MATRIX CONCEPTS

Bonus Issue 2.0!

Cum-Price/Ex-Price: RM3.16/RM2.71

Cum-TP/Ex-TP: RM3.05/RM2.62

MARKET PERFORM

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News

Yesterday, MATRIX proposed a bonus issue of shares with a ratio of 1 bonus shares for every 6 shares held, and also bonus issue of free warrants on the basis of 1 free warrant for every 6 shares held.

Comments

- We are positive with MATRIX's proposed 1-for-6 bonus issue of shares and 1-for-6 bonus issue of free warrants corporate exercise, as this would further reward its existing shareholders at the same time increase its liquidity. To recap, this would be MATRIX's second round of bonus issue since its listing, the first round being the 1-for-2 bonus issue which was proposed exactly 1 year ago (Apr-14).
- Pending Bursa and shareholders approvals, the proposed bonus issue of shares ares and fr is ts corporate is expected to be complete by 2H15. Post bonus issue, we would expect its share base to increase by 17% to 533.3m shares. Hence, the current share price would be adjusted from RM3.16 to RM2.71, while our Target Price will also be adjusted accordingly from RM3.05 to RM2.62.
- Note that the free warrants exercise price has not been set. Assuming the Ex-Price of the warrant is based on a 20% premium to the last price, our FD RNAV would be reduced to RM3.68 from RM3.74 (post-bonus). However, we opt to keep our valuations unchanged for now pending the warrants price

Outlook

- We are expecting more landbanking newsflow from MATRIX as we believe that the company is still actively scouting for landbank replenishments, especially industrial landbanks closer to its existing development, i.e. Sendayan Tech Valley
- In terms of launches, management are still committed to launch RM1.1b worth of projects in FY15 consists of residential and products, al products i.e. Bandar Sri Sendayan, (GDV: RM670m), Taman Seri Impian (GDV: RM206m), Residency SIGC (GDV: RM229m). Out of the RM1.1b launches, approximately 58% are made up of residential products priced close to RM500.0k per unit excluding industrial land sales.

Forecast

No changes to our FY15-16E earnings.

Rating

Downgrade to MARKET PERFORM

Valuation

While we are positive with the proposed corporate exercise, we are downgrading MATRIX to MARKET PERFORM (previously, OUTPERFORM) with an unchanged Target Price of RM3.05 (ex-bonus, RM2.62). We believe it would be a good time to topslice given the sharp increase in share price by 15.7% over the last 11 days. At current prices, it's FY15-16E PER is 7.5x vs. mid-cap peers 6.0x-5.5x while net dividend yields of 6.0% is just a slight premium to its peer's average of 5.5%. Note that our applied FD RNAV discount of 30% for MATRIX is also one of thinnest within our coverage (range:30%-72%, average:53%). Despite the downgrade in call, we still like MATRIX for its light balance sheet and affordable housing/industrial property positioning and we will review our call when valuations are more compelling, if there are new catalysts and of course, changes in sector dynamics.

Risks to Our Call

- Weaker-than-expected property sales.
- Higher-than-expected sales and administrative costs.
- Negative real estate policies.
- Tighter lending environments.

Share Price Per	forma	nce			
3.40					
3.20	M	M			
3.00	~	1	A.u		ا
2.80		Y.	" L		Y
2.60		•	- 7		
2.40			V		
2.20			•		
sprid porth	AUG LA	OCTAIN	dec.y	feld is	k 01.75
KLCI				1,8	340.13
YTD KLCI chg					4.5%
YTD stock price ch	a				17.6%

Stock Information	Stoc	k l	Inf	orr	mati	ion
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Bloomberg Ticker	MCH MK Equity
Market Cap (RM m)	1,458.1
Issued shares	461.4
52-week range (H)	3.31
52-week range (L)	2.19
3-mth avg daily vol:	525,398
Free Float	63%
Beta	1.0

