

**MATRIX CONCEPTS HOLDINGS BERHAD**
*(Incorporated in Malaysia-Co. No. 199601042262)*
**QUARTERLY REPORT ON CONSOLIDATED RESULTS  
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2025**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

	Unaudited INDIVIDUAL QUARTER (4TH QUARTER)				Unaudited      Audited CUMULATIVE PERIOD			
	CURRENT YEAR QUARTER 31 March 2025 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 31 March 2024 RM'000	CHANGES		CURRENT YEAR TO DATE 31 March 2025 RM'000	PRECEDING YEAR CORRESPONDING YEAR TO DATE 31 March 2024 RM'000	CHANGES	
			Amount RM'000	%			Amount RM'000	%
Revenue	305,167	353,137	(47,970)	(13.6)	1,186,851	1,344,073	(157,222)	(11.7)
Cost of Sales	(146,708)	(177,194)	30,486	(17.2)	(581,975)	(720,790)	138,815	(19.3)
<b>Gross Profit</b>	158,459	175,943	(17,484)	(9.9)	604,876	623,283	(18,407)	(3.0)
Other Income	6,880	28,596	(21,716)	(75.9)	32,926	44,358	(11,432)	(25.8)
Selling and Marketing Expense:	(18,006)	(24,682)	6,676	(27.0)	(112,279)	(117,513)	5,234	(4.5)
Administrative and general expenses	(94,267)	(93,175)	(1,092)	1.2	(236,088)	(211,990)	(24,098)	11.4
<b>Operating Profit</b>	53,066	86,682	(33,616)	(38.8)	289,435	338,138	(48,703)	(14.4)
Finance Costs	(2,904)	(140)	(2,764)	1,974.3	(11,528)	(5,082)	(6,446)	126.8
Share of results in joint venture, net of tax	(1,005)	353	(1,358)	(384.7)	(2,805)	(650)	(2,155)	331.5
<b>Profit Before Taxation</b>	49,157	86,895	(37,738)	(43.4)	275,102	332,406	(57,304)	(17.2)
Income Tax Expenses	(7,464)	(22,260)	14,796	(66.5)	(60,183)	(86,562)	26,379	(30.5)
<b>Profit After Taxation</b>	41,693	64,635	(22,942)	(35.5)	214,919	245,844	(30,925)	(12.6)
Other Comprehensive Income								
- Foreign Currency Translation Differences	9,592	(6,044)	15,636	(258.7)	(3,418)	10,454	(13,872)	(132.7)
<b>Total Comprehensive Income For The Period</b>	51,285	58,591	(7,306)	(12.5)	211,501	256,298	(44,797)	(17.5)
<b>Profit After Taxation attributable to :</b>								
Equity Holders of the Company	42,671	60,603	(17,932)	(29.6)	214,100	244,308	(30,208)	(12.4)
Non-controlling Interest	(978)	4,032	(5,010)	(124.3)	819	1,536	(717)	(46.7)
	41,693	64,635	(22,942)	(35.5)	214,919	245,844	(30,925)	(12.6)
<b>Total Comprehensive Income attributable to :</b>								
Equity Holders of the Company	52,263	54,559	(2,296)	(4.2)	210,682	254,762	(44,080)	(17.3)
Non-controlling Interest	(978)	4,032	(5,010)	(124.3)	819	1,536	(717)	(46.7)
	51,285	58,591	(7,306)	(12.5)	211,501	256,298	(44,797)	(17.5)
<b>Earnings Per Share Attributable To</b>								
<b>Equity Holders Of The Company</b>								
- Basic (sen)	2.88	4.84	(1.96)	(40.5)	16.37	19.52	(3.15)	(16.2)
- Diluted (sen)	N/A	N/A			N/A	N/A		

**Note:**

1. The Unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the financial year ended ("FYE") 31 March 2024 and the accompanying explanatory notes attached to this interim financial statements.

**MATRIX CONCEPTS HOLDINGS BERHAD**  
(Incorporated in Malaysia-Co. No. 199601042262)  
**QUARTERLY REPORT ON CONSOLIDATED RESULTS**  
**FOR THE FINANCIAL YEAR ENDED 31 MARCH 2025**



UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	(UNAUDITED) As at 31 March 2025 RM'000	(AUDITED) As at 31 March 2024 RM'000
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	188,326	203,810
Right-of-use assets	3,570	4,769
Investment properties	-	15
Investment in joint venture company	141,186	143,991
Inventories	1,245,705	721,223
Other receivables, deposits and prepayments	19,374	29,403
Deferred tax assets	49,187	27,997
	1,647,348	1,131,208
<b>Current assets</b>		
Inventories	599,364	464,089
Trade and other receivables	742,008	709,705
Deposits, cash and bank balance	175,757	375,578
	1,517,129	1,549,372
<b>TOTAL ASSETS</b>	<b>3,164,477</b>	<b>2,680,580</b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to owners of the Company</b>		
Share capital	961,315	961,315
Translation reserves	4,126	7,544
Retained profits	1,259,302	1,167,523
	2,224,743	2,136,382
Non-controlling interest	(13,265)	(14,234)
<b>TOTAL EQUITY</b>	2,211,478	2,122,148
<b>Non-current liabilities</b>		
Borrowings	357,908	85,069
Lease liabilities	1,903	3,417
Other payables, deposits, accruals and provision	16,558	20,441
	376,369	108,927
<b>Current liabilities</b>		
Trade and other payables	390,685	365,601
Borrowings	183,348	60,302
Lease liabilities	1,810	1,619
Dividend payable	25,340	31,284
Current tax liabilities	(24,553)	(9,301)
	576,630	449,505
<b>TOTAL LIABILITIES</b>	952,999	558,432
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>3,164,477</b>	<b>2,680,580</b>
<b>Net Assets Per Share (RM) (Note 2)</b>	1.18	1.70

Notes:

1. The Unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the financial year ended ("FYE") 31 March 2024 and the accompanying explanatory notes attached to this interim financial statements.
2. Based on the issued and paid-up share of 1,877,021,576 (FYE2024: 1,251,347,717) ordinary share in Matrix ("shares").

