



MATRIX

1H23 Results Presentation

September 2022

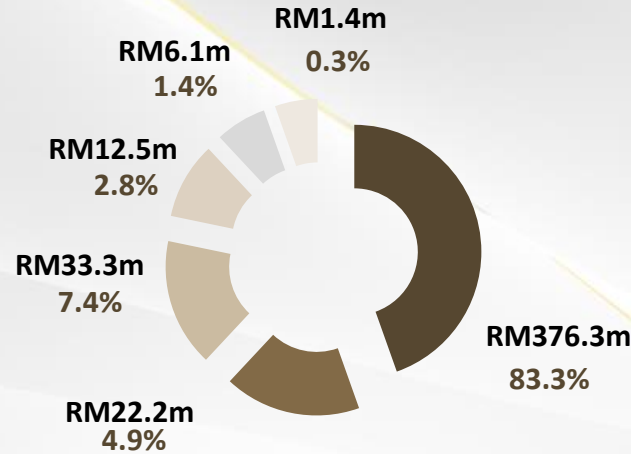
1H23 Financial Highlights



Revenue
RM451.6m
 YoY Growth ↑ 12.1%

Profit Before Tax
RM130.3m
 YoY Growth ↑ 15.3%

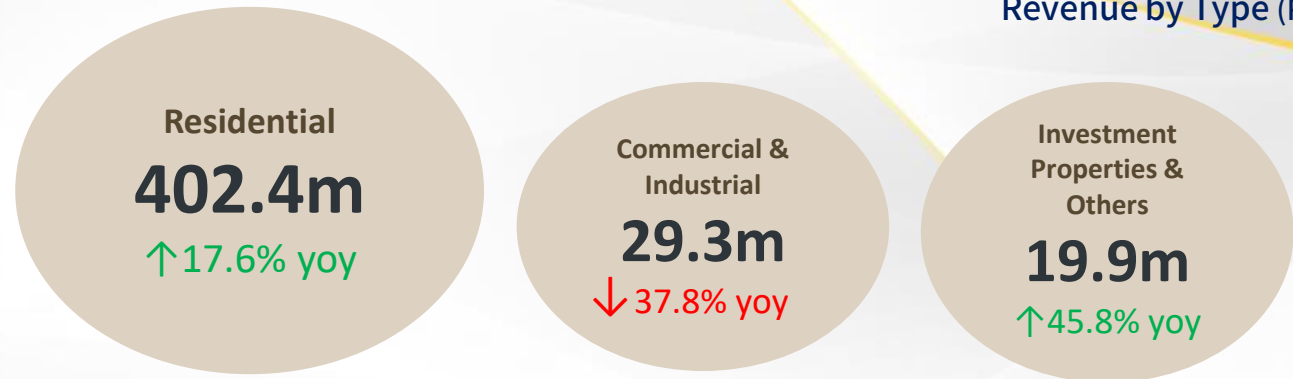
Net Profit Attributable to Equity Holders
RM97.6m
 YoY Growth ↑ 16.9%



Revenue by Segments (RM)

Negeri Sembilan developments	↑	9.6% YoY
Klang Valley developments	↓	20.0% YoY
Johor developments	↑	83.1% YoY
Hospitality	↑	60.4% YoY
Education	↑	3.3% YoY
Others		N/A

Revenue by Type (RM)