Major Shareholders

TIAN HOCK LEE	16.4%
SHINING TERM SDN BHD	15.8%
SUPREME INTEREST SDN	5.0%

Summary Earnings Table

FYE Dec (RM m)	2014A	2015E	2016E
Turnover	598	627	639
EBIT	246	257	258
PBT	245	257	258
Net Profit (NP)	183	190	191
Consensus (CNP)	n.a.	197	220
Earnings Revision	n.a.	n.a.	n.a.
EPS (sen)	40.4	42.1	42.2
EPS growth (%)	19%	4%	0%
NDPS (sen)	17.4	18.9	19.0
BV/Share (RM)	1.52	1.75	1.98
PER (x)	7.8	7.5	7.5
Price/BV (x)	2.08	1.81	1.59
Net Gearing (x)	0.0	0.0	0.0
Dividend Yield (%)	5.5	6.0	6.0

	Stake	Remaining GDV***	Remaining Net	Start of	Assumed	WACC (%)	NPV (RM m)
		(RM'm)	Profit*** (RM'm)	DCF	durations (years)		***
On-going Projects							
3SS	100%	770	162	2,013	2	10%	120
STV 1&2	100%	786	165	2,013	3	10%	150
SI	100%	223	47	2,013	1	10%	35
aman Desa Port Dickson	100%	6	1	2,013	2	10%	1
obak Commerical Centre	100%	16	3	2,013	3	10%	3
Phase 1)							
Inbilled sales	100%	593	124	2,013	2	10%	108
ripeline Projects							
SS	100%	4,771	1,013	2,014	8	10%	526
SI	100%	891	187	2,014	8	10%	97
ota Gadong Perdana	100%	926	195	2,016	3	10%	108
hird 9 Residence	100%	145	30	2,014	2	10%	21
obak Commercial Centre	100%	29	6	2,013	4	10%	4
abu Land	100%	760	160	2,015	4	10%	85
Rasah Kemayan Land	100%	800	168	2,016	3	10%	85
(L land (near PWTC)	100%	250	53	2,014	4	10%	36
endayan Tech Park	100%	170	36	0	3	10%	27
griculture land for future	100%	110	23	0	3	10%	14
dustrial use (STV3) eplenish	100%	1,720	335		10	10%	137
** after shareholding							
Other lands		NBV (RM'm)	NBV (RM psf)		Market Price	Market Price	Market Valu
rtiici idiids		NBV (Kill III)	NDV (Nii psi)		(RM'm)	(RM psf)	RM'm)
ot No. 769, Mukim Pasir	100%	2	2		· · · · · · · · · · · · · · · · · · ·		2
	100%	2	2		3	3	2
anjang, Port Dickson		_				_	_
ot No. 847, Mukim Pasir	100%	0	1		3	5	3
Panjang, Port Dickson							
Revised Asset Value							1,561
Shareholder's equity (as at							540
30 June 2013)							
RNAV							2,101
RNAV per share (RM)							MYR 4.60
lo of paid-up shares ('m)							457.1
io oi paid-up silales (III)							457.1
ilution impact on RNAV*							66.2
iluted RNAV per share							MYR 4.36
RM)*							
Diluted No of shares ('m)*							496.8
6 Discount to RNAV							30%
ARGET PRICE							MYR 3.05

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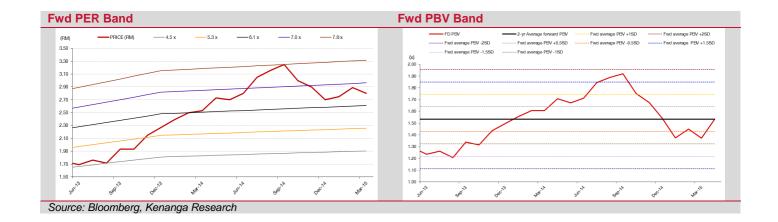
Pre-Bonus Issue

