



MATRIX

FY23 Results Presentation

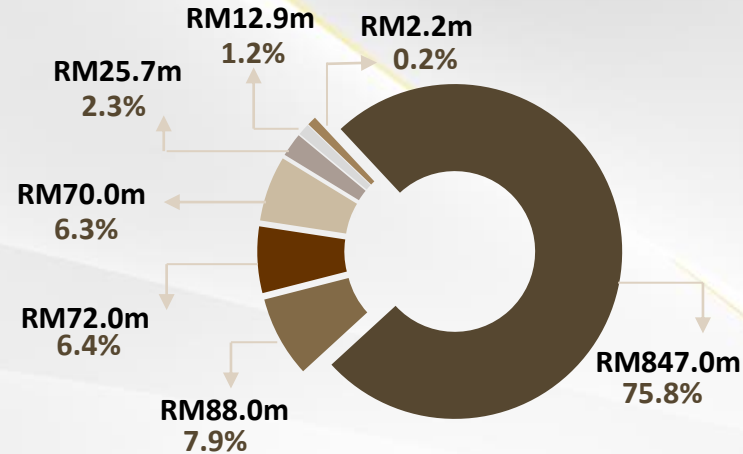
May 2023

FY23 Financial Highlights

Revenue
RM1,117.6m
 YoY Growth ↑ 25.2%

Profit Before Tax
RM273.3m
 YoY Growth ↑ 1.8%

Net Profit Attributable to Equity Holders
RM208.5m
 YoY Growth ↑ 1.6%



Segment	YoY Change
Negeri Sembilan developments	↑ 10.6% YoY
Klang Valley developments	↑ 74.5% YoY
Australia	N/A
Johor developments	↑ 53.8% YoY
Hospitality	↑ 48.3% YoY
Education	↑ 16.6% YoY
Others	N/A



FY23
 Dividend Per Share
8.25 sen



Total Dividend Pay-out
RM103.2m
 50.6% of FY23 PAT



Net Gearing Ratio:
Net Cash



New Property Sales*

RM1,204.4mil



Average Take-up Rate (units)

88.6%



Unbilled Sales

RM1.4 bil



Total Landbank:

2,203.7 acres

Total GDV:

RM15.7 bil

Projects Launched

FY23 RM1,280.8m	NS Dev	RM1,187.2m
	Johor Dev	RM93.6m
	Others	-

Ongoing Projects

FY23 RM3,164.8m	NS Dev	RM2,985.8m
	Johor Dev	RM176.2m
	Others	RM2.8m

Projects Completed

FY23 RM992.2m	NS Dev	RM438.4m
	Johor Dev	RM155.2m
	Others	RM398.6m [#]

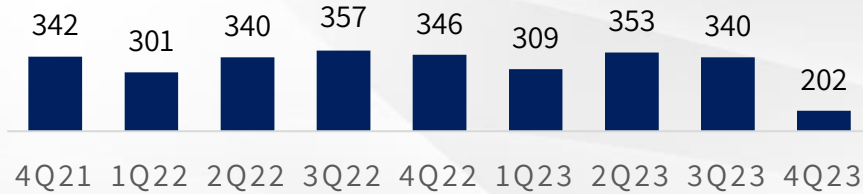
[#]Includes M. Greenvale (Australia) project

*Does not include RM72.0 million sale from M. Greenvale (Australia) project recognized after project completion in line with Australian accounting standards

FY23 Performance Snapshot

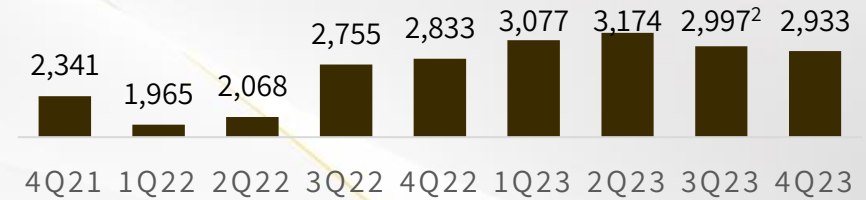


Total Value of Properties Sold
FY23: RM1,204.4m¹
 FY22: RM1,344.4m



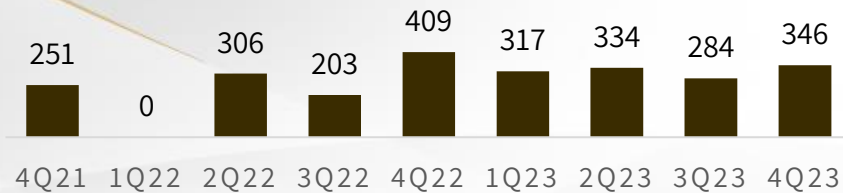
¹Does not include RM72.0 million sales of M. Greenvale (Australia)

Ongoing GDV (under construction)
RM2,933.2m as at 31.3.23
 (RM2,833.1m as at 31.3.22)

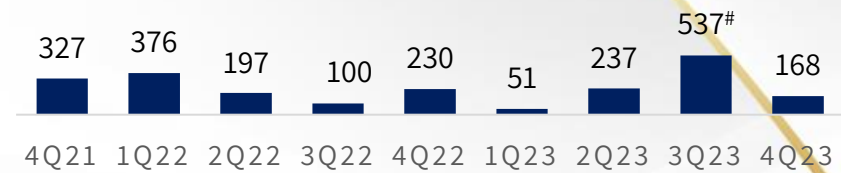


²Property status adjustment for Impiana Damai 2A & Nusari Bayu 2

Projects Launched
FY23: RM1,280.8m
 FY22: RM917.8m



Projects Completed
FY23: RM992.2m
 FY22: RM1,003.5m



[#]GDV value adjustment for M. Greenvale (Australia),
 Property status adjustment for Impiana Damai 2A & Nusari Bayu 2

Unbilled Sales
RM1,443.9m as at 31.3.23
 (RM1,295.1m as at 31.3.22)

Average Take-up (units) (excl. STV)
88.6%
 As at 31.3.23

Sendayan Developments

Residential and Commercial Properties



Updates:

- New sales of RM1,080.8 mil in FY23 (FY22: RM1,195.6mil)
- Average take-up rate of 91.3% for ongoing projects
- Unbilled sales stood at RM1.4 bil as at 31 March 2023

	RM'mil	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23
Start-Quarter GDV		1,367.7	1,570.6	1,649.3	1,943.5	2,040.8	2,186.6
Less Completed Projects		-	330.8	-	236.5	138.6*	63.3
Add New Launches		202.6	409.3	317.2	333.8	283.8	252.4
Add GDV Adjustment		0.3	0.2	-23.0	-	0.6	-8.2
End-Quarter GDV		1,570.6	1,649.3	1,943.5	2,040.8	2,186.6	2,367.6
New Sales*		325.7	302.8	245.3	345.1	310.6	179.8
Total Take-up GDV		1,474.7	1,451.6	1,718.0	1,826.7	1,998.5	2,161.4
Take-up Rate GDV		93.9%	88.0%	88.4%	89.5%	91.4%	91.3%

