



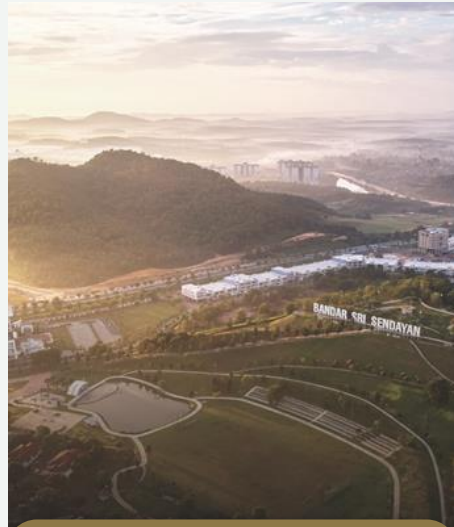
# 1Q FY2025

## Results Presentation

AUG 2024







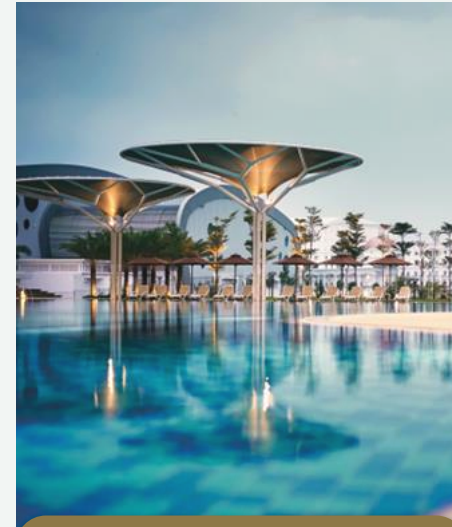
## PROPERTY DEVELOPMENT



## CONSTRUCTION



## EDUCATION



## HOSPITALITY



## HEALTHCARE



## MATRIX EXCELCON

In-house Construction



- International Pre-School
- International School
- Private School



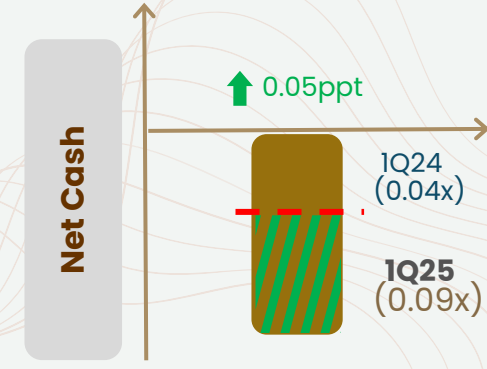
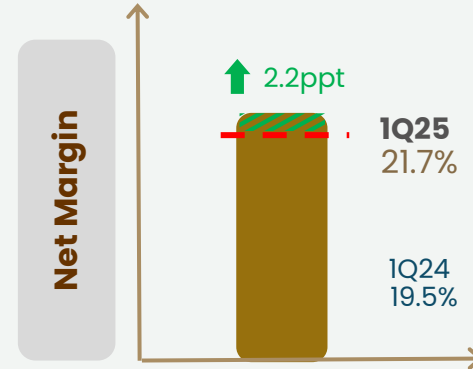
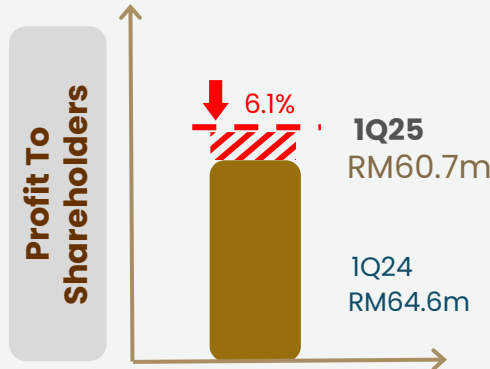
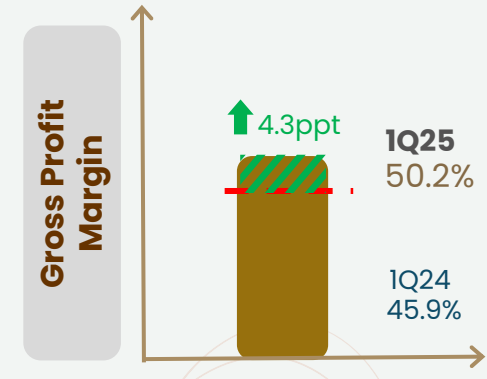
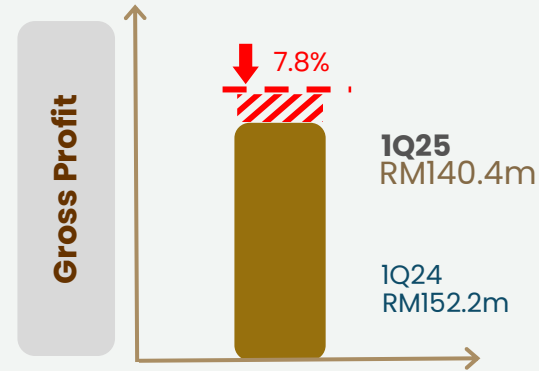
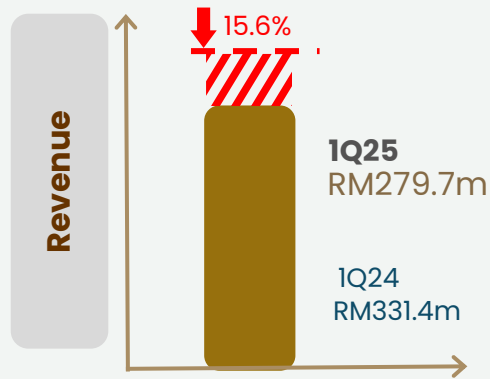
Community Healthcare Provider



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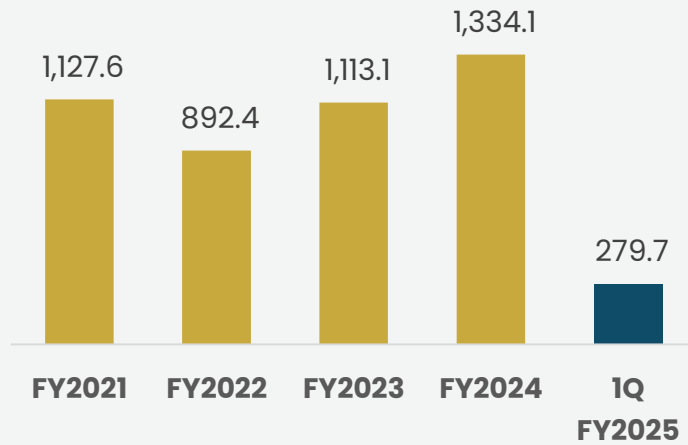




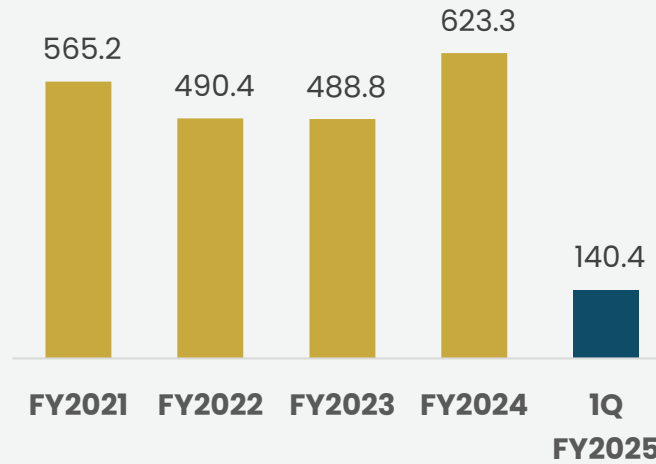
- 1 Revenue dropped 15.6% y-o-y as contributions from Sendayan Developments reduced by 16.6% due to recognition affected by timing of launches
- 2 Significant revenue growth of 59.3% from other business units primarily driven by contributions from healthcare division of RM4.3 million
- 3 Profit to shareholders decline was cushioned by decrease in selling and marketing expenses by 25.3% from RM24.0 mil to RM32.1 mil
- 4 Both gross and net margin improved by 4.3 ppt and 2.2 ppt on favourable product mix and cost management strategies