**MATRIX CONCEPTS HOLDINGS BERHAD***(Incorporated in Malaysia-Co. No. 199601042262)***QUARTERLY REPORT ON CONSOLIDATED RESULTS  
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2025****UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

	Share Capital RM'000	Translation Reserves RM'000	Retained Profits RM'000	Attributable To Owner of The Company RM'000	Non-Controlling Interest RM'000	Total RM'000
<b><u>12 months ended 31 March 2024 (Audited)</u></b>						
As at 1 April 2023	961,315	(2,910)	1,045,220	2,003,625	(15,770)	1,987,855
Profit after taxation for the year	-	-	244,308	244,308	1,536	245,844
Other comprehensive income for the period						
- Foreign currency translation differences	-	10,454	-	10,454	-	10,454
Total comprehensive income for the year	-	10,454	244,308	254,762	1,536	256,298
Contribution by and distribution to owners of the Company						
- Share of net assets arising from the acquisition of a subsidiary	-	-	-	-	-	-
- Dividends	-	-	(122,005)	(122,005)	-	(122,005)
Total transactions with owners	-	-	(122,005)	(122,005)	-	(122,005)
As at 31 March 2024	961,315	7,544	1,167,523	2,136,382	(14,234)	2,122,148
<b><u>12 months ended 31 March 2025 (Unaudited)</u></b>						
As at 1 April 2024	961,315	7,544	1,167,523	2,136,382	(14,234)	2,122,148
Profit after taxation for the year	-	-	214,100	214,100	819	214,919
Other comprehensive income for the period						
- Foreign currency translation differences	-	(3,418)	-	(3,418)	-	(3,418)
Total comprehensive income for the period	-	(3,418)	214,100	210,682	819	211,501
Contribution by and distribution to owners of the Company						
- Share of net assets arising from the acquisition of a subsidiary	-	-	-	-	150	150
- Dividends	-	-	(122,321)	(122,321)	-	(122,321)
Total transactions with owners	-	-	(122,321)	(122,321)	150	(122,171)
As at 31 March 2025	961,315	4,126	1,259,302	2,224,743	(13,265)	2,211,478

*Notes:*

- The Unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the FYE 31 March 2024.

**MATRIX CONCEPTS HOLDINGS BERHAD**  
*(Incorporated in Malaysia-Co. No. 199601042262)*  
**QUARTERLY REPORT ON CONSOLIDATED RESULTS**  
**FOR THE FINANCIAL YEAR ENDED 31 MARCH 2025**

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS



	(Unaudited) FOR THE FINANCIAL YEAR ENDED 31 March 2025 RM'000	(Audited) FOR THE FINANCIAL YEAR ENDED 31 March 2024 RM'000
<b>Cash Flow From Operating Activities</b>		
Profit before income tax	275,102	332,406
Adjustments for :-		
Depreciation of property, plant and equipment and right of use assets	9,263	9,789
Depreciation of Investment Property	-	1
Property development cost written off	-	7,081
Reversal of impairment of deposit	-	(7,000)
Reversal of impairment on other receivable	-	(12,111)
Impairment of trade receivables	-	42
Impairment of losses on other receivable	382	3,271
Bad debts written off	-	5
Interest expenses	11,528	5,082
Interest income	(6,663)	(9,393)
Gain on derecognition due to lease modification	-	(14)
Gain on disposal of Investment property	(19)	(19)
Gain on disposal of property, plant & equipment	(11,539)	(163)
Share of results in joint venture, net of tax	2,805	650
Operating profit before working capital changes	280,859	329,627
Increase in inventories	(653,886)	(14,868)
(Increase)/Decrease in receivables	(22,656)	91,785
Increase in payables	21,199	3,981
Cash (used )/generated from operations	(374,484)	410,525
Interest received	6,663	9,393
Interest paid	(17,400)	(10,510)
Tax paid	(96,625)	(78,394)
Net cash (used )/generated from operating activities	(481,846)	331,014
<b>Cash Flow (For)/From Investing Activities</b>		
Placement of pledged deposits with licensed bank	(4,615)	(3,769)
Withdrawal of deposits with licensed bank more than 3 months	31	2,393
Purchase of property, plant and equipment	(4,055)	(1,778)
Proceed from disposal of property, plant and equipment	23,015	265
Proceed from disposal of Investment Properties	33	33
Net cash generated/(used) from investing activities	14,409	(2,856)
<b>Cash Flow For Financing Activities</b>		
Increase in investment of non-controlling interest in a subsidiary	150	-
Advance from non-controlling interest shareholders	-	(841)
Dividend paid	(128,263)	(115,749)
Drawdown from bank borrowings	391,437	18,878
Repayment of term loan	(48,950)	(110,809)
Repayment of lease liabilities	(1,322)	(1,104)
Net cash generated/(used) from financing activities	213,052	(209,625)
Net changes in cash and cash equivalents	(254,385)	118,533
Effect of exchange rate fluctuations on cash held	(3,418)	9,624
Cash and cash equivalents at beginning of the year	328,285	200,128
Cash & cash equivalents at end of the period	70,482	328,285
Cash and cash equivalents comprise of :-		
Fixed deposit, cash and bank balance	175,757	375,578
Less : Fixed Deposit Pledged	(38,161)	(33,546)
Less : Fixed Deposit more than 3 months	-	(31)
	137,596	342,001
Bank overdrafts	(67,114)	(13,716)
	70,482	328,285

Note:

- The Unaudited Condensed Consolidated Cash Flow Statement should be read in conjunction with the Audited Financial Statements for the financial year ended ("FYE") 31 March 2024 and the accompanying explanatory notes attached to this interim financial statements.

**MATRIX CONCEPTS HOLDINGS BERHAD (Company No: 199601042262)**  
**(INCORPORATED IN MALAYSIA)**  
**QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL YEAR ENDED (“FYE”)**  
**31 MARCH 2025**

**A. EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARDS (MFRS 134):**

**A1. Accounting Policies and Basis of Preparation**

The interim financial report is unaudited and is prepared in accordance with MFRS134 “Interim Financial Reporting” and Paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad (“**Bursa Securities**”) (“**Listing Requirements**”).

The interim financial statements should be read in conjunction with the Audited Financial Statements of Matrix Concepts Holdings Berhad (“**Company**”) and its subsidiaries (“**Group**”) for the FYE 31 March 2024 and the explanatory notes attached therein. These explanatory notes attached to these interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the FYE 31 March 2024.

The significant accounting policies adopted by the Group in this interim financial report are consistent with those adopted in the annual audited financial statements for the FYE 31 March 2024.