Revenue	Income Statement						Financial Data & Ratios					
EBITDA 146 211 249 260 261 Turnover (%) 2-7% 26% 4% 5% 2' Depretaition -2 -3 3 -3 -3 -3 3 EIDTA (%) 34% 45% 18% 4% 15' Operating Profit 144 209 246 257 258 Operating Profit (%) 34% 45% 18% 4% 11' Interest Exp -1 1 -1 -2 2 1 -1 PBT (%) 34% 45% 18% 4% 15' PBT 143 207 245 257 258 Core Net Profit (%) 49% 48% 19% 4% 17' Taxation -39 54 -62 -66 -67' Interest 0 0 0 0 0 0 0 0 Profitability Net Profit 103 153 183 190 191 Operating Margin 32% 37% 42% 41% 41% 40' Balance Sheet	FY Dec (RM'm)	2012A	2013A	2014A	2015E	2016E	FY Dec (RM'm)	2012A	2013A	2014A	2015E	2016E
Depreciation -2 -3 -3 -3 -3 -3 -3 -3												
Operating Profit												2%
Inferest Exp							()					1%
PBT												1%
Taxation	Interest Exp	•	•		•	-						1%
Minority Interest 0							Core Net Profit (%)	49%	48%	19%	4%	0%
Net Profit 103 153 183 190 191 EBITDA Margin 32% 37% 42% 41% 41° Core Net Profit 103 153 183 190 191 Operating Margin 32% 36% 41% 41% 40° Department Margin 31° 36% 41° 41° 40° 40° EBITDA Margin 31° 36% 41° 41° 41° 41° 41° 40° EBITDA Margin 31° 36% 41° 41° 41° 41° 41° 41° 41° 41° 41° 41°												
Core Net Profit	Minority Interest											
PBT Margin 31% 36% 41% 41% 40%	Net Profit						EBITDA Margin					41%
Core Net Margin 23% 27% 31% 30%	Core Net Profit	103	153	183	190	191	Operating Margin	32%	36%	41%	41%	40%
FY Dec (RM'm) 2012A 2013A 2014A 2015E 2016E Effective Tax Rate Assets							PBT Margin	31%	36%	41%	41%	40%
Fixed Assets 22 12 184 184 284 ROA 17% 19% 19% 19% 18% 17% Intangible Assets 0 0 0 0 0 0 0 0 ROE 29% 30% 29% 26% 23% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10	Balance Sheet						Core Net Margin	23%	27%	31%	30%	30%
Fixed Assets 22 12 184 184 284 ROA 17% 19% 19% 19% 18% 17% Intangible Assets 0 0 0 0 0 0 0 0 ROE 29% 30% 29% 26% 23% 10% 10% 10% 10% 10% 10% 10% 10% 10% 10	FY Dec (RM'm)	2012A	2013A	2014A	2015E	2016E	Effective Tax Rate	28%	25%	26%	26%	26%
Intangible Assets 0	Fixed Assets				184	284	ROA	17%	19%	19%	18%	17%
Inventories 2 2 2 2 2 2 2 2 2	Intangible Assets	0	0	0	0	0	ROE	29%	30%	29%	26%	23%
Cash 86 116 97 119 119 Net Margin (%) 23% 27% 31% 30% 30% 30% Total Assets 707 900 996 1,092 1,204 Leverage Factor (x) 1.5 1.6 1.5 1.4 1. ROE (%) 29% 30% 29% 26% 23% 26% 23% 25% 25% 26% 23% 25% 25% 26% 23% 25% 25% 25% 25% 25% 25% 25% 25% 25% 25	Inventories				2	2						
Cash 86 116 97 119 119 Net Margin (%) 23% 27% 31% 30% 30% 30% Total Assets 707 900 996 1,092 1,204 Leverage Factor (x) 1.5 1.6 1.5 1.4 1. ROE (%) 29% 30% 29% 26% 23% 26% 23% 25% 25% 26% 23% 25% 25% 26% 23% 25% 25% 25% 25% 25% 25% 25% 25% 25% 25	Receivables	135	141	79	83	85	DuPont Analysis					