Unbilled Sales

(including sales of completed projects)	1,073.6	1,097.2	1,160.09	1,270.1	1,446.0	1,393.7
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*Property status adjustment for Nusari Bayu 2 (GDV: RM115.9 mil)

Recent Launches

Project Name	Type	Units	GDV (RM'mil)
Bayu Sutera 6 (Precinct 4A2)	DST	70	49.6
Tiara Sendayan 14 (P15A&B)	DST	235	128.2
Tiara Sendayan 15 (P14 Balance)	DST	19	8.7
Irama Sendayan 2A	SST/DST	213	65.9

Bandar Seri Impian

Residential and Commercial Properties

Updates:

- New sales of RM46.1 mil in FY23 (FY22: RM57.5 mil)
- Average take-up rate of 31.1% for two ongoing projects
- Unbilled sales stood at RM29.2 mil as at 31 March 2023

RM'mil	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23	4Q23
Start-Quarter GDV	240.0	240.2	240.2	240.2	240.2	189.7	189.7	189.7
Less Completed Projects	-	-	-	-	50.5	-	-*	104.7
Add New Launches	-	-	-	-	-	-	-	93.6
Add GDV Adjustment	0.2	-	-	-	-	-	-	-2.4
End-Quarter GDV	240.2	240.2	240.2	240.2	189.7	189.7	189.7	176.2
New Sales*	23.6	11.6	27.6	-5.3	19.8	7.7	13.2	5.4
Total take-up GDV	142.0	147.0	88.5	83.6	142.4	146.6	146.1	54.4
Take-up Rate GDV	59.1%	61.2%	71.7%	68.4%	75.2%	77.3%	77.3%	31.1%
Unbilled Sales (including sales of completed projects)	74.3	75.9	77.8	63.2	57.3	40.5	40.5	29.2

*Property status adjustment for Impiana Damai 2A (GDV: RM85.0 mil)

Project Name	Type	Units	GDV (RM'mil)
Impiana Bayu 3B1 (Phase 1)	DST	195	93.6



Levia Residences Kuala Lumpur

High-Rise Residential Condominium

Project summary:

- Total GDV of RM532.6 mil
- To be launched FY2024
- 35-storey Residential High-rise condominium
- Strategically located in Cheras with north & south orientation
- Completion in 48 months
- Green RE Certified
- Incorporating Rainwater Harvesting System for Gardening and Solar Energy for Common Areas



Project Name	Type	Units	Site Area (acres)	GDV (RM'mil)
Levia Residences Kuala Lumpur	Condominium	778	5.2	532.6



M. Greenvale

Sub-divided Bungalow Lots



Updates:

- Achieved 100% take up rate in April 2021
- Settlements have been completed and fully recognized
- Many landowners started building their homes
- Continue to work on the intersection works and aiming to complete by July / August 2023



Project summary:

- GDV of AUD25.3 mil (est. RM75.9 mil)
- 79 sub-divided bungalow lots with sizes ranging from 186 to 420 square meters, spread across a 10-acre parcel
- Located adjacent to the verdant 430-acre Greenvale Reservoir Park

Project Name	Type	Units	GDV (AUD'mil)	Sales (RM'mil)
M. Greenvale	Residential lots	79	25.3	72.0



M333 St Kilda

12-Storey Mixed Development

Updates:

- Official launch in July 2022
- Take-up rate at 25.6% as at 31 March 2023
- Demolition is completed
- Targeted completion June 2025

Project Summary:

- 8-storey mixed development on 0.6-acre land
- 76 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. RM237.9 mil)

Project Name	Type	GDV (AUD'mil)
M333 St Kilda	Mixed Development	76.9



Menara Syariah, Indonesia

29-storey 2 blocks of premium office towers and retail podium

Updates:

- Construction progress as at 31 March 2023 estimated at 92.7%
- Project completion targeted for October 2023

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

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



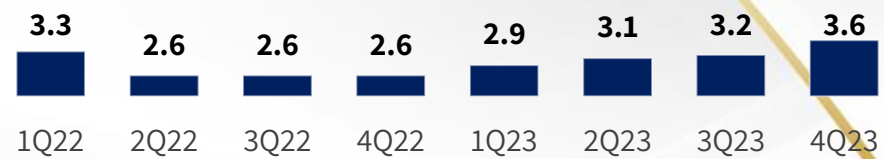
Matrix Global Schools



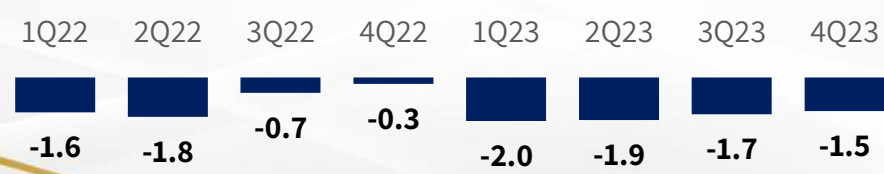
Updates:

- 659 students enrolled as at 31st March 2023:
 - **Matrix International School:** 190 Students
 - **Matrix Private School:** 357 students
 - **Matrix Preschool:** 112 students
- Revenue for 4Q23 increased by 40.4% to RM3.6 mil (4Q22: RM2.6 mil)
- Loss before interest and tax for 4Q23 decreased to RM1.5 mil (4Q22: LBIT of RM0.3 mil),
- Positive sign of gradual upturn of student intake

Revenue from Education (RM'mil)



E/LBIT from Education (RM'mil)





d'Tempat Country Club

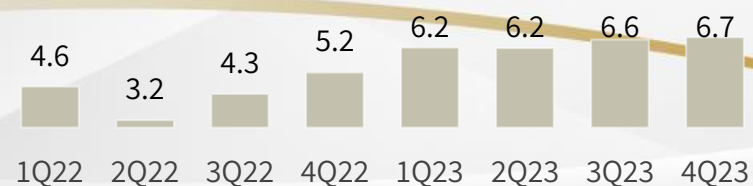
- Recognized as a premier lifestyle and entertainment venue in Seremban
- Event/banquet hall bookings gradually recovering
- Revenue generated from continued membership subscription and events



