



MATRIX

1Q24 Results Presentation

August 2023

1Q24 Financial Highlights

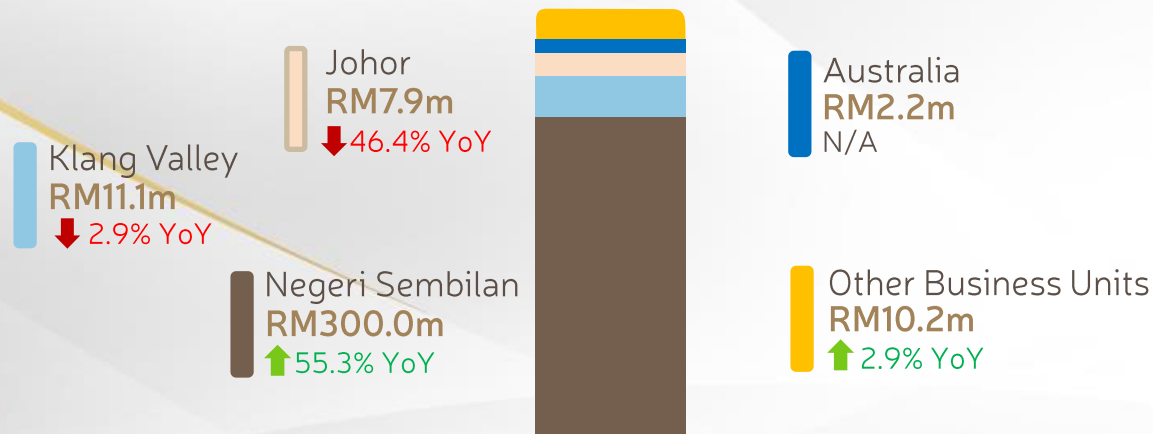


Revenue
RM331.4m
YoY Growth ↑ 44.6%

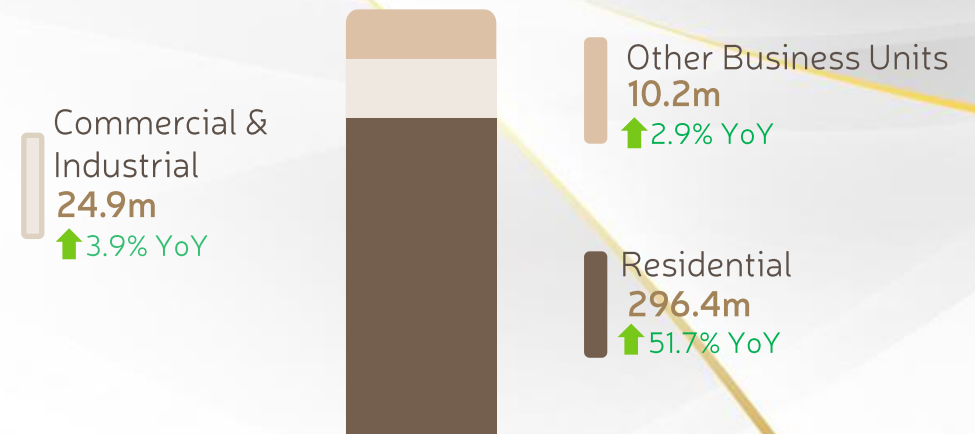
Profit Before Tax
RM87.2m
YoY Growth ↑ 36.7%

Net Profit Attributable to
Equity Holders
RM64.6m
YoY Growth ↑ 37.3%

Revenue by Segments (RM)



Revenue by Type (RM)



1Q24
Dividend Per Share
2.5 sen

Total Dividend
Pay-out
RM31.3m
49.1% of 1Q24 PAT

Net
Gearing Ratio:
Net Cash

1Q24 Operations Review



New Property Sales
RM305.3mil



Average Take-up Rate (units)
88.9%



Unbilled Sales
RM1.4 bil



Total Landbank:
2,222.5 acres*
Total GDV:
RM15.2 bil*

*Includes Landbank and GDV for M333 St. Kilda

Projects Launched

1Q24
RM188.2m

| | |
|-----------|-----------------|
| NS Dev | RM188.2m |
| Johor Dev | - |
| Others | - |

Ongoing Projects

1Q24
RM2,554.9m

| | |
|-----------|-------------------|
| NS Dev | RM2,421.7m |
| Johor Dev | RM133.2m |
| Others | - |

Projects Completed

1Q24
RM803.9m

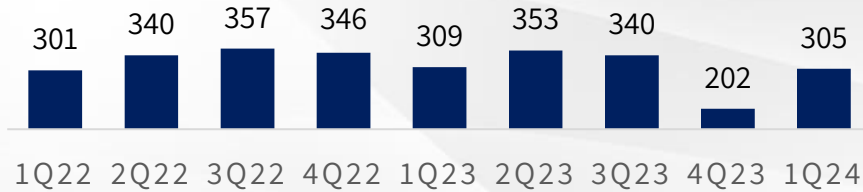
| | |
|-----------|-----------------|
| NS Dev | RM760.9m |
| Johor Dev | RM43.0m |
| Others | - |

1Q24 Performance Snapshot



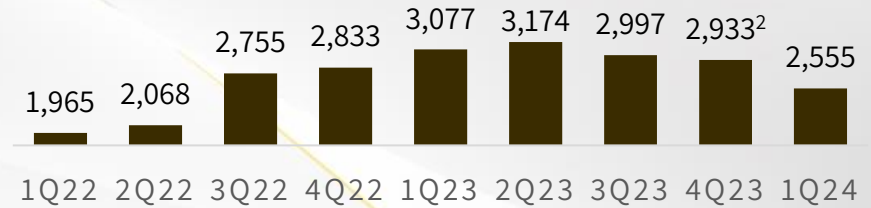
Total Value of Properties Sold

1Q24: RM305.3m
1Q23: RM309.2m



Ongoing GDV (under construction)

RM2,554.9m as at 30.6.23
(RM3,076.8m as at 30.6.22)

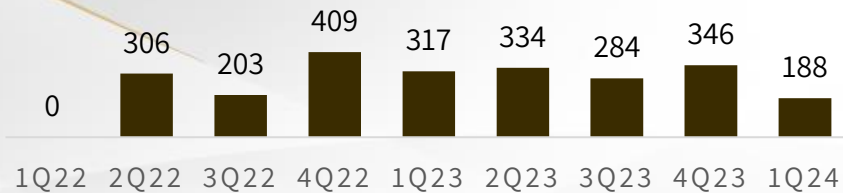


*Excludes International developments

²Property status adjustment for Impiana Damai 2A & Nusari Bayu 2

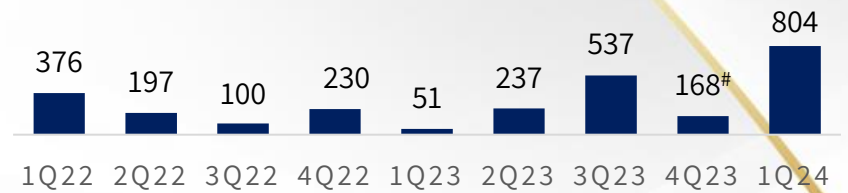
Projects Launched

1Q24: RM188.2m
1Q23: RM317.2m



Projects Completed

1Q24: RM803.9m
1Q23: RM50.5m



[#]GDV value adjustment for M. Greenvale (Australia),

Property status adjustment for Impiana Damai 2A & Nusari Bayu 2

Unbilled Sales

RM1,387.4m as at 30.6.23
(RM1,311.4m as at 30.6.22)

