia)
- Graduated with Bachelor of Arts (Accounting) degree from University of Canberra

Dato' (Ir) Batumalai Ramasamy (Independent Non-Executive Director)

- Has 35 years of experience as an engineer in the Department of Irrigation and Drainage (DID) in various jurisdictions of KL, Kedah, Perak, Johor and Negeri Sembilan; overseeing, planning, designing, operations and management of all the irrigation and drainage areas
- Holds a Diploma in Civil Engineering from Universiti Teknologi Malaysia and a Bachelor of Science in Civil Engineering from the University of Aberdeen, Scotland

Led by a capable Board with vast property development and corporate experience...



1997

- Commenced operations as a property development company
- Began maiden property project, Tmn Bahau in Negeri Sembilan

1999

- 1st JV with Menteri Besar Incorporated (MBI) of Negeri Sembilan to develop Tmn Andalas on approx 39 acres of land
- Launched Phase 1 of Tmn Andalas with 90% units sold within 6 months

2004

- Acquired Seventech, a property development company to expand to Johor
- Commenced 1st Johor project with the development of Tmn Anggerik Tenggara

2005

- Entered JV with KKTNJB to undertake township development in TSI, Kluang, Johor
- Entered JV with MBI to develop 2nd flagship development project in BSS, Seremban
- Accredited with ISO 9001:2000 status

2006

- Begins development of TSI township development

2008

- Begins development of BSS with Nusari Bayu 1 (residential area) and Sendayan Metropark (commercial plots)

2009

- Upgraded to ISO 9001:2008 by BM TRADA Certification Ltd

2011

- Disposed piece of land (750 acres) to 1Malaysia Development Berhad for purpose of setting up new academia and training centre for the RMAF at BSS

2012

- Signed MOU with 6 foreign companies from Japan, Taiwan, Hong Kong and France for purchase of industrial lots at Sendayan Techvalley

2013

- Listed on the Main Market of Bursa Malaysia Securities Berhad on 28 May
- Expands BSS with purchase of 2 neighbouring lands at Labu & Rasah Kemayan for RM106.8 mil
- Makes maiden foray into Kuala Lumpur with purchase of 1.1 acre land nearby PWTC for RM43.6 mil

Unabated expansion since incorporation... Bandar Seri Sendayan set to be the Group's trajectory milestone



