



MATRIX

9M23 Results Presentation

March 2023

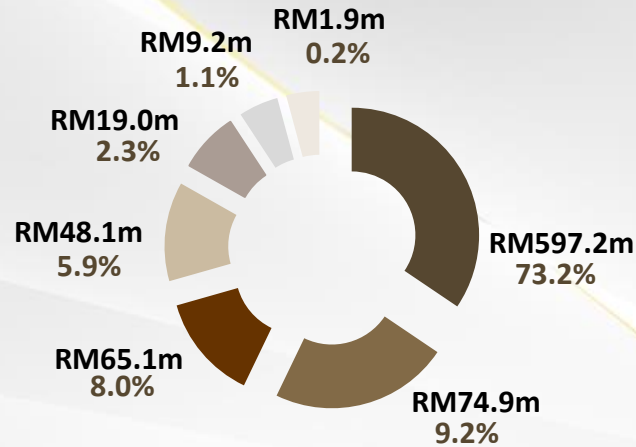
9M23 Financial Highlights



Revenue
RM815.4m
 YoY Growth ↑ 28.2%

Profit Before Tax
RM203.8m
 YoY Growth ↑ 4.2%

Net Profit Attributable to Equity Holders
RM152.0m
 YoY Growth ↑ 5.6%



Segment	YoY Change
Negeri Sembilan developments	↑ 9.2% YoY
Klang Valley developments	↑ 84.0% YoY
Australia	N/A
Johor developments	↑ 73.4% YoY
Hospitality	↑ 57.8% YoY
Education	↑ 9.3% YoY
Others	N/A

Residential
743.8m
 ↑ 32.4% yoy

Commercial & Industrial
41.5m
 ↓ 22.7% yoy

Other units
30.1m
 ↑ 47.0% yoy



9M23
 Dividend Per Share
6.0 sen



Total Dividend
 Pay-out
RM75.1m
 50.2% of 9M23 PAT



Net
 Gearing Ratio:
0.03x



New Property Sales
RM1,002.2mil*



Average Take-up Rate (units)
92.7%



Unbilled Sales
RM1.5 bil



Total Landbank:
2,221.1 acres

Total GDV:
RM15.6 bil

Projects Launched

9M23 RM934.8m	NS Dev	RM934.8m
	Johor Dev	-
	Others	-

Ongoing Projects

9M23 RM2,796.5m	NS Dev	RM2,689.0m
	Johor Dev	RM104.7m
	Others	RM2.8m

Projects Completed

9M23 RM1,014.3m	NS Dev	RM491.0m
	Johor Dev	RM135.5m
	Others	RM387.8m [#]

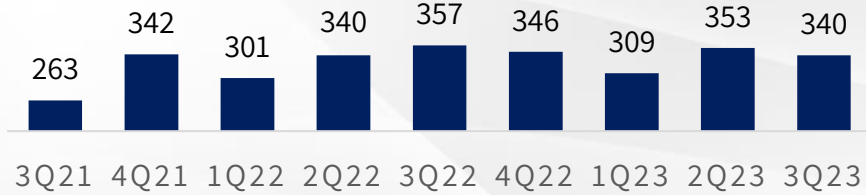
*Does not include RM65.1 million sale from M. Greenvale (Australia) project recognized after project completion in line with Australian accounting standards

[#]Includes M. Greenvale (Australia) project

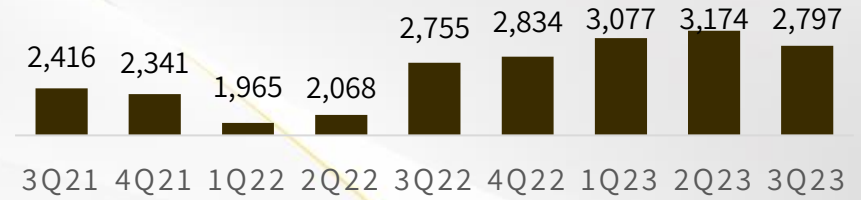
9M23 Performance Snapshot



Total Value of Properties Sold
9M23: RM1,002.2m*
 9M22: RM998.0m

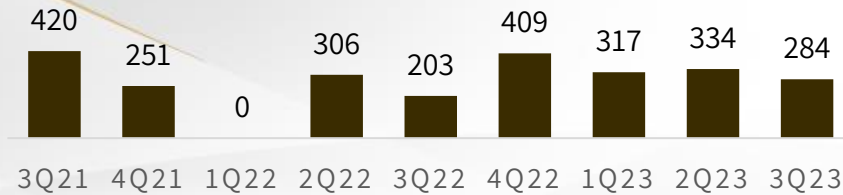


Ongoing GDV (under construction)
RM2,796.5m as at 31.12.22
 (RM2,755.5m as at 31.12.21)

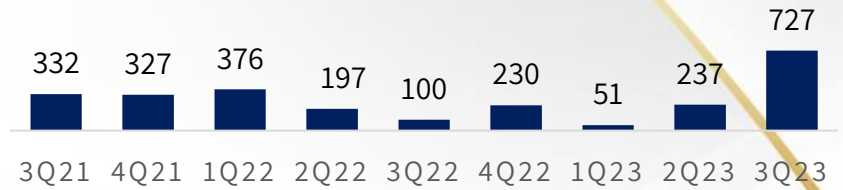


*Does not include RM65.1 million sales of M. Greenvale (Australia)