FY23
 Dividend Per Share
4.0 sen



Total Dividend
 Pay-out
RM50.1m
 52.2% of 1H23 PAT



Net
 Gearing Ratio:
0.05x

1H23 Operations Review



New Property Sales
RM661.9 mil



Average Take-up Rate (units)
90.2%



Unbilled Sales
RM1.4 bil



Total Landbank:
2,158.4 acres

Total GDV:
RM15.4 bil

Projects Launched

1H23
RM651.0 mil

NS Dev	RM651.0 mil
Johor Dev	-
Others	-

Ongoing Projects

1H23
RM3,174.3 mil

NS Dev	RM2,659.0 mil
Johor Dev	RM189.7 mil
Others	RM325.5 mil

Projects Completed

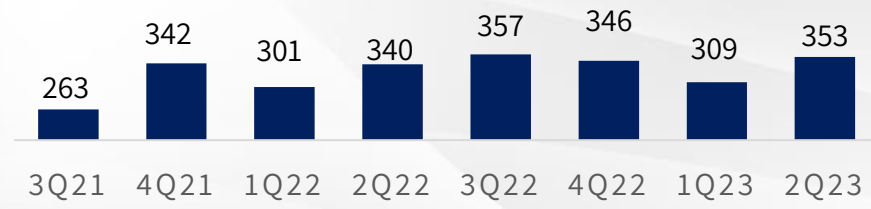
1H23
RM287.0 mil

NS Dev	RM236.5 mil
Johor Dev	RM50.5 mil
Others	RM0

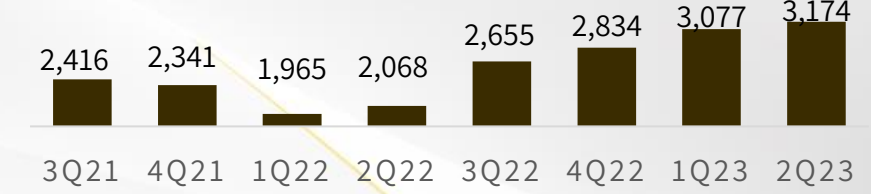
1H23 Performance Snapshot



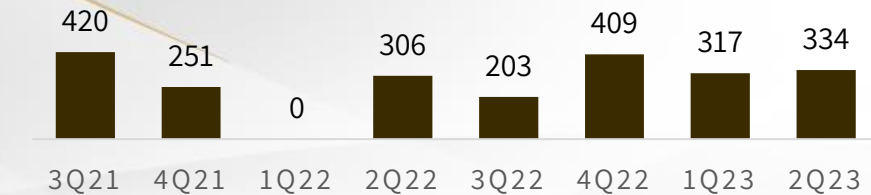
Total Value of Properties Sold
1H23: RM661.9m
 1H22: RM641.3m



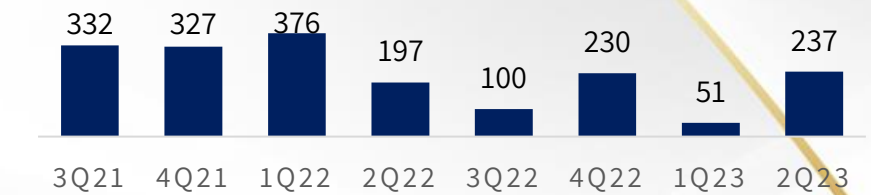
Ongoing GDV (under construction)
RM3,174.3m as at 30.9.22
 (RM2,068.4m as at 30.9.21)



Projects Launched
1H23: RM651.0m
 1H22: RM306.0m



Projects Completed
1H23: RM287.0m
 1H22: RM573.1m



Unbilled Sales
RM1,418.9m as at 30.9.22
 (RM1,125.9m as at 30.9.21)

Average Take-up (units) (excl. STV)
90.2%
 As at 30.9.22

Bandar Sri Sendayan @ Sendayan Developments

Residential and Commercial Properties



Updates:

- New sales of RM590.4 mil in 1H23 (1H22: RM567.2 mil)
- Average take-up rate of 89.5% for ongoing projects
- Unbilled sales stood at RM1.3 bil as at 30 September 2022

RM'mil	1Q22	2Q22	3Q22	4Q22	1Q23	2Q23
Start-Quarter GDV	1,635.2	1,258.9	1,367.7	1,570.6	1,649.3	1,943.5
Less Completed Projects	375.9	197.2	-	330.8	-	236.5
Add New Launches	-	306.0	202.6	409.3	317.2	333.8
Add GDV Adjustment	-0.4	-	0.3	0.2	-23.0	-
End-Quarter GDV	1,258.9	1,367.7	1,570.6	1,649.3	1,943.5	2,040.8
New Sales*	246.2	321.0	325.7	302.8	245.3	345.1
Total Take-up GDV	1,126.7	1,195.7	1,474.7	1,451.6	1,718.0	1,826.7
Take-up Rate	89.5%	87.4%	93.9%	88.0%	88.4%	89.5%
Unbilled Sales	775.5	906.0	1,073.6	1,097.2	1,160.1	1,270.1