During the interim financial statements, the Group has adopted the following new accounting standards and interpretations (including the consequential amendments), if any :-

**MFRSs and/or IC Interpretations (Including The Consequential Amendments)**

Amendment to MFRS 101: Disclosure of Accounting Policies  
Amendments to MFRS 108: Definition of Accounting Estimates  
Amendments to MFRS 112: Deferred Tax Related to Assets and Liabilities arising from Single Transaction  
Amendments to MFRS 112: International Tax Reform – Pillar Two Model Rules

The Group has not applied in advance the following accounting standards and interpretations (including the consequential amendments, if any) that have been issued by the Malaysian Accounting Standards Board but are not yet effective for the current financial period :-

<b>MFRSs and/or IC Interpretations (Including the Consequential Amendments)</b>	<b>Effective Date</b>
Amendments to MFRS 10 and MFRS 128: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred
Amendments to MFRS 16: Lease Liability in a Sale and Leaseback	1 January 2024
Amendments to MFRS 101: Classification of Liabilities as Current or Non-current	1 January 2024
Amendments to MFRS 101: Non-current Liabilities with Covenants	1 January 2024
Amendments to MFRS 107 and MFRS 7 : Supplier Finance Arrangements	1 January 2024
Amendments to MFRS 121 : Lack of Exchangeability	1 January 2025

**A2. Seasonal or cyclical factors**

The results for the current financial period ended 31 March 2025 under review and the financial year-to-date were not materially affected by seasonal or cyclical factors.

**A3. Items of unusual nature and amount**

There were no unusual items affecting assets, liabilities, equity, net income or cash flows of the Group that were unusual because of their nature, size or incidence during the current financial quarter ended 31 March 2025 under review and the financial year-to-date.

**MATRIX CONCEPTS HOLDINGS BERHAD (Company No: 199601042262)**  
**(INCORPORATED IN MALAYSIA)**  
**QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL YEAR ENDED (“FYE”)**  
**31 MARCH 2025**

**A4. Material changes in estimates**

There were no changes in the estimates of amounts reported in prior financial years that had a material effect on the current financial quarter ended 31 March 2025 under review and the financial year-to-date.

**A5. Issuance, cancellations, repurchase, resale and repayments of debts and equity securities**

Save as disclosed below, there were no issuance, cancellations, repurchase, resale and repayments of debts and equity securities during the financial quarter ended 31 March 2025 under review:

- (i) 625,672,809 new ordinary shares in the Company (“**Matrix Concepts Shares**”) were issued and listed on 26 February 2025 pursuant to the bonus issue of up to 625,673,858 new Matrix Concepts Shares (“**Bonus Shares**”) on the basis of 1 Bonus Share for every 2 existing Matrix Concepts Shares (“**Bonus Issue**”).

Pursuant to the above, the issued and paid-up share capital of the Company is now RM961,315,014 comprising 1,877,020,526 Matrix Concepts Shares.

**A6. Dividends Paid**

During the financial quarter ended 31 March 2025 under review, the Company had closed its books for its third interim single tier dividend of 1.35 sen per Matrix Concepts Share for the FYE 31 March 2025. The third interim single tier dividend was paid on 10 April 2025 to all holders of ordinary shares whose names appeared in the Record of Depositors at the close of business on 21 March 2025.

Please refer to Note B10 on dividends declared.

**A7. Industry outlook – Malaysian property sector**

The Property Market Report 2024 highlights exceptional performance, recorded the highest volume and value of property transactions in Malaysia over the past decade. This impressive growth was fueled by a robust expansion in market activities across all sub-sectors. The volume and value of transactions expanded by 5.4% and 18.0%, respectively, reaching 420,545 transactions worth RM232.30 billion, compared to 2023 (399,008 transactions worth RM196.83 billion).

The highest achievement of the property market was supported by the strong growth of Malaysia’s economy and the continuous government support, including the full implementation of the New Industrial Master Plan 2030 (NIMP 2030), the National Energy Transition Roadmap, and the Twelve Malaysia Plan. Market activity was further supported by strong transaction volumes across nearly all states, particularly in Kelantan, which experienced a substantial growth exceeding 96%, following the fully implementation of stamping applications and stamp duty payments through Stamp Duty Assessment and Payment System (STAMPS).

The residential sub-sector sustained its expansion and solidified its position as the largest contributor to the national transaction activity, recording a marginal growth in both volume and value. By price range, the segment above RM1.0 million recorded the highest growth at 15.0%, while other price ranges showed more modest increases. This growth can be attributed to government initiatives outlined in Budget 2024, which increased confidence in the property market, including the easing of requirements for the Malaysia My Second Home (MM2H) program. Additionally, strong performance in the commercial sub-sector acted as a catalyst for transaction activity with significant increases of 13.6% and 51.6% in value and volume, respectively, as compared to the previous year.

The growth in 2024 property market is highly supported by the implementation of various government efforts and initiatives to drive Malaysia’s economy and simultaneously stimulating the expansion of the property market nationwide through the MADANI Economy Framework. Several initiatives which were outlined under Budget 2023 and 2024 by the government became a catalyst to the sustainable property market activities, among others:

**MATRIX CONCEPTS HOLDINGS BERHAD (Company No: 199601042262)**  
**(INCORPORATED IN MALAYSIA)**  
**QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL YEAR ENDED (“FYE”)**  
**31 MARCH 2025**

- i. The fully stamp duty exemption on the instrument of transfer and loan agreement for the purchase of the first residential home priced up to RM500,000 by Malaysian citizens remained until December 31, 2025.
- ii. Establishment of a high-tech industrial area in Kerian, Northern Perak, to widen the E&E cluster ecosystem in the Northern Region.
- iii. The allocation of RM546 million to continue the implementation of 36 Program Perumahan Rakyat (PPR), including new projects in Kluang, Johor, and another 15 PPR projects, is expected to be completed, and this is expected to benefit 5,100 potential new residents.
- iv. The allocation of RM358 million will be channeled to continue the construction of 3,500 housing units under the 14 Program Rumah Mesra Rakyat.
- v. Provide guarantees of up to RM10 billion under Skim Jaminan Kredit Perumahan (SJKP), which will benefit 40,000 borrowers.
- vi. Impose of a flat rate stamp duty of 4% on the transfer of land ownership documents by non-citizens and foreign-owned companies, except for individuals with permanent residency status in Malaysia.
- vii. Ease the requirements of Malaysia My Second Home (MM2H) programme to attract more tourists and foreign investors to Malaysia.

The property market performance continues to strengthen, supported by stable economic conditions and targeted government initiatives. A total of 420,545 transactions worth RM232.30 billion were recorded, expanded by 5.4% and 18.0% in volume and value of transactions, showing the highest market activities in Malaysia over the past decade. Of the total transactions, 77.7% (326,784 transactions) were transfers dated in 2024, 19.1% (80,487 transactions) were from 2023, and the remaining share consisted of transfers from previous years.