Average Take-up (units) (excl. STV)

88.9%
As at 30.6.23

Developments and Business Unit

Sendayan Developments

Residential and Commercial Properties

Updates:

- New sales of RM270.6 mil in 1Q24 (1Q23: RM245.3mil)
- Average take-up rate of 93.2% for ongoing projects
- Unbilled sales stood at RM1.3 bil as at 30 June 2023

| RM'mil | 1Q23 | 2Q23 | 3Q23 | 4Q23 | 1Q24 |
|---|----------------|----------------|----------------|----------------|----------------|
| Start-Quarter GDV | 1,649.3 | 1,943.5 | 2,040.8 | 2,186.6 | 2,367.6 |
| Less Completed Projects | - | 236.5 | 138.6* | 63.3 | 189.1 |
| Add New Launches | 317.2 | 333.8 | 283.8 | 252.4 | 188.2 |
| Add GDV Adjustment | -23.0 | - | 0.6 | -8.2 | 8.5 |
| End-Quarter GDV | 1,943.5 | 2,040.8 | 2,186.6 | 2,367.6 | 2,375.2 |
| New Sales* | 245.3 | 345.1 | 310.6 | 179.8 | 270.6 |
| Total Take-up GDV | 1,718.0 | 1,826.7 | 1,998.5 | 2,161.4 | 2,212.7 |
| Take-up Rate | 88.4% | 89.5% | 91.4% | 91.3% | 93.2% |
| Unbilled Sales (including sales of completed projects) | 1,160.09 | 1,270.1 | 1,446.0 | 1,393.7 | 1,347.3 |

*Property status adjustment for Nusari Bayu 2 (GDV: RM115.9 mil)

Recent Launches

| Project Name | Type | Units | GDV (RM'mil) |
|--------------------------------------|------------|------------|--------------|
| Hijayu (Resort Villa) Phase 1 | DSB | 14 | 49.3 |
| Tiara Sendayan 16 (P14C3) | DST | 336 | 139.0 |



Bandar Seri Impian

Residential and Commercial Properties

Updates:

- New sales of RM17.6 mil in 1Q24 (1Q23: RM19.8 mil)
- Average take-up rate of 22.2% for two ongoing projects
- Unbilled sales stood at RM27.9 mil as at 30 June 2023

| RM'mil | 1Q23 | 2Q23 | 3Q23 | 4Q23 | 1Q24 |
|---|--------------|--------------|--------------|--------------|--------------|
| Start-Quarter GDV | 240.2 | 189.7 | 189.7 | 189.7 | 176.2 |
| Less Completed Projects | 50.5 | - | -* | 104.7 | 43.0 |
| Add New Launches | - | - | - | 93.6 | - |
| Add GDV Adjustment | - | - | - | -2.4 | - |
| End-Quarter GDV | 189.7 | 189.7 | 189.7 | 176.2 | 133.2 |
| New Sales* | 19.8 | 7.7 | 13.2 | 5.4 | 17.6 |
| Total take-up GDV | 142.4 | 146.6 | 146.1 | 54.4 | 29.6 |
| Take-up Rate | 75.2% | 77.3% | 77.3% | 31.1% | 22.2% |
| Unbilled Sales (including sales of completed projects) | 57.3 | 40.5 | 40.5 | 29.2 | 27.9 |

*Property status adjustment for Impiana Damai 2A (GDV: RM85.0 mil)



Levia Residences Kuala Lumpur

High-Rise Residential Condominium

Project summary:

- 35-storey Residential High-rise condominium
- Strategically located in Cheras with north & south orientation
- Total GDV of RM532.0 mil
- To be launched in second half of FY2024
- Completion in 48 months
- Green RE Certified
- Incorporating Rainwater Harvesting System for Gardening and Solar Energy for Common Areas



| Project Name | Type | Units | Site Area (acres) | GDV (RM'mil) |
|-------------------------------|-------------|-------|-------------------|--------------|
| Levia Residences Kuala Lumpur | Condominium | 778 | 5.2 | 532.0 |



M333 St Kilda

12-Storey Mixed Development

Updates:

- Official launch in July 2022
- Take-up rate at 24.4% as at 30 June 2023
- Demolition and protection works notices are completed
- Targeted completion June 2025

Project Summary:

- 8-storey mixed development on 0.6-acre land
- 79 residential apartment units and ground floor retail
- Less than 8km from Melbourne CBD and home to numerous landmarks
- Within walking distance to iconic attractions such as the St Kilda Beach and Esplanade, St Kilda Botanical Gardens and Luna Park
- Estimated GDV of AUD76.9 mil (est. RM245.6 mil)

| Project Name | Type | GDV (RM'mil) |
|---------------|-------------------|--------------|
| M333 St Kilda | Mixed Development | 245.6 |



Menara Syariah, Indonesia

29-storey 2 blocks of premium office towers and retail podium

Updates:

- Construction progress as at 30 June 2023 estimated at 94.8%
- Project completion target delayed to November 2023

Project Summary:

- Located in Islamic Financial District at Pantai Indah Kapuk 2, an international waterfront township located along the Coastal Growth Corridor in North Jakarta
- World-class business premise, promoting a unique identity with modern, productive and future-ready workspace
- GDV of USD250 mil (est. RM1.0 bil) on 1.4 hectares of prime CBD area
- Participation via 30% shareholding in joint venture with an Indonesian conglomerate and a major private property developer

| Project Name | Type | GDV (USD'mil) |
|----------------|-------------------|-----------------|
| Menara Syariah | Mixed Development | 250 (RM1.0 bil) |



Matrix Global Schools

Updates:

- 670 students enrolled as at 30 June 2023:
 - **Matrix International School:** 188 Students
 - **Matrix Private School:** 361 students
 - **Matrix Preschool:** 121 students
- Revenue for 1Q24 increased by 14.7% to RM3.4 (1Q23: RM2.9 mil)
- Loss before interest and tax for 1Q24 improved to RM1.8 mil (1Q23: LBIT of RM2.0 mil)
- Positive sign of gradual upturn of student intake

Revenue from Education (RM'mil)



E/LBIT from Education (RM'mil)





d'Tempat Country Club

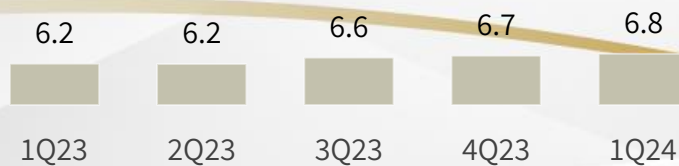
- Recognized as a premier lifestyle and entertainment venue in Seremban
- Event/banquet hall bookings gradually recovering
- Revenue generated from continued membership subscription and events



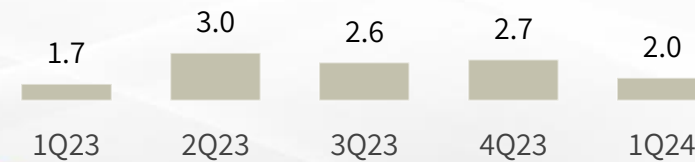
d'Sora Boutique Business Hotel

- Ideal for business travelers due to close proximity to Seremban city and Kuala Lumpur International Airport
- Demand gradually returning to pre-pandemic levels
- Average occupancy rate of 65.3% in 1Q24