Projects Launched
9M23: RM934.8m
 9M22: RM508.6m



Projects Completed
9M23: RM1,014.3m
 9M22: RM573.1m



Unbilled Sales
RM1,514.0m as at 31.12.22
 (RM1,270.1m as at 31.12.21)

Average Take-up (units) (excl. STV)
92.7%
 As at 31.12.22

Sendayan Developments

Residential and Commercial Properties



Updates:

- New sales of RM901.0 mil in 9M23 (9M22: RM892.8 mil)
- Average take-up rate of 90.9% for ongoing projects
- Unbilled sales stood at RM1.4 bil as at 31 December 2022

RM'mil	3Q22	4Q22	1Q23	2Q23	3Q23
Start-Quarter GDV	1,367.7	1,570.6	1,649.3	1,943.5	2040.8
Less Completed Projects	-	330.8	-	236.5	254.5
Add New Launches	202.6	409.3	317.2	333.8	283.8
Add GDV Adjustment	0.3	0.2	-23.0	-	0.6
End-Quarter GDV	1,570.6	1,649.3	1,943.5	2,040.8	2,070.7
New Sales*	325.7	302.8	245.3	345.1	310.6
Total Take-up GDV	1,474.7	1,451.6	1,718.0	1,826.7	1,882.6
Take-up Rate	93.9%	88.0%	88.4%	89.5%	90.9%
Unbilled Sales (including completed projects)	1,073.6	1,097.2	1,160.09	1,270.1	1,446.0

*includes sales from completed projects

Recent Launches

Project Name	Type	Units	GDV (RM'mil)
Bayu Sutera 5 (Precinct 4A1)	DST	227	151.7
Hijayu Residence Phase 2 Parcel 2 (Resort Residence 2A)	DST	84	68.1
Irama Sendayan Biz	Comms Lot	60	64.0

Bandar Seri Impian

Residential and Commercial Properties

Updates:

- New sales of RM40.7 mil in 9M23 (9M22: RM62.8 mil)
- Average take-up rate of 98.9% for two ongoing projects
- Unbilled sales stood at RM40.5 mil as at 31 December 2022

RM'mil	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23	3Q23
Start-Quarter GDV	240.0	240.2	240.2	240.2	240.2	189.7	189.7
Less Completed Projects	-	-	-	-	50.5	-	85.0
Add New Launches	-	-	-	-	-	-	-
Add GDV Adjustment	0.2	-	-	-	-	-	-
End-Quarter GDV	240.2	240.2	240.2	240.2	189.7	189.7	104.7
New Sales*	23.6	11.6	27.6	-5.3	19.8	7.7	13.2
Total take-up	142	147	88.5	83.6	142.4	146.6	103.6
Take-up Rate	59.1%	61.2%	71.7%	68.4%	75.2%	77.3%	98.9%
Unbilled Sales (including completed projects)	74.3	75.9	77.8	63.2	57.3	40.5	40.5

*includes sales from completed projects



Chambers KL

High-Rise Residential and Commercial Apartment

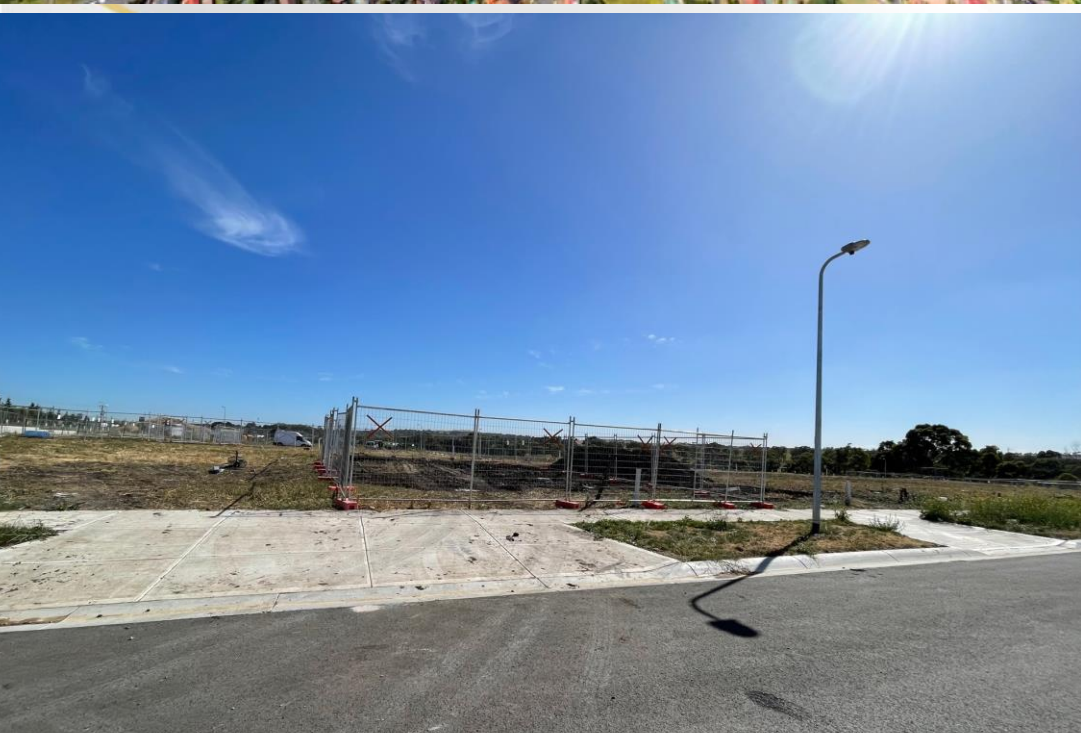
Updates:

- Current take-up rate of 92.8%
- Completed in December 2022
- Unbilled sales stood at RM1.5 mil as at 31 December 2022

Project summary:

- Launched in August 2018 with GDV of RM322.7 mil
- Mixed development with 513 units of residential and commercial lots
- Located within close proximity of Putra World Trade Centre and Sunway Putra Mall

Project Name	Type	Units	GDV (RM'mil)
Chambers KL	Service Apartment	509	322.7
	Commercial Lots	4	



M. Greenvale

Sub-divided Bungalow Lots

Updates:

- Achieved 100% take up rate in April 2021
- Settlements have been completed and fully recognized

COMPLETED

Project summary:

- GDV of AUD25.3 mil (est. RM65.1 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)
M. Greenvale	Residential lots	79	25.3



M333 St Kilda

12-Storey Mixed Development

Updates:

- Official launch in July 2022
- Take-up rate at 24.4% as at 31 December 2022
- Construction of sales gallery 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 December 2022 estimated at 87.8%, 1.8% faster than planned
- Structural, electrical, plumbing, ducting, and fire safety works fully completed
- On track for completion at end of FY23

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)



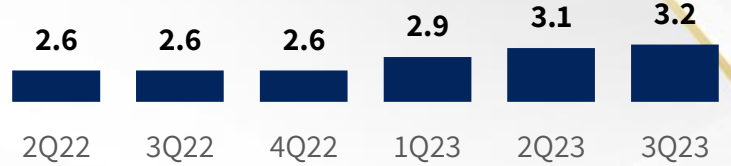
Matrix Global Schools



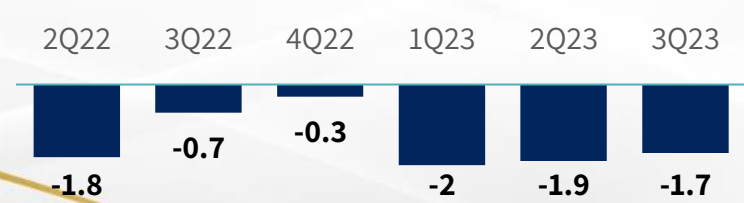
Updates:

- 626 students enrolled as at 31st December 2022:
 - **Matrix International School:** 177 Students
 - **Matrix Private School:** 352 students
 - **Matrix Preschool:** 97 students
- Revenue for 3Q23 increased by 23.0% to RM3.2 mil (3Q22: RM2.6 mil)
- Loss before interest and tax for 3Q23 decreased to RM1.7 mil (3Q22: LBIT of RM0.7 mil),
- Positive sign of gradual upturn of student intake

Revenue from Education (RM'mil)



E/LBIT from Education (RM'mil)





d'Tempat Country Club

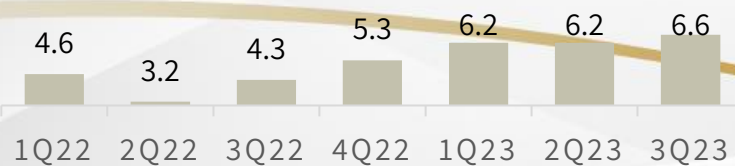
- Recognized as a premier lifestyle and entertainment venue in Seremban
- Event/banquet hall bookings gradually recovering
- Revenue generated from continued membership subscription and events



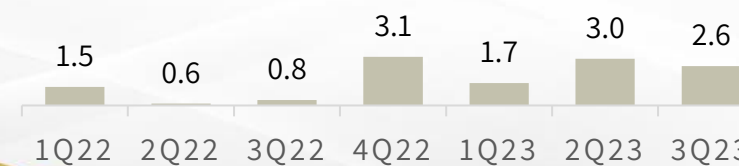
d'Sora Boutique Business Hotel

- 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 57.0% in 3Q23

Revenue from Hospitality (RM'mil)



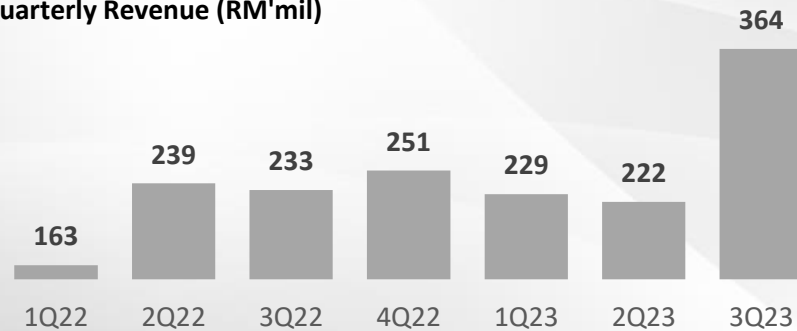
EBIT from Hospitality (RM'mil)



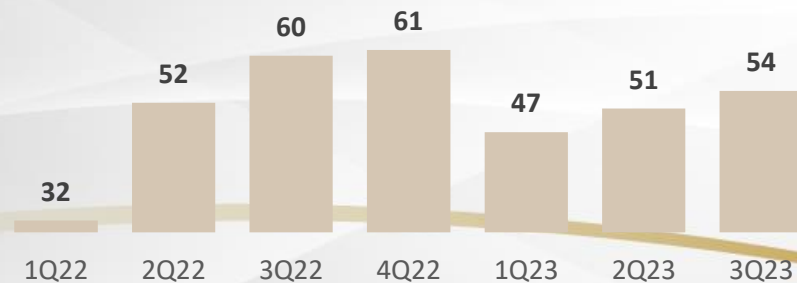
Income Statement



Quarterly Revenue (RM'mil)