# 5-Year Financial Performance Snapshot

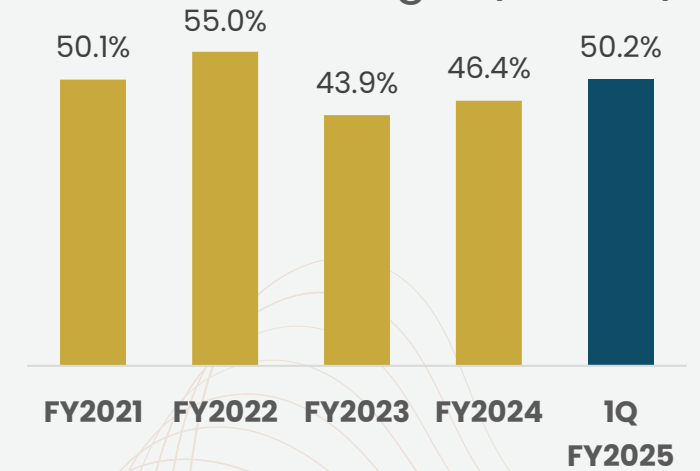
## Revenue (RM mil)



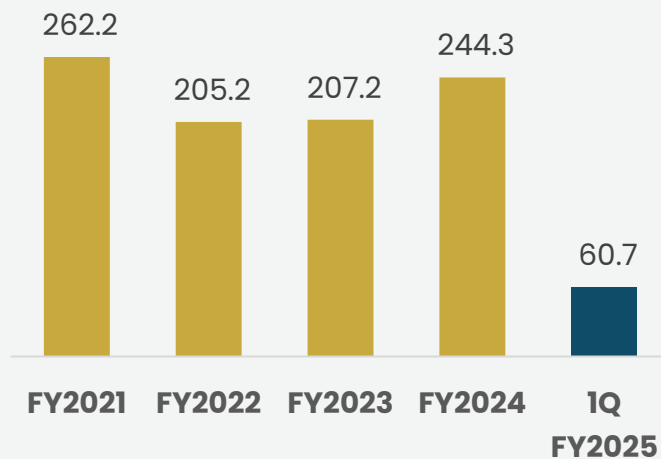
## Gross Profit (RM mil)



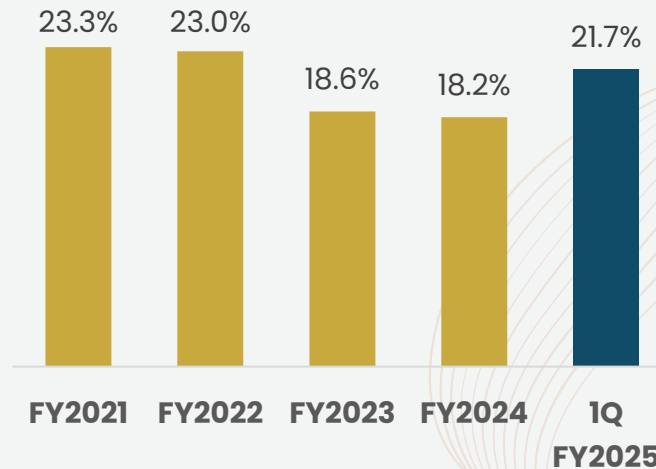
## Gross Profit Margin (RM mil)



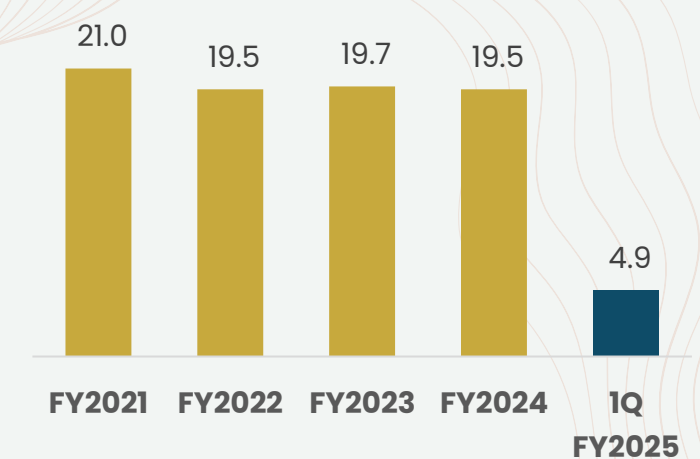
## PAT to Shareholders (RM mil)



## Net Margin (RM mil)

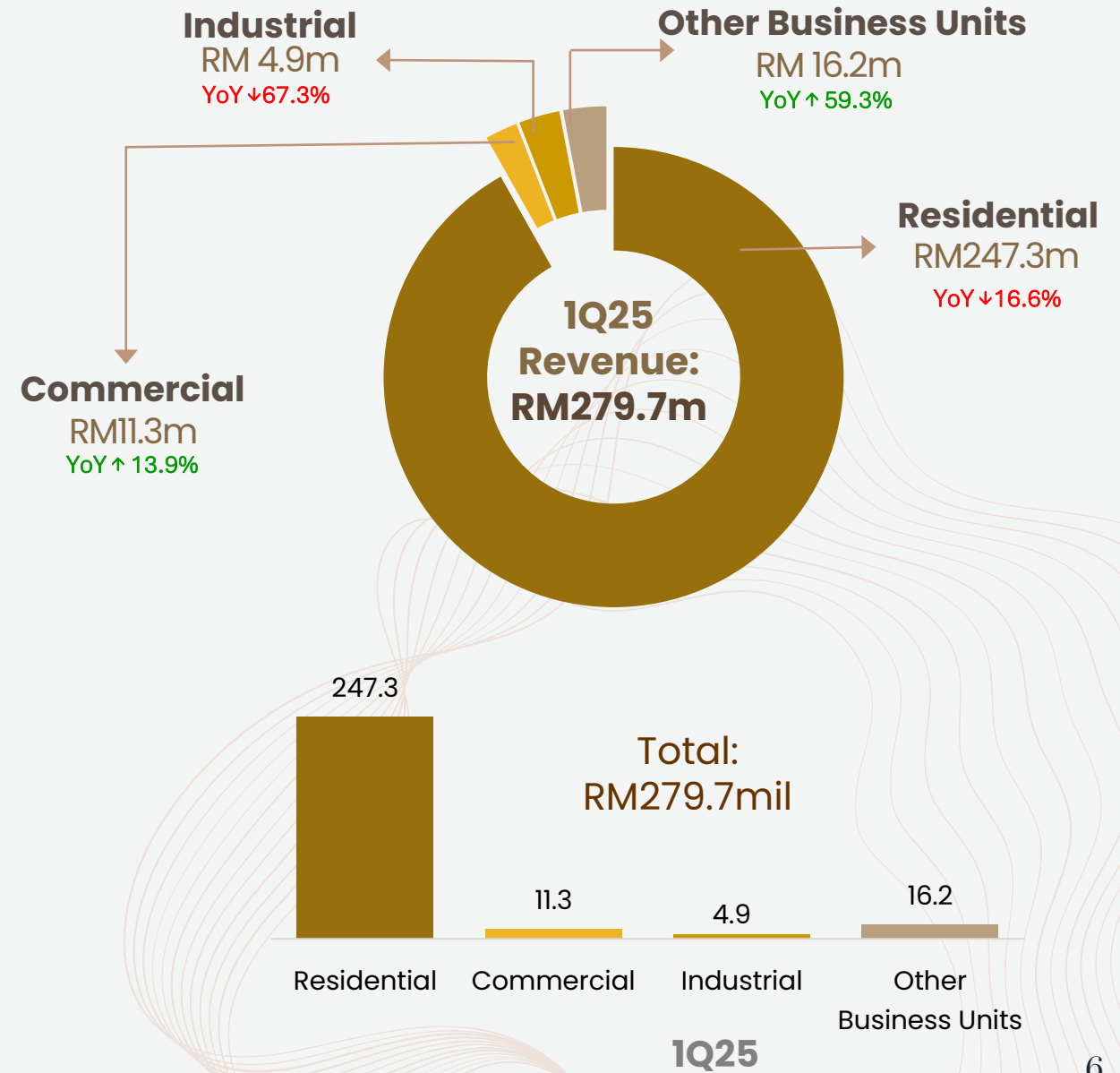
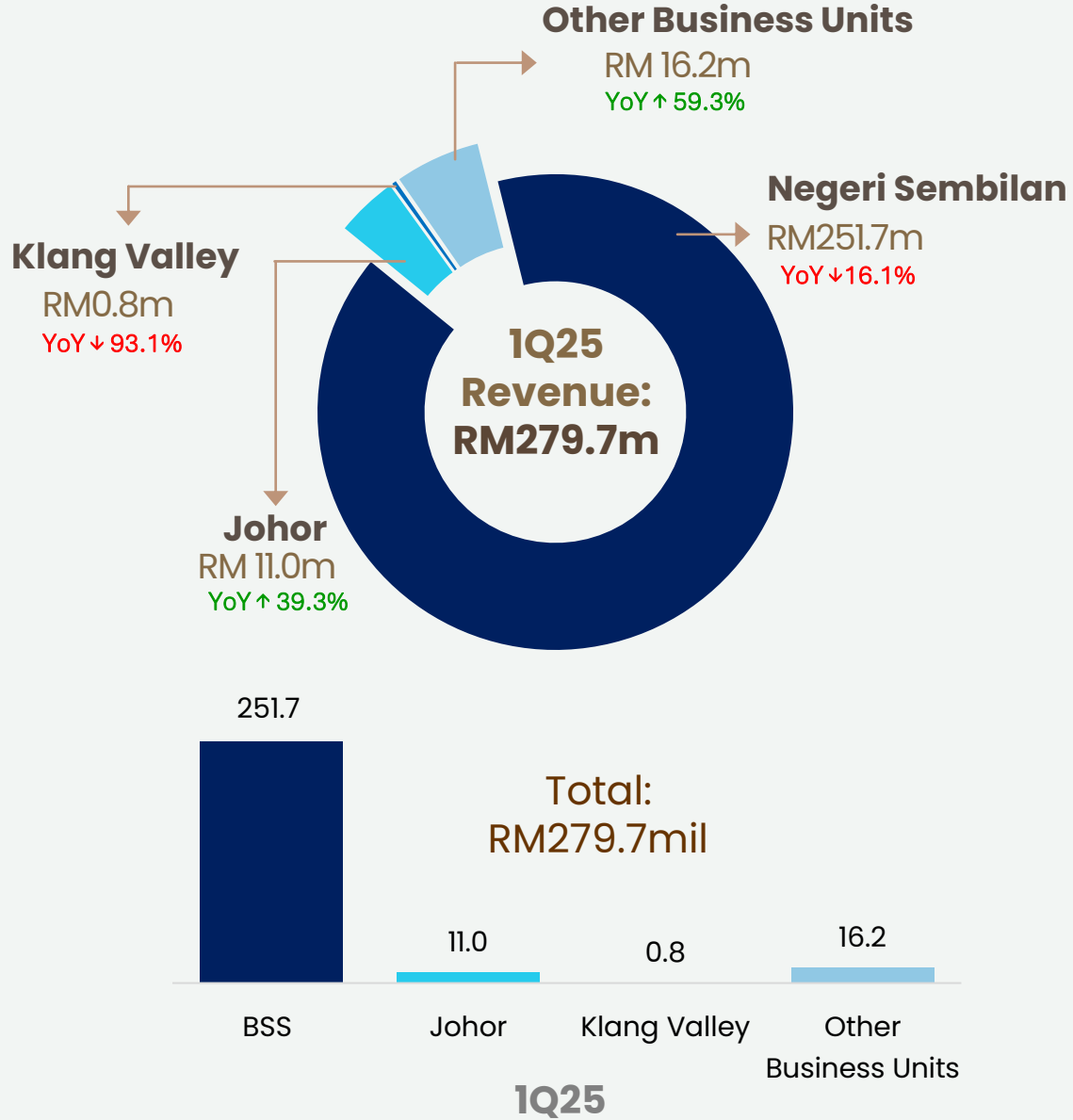


