

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

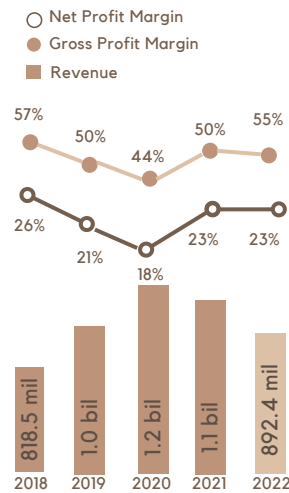
Education HealthCare

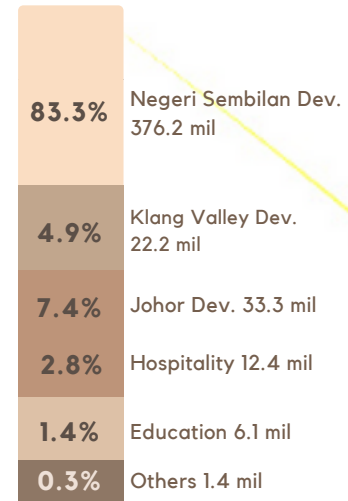
Our Developments

	Bandar Sri Sendayan	Bandar Seri Impian	Chambers KL	M333 St. Kilda	Menara Syariah
Region	Negeri Sembilan	Johor Bahru	Kuala Lumpur	Melbourne	Jakarta
Total GDV	RM18.6 bil	RM3.6 bil	RM325.5 mil	AUD80mil	RM1 bil
Acres area	7,200 acres	1,000 acres	2.2 acres	0.6 acres	1.4 hectares
Dev.Type	Township	Township	Service Apartment	Mixed Dev.	Commercial

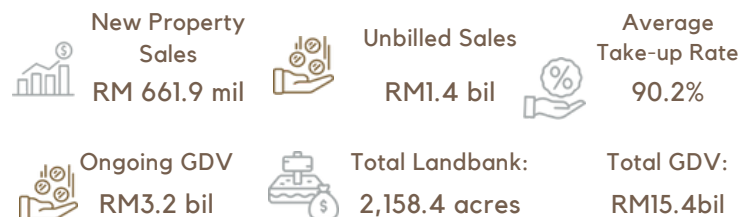
2Q23 Financial Highlights

2Q23 to 30.9.22	2Q22 to 30.9.21	Change	RM 'mil	1H23 to 30.9.22	1H22 to 30.9.21	Change
222.4	239.5	(7.2%)	Revenue	451.6	402.9	12.1%
113.6	113.9	(0.3%)	Gross Profit	222.8	194.5	14.6%
51.1%	47.6%	3.5 pt	Gross margin	49.3%	48.3%	1.1 pt
69.8	73.1	(4.5%)	EBITDA	136.8	118.7	15.2%
31.4%	30.5%	0.9 pt	EBITDA margin	30.3%	29.5%	0.8 pt
50.6	51.8	(2.4%)	PATMI	97.6	83.5	16.9%
22.7%	21.6%	1.1 pt	Net margin	21.6%	20.7%	0.9 pt
5.8	6.2	(22.2%)	Basic EPS (sen)	11.5	10.0	14.4%

Past 5 Years Performance

Revenue by Type (RM)

Revenue by Segments (RM)

Operational Highlights

	Projects Launched	Ongoing Projects	Projects Completed
FY2022	RM917.7 mil	RM2,834.0 mil	RM903.2 mil
1H23	RM651.0 mil	RM3,174.3 mil	RM287.0 mil

1H23 Key indicators

Investment Highlights

Price to Earnings Ratio (ttm)	Dividend Yield (FY2022)	1H23 Dividend Payout Ratio	Market Cap @ 22 Nov 2022
8.2x	5.8%	52.2%	RM1.8 bil

Environmental Social Governance (ESG)
VALUE CREATION FOR HOMEOWNERS

By having built over 32,000 properties since our inception, Matrix has delivered a wide range of value to homeowners, beyond capital appreciation, rental yields and other financial or tangible aspects. Through property development, we have helped countless families and individuals derive benefit from owning their own home.

- With our properties priced competitively, we enable more Malaysians to climb the first step on the property homeownership ladder.
- Providing a roof over heads, thus meeting the basic living need for shelter, safety and security.

Growth Strategies

- To undertake landbanking at strategic timing
 - Actively seek landbanking opportunities at strategic areas
 - Exploring potential lands to duplicate similar success
- To continue promoting Seremban as part of the Greater Klang Valley
 - Leverage on high price differential between KL & Sendayan Developments prices
 - Emphasising connectivity with various highways
- To further enhance vibrancy of Sendayan Developments
 - Commercial activities to thrive in township
 - Job creation via high-impact industries investing in STV
 - Top-notch education facilities and curriculum, as well as country club and other leisure amenities to attract families