Sectoral market activity performance continued its upward momentum. All subsectors recorded year-on-year growth in the volume of transactions. Higher increases were observed for the commercial subsector (13.6%) and development land and others (9.7%). Meanwhile, the industrial subsector also grew at a faster pace by 7.7%, driven by sustained demand for vacant industrial land nationwide. The residential and agricultural subsectors show modest growth of 4.0% and 4.1% respectively. On the value front, all sub-sectors recorded higher growth, led by the commercial sub-sector (51.6%), followed by development land and others (32.7%), industrial (16.4%), residential (5.9%), and agricultural (4.8%).

The residential sub-sector retained the largest share of the overall property transactions, which a 62.0% contribution in volume. This was followed by agricultural (18.7%), commercial (10.9%), development land and others (6.3%), and industrial (2.1%). Similarly, in value, residential took the lead with 46.0% share, followed by commercial (25.0%), industrial (12.0%), development land and others (8.6%) and agricultural (8.4%).

### **Residential property**

Residential market activity continued to strengthen, recording a marginal increase of 4.0% in volume and 5.9% in value, driven by higher transaction volume in all states except Pulau Pinang, Sabah, Sarawak, Terengganu and Perlis. There were 260,516 transactions worth RM106.92 billion recorded in 2024 (2023: 250,586 transactions worth RM100.93 billion). Selangor sustained as the main contributor to the national total, capturing 21.6% (56,167 transactions) in volume and 29.6% (RM31.68 billion) in value. Johor ranked second highest with 16.3% (42,565 transactions) in volume and 29.6% (RM31.68 billion) in value. The four major states, namely WP Kuala Lumpur, Johor Selangor and Pulau Pinang, formed over 50% of the total national residential volume transactions.

Affordable houses priced at RM300,000 and below continued to see strong demand, making up 52.5% of total residential transactions. The RM300,001 to RM500,000 price range ranked second at 24.5%, followed by RM500,001 to RM1 million at 17.5%, and houses priced over RM1 million at 5.5%. By property type, demand remained strongest for terraced houses, which accounted for 43.1% of total residential transactions. This was followed by vacant plots at 16.0%, high-rise units (13.9%), low-cost houses/flats (10.5%), semi-detached houses (7.7%), and other property types. Of the total residential property transactions, 17.0% were from the primary market transactions (purchases directly from developers), while the remaining 83.0% were from the secondary market transactions (sub-sales).

**MATRIX CONCEPTS HOLDINGS BERHAD (Company No: 199601042262)**  
**(INCORPORATED IN MALAYSIA)**  
**QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL YEAR ENDED (“FYE”)**  
**31 MARCH 2025**

The performance of the primary market strengthened, driven by positive growth in units launched across all states except for Perlis. In 2024, a total of 75,784 units were launched, compared to 56,526 units in 2023. This growth can be attributed to ongoing government incentives and support for homeownership, particularly for first-time buyers, as well as Malaysia’s strong economic growth, which boosted confidence in the property market. Nevertheless, sales performance saw a slight decline, with a 37.3% sales rate, down from 40.4% in 2023.

Selangor led in new launches, accounting for 19.6% (14,862 units) of the national total, with a sales performance of 35.1%. Johor followed closely as the second-highest contributor, with 18.7% (14,147 units) and a stronger sales performance of 53.2%. WP Kuala Lumpur ranked third, with 10.3% (7,840 units) of the total, achieving a sales performance of 38.0%.

Terraced houses continued their expansion, remaining the dominant property type in new launches. Single storey terraces (16,621 units) and two to three storey terraces (23,462 units) collectively made up 52.9% of the total units, with the majority located in Johor. Condominium/ apartment units came in second, contributing another 31.7% (23,995 units) of the total units, mostly in WP Kuala Lumpur and Selangor.

The residential overhang situation improved in 2024 as the numbers gradually reduced. There were 23,149 overhang units worth RM13.94 billion recorded, decreased by 10.3% and 21.2% in volume and value, respectively, compared to 2023 (25,816 overhang units worth RM17.68 billion).

The performance by state observed WP Kuala Lumpur recorded the highest numbers of overhang units in the country, accounting for 18.3% (4,234 units) of the total. It was followed by Johor (2,964 units), Perak (2,844 units), and Pulau Pinang (2,796 units). In terms of value, WP Kuala Lumpur led with RM3.38 billion, followed by Johor (RM2.89 billion), Pulau Pinang (RM2.09 billion), and Selangor (RM1.59 billion).

Condominiums and apartments accounted for nearly 60.0% (13,900 units) of the national residential overhang, followed by terraced houses, which made up 23.5% (5,445 units). Condominium and apartment units in key areas, particularly in the Johor Bahru District, Mukim Setapak, Mukim Batu, and Section 1-100 in WP Kuala Lumpur, dominated the overhang, representing 27.0% (6,246 units) of the national overhang total.

By price range, houses in the affordable price range of below RM300,000 contributed 32.9% of the total. The price range between RM300,001 and RM500,000 came in second, accounting for 28.4% (6,569 units). Meanwhile, those houses in the price range of RM500,001 to RM1 million formed another 28.1% (6,493 units), followed by above RM1.0 million, which contributed the remaining 10.6% (2,463 units).

Contrarily, the unsold under construction and not constructed were less encouraging as the numbers increased by 19.2% to 60,934 units (2023: 51,132 units) and 4.4% to 8,274 units (2023: 7,926 units), respectively. For unsold under construction mostly recorded in Perak (9,030 units), Selangor (8,607 units) and Pulau Pinang (7,723 units).

### **Commercial property**

The commercial sub-sector continued to strengthen in 2024 and grew at a faster pace, following strong demand from major sales and vacant commercial plots, particularly in major states. The volume and value of transactions expanded by 13.6% and 51.6% to 45,985 transactions worth RM58.06 billion as compared to 2023 (40,463 transaction worth RM38.31 billion).

The shop market performance expanded by 7.2% and 19.6% in volume and value, respectively, to 19,771 transactions worth RM19.26 billion (2023: 18,437 transactions worth RM16.10 billion). The shop transactions dominate 43.0% of the commercial property transaction volume and 33.2% of the total value.

Johor continued to lead in the shop market with the highest transaction volume, accounting for 21.2% (4,187 transactions) of the total, followed closely by Selangor at 20.0% (3,956 transactions). In terms of value, Selangor topped the list with 30.7% (RM5.91 billion), while Johor secured second place with 22.4% (RM4.32 billion) of the total value.