## Basic EPS (sen)





# Revenue Breakdown

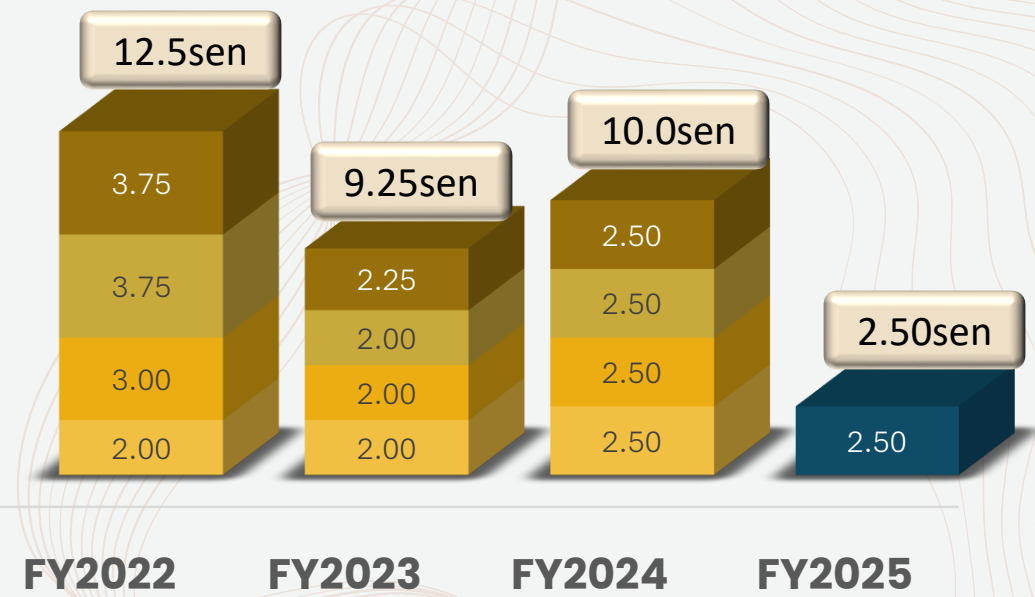
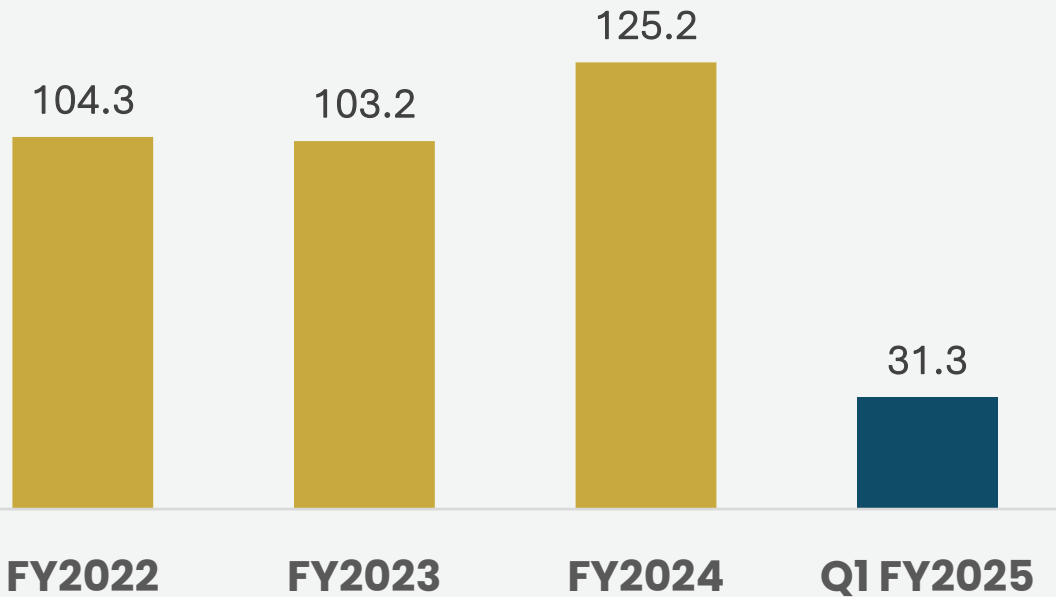


**50.9% payout  
of 1Q25  
PAT**

**Consistent quarterly  
payout  
since 2013**

Dividend Payout (RM mil)

Dividend Per Share (sen)