*includes sales from completed projects

Recent Launches

Project Name	Type	Units	GDV (RM'mil)
Hijayu (Residence) Phase 2 (Parcel 1)	DST	126	98.3
Bayu Sutera 4 (Precinct 1A)	DST	193	113.6
Tiara Sendayan 13 (P14B)	DST	71	30.2
Irama Sendayan 1	SST	36	9.0
	DST	156	82.7

Sendayan Tech Valley @ Bandar Sri Sendayan

Industrial Properties



Updates:

- No new sales recorded in 2Q23
- Unbilled sales of RM63.0 mil
- 1 parcel of 14.5-acre industrial land remain unsold

Project Name	Net Sealable land (acres)	Take-up rate	Est. GDV (RM'mil)	Status
Sendayan Tech Valley 1	221.0	100%	227.5	Fully sold
Sendayan Tech Valley 2	417.9	98.8%	619.2	Ready for Sale
Sendayan Tech Valley 3	103.0	100.0%	135.1	Fully Sold
STV Biz	6.08	100.0%	35.50	Fully Sold
Total	748.0	99.4%	1,016.8	



Total GDV (STV1,2,3, Biz):

RM1,016.8 mil



Net Saleable Land (STV1,2,3)

748.0 acres

Bandar Seri Impian

Residential and Commercial Properties

Updates:

- New sales of RM27.5 mil in 1H23 (1H22: RM35.2 mil)
- Average take-up rate of 77.3% for three ongoing projects
- Unbilled sales stood at RM40.5 mil as at 30 September 2022

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

*includes sales from completed projects

Chambers KL

High-Rise Residential and Commercial Apartment

Updates:

- Current take-up rate of 89.7%
- Unbilled sales stood at RM73.5 mil as at 30 September 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
- Completion and settlement by 3Q FY23
- Retention walls and all inground works has been completed

Project summary:

- GDV of AUD24.6 mil (est. RM76.1 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	24.6



M333 St Kilda

12-Storey Mixed Development

Updates:

- Official launch in July 2022
- Take-up rate at 21.8% as at 30 September 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 30 September 2022 estimated at 86%
- 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)



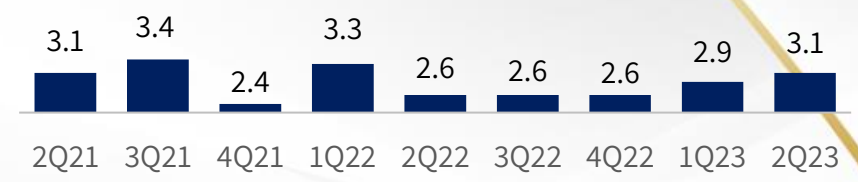
Matrix Global Schools



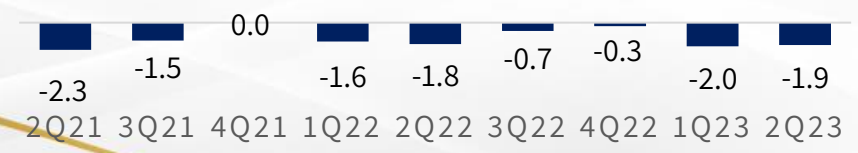
Updates:

- 632 students enrolled as at 30 September 2022:
 - **Matrix International School:** 182 Students
 - **Matrix Private School:** 353 students
 - **Matrix Preschool:** 97 students
- Revenue for 2Q23 increased by 20% to RM3.1 mil
- Loss before interest and tax for 2Q23 decreased to RM1.9 mil (2Q22: LBIT of RM1.8 mil)
- Positive sign of gradual upturn of student intake

Revenue from Education (RM'mil)



E/LBIT from Education (RM'mil)





d'Tempat Country Club

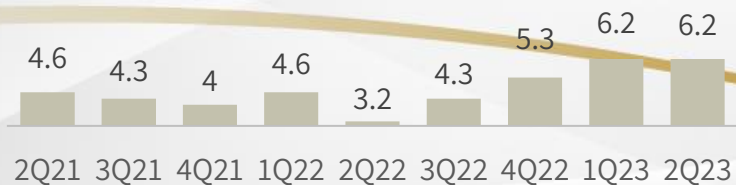
- Recognized as a premier lifestyle and entertainment venue in Seremban
- Event/banquet hall bookings gradually recovering
- Revenue generated from continued membership subscription and events