Quarterly Net Profit (RM'mil)



Highlights:

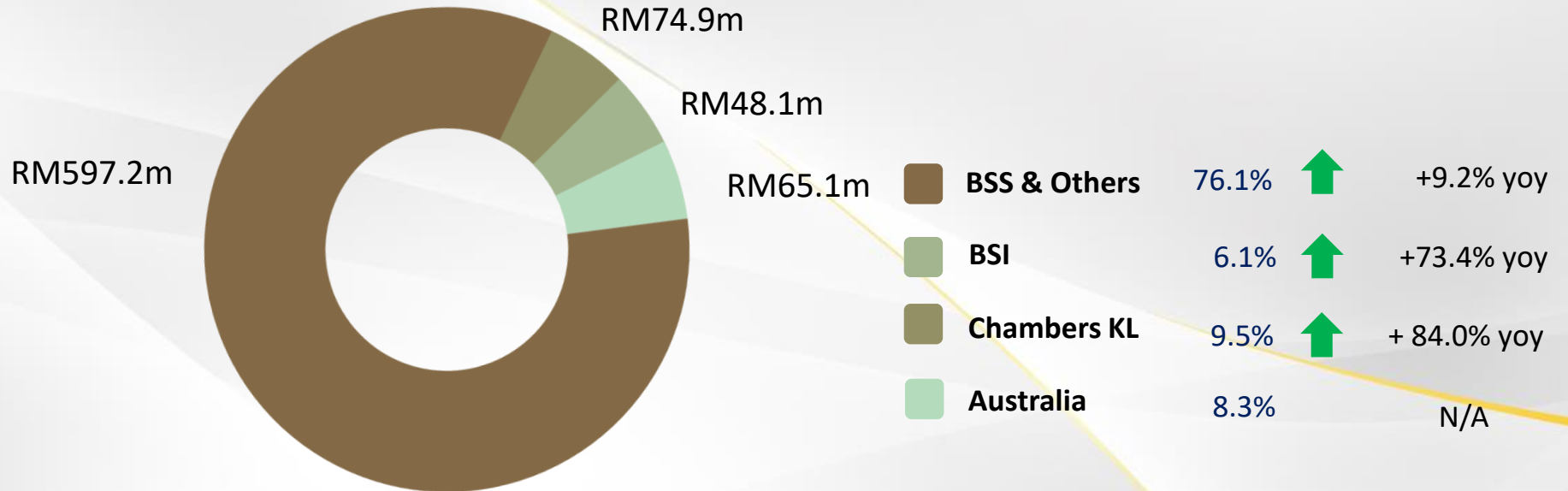
- 3Q23 revenue rose 56.1% to RM363.8 mil on completion of Kuala Lumpur and Australia projects
- 3Q23 gross profit improved 10.7% to RM150.7 mil, driven by higher revenue
- 3Q23 net profit decreased 10.1% to RM54.4 mil due to product mix which includes lower gross margin contributions from Kuala Lumpur and Australia projects

3Q23 to 31.12.22	3Q22 to 31.12.21	Change	RM 'mil	9M23 to 31.12.22	9M22 to 31.12.21	Change
363.8	233.1	56.1%	Revenue	815.4	636.0	28.2%
150.7	136.2	10.7%	Gross Profit	373.6	330.6	13.0%
41.4%	58.4%	(17.0pt)	<i>Gross Profit margin</i>	45.8%	52.0%	(6.2 pt)
73.5	82.6	(11.0%)	PBT	203.8	195.6	4.2%
20.2%	35.4%	(15.2 pt)	<i>PBT margin</i>	25.0%	30.8%	(5.8 pt)
54.4	60.5	(10.1%)	PATMI	152.0	143.9	5.6%
14.9%	25.9%	(11.0 pt)	<i>Net margin</i>	18.6%	22.6%	(4.0 pt)
4.35	4.83	(10.1%)	Basic EPS (sen)	12.15	11.50	5.6%

Revenue Segmentation (by project)



