



## PRESS RELEASE

# Matrix Concepts buys 1,382-acre land in MVV2.0 via joint venture with NS State

- *Represents biggest land deal in Malaysia in terms of size for more than 5 years*
- *Developing sustainable township with GDV of RM7.0 billion*
- *Inks Joint Venture Agreement with NS State development arm, NS Corp, to develop land*

Seremban, Negeri Sembilan, Malaysia, 24 August 2022 - Property developer Matrix Concepts Holdings Berhad (Matrix Concepts; 金群利集团; Bloomberg: MCH:MK), via its subsidiary, N9 Matrix Development Sdn. Bhd. (“N9 Matrix”) has entered into a land purchase agreement with NS Corporation (“NS Corp”), the owner of the master blueprint of Malaysian Vision Valley 2.0 (“MVV2.0”), at a signing ceremony in Seremban today. Located in the MVV2.0 development corridor and measuring 1,382 acres, the land purchase represents the biggest land deal in Malaysia in terms of size for more than five years.

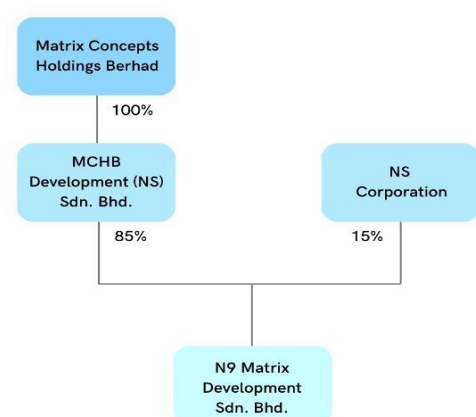
The land deal, with a total consideration of RM460.0 million, will positively boost the existing landbank of the developer and further reaffirm the Group’s foothold in Negeri Sembilan to sustain its continued growth. The acquisition will be financed via internally-generated funds and borrowings, and will be subject to shareholders’ approval. The Group is planning to develop a sustainable and vibrant township with a gross development value of RM7.0 billion, akin to its award-winning Sendayan Developments, located 3 kilometers away from the said land.

At the same event, via its wholly-owned subsidiary, MCHB Development (NS) Sdn. Bhd. (“MCHBD”), the Group inked a Joint Venture Agreement (“JVA”) with NS Corp to collaborate on the development of the said land. The Group shall secure the necessary financing for the land purchase and take the lead in the successful delivery of the development.

Meanwhile, NS Corp, in line with its primary objective to stimulate the development of MVV 2.0 and accelerate its socio-economic impact, shall facilitate and promote the development as a State-led private sector driven development.

Under the JVA, N9 Matrix shall be the special purpose vehicle (“SPV”), to undertake the development activities of the joint venture. The Group shall have an 85% shareholding in N9 Matrix, via MCHBD, with the remaining 15% equity held by NS Corp.

Shareholding Structure of N9 Matrix





“We are pleased to be working closely with the State Government and support its development plans for Negeri Sembilan. This agreement represents a fantastic opportunity for Matrix Concepts to be one of the principal players to drive the future socio-economic growth of Negeri Sembilan via MVV 2.0.

In the past decade, we have seen significant progress and the growing appeal of Negeri Sembilan, with more Klang Valley folks gladly shifting to Seremban which now boasts convenient road connectivity to various parts of Klang Valley. With house prices in Klang Valley increasingly becoming out of reach for most, home ownership in Seremban; with its low-entry cost, represents an attractive alternative.

While this is a major financial outlay for the Group, our experience in township development, our understanding of the local market and the growing Matrix brand give us the confidence to embark such undertakings. It highlights the ambition of the Group as this will be another major growth catalyst for us.”

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

Spanning across 379,087 acres (153,411 hectares) of land covering districts of Seremban and Port Dickson, Malaysia Vision Valley (MVV) is an integrated economic region complementing the development of Greater Kuala Lumpur. MVV is envisioned to be a world-class metropolis that is sustainable, innovative, competitive, inclusive and clean, while being touted as the new socio-economic catalyst for the southern corridor of Malaysia, aimed at bringing in international and local investors, while creating jobs and business opportunities.

As part of the development of MVV, four key economic drivers have been identified as catalyst and growth enablers, which are, high technology manufacturing, wellness tourism, skill-based education and research and specialised services focusing on research and development. The MVV conurbation will provide efficient transportation connectivity with emphasis on public transportation, and designed to promote environmentally-friendly communal living with excellent support ecosystem.

The newly-acquired land, encompassing 3 parcels of land in Mukim Labu, Seremban, will be developed into a sustainable township designed to foster community building and imprint a positive socio-economic environment to its surroundings. The township will feature a balanced mix of residential, commercial, and retail elements to fulfil the growing demand from Klang Valley, attracted by the value proposition Seremban offers and increased flexibility for work-from-home arrangements.

The Group aims to introduce components of hospitality, education, healthcare and support services attributes at the township, slated to be developed over a 10-year period with the first property launch expected in 3 years’ time. The township, designed to promote harmonious interaction with nature, will include lush greenery and recreational features, along with various waterscapes as it builds towards a thriving community township development.



Given its close proximity to the Group's flagship Sendayan Developments, the new township will leverage on and further complement the existing facilities and amenities the Group has heavily-invested in since 2005. Sendayan Developments has seen strong take-up rates for its products and has been widely-recognised as a well-executed, integrated and sustainable township.

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

Award-winning developer Matrix Concepts Holdings Berhad was established in 1996 and listed on the Main Market of Bursa Malaysia since 2013. With an integrated spectrum of business activities across Property Development, Construction, Education, Hospitality, and Healthcare, the Group has extended its presence beyond Malaysia, with development footprints in Melbourne, Australia and Jakarta, Indonesia.

The Group's flagship and award-winning Sendayan Developments township spanning over 6,000-acres in Negeri Sembilan is renowned for its affordable-premium landed homes in a green and sustainably designed environment. Sendayan Developments features first class amenities such as Matrix Global Schools, GBI-certified d'Tempat Country Club, d'Sora Business Boutique Hotel, as well as comprehensive public and social amenities to provide Malaysians with the best of community living. The Group is also the developer of the 900-acre Bandar Sri Impian in Kluang, Johor. Since 2013, the Group expanded its presence to Kuala Lumpur City centre with its 33-storey Chambers Kuala Lumpur condominium project, with future developments planned in Puchong, Damansara Perdana, and Cheras in Selangor.

Matrix Concepts has also broadened its horizons internationally. As a developer of premium residences in Australia, its latest development of M333 St Kilda in Melbourne, launched in May 2022, follows the footsteps of highly successful previous developments, M.Carnegie in 2016, and M.Greenvale in 2019. Furthermore, the Group ventured into Indonesia in 2019, with the development of the 29-storey Menara Syariah in the international waterfront township of Pantai Kapuk Indah 2 in Jakarta via a joint venture with reputed local developers.

Matrix Concepts has been consistently recognized through industry awards as a developer of choice, with its core ethos in building sustainable and healthy communities, as well as active contribution to Corporate Social Responsibility initiatives. The Group is a constituent of the Bursa Malaysia FTSE4Good Index since 2018, underscoring its commitment to continuous improvement in Environmental, Social, and Governance pillars.

The Group's forward prospects are underpinned by its growing brand recognition as a leading developer, with strong demand for its properties in Malaysia and internationally contributing to healthy growth in financial performance.

For more information on the Group, please visit: <a href="http://www.mchb.com.my">www.mchb.com.my</a>
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