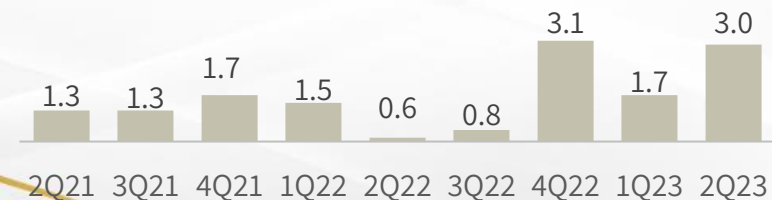
d'Sora Boutique Business Hotel

- 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 53.1% in 2Q23

Revenue from Hospitality (RM'mil)



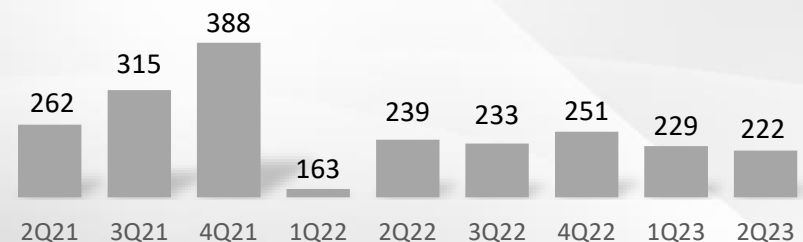
EBIT from Hospitality (RM'mil)



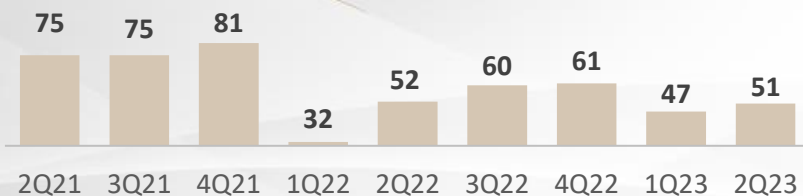
Income Statement



Quarterly Revenue (RM'mil)



Quarterly Net Profit (RM'mil)



Highlights:

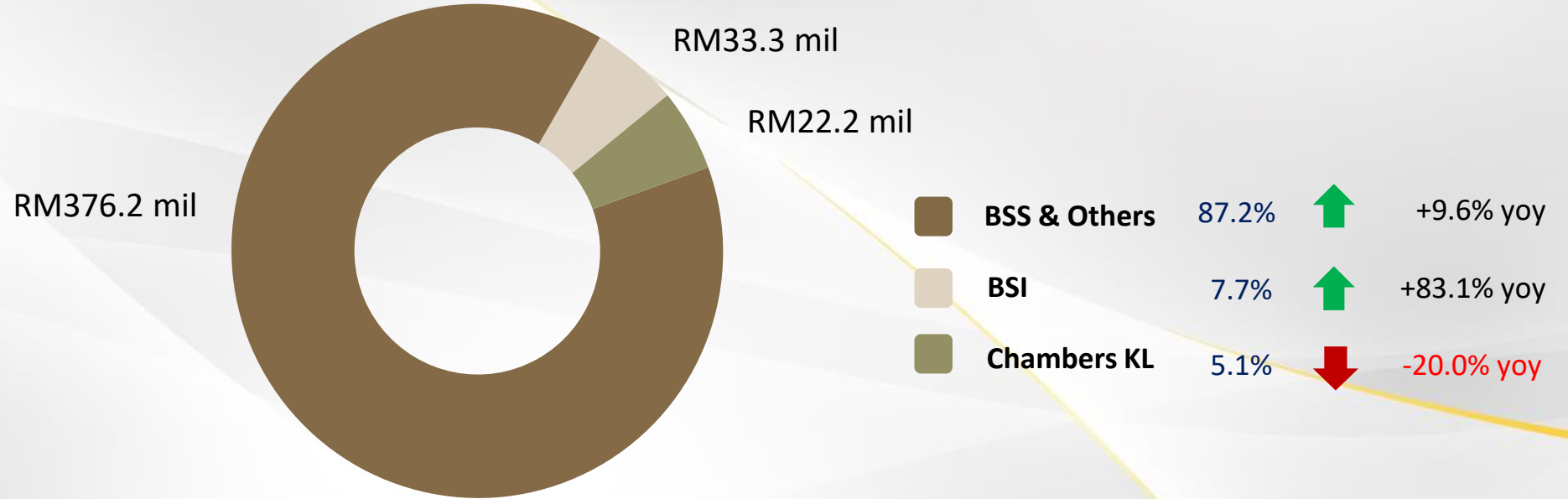
- 2Q23 revenue declined 7.2% to RM222.4 mil due to the impact of labour shortages on construction progress and revenue recognition
- The Group's gross margin for the quarter was at a commendable 51.1% or RM113.6 mil, due to the recognition of higher-priced residential products mainly above the RM600,000 price range, which has enjoyed solid response from the market
- 2Q23 net profit decreased 2.4% to RM50.6 mil in line with the lower revenue, but saw improvements in net margin to 22.7% compared to 21.6% reported last year