9M23
Development Revenue:
RM785.3 million

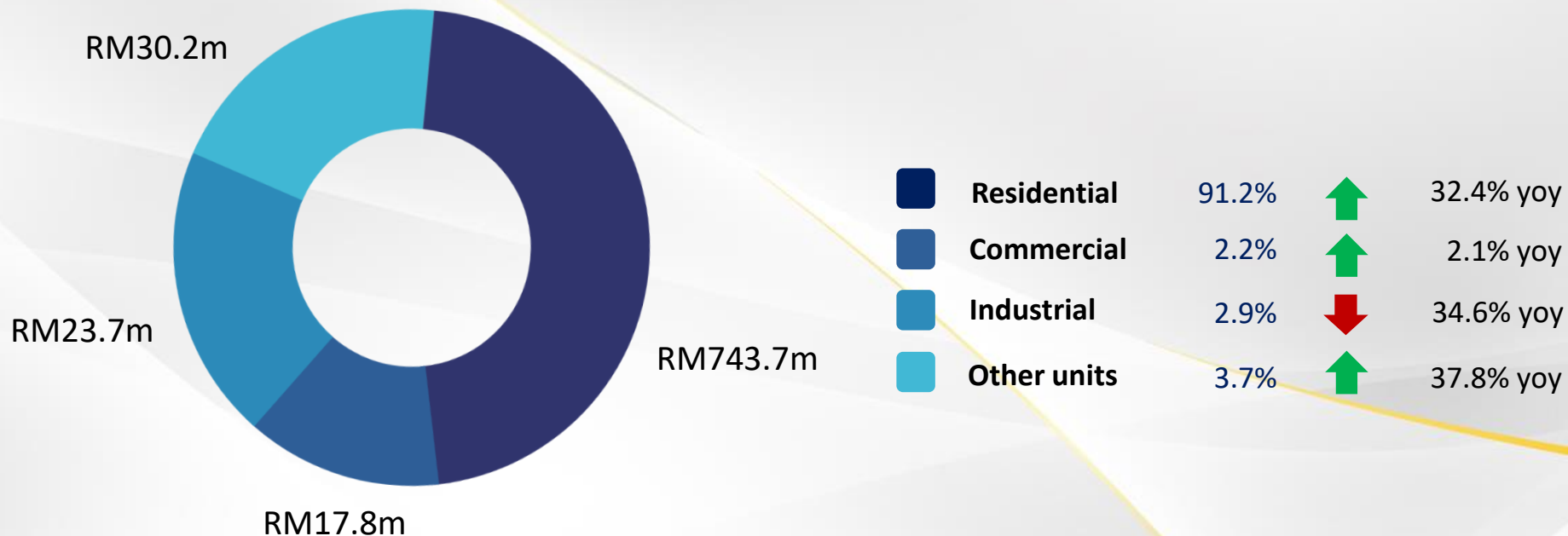


Location		1Q FY22		2Q FY22		3Q FY22		4Q FY22		1Q FY23		2Q FY23		3Q FY23	
		RM 'm	%	RM'm	%	RM' m	%	RM'm	%	RM 'm	%	RM 'm	%	RM'm	%
NS	BSS & Others	130.4	83.8%	213.0	91.1%	203.7	90.1%	232.8	88.9%	193.2	88.0%	183.1	86.2%	221.0	62.5%
	Johor	8.0	5.2%	10.1	4.3%	9.5	4.2%	18.13	7.5%	14.8	6.8%	18.5	8.7%	14.8	4.2%
Others	Chambers KL	17.1	11.0%	10.6	4.5%	13.0	5.7%	8.68	3.6%	11.4	5.2%	10.8	5.1%	52.7	14.9%
Australia	M. Greenvale	-	-	-	-	-	-	-	-	-	-	-	-	65.1	18.4%
Total		155.6	100%	233.7	100%	226.2	100%	242.1	100%	219.4	100%	212.3	100%	353.5	100%

Revenue Segmentation (by type)



9M23
Group Revenue:
RM815.4 million



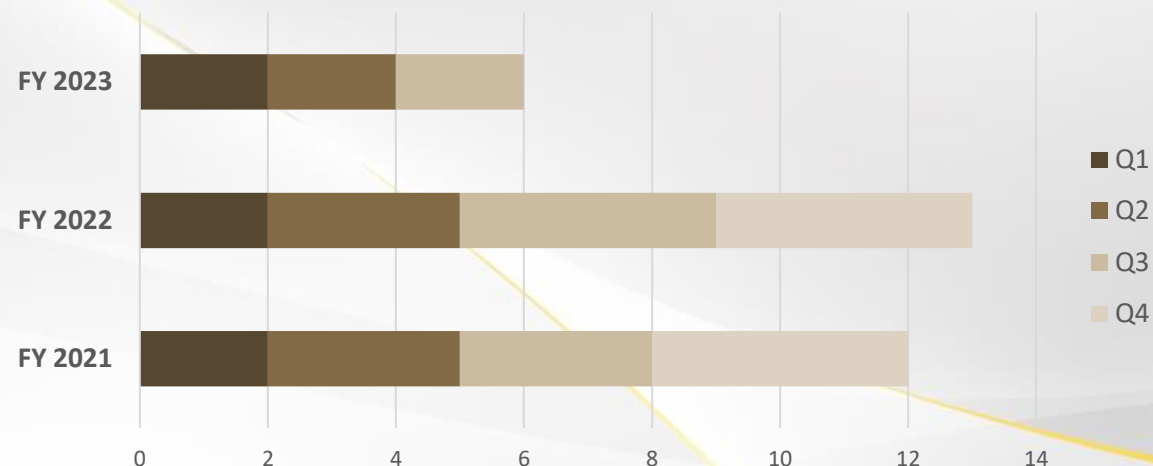
Type	1Q FY22		2Q FY22		3Q FY22		4Q FY22		1Q FY23		2Q FY23		3Q FY23	
	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%
Residential	146.3	89.5%	195.9	81.8%	219.6	94.2%	173.1	69.0%	195.4	85.2%	207.0	93.1%	341.3	93.8%
Commercial	6.2	3.8%	7.2	3.0%	4.1	1.8%	3.5	1.4%	6.5	2.8%	2.7	1.2%	8.6	2.4%
Industrial	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%
Other units	7.8	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%
Total	163.4	100%	239.5	100%	233.1	100%	250.8	100%	229.3	100%	222.4	100%	363.8	100%