■ Q1 ■ Q2 ■ Q3 ■ Q4

## New Property Sales

1Q25: RM321.3 mil  
1Q24: RM305.3 mil

## Average Take-up Rate

1Q25: 86.5%  
1Q24 : 88.9%

## Unbilled Sales

1Q25: RM1,587.0 mil  
1Q24: RM1,454.0 mil

## Total Landbank

1,966 acres

## Total GDV

RM11.4 bil

## Projects Launched

1Q25: RM209.3m  
1Q24: RM188.2m

NS Dev: RM201.7m  
Johor Dev: -  
Others: RM7.6m

## Ongoing Projects

1Q25: RM2,634.7m  
1Q24: RM2,554.9m

NS Dev: RM1,979.1m  
Johor Dev: RM133.2m  
Others: RM522.4m

## Projects Completed

1Q25: RM349.9m  
1Q24: RM803.9m

NS Dev: RM349.9m  
Johor Dev: -  
Others: -



# Awards & Achievements



**Company of The Year (Real Estate)**  
- Best in Sustainability Initiatives



- ✓ TOP 10 LISTED COMPANIES
- ✓ Best Landed Development
- ✓ Best High-Rise Residential Development
- ✓ Most Heart-Warming CSR Initiative



**星洲企業楷模獎**  
Sin Chew Business Excellence Awards 2023

- ✓ Lifetime Excellence Achievement Award - Dato' Seri Lee Tian Hock
- ✓ SCBEA Top 10 (PAT) - Matrix Concepts Holdings Berhad





# Sendayan Developments, NS - Township

## Updates:

- ✓ New sales of RM281.1 mil in 1Q25 (1Q24: RM270.6 mil)
- ✓ Average take-up rate of 89.7% for ongoing projects
- ✓ Unbilled sales stood at RM1.3 bil as at 30 June 2024

RM'mil	1Q24	2Q24	3Q24	4Q24	1Q25
Start-Quarter GDV	2,367.6	2,375.2	2,212.8	1,787.4	2,108.8
Less Completed Projects	189.1	583.8	539.9	-	349.9
Add New Launches	188.2	421.4	114.6	318.9	219.3
Add GDV Adjustment	8.5	-	-	2.5	0.9
<b>End-Quarter GDV</b>	<b>2,375.2</b>	<b>2,212.8</b>	<b>1,787.4</b>	<b>2,108.8</b>	<b>1,979.1</b>
New Sales*	270.6	294.7	231.1	200.2	281.1
Total Take-up GDV	2,212.7	1,923.1	1,614.4	1,814.6	1,775.6
<b>Take-up Rate</b>	<b>93.2%</b>	<b>86.9%</b>	<b>90.3%</b>	<b>86.1%</b>	<b>89.7%</b>
Unbilled Sales (includes completed projects)	1,347.3	1,258.5	1,068.0	1,072.6	1,336.7

## New Launches:

Project Name	Type	Units	GDV (RM'mil)
<b>Bayu Biz</b>	DSS	22	33.7
	Comm Lots	1	0.5
<b>Eka Heights 10</b>	SST	26	11.7
	SST	211	55.9
<b>Hijayu (Resort Villa) Phase 2</b>	DSB	20	80.2
<b>Laman Sendayan 5 (Precinct 3)</b>	Town House	250	19.6
<b>SIGC - Vacant Lot</b>	Bungalow Lot	14	7.6





## Updates:

- ✓ New sales of RM22.6 mil in 1Q25 (1Q24: RM17.6 mil)
- ✓ Average take-up rate of 55.7% for two ongoing projects
- ✓ Unbilled sales stood at RM58.8 mil as at 30 June 2024

## Township summary:

Township Size	Remaining Landbank (Acres)	Remaining GDV (RM mil)
1,000	444.7	2,058.7

## Ongoing Projects:

Project	Type	Units	GDV (RM'mil)
Impiana Damai 2A (Stage 2)	DST	67	39.6
Impiana Bayu 3B1(Phase 1)	DST	195	93.6





# Levia Residences, Klang Valley - Condominium

## Updates:

- ✓ Phase 1 (Tower A), launched on 1<sup>st</sup> October 2023
- ✓ Encouraging presales booking above 54.8%

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

## Project summary:

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



## Updates:

- ✓ Official launch in July 2022
- ✓ Take-up rate at 31.7% as at 30 June 2024
- ✓ Demolition and protection works notices are completed
- ✓ Construction work has now commenced
- ✓ 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. RM268.0 mil)

Project Name	Type	GDV (RM'mil)
M333 St Kilda	Mixed Development	268.0

**M333**  
St. Kilda





## Updates:

- ✓ Project completed in December 2023
- ✓ Intend to sell one block and lease the other
- ✓ In advanced discussions with prospective buyers and tenants

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

## 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





## Updates:

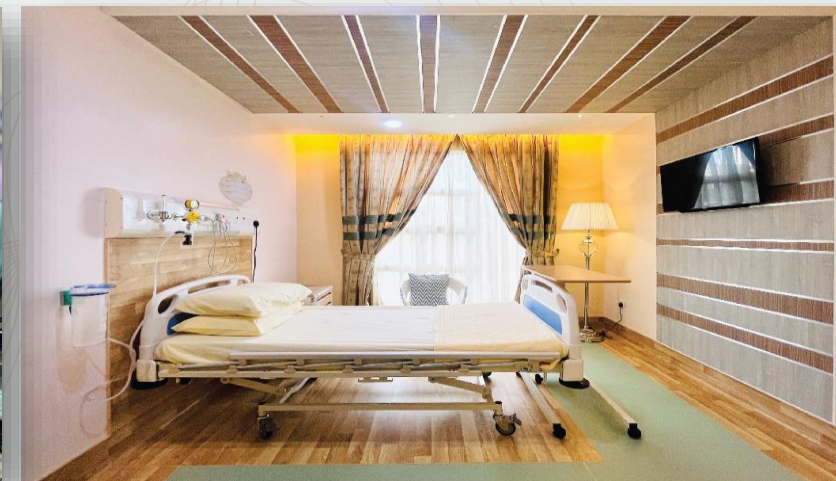
- ✓ Operational results as at 30 June 2024:
  - **Occupancy rate (Average):** 70%
  - **Revenue per bed:** RM329k

## Expansion of Beds, Clinics, OT & Recruitment of Consultants in FY25 & FY26:

	Now	Future
No. of beds	77	109
No. of Consultants	3	16
No. of Operation Theatre	2	3

## Restructuring Plan:

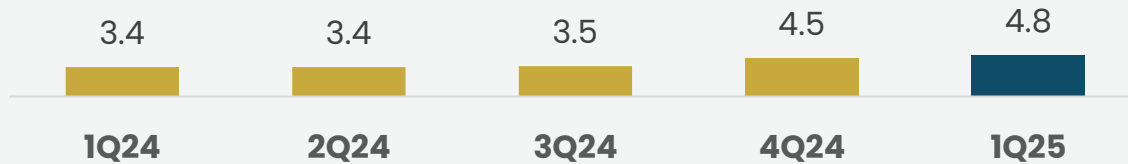
FACILITIES	FY2020	FY2021	FY2022	FY2023	FY2024
Bed	30	30	48	57	77
Dialysis Chair	44	44	44	44	44
Operation Theatre	2	2	2	2	2
Resident Consultants	9	13	14	14	16
Medical discipline	8	14	19	20	23



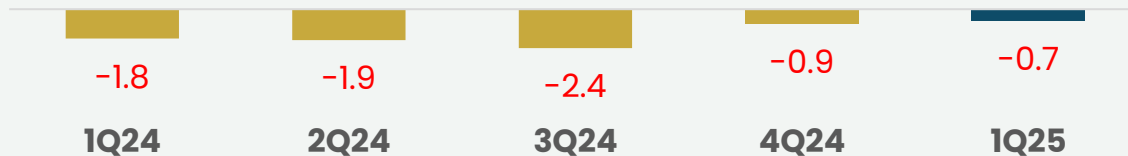
## Updates:

- ✓ 753 students enrolled as at 30 June 2024:
  - ✓ **Matrix International School:** 249 Students
  - ✓ **Matrix Private School:** 385 students
  - ✓ **Matrix Preschool:** 119 students
- ✓ Revenue for 1Q25 increased by 41.2% to RM4.8 mil (1Q24: RM3.4 mil)
- ✓ Loss before interest and tax for 1Q25 stood at RM0.7 mil (1Q24: LBIT of RM1.8 mil)
- ✓ Positive sign of gradual upturn of student intake

Revenue from Education (RM mil)



EBIT/(LBIT) from Education (RM mil)