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	<i>Gross Profit margin</i>	49.3%	48.3%	1.1 pt
66.5	70.4	(5.4%)	PBT	130.3	113.0	15.3%
29.9%	29.4%	0.5 pt	<i>PBT margin</i>	28.9%	28.1%	0.8 pt
50.6	51.8	(2.4%)	PATMI	97.6	83.5	16.9%
22.7%	21.6%	1.1 pt	<i>Net margin</i>	21.6%	20.7%	0.9 pt
5.8	6.2	(6.4%)	Basic EPS (sen)	11.5	10.0	14.4%

Revenue Segmentation (by project)



1H23
Development Revenue:
RM431.7 mil

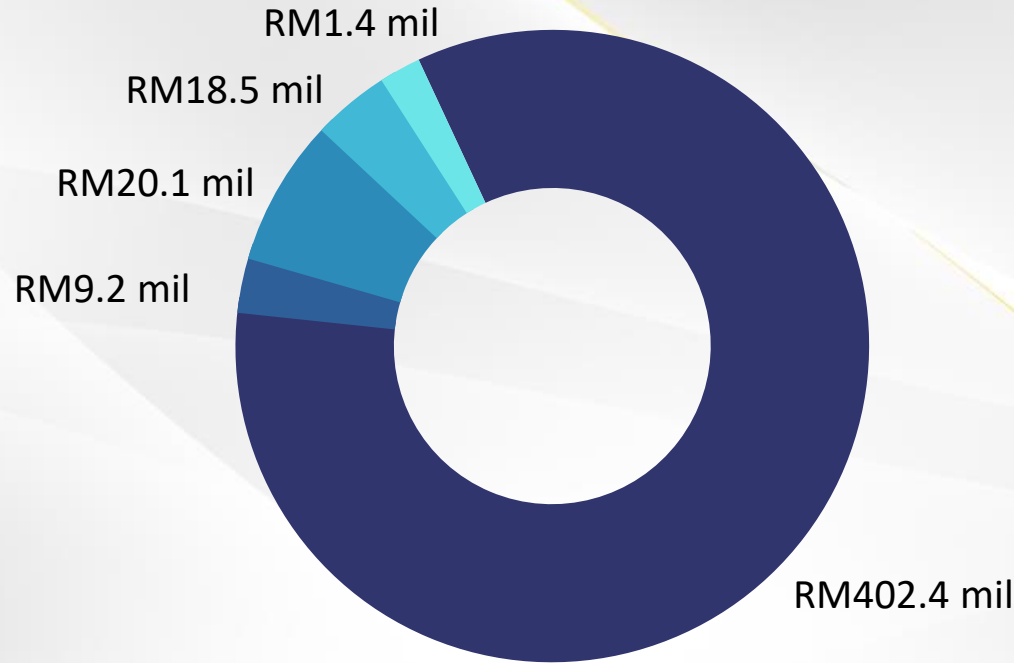


Location		1Q FY22		2Q FY22		3Q FY22		4Q FY22		1Q FY23		2Q FY23	
		RM 'm	%	RM'm	%	RM'm	%	RM'm	%	RM 'm	%	RM 'm	%
NS	BSS & Others	130.4	83.8%	213.0	91.1%	203.7	90.1%	232.8	88.9%	193.2	88.0%	183.1	86.2%
	Johor	8.0	5.2%	10.1	4.3%	9.5	4.2%	18.13	7.5%	14.8	6.8%	18.5	8.7%
Others	Chambers KL	17.1	11.0%	10.6	4.5%	13.0	5.7%	8.68	3.6%	11.4	5.2%	10.7	5.1%
