

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	RM7,556.9 mil	RM2,058.7 mil	RM532.0 mil	RM268.0 mil	RM1.0 bil
Remaining Lanbank	1,481.0 acres	444.7 acres	5.2 acres	0.6 acres	1.4 hectares
Dev. Type	Township	Township	Apartment	Mixed Dev.	Commercial

1Q25 Financial Highlights

1Q25 to 30.6.25	1Q24 to 30.6.24	Change	RM 'mil	FY24 to 31.3.24	FY23 to 31.3.23	Change
279.7	331.4	(15.6%)	Revenue	1,344.1	1,113.1	20.8%
140.4	152.2	(7.8%)	Gross Profit	623.3	488.8	27.5%
50.2%	45.9%	4.3ppt	Gross margin	46.4%	43.9%	2.5ppt
60.7	64.6	(6.1%)	PATMI	244.3	207.2	17.9%
21.7%	19.5%	2.2ppt	Net margin	18.2%	18.6%	(0.4ppt)
4.85	5.16	(6.0%)	Basic EPS (sen)	19.5	19.7	(0.9%)

Revenue by Segments

NS Dev.
RM251.7 mil
 ↓ 16.1% yoy

KV Dev.
RM0.8 mil
 ↓ 93.1% yoy

Johor Dev.
RM11.0 mil
 ↑ 39.3% yoy

Other Units
RM16.2 mil
 ↑ 59.3% yoy

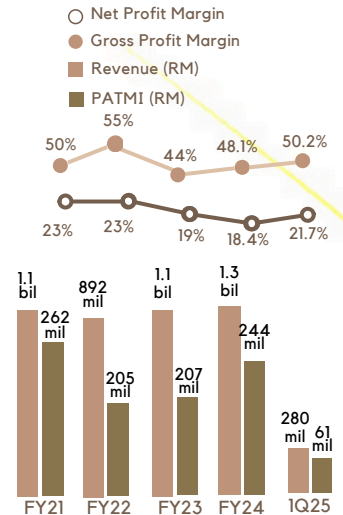
Revenue by Type

Residential
RM247.3 mil
 ↓ 16.6% yoy

Commercial
RM11.3 mil
 ↑ 13.9% yoy

Industrial
RM4.9 mil
 ↓ 67.3% yoy

Other Units
RM16.2 mil
 ↑ 59.3% yoy

Past 5 Years Performance

Operational Highlights

	Projects Launched	Ongoing Projects	Projects Completed
1Q25	RM209.3 mil	RM2,634.7 mil	RM349.9 mil
1Q24	RM188.2 mil	RM2,554.9 mil	RM803.9 mil

1Q25 Key indicators

New Property Sales **RM321.3 mil** | Unbilled Sales **RM1.6 bil** | Average Take-up Rate **86.5%**

Ongoing GDV **RM2.6 bil** | Total Lanbank: **1,966 acres** | Total GDV: **RM11.4 bil**

Investment Highlights

Return on Equity **11.2%** | Dividend Yield **5.2%** | Dividend Payout Ratio **50.9%** | Market Capitalisation **RM2.4 bil**

* As at 19 August 2024

Investment Merits

- Consistent and continued **strong new property sales** over past 5 years
- Sizeable **unbilled sales** providing strong earnings visibility
- 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**

Environmental Social Governance (ESG)


Matrix Concepts Holdings Berhad upgraded to