Total Assets 707 900 996 1,092 1,204 Leverage Factor (x) 1.5 1.6 1.5 1.4 1.8 ROE (%) 29% 30% 29% 26% 23% 23% 29% 26% 23% 25% 25% 26% 23% 25% 25% 25% 25% 25% 25% 25% 25% 25% 25	Cash		116					23%	27%	31%	30%	30%
Payables 211 246 196 202 208 ST Borrowings 4 4 4 35 42 44 Other ST Liability 12 52 36 19 19 Leverage LT Borrowings 7 15 36 36 36 Debt/Asset (x) 0.0 0.1 0.1 0.1 0.1 0.0 Other LT Liability 0 0 0 0 0 0 Debt/Equity (x) 0.0 0.1 0.1 0.1 0.1 0.0 Minorities Int. 0 0 0 0 0 0 0 (Net Cash)/Debt -75.6 -96.7 -25.6 -41.2 -38. Net Assets 473 552 686 791 895 Net Debt/Equity (x) -0.2 -0.1 0.0 0.0 0.0 Share Capital 300 301 457 457 457 Valuations Reserves 0 1 7 7 7 7 FEPS (sen) 22.9 33.8 40.4 42.1 42. Equity 473 552 686 791 895 NDPS (sen) 5.7 30.4 17.4 18.9 19. BYPS (RM) 1.05 1.22 1.52 1.75 1.9 BYPS (RM) 3.02 2.58 2.08 1.81 1.5 Investing CF -20 199 59 150 186 PBV (x) 3.02 2.58 2.08 1.81 1.5 Investing CF 105 -87 -53 -84 -85 Change In Cash 71 -31 -47 25 1	Total Assets	707	900	996	1.092	1.204		1.5	1.6	1.5		1.3
Payables 211 246 196 202 208 ST Borrowings 4 4 4 35 42 44 Cherry ST Liability 12 52 36 19 19 Leverage LT Borrowings 7 15 36 36 36 Debt/Asset (x) 0.0 0.1 0.1 0.1 0.1 0.0 Other LT Liability 0 0 0 0 0 0 Debt/Equity (x) 0.0 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1					,	, -		29%	30%	29%	26%	23%
ST Borrowings 4 4 35 42 44 Other ST Liability 12 52 36 19 19 Leverage LT Borrowings 7 15 36 36 36 Debt/Asset (x) 0.0 0.1 0.1 0.1 0.1 0.0 Other LT Liability 0 0 0 0 0 0 0.0 0.0 0.0 0.1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 <t< td=""><td>Pavables</td><td>211</td><td>246</td><td>196</td><td>202</td><td>208</td><td>(,</td><td></td><td></td><td></td><td></td><td></td></t<>	Pavables	211	246	196	202	208	(,					
Other ST Liability 12 52 36 19 19 Leverage LT Borrowings 7 15 36 36 36 Debt/Asset (x) 0.0 0.1 0.0	ST Borrowings	4	4		42							
LT Borrowings 7 15 36 36 36 36 Debt/Asset (x) 0.0 0.1 0.1 0.1 0.1 0.0 Other LT Liability 0 0 0 0 0 0 0 Debt/Equity (x) 0.0 0.1 0.1 0.1 0.1 0. Minorities Int. 0 0 0 0 0 0 0 (Net Cash)/Debt -75.6 -96.7 -25.6 -41.2 -38. Net Assets 473 552 686 791 895 Net Debt/Equity (x) -0.2 -0.1 0.0 0.0 0.0 0.0 Share Capital 300 301 457 457 457 Valuations Reserves 0 1 7 7 7 7 7 EPS (sen) 22.9 33.8 40.4 42.1 42. Equity 473 552 686 791 895 NDPS (sen) 5.7 30.4 17.4 18.9 19. BVPS (RM) 1.05 1.22 1.52 1.75 1.9 BVPS (RM) 1.05 1.22 1.52 1.75 1.9 BVPS (RM) 1.05 1.22 1.52 1.75 1.9 EPS (x) 13.79 9.34 7.82 7.51 7.4 FY Dec (RM'm) 2012A 2013A 2014A 2015E 2016E N. Div. Yield (%) 1.8 9.6 5.5 6.0 6.0 Operating CF -20 199 59 150 186 PBV (x) 3.02 2.58 2.08 1.81 1.5 Investing CF -13 -143 -53 -42 -100 EV/EBITDA (x) 0.0 6.5 5.6 5.3 5. Change In Cash 71 -31 -47 25 1			52	36	19	19	Leverage					