By property type, two to two and a half storey terraced shop were the most active and in demand, accounting for over 50.0% (10,781 transactions) of total shop transactions. Three to three and a half storey shop followed in second place, making up 27.1% (5,349 transactions).



**MATRIX CONCEPTS HOLDINGS BERHAD (Company No: 199601042262)**  
**(INCORPORATED IN MALAYSIA)**  
**QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL YEAR ENDED (“FYE”)**  
**31 MARCH 2025**

The shop overhang situation showed improved as the numbers reduced by 7.3% and 7.1% in volume and value respectively, to 5,777 units worth RM5.01 billion. Johor remained the highest contribution in volume and value to the national total, with 1,222 overhang units worth RM1.27 billion, representing 21.2% in volume and 25.4% in value. On a better note, the overhang situation in Johor showed gradual improvement, with both volume and value declining year on year (2023: 1,517 units worth RM1.54 billion; 2022: 1,731 units worth RM1.67 billion). Furthermore, the number of unsold under construction and not constructed units reversed course, an increase to 3,524 units (2023: 2,852 units) and 581 units (2023: 456 units).

**Industrial property**

A total of 8,783 transactions worth RM27.86 billion were recorded, reflecting a 7.7% rise in volume and a 16.4% increase in value compared to 2023 (8,157 transactions worth RM23.94 billion). The industrial sub-sector saw significant strengthening, driven by strong growth in market activity. By type, vacant plots and industrial units, which increased by 19.9% and 20.3%, respectively. . The MADANI Economic Framework, which focuses on the restructuring of Malaysia’s economic agenda, along with the implementation of key policy plans such as the New Industrial Master Plan 2030 (NIMP 2030), has begun to show positive results and support the industrial property sector transactions.

In terms of state, Selangor continued to lead the market, accounting for 33.3% (2,923 transactions) of the national volume, followed by Johor (18.1%) and Perak (10.5%). In terms of property type, terraced factories represented 32.3% (1,233 transactions), followed by vacant plots at 30.5%, semi-detached factories at 21.7%, and other types, which made up 15.5% of the total industrial transactions.

The industrial overhang situation improved in 2024, with a gradual decrease in the number of overhang units and value, reduced by 12.7% and 16.6%, respectively to 705 units with a total value of RM0.70 billion, respectively (2023: 808 overhang units worth RM0.84 billion). In contrast, the unsold under construction and not constructed units recorded higher, increased to 801 units and 202 units, respectively.

Overhang performance by state witnessed Sarawak remained as the largest contributor to the overhang units, dominating with nearly 50.0% of the total. By property type, terraced and semi-detached factories formed the bulk of the overhang total. Most of the overhang for terraced units were in Kuching, Sarawak, with prices ranging from RM300,001 to RM400,000 and from RM500,001 to RM600,000, respectively.

*(Source: Property Market Report 2024, Valuation & Property Services Department Malaysia, Ministry of Finance.)*

**A8. Valuation of property, plant and equipment**

There were no valuations carried out on property, plant and equipment of the Group during the financial quarter ended 31 March 2025 under review.

**A9. Commitments**

The commitments of the Company as at the end of the financial quarter ended 31 March 2025 under review on a cumulative year-to-date basis are as follows:

	<b>Cumulative year-to-date 31.03.2025 RM’000</b>
Contracted but not provided for:	
- Land held for property development	499,457
- Proposed acquisition of new subsidiaries	70,110

**MATRIX CONCEPTS HOLDINGS BERHAD (Company No: 199601042262)**  
**(INCORPORATED IN MALAYSIA)**  
**QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL YEAR ENDED (“FYE”)**  
**31 MARCH 2025**

**A10. Material subsequent event**

There were no material events subsequent to the end of the financial quarter ended 31 March 2025 under review up to the date of this report which is likely to substantially affect the results of the operations of the Group.

**A11. Significant event during the period**

There were no significant events outside the ordinary course of business during the financial quarter ended 31 March 2025 that have not been reflected in these interim financial statements.

**A12. Changes in the Composition of the Group**

There were no changes to the composition of the Group during the financial quarter ended 31 March 2025 under review.

**A13. Contingent Liabilities and Contingent Assets**

The Group does not have any material contingent liabilities and contingent assets to be disclosed as at 31 March 2025.

**A14. Significant Related Party Disclosures**

Save as disclosed below, there were no other significant related party transactions during the financial quarter ended 31 March 2025 under review and the financial year-to-date:

	<b>Current quarter ended 31.03.2025 RM'000</b>	<b>Cumulative year-to-date 31.03.2025 RM'000</b>
Purchase of building materials from related parties	11,513	33,318
Agency fees and purchase of marketing material from related parties	322	498
Rental payments made to related parties	112	439
Consultancy fees paid to related parties	125	1,134
Sales of development properties to related parties	(90,914)	(90,914)

**MATRIX CONCEPTS HOLDINGS BERHAD (Company No: 199601042262)**

**(INCORPORATED IN MALAYSIA)**

**QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL YEAR ENDED (“FYE”) 31 MARCH 2025**

**A15. Segmental Information**

The segment revenue and segment results for business segments for the current financial year to date are as follows:

	<b>Property development RM'000</b>	<b>Construction RM'000</b>	<b>Education RM'000</b>	<b>Hospitality RM'000</b>	<b>Healthcare RM'000</b>	<b>Elimination RM'000</b>	<b>Consolidated RM'000</b>
<b>Revenue</b>							
Sale of properties	1,122,728	-	-	-	-	-	1,122,728
Construction / Inter-segment sales	-	610,835	-	-	-	(610,835)	-
School fees	-	-	24,339	-	-	-	24,339
Clubhouse and hotel operator	-	-	-	26,602	-	-	26,602
Healthcare management fees	-	-	-	-	13,200	-	13,200
Others	-	-	-	-	-	-	-
Total	1,122,728	610,825	24,339	26,602	13,200	(610,835)	1,186,851
<b>Other income</b>							
Rental income	4,188	-	-	-	-	-	4,188
Others	24,103	1,666	2,206	71	692	-	28,738
Total	28,281	1,666	2,206	71	692	-	32,926
<b>Results</b>							
Segment results	262,071	15,760	(2,524)	12,771	12,693	(11,336)	289,435
Finance costs							(11,528)
Share of results in joint venture, net of tax							(2,805)
Profit before tax							275,102
Taxation							(60,183)
Net profit for the year							214,919

**MATRIX CONCEPTS HOLDINGS BERHAD (Company No: 199601042262)**

**(INCORPORATED IN MALAYSIA)**

**QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL YEAR ENDED (“FYE”) 31 MARCH 2025**

For comparison purposes, the segment revenue and segment results for business segments for the corresponding FYE 31 March 2024 are as follows:

	<b>Property development RM'000</b>	<b>Construction RM'000</b>	<b>Education RM'000</b>	<b>Hospitality RM'000</b>	<b>Healthcare RM'000</b>	<b>Elimination RM'000</b>	<b>Consolidated RM'000</b>
<b>Revenue</b>							
Sale of properties	1,299,443	-	-	-	-	-	1,299,443
Construction / Inter-segment sales	-	551,957	-	-	-	(551,957)	-
School fees	-	-	14,390	-	-	-	14,390
Clubhouse and hotel operator	-	-	-	25,209	-	-	25,209
Healthcare management fee	-	-	-	-	5,031	-	5,031
Others	-	-	-	-	-	-	-
Total	1,299,443	551,957	14,390	25,209	5,031	(551,957)	1,344,073
<b>Other income</b>							
Rental income	4,072	-	107	-	-	-	4,179
Others	36,342	722	209	36	2,870	-	40,179
Total	40,414	722	316	36	2,870	-	44,358
<b>Results</b>							
Segment results	291,727	7,845	(7,126)	12,614	18,792	14,286	338,138
Finance costs							(5,082)
Share of results in joint venture, net of tax							(650)
Profit before taxation							332,406
Taxation							(86,562)
Net profit for the year							245,844

Geographical segmentation of the revenue of the Matrix Concepts Group for the current financial year to date is as follows:

<b>Country</b>	<b>Revenue RM'000</b>	<b>Profit before tax RM'000</b>	<b>Profit after tax RM'000</b>
Malaysia	1,186,851	277,715	214,807
Australia	-	(2,613)	112
	<b>1,186,851</b>	<b>275,102</b>	<b>214,919</b>

**MATRIX CONCEPTS HOLDINGS BERHAD (Company No: 199601042262)**  
**(INCORPORATED IN MALAYSIA)**  
**QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL YEAR ENDED (“FYE”)**  
**31 MARCH 2025**

**B. ADDITIONAL INFORMATION REQUIRED UNDER THE LISTING REQUIREMENTS**

**B1. Review of Performance**

	<b>Current quarter ended 31.03.2025 RM'000</b>	<b>Corresponding quarter ended 31.03.2024 RM'000</b>	<b>Changes RM'000</b>	<b>%</b>
Revenue	305,167	353,137	(47,970)	(13.6)
Gross profit	158,459	175,943	(17,484)	(9.9)
Profit before tax	49,157	86,895	(37,738)	(43.4)
Profit after tax	41,693	64,635	(22,942)	(35.5)

For the fourth quarter ended 31 March 2025 (“4Q25”), the Group recorded revenue of RM305.2 million, representing a 13.6% decline from RM353.1 million in the corresponding quarter of the previous financial year (“4Q24”). The decrease was primarily attributable to lower revenue recognition from the property development segment, which fell 14.6% to RM292.0 million from RM341.8 million previously.

The Group’s flagship Sendayan Developments remained the main contributor, generating RM265.4 million in revenue, a decline of 18.8% compared to RM326.8 million in 4Q24. However, this was partly offset by encouraging contributions from Levia Residences, the Group’s second high-rise development in Kuala Lumpur, which recorded revenue of RM18.7 million in 4Q25. The development’s contribution led a significant uplift of 938.9% from Klang Valley, from RM1.8 million previously, supported by the successful launch of the second phase in 3QFY25 following a positive market response to first phase of the said development.

In terms of product segmentation, residential and commercial properties remained the primary revenue driver, accounting for 95.7% of Group’s revenue. However, the segment’s revenue declined by 7.9% to RM292.0 million in 4Q25, from RM317.2 million in the corresponding quarter.

Beyond property development, the Group’s other business segments showed encouraging performance. Revenue from the hospitality and education segments grew by 6.5% to RM12.1 million, up from RM11.4 million in 4Q24. This was mainly driven by the education segment, which posted a robust 53.3% increase in revenue to RM7.0 million from RM4.5 million previously, supported by higher student enrolment. Meanwhile, the healthcare division, spearheaded by Mawar Medical Centre, contributed RM1.0 million in revenue, having commenced contributions in the second half of the financial year ended 31 March 2024.

Despite the lower topline, the Group maintained a healthy gross profit margin of 51.9% in 4Q25, an improvement from 49.8% in 4Q24. However, gross profit declined by 9.9% to RM158.5 million, from RM175.9 million recorded in the previous year, mainly due to product mix effects, including contributions from Levia Residences.

Profit after tax (PAT) decreased by 35.5% to RM41.7 million in 4Q25 from RM64.6 million in the previous corresponding quarter. This decline was due to lower revenue as well as higher administrative and general expenses, which rose to 30.9% of revenue compared to 26.4% in 4Q24. These expenses include staff costs, office and utility expenses, and other operating overheads. In addition, finance costs rose to RM2.9 million, compared to RM0.1 million reported in 4Q24, due to increased borrowings as a result of the growing size of ongoing developments. As a result, the Group’s PAT margin declined to 13.7% from 18.3% previously.

Despite the softer revenue performance, the Group sustained strong sales momentum, achieving new property sales of RM360.6 million during the quarter. The bulk of these sales were contributed by Sendayan Developments, which accounted for RM317.6 million or 88.1% of total new sales. As at 31 March 2025, the Group’s unbilled sales stood at RM1.46 billion, providing clear earnings visibility over the next 15 to 18 months.

**MATRIX CONCEPTS HOLDINGS BERHAD (Company No: 199601042262)**  
**(INCORPORATED IN MALAYSIA)**  
**QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL YEAR ENDED (“FYE”)**  
**31 MARCH 2025**

**B2. Comparison with preceding quarter’s results**

	<b>Current quarter ended 31.03.2025 RM’000</b>	<b>Preceding quarter ended 31.12.2024 RM’000</b>	<b>Changes RM’000</b>	<b>%</b>
Revenue	305,167	280,930	24,237	8.6
Gross profit	158,459	146,134	12,325	8.4
Profit before tax	49,157	54,780	(5,623)	(10.3)
Profit after tax	41,493	43,364	(1,671)	(3.9)

For the fourth quarter ended 31 March 2025 (“4Q25”), the Group recorded revenue of RM305.2 million, representing an 8.6% increase from RM280.9 million in the preceding quarter (“3Q25”). This improvement was primarily driven by higher revenue recognition from the property development segment, which rose 10.4% to RM292.0 million, from RM264.6 million in the preceding quarter. The increase was mainly attributable to improved sales conversion from previously secured bookings, the revenue recognition of which had been delayed. This trend is expected to normalise over the next 3 to 6 months.