KEY ACHIEVEMENTS & MILESTONES



Established Track Record

>15 years experience; incl developing integrated township

Ability to launch new projects at higher prices

Experience in Joint Venture projects with State Governments

High Quality & Diverse Product Mix

Demonstrated in high take-up rates

Diverse product portfolio to mitigate risk

Strategic Location

BSS has high accessibility to key locations

Taman Seri Impian strategically located in Kluang

Sustainable & High-Impact Developments

BSS to benefit from high-impact Government and industrial developments

Ongoing and future projects have GDV of RM7.8 bil lasting till 2022

Experienced Management Team

Founder has approx 30 years of experience in the sector

Supported by a competent management team

Ability to market and complete projects on time

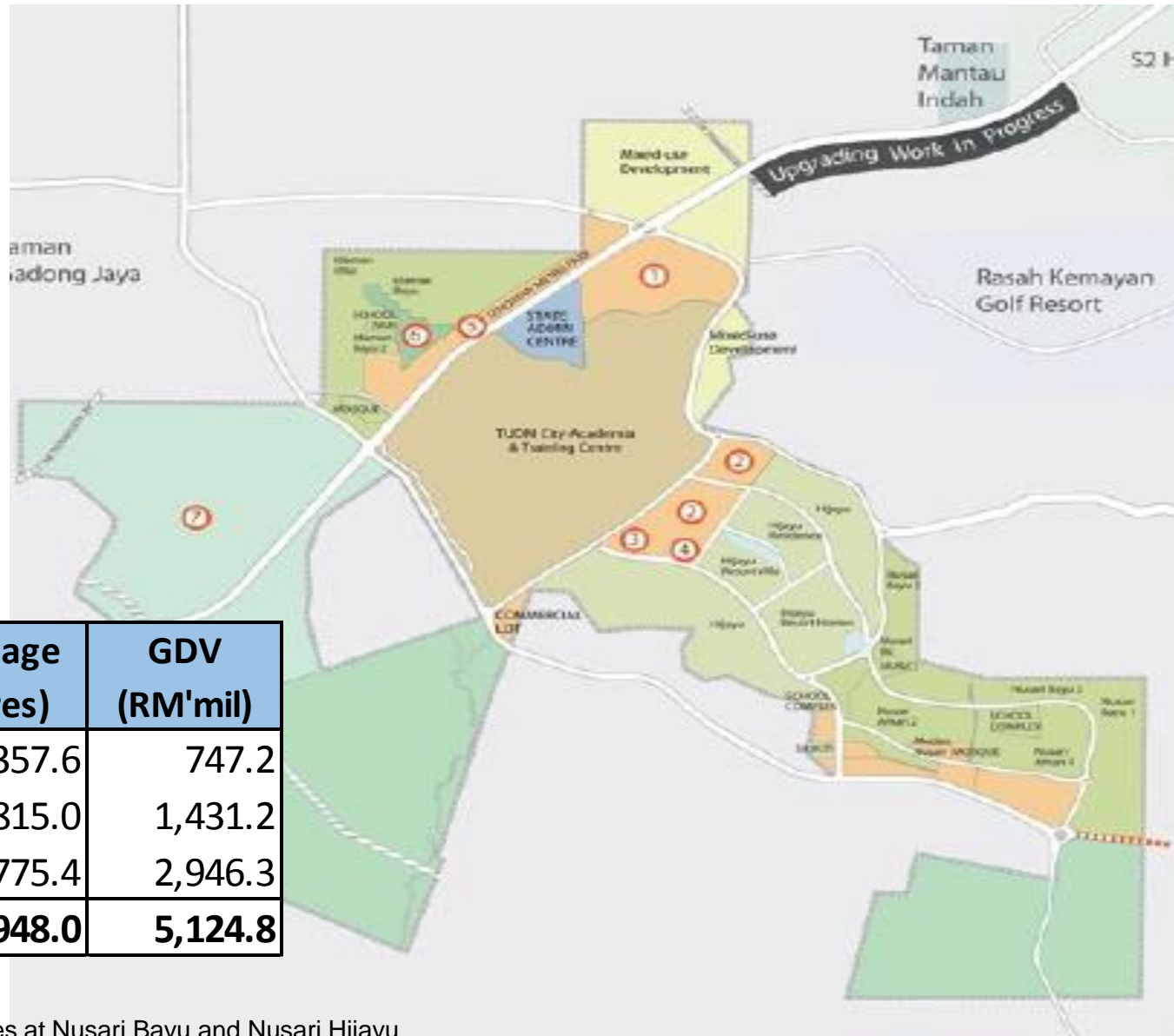
Matrix Concepts brand embodies >15 years of accumulated expertise and experience in township development...



COMPETITIVE ADVANTAGES & KEY STRENGTHS



*Kebanggaan di bumi ini
Pride of the land*



Bandar Sri Sendayan (incl. STV)	Acreage (acres)	GDV (RM'mil)
Completed	357.6	747.2
Ongoing*	815.0	1,431.2
Future	775.4	2,946.3
Total	1,948.0	5,124.8

*includes Clubhouse, STV & Sub Centres at Nusari Bayu and Nusari Hijayu



BANDAR SRI SENDAYAN PROJECTS



Taman Seri Impian	Acreage (acres)	GDV (RM' mil)
Completed	310.6	420.2
Ongoing	99.5	222.5
Future	227.5	693.2
Total	637.6	1,335.9