Other LT Liability 0 0 0 0 0 0 0 Debt/Equity (x) 0.0 0.1 0.2 -3.8 40.2 -1.2 -3.8 40.2 -4.2 -8.8 1.2 1.2 0.0								0.0	0.1	0.1	0.1	0.1
Minorities Int. 0 0 0 0 0 0 0 0 (Net Cash)/Debt -75.6 -96.7 -25.6 -41.2 -38. Net Assets 473 552 686 791 895 Net Debt/Equity (x) -0.2 -0.1 0.0 0.0 0.0 Share Capital 300 301 457 457 457 Valuations Reserves 0 1 7 7 7 7 895 (sen) 22.9 33.8 40.4 42.1 42. Equity 473 552 686 791 895 NDPS (sen) 5.7 30.4 17.4 18.9 19. BVPS (RM) 1.05 1.22 1.52 1.75 1.9 BVPS (RM) 1.05 1.22 1.52 1.75 1.9 PER (x) 13.79 9.34 7.82 7.51 7.4 FY Dec (RM'm) 2012A 2013A 2014A 2015E 2016E N. Div. Yield (%) 1.8 9.6 5.5 6.0 6. Operating CF -20 199 59 150 186 PBV (x) 3.02 2.58 2.08 1.81 1.5 Investing CF -13 -143 -53 -42 -100 EV/EBITDA (x) 0.0 6.5 5.6 5.3 5. Change In Cash 71 -31 -47 25 1												0.1
Net Assets 473 552 686 791 895 Net Debt/Equity (x) -0.2 -0.1 0.0 0.0 0.0 Share Capital 300 301 457 457 Valuations Reserves 0 1 7 7 7 EPS (sen) 22.9 33.8 40.4 42.1 42. Equity 473 552 686 791 895 NDPS (sen) 5.7 30.4 17.4 18.9 19. Equity 473 552 686 791 895 NDPS (sen) 5.7 30.4 17.4 18.9 19. Equity 473 552 686 791 895 NDPS (sen) 5.7 30.4 17.4 18.9 19. Equity 473 2014A 2015E 2016E N. Div. Yield (%) 1.8 9.6 5.5 6.0 6. Cashflow Statement -20 199 59 150 186 PBV (x)	Minorities Int.	0	0	0	0	0		-75.6	-96.7	-25.6	-41.2	-38.4
Share Capital 300 301 457 457 457 Valuations Reserves 0 1 7 7 7 7 EPS (sen) 22.9 33.8 40.4 42.1 42. Equity 473 552 686 791 895 NDPS (sen) 5.7 30.4 17.4 18.9 19. BVPS (RM) 1.05 1.22 1.52 1.75 1.9 BVPS (RM) 13.79 9.34 7.82 7.51 7.4 FY Dec (RM'm) 2012A 2013A 2014A 2015E 2016E N. Div. Yield (%) 1.8 9.6 5.5 6.0 6. Operating CF -20 199 59 150 186 PBV (x) 3.02 2.58 2.08 1.81 1.5 Investing CF -13 -143 -53 -42 -100 EV/EBITDA (x) 0.0 6.5 5.6 5.3 5. Change In Cash 71 -31 -47 25 1	Net Assets	473	552	686	791	895						0.0
Reserves 0 1 7 7 7 7 EPS (sen) 22.9 33.8 40.4 42.1 42. Equity 473 552 686 791 895 NDPS (sen) 5.7 30.4 17.4 18.9 19. BVPS (RM) 1.05 1.22 1.52 1.75 1.9 BVPS (RM) 1.05 1.22 1.52 1.75 1.9 PER (x) 13.79 9.34 7.82 7.51 7.4 PER (x) 13.79							(,					