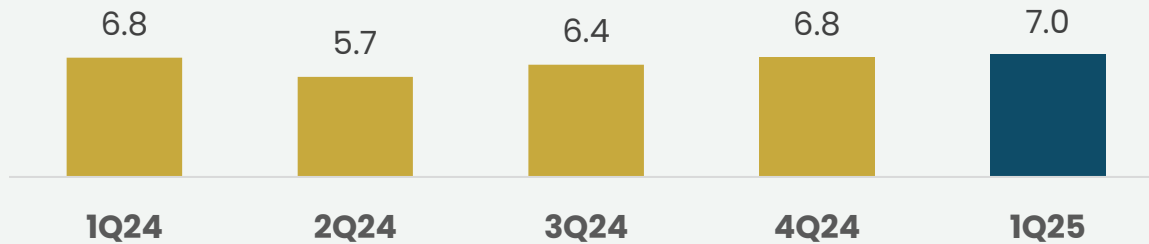




## d'Tempat Country Club

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

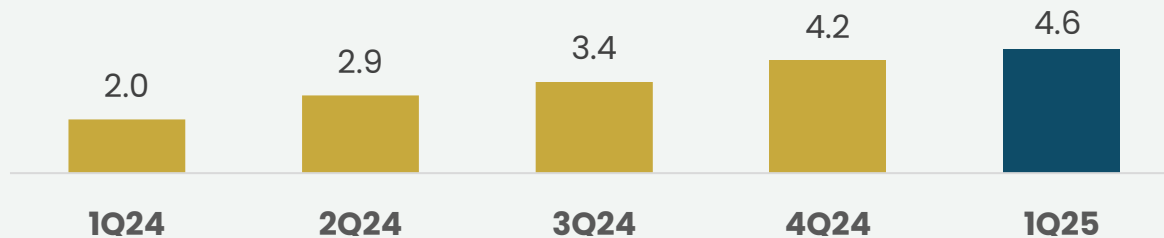
Revenue from Hospitality (RM'mil)



## 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 59% in 1Q25

EBIT/(LBIT) from Hospitality (RM'mil)





## Updates:

- ✓ Sale & Purchase Completion of 1<sup>st</sup> tract of land (1,382 acres) expected in October 2024
- ✓ Sale & Purchase Completion of 2<sup>nd</sup> tract of land (1,000 acres) within 12-15 months

## Financing:

- ✓ Via internal funds and conventional loans and/or bonds/sukuk
- ✓ No share placement
- ✓ Impact on net gearing
  - Increase from 0.1x to 0.3x (previous 1,382-acre acquisition increase from -0.1x to 0.1x)

## Development Info:

Total land size: 2,382 acres

Development period: 12 years

Total land cost: RM895.6 mil @ RM8.63 psf

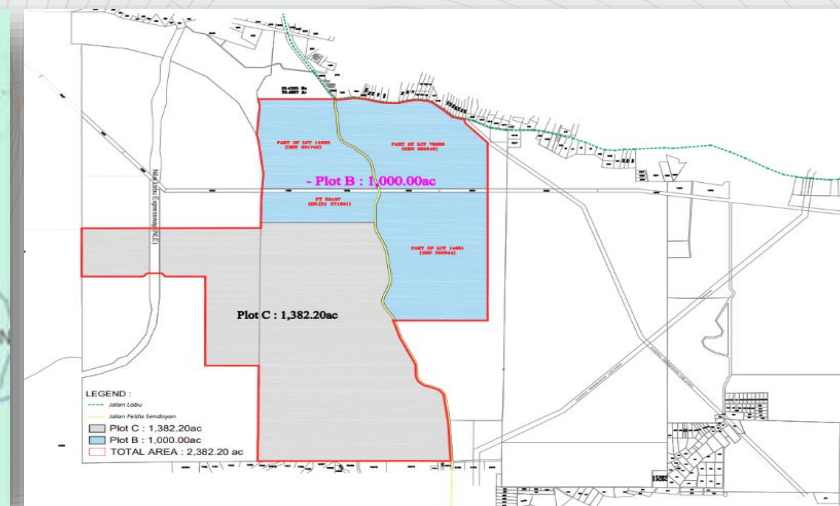
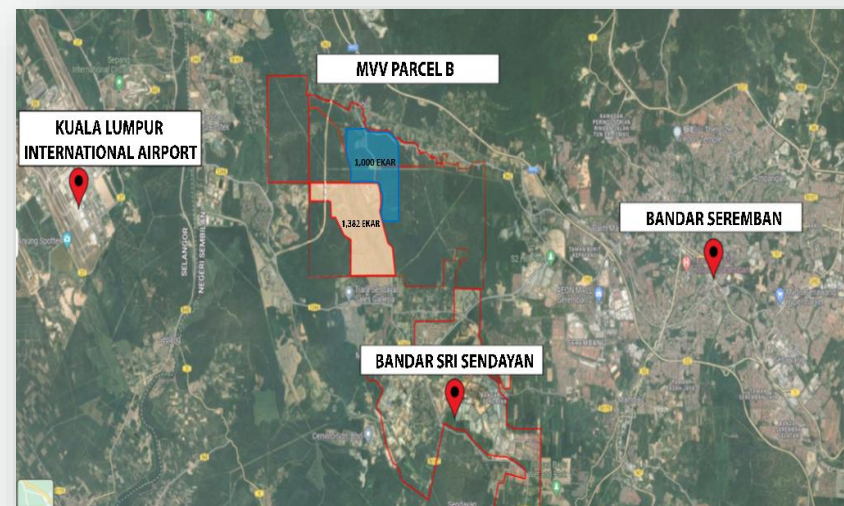
First launch: FY2026

Estimated GDV: RM12.0 bil

Components: Mix dev with 1,000-acre industrial development

## Incremental Contribution Forecast:

	FY2026	FY2027	FY2028
Revenue	RM300 mil	RM600 mil	RM1.0 bil
PAT	RM60 mil	RM120 mil	RM200 mil





## CSR Contribution in 1Q25 : RM3,395,622

BURSA  
MALAYSIA



FTSE4Good

Top 25% ESG ranked  
companies on Bursa  
Malaysia



Contribution of RM19k for 'Back To School & Meal A-Day Programme' to SJK(C) BSS and SJK(T) BSS

