

**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	RM7,386.3 mil	RM2,058.7 mil	RM532.0 mil	RM289.8 mil	RM2.0 bil
Remaining Lanbank	1,444.4 acres	444.7 acres	5.2 acres	0.6 acres	1.4 hectares
Dev. Type	Township	Township	Apartment	Mixed Dev.	Commercial

**1H25 Financial Highlights**

2Q25 to 30.9.24	2Q24 to 30.9.23	Change	RM 'mil	1H25 to 30.9.24	1H24 to 30.9.23	Change
321.0	359.4	(10.7%)	Revenue	600.8	690.8	(13.0%)
159.9	156.7	2.0%	Gross Profit	300.3	308.9	(2.8%)
49.8%	43.6%	6.2ppt	Gross margin	50.0%	44.7%	5.3ppt
67.4	64.0	5.3%	PATMI	128.1	128.6	(0.4%)
21.0%	17.8%	3.2ppt	Net margin	21.3%	18.6%	2.7ppt
5.39	5.12	5.3%	Basic EPS (sen)	10.24	10.28	0.4%

**Revenue by Segments**

NS Dev.  
**RM537.5 mil**  
 ↓ 16.1% yoy

KV Dev.  
**RM8.0 mil**  
 ↓ 37.0% yoy

Johor Dev.  
**RM20.6 mil**  
 ↑ 28.3% yoy

Other Units  
**RM34.6 mil**  
 ↑ 80.2% yoy

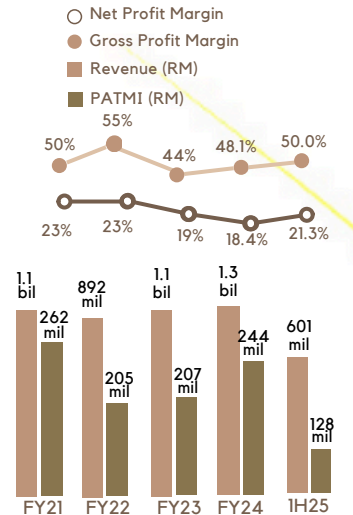
**Revenue by Type**

Residential  
**RM497.0 mil**  
 ↓ 22.0% yoy

Commercial  
**RM28.6 mil**  
 ↑ 77.9% yoy

Industrial  
**RM40.6 mil**  
 ↑ 123.8% yoy

Other Units  
**RM16.2mil**  
 ↑ 80.2% yoy

**Past 5 Years Performance**

**Operational Highlights**

	Projects Launched	Ongoing Projects	Projects Completed
1H25	RM618.5 mil	RM2,842.9 mil	RM573.4 mil
1H24	RM609.7 mil	RM2,638.1 mil	RM1,387.7 mil

**1H25 Key indicators**

New Property Sales **RM663.0 mil** | Unbilled Sales **RM1.3 bil** | Average Take-up Rate **84.5%**

Ongoing GDV **RM2.8 bil** | Total Landbank: **3,311.2 acres** | Total GDV: **RM15.8 bil**

**Investment Highlights**

Return on Equity **11.2%** | Dividend Yield **4.6%** | Dividend Payout Ratio **50.6%** | Market Capitalisation **RM2.8 bil**

\* As at 18 November 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

★★★★★  
 ESG Rating by FTSE Russell

★★★★★ Top 25%  
 ★★★★ Top 26-50%  
 ★★★ Top 51%- 75%  
 ★ Bottom 25%