Equity 473 552 686 791 895 NDPS (sen) BVPS (RM) 5.7 30.4 17.4 18.9 19.0 Cashflow Statement PER (x) 1.05 1.22 1.52 1.75 1.9 FY Dec (RM'm) 2012A 2013A 2014A 2015E 2016E N. Div. Yield (%) 1.8 9.6 5.5 6.0 6. Operating CF -20 199 59 150 186 PBV (x) 3.02 2.58 2.08 1.81 1.5 Investing CF -13 -143 -53 -42 -100 EV/EBITDA (x) 0.0 6.5 5.6 5.3 5. Financing CF 105 -87 -53 -84 -85 Change In Cash 71 -31 -47 25 1	Share Capital	300	301	457	457	457	Valuations					
Cashflow Statement BVPS (RM) 1.05 1.22 1.52 1.75 1.9 FY Dec (RM'm) 2012A 2013A 2014A 2015E 2016E N. Div. Yield (%) 1.8 9.6 5.5 6.0 6. Operating CF -20 199 59 150 186 PBV (x) 3.02 2.58 2.08 1.81 1.5 Investing CF -13 -143 -53 -42 -100 EV/EBITDA (x) 0.0 6.5 5.6 5.3 5. Financing CF 105 -87 -53 -84 -85 -84 -85 Change In Cash 71 -31 -47 25 1 1 -47 25 1	Reserves	0	1	7	7	7	EPS (sen)	22.9	33.8	40.4	42.1	42.2
Cashflow Statement PER (x) 13.79 9.34 7.82 7.51 7.4 FY Dec (RM'm) 2012A 2013A 2014A 2015E 2016E N. Div. Yield (%) 1.8 9.6 5.5 6.0 6. Operating CF -20 199 59 150 186 PBV (x) 3.02 2.58 2.08 1.81 1.5 Investing CF -13 -143 -53 -42 -100 EV/EBITDA (x) 0.0 6.5 5.6 5.3 5. Financing CF 105 -87 -53 -84 -85 Change In Cash 71 -31 -47 25 1	Equity	473	552	686	791	895	NDPS (sen)	5.7	30.4	17.4	18.9	19.0
Cashflow Statement PER (x) 13.79 9.34 7.82 7.51 7.4 FY Dec (RM'm) 2012A 2013A 2014A 2015E 2016E N. Div. Yield (%) 1.8 9.6 5.5 6.0 6. Operating CF -20 199 59 150 186 PBV (x) 3.02 2.58 2.08 1.81 1.5 Investing CF -13 -143 -53 -42 -100 EV/EBITDA (x) 0.0 6.5 5.6 5.3 5. Financing CF 105 -87 -53 -84 -85 Change In Cash 71 -31 -47 25 1	• •						BVPS (RM)	1.05	1.22	1.52	1.75	1.98
FY Dec (RM'm) 2012A 2013A 2014A 2015E 2016E N. Div. Yield (%) 1.8 9.6 5.5 6.0 6. Operating CF -20 199 59 150 186 PBV (x) 3.02 2.58 2.08 1.81 1.5 Investing CF -13 -143 -53 -42 -100 EV/EBITDA (x) 0.0 6.5 5.6 5.3 5. Financing CF 105 -87 -53 -84 -85 Change In Cash 71 -31 -47 25 1	Cashflow Statement							13.79	9.34	7.82	7.51	7.49
Operating CF -20 199 59 150 186 PBV (x) 3.02 2.58 2.08 1.81 1.5 Investing CF -13 -143 -53 -42 -100 EV/EBITDA (x) 0.0 6.5 5.6 5.3 5. Financing CF 105 -87 -53 -84 -85 Change In Cash 71 -31 -47 25 1	FY Dec (RM'm)	2012A	2013A	2014A	2015E	2016E		1.8	9.6	5.5	6.0	6.0
Investing CF -13 -143 -53 -42 -100 EV/EBÍTDA (x) 0.0 6.5 5.6 5.3 5. Financing CF 105 -87 -53 -84 -85 Change In Cash 71 -31 -47 25 1												1.59
Financing CF 105 -87 -53 -84 -85 Change In Cash 71 -31 -47 25 1												5.3
Change In Cash 71 -31 -47 25 1							,,					0
3 1.0						•						
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Post-Bonus Issue