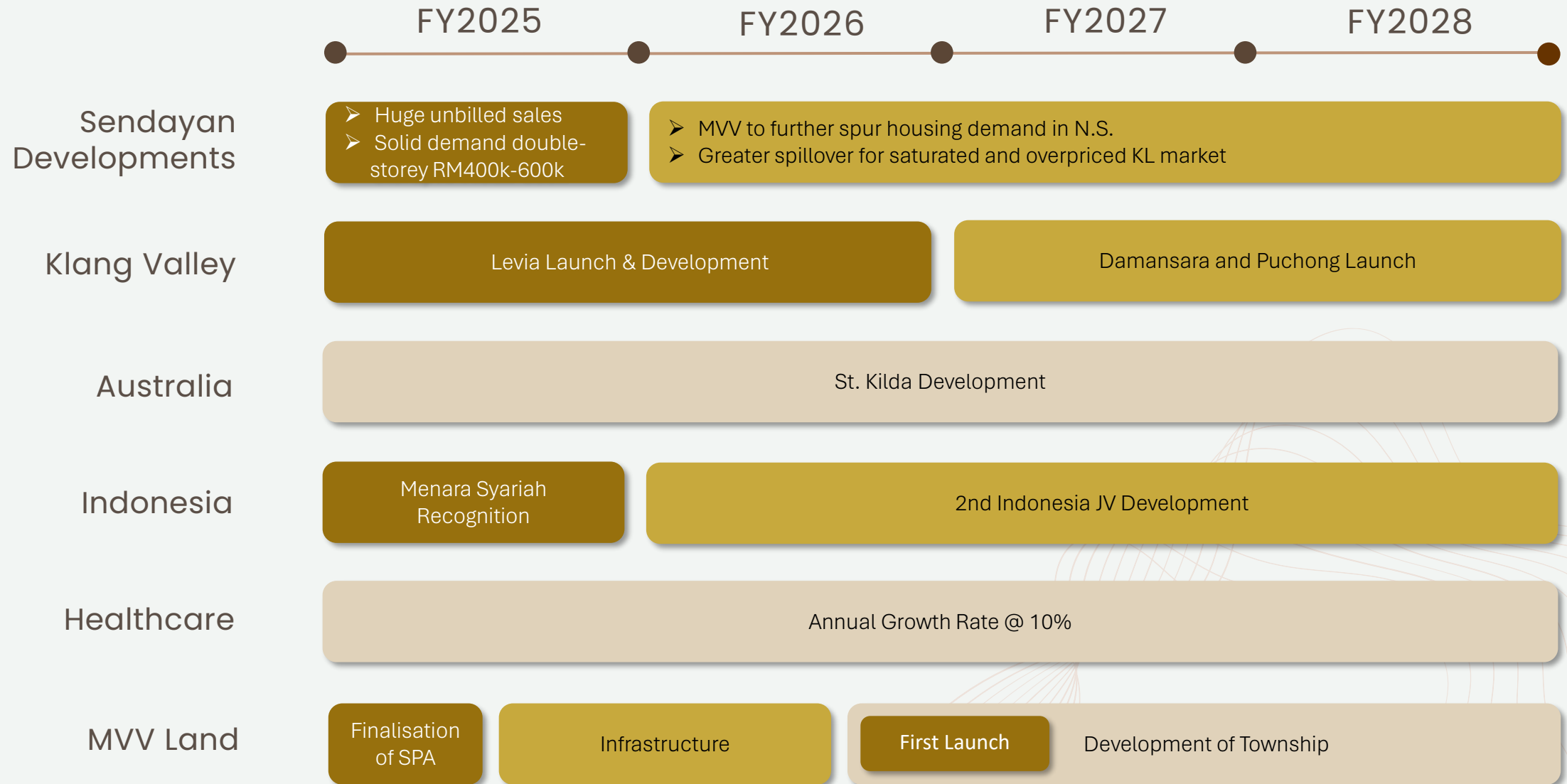


Main Sponsor of NS Basketball Team & NS Football Team



# FY2025 LAUNCH TARGET : **RM1.7 billion**

Projects	No. of Units/Type	FY2025 GDV (RM mil)			
		1Q	2Q	3Q	4Q
<b>SENDAYAN DEVELOPMENTS</b>					
Bayu Biz	22 units of 2-storey Shop	33.7			
	1 unit of Commercial Lots	0.5			
Bayu Sutera 10( (Precint 4B1) (FNA : Bayu Sendayan)	148 units of Residential		102.6		
Bayu Sutera 11( (Precint 4B2) (FNA : Bayu Sendayan)	40 units of Residential			27.9	
Eka Heights 10	26 units of 1-storey Terrace Houses	11.7			
	211 units of 1-storey Terrace Houses	55.9			
Eka Heights Precint 4	262 units of 2-storey Terrace Houses			145.7	
Eka Heights Precint 8a-1	193 units of 2-storey Terrace Houses		92.7		
Eka Heights Precint 8a-2	175 units of 2-storey Terrace Houses		104.7		
Eka Heights Precint 8B	196 units of 2-storey Terrace Houses			121.5	
Eka Heights Precint 9	329 units of 2-storey Terrace Houses				208.3
Hijayu (Resort Villa) Phase 2	330 units of 2-storey Bungalow	80.2			
Laman Sendayan 2A	354 units of Residential				215.0
Laman Sendayan 2B	100 units of Residential				45.0
Laman Sendayan 2C	216 units of Residential			65.6	
Laman Sendayan 5 (Precinct 3)	250 units of Town House	19.6			
Sendayan City (FNA Icon Park) - Parcel 1	70 units of Mixed Development			65.6	
<b>BANDAR SERI IMPIAN</b>					
Impiana Damai 2B (P1)	78 units of 2-storey Terrace Houses			45.0	
<b>OTHERS</b>					
Cheras Land (Tower B)	389 units of Service Apartments			268.0	
SIGC - Vacant Lot	14 units of Bungalow Lots	7.6			
<b>Total</b>		<b>1,716.8</b>			





Revenue  
**RM1.2 bil**

PATMI  
**RM260.0m**

Sales Target  
**RM1.3 bil**

Launches  
**RM1.7 bil**

1 Continued strong sales performance from Sendayan developments

2 Secure strategic quality land

3 Menara Syariah recognition

4 Healthcare contribution growth

5 MVV masterplan development

6 IBS factory sale recognition

7 Potentially improved dividend payout

- 1 Consistent strong new property sales over past 5 years
- 2 Clear growth road map
- 3 Solid balance sheet – low gearing
- 4 Industry-recognized management team
- 5 Good mix of institutional and foreign shareholders
- 6 Dividends, dividends, dividends  
– 50% of PAT + consistent + quarterly

Share Price @  
19 August 2024

**RM1.89**

Market Cap @  
19 August 2024

**RM2.4 bil**

Return on Equity

**11.2%**

Number of Shares  
(‘m)

**1,251.3**

PE ratio (TTM)

**9.8x**

Dividend Yield (TTM)

**5.2%**



	Ongoing Landbank (Acres)	Future Landbank (Acres)	Total Landbank (Acres)	Ongoing GDV (RM' Million)	Future GDV (RM' Million)	Total GDV (RM' Million)
<u>Domestic</u>						
Sendayan <sup>1</sup>	339.9	1,141.1	1,481.0	1,979.1	5,577.9	7,556.9
BSI	26.2	418.5	444.7	133.2	1,925.5	2,058.7
Other N.S. <sup>4</sup>	0.0	23.0	23.0	0.0	127.9	127.9
Klang Valley <sup>5</sup>	2.6	13.9	16.5	254.4	1,138.0	1,392.4
Sub-total Domestic	368.7	1,596.5	1,965.2	2,366.7	8,769.3	11,136.0
<u>International</u>						
Australia	0.6	-	0.6	268.0	-	268.0
Indonesia <sup>^^</sup>	-	5.4	5.4	-	2,000.0	2,000.0
Sub-total International	0.6	5.4	6.0	268.0	2,000.0	2,268.0
<b>TOTAL</b>	<b>369.3</b>	<b>1,601.9</b>	<b>1,971.2</b>	<b>2,634.7</b>	<b>10,769.3</b>	<b>13,404.0</b>

<sup>^^</sup> Indonesia development under joint venture with 30% shareholding

\* Includes STV Biz Semi-D Factory lots (GDV: RM33.0m / 4.9ac)

1. Includes Eka Height 1&2 Development (GDV: RM1,309.4m / 341.8ac); Bayu Sutera 10 - 12 (GDV: RM197.5m / 30.6ac), Tiara Sendayan 17-19 (GDV: RM50.8m / 36.4ac); Irama Sendayan Project (GDV: RM16.9m / 14.9ac)

2. Include potential GDV for Sendayan City (estimated more than RM1.3b / 174.7ac), Laman 2, 3 & Bayu Sutera 2 (GDV: RM2.2b / 481.4ac)