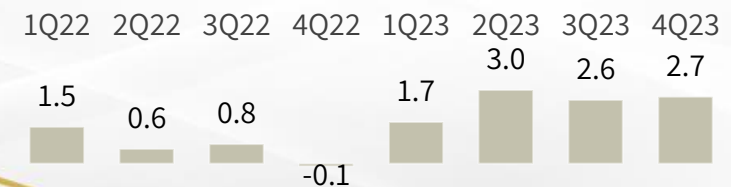
d'Sora Boutique Business Hotel

- 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 63.9% in 4Q23

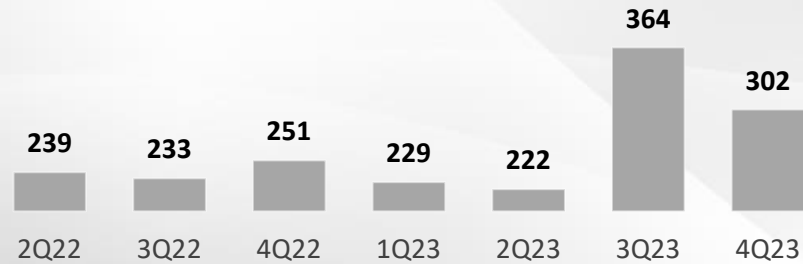
Revenue from Hospitality (RM'mil)



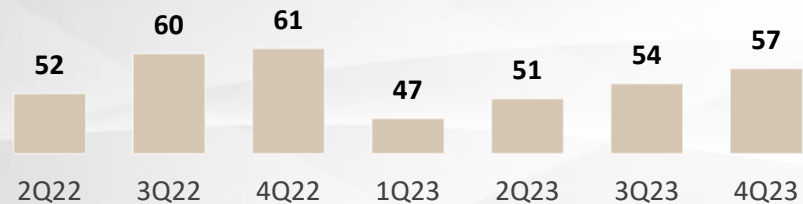
EBIT from Hospitality (RM'mil)



Quarterly Revenue (RM'mil)



Quarterly Net Profit (RM'mil)



Highlights:

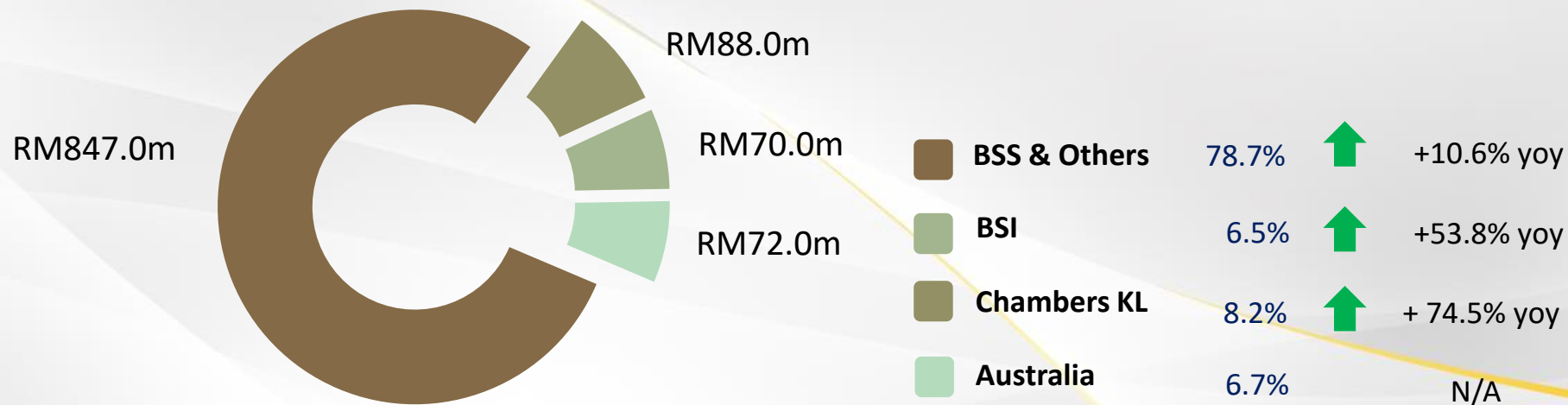
- 4Q23 revenue rose 20.5% to RM302.2 mil on higher sales of residential and commercial property projects
- 4Q23 gross profit decreased 12.8% to RM144.2 mil due to recognition of lower margin contributions from Klang Valley development, and reduced revenue contribution from industrial products
- 4Q23 net profit declined 7.4% to RM56.6 mil due to lower gross profit

4Q23 to 31.3.23	4Q22 to 31.3.22	Change	RM 'mil	FY23 to 31.3.23	FY22 to 31.3.22	Change
302.2	250.8	20.5%	Revenue	1,117.6	892.4	25.2%
144.2	165.4	(12.8%)	Gross Profit	599.8	490.4	49.2%
47.7%	66.0%	(18.2) pt	<i>Gross Profit margin</i>	46.3%	55.0%	(8.5) pt
69.5	75.1	(7.4%)	PBT	273.3	268.4	1.8%
23.0%	29.9%	(6.9) pt	<i>PBT margin</i>	24.5%	30.1%	(5.6) pt
56.6	61.1	(7.4%)	PATMI	208.5	205.2	1.6%
18.7%	24.4%	(5.6) pt	<i>Net margin</i>	18.7%	23.0%	(4.3) pt
4.5	4.9	(7.4%)	Basic EPS (sen)	16.7	16.4	1.6%

Revenue Segmentation (by project)



FY23
Development Revenue:
RM1,076.9 million



Location		1Q FY22		2Q FY22		3Q FY22		4Q FY22		1Q FY23		2Q FY23		3Q FY23		4Q FY23	
		RM 'm	%	RM'm	%	RM' m	%	RM'm	%	RM 'm	%	RM 'm	%	RM'm	%	RM'm	%
NS	BSS & Others	126.6	83.8%	211.3	91.1%	200.7	90.1%	215.3	88.9%	193.2	88.0%	183.1	86.2%	221.0	62.5%	250.1	85.7%
Johor	BSI	8.0	5.2%	10.1	4.3%	9.6	4.2%	18.13	7.5%	14.8	6.8%	18.5	8.7%	14.8	4.2%	21.9	7.5%
Others	Chambers KL	17.1	10.6%	10.6	4.5%	13.0	5.7%	8.68	3.6%	11.4	5.2%	10.8	5.1%	52.7	14.9%	13.1	4.5%
Australia	M. Greenvale	-	-	-	-	-	-	-	-	-	-	-	-	65.1	18.4%	6.9	2.3%
	Total	161.2	100%	226.7	100%	226.2	100%	242.1	100%	219.4	100%	212.3	100%	353.5	100%	291.6	100%

Revenue Segmentation (by type)



FY23
Group Revenue:
RM1,117.6 million

RM 1,019.3m



RM 25.3m
RM 32.3m
RM 40.8m

Type	Percentage	Trend	YoY Change
Residential	91.2%	↑	38.0% yoy
Commercial	2.3%	↑	20.8% yoy
Industrial	2.9%	↓	68.3% yoy
Other units	3.6%	↑	32.5% yoy