Revenue from Hospitality (RM'mil)



EBIT from Hospitality (RM'mil)



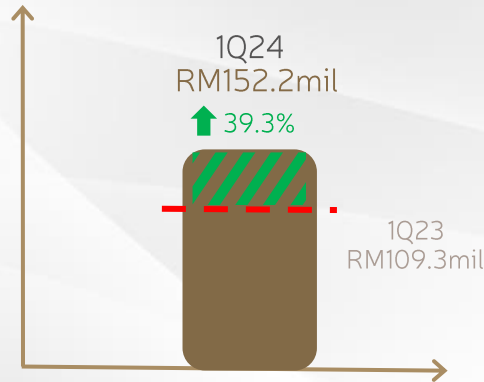
Financial Highlights

Income Statement

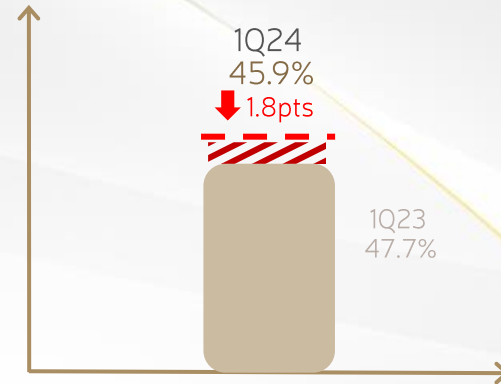
Revenue



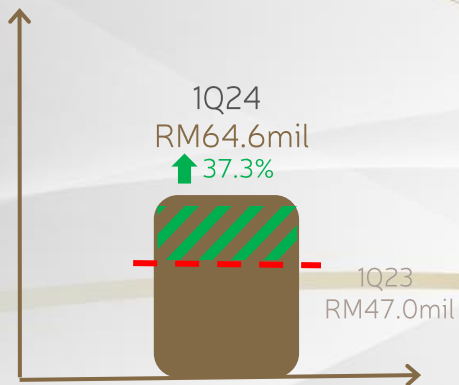
Gross Profit



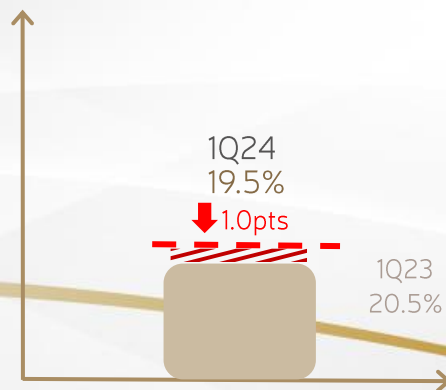
Gross Profit Margin



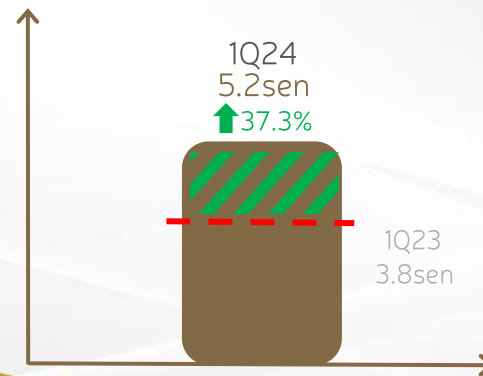
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Net Margin



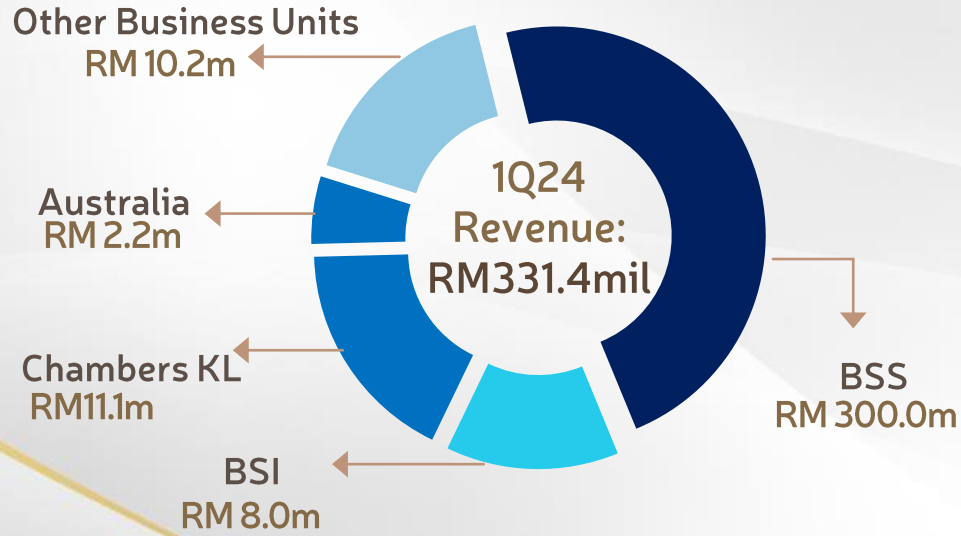
Basic EPS (sen)



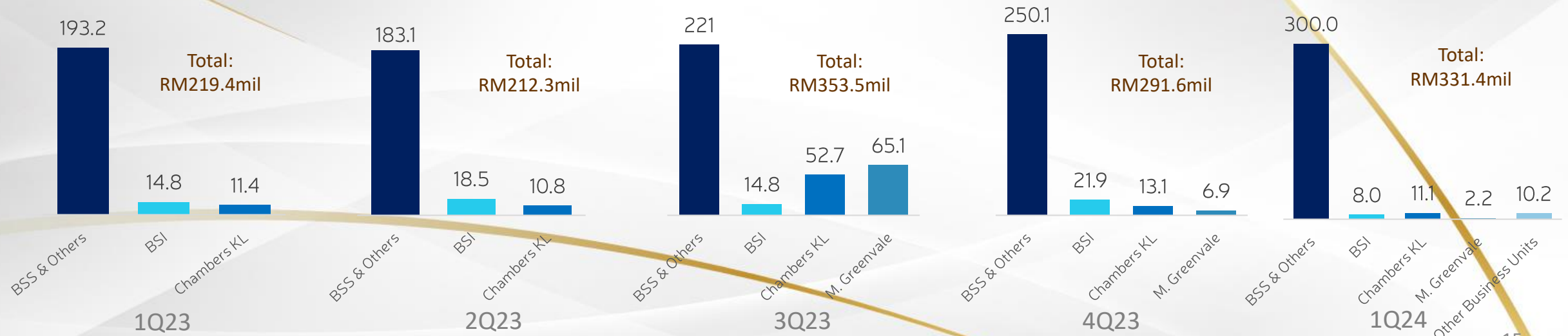
Highlights

- 1Q24 revenue rose 44.6% to RM331.4 mil on higher contribution from Sendayan Developments, supported by expedited construction works for ongoing projects
- 1Q24 gross profit increased 39.3% to RM152.2 mil in line with the higher revenue, while gross profit margin declined marginally to 45.9% mainly due to product mix
- 1Q24 net profit improved 37.3% to RM64.6 mil, while net profit margin lowered to 19.4% in line with product mix