3. Includes BSI 2 (GDV: RM1,200m / 309.5ac), Other Impiana projects (GDV: RM725.5m / 109.0ac)

4. Includes 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: RM278.0m / 2.6ac)

# Ongoing Projects: Sendayan Developments (as at 30 June 2024)



Project	Type of Development	Total Site Area (Acres)	Total Units Launched	Total Units Sold	Take-up Rate (Units)	Unbilled Sales (RM Million)	Estimated GDV (RM Million)	Commencement (Month/Year)	Expected Completion (Month/Year)
<b>Bayu Biz</b>	DSS	7.6	22	17	77.3%	26.2	33.7	Apr-24	Mar-26
<b>Bayu Sutera 5 (Precinct 4A1)</b>	DST	24.4	227	227	100.0%	60.6	151.2	Nov-22	Oct-24
<b>Bayu Sutera 6 (Precinct 4A2)</b>	DST	7.5	70	70	100.0%	35.6	49.6	Feb-23	Jan-25
<b>Bayu Sutera 7 (Precinct 3B)</b>	DST	21.5	200	187	93.5%	102.2	145.4	Jul-23	Jun-25
<b>Bayu Sutera 8 (Precinct 4A3)</b>	DST	13.8	128	46	35.9%	32.5	93.3	Feb-24	Jan-26
<b>Bayu Sutera 9 (Precinct 3A)</b>	DST	18.4	171	109	63.7%	66.1	114.6	Jan-24	Dec-25
<b>Eka Heights 3A</b>	DST	36.5	275	271	98.5%	101.2	114.6	Nov-23	Oct-25
<b>Eka Heights 3B</b>	DST	20.6	155	151	97.4%	49.2	62.9	Jul-23	Jun-25
<b>Eka Heights 10</b>	DST	20.1	26	7	26.9%	52.9	11.7	May-24	Apr-26
	SST		211	211	100.0%		55.9	May-24	Apr-26
<b>Hijayu (Residence) Phase 2 Parcel 1 (Resort Residence 2A)</b>	DST	12.9	126	126	100.0%	27.1	98.7	Sep-22	Oct-24
<b>Hijayu (Residence) Phase 2 Parcel 2 (Resort Residence 2B)</b>	DST	8.6	84	84	100.0%	44.3	68.1	Dec-22	Nov-24
<b>Hijayu (Resort Villa) Phase 1</b>	DSB	6.4	14	12	85.7%	37.1	51.7	May-23	Apr-25
<b>Hijayu (Resort Villa) Phase 2</b>	DSB	9.2	20	6	30.0%	25.6	80.2	May-24	Apr-26
<b>Irama Sendayan Biz (FNA: Casa Sendayan)</b>	DSS	4.9	60	59	98.3%	31.9	64.0	Nov-22	Oct-24
<b>Irama Sendayan 1 (FNA: Casa Sendayan)</b>	SST	18.8	36	36	100.0%	23.3	9.0	Sep-22	Aug-24
	DST		156	156	100.0%		82.8	Sep-22	Aug-24
<b>Irama Sendayan 2A</b>	SST	20.7	138	138	100.0%	39.8	34.9	Mar-23	Feb-25
	DST		75	75	100.0%		31.0	Mar-23	Feb-25



# Ongoing Projects: Sendayan Developments (as at 30 June 2024)

Project	Type of Development	Total Site Area (Acres)	Total Units Launched	Total Units Sold	Take-up Rate (Units)	Unbilled Sales (RM Million)	Estimated GDV (RM Million)	Commencement (Month/Year)	Expected Completion (Month/Year)
<b>Irama Sendayan 2B</b>	DST	6.4	89	88	98.9%	45.5	56.0	Sep-23	Aug-25
<b>Irama Sendayan 2C</b>	DST	18.3	283	278	98.2%	121.3	157.1	Aug-23	Jul-25
<b>Irama Sendayan 2D</b>	DST	9.8	144	134	93.1%	76.4	92.7	Jan-24	Dec-25
<b>Nusari Biz 2</b>	DSS	1.5	16	16	100.0%	19.4	19.9	Jan-24	Dec-25
<b>STV Biz (FNA : Sub Centre @ Sendayan Tech Valley 1A)</b>	Semi -D Factory	4.9	32	32	100.0%	11.7	33.0	Apr-22	Mar-25
<b>Tiara Sendayan 14 (P14C1&amp;P14C2)</b>	DST	20.0	235	235	100.0%	57.9	128.2	Mar-23	Feb-25
<b>Tiara Sendayan 16 (P14C3)</b>	DST	27.3	336	334	99.4%	102.1	139.0	May-23	Apr-25
<b>Grand Total</b>		<b>339.9</b>	<b>3,329</b>	<b>3,105</b>	<b>93.3%</b>	<b>1,189.1</b>	<b>1,979.1</b>		

Unbilled sales do not include completed projects of STV Biz Park (RM1.7m), STV IBS Lot (RM43.2m), Metropark 2B (RM2.7m), Hijayu Aman P1 & P2 (RM1.5m), Laman Sendayan P3 (RM7.8m), Laman Biz (Rm0.9m), Nusari Aman 3 (RM33.4m), Bayu Sutera 1A, 1B, 2A, 2B (RM34.1m), Tiara Biz (RM1.5m) as well as Tiara Sendayan 3, 4, 7, 12, 13, 15 (RM20.8m)

# Ongoing Projects: Bandar Seri Impian (as at 30 June 2024)

Project	Type of Development	Total Site Area (Acres)	Total Units Launched	Total Units Sold	Take-up Rate (Units)	Unbilled Sales (RM Million)	Estimated GDV (RM Million)	Commencement (Month/Year)	Expected Completion (Month/Year)
<b>Impiana Damai 2A (Stage 2)</b>	DST	7.4	67	67	100.0%	22.0	39.6	Mar-23	Feb-25
<b>Impiana Bayu 3B1(Phase 1)</b>	DST	18.8	195	79	40.5%	27.5	93.6	Jan-23	Dec-24
<b>Grand Total</b>		<b>26.2</b>	<b>262</b>	<b>146</b>	<b>55.7%</b>	<b>49.5</b>	<b>133.2</b>		

Unbilled sales do not include completed projects of Impiana Square 1 (Rm4.4m) as well as Impiana Bayu 3A & 3B2 (RM4.9m)



# Ongoing Projects: Others (as at 30 June 2024)



Project	Type of Development	Total Site Area (Acres)	Total Units Launched	Total Units Sold	Take-up Rate (Units)	Unbilled Sales (RM Million)	Estimated GDV (RM Million)	Commencement (Month/Year)	Expected Completion (Month/Year)
<b>Levia (Tower A)</b>	Serv Apart	2.6	389	237	60.9%	115.7	254.4	Oct-23	Sep-27
<b>M.333 St Kilda</b>	Serv Apart	0.6	82	26	31.7%	73.9	268.0	Apr-22	Jun-25
<b>Grand Total</b>		<b>3.2</b>	<b>471</b>	<b>263</b>	<b>55.8%</b>	<b>189.6</b>	<b>522.4</b>		

Unbilled sales do not include completed projects of Residence SIGC – Vacant Lot (RM1.9m)

# Future Projects: Sendayan Developments

Project	Type of Development	Total Site Area (Acres)	Total Projected Units	Estimated GDV (RM Million)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
<b>Ara Sendayan (Phase 7) Precinct 2B</b>	DSB	0.8	2	5.0	TBC	TBC
<b>Ara Sendayan (Phase 7) Precinct 3A2(2)</b>	DSB	1.0	1	2.0	TBC	TBC
<b>Bayu Sutera 2</b>	Resi & Comm.	239.2	2,550	1,153.5	TBC	TBC
<b>Bayu Sutera 10( (Precinct 4B1) (FNA : Bayu Sendayan)</b>	Residential	15.9	148	102.6	Aug-24	Jul-26
<b>Bayu Sutera 11( (Precinct 4B2) (FNA : Bayu Sendayan)</b>	Residential	4.3	40	27.9	Nov-24	Oct-26
<b>Bayu Sutera 12( (Precinct 4B3) (FNA : Bayu Sendayan)</b>	Residential	10.4	96	67.0	TBC	TBC
<b>Eka Biz</b>	DSS/Gerai	6.5	26	14.5	TBC	TBC
<b>Eka Heights Precinct 1</b>	DST	51.4	348	208.1	TBC	TBC
<b>Eka Heights Precinct 2</b>	DST	50.5	365	209.8	TBC	TBC
<b>Eka Heights Precinct 3B</b>	SST	6.9	52	13.0	TBC	TBC
<b>Eka Heights Precinct 4</b>	DST	37.3	262	145.7	Nov-24	Oct-26
<b>Eka Heights Precinct 5</b>	SST	29.2	229	56.9	TBC	TBC
<b>Eka Heights Precinct 6</b>	SST	25.1	272	22.5	TBC	TBC
<b>Eka Heights Precinct 7</b>	SST	39.9	532	44.1	TBC	TBC
<b>Eka Heights Precinct 8a-1</b>	DST	16.4	193	92.7	Jul-24	Jun-26
<b>Eka Heights Precinct 8a-2</b>	DST	14.9	175	104.7	Aug-24	Jul-26
<b>Eka Heights Precinct 8B</b>	DST	15.8	196	121.5	Oct-24	Sep-26
<b>Eka Heights Precinct 9</b>	DST	27.9	329	208.3	Feb-25	Jan-27
<b>Irama Sendayan 1 Petrol Station</b>	Commercial	1.0	1	3.0	TBC	TBC