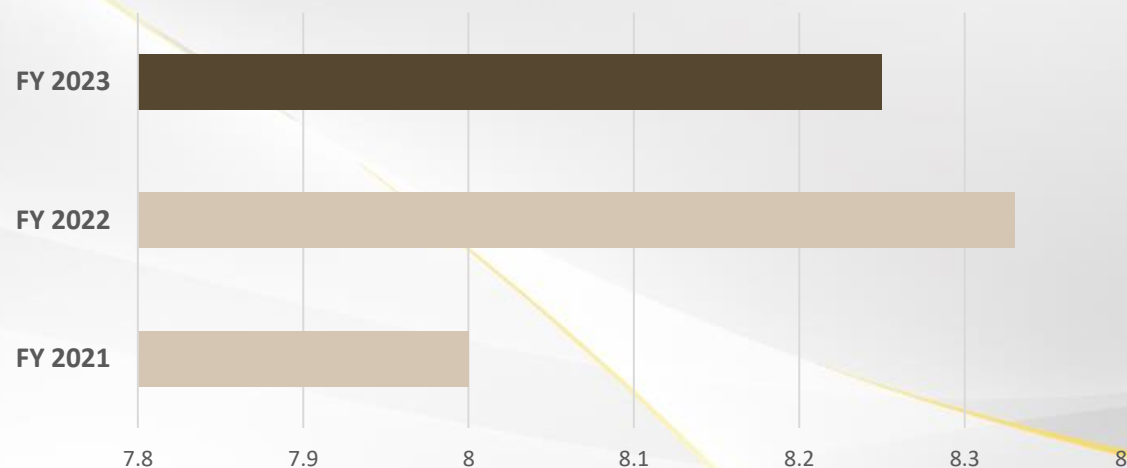
Type	1Q FY22		2Q FY22		3Q FY22		4Q FY22		1Q FY23		2Q FY23		3Q FY23		4Q FY23	
	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%
Residential	151.8	89.5%	195.9	81.8%	219.6	94.2%	173.1	69.0%	195.4	85.2%	207.0	93.1%	341.3	93.8%	275.6	94.5%
Commercial	6.2	3.8%	7.2	3.0%	4.1	1.8%	3.5	1.4%	6.5	2.8%	2.7	1.2%	8.6	2.4%	7.5	2.5%
Industrial	3.2	1.9%	30.6	12.8%	2.5	1.1%	65.6	26.2%	17.5	7.6%	2.6	1.2%	3.6	1.0%	8.6	2.9%
Other	7.9	4.8%	5.8	2.4%	6.9	3.0%	8.7	3.4%	9.9	4.3%	10.1	4.5%	10.3	2.8%	10.6	3.4%
Total	169.0	100%	239.5	100%	233.1	100%	250.8	100%	229.3	100%	222.4	100%	363.8	100%	302.2	100%

Dividend Payout Summary

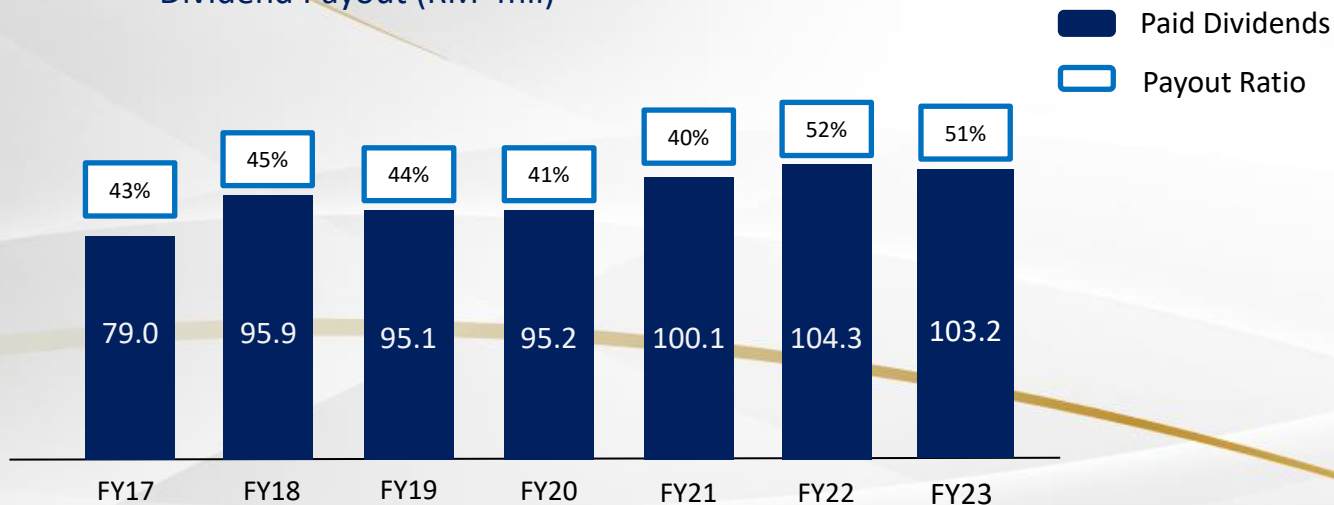


Consistent quarterly
payout
since 2013

Dividend Pay Out per Share (sen)



Dividend Payout (RM 'mil)



50.6%
payout
of FY23
profit after tax

Immediate Pipeline Launches (Bandar Sri Sendayan)

Projects	No. of Units/Type	FY2023 GDV (RM 'm)				FY2024 GDV (RM'm)			
		1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
STV Biz	32 unit Semi-D Factory & 1 Commercial Lot	35.5							
Nusari Aman 3	219 unit 2-storey terrace house	127.1							
Hijayu (Residence) Phase 2	126 unit 2-storey terrace houses		98.3						
Hijayu (Residence) Phase 2 – Parcel 2	84 unit 2-storey terrace houses			68.1					
Bayu Sutera 3 (Precinct 1B)	190 unit residential houses	122.1							
Bayu Sutera 4 (Precinct 1A)	193 unit residential houses		113.6						
Bayu Sutera 5 (Precinct 4A-1)	227 unit 2-storey terrace houses			151.7					
Bayu Sutera 6 (Precinct 4A2)	70 unit 2-storey terrace houses				49.6				
Tiara Sendayan 12 (P14A)	80 unit 2-storey terrace house	32.5							
Tiara Sendayan 13 (P14B)	71 unit 2-storey terrace houses		30.2						
Bayu Sutera 6 (Precinct 4A-3)	128 unit Residential lots					85.5			
Bayu Sutera 7 (Precinct 3B)	200 unit Residential lots							118.5	
Hijayu (Resort Villa) Phase 1,2,3	46 unit 2-storey bungalows					110.0			
Eka Height Precinct 3A	275 unit 2-storey terrace houses						109.3		
Eka Height Precinct 3B	155 unit 2-storey terrace houses					61.6			