In contrast, revenue from the Group’s other business segments—education, hospitality, and healthcare—declined to RM13.2 million, a decrease of 19.5% compared to RM16.4 million in 3Q25. While the education segment posted a 6.9% improvement in revenue to RM7.0 million, both the hospitality and healthcare segments registered declines of 27.9% to RM6.8 million and 61.1% to RM2.7 million, respectively, on a quarter-on-quarter basis.

Aligned with the revenue growth, the Group’s gross profit rose by 8.4% to RM158.5 million from RM146.1 million in the preceding quarter. However, gross profit margin marginally declined to 51.9% from 52.0% in the preceding quarter, due to changes in product mix, particularly higher contributions from high-rise products.

Despite the higher gross profit, profit after tax (PAT) dipped by 3.9% to RM41.5 million, compared to RM43.4 million reported in 3Q25, mainly due to increased administrative and general expenses. As a result, the PAT margin narrowed to 13.7% from 15.4% in the previous quarter.

**B3. Prospects**

The Group is firmly established as one of Malaysia’s leading property developers, renowned for its well-executed township developments that offer compelling value propositions for homebuyers. This positioning has enabled the Group to effectively capture sustained demand for its properties across key markets. Since its listing in 2013, the Group has consistently maintained a strong financial track record, underpinned by robust new property sales.

Looking ahead, the Group is well-positioned for continued growth, driven by solid demand, particularly for its flagship Sendayan Developments in Seremban, Negeri Sembilan. The development continues to attract homebuyers from the Klang Valley who are seeking quality housing options beyond the city centre. This trend is reinforced by improving infrastructure connectivity, expanded road networks, and the growing adoption of remote and hybrid work arrangements.

The Group is also poised to unlock long-term value through its next catalytic project, the Malaysia Vision Valley City (MVV City) in Negeri Sembilan. Initial launches of the MVV City development are planned for the financial year ending 31 March 2026. The Group will spearhead the joint development of this landmark initiative in collaboration with the Negeri Sembilan state government.

**MATRIX CONCEPTS HOLDINGS BERHAD (Company No: 199601042262)**  
**(INCORPORATED IN MALAYSIA)**  
**QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL YEAR ENDED (“FYE”)**  
**31 MARCH 2025**

MVV City spans 2,382 acres, with an estimated gross development value of RM15 billion over a 12-year horizon. The masterplan includes approximately 1,000 acres of industrial land, 15,000 residential units, and a 174-acre commercial precinct. Its strategic location near the proposed High-Speed Rail (HSR) corridor significantly enhances its long-term growth prospects.

In the Klang Valley, the Group launched its second high-rise residential development, Levia Residences, in January 2024 in Cheras, Kuala Lumpur, with a gross development value of RM523 million. Encouraged by strong initial demand, the Group accelerated the launch of Phase 2, which is expected to contribute positively to future earnings.

To further expand its footprint in the high-growth property market of Selangor, the Group recently acquired strategic stakes in three companies; Horizon L&L Sdn Bhd, Exoland Property Management Sdn Bhd, and Valour Rock Sdn Bhd. Upon completion of these three acquisitions, collectively valued at RM77.9 million, Matrix Concepts will effectively enhance its presence in the Sepang and Banting property market. These areas known for their high-growth potential and connectivity to major highways. In the long-term, the Group aims to expand revenue contribution of more than 30% from outside Negeri Sembilan.

The Group remains committed to enhancing the appeal and sustainability of its township developments by continuously upgrading infrastructure and amenities to foster vibrant, community-centric living environments. Concurrently, active landbanking initiatives are underway to support a robust pipeline of future projects.

On the international front, the Group’s overseas ventures continue to make solid progress. In Australia, following the successful sell-out of the M. Greenvale project in Melbourne, the Group is now focused on its largest development to date—M333 St. Kilda, a high-profile mixed-use project located near Melbourne’s iconic landmarks, which is expected to generate strong market interest.

In Indonesia, the Group achieved a significant milestone with the completion of Menara Syariah, its inaugural development in Pantai Indah Kapuk 2, Jakarta, during the third quarter of FY2024. This accomplishment is set to support the Group’s financial performance for the year ending 31 March 2025 and lays the groundwork for the launch of its next project in the Indonesian market.

**B4. Profit guarantee or profit forecast**

No profit guarantee or profit forecast has been issued by the Group previously in any public document.

**B5. Taxation**

	<b>Current quarter ended 31.03.2025 RM’000</b>	<b>Cumulative period-to-date 31.03.2025 RM’000</b>
Current tax expenses	11,759	62,551
Under provision of income tax in prior years	2,772	2,772
Deferred tax income/Utilisation of deferred tax	(7,066)	(5,140)
	<b>7,465</b>	<b>60,183</b>

The Group’s effective tax rate of 21.9% for the FYE 31 March 2025 under review was lower than the statutory corporate tax rate of 24.0% due to the utilisation of previously non-recognised deferred tax assets for certain temporary differences.

**MATRIX CONCEPTS HOLDINGS BERHAD (Company No: 199601042262)**  
**(INCORPORATED IN MALAYSIA)**  
**QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL YEAR ENDED (“FYE”)**  
**31 MARCH 2025**

**B6. Status of corporate proposals**

- (i) **Bonus issue of up to 625,673,858 new Matrix Concepts Shares (“Bonus Shares”) on the basis of 1 Bonus Share for every 2 existing Matrix Concepts Shares held on an entitlement date to be determined and announced (“Bonus Issue”)**

On 26 November 2024, the Company announced the Bonus Issue with the submission of the corresponding additional listing application subsequently submitted to Bursa Securities on 13 December 2024.

On 19 December 2024, the Company announced that Bursa Securities had on 18 December 2024 approved the additional listing application for the Bonus Shares. Following thereto, the Company had issued a circular to its shareholders on 6 January 2025 together with the notice of extraordinary general meeting to seek the approval of its shareholders for the Bonus Issue, which was obtained on 22 January 2025.

On 7 February 2025, the Company had announced the entitlement date for the Bonus Issue has been fixed on 25 February 2025 with the Bonus Shares to be listed on 26 February 2025.

On 26 February 2025, the Company announced that 625, 672,809 Bonus Shares were listed and quoted on the Main Market of Bursa Securities, marking the completion of the Bonus Issue.