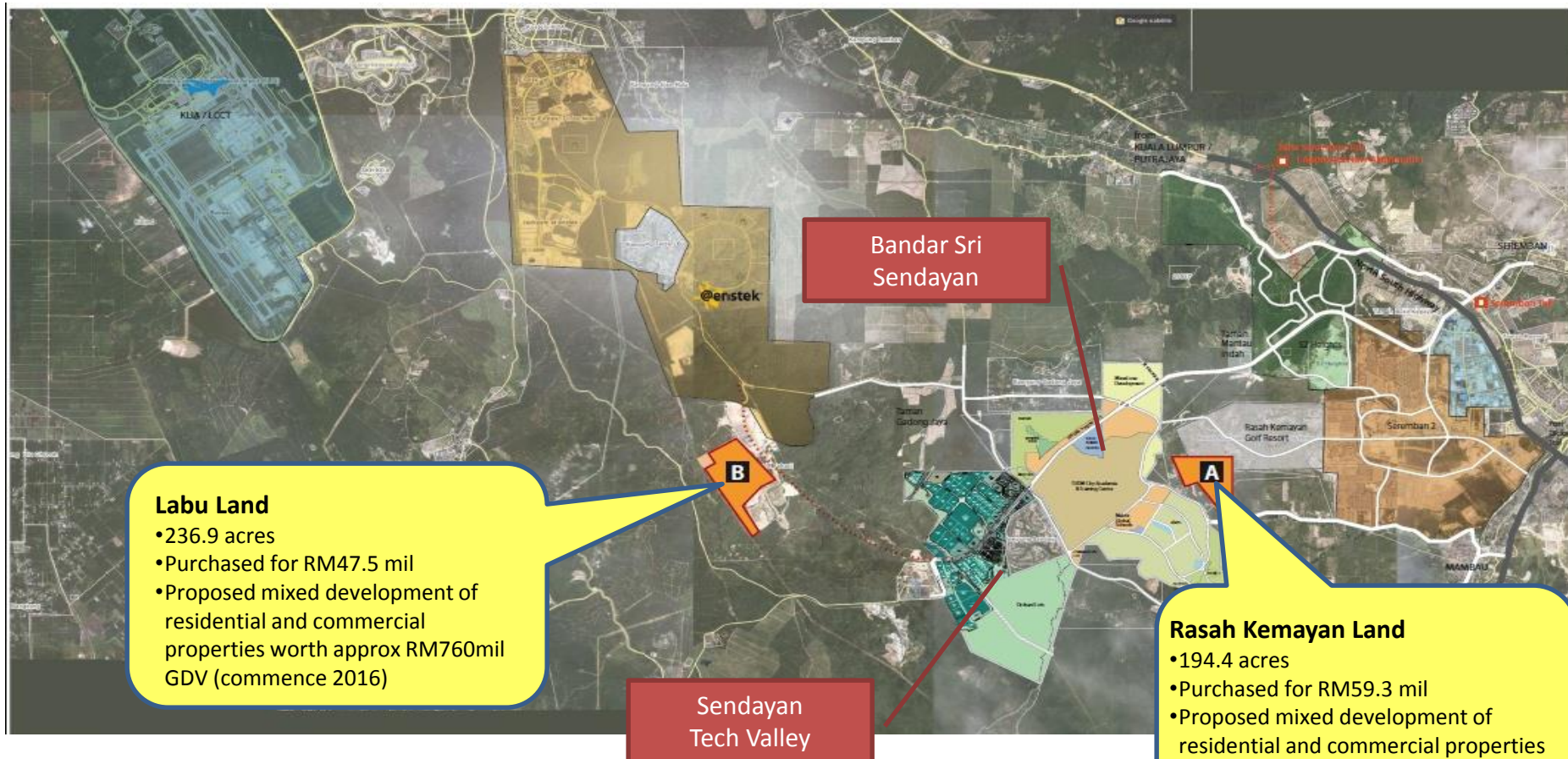
TAMAN SERI IMPIAN PROJECTS

Others	Acreage (acres)	GDV (RM'mil)
Completed	1,228.2	1,231.8
Ongoing	5.0	21.6
Future	343.0	1,100.4
Total	1,576.2	2,353.8



OTHER PROJECTS

- ❖ Purchased 2 pieces of land in July 2013, neighbouring BSS totalling 431 acres for RM106.8 mil (average price of RM6 psf)
- ❖ To launch RM1.6 bil GDV of mixed developments within 2-3 years
- ❖ Group's pipeline GDV for BSS increased to RM4.8 bil, to sustain till 2022