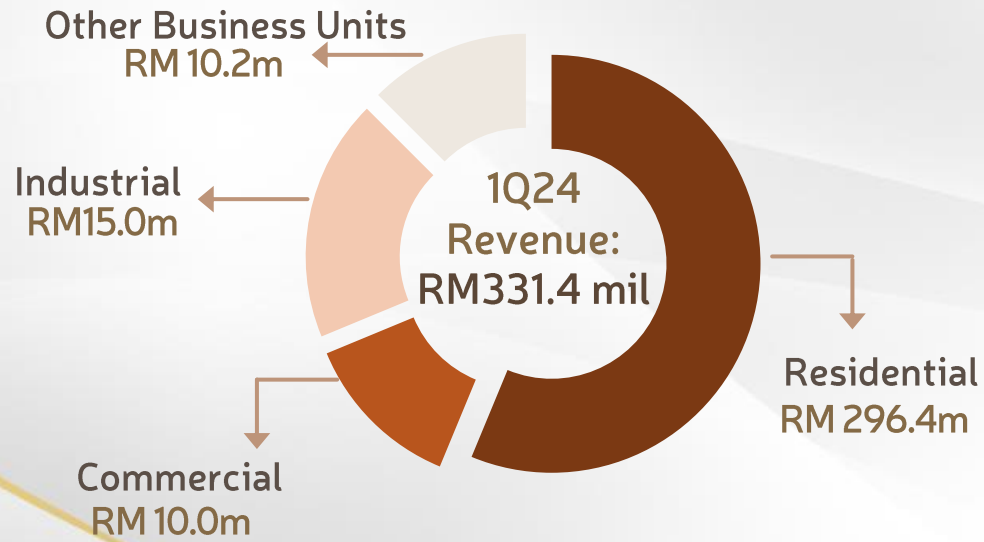
Revenue Segmentation (by project)



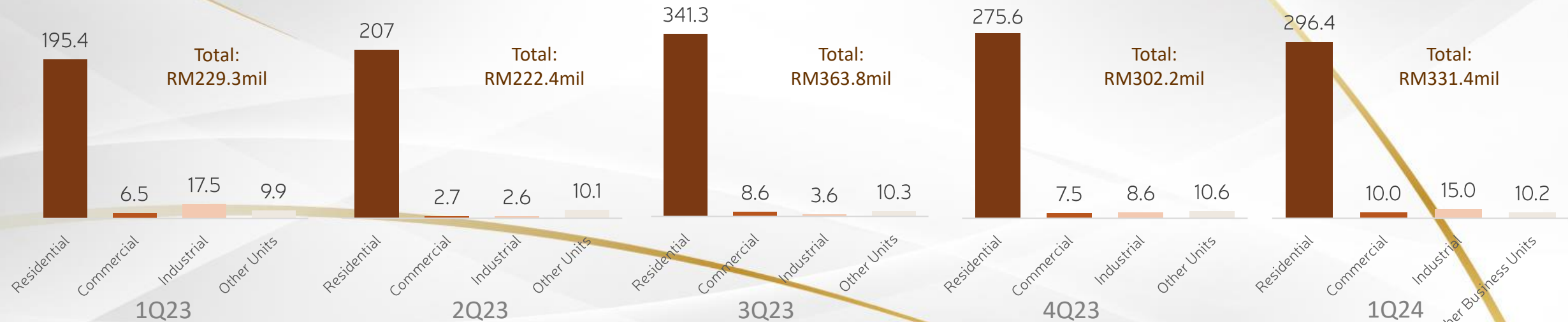
| Legend | Project | 1Q24 Composition | YoY movement |
|--------|----------------------|------------------|--------------|
| | BSS | 90.5% | 55.3% YoY |
| | BSI | 2.4% | 46.4% YoY |
| | Chambers KL | 3.3% | 2.9% YoY |
| | Australia | 0.7% | N/A |
| | Other Business Units | 3.1% | 2.9% YoY |



Revenue Segmentation (by type)



| Legend | Type of Development | 1Q24 Composition | YoY movement |
|--------|----------------------|------------------|--------------|
| | Residential | 89.4% | ↑ 51.7% YoY |
| | Commercial | 3.0% | ↑ 53.5% YoY |
| | Industrial | 4.5% | ↓ 14.5% YoY |
| | Other Business Units | 3.1% | ↑ 2.9% YoY |