Total		155.6	100%	233.7	100%	226.2	100%	242.1	100%	219.4	100%	212.3	100%

Revenue Segmentation (by type)



1H23
Group Revenue:
RM451.6 mil



Type	Percentage (%)	Change	YoY Change (%)
Residential	89.1%	↑	17.6% yoy
Commercial	2.0%	↓	31.1% yoy
Industrial	4.5%	↓	40.4% yoy
Investment	4.1%	↑	35.8% yoy
Others	0.3%		N/A

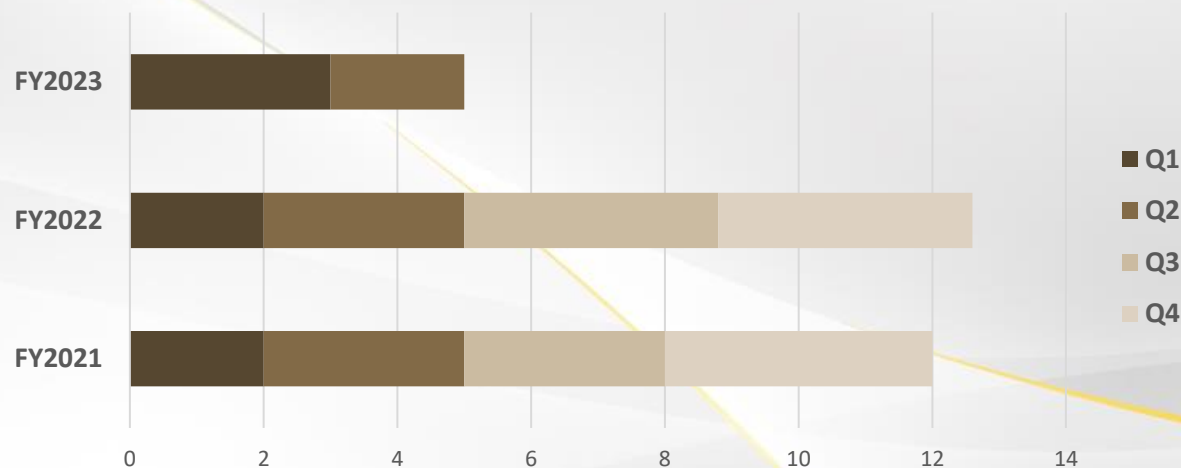
Type	1Q FY22		2Q FY22		3Q FY22		4Q FY22		1Q FY23		2Q FY23	
	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%
Residential	146.3	89.5%	195.9	81.8%	219.6	94.2%	173.1	69.0%	195.4	85.2%	207.0	93.1%
Commercial	6.2	3.8%	7.2	3.0%	4.1	1.8%	3.5	1.4%	6.5	2.8%	2.7	1.2%
Industrial	3.2	1.9%	30.6	12.8%	2.5	1.1%	65.6	26.2%	17.5	7.6%	2.6	1.2%
Investment	7.8	4.8%	5.8	2.4%	6.9	3.0%	8.7	3.4%	9.2	4.0%	9.4	4.2%
Others	0	0	0	0	0	0	0	0	0.7	0.3%	0.7	0.3%
Total	163.4	100%	239.5	100%	233.1	100%	250.8	100%	229.3	100%	222.4	100%