Project	Type	Site Area (acres)	No. of units	Take-up rate	Est. GDV (RM'mil)	Commenced	Completed
Nusari Bayu 1	SST	105.4	1,159	100%	113.2	2008	2010
Nusari Bayu 2A	SST	32.6	359	100%	42.4	2009	2011
Atiya	SSSD	1.4	18	100%	5.2	2010	2011
Idaman Bayu	SST	17.7	81	100%	13.2	2010	2011
	DST		97	100%	26.4		
Nusari Aman 1A	SST	15.5	236	100%	34.2	2010	2011
Nusari Aman 2A	SST	27.5	150	100%	25.1	2010	2011
	DST		91	100%	21.7		
	SSSD		6	100%	2.0		
	DSSD		14	100%	7.3		
	SSSO		46	100%	10.3		
	SSS		1	0%	1.0		
Cosmoxia	SSSD	2.7	36	100%	11.7	2010	2011
Sendayan MetroPark	Comm Lot	35.4	18	89%	47.1	2008	2010
Nusari Bayu 3 - Phase 1	SST	22.4	111	100%	20.8	2010	2012
	DST		150	100%	41.8		
Nusari Bayu 3 - Phase 2	SST	20.9	69	100%	15.1	2011	2013
	DST		150	100%	46.6		
	DSSO		25	100%	12.0		
Nusari Aman 1B	SST	38.2	341	100%	60.0	2011	2013
	DST		174	100%	43.1		
Metro Park Shop 1A	DSSO	2.5	29	100%	13.9	2011	2013
	TSSO		9	100%	6.0		
Nusari Aman 2	DST	35.4	350	100%	101.4	2011	2013
	SST		122	100%	25.8		
	TOTAL	357.6	3,842	99.9%	747.2		



BSS COMPLETED PROJECTS (as at 31 Dec 2013)

Project	Type	Site Area (acres)	No. of units	Take-up rate	Est. GDV (RM'mil)	Unbilled Sales (RM'mil)	Commenced	Completed
Nusari Aman 2D	DST	16.5	128	100%	46.4	15.7	2012	Q1 2014
	SSSD		18	100%	7.8			
Nusari Aman 3A	DST	17.2	102	100%	31.6		2012	Q3 2014
	SST		37	100%	9.0			
Idaman Bayu 2	DST	4.8	56	100%	23.6	3.3	2012	2014
Nusari Bayu 2B	DST	8.1	80	100%	24.4	10.2	2012	2014
	SSSD		10	100%	4.7			
Hijayu 1B	DST	21.5	154	100%	57.8	35.3	2012	2014
	SST		75	98.7%	19.5			
Hijayu 3D	DST	43.5	534	100%	192.5	113.6	2012	2014
Hijayu 1A (Phase 1)	DST	30.2	299	100%	136.1	110.9	2013	2015
1Sendayan Clubhouse	Club	6.3	1	0%	50.0	n/a	2012	2014
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	
	TOTAL	176.2	1,500	99.5%	645.4	289.0		

Unbilled sales excluding RM0.25 mil from Nusari Aman 2 and RM104.799 mil from STV
Total GDV and Site Area also excludes STV



BSS ONGOING PROJECTS (as at 31 Dec 2013)

Project	Type	Site Area (acres)	No. of units	Est. GDV (RM'mil)	Commenced	Completed
Sendayan Merchant Square 1	DSSO	29.4	154	202.2	2015	2017
	Comm Lot		3	10.0		
Hijayu 1A (Phase 2)	DST	37.8	367	168.0	2014	2015
Hijayu 3A	DST	52.1	589	237.0	2014	2016
Hijayu 3B	DST	32.5	334	140.3	2015	2017
Hijayu 3C	DST	38.4	394	153.7	2015	2017
Hijayu (Resort Homes)	DSSD	85.1	200	160.0	2015	2018
	DST		308	154.0		
Hijayu (Resort Villa)	DSB	49.5	102	157.8	2015	2018
	BL		1	4.0		
Hijayu (Residence)	DSB	56.0	67	120.6	2015	2018
	BL		6	18.8		
Sendayan Merchant Square 2	DSSO	49.9	149	223.5	2016	2018
	Comm Lot		4	40.0		
1Sendayan Clubhouse	Comm Lot	19.0	1	2.7	2013	2015
	Institute		1	50.0		
Idaman Yu 1	DST	44.5	235	112.8	2015	2017
	SST		150	42.0		
	DSSO		17	13.6		
	Comm Lot		1	1.5		
Idaman Yu 2	DST	101.7	878	491.7	2016	2018
	DSSO		21	21.0		
	Comm Lot		1	3.0		
Sendayan Metropark 1B	DSSO	2.5	28	42.0	2015	2017
	TSSO		4	7.2		
Sendayan Metropark 2	DSSO	15.0	150	240.0	2016	2018
Sub Centre @ Sendayan Tech Valley 1A	DSSO	46.4	32	38.4	2016	2018
	Comm Lot		1	1.7		
	DSSDF		30	30.0		
	DSTF		84	58.8		
Sendayan Icon Park	Icon City	116.4	1	0.0	n/a	n/a
TOTAL		776.1	4,313	2,946.3		