Income Statement						Financial Data & Ratios	3				
FY Dec (RM'm)	2012A	2013A	2014A	2015E	2016E	FY Dec (RM'm)	2012A	2013A	2014A	2015E	2016E
Revenue	456	575	598	627	639	Growth					
EBITDA	146	211	249	260	261	Turnover (%)	-27%	26%	4%	5%	2%
Depreciation	-2	-3	-3	-3	-3	EBITDA (%)	34%	45%	18%	4%	1%
Operating Profit	144	209	246	257	258	Operating Profit (%)	34%	45%	18%	4%	1%
Interest Exp	-1	-1	-2	-1	-1	PBT (%)	34%	45%	18%	5%	1%
PBT	143	207	245	257	258	Core Net Profit (%)	49%	48%	19%	4%	0%
Taxation	-39	-54	-62	-66	-67						
Minority Interest	0	0	0	0	0	Profitability					
Net Profit	103	153	183	190	191	EBITDA Margin	32%	37%	42%	41%	41%
Core Net Profit	103	153	183	190	191	Operating Margin	32%	36%	41%	41%	40%
						PBT Margin	31%	36%	41%	41%	40%
Balance Sheet						Core Net Margin	23%	27%	31%	30%	30%
FY Dec (RM'm)	2012A	2013A	2014A	2015E	2016E	Effective Tax Rate	28%	25%	26%	26%	26%
Fixed Assets	22	12	184	184	284	ROA	17%	19%	19%	18%	17%
Intangible Assets	0	0	0	0	0	ROE	29%	30%	29%	26%	23%
Inventories	2	2	2	2	2						
Receivables	135	141	79	83	85	DuPont Analysis					
Cash	86	116	97	119	119	Net Margin (%)	23%	27%	31%	30%	30%
Total Assets	707	900	996	1,092	1,204	Leverage Factor (x)	1.5	1.6	1.5	1.4	1.3
						ROE (%)	29%	30%	29%	26%	23%
Payables	211	246	196	202	208	` ,					
ST Borrowings	4	4	35	42	44						
Other ST Liability	12	52	36	19	19	Leverage					
LT Borrowings	7	15	36	36	36	Debt/Asset (x)	0.0	0.1	0.1	0.1	0.1
Other LT Liability	0	0	0	0	0	Debt/Equity (x)	0.0	0.1	0.1	0.1	0.1
Minorities Int.	0	0	0	0	0	(Net Cash)/Debt	-75.6	-96.7	-25.6	-41.2	-38.4
Net Assets	473	552	686	791	895	Net Debt/Équity (x)	-0.2	-0.1	0.0	0.0	0.0
Chara Canital	200	301	457	457	457	Valuations					
Share Capital Reserves	300 0	1	457 7	457 7	457 7	EPS (sen)	19.4	28.7	34.2	35.7	35.7
	473	552	686	791	895	NDPS (sen)	4.9	26.7 30.4	34.2 14.7	35.7 16.0	35.7 16.1
Equity	4/3	332	000	791	090	- ()	0.89	1.04	14.7	1.48	1.68
Cashflow Statement						BVPS (RM) PER (x)	13.96	9.45	7.91	7.60	7.59
	00404	00404	00111	00455	00405						
FY Dec (RM'm)	2012A	2013A	2014A	2015E	2016E	N. Div. Yield (%)	1.8	11.2	5.4	5.9	5.9
Operating CF	-20	199	59	150	186	PBV (x)	3.06	2.62	2.11	1.83	1.61
Investing CF	-13	-143	-53	-42	-100	EV/EBITDA (x)	0.0	6.5	5.7	5.4	5.4
Financing CF	105	-111	-53	-84	-85						
Change In Cash	71	-56	-47	25	1						
Free CF	6	110	68	174	154						
Source: Kenanga Res	earch										