Please refer to the Company’s announcements dated 26 November 2024, 13 December 2024, 19 December 2024, 7 February 2025 and 26 February 2025 as well as the Company’s circular to shareholders dated 6 January 2025 for additional information on the Bonus Issue.

- (ii) **Proposed acquisitions by MCHB Development (KV) Sdn Bhd, a wholly-owned subsidiary of the Company of 50% equity interest in Horizon L&L Sdn Bhd, 100% equity interest in Exoland Property Management Sdn Bhd and 30% equity interest in Horizon L&L (SEL) Sdn Bhd (“Proposed Acquisitions”)**

On 8 April 2025, the Company announced the that MCHB Development (KV) Sdn Bhd, a wholly-owned subsidiary of the Company, had entered into 3 separate share sale and purchase agreements for the following proposed acquisitions for a total cash consideration of RM77.9 million:

- (i) 625,000 ordinary shares in Horizon L&L Sdn Bhd (“**HLLSB**”), representing 50% equity interest in HLLSB;
- (ii) 10,000 ordinary shares in Exoland Property Management Sdn Bhd (“**EPMSB**”), representing 100% equity interest in EPMSB. The sole investment of EPMSB is 20% equity interest in HLLSB;
- (iii) 225,000 ordinary shares in Horizon L&L (SEL) Sdn Bhd (“**HLL SEL**”), representing 30% equity interest in HLL SEL. HLL Sel is presently a 70% subsidiary of HLLSB.

Please refer to the Company’s announcements dated 8 April 2025 for additional information on the Proposed Acquisitions.

**B7. Status of utilisation of proceeds raised**

The Company did not raise any proceeds from the issuance of new securities during the financial quarter ended 31 March 2025.



**MATRIX CONCEPTS HOLDINGS BERHAD (Company No: 199601042262)**  
**(INCORPORATED IN MALAYSIA)**  
**QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL YEAR ENDED (“FYE”)**  
**31 MARCH 2025**

**B8. Group borrowings and debt securities**

The Group’s borrowings as at 31 March 2025 are as follows:

	<b>Unaudited as at 31.03.2025 RM’000</b>
<b>Short term borrowings</b>	
<u>Secured:</u>	
Term loans	116,244
Bank overdrafts	67,114
<b>Total short-term borrowings</b>	<b>183,358</b>
 <b>Long term borrowings</b>	
<u>Secured:</u>	
Term loans	357,908
<b>Total long-term borrowings</b>	<b>357,908</b>
 <b>Total Borrowings</b>	<b>541,266</b>

The Group’s borrowings are denominated in Malaysian Ringgit and Australian Dollar, the breakdown of which is as follows:

	<b>Unaudited as at 31.03.2025 RM’000</b>
Malaysian Ringgit	454,873
Australian Dollar	86,393
<b>Total</b>	<b>541,266</b>

**B9. Changes in Material Litigation**

There was no material litigation involving the Group as at the date of this report.

**B10. Dividends**

The Board of Directors of the Company had on 28 May 2025, declared a fourth interim single tier dividend of 1.35 sen per Matrix Concepts Share held for the FYE 31 March 2025, to be paid on 10 July 2025 to all holders of ordinary shares whose names appeared in the Record of Depositors at the close of business on 20 June 2025.

Please refer to Note A6 for dividends paid during the financial quarter under review.

**MATRIX CONCEPTS HOLDINGS BERHAD (Company No: 199601042262)**  
**(INCORPORATED IN MALAYSIA)**  
**QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL YEAR ENDED (“FYE”)**  
**31 MARCH 2025**

**B11. Earnings Per Share**

**(i) Basic earnings per share**

The calculation of basic earnings per share was based on the profit attributable to equity holders of the Company and divided by the weighted average number of ordinary shares in issue during the period under review.

	<b>Current Quarter Ended</b>		<b>Cumulative Period-To-Date</b>	
	<b>31.03.2025</b>	<b>31.03.2024</b>	<b>31.03.2025</b>	<b>31.03.2024</b>
Profit attributable to equity holders of the Company (RM'000)	42,671	60,603	214,100	244,308
Weighted average number of ordinary shares ('000)	1,480,761	1,251,348	1,307,915	1,251,348
Earnings per share (sen)	2.88	4.84	16.37	19.52

**(ii) Diluted earnings per share**

The diluted earnings per share is equal to basic earnings per share for the FPE 31 March 2025 and 31 March 2024 as the Company does not have any convertible securities.

**B12. Notes to the Statement of Comprehensive Income**

	<b>Current Quarter Ended</b>		<b>Cumulative Period-To-Date</b>	
	<b>31.03.2025</b>	<b>31.03.2024</b>	<b>31.03.2025</b>	<b>31.03.2024</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
Included in the profit for the period are:				
- Interest income	(1,404)	(1,215)	(6,669)	(6,727)
- Imputed interest income	-	(2,666)	-	(2,666)
- Other income including investment income	(4,299)	(4,321)	(10,530)	(14,414)
- Interest expenses	2,904	140	11,528	5,082
- Depreciation of property, plant and equipment, right of use assets and investment property	2,160	2,993	9,263	9,790
- Property, plant and equipment written off	-	-	-	-
- Property development cost written off	-	7,063	-	7,081
- Reversal of impairment of receivables	-	(12,110)	-	(12,111)
- Impairment loss on trade and other receivables	382	3,271	382	3,271
- Inventories written off	-	-	-	-
- (Gain)/loss on disposal of property, plant and equipment and investment property	(15)	(15)	(11,539)	(182)
- (Reversal)/Impairment loss on assets	-	(7,000)	-	(7,000)
- Realised gain/(loss) on foreign exchange	-	-	-	(484)
- Realised gain/(loss) on derivatives	-	-	-	-
- (Reversal of)/allowance for expected credit losses on receivables	-	-	-	-
- Rental income on properties	(1,162)	(1,269)	(4,188)	(4,179)

There were no exceptional items for the current quarter under review.

**MATRIX CONCEPTS HOLDINGS BERHAD (Company No: 199601042262)**  
**(INCORPORATED IN MALAYSIA)**  
**QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL YEAR ENDED (“FYE”)**  
**31 MARCH 2025**

**B13. Auditors’ report**

The auditors’ report for the preceding audited financial statements was not subject to any qualification.

**B14. Authority For Issue**

The interim financial statements were reviewed by the Audit Committee of the Company and duly authorised for issue by the Board of Directors in accordance with a resolution of the Directors dated 28 May 2025.

By order of the Board of Directors

**Loo Kah Boon**  
Group Company Secretary

Date: 28 May 2025