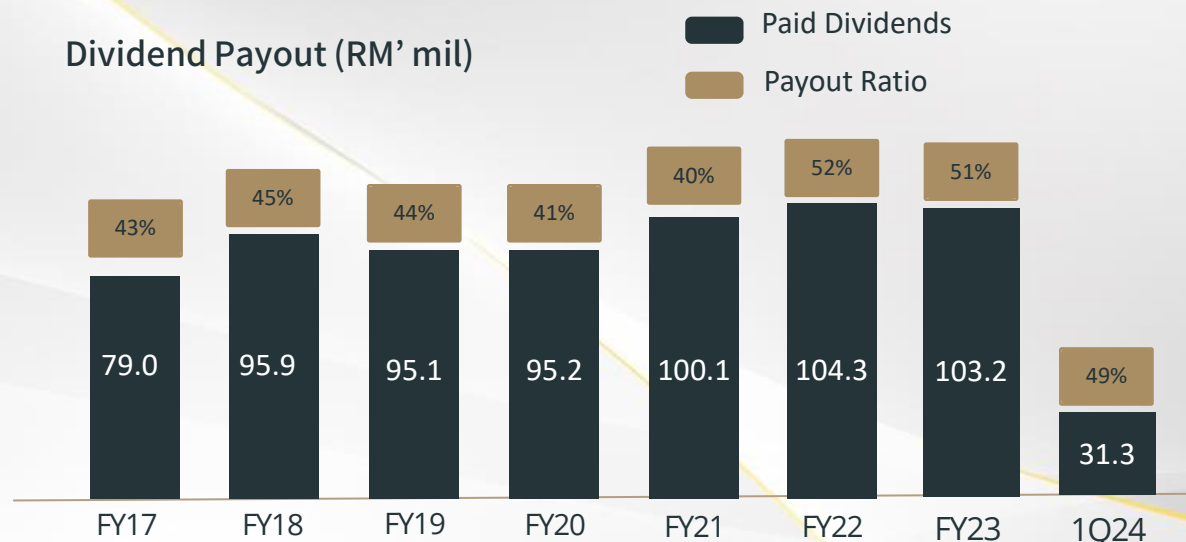


Consistent
quarterly payout
since 2013

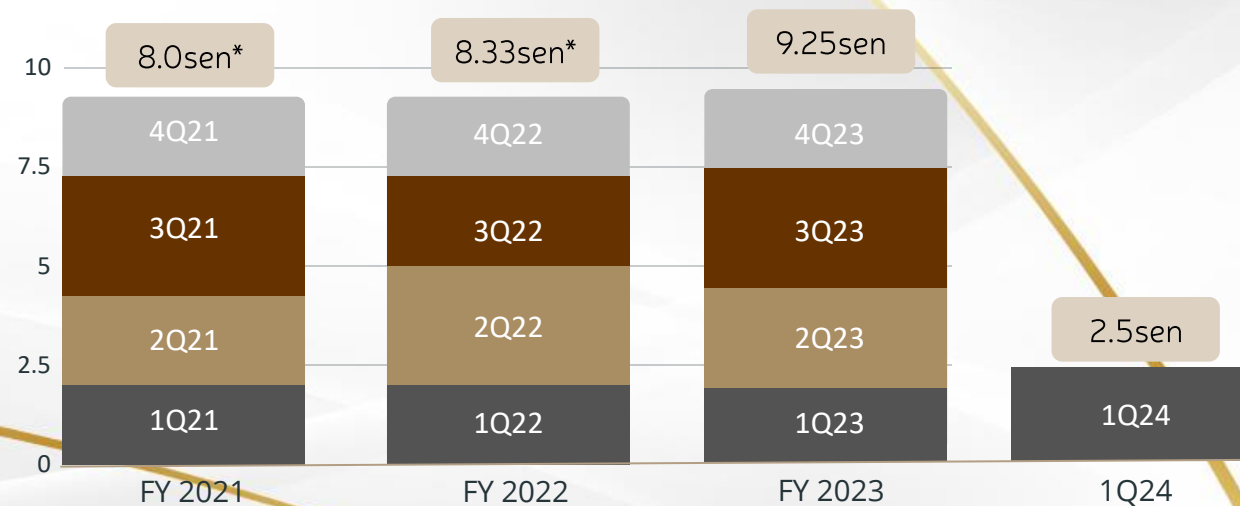


49.1%
payout
of 1Q24
profit after tax

Dividend Payout (RM' mil)



Dividend Per Share (sen)



*Total dividend per share accounts for 1 for 2 bonus issues in September 2022 for comparison purpose

Immediate Pipeline Launches (Bandar Sri Sendayan)



**FY2024
LAUNCH TARGET**

RM1.90 billion

| Projects | No. of Units/Type | FY2024 GDV (RM'm) | | | |
|---|--------------------------------------|-------------------|----------------|-------|------|
| | | 1Q | 2Q | 3Q | 4Q |
| Bayu Sutera 6 (Precint 4A-3) (FNA : Bayu Sendayan) | 128 unit Residential lots | | | | 85.5 |
| Bayu Sutera 7 (Precint 3B) (FNA : Bayu Sendayan) | 200 unit Residential lots | | 118.5 | | |
| Bayu Sutera 8 (Precint 3A & 4B) (FNA : Bayu Sendayan) | 455 unit Residential lots | | | 424.1 | |
| Cheras Land | 1 unit service apartment | | | 532.0 | |
| Eka Height Precint 3A | 275 unit 2-storey terrace houses | | 109.3 | | |
| Eka Height Precint 3B | 155 unit 2-storey terrace houses | | | 61.6 | |
| Eka Height Precint 10 | 26 unit 2-storey terrace houses | | | | 10.4 |
| | 211 unit single-storey terrace house | | | | 52.4 |
| Hijayu (Resort Villa) Phase 1 | 14 unit 2-storey bungalows | 49.3 | | | |
| Hijayu (Resort Villa) Phase 2 | 20 unit 2-storey bungalows | | 60.7 | | |
| Irama Sendayan 2 - Precinct B | 89 unit residential houses | | 45.0 | | |
| Irama Sendayan 2 - Precinct C | 283 unit residential houses | | 135.6 | | |
| Irama Sendayan 2 - Precinct D | 144 unit residential houses | | | | 73.7 |
| Tiara Sendayan 16 (P14C3) | 336 unit 2-storey terrace houses | 139.0 | | | |
| | Total | | 1,897.1 | | |



Share Price @
17 Aug 2023

RM1.42



Number of Shares ('m)

1,251.3



Market Cap @
17 Aug 2023

RM1.8 bil



PE ratio (TTM)

8.1x



Return on Equity

11.3%



Dividend Yield (FY2023)

6.3%

ENVIRONMENTAL SOCIAL GOVERNANCE



FTSE4Good

Constituent since 2018

Matrix Concepts Holdings Berhad

upgraded to



Ratings by FTSE Russell

Top 25% ESG Ratings amongst PLCs in FBM EMAS



Provide Resources to PPS Kluang for the Flood

Matrix Concepts employees distributing essentials at a Centre in Yong Peng.



Back to School & Meal a Day CSR Programme 2023

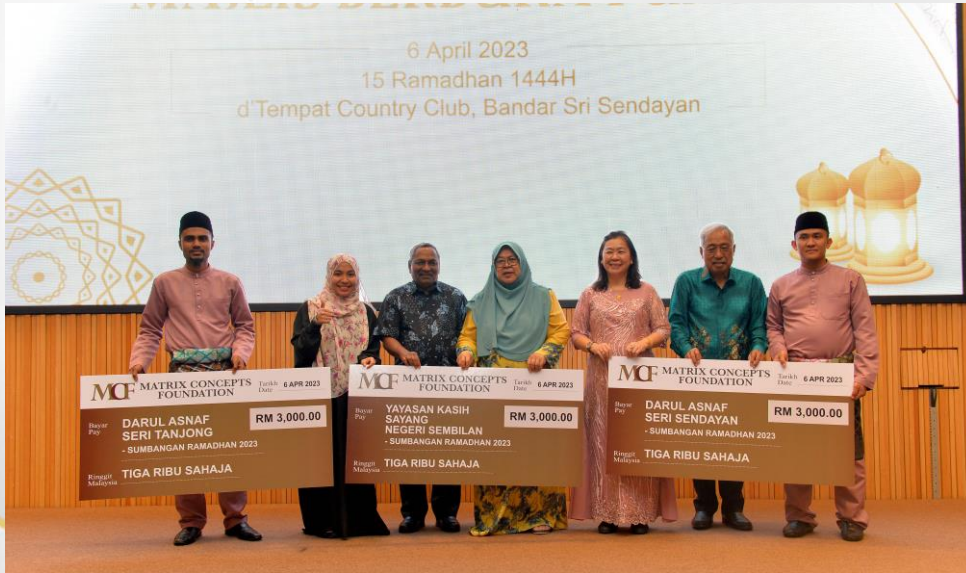
Handling over of mock cheque as part of Back to School & Meal a Day programme



Hand over Contribution of RM25,542.00 to SK Kampong Melayu, Kluang



Hand over Contribution of RM5,000.00 to Malaysian Armed Forces Ceremony



Matrix Concepts Foundation contributed RM3,000 to 3 homes

Matrix Concepts Foundation Majlis Berbuka Puasa with orphans



In conjunction with Ramadhan 2023, 93 orphans and caretakers invited to break fast dinner with Matrix Concepts Foundation.



Contribution Baju Raya and Majlis Berbuka puasa with 13 orphans from Pertubuhan Anak Yatim & Miskin Perempuan Seremban, Negeri Sembilan in conjunction with Ramadhan 2023 together with PUSPANITA Seremban

In conjunction with Ramadhan 2023, Matrix Concepts invited 13 orphans and Puspanita Seremban AJK break fast dinner.



Kurma contribution to Negeri Sembilan Fire and Rescue Department

In conjunction with Ramadhan 2023, Matrix Concepts Holdings Berhad contributed kurma to Negeri Sembilan Fire and Rescue Department.

中國報

CHINA PRESS



Mawar Hospital donates RM25,000 to 3 patients

森州爱心洗鉢中心电影主业主业拿督斯里李典和说, the fundraising activity is organized by 森州6大乡团与森中总联技, and held a charity night on October 12th.