Dividend Payout Summary

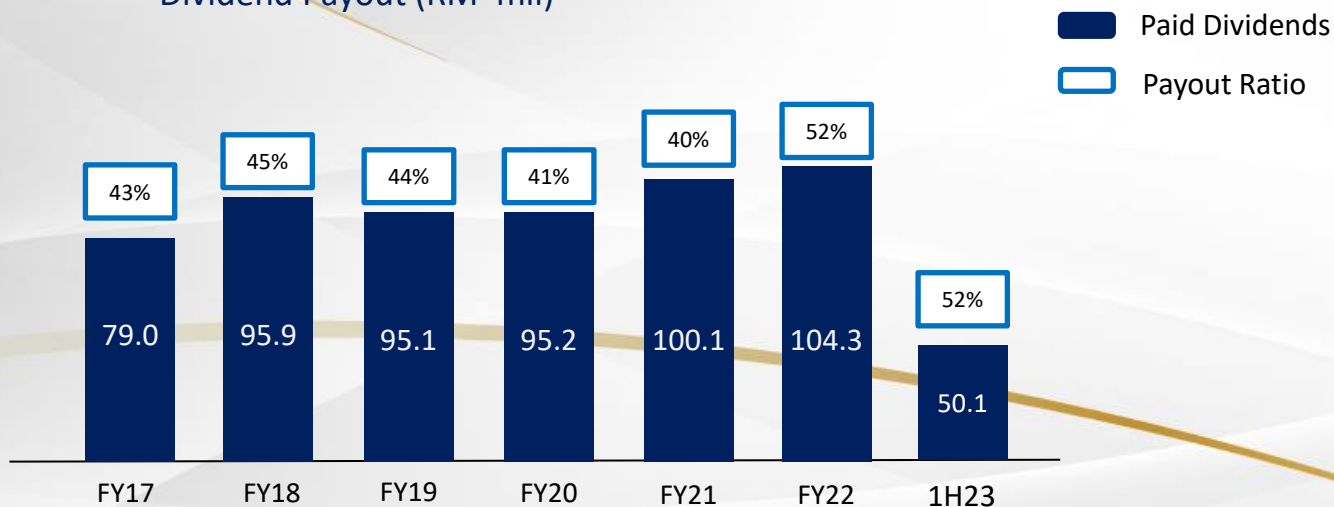


Consistent quarterly
payout
since 2013

Dividend Pay Out per Share (sen)



Dividend Payout (RM 'mil)



52.2%
payout
of 1H23
profit after tax

Immediate Pipeline Launches (Bandar Sri Sendayan)

Projects	No. of Units/Type	FY2023 GDV (RM 'm)			
		1Q	2Q	3Q	4Q
STV Biz	33 unit Semi-D Factory Commercial Lot	35.5			
Nusari Aman 3	219 unit 2-storey terrace houses	127.1			
Hijayu (Residence) Phase 2	126 unit 2-storey terrace houses		98.3		
Hijayu Resort Residence RR2b	126 unit 2-storey terrace houses			66.0	
Hijayu (Resort Villa) Phase 1,2,3	46 unit 2-storey bungalows				110.0
Laman Biz	20 unit 1-storey terrace shop				27.5
Bayu Sutera 1B	190 unit residential houses	122.1			
Bayu Sutera 1A	193 unit residential houses		113.6		
Bayu Sutera 4A1	227 unit residential houses			123.6	
Tiara Sendayan 14A	80 unit 2-storey terrace house	32.5			
Tiara Sendayan 14B	71 unit 2-storey terrace houses		30.2		
Irama Sendayan	1 & 2- storey terrace houses		91.7		
Eka Heights 3A	244 unit 2-storey terrace houses				97.6
Eka Heights 3B	135 unit 2-storey & 52 unit 1-storey terrace houses			67.0	
Eka Heights 5	229 unit 1-storey terrace house				57.3
Irama Biz	60 unit 2-storey shop house/ Gerai				42.0
		1,241.8			



Total targeted launches in FY2023:

RM1,710.4 mil

- Launched
- To be launched

Immediate Pipeline Launches (Bandar Seri Impian & Others)

Projects	No. of Units/Type	FY2023 GDV (RM 'm)			
		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				375.0
Total		468.6			



Total targeted launches in FY2023:

RM1,710.4 mil

- Launched
- To be launched



Share Price @
17 Nov 2022

RM1.45



Number of Shares ('m)