Total targeted launches in FY2024:

RM1,736.4

- Launched
- To be launched

Immediate Pipeline Launches (Bandar Sri Sendayan)

Projects	No. of Units/Type	FY2023 GDV (RM 'm)				FY2024 GDV (RM'm)			
		1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
Eka Height Precinct 8	564 unit 2-storey terrace houses								271.5
Eka Height Precinct 10	26 unit 2-storey terrace houses & 211 unit single-storey terrace house							62.8	
Irama Sendayan	36 unit single-storey terrace houses & 156 unit 2-storey terrace houses		91.7						
Irama Sendayan Biz	60 unit Commercial lots			64.0					
Irama Sendayan 2A	138 unit 1-storey terrace houses				65.9				
	75 unit 2-storey terrace houses								
Irama Sendayan 2 – Precinct B	89 unit residential houses					45.0			
Irama Sendayan 2 – Precinct C	283 unit residential houses						135.6		
Irama Sendayan 2 – Precinct D	144 unit residential houses							73.7	
Tiara Sendayan 14 (P15A&B)	235 unit 2-storey terrace houses				128.2				
Tiara Sendayan 15 (P14 Balance)	19 unit 2-storey terrace houses				8.7				
Tiara Sendayan 19 (P16A)	206 unit 2-storey terrace houses					64.8			
Tiara Sendayan 21 (P16B)	130 unit 2-storey terrace houses					66.2			
Total		1,187.2				1,204.4			



Total targeted launches in FY2024:

RM1,736.4

- Launched
- To be launched

Immediate Pipeline Launches (Bandar Seri Impian & Others)

Projects	No. of Units/Type	FY2023 GDV (RM 'm)				FY2024 GDV (RM'm)				
		1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	
<u>Bandar Seri Impian</u>										
Impiana Bayu 3B 1	195 units 2 storey terrace houses				93.6					
<u>Other</u>										
Cheras Land	1 service apartment							532.0		
Total		93.6				532.0				



Total targeted launches in FY2024:

RM1,736.4

- Launched
- To be launched



Share Price @
24 May 2023

RM1.44



Number of Shares ('m)

1,251.3



Market Cap @
24 May 2023

RM1.8 bil



PE ratio (TTM)

8.7x



Return on Equity

10.5%



Dividend Yield (FY2023)

5.7%

Corporate Social Responsibilities

MSCI
ESG RATINGS



Ranked BBB by MSCI



d'Tempat Country Club certified Gold Standard(Provisional) on Green Building Index (GBI)



FTSE4Good

Constituent of the FTSE4Good Index Series



Gold – Governance, Environmental Responsibility and Social Responsibility from The Asset Awards 2018, Hong Kong.

	FY22 and FY23	FY22 and FY23 Highlights	
SPORTS	RM4,428,994	<ul style="list-style-type: none"> Sponsorship for Negeri Sembilan Football Club as company advertisement & awareness RM1,000,000 	<ul style="list-style-type: none"> Sponsorship to Pesatuan Squash Negeri Sembilan RM20,000
EDUCATION	RM724,200	<ul style="list-style-type: none"> Sponsorship for back-to-school csr program RM32,256 	<ul style="list-style-type: none"> Sponsorship for the new SJKC Poi Min School Building Project RM500,000
SOCIAL	RM3,200,983	<ul style="list-style-type: none"> Sponsorship for Persatuan Kebajikan Harapan N.S. RM300,000 	<ul style="list-style-type: none"> Sponsorship to Persatuan Kebajikan Harapan NS RM50,000
ENVIRONMENT	RM11,357	<ul style="list-style-type: none"> Contribution for Activity my Earth my Home (Future & Hope) 2022 RM5,000 	<ul style="list-style-type: none"> Contribution Fire Relief to a fire insident of house No. 2608 Tiara Sendayan Precinct 4 RM3,857.50

TheStar

Developer donates RM30,000 to shelter for strays in Seremban



Tan (second from left) handing over a mock cheque to Furrykids' Robless (second from right), witnessed by Negri urban well-being, housing and local government and new villages committee chairman Teo Kok Seong (middle).

A SHELTER for strays in dire need of funds in Seremban, Negri Sembilan, received a timely boost when a property developer stepped in with a RM30,000 donation.

This is the second time that Matrix Concepts Holdings Bhd has come forward to aid Furrykids Safehaven, which is located on a 2.6ha site in Kuala Sawah.

The shelter, which currently houses over 1,980 dogs and puppies as well as a number of cats and kittens, needs between RM90,000 and RM120,000 a month to operate.

Developer brings CNY joy to old folks home in Seremban

By C.S. NATHAN
metro@thestar.com.my

THE 12 residents of an old folks home in Seremban eagerly anticipated the visit by Matrix Concepts Foundation (MCF) members. The visitors from the philanthropic arm of developer Matrix Concepts Holdings Bhd treated residents of Rumah Sejahtera Sikamat to a meal and also donated RM3,000 towards the home's operations. The home's oldest resident, 84-year-old Lim Lai, was happy to receive visitors.

"Because of the pandemic, we have not had many visitors for more than two years." Echoing the bachelor's sentiments was 74-year-old Wong Chang Siew.

"Their visit is meaningful as we are not able to enjoy the festivities with family like many others can. We look forward to events like this and feel happy that people remember us during this time," she said.

Led by MCF advisor Datin Seri Yong Chou Lian, team members presented *ang pow*, mandarin oranges and other goodies like



(From left) Noordin, Yong, Lee, MPKSM deputy chairman Chia Yit Chin and Kampong Baru Sikamat village community management council head Chee Yew Sui during the cheque presentation ceremony.

bottles of chicken essence to the seniors.

In her speech, Yong hoped that the foundation's visit would help bring cheer to the residents.

"It is heartwarming to see many elderly people alone at an age where they should be cherished and looked after," she said.

MCF chairman Datuk Noordin Mohd Yatib, who accompanied Yong, said all Malaysians should do what they could for elders who have no family support.

"It was nice to see the smiles on their faces during our visit. As a community developer, Matrix Concepts through MCF will

continue to support the community, including those in need," he added.

Rumah Sejahtera Sikamat was established in 1956 by Majlis Pusat Kebajikan SeMalaysia Cawangan Daerah Seremban (MPKSM).

The non-profit NGO provides a home at no charge for senior

citizens who have no immediate family.

The organisation relies entirely on public donations to cover its operational expenses.

MPKSM advisor Lee Ah Chai expressed his gratitude to MCF and encouraged others to also support seniors who need help.