"We will have a charity night party, transfer the above donation."

In addition, 李典和 pointed out that the institution has been set up as a welfare foundation for those in need.



Matrix Concepts donates RM1.2Mil Dewan Legasi

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THANK YOU

Appendix

Development Overview

| | Ongoing Landbank (acres) | Future Landbank (acres) | Total Landbank (acres) | Ongoing GDV (RM'mil) | Future GDV (RM'mil) | Total GDV (RM'mil) |
|-------------------------|--------------------------|-------------------------|------------------------|----------------------|------------------------|--------------------|
| <u>Domestic</u> | | | | | | |
| Sendayan | 443.5* | 1,290.7 ^{1,2} | 1,734.2 | 2,421.7* | 9,007.1 ^{1,2} | 11,428.8 |
| BSI | 26.2 | 418.5 ³ | 444.7 | 133.2 | 1,934.6 ³ | 2,067.8 |
| Other N.S. | - | 26.5 ⁴ | 26.5 | - | 152.9 ⁴ | 152.9 |
| Klang Valley | - | 16.5 ⁵ | 16.5 | - | 1,332.0 ⁵ | 1,332.0 |
| Sub-total Domestic | 469.7 | 1,752.2 | 2,221.9 | 2,554.9 | 12,426.6 | 14,981.5 |
| <u>International</u> | | | | | | |
| Australia | 0.6 | - | 0.6 | 245.6 | - | 245.6 |
| Indonesia | 3.5 | 5.4 | 8.9 | 1,000.0 | - | 1,000.0 |
| Sub-total International | 4.1 | 5.4 | 9.5 | 1,245.6 | - | 1,245.6 |
| TOTAL LANDBANK | 473.8 | 1,757.6 | 2,231.4 | 3,800.5 | 12,426.6 | 16,227.1 |

* Includes STV 2 Factory lots (GDV: RM46.4m / 6.9ac)

1. Includes Eka Height 1&2 Development (GDV: RM1,397.9m / 398.9ac); Bayu Sutera (GDV: RM628.1m / 84.3ac), Tiara Sendayan 17-19 (GDV: RM50.8m / 36.4ac); Irama Sendayan Project (GDV: RM271.2m / 49.4ac)

2. Include potential GDV for Sendayan Icon Park (estimated more than RM6 billion/ 116.4ac), Sendayan Extension (GDV: n/a / 479.8ac)

3. Includes BSI 2 (GDV: RM1,200m / 309.5ac), Other Impiana projects (GDV: RM734.6m / 109.0ac)

4. Includes Residensi SIGC Bungalow Lots (GDV: RM25.0m/ 3.5 ac), Taman Anggerik Tenggara (GDV: RM77.9m/ 18.4 ac), Cove Bay –PD (GDV: RM50m / 4.6ac)

5. Includes a high-rise residences in Puchong & Damansara (GDV: RM800m / 11.3ac), Levia Residence @ Cheras (GDV: RM532m / 5.2ac)

Ongoing Projects: Sendayan Developments (as at 30 June 2023)

| Project | Type | Site Area (Acres) | No. of Units | Take-up rate (units) | Est. GDV (RM'mil) | Unbilled Sales (RM'mil) | Commenced (Month/Year) | Expected Completion (Month/Year) |
|---|------|-------------------|--------------|----------------------|-------------------|-------------------------|------------------------|----------------------------------|
| Bayu Sutera 1 (Precinct 2B) | DST | 34.9 | 325 | 100% | 194.3 | 12.9 | Jan' 22 | Dec' 23 |
| Bayu Sutera 2 (Precinct 2A) | DST | 22.6 | 255 | 100% | 143.7 | 73.4 | Mar' 22 | Feb' 24 |
| Bayu Sutera 3 (Precinct 1B) | DST | 21.6 | 190 | 100% | 122.1 | 70.8 | Apr' 22 | Feb' 24 |
| Bayu Sutera 4 (Precinct 1A) | DST | 20.8 | 193 | 100% | 113.7 | 90.6 | Aug' 22 | Jul' 24 |
| Bayu Sutera 5 (Precinct 4A1) | DST | 24.4 | 227 | 100% | 151.7 | 126.8 | Nov' 22 | Oct' 24 |
| Bayu Sutera 6 (Precinct 4A2) | DST | 7.5 | 70 | 100% | 49.6 | 44.6 | Feb' 23 | Jan' 25 |
| Hijayu (Residence) Phase 1 (Parcel 2) | DST | 15.3 | 183 | 100% | 133.8 | 56.1 | Oct' 21 | Sep' 23 |
| Hijayu (Residence) Phase 2 Parcel 1 (Resort Residence 2A) | DST | 12.9 | 126 | 100% | 98.7 | 78.7 | Sep' 22 | Oct' 24 |
| Hijayu (Residence) Phase 2 Parcel 2 (Resort Residence 2B) | DST | 8.6 | 84 | 100% | 68.1 | 62.0 | Dec' 22 | Nov' 24 |
| Hijayu (Resort Villa) Phase 1, | DSB | 6.4 | 14 | 57% | 49.3 | 25.2 | May' 23 | April' 25 |
| Irama Sendayan 1 (FNA: Casa Sendayan) | SST | 18.8 | 36 | 100% | 9.0 | 69.0 | Sep' 22 | Aug' 24 |
| | DST | | 156 | 100% | 82.8 | | Sep' 22 | Aug' 24 |
| Irama Sendayan Biz (FNA: Casa Sendayan) | DST | 4.9 | 60 | 82% | 64.0 | 44.4 | Nov' 22 | Oct' 24 |
| Irama Sendayan 2A | SST | 20.7 | 138 | 100% | 34.9 | 58.1 | Mar' 23 | Feb' 25 |
| | DST | | 75 | 87% | 31.0 | | Mar' 23 | Feb' 25 |

Ongoing Projects: Sendayan Developments (as at 30 June 2023)

