

Overview

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.

Business Units

Property Development

Construction Hospitality

Education HealthCare

Our Developments

	Bandar Sri Sendayan	Bandar Seri Impian	Levia KL	M333 St. Kilda	Menara Syariah
Location	Negeri Sembilan	Johor Bahru	Kuala Lumpur	Melbourne	Jakarta
Balance GDV	RM10,905.7 mil	RM2,067.8 mil	RM532.0 mil	RM245.6 mil	RM1.0 bil
Remaining Lanbank	1,613.7 acres	444.7 acres	5.2 acres	0.6 acres	1.4 hectares
Dev.Type	Township	Township	Condominium	Mixed Dev.	Commercial

1H24 Financial Highlights

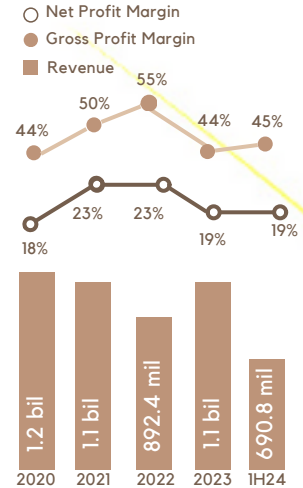
2Q24 to 30.9.23	2Q23 to 30.9.22	Change	RM 'mil	1H24 to 30.9.23	1H23 to 30.9.23	Change
359.4	222.4	61.6%	Revenue	690.8	451.6	53.0%
156.7	113.6	38.0%	Gross Profit	308.9	222.8	38.7%
43.6%	51.1%	(7.5ppt)	Gross margin	44.7%	49.3%	(4.6ppt)
64.0	50.6	26.6%	PATMI	128.6	97.6	31.8%
17.8%	22.7%	(4.9ppt)	Net margin	18.6%	21.6%	(3.0ppt)
5.1	4.0	26.6%	Basic EPS (sen)	10.3	7.8	31.8%

Revenue by Segments

NS Dev. RM640.5 mil ↑ 70.2% yoy
Klang Valley Dev. RM12.8 mil ↓ 42.5% yoy
Australia RM2.2 mil N/A
Johor Dev. RM16.1 mil ↓ 51.7% yoy
Hospitality RM12.5 mil ↑ 0.2% yoy
Education RM6.8 mil ↑ 11.4% yoy
Others RM0.04 mil ↓ 97.1% yoy

Revenue by Type

Residential RM637.3mil ↑ 58.4% yoy
Commercial & Industrial RM34.2mil ↑ 16.9% yoy
Other Units RM19.3mil ↓ 3.1% yoy

Past 5 Years Performance

Operational Highlights

	Projects Launched	Ongoing Projects	Projects Completed
1H24	RM609.7 mil	RM2,638.1 mil	RM1,387.7 mil
1H23	RM651.0 mil	RM3,174.3 mil	RM287.0 mil

1H24 Key indicators

New Property Sales RM616.1 mil	Unbilled Sales RM1.3 bil	Average Take-up Rate 84.8%
Ongoing GDV RM2.6 bil	Total Landbank: 2,102.0 acres	Total GDV: RM14.7 bil

Environmental Social Governance (ESG)

Constituent of FTSE4Good since 2018	Matrix Concepts Holdings Berhad upgraded to
ESG Rating in FBM EMAS assessed by FTSE Russell	
Top 25%	
Top 26-50%	
Top 51%-75%	
Bottom 25%	

Investment Highlights

Return on Equity	Dividend Yield	Dividend Payout Ratio	Market Cap @ 17 Aug 2023
11.3%	6.3%	49.1%	RM1.8 bil

* As at 17 August 2023

Investment Merits

Consistent and continued strong new property sales over past 5 years	Sizeable unbilled sales and solid track record of ramping up delivery in FY23
Clear growth road map	Stable share price
Solid balance sheet – low gearing	Good mix of institutional and foreign shareholders
Industry – recognized management team	Dividends, dividends, dividends 50% of PAT + consistent + quarterly