Dividend Payout Summary

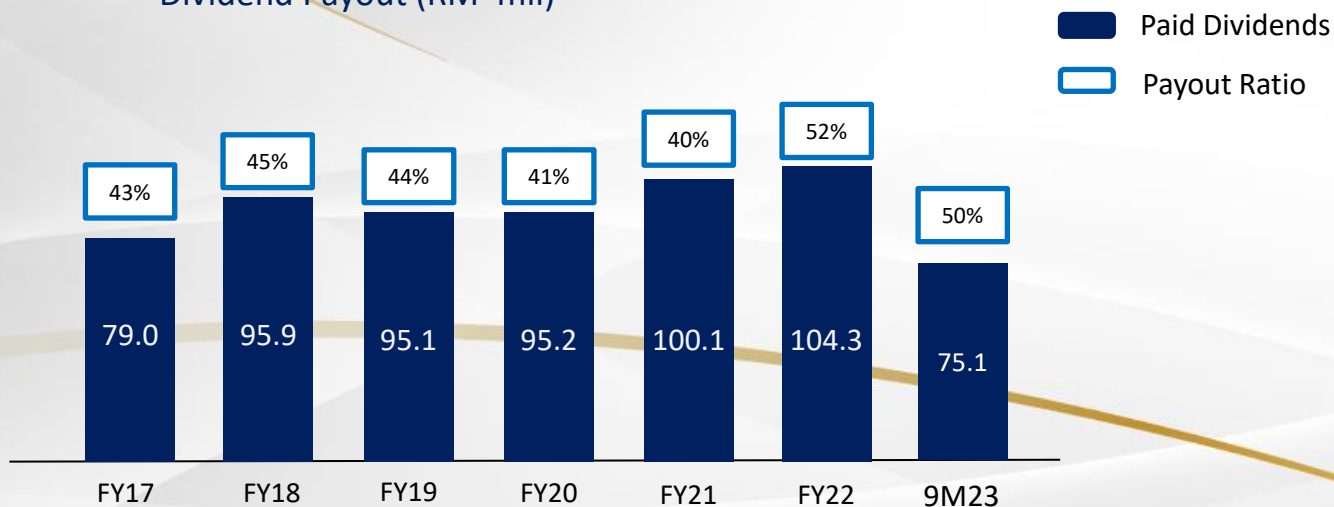


Consistent quarterly
payout
since 2013

Dividend Pay Out per Share (sen)



Dividend Payout (RM 'mil)



50.2%
payout
of 9M23
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	33 unit Semi-D Factory Commercial Lot	35.5							
Nusari Aman 3	219 unit 2-storey terrace house	127.2							
Hijayu (Residence) Phase 2	126 unit 2-storey terrace houses		98.4						
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		113.7						
Bayu Sutera 5 (Precinct 4A-1)	227 unit 2-storey terrace houses			151.7					
Tiara Sendayan 12 (P14A)	80 unit 2-storey terrace house	32.5							
Tiara Sendayan 13 (P14B)	71 unit 2-storey terrace houses		30.2						
Irama Sendayan	36 unit single-storey terrace houses & 156 unit 2-storey terrace houses		91.8						
Irama Sendayan Biz	60 unit Commercial lots			64.0					
Bayu Sutera 6 (Precinct 4A-2)	198 unit Residential lots					108.7			
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		
Bukit Eka (Precinct 3B)	155 unit 2-storey & 52 unit 1-storey terrace houses					74.6			



Total targeted launches in FY2023:

RM1,224.1m

- 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 2 – Precinct A	213 unit residential houses				62.2				
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 (P14 Balance)	19 unit 2-storey terrace houses				8.6				
Tiara Sendayan 18 (P15A1)	153 unit 2-storey terrace houses				78.6				
Tiara Sendayan 19 (P15B2)	82 unit 2-storey terrace houses				46.1				
Tiara Sendayan 20 (P16A)	206 unit 2-storey terrace houses					64.8			
Tiara Sendayan 21 (P16B)	130 unit 2-storey terrace houses					66.2			
Total		1,130.5				1,240.7			



Total targeted launches in FY2023:

RM1,224.1m

- 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	
Bandar Seri Impian										
Impiana Bayu 3B 1	195 units 2 storey terrace houses				93.6					
Other										
Cheras Land	1 service apartment							375.0		
Total		93.6				375.0				



Total targeted launches in FY2023:

RM1,224.1m

- Launched
- To be launched



Share Price @
27 Feb 2023

RM1.51



Number of Shares ('m)

1,251.3



Market Cap @
20 Feb 2023

RM1.9 bil



PE ratio (TTM)

8.7x




Return on Equity

11.3%



Dividend Yield (FY2022)

5.4%

		FY22	FY22 Highlights	FY23	FY23 Highlights
	SPORTS	RM4,405,994	<ul style="list-style-type: none"> Sponsorship for Negeri Sembilan Football Club as company advertisement & awareness RM1,000,000 	RM23,000	<ul style="list-style-type: none"> Sponsorship to Pesatuan Squash Negeri Sembilan RM20,000
	EDUCATION	RM73,144	<ul style="list-style-type: none"> Sponsorship for back-to-school csr program RM32,256 	RM651,056	<ul style="list-style-type: none"> Sponsorship for the new SJKC Poi Min School Building Project RM500,000
	SOCIAL	RM2,824,711	<ul style="list-style-type: none"> Sponsorship for Persatuan Kebajikan Harapan N.S. RM300,000 	RM376,272	<ul style="list-style-type: none"> Sponsorship to Persatuan Kebajikan Harapan NS RM50,000
	ENVIRONMENT	RM7,500	<ul style="list-style-type: none"> Contribution for Activity my Earth my Home (Future & Hope) 2022 RM5,000 	RM3,857	<ul style="list-style-type: none"> Contribution Fire Relief to a fire insident of house No. 2608 Tiara Sendayan Precinct 4 RM3,857.50

MSCI
ESG RATINGS



Ranked BBB by MSCI



FTSE4Good

Constituent of the
FTSE4Good Index Series



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



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

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.