| Project | Type | Site Area (Acres) | No. of Units | Take-up rate (units) | Est. GDV (RM'mil) | Unbilled Sales (RM'mil) | Commenced (Month/Year) | Expected Completion (Month/Year) |
|---|-----------------|-------------------|--------------|----------------------|-------------------|----------------------------|------------------------|----------------------------------|
| Laman Sendayan 3 (Precinct 1A) (FNA: Sendayan Tech Park) | DST | 30.3 | 274 | 100% | 123.0 | 44.3 | Jul' 21 | Jun' 23 |
| Laman Sendayan 4 (Precinct 1B) (FNA: Sendayan Tech Park) | DST | 29.4 | 266 | 100% | 131.2 | 36.0 | Sep' 21 | Aug' 23 |
| Laman Sendayan 5 (Laman Biz)(FNA: Sendayan Tech Park) | SST | 4.5 | 20 | 100% | 12.6 | 5.1 | Jan' 22 | Dec' 23 |
| Nusari Aman 3 | DST | 17.0 | 219 | 97% | 127.2 | 91.1 | May'22 | Aprl'24 |
| STV Biz (FNA : Sub Centre @ Sendayan Tech Valley 1A) | Semi -D Factory | 4.9 | 32 | 100% | 33.0 | 21.4 | Apr' 22 | Mar' 24 |
| Sendayan Tech Valley 2 | Factory | 6.9 | 18 | 100% | 46.4 | 12.2 | Apr' 22 | Mar' 24 |
| Tiara Sendayan 8 (Precinct 7) | DST | 25.9 | 254 | 100% | 135.3 | 53.6 | Feb' 21 | Aug' 23 |
| Tiara Sendayan 10 (P13A) | SST | 24.4 | 280 | 100% | 69.0 | 31.4 | Oct' 21 | Sep' 23 |
| Tiara Sendayan 11 (P13B) | SST | 17.1 | 143 | 100% | 37.7 | 28.8 | Jan' 22 | Dec' 23 |
| | DST | | 53 | 100% | 21.0 | | Jan' 22 | Dec' 23 |
| Tiara Sendayan 12 (P14A) | DST | 8.2 | 80 | 100% | 32.5 | 22.5 | May' 22 | Apr' 24 |
| Tiara Sendayan 13 (P14B) | DST | 6.6 | 71 | 100% | 30.2 | 24.1 | Jul' 22 | Jun' 24 |
| Tiara Sendayan 14 (P14C1&P14C2) | DST | 20.0 | 235 | 97% | 128.2 | 112.9 | Mar' 23 | Feb' 25 |
| Tiara Sendayan 15 (P14A2&P14B2-Balance units) | DST | 1.5 | 19 | 100% | 8.7 | 8.2 | Mar' 23 | Feb' 25 |
| Tiara Sendayan 16 (P14C3) | SST&DST | 27.3 | 206 | 27% | 68.9 | 17.6 | Apr' 23 | Mar' 25 |
| | DST | | 130 | 4% | 70.1 | | May' 23 | Apr' 25 |
| Total | | 443.5 | 4,432 | 92.9% | 2,421.7 | 1,321.9¹ | | |

¹ Unbilled sales does not include completed projects of Metropark 2B (RM2.7m), Hijayu Aman P1 & P2 (RM2.0m), Hijayu Residences Phase 1 (Parcel 1) [RM1.4m], Nusari Bayu 2 (RM24.9m), Tiara 3, 4, 5, 7, 9, 10 (RM5.0m) and Tiara Biz (RM1.6m)

Ongoing Projects: Bandar Seri Impian (as at 30 June 2023)

| Project | Type | Site Area (Acres) | No. of Units | Take-up rate (units) | Est. GDV (RM'mil) | Unbilled Sales (RM'mil) | Commencement (Month/Year) | Expected Completion (Month/Year) |
|--------------------------------|------|-------------------|--------------|----------------------|-------------------|-------------------------|---------------------------|----------------------------------|
| Impiana Damai 2A (Stage 1 & 2) | DST | 7.4 | 67 | 40% | 39.6 | 15.0 | Mar' 23 | Feb' 25 |
| Impiana Bayu 3B1(Phase 1) | DST | 18.8 | 195 | 15% | 93.6 | 11.6 | Jan' 23 | Dec' 24 |
| Total | | 26.2 | 262 | 21% | 133.2 | 26.6¹ | | |

¹ Unbilled sales does not include completed projects of Impiana Square 1 (RM0.6m), Impiana Bayu 3A (RM0.7m)

Future Projects: Sendayan Developments

| Project | Type | Site Area (Acres) | No. of Units | Est. GDV (RM'mil) | Expected Commencement (Month/Year) | Expected Completion (Month/Year) |
|---|---------------------------------|-------------------|--------------|-------------------|------------------------------------|----------------------------------|
| Ara Sendayan (Phase 7)Precint 3A2(2) | DSB | 1.0 | 1 | 2.0 | TBC | TBC |
| Ara Sendayan (Phase 7)Precint 2B | DSB | 0.8 | 2 | 5.0 | TBC | TBC |
| Ara Sendayan - Agriculture Lot | Agriculture Lot | 15.6 | 8 | 22.1 | Ready for sales | Ready for sales |
| Bayu Sutera 6 (Precint 4A-3) (FNA : Bayu Sendayan) | Residential | | 128 | 85.5 | Mar' 24 | Feb' 26 |
| Bayu Sutera 7 (Precint 3B) (FNA : Bayu Sendayan) | Residential | 84.3 | 200 | 118.5 | Jul' 23 | Aug' 25 |
| Bayu Sutera 8 (Precint 3A & 4B) (FNA : Bayu Sendayan) | Residential | | 455 | 424.1 | Dec' 23&Dec' 24 | Nov' 25&Nov' 26 |
| Eka Height Precint 1 | DST | 51.4 | 348 | 208.1 | TBC | TBC |
| Eka Height Precint 2 | DST | 50.5 | 365 | 209.8 | TBC | TBC |
| Eka Height Precint 3A | DST | 36.5 | 275 | 109.3 | Aug' 23 | Jul' 25 |
| Eka Height Precint 3B | DST | 27.5 | 155 | 61.6 | Dec' 23 | Nov' 25 |
| | SST | | 52 | 13.0 | TBC | TBC |
| Eka Height Precint 4 | DST | 37.3 | 262 | 145.7 | TBC | TBC |
| Eka Height Precint 5 | SST | 29.2 | 229 | 56.9 | TBC | TBC |
| Eka Height Precint 6 | SST | 25.1 | 272 | 22.5 | TBC | TBC |
| Eka Height Precint 7 | SST | 39.9 | 532 | 44.1 | TBC | TBC |
| Eka Height Precint 8 | DST | 47.1 | 564 | 271.5 | Sep' 24 | Aug' 26 |
| Eka Height Precint 9 | DST | 27.9 | 329 | 178.2 | TBC | TBC |
| Eka Height Precint 10 | DST | 20.1 | 26 | 10.4 | Mar' 24 | Feb' 26 |
| | SST | | 211 | 52.4 | Mar' 24 | Feb' 26 |
| Eka Biz | Double-storey shop houses/Gerai | 6.5 | 26 | 14.5 | TBC | TBC |

Future Projects: Sendayan Developments

| Project | Type | Site Area (Acres) | No. of Units | Est. GDV (RM'mil) | Expected Commencement (Month/Year) | Expected Completion (Month/Year) |
|--|-------------|-------------------|--------------|-------------------|------------------------------------|----------------------------------|
| Hijayu (Resort Villa) Phase 2 | DSB | 9.2 | 20 | 60.7 | Sep' 23 | Apr' 25 |
| Irama Sendayan 1 - Petrol Station | Commercial | 1.0 | 1 | 3.0 | TBC | TBC |
| Irama Sendayan 2 - Precinct B | Residential | 6.4 | 89 | 45.0 | Aug' 23 | Jul' 25 |
| Irama Sendayan 2 - Precinct C | Residential | 18.3 | 283 | 135.6 | Jul' 23 | Jun' 25 |
| Irama Sendayan 2 - Precinct D | Residential | 9.8 | 144 | 73.7 | Jan' 24 | Dec' 25 |
| Irama Sendayan 2 - Precinct E | Residential | 13.9 | 168 | 13.9 | TBC | TBC |
| Laman Sendayan 5 (Precinct 3) (FNA: Sendayan Tech Park) | TH | 19.6 | 250 | 27.5 | TBC | TBC |
| RMMK@TBS | SST | 4.5 | 60 | 4.8 | TBC | TBC |
| Sendayan Extensions | N/A | 479.8 | N/A | N/A | N/A | N/A |
| Sendayan Merchant Square 1 (Phase 3) PT12660 & PT 12679 | Comm Lots | 1.3 | 2 | 3.9 | Ready for sales | Ready for sales |
| Sendayan Merchant Square 2 | DSSO | 40.0 | 244 | 365.6 | TBC | TBC |
| | Comm Lots | | 4 | 67.8 | TBC | TBC |
| Sendayan Metropark 3 | DSSO | 5.1 | 61 | 78.0 | TBC | TBC |
| Sendayan Icon Park | Icon City | 116.4 | 1 | 6,000 | No Planning | No planning |
| Sendayan Aman (RMMK) | SST | 26.5 | 182 | 14.5 | TBC | TBC |
| Suriaman Biz | Comm Lots | 1.6 | 2 | 4.8 | Ready for sales | Ready for sales |
| Sendayan Metropark 2A | Comm Lots | 0.8 | 1 | 2.4 | TBC | TBC |
| Tiara Sendayan 17(P10) | TH | 15.4 | 228 | 18.9 | TBC | TBC |
| Tiara Sendayan 18(P11) | TH | 14.5 | 266 | 22.0 | TBC | TBC |
| Tiara Sendayan 19(P12) | TH | 6.4 | 120 | 9.9 | TBC | TBC |
| Grand Total | | 1,290.7 | 6,566 | 9,007.1* | | |