Matrix Concepts donated RM200,000 to Surau Ara Sendayan

NEWS-National
byNORSHAHZURA MAT ZUKI April 29, 2022 01:31pm Reading time: 2 minutes



SHAH ALAM – Matrix Concepts donated RM200,000 as start-up funds for the construction of Surau Ara Sendayan, Bandar Sri Sendayan, Seremban in conjunction with the month of Ramadan on Thursday.

Matrix Concepts in a statement said, the company's objective is to help the Muslim community in Ara Sendayan to have a comfortable and conducive place of worship and to be a community center.

"This contribution is in line with the national objective towards a harmonious and civilized society as enshrined in the Rukun Negara.

"The first pillar of the Nation is 'Belief in God' which means believing in God and having faith is the basis of all our moral values and conduct.

"Respecting and understanding each other with their own differences can be realized in a civilized society especially in multi-racial Malaysia," explained the statement.

Meanwhile, the Founder and Deputy Executive Chairman of the Matrix Concepts Group, Datuk Seri Le Tian Hock said, Matrix Concepts always emphasizes community development in its townships, placing importance on social, economic growth and the well-being of the residents," he said.

Corporate Social Responsibilities - Newspaper Articles and Archives



Matrix Concepts Foundation CNY CSR



Provide Resources to PPS Kluang for the Flood



Kurma Contribution to HTJ with Mawar Medical Centre



Kurma & Cheque contribution to KRT Taman Eka Mahatari



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THANK YOU

Summary of Projects

Project	Acres	GDV (RM 'm)
Bandar Sri Sendayan		
Completed ¹	1,797.0	7,114.4
Ongoing ²	862.7	2,985.8
Future ^{3,4}	844.6	3,187.4
Total	3,504.3	13,287.6
Bandar Seri Impian		
Completed	566.3	1,596.0
Ongoing	33.6	176.2
Future ⁵	418.5	1,934.6
Total	1,018.3	3,706.8
Other Projects		
Completed ⁶	1,275.9	1,927.5
Ongoing ⁷	1.2	2.8
Future ^{8,9}	43.0	1,484.9
Total	1,320.2	3,415.2

Notes:

- Includes total GDV and net saleable acreage for STV 1 & 3 (GDV: RM362.6m / 324.5ac), Tiara Biz (GDV: RM49.4m / 9.6ac), Ara Sendayan Phases 4,5 &7 (GDV: RM315.3m / 53.3ac)
- Includes ready for sale sub-centres at Nusari Bayu (GDV: RM7.0m / 2.7ac), Nusari Hijayu (GDV: RM12m / 8.1ac), Nusari Aman 3 (GDV: RM127.2m / 17.0ac), Sub Centre @ STV 1A (GDV: RM63.3m / 39.7ac) and STV 2 & Biz Park, STV Biz (GDV: RM653.7m / 424.0ac)
- Includes Eka Height 1&2 Development (GDV: RM1,397.9m on 398.9ac); Bayu Sutera (GDV: RM884.9m / 137.0ac), Tiara Sendayan 14-21 (GDV: RM315.1m / 48.8ac); Irama Sendayan Project (GDV: RM333.4m / 70.1ac)
- Does not include potential GDV for Sendayan Icon Park (estimated more than RM6 billion), Sendayan Extension (151.0 ac)
- Includes BSI 2 (GDV: RM1,200m / 309.5ac), Other Impiana projects (GDV: RM828m / 127.8ac)
- Does not include M. Greenvale in Australia (GDV: RM75.9m / 10ac)
- PKL Phase 2 (GDV: RM2.8m / 1.2ac)
- Includes 2 high-rise residences in Puchong (GDV: RM800m / 11.3ac), third phase of Residensi SIGC, high-rise residences in Cheras (GDV: RM532m / 5.2ac), Cove Bay –PD (GDV: RM50m / 4.6ac), Taman Anggerik Tenggara (GDV: RM77.9m / 11.4m); Chambers KL (GDV: RM322.7m / 1.0ac)
- Does not include landbank acquisition of Damansara Perdana Land (5.5ac)

Ongoing Projects: Sendayan Developments (as at 31 March 2023)

Project	Type	Site Area (Acres)	No. of Units	Take-up rate (units)	Est. GDV (RM'M)	Unbilled Sales (RM'Million)	Commenced (Month/Year)	Expected Completion (Month/Year)
Bayu Sutera 1 (Precinct 2B)	DST	34.9	325	100%	194.3	62.9	Jan-22	Dec-23
Bayu Sutera 2 (Precinct 2A)	DST	22.6	255	98%	143.6	83.6	Mar-22	Feb-24
Bayu Sutera 3 (Precinct 1B)	DST	21.6	190	100%	122.1	87.6	Apr-22	Feb-24
Bayu Sutera 4 (Precinct 1A)	DST	20.8	193	89%	113.7	93.9	Aug-22	Jul-24
Bayu Sutera 5 (Precinct 4A1)	DST	24.4	227	89%	151.7	129.0	Nov-22	Oct-24
Bayu Sutera 6 (Precinct 4A2)	DST	7.5	70	76%	49.6	34.3	Feb-23	Jan-25
Hijayu (Residence) Phase 1 (Parcel 2)	DST	15.3	183	100%	133.8	74.6	Oct-21	Sep-23
Hijayu (Residence) Phase 2 (Parcel 1) (Resort Residence 2A)	DST	12.9	126	100%	98.7	86.1	Sep-22	Oct-24
Hijayu (Residence) Phase 2 Parcel 2 (Resort Residence 2B)	DST	8.6	84	100%	68.1	63.9	Dec-22	Nov-24
Irama Sendayan 1	SST	18.8	36	97%	9.0	75.2	Sep-22	Aug-24
	DST		156	96%	82.8		Sep-22	Aug-24
Irama Sendayan 2A	SST	18.8	138	7%	34.9	2.5	Mar-23	Feb-25
	DST		75	0%	31.0		Mar-23	Feb-25
Irama Sendayan Biz	Comms Lot	4.9	60	82%	64.0	48.2	Nov-22	Oct-24
Laman Sendayan 3	DST	30.3	274	100%	123.0	47.0	Jul-21	Jun-23
Laman Sendayan 4	DST	29.4	266	100%	131.2	62.4	Sep-21	Aug-23
Laman Biz	SSTS	4.5	20	100%	12.6	8.4	Jan-22	Dec-23
Nusari Aman 3	DST	17.0	219	93%	118.8	98.2	May-22	Apr-24

Ongoing Projects: Sendayan Developments (as at 31 March 2023)