# Future Projects: Sendayan Developments

Project	Type of Development	Total Site Area (Acres)	Total Projected Units	Estimated GDV (RM Million)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
<b>Irama Sendayan 2 Precinct E</b>	Residential	13.9	168	13.9	TBC	TBC
<b>Laman Sendayan 2A</b>	Residential	33.3	354	215.0	Mar-25	Feb-27
<b>Laman Sendayan 2B</b>	Residential	9.4	100	45.0	Feb-25	Jan-27
<b>Laman Sendayan 2C</b>	Residential	20.3	216	65.6	Nov-24	Oct-26
<b>Laman Sendayan 2D</b>	Residential	16.4	174	145.0	TBC	TBC
<b>Laman Sendayan 2E</b>	Residential	28.5	303		TBC	TBC
<b>Laman Sendayan 3</b>	Resi & Comm.	134.2	1,430	616.1	TBC	TBC
<b>RMMK@TBS</b>	SST	4.5	60	4.8	TBC	TBC
<b>Sendayan Aman (RMMK)</b>	SST	26.5	182	14.5	TBC	TBC
<b>Sendayan City (FNA Icon Park) - Parcel 1</b>	Mix Dev	174.7	70	65.6	Nov-24	Oct-26
<b>Sendayan City (FNA Icon Park) - Parcel 2 to 5</b>	Mix Dev		857	1,216.4	TBC	TBC
<b>Sendayan Merchant Square 1 (Phase 3) PT12660 &amp; PT 12679</b>	Comm Lots	1.3	2	3.9	Ready for sales	Ready for sales
<b>Sendayan Merchant Square 2</b>	DSSO	40.0	244	365.6	TBC	TBC
	Comm Lots		4	67.8	TBC	TBC
<b>Sendayan Metropark 2A</b>	Comm Lots	0.8	1	2.4	TBC	TBC
<b>Sendayan Metropark 3</b>	DSSO	5.1	61	78.0	TBC	TBC
<b>Suriaman Biz</b>	Comm Lots	1.6	2	4.8	Ready for sales	Ready for sales
<b>Tiara Sendayan 17(P10)</b>	Town House	15.4	228	18.9	TBC	TBC
<b>Tiara Sendayan 18(P11)</b>	Town House	14.5	266	22.0	TBC	TBC
<b>Tiara Sendayan 19(P12)</b>	Town House	6.4	120	9.9	TBC	TBC
<b>Grand Total</b>		<b>1,141.1</b>	<b>10,659</b>	<b>5,577.9</b>		

# Future Projects: Bandar Seri Impian



Project	Type of Development	Total Site Area (Acres)	Total Projected Units	Estimated GDV (RM Million)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
<b>BSI 2</b>	DST	309.5	2,500	1,200.0	TBC	TBC
<b>Impiana Alam</b>	DSSD	29.9	158	134.0	TBC	TBC
	DSSO		30	20.0	TBC	TBC
<b>Impiana Avenue Point (FNA : Impiana Avenue 3 II)</b>	DSSO	4.4	60	19.2	TBC	TBC
<b>Impiana Bayu 2 (Phase 5)</b>	Comm Lots	2.3	1	2.5	Ready for sale	Ready for sale
<b>Impiana Biz (FNA : Impiana Avenue 6)</b>	DSSO	3.6	43	17.2	TBC	TBC
	Gerai		1	0.1	TBC	TBC
<b>Impiana Damai 2B (P1)</b>	DST	6.6	78	45.0	Oct-24	Sep-26
<b>Impiana Damai 2B (P2)</b>	DST	6.4	76	46.0	TBC	TBC
<b>Impiana Height (Phase 2&amp;3)</b>	DSB	9.1	18	33.4	TBC	TBC
<b>Impiana Height (Phase 2&amp;3)</b>	DSSD		6	7.5	TBC	TBC
	SSB		14	14.0	TBC	TBC
	SSSD		8	6.0	TBC	TBC
<b>Impiana Square (Phase 2 to 5) (FNA : Impiana Avenue 7)</b>	DSSO	46.8	283	340.5	TBC	TBC
	Comm Lots		1	40.2	Ready for sale	Ready for sale
<b>Grand Total</b>		<b>418.5</b>	<b>3,277</b>	<b>1,925.5</b>		



# Future Projects: Others

Project	Type of Development	Total Site Area (Acres)	Total Projected Units	Estimated GDV (RM Million)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
<b>Cheras Land (Tower B)</b>	Serv Apart	2.6	389	268.0	Oct-24	Sep-28
<b>Cove Bay - PD</b>	DSSD	4.6	26	46.0	TBC	TBC
	DSB		2	4.0	TBC	TBC
<b>Damansara Land</b>	Serv Apart	5.5	510	470.0	TBC	TBC
<b>Islamic Financial Centre</b>	Commercial	5.4	3-Buildings	2,000.0	TBC	TBC
<b>Puchong Land</b>	Serv Apart	5.8	1	400.0	TBC	TBC
<b>Taman Anggerik Tenggara</b>	DST	18.4	240	77.9	TBC	TBC
<b>Grand Total</b>		<b>42.3</b>	<b>1,168</b>	<b>3,265.9</b>		

# 1Q25 New Launches

Project	Type of Development	Total Site Area (Acres)	Total Units Launched	Total Units Sold	Take-up Rate (Units)	Estimated GDV (RM Million)	Net Sales Value (RM Million)	Commencement (Month/Year)	Expected Completion (Month/Year)
<b>Bayu Biz</b>	DSS	8.1	22	17	77.3%	33.7	26.3	Apr-24	Mar-26
	Comm Lots		1	1	100.0%	0.5	0.5	Ready for sale	Ready for sale
<b>Eka Heights 10</b>	SST	20.1	26	7	26.9%	11.7	2.9	May-24	Apr-26
	SST		211	211	100.0%	55.9	55.9	May-24	Apr-26
<b>Hijayu (Resort Villa) Phase 2,</b>	DSB	9.2	20	6	30.0%	80.2	25.6	May-24	Apr-26
<b>Laman Sendayan 5 (Precinct 3)</b>	Town House	19.6	250	97	38.8%	19.6	7.8	Completed	Completed
<b>SIGC - Vacant Lot</b>	Bungalow Lot	3.5	14	14	100.0%	7.6	7.6	Ready for sales	Ready for sales
<b>Grand Total</b>		<b>60.4</b>	<b>544</b>	<b>353</b>	<b>64.9%</b>	<b>209.3</b>	<b>1,167.3</b>		



# Completed Projects

Project	Type of Development	Total Site Area (Acres)	Total Units Launched	Total Units Sold	Estimated GDV (RM Million)	Net Sales Value (RM Million)	Completion (Month/Year)
<b>Ara Sendayan - Agriculture Lot</b>	Agriculture Lots	15.6	8	5	17.5	10.0	Ready for sales
<b>Bayu Biz**</b>	Comm Lots	0.5	1	1	0.5	0.5	Ready for sale
<b>Bayu Sutera 4 (Precinct 1A)</b>	DST	20.8	193	193	113.7	113.7	Apr-24
<b>Laman Sendayan 5 (Precinct 3)***</b>	Town House	19.6	250	97	19.6	7.8	Completed
<b>Nusari Aman 3</b>	DST	17.0	219	218	127.2	126.6	May-24
<b>Tiara Sendayan 12 (P14A)</b>	DST	8.2	80	80	32.5	32.5	Apr-24
<b>Tiara Sendayan 13 (P14B)</b>	DST	6.6	71	71	30.2	30.2	Jun-24
<b>Tiara Sendayan 15 (P14A&amp;P14B- Balance units)</b>	DST	1.5	19	19	8.7	8.7	Jun-24
<b>Grand Total</b>		<b>89.8</b>	<b>841</b>	<b>684</b>	<b>349.9</b>	<b>330.0</b>	

\*\*Redesignation of land previously classified as completed

\*\*\*Sales activities for Laman 5 is organized by State Government

# Unsold Completed Stocks

Project	Type of Development	Total Units Launched	Total Units Sold	Units Unsold	Value (RM Million)
<b>Ara Sendayan - Agriculture Lot</b>	Agriculture Lot	8	5	3	7.5
<b>Impiana Bayu 3A</b>	DST	83	79	4	2.6
<b>Impiana Square (Phase 1)</b>	DSSO	113	97	16	13.6
<b>Laman Sendayan 5 (Precinct 3)</b>	Town House	250	97	153	11.8
<b>Nusari Aman 3</b>	DST	219	218	1	0.6
<b>Suriaman 2(FNA Suriaman 2C)</b>	DSSO	253	252	1	1.0
	<b>Grand Total</b>	<b>926</b>	<b>748</b>	<b>178</b>	<b>37.1</b>