



PRESS RELEASE

Matrix Concepts acquires 164-acre industrial land for RM71.5 million

- *To extend success of existing Sendayan TechValley industrial park in Seremban, Negeri Seremban*
- *Aim to generate at least RM170 million gross development value in the future*

Seremban, Negeri Sembilan, Malaysia, 19 September 2014 - Leading Negeri Sembilan property developer **Matrix Concepts Holdings Berhad** (Matrix Concepts; 金群利集团; Bloomberg: MCH:MK; Reuters: MATR.KL) is beefing up its industrial land bank with the acquisition of 164 acres of industrial land in Seremban, Negeri Seremban for RM71.5 million.

The 164-acre land is near the existing 1,000-acre Sendayan TechValley (STV) industrial park in Seremban and represents an additional full-facility industrial park for the Group. The new land will enlarge the Group's industrial land bank to 1,164 acres in total.

The newly-acquired land - of which nett sellable area comprises approximately 75% of the land, nett of land for infrastructure - is expected to generate gross development value (GDV) of at least RM170 million from the financial year ending 31 December 2015 onwards.

“The existing two phases of STV have been very well-received with more than 760 acres sold to date, mainly to leading high-technology manufacturing companies across the globe. We are proud that STV has attracted more than RM3.8 billion in foreign direct investment since 2013.

The new land - dubbed Sendayan TechPark (STP) - is a timely addition to our industrial land bank to attract even more international partners and to sustain the Group's continuous development in Seremban.

Undoubtedly, STV and STP are poised to be the hub for world-class manufacturing, facilitating the transfer of high technology into Malaysia and building a highly-skilled workforce. In this manner, we believe these industrial developments will be instrumental in helping the country's manufacturing sector make a significant leap up the value chain.”

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



The sales and purchase agreement for the land acquisition was executed between the Group's wholly-owned subsidiary BSS Development Sdn Bhd and Palipadu Sdn Bhd for RM71.5 million, translating to a purchase price of approximately RM10 per square foot.

The acquisition will be equally funded by internally generated funds and bank borrowings.

The land acquisition is estimated to be completed by end-2014 and proposed development is expected to commence in 2015.

STV has attracted international investors from all over the world, including Japan (Hino Motors, Akashi-Kikai, Nippon Kayaku), the United Kingdom (Weir Group), France (Messier-Buggatti-Dowty), Germany (Schmidt + Clemens) and China (Hubei Dijian Construction). Currently, four of these facilities have commenced operations.

STV is the industrial component of Matrix Concepts' flagship integrated township Bandar Sri Sendayan in Seremban (BSS).

Dato' Haslah commented that the continued developments in STV and STP augured well for the vibrancy of the entire BSS township in the long run.

"The tremendous job creation in our industrial lands will have positive spillover effects on the demand for residential properties and commercial properties in BSS. We are optimistic that this will in turn help to sustain and enhance our Group's earnings the future," concluded Dato' Haslah.

About Matrix Concepts Holdings Berhad (金群利集团有限公司)

Established in 1996, Matrix Concepts Holdings Berhad is a reputable property developer of choice in Negeri Sembilan. The Group has built a strong track record by developing residential and commercial properties in Negeri Sembilan and Johor.

The Group is currently undertaking several projects, mainly at its two flagship townships; Bandar Sri Sendayan (达城) in Seremban, Negeri Sembilan and Taman Seri Impian (金峦镇) in Kluang, Johor. Matrix Concepts is also the developer of the Sendayan TechValley - an industrial cluster at Bandar Sri Sendayan - which has already attracted foreign direct investments from across the globe.

For more information, please visit: www.mchb.com.my

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