Fadzli Suhaimi
E: mohdfadzli@mchb.com.my
T: +606-7642-688
M: +6012-208-0090

Louis Tan
E: louistan@mchb.com.my
T: +606-7642-688
M: +6017-336-1595

Terence Loo
E: terence@aquilas.com.my
T: +603-2711-1391
M: +6012-629-5618

THANK YOU

Summary of Projects

Project	Acres	GDV (RM 'm)
Bandar Sri Sendayan		
Completed ¹	1,780.4	7,282.9
Ongoing ²	831.5	2,689.0
Future ^{3,4}	894.4	3,406.1
Total	3,506.3	13,378.0
Bandar Seri Impian		
Completed	552.6	1,493.7
Ongoing	13.6	104.7
Future ⁵	437.3	2,028.2
Total	1,003.6	3,626.5
Other Projects		
Completed	1,275.9	1,927.5
Ongoing ⁶	1.2	2.8
Future ^{7,8}	43.0	1,327.9
Total	1,320.2	3,258.2

Notes:

1. 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)
2. 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)
3. 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)
4. Does not include potential GDV for Sendayan Icon Park (estimated more than RM6 billion), Sendayan Extension (151.0 ac)
5. Includes BSI 2 (GDV: RM1,200m / 309.5ac), Other Impiana projects (GDV: RM828m / 127.8ac)
6. PKL Phase 2 (GDV: RM2.8m / 1.2ac)
7. Includes 2 high-rise residences in Puchong (GDV: RM800m / 11.3ac), third phase of Residensi SIGC, high-rise residences in Cheras (GDV: RM400m / 5.2ac), Cove Bay -PD (GDV: RM50m / 4.6ac), Taman Anggerik Tenggara (GDV: RM77.9m/ 11.4m); Chambers KL (GDV: RM322.7m / 1.0ac)
8. Does not include landbank acquisition of Damansara Perdana Land (5.5ac)

Ongoing Projects: Sendayan Developments (as at 31 December 2022)

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	88.6	Jan-22	Dec-23
Bayu Sutera 2 (Precinct 2A)	DST	22.6	255	100%	143.6	107.6	Mar-22	Feb-24
Bayu Sutera 3 (Precinct 1B)	DST	21.6	190	100%	122.1	95.7	Apr-22	Feb-24
Bayu Sutera 4 (Precinct 1A)	DST	20.8	193	100%	113.7	108.8	Aug-22	Jul-24
Bayu Sutera 5 (Precinct 4A1)	DST	24.4	227	22%	151.7	31.9	Nov-22	Oct-24
Hijayu (Residence) Phase 1 (Parcel 2)	DST	15.3	183	100%	133.8	89.2	Oct-21	Sep-23
Hijayu (Residence) Phase 2 (Parcel 1) (Resort Residence 2A)	DST	12.9	126	100%	98.4	93.3	Sep-22	Oct-24
Hijayu (Residence) Phase 2 Parcel 2 (Resort Residence 2B)	DST	8.6	84	29%	68.1	19.0	Dec-22	Nov-24
Irama Sendayan 1	SST	18.8	36.0	100%	9.0	87.0	Sep-22	Aug-24
	DST		156.0	100%	82.8		Sep-22	Aug-24
Irama Sendayan Biz	Comms Lot	4.9	60.0	87%	64.0	51.2	Nov-22	Oct-24
Laman Sendayan 3	DST	30.3	274.0	100%	123.0	47.0	Jul-21	Jun-23
Laman Sendayan 4	DST	29.4	266.0	100%	131.2	73.7	Sep-21	Aug-23
Laman Biz	SSTS	4.5	20	100%	12.6	10.1	Jan-22	Dec-23
Nusari Aman 3	DST	17.0	219	100%	127.2	115.1	May-22	Apr-24
Sub Centre @STV 1A	Industrial Lot	39.7	13	100%	63.3	-	Ready for Sale	
Sendayan Tech Valley 2	Industrial Lot	417.9	65	98%	571.8	26.1	Ready for sale	
	Factory		18	100%	46.4			

Ongoing Projects: Sendayan Developments (as at 31 December 2022)

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)
Sub Centre @ Nusari Bayu	Comm lots	3.0	2	50%	7.0	n/a	Ready for sale	
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	30.0	Apr-22	Mar-24
	Comm Lots		1	100%	2.5		Ready for sale	Ready for sale
Tiara Sendayan 8 (Precinct 7)	DST	25.9	254	100%	135.3	87.5	Feb-21	Aug-23
Tiara Sendayan 9	DST	8.6	90	100%	51.7	26.8	Aug-21	Jun-23
Tiara Sendayan 10 (P13A)	SST	24.4	280	100%	69.0	48.2	Oct-21	Sep-23
Tiara Sendayan 11 (P13B)	SST	17.1	143	100%	37.7	42.4	Jan-22	Dec-23
	DST		53	100%	21.0			
Tiara Sendayan 12 (P14A)	DST	8.2	80	100%	32.5	29.5	May-22	Apr-24
Tiara Sendayan 13 (P14B)	DST	6.6	71	100%	30.2	29.0	Jul-22	Jun-24
Total		831.5	3,718.0	93.3%	2,689.0	1,337.6		

