

**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 Seremban	BANDAR SERI IMPIAN KLANG	LEVIA RESIDENCES KUALA LUMPUR	M333 St. Kilda	MENARA SYARIAH
Location	Negeri Sembilan	Johor Bahru	Kuala Lumpur	Melbourne	Jakarta
Balance GDV	RM7,852.8 mil	RM2,058.7 mil	RM532.0 mil	RM268.0 mil	RM1.0 bil
Remaining Lanbank	1,547.3 acres	444.7 acres	5.2 acres	0.6 acres	1.4 hectares
Dev.Type	Township	Township	Condominium	Mixed Dev.	Commercial

**FY24 Financial Highlights**

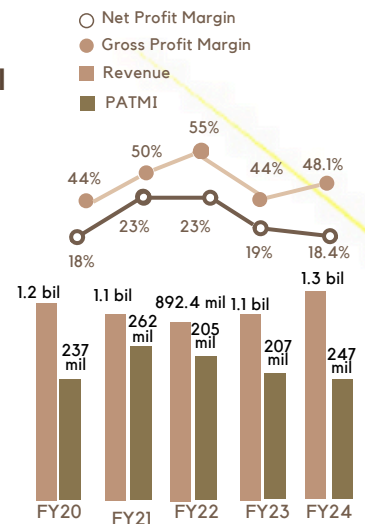
4Q24 to 31.3.24	4Q23 to 31.3.23	Change	RM 'mil	FY24 to 31.3.24	FY23 to 31.3.23	Change
353.1	302.2	16.9%	Revenue	1,339.9	1,113.1	20.4%
175.9	144.2	22.0%	Gross Profit	644.4	488.8	31.8%
49.8%	47.7%	2.1ppt	Gross margin	48.1%	43.9%	4.2ppt
60.6	56.6	7.2%	PATMI	246.5	207.2	18.9%
17.2%	18.7%	(1.5ppt)	Net margin	18.4%	18.6%	(0.2ppt)
4.8	4.5	7.1%	Basic EPS (sen)	19.7	16.6	19.0%

**Revenue by Segments**

NS Dev.	<b>RM1,235.6 mil</b> ↑ 45.9% yoy
KV Dev.	<b>RM14.5 mil</b> ↓ 83.5% yoy
Johor Dev.	<b>RM45.1 mil</b> ↓ 35.6% yoy
AUS	<b>RM4.3 mil</b> ↓ 94.1% yoy
Other Units	<b>RM40.4 mil</b> ↓ 0.7% yoy

**Revenue by Type**

Residential	<b>RM1,226.2 mil</b> ↑ 20.3% yoy
Commercial & Industrial	<b>RM73.3 mil</b> ↑ 27.3% yoy
Other Units	<b>RM40.4 mil</b> ↓ 0.7% yoy

**Past 5 Years Performance**

**Operational Highlights**

	Projects Launched	Ongoing Projects	Projects Completed
FY24	RM1,320.1 mil	RM2,764.7 mil	RM1,974.0 mil
FY23	RM1,280.8 mil	RM2,933.2 mil	RM992.2 mil

**FY24 Key indicators**

New Property Sales RM1,248.0 mil	Unbilled Sales RM1.2 bil	Average Take-up Rate 81.1%
Ongoing GDV RM2.8 bil	Total Landbank: 2,032.0 acres	Total GDV: RM11.7 bil

**Environmental Social Governance (ESG)**

Constituent of **FTSE4Good** since 2018  
 ESG Rating in FBM EMAS assessed by FTSE Russell  
 Matrix Concepts Holdings Berhad upgraded to **★★★★**

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

**Investment Highlights**

Return on Equity	Dividend Yield	Dividend Payout Ratio	Market Capitalisation
<b>11.4%</b>	<b>5.6%</b>	<b>50.8%</b>	<b>RM2.3 bil</b>

\* As at 21 May 2024

**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**