

Matrix Concepts signs joint venture agreement to develop Islamic Financial District in Indonesia

Seremban, Negeri Sembilan, Malaysia, 2 October 2018 - Leading Negeri Sembilan township developer Matrix Concepts Holdings Berhad (**Matrix Concepts**; 金群利集团; Bloomberg: MCH:MK; Reuters: MATR.KL) signed a joint venture (JV) agreement with an Indonesian Consortium comprising PT Bangun Kosambi Sukses (BKS) and PT Nikko Sekuritas Indonesia (NSI) to jointly undertake the development of Islamic Financial District in Pantai Indah Kapuk (PIK) 2 Sedayu Indo City, Jakarta, Indonesia.

The formation of the newly-incorporated JV company, PT. Fin Centerindo Satu (FCS), follows the Memorandum of Understanding signed between the three parties in May 2018. BKS will hold 40% equity in FCS, while Matrix Concepts and NSI would hold 30% stake each.

The 30% equity participation by the Group will be supported through internally generated funds and/or proceeds from future equity or debt fund raising exercise, depending on the Group's cash flow position.

PIK 2 Sedayu Indo City is poised to be a central business district north of Jakarta. It will encompass 4,000 hectares of integrated development with residential houses, apartments, shopping centres, a light rail transit system, and a stadium.

This development comes on the heels of the success of PIK 1, which comprised total area of over 2,000 hectares of land. PIK 2 Sedayu Indo City is also strategically located, with excellent accessibility from all parts of Jakarta and only 7 minutes away from Soekarno-Hatta Airport.

“This joint venture agreement not only marks our initial footprint into the up-and-coming Indonesian market, but also represents a remarkable opportunity for Matrix Concepts to work hand in hand with one of Indonesia's largest property developers and a major conglomerate to establish a world-class Islamic Financial District in PIK 2.

Given that both countries share similarities in language and culture, we believe that this JV is a major stepping stone for us to gain a significant foothold in this rapidly-growing nation. Our partners are reputable property developers and industry leaders in Indonesia, allowing us the opportunity to understand the local property market better including its regulatory framework and economic patterns.

With Malaysia being one of the world's largest Islamic banking and finance markets, we are poised to play a strategic role in this joint venture by leveraging on the Malaysian experience in the development of an Islamic financial structure, while attracting Malaysian-based financial institutions and Syariah-compliant entities to PIK 2.”

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



BKS is jointly owned by Agung Sedayu Group and Salim Group, a diversified conglomerate, which is also involved in the development of PIK 2 Sedayu Indo City, Indonesia, while NSI is an investment banking firm in Indonesia.

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 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 was also awarded “Highest Return on Equity Over Three Years” and “Highest Returns to Shareholders Over Three Years” at The Edge Billion Ringgit Club Awards 2017.

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

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