¹Unbilled sales does not include completed projects of Metropark 2B (RM6.5m), Hijayu Aman P1 & P2 (RM5.5m) Hijayu Resort Homes Phase 5 (RM0.7m), Hijayu Residences Phase 1 (Parcel 1) [RM4.2m], Ara Sendayan 2A,3A1 & 2 (RM3.4m), Tiara 3, 4 & 6, 7 (RM53.7m) and Tiara Biz (RM3.8m), Laman Sendayan 2 (RM0.5m), Nusari Bayu 2 (RM56.0m)

Ongoing Projects: Bandar Seri Impian (as at 31 December 2022)

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 Bayu 3B2(Phase 1)	DST	6.9	111	100%	50	9.3	Nov-19	Dec-21
Impiana Bayu 3B2(Phase 2)	DST	6.7	110	98%	54.7		Oct-20	Sep-22
Total		13.6	221	99%	104.7	9.3		

¹ Unbilled sales does not include completed projects of Impiana Square 1 (RM11.5m), Impiana Bayu 3A (RM3.4m), Impiana Damai 2A (RM16.2m)

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	91.8	198	108.7	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	Sep-23	Feb-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 A	Residential	20.7	213	62.2	Mar-23	Feb-25
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	365.5	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

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

Future Projects: Sendayan Developments

Project	Type	Site Area (Acres)	No. of Units	Estimated GDV (RM Million)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
Tiara Sendayan 14(P14 Balance)	DST	1.5	19	8.6	Feb-23	Jan-25
Tiara Sendayan 15(P10)	TH	15.4	228	18.9	TBC	TBC
Tiara Sendayan 16(P11)	TH	14.5	266	22.0	TBC	TBC
Tiara Sendayan 17(P12)	TH	6.4	120	9.9	TBC	TBC
Tiara Sendayan 18(P15A1)	DST	12.9	153	78.6	Mar-23	Feb-25
Tiara Sendayan 19(P15B2)	DST	7.1	82	46.1	Jan-23	Dec-24
Tiara Sendayan 20(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		894.4	7,465.0	3,406.1		

*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	TBC	TBC
	SSSD		8	6	TBC	TBC
	Comm lots		2.3	1	2.5	Ready for sale
Impiana Alam	DSSD	29.9	158	134	TBC	TBC
	DSSO		30	20	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	154	100	TBC	TBC
Impiana Bayu 3B 1	DST	18.8	195	93.6	Jan-23	Dec-24
BSI 2	DST	309.5	2500	1,200	TBC	TBC
Total		437.3	3,472	2,028.2		

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	375.0	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	1,327.9		

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	100%	127.1	127.2	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	100%	113.6	113.7	Aug-22	Jul-24
Hijayu (Residence) Phase 2 (Parcel 1) (Resort Residence 2A)	DST	12.9	126	100%	98.3	98.4	Sep-22	Oct-24
Irama Sendayan	SST	18.8	36	100%	9.0	9.0	Sep-22	Aug-24
	DST		156	100%	82.8	82.8	Sep-22	Aug-24
Bayu Sutera 5 (Precinct 4A1)	DST	24.4	227	22%	151.7	34.4	Nov-22	Oct-24
Hijayu (Residence) Phase 2 Parcel 2 (Resort Residence 2B)	DST	8.6	84	28%	66.0	20.5	Dec-22	Nov-24
Irama Sendayan Biz	Comms Lot	4.9	60	87%	64.0	56.9	Nov-22	Oct-24
Total		149.8	1,475	83%	934.8	763.3		

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)
Tiara Sendayan 7 (Precinct 6)	Ravine Project	37.9	278	278	141.8	141.8	50.9	Mar-22
Laman Sendayan 1	SST	38.4	162	162	40.1	40.1	0	Jul-22
	DST		144	144	54.6	54.6		Jul-22
Laman Sendayan 2	SST	41.8	160	160	48.4	48.4	0.5	Oct-22
	DST		220	220	90.2	90.2		Oct-22
Impiana Damai 2A	DST	14.8	124	68	85.0	43.0	16.2	Nov-22
Impiana Bayu 3A	DST	7.1	83	69	50.5	40.4	3.4	May-22
Chambers KL (PWTC)	Serv Apart	1.0	509	476	316.4	281.8	1.5	Dec-22
	Comm lots		4	0	6.3	0.0		Dec-22
Nusari Bayu 2	DST	23.1	192	192	115.9	115.9	56.0	Dec-22
Total		164.1	1,876.0	1,769.0	949.2*	856.3	128.5	

*Does not include RM65.1 million sales of M. Greenvale (Australia)

Unsold Completed Stocks

Project	Type	Total Units Launched	Total Units Sold	Units Unsold	(RM Million)
Sendayan MetroPark	CL	18	16	2	2.3
Suriaman 2 (FNA Suriaman 2C)	DSSO	253	252	1	1.0
Impiana Square (Phase 1)	DSSO	113	103	10	8.3
Impiana Bayu 3A	DST	83	69	14	10.1
Impiana Damai 2A	DST	124	68	56	42.0
Chambers KL (PWTC)	Serv Apart	509	476	33	34.7
	Comm lots	4	0	4	6.3
Total		1,104	984	120	104.7