*Does not include GDV and Units for Sendayan Extension

Future Projects: Bandar Seri Impian

| Project | Type | Site Area (Acres) | No. of Units | Est.GDV (RM'mil) | Expected Commencement (Month/Year) | Expected Completion (Month/Year) |
|---------------------------------------|-----------|-------------------|--------------|------------------|------------------------------------|----------------------------------|
| BSI 2 | DST | 309.5 | 2500 | 1200.0 | TBC | TBC |
| Impiana Avenue Point | DSSO | 4.4 | 60 | 19.2 | TBC | TBC |
| Impiana Height (Phase 2&3) | DSB | 9.1 | 18 | 33.4 | TBC | TBC |
| | DSSD | | 6 | 7.5 | TBC | TBC |
| | SSB | | 14 | 14.0 | TBC | TBC |
| | SSSD | | 8 | 6.0 | TBC | TBC |
| Impiana Bayu 2 (Phase 5) | Comm Lots | 2.3 | 1 | 2.5 | Ready for sale | Ready for sale |
| Impiana Alam | DSSD | 29.9 | 158 | 134.0 | TBC | TBC |
| | DSSO | | 30 | 20.0 | | |
| Impiana Biz | DSSO | 3.6 | 43 | 17.2 | TBC | TBC |
| | Gerai | | 1 | 0.1 | TBC | TBC |
| Impiana Square (Phase 2 to 5) | DSSO | 46.8 | 283 | 340.5 | TBC | TBC |
| | Comm Lots | | 1 | 40.2 | Ready for sale | Ready for sale |
| Impiana Damai 2B | DST | 13.0 | 154 | 100.0 | TBC | TBC |
| Grand Total | | 418.5 | 3,277 | 1,934.6 | | |

Future Projects: Others

| Project | Type | Site Area (acres) | No. of Units | Est. GDV (RM'mil) | Expected Commencement | Expected Completion |
|--------------------------------|------|-------------------|--------------|-------------------|-----------------------|---------------------|
| Cheras Land | SA | 5.2 | 1 | 532.0 | Nov' 23 | Oct' 27 |
| Cove Bay - PD | DSSD | 4.6 | 26 | 46.0 | TBC | TBC |
| | DSB | | 2 | 4.0 | TBC | TBC |
| Damansara Land | SA | 5.5 | 1 | 400.0 | TBC | TBC |
| Puchong Land | SA | 5.8 | 1 | 400.0 | TBC | TBC |
| Residensi SIGC | DSB | 3.5 | 14 | 25.0 | TBC | TBC |
| Taman Anggerik Tenggara | DST | 18.4 | 240 | 77.9 | TBC | TBC |
| Grand Total | | 43.0 | 285.0 | 1484.9 | | |

1Q24 New Launches

| Project | Type | Site Area (Acres) | Units Launched | Take-up rate (units) | Est. GDV (RM'mil) | Net Sales Value | Commencement (Month/Year) | Expected Completion (Month/Year) |
|-------------------------------|------|-------------------|----------------|----------------------|-------------------|-----------------|---------------------------|----------------------------------|
| Hijayu (Resort Villa) Phase 1 | DSB | 6.4 | 14 | 57% | 49.3 | 28.0 | May' 23 | April' 25 |
| Tiara Sendayan 16 (P14C3) | DST | 27.3 | 336 | 18% | 139.0 | 19.2 | May' 23 | April' 25 |
| Grand Total | | 33.7 | 350.0 | 19.4% | 188.2 | 47.2 | | |

Completed Projects

| Project | Type | Site area (acres) | Total Units Launched | Total Units Sold | Est. GDV (RM'mil) | Net Sales Value (RM million) | (Month/Year) |
|---|------------------|-------------------|----------------------|------------------|-------------------|------------------------------|----------------|
| Impiana Damai 2A (Stage 1 & 2) | DST | 7.4 | 68 | 68 | 43.0 | 43.0 | Apr' 23 |
| Nusari Bayu 2 (FNA: - Lot Institution) | DST | 23.1 | 192 | 192 | 115.9 | 115.9 | Jun' 23 |
| Sendayan Tech Valley 2 | Industrial Lot | 411.0 | 65 | 64 | 571.8 | 540.2 | Ready for sale |
| Sub Centre @ Nusari Bayu | Comm lots | 3.0 | 2 | 1 | 7.0 | 2.8 | Ready for sale |
| Sub Centre @ Nusari Hijayu | Comm lots | 8.1 | 2 | 0.0 | 12.0 | 0 | Ready for sale |
| STV Biz (FNA : Sub Centre @ Sendayan Tech Valley 1A) | Comm Lot | 1.2 | 1 | 1 | 2.5 | 2.5 | Ready for sale |
| Tiara Sendayan 9 | Reverine Project | 8.6 | 90 | 90 | 51.7 | 51.7 | Jun' 23 |
| Grand Total | | 462.3 | 420 | 416 | 803.9 | 756.1 | |

Unsold Completed Stocks

| Project | Type | Total Units Launched | Total Units Sold | Units Unsold | Balance GDV (RM'mil) |
|------------------------------|-----------------|----------------------|------------------|--------------|----------------------|
| Suriaman 2 (FNA Suriaman 2C) | DSSO | 253 | 252 | 1 | 1.0 |
| Impiana Square (Phase 1) | DSSO | 113 | 94 | 19 | 17.3 |
| Impiana Bayu 3A | DST | 83 | 73 | 10 | 7.6 |
| Chambers KL (PWTC) | Comm lots | 4 | 0 | 4 | 5.4 |
| Impiana Bayu 3B2(Phase 2) | DST | 110 | 108 | 2 | 1.1 |
| Sendayan Tech Valley 2 | Industrial Lot | 65 | 64 | 1 | 31.6 |
| Sub Centre @ Nusari Bayu | Commercial lots | 2 | 1 | 1 | 4.2 |
| Sub Centre @ Nusari Hijayu | Commercial lots | 2 | 0.0 | 2 | 12.0 |
| Total | | 632 | 592 | 40 | 80.2 |