SELL

NEUTRAL

BUY

Matrix Concepts Holdings

16 April 2015

NAME	Price (15/4/15)	Mkt Cap		PER (x)		Est. NDiv. Yld.	Historical ROE	P/BV	No	et Profit (RM	m)	FY15/16 NP Growth	FY16/17 NP Growth	Target Price	Rating
	(RM)	(RMm)	FY14/15	FY15/16	FY16/17	(%)	(%)	(x)	FY14/15	FY15/16	FY16/17	(%)	(%)	(RM)	
DEVELOPERS UNDER COVERAGE															
S P SETIA BHD*	3.46	8,796	24.3	14.7	11.4	3.4%	6.8%	1.3	361.0	595.5	772.8	64.9%	29.8%	3.95	OUTPERFORM
IOI PROPERTIES GROUP BHD*	2.15	8,125	17.0	19.5	18.5	3.2%	4.3%	0.7	479.2	414.0	439.0	-13.6%	6.0%	2.12	MARKET PERFORI
UEM SUNRISE BHD*	1.38	6,262	14.6	18.1	16.1	1.8%	7.8%	0.9	479.9	385.6	434.3	-19.7%	12.6%	1.47	MARKET PERFOR
SUNWAY BHD	3.75	6,493	10.9	10.7	10.4	2.8%	13.2%	1.0	592.2	606.3	620.5	2.4%	2.3%	3.76	OUTPERFORM
MAH SING GROUP BHD^	1.66	3,995	11.8	10.6	10.0	3.9%	16.1%	1.1	339.2	375.6	399.4	10.7%	6.3%	1.74	MARKET PERFOR
ECO WORLD DEVELOPMENT GROUP BHD	1.80	3,546	593.1	114.1	25.7	0.0%	7.9%	1.3	7.2	37.3	165.5	419.8%	343.8%	2.05	OUTPERFORM
UOA DEVELOPMENT BHD*	2.16	3,091	11.1	11.0	10.2	6.0%	12.2%	1.1	279.1	281.7	301.6	0.9%	7.1%	2.00	MARKET PERFOR
MALAYSIAN RESOURCES CORP BHD	1.30	2,323	16.0	23.5	29.8	0.9%	2.6%	1.3	41.6	62.1	72.1	49.5%	16.1%	1.27	UNDERPERFORM
KSL HOLDINGS BHD	2.07	1,966	6.5	6.0	5.4	6.7%	15.3%	0.9	252.0	271.5	301.9	7.8%	11.2%	2.48	OUTPERFORM
TROPICANA CORP BHD	1.12	1,596	4.1	6.5	9.4	3.6%	11.9%	0.4	304.5	189.5	131.5	-37.7%	-30.6%	1.10	MARKET PERFOR
MATRIX CONCEPTS HOLDINGS BHD^^	2.71	1,458	7.9	7.6	7.6	5.9%	29.5%	1.8	182.6	190.2	190.5	4.1%	0.2%	2.62	MARKET PERFORI
CRESCENDO CORPORATION BHD*	2.40	546	12.7	12.3	12.0	3.2%	18.4%	0.6	43.3	44.5	45.7	2.7%	2.9%	2.46	MARKET PERFOR
HUA YANG BHD	2.18	576	7.0	5.6	5.6	6.1%	22.8%	1.2	82.2	102.9	102.8	25.2%	-0.1%	2.20	OUTPERFORM
CREST BUILDER HOLDINGS BHD	1.19	195	10.0	12.5	10.1	2.0%	8.9%	0.5	13.9	15.7	19.5	13.1%	23.8%	1.27	MARKET PERFOR
CONSENSUS NUMBERS															
IGB CORPORATION BHD	2.83	3,778	17.4	15.7	13.8	2.6%	5.0%	0.9	216.9	240.3	273.7	10.8%	13.9%	4.10	NEUTRAL
YNH PROPERTY BHD	1.94	797	17.3	12.5	9.5	2.2%	5.3%	0.9	45.9	63.7	84.2	38.6%	32.3%	1.58	SELL

4.4%

4.8%

5.5%

8.8%

7.9%

28.9%

0.8

0.8

1.9

79.5

69.6

106.3

71.2

67.6

118.0

95.9

71.8

127.7

-10.4%

-3.0%

11.1%

34.7%

6.3%

8.2%

0.96

1.54

2.15

PARAMOUNT CORP BHD

TAMBUN INDAH LAND BHD

GLOMAC BHD

0.97

1.65

1.76

701

697

742

8.8

10.0

7.0

9.8

10.3

6.3

7.3

9.7

5.8

Source: Kenanga Research

PP7004/02/2013(031762) Page 5 of 6

^{*} Core NP and Core PER

^{**} Crescendo per share data is based on non-Fully Diluted

[^] Last price and TP is Ex-rights and Ex-Bonus.

[^] Last price and TP is Ex-bonus

Stock Ratings are defined as follows:

Stock Recommendations

OUTPERFORM :A particular stock's Expected Total Return is MORE than 10% (an approximation to the

5-year annualised Total Return of FBMKLCI of 10.2%).

MARKET PERFORM

'A particular stock's Expected Total Return is WITHIN the range of 3% to 10%.

UNDERPERFORM

'A particular stock's Expected Total Return is LESS than 3% (an approximation to the

12-month Fixed Deposit Rate of 3.15% as a proxy to Risk-Free Rate).

Sector Recommendations***

OVERWEIGHT :A particular sector's Expected Total Return is MORE than 10% (an approximation to the

5-year annualised Total Return of FBMKLCI of 10.2%).

NEUTRAL
UNDERWEIGHT
A particular sector's Expected Total Return is WITHIN the range of 3% to 10%.
A particular sector's Expected Total Return is LESS than 3% (an approximation tothe 12-month Fixed Deposit Rate of 3.15% as a proxy to Risk-Free Rate).

***Sector recommendations are defined based on market capitalisation weighted average expected total return for stocks under our coverage.

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Published and printed by:

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