Project	Type	Site Area (Acres)	No. of Units	Take-up rate (units)	Est. GDV (RM'M)	Unbilled Sales (RM'Million)	Commenced (Month/Year)	Expected Completion (Month/Year)
Sendayan Tech Valley 2	Industrial Lot	417.9	65	98%	571.8	18.6	Ready for sale	
	Factory		18	100%	46.4		Apr-22	Mar-2024
Sub Centre @ Nusari Bayu	Comm lots	3.0	2	50%	7.0	n/a	Ready for sale	
Nusari Bayu 2	DST	23.1	192	100%	115.9	43.8	Jan-21	Jul-23
Sub Centre @ Nusari Hijayu	Comm lots	8.1	2	0%	12.0	n/a	Ready for sale	
STV Biz	Semi-D Factory Lot	6.1	32	100%	33.0	29.7	Apr-22	Mar-24
	Comm Lots		1	100%	2.5		Ready for sale	
Tiara Sendayan 8 (Precinct 7)	DST	25.9	254	100%	135.3	71.8	Feb-21	Aug-23
Tiara Sendayan 9	DST	8.6	90	100%	51.7	23.1	Aug-21	Jun-23
Tiara Sendayan 10 (P13A)	SST	24.4	280	100%	69.0	41.8	Oct-21	Sep-23
Tiara Sendayan 11 (P13B)	SST	17.1	143	100%	37.7	36.4	Jan-22	Dec-23
	DST		53	100%	21.0			
Tiara Sendayan 12 (P14A)	DST	8.2	80	100%	32.5	25.9	May-22	Apr-24
Tiara Sendayan 13 (P14B)	DST	6.6	71	100%	30.2	26.9	Jul-22	Jun-24
Tiara Sendayan 14 (P15A&B)	DST	20.0	235	10%	128.2	10.9	Mar-23	Feb-25
Tiara Sendayan 15 (P14 Balance)	DST	1.5	19	95%	8.7	7.3	Mar-23	Feb-25
Total		862.7	4,434	88.2%	2,985.8	1,393.7		

¹Unbilled sales does not include completed projects of Metropark 2B (RM6.3m), Hijayu Aman P1 & P2 (RM2.6m), Hijayu Residences Phase 1 (Parcel 1) [RM2.2m], Tiara 3, 4 & 6, 7 (RM3.9m) and Tiara Biz (RM3.2m)

Ongoing Projects: Bandar Seri Impian (as at 31 March 2023)

Project	Type	Site Area(Acres)	No. of Units	Take-up rate (units)	Est. GDV (RM' mil)	Unbilled Sales (RM' mil)	Commencement(Month/Year)	Expected Completion (Month/Year)
Impiana Damai 2A (Stage 1 & 2)	DST	7.4	68	100%	43.0	19.5	Dec-20	Apr-23
		7.4	67	15%	39.6		Mar-23	Feb-25
Impiana Bayu 3B1(Phase 1)	DST	18.8	195	6%	93.6	4.9	Jan-23	Dec-24
Total		33.6	330	27%	176.2	24.4		

¹ Unbilled sales does not include completed projects of Impiana Square 1 (RM1.5m), Impiana Bayu 3A (RM2.7m), Impiana Bayu 3B2 (RM0.5m)

Future Projects: Sendayan Developments

Project	Type	Site Area (Acres)	No. of Units	Estimated GDV (RM Million)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
Ara Sendayan (Phase 7) Precinct 3A2(2)	DSB	1.0	1	2.0	TBC	TBC
Ara Sendayan (Phase 7) Precinct 2B	DSB	0.8	2	5.0	TBC	TBC
Ara Sendayan - Agriculture Lot	Agriculture Lot	15.6	8	22.1	Ready for sales	
Bayu Sutera 6 (Precinct 4A-2)	Residential	84.3	128	85.5	Jun-23	May-25
Bayu Sutera 7 (Precinct 3B)			200	118.5	Oct-23	Sep-25
Bayu Sutera 8 (Precinct 3A & 4B)			455	424.1	TBC	TBC
Eka Biz	DSSH/Gerai	6.5	26	14.5	TBC	TBC
Eka Height Precinct 1	DST	51.4	348	208.1	TBC	TBC
Eka Height Precinct 2	DST	50.5	365	209.8	TBC	TBC
Eka Height Precinct 3A	DST	36.5	275	109.3	Aug-23	Jul-25
Eka Height Precinct 3B	DST	27.5	155	61.6	May-23	Apr-25
	SST		52	13.0	TBC	TBC
Eka Height Precinct 4	DST	37.3	262	145.7	TBC	TBC
Eka Height Precinct 5	SST	29.2	229	56.9	TBC	TBC
Eka Height Precinct 6	SST	25.1	272	22.5	TBC	TBC
Eka Height Precinct 7	SST	39.9	532	44.1	TBC	TBC
Eka Height Precinct 8	DST	47.1	564	271.5	Feb-24	Jan-26
Eka Height Precinct 9	DST	27.9	329	178.2	TBC	TBC
Eka Height Precinct 10	DST	20.1	26	10.4	Oct-23	Sep-25
	SST		211	52.4	Oct-23	Sep-25
Hijayu (Resort Villa) Phase 1, 2 & 3	DSB	15.6	46	110.0	May & Sep-23	Apr-25

Future Projects: Sendayan Developments

Project	Type	Site Area (Acres)	No. of Units	Estimated GDV (RM Million)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
Irama Sendayan 1 - Petrol Station	Comms Lot	1.0	1	3.0	TBC	TBC
Irama Sendayan 2 - Precinct B	Residential	6.4	89	45.0	Aug-23	Jul-25
Irama Sendayan 2 - Precinct C	Residential	18.3	283	135.6	Oct-23	Sep-25
Irama Sendayan 2 - Precinct D	Residential	9.8	144	73.7	Jan-24	Dec-25
Irama Sendayan 2 - Precinct E	Residential	13.9	168	13.9	TBC	TBC
Laman Sendayan 5 (Precinct 3)	TH	19.6	250	27.5	TBC	TBC
RMMK@TBS	SST	4.5	60	4.8	TBC	TBC
Sendayan Aman (RMMK)	SST	26.5	182	14.5	TBC	TBC
Sendayan Merchant Square 1	Comm Lot	1.3	2	3.9	Ready for sale	
Sendayan Merchant Square 2	DSSO	40.0	244	365.6	TBC	TBC
	Comm Lot		4	67.8	TBC	TBC
Sendayan Metropark 2A	Comm Lot	0.8	1	2.4	TBC	TBC
Sendayan Metropark 3	DSSO	5.1	61	78.0	TBC	TBC
Sendayan Icon Park	Icon City	116.4	1	RM6 billion	TBC	TBC
Suriaman Biz	Comm Lot	1.6	2	4.8	Ready for sale	Ready for sale
Tiara Sendayan 16(P10)	TH	15.4	228	18.9	TBC	TBC
Tiara Sendayan 17(P11)	TH	14.5	266	22.0	TBC	TBC
Tiara Sendayan 18(P12)	DST	6.4	120	9.9	TBC	TBC
Tiara Sendayan 19(P16A)	DST	16.7	206	64.8	May-23	Apr-25
Tiara Sendayan 21(P16B)	DST	10.6	130	66.2	Jun-23	May-25
Total		844.6	6,928	3,187.4*		

