

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 RESIDENCES KUALA LUMPUR	M333 St. Kilda	MENARA SYARIAH
Location	Negeri Sembilan	Johor Bahru	Kuala Lumpur	Melbourne	Jakarta
Balance GDV	RM6,909.4 mil	RM2,140.2 mil	RM532.0 mil	RM289.8 mil	RM2.0 bil
Remaining Lanbank	1,365.7 acres	444.7 acres	5.2 acres	0.6 acres	1.4 hectares
Dev. Type	Township	Township	Apartment	Mixed Dev.	Commercial

9M25 Financial Highlights

3Q25 to 31.12.24	3Q24 to 31.12.23	Change	RM 'mil	9M25 to 31.12.24	9M24 to 31.12.23	Change
280.9	296.0	(5.1%)	Revenue	881.7	986.8	(10.6%)
146.1	159.5	(8.4%)	Gross Profit	446.4	468.5	(4.7%)
52.0%	53.9%	(1.9ppt)	Gross margin	50.6%	47.5%	3.1ppt
43.3	57.2	(24.3%)	PATMI	171.4	185.9	(7.8%)
15.4%	19.3%	(3.9ppt)	Net margin	19.4%	18.8%	0.6ppt
3.46	4.57	(24.3%)	Basic EPS (sen)	13.70	14.85	(7.8%)

Revenue by Segments

 NS Dev.
RM780.2 mil
 ↓ 14.1% yoy

 KV Dev.
RM22.3 mil
 ↑ 75.1% yoy

 Johor Dev.
RM28.2 mil
 ↓ 14.1% yoy

 Other Units
RM51.0 mil
 ↑ 75.3% yoy

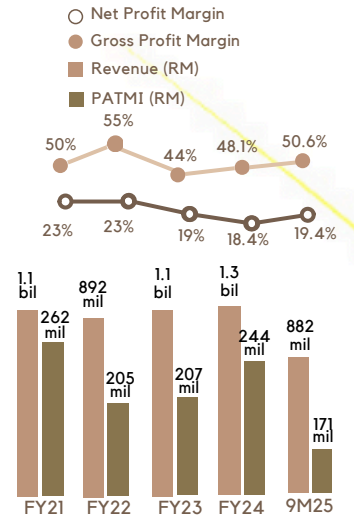
Revenue by Type

 Residential
RM744.7 mil
 ↓ 19.5% yoy

 Commercial
RM45.4mil
 ↑ 143.3% yoy

 Industrial
RM40.6 mil
 ↑ 190.9% yoy

 Other Units
RM51.0mil
 ↑ 75.3% yoy

Past 5 Years Performance

Operational Highlights

	Projects Launched	Ongoing Projects	Projects Completed
9M25	RM1,160.6 mil	RM2,907.7 mil	RM1,050.9 mil
9M24	RM978.6 mil	RM2,467.1 mil	RM1,927.6 mil

9M25 Key indicators

 New Property Sales
RM1,017.3 mil

 Unbilled Sales
RM1.4 bil

 Average Take-up Rate
74.1%

 Ongoing GDV
RM2.9 bil

 Total Landbank:
3,232.6 acres

 Total GDV:
RM15.3 bil
Investment Highlights

 Return on Equity
10.7%

 Dividend Yield
4.3%

 Dividend Payout Ratio
52.6%

 Market Capitalisation
RM2.8 bil

* As at 16 Feb 2025

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%