BSS FUTURE PROJECTS (as at 31 Dec 2013)

Project	Type	Site Area (acres)	No. of units	Take-up rate	Est. GDV (RM'mil)	Commenced	Completed
Taman Seri Impian 1	SST	51.1	487	100%	38.8	2006	2008
Impiana Avenue 1	DSSO	2.8	33	100%	7.1	2006	2009
Taman Seri Impian 2 (Parcel 1)	SST	80.2	857	100%	83.4	2007	2009
	DST		50	100%	7.8		
Taman Seri Impian 2 (Parcel 2)	SST	38.4	247	100%	28.3	2007	2010
	DST		99	100%	17.0		
Taman Seri Impian 3 (Impiana Garden 1)	SST	26.9	242	100%	28.3	2009	2010
Taman Seri Impian 3 (Impiana Garden 2)	SST	17.9	161	100%	21.6	2010	2011
Taman Seri Impian 3 (Impiana Garden 2 - Modena)	SST	21.6	194	100%	31.8	2010	2011
Impiana Avenue 2	DSSO	3.3	36	100%	10.9	2010	2011
Impiana Villa 1	SSB	26.1	96	99%	33.1	2010	2012
	DSB		65	98%	32.0		
Taman Seri Impian 4 (Impian Casa 1)	SST	42.3	329	100%	47.6	2010	2013
	DST		136	100%	32.5		
	TOTAL	310.6	3,032	99.9%	420.2		



TSI COMPLETED PROJECTS (as at 31 Dec 2013)

Project	Type	Site Area (acres)	No. of units	Take-up rate	Est. GDV (RM'mil)	Unbilled Sales (RM'mil)	Commenced	Completion
Impiana Casa 2	DST	32.5	137	100%	38.8	5.4	2012	2014
	SST		151	100%	28.7			
Impiana Bayu 1	DST	67.0	363	36%	110.0	28.6	2013	2015
	SST		240	38%	45.0			
TOTAL		99.5	891	57.4%	222.5	34.0		



Impiana Casa 2



Impiana Bayu

Project	Type	Site Area (acres)	No. of units	Est. GDV (RM'mil)	Commenced	Completed
Impiana Avenue 3 I	DSSO	1.0	26	14	2014	2015
Impiana Avenue 3 II	DSSO	2.3	60	19.2	2014	2015
Impiana Villa 2	DSSO	23.7	54	48.6	2014	2017
	DSSD		74	37.0		
Impiana Bayu 2	DST	100.0	215	68.8	2015	2016
	SST		220	44.0		
	DSSO		94	n/a	tba	tba
	DST		209	n/a		
	Comm Lot		1	n/a		
	Stall		1	n/a		
Impiana Villa 3	DSSD	21.4	166	79.7	2015	2017
Impiana Avenue 4	DSSO	2.8	75	26.3	2015	2016
Impiana Avenue 5	DSSO	2.4	51	21.4	2015	2017
Impiana Avenue 6	DSSO	2.7	73	29.2	2016	2017
Impiana Avenue 7	DSSO	39.6	416	222.2	2016	2019
	TSSO		92	82.8		
	Comm Lot		1	n/a	tba	tba
	Petrol Land		2	n/a	tba	tba
Taman Seri Impian 2	DST	11.8	280	n/a	tba	tba
Impiana Casa (Stage 2)	Stall	19.8	1	n/a	tba	tba
	DST		161	n/a		
	TOTAL	227.5	2,272	693.2		



TSI FUTURE PROJECTS (as at 31 Dec 2013)

Project	Type of Units	Acreage	No. of Units	GDV (RM'mil)	Est. Commencement
Lobak Commercial Centre (Phase 2)	SSO & CL	2.1	16	29.3	Q3 2014
Third 9 Residence	DST, DSSD, & DSB	41.8	217	144.7	Q4 2014
Lobak Commercial Centre (Phase 3)	n/a	4.5	n/a	n/a	n/a
Kota Gadong Perdana	SST & DST	294.6	3,632	926.4	Q1 2016
	Total	343.0	3,865	1,100.4	



FUTURE PROJECTS: OTHERS (as at 31 Dec 2013)

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

**GLOSSARY**