*Does not include Sendayan Icon Park (GDV: Estimated more than RM6b)

Future Projects: Bandar Seri Impian

Project	Type	Site Area (Acres)	No. of Units	Estimated GDV (RM Million)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
Impiana Avenue Point	DSSO	4.4	60	19.2	TBC	TBC
Impiana Height (Phase 2&3)	DSB	9.1	18	33.4	TBC	TBC
	DSSD		6	7.5	TBC	TBC
	SSB		14	14.0	TBC	TBC
	SSSD		8	6.0	TBC	TBC
	Comm lots		2.3	1	2.5	Ready for sale
Impiana Alam	DSSD	29.9	158	134.0	TBC	TBC
	DSSO		30	20.0	TBC	TBC
Impiana Biz	DSSO	3.6	43	17.2	TBC	TBC
	Retail		1	0.1	TBC	TBC
Impiana Square (Phase 2 to 5)	DSSO	46.8	283	340.5	TBC	TBC
	Comm lots		1	40.2	Ready for sale	Ready for sale
Impiana Damai 2B	DST	13.0	154	100.0	TBC	TBC
BSI 2	DST	309.5	2500	1,200.0	TBC	TBC
Total		418.5	3,277.0	1,934.6		

Future Projects: Others

Project	Type	Site Area (Acres)	No. of Units	Estimated GDV (RM Million)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
Cheras Land	SA	5.2	1	532.0	Nov-23	Oct-27
Cove Bay - PD	DSSD	4.6	26	46.0	TBC	TBC
	DSB		2	4.0	TBC	TBC
Damansara Perdana Land	SA	5.5	1	400.0	TBC	TBC
Puchong Land	SA	5.8	1	400.0	TBC	TBC
Residensi SIGC	DSB	3.5	14	25.0	TBC	TBC
Taman Anggerik Tenggara	DST	18.4	240	77.9	TBC	TBC
Total		43.0	285	1,484.9		

FY2023 New Launches

Project	Type	Site Area (Acres)	Units Launched	Take-up rate (units)	Est GDV (RM' mil)	Net Sales Value	Commencement (Month/Year)	Expected Completion (Month/Year)
Bayu Sutera 3 (Precinct 1B)	DST	21.6	190	100%	122.1	122.1	Apr-22	Feb-24
STV Biz	SDF	6.1	32	100%	33.0	33.0	Apr-22	Mar-24
	Comm Lots		1	100%	2.5	2.5	Ready for sale	Ready for sale
Tiara Sendayan 12 (P14A)	DST	8.2	80	100%	32.5	32.5	May-22	Apr-24
Nusari Aman 3	DST	17.0	219	93%	118.8	118.8	May-22	Apr-24
Tiara Sendayan 13 (P14B)	DST	6.6	71	100%	30.2	30.2	Jul-22	Jun-24
Bayu Sutera 4 (Precinct 1A)	DST	20.8	193	89%	113.7	101.7	Aug-22	Jul-24
Hijayu (Residence) Phase 2 (Parcel 1) (Resort Residence 2A)	DST	12.9	126	100%	98.7	98.7	Sep-22	Oct-24
Irama Sendayan	SST	18.8	36	97%	9.0	8.7	Sep-22	Aug-24
	DST		156	96%	82.8	78.8	Sep-22	Aug-24
Bayu Sutera 5 (Precinct 4A1)	DST	24.4	227	89%	151.7	136.4	Nov-22	Oct-24
Hijayu (Residence) Phase 2 Parcel 2 (Resort Residence 2B)	DST	8.6	84	100%	68.1	68.1	Dec-22	Nov-24
Laman Sendayan Biz (FNA: Casa Sendayan)	DST	4.9	60	82%	64.0	53.5	Nov-22	Oct-24
Bayu Sutera 6 (Precinct 4A2)	DST	7.5	70	76%	49.6	38.1	Feb-23	Jan-25
Impiana Bayu 3B1(Phase 1)	DST	18.8	195	6%	93.6	5.4	Jan-23	Dec-24
Tiara Sendayan 14 (P15A&B)	DST	20.0	235	10%	128.2	12.6	Mar-23	Feb-25
Tiara Sendayan 15 (P14 Balance)	DST	1.5	19	95%	8.7	8.1	Mar-23	Feb-25
Irama Sendayan 2A	SST	18.8	138	7%	34.9	2.5	Mar-23	Feb-25
	DST		75	0%	31.0	0.0	Mar-23	Feb-25
Total		216.5	2,207	68%	1,273.0	951.7		

Completed Projects

Project	Type	Site area (acres)	Total Units Launched	Total Units Sold	Est. GDV(RM Million)	Net Sales Value (RM million)	Unbilled Sales	(Month/Year)
Sub Centre @ STV 1A	Industrial Lot	39.7	13	13	63.3	63.3	Ready for Sale	
Tiara Sendayan 7 (Precinct 6)	Ravine Project	37.9	278	278	141.8	141.8	2.5	Jan-22
Laman Sendayan 1	SST	38.4	162	162	40.1	40.1	47.0	Jun-22
	DST		144	144	54.6	54.6		Jun-22
Laman Sendayan 2	SST	41.8	160	160	48.4	48.4	62.4	Oct-22
	DST		220	220	90.2	90.2		Oct-22
Impiana Bayu 3A	DST	7.1	83	73	50.5	40.4	2.8	May-22
Chambers KL (PWTC)	Serv Apart	1.0	509	493	316.4	281.8	2.7	Dec-22
	Comm lots		4	0	6.3	0.0		Dec-22
Impiana Bayu 3B2(Phase 1)	DST	6.9	111	111	50.0	50.0	0.5	Dec-21
Impiana Bayu 3B2(Phase 2)	DST	6.7	110	108	54.7	53.6		Dec-22
Total		179.5	1,794	1,762	916.3	883.9*	117.8	

*Does not include RM75.9 million sales of M. Greenvale (Australia)

Unsold Completed Stocks

Project	Type	Total Units Launched	Total Units Sold	Units Unsold	Balance GDV (RM Million)
Suriaman 2 (FNA Suriaman 2C)	DSSO	253	252	1	1.0
Impiana Square (Phase 1)	DSSO	113	94	19	17.3
Impiana Bayu 3A	DST	83	73	10	7.3
Impiana Bayu 3B2(Phase 2)	DST	110	108	2	1.1
Chambers KL (PWTC)	Serv Apart	509	493	16	17.7
	Comm lots	4	0	4	6.3
Total		1,072	1,020	52	50.7