1,251.3



Market Cap @
17 Nov 2022

RM1.8 bil



PE ratio (TTM)

8.2x



EV/EBITDA (TTM)

5.0x



Dividend Yield (FY2022)

5.8%



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THANK YOU

Summary of Projects

Project	Acres	GDV (RM 'm)
Bandar Sri Sendayan		
Completed ¹	1,715.5	7,028.4
Ongoing ²	860.0	2,659.1
Future ^{3,4}	787.4	2,953.5
Total	3,363.0	12,641.0
Bandar Seri Impian		
Completed	537.9	1,411.1
Ongoing	28.4	189.7
Future ⁵	437.3	2028.2
Total	1,003.6	3,628.8
Other Projects		
Completed	1,274.9	1,604.8
Ongoing ⁶	2.2	325.5
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 STV1 & 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 / 3.0ac), Nusari Hijayu (GDV: RM12m / 8.1ac), Sub Centre @ STV 1A (GDV: RM63.3m / 39.7ac) and STV 2 & Biz Park, STV Biz (GDV: RM653.7m / 424.0ac), Nusari Bayu 2 (GDV: RM115.9m / 23.1 ac)
3. Includes GDV for land purchases at Labu (Bukit Eka Development, GDV: RM704.4m on 237.0ac) and Rasah Kemayan [Ara Sendayan Development Phases 7 Precinct 3A2(2) and Precinct 2B, GDV RM7.0m on remaining undeveloped 1.8ac]; Bayu Sutera (GDV: RM884.9m / 137.0ac), Tiara Sendayan 10-14 (GDV: RM92.8m/44.4ac), Eka Height project 1 & 2 (GDV: RM1.3b / 371.8ac)
4. Does not include potential GDV for Sendayan Icon Park (estimated more than RM6bil), landbank acquisition of Tiara Sendayan Extension (30.1ac), Irama Sendayan (65.8ac), Sendayan Extension (151.0 ac)
5. Includes BSI 2(GDV: RM1,200m / 309.5ac)
6. Comprises Chambers KL (GDV: RM322.7m / 1.0ac), and 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)
8. Does not include landbank acquisition of Damansara Perdana Land (5.5ac)

Ongoing Projects: Sendayan Developments (as at 30 September 2022)

Project	Type	Site Area (Acres)	No. of Units	Take-up rate (units)	Est. GDV (RM'M)	Unbilled Sales (RM' mil)	Commenced (Month/Year)	Expected Completion (Month/Year)
Sub Centre @ Nusari Bayu	Comm lots	3.0	2	50%	7.0	0		Ready for sale
Nusari Bayu 2	DST	23.1	192	100%	115.9	60.0	Jan'2021	Dec'2022
Sub Centre @ Nusari Hijayu	Comm lots	8.1	2	0%	12.0	n/a		Ready for sale
Sub Centre @ STV 1A	Industrial Lot	39.7	13	100%	63.3	n/a		Ready for sale
Sendayan Tech Valley 2	Industrial Lot	417.9	83	77%	618.2	30.1		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	Ready for sale
Hijayu (Residence) Phase 1 (Parcel 2)	DST	15.3	183	100%	133.6	100.9	Oct-21	Sep-23
Hijayu (Residence) Phase 2 (Parcel 1)	DST	12.9	126	47%	98.3	41.7	Sep-22	Oct-24
Laman Sendayan 2	SST	41.8	160	100%	48.4	35.8	Nov-20	Oct-22
	DST		220	100%	90.2		Nov-20	Oct-22
Laman Sendayan 3	DST	30.3	274	100%	123.0	46.7	Jul-21	Jun-23
Laman Sendayan 4	DST	29.4	266	100%	131.2	84.9	Sep-21	Aug-23
Laman Sendayan 5 (Laman Biz)	SSTS	4.5	20	100%	12.6	10.4	Jan-22	Dec-23
Tiara Sendayan 8 (Precinct 7)	DST	25.9	254	100%	135.3	92.5	Feb-21	Jan-23
Tiara Sendayan 9	DST	8.6	90	100%	51.7	26.8	Aug-21	Jul-23
Tiara Sendayan 10	SST	24.4	280	100%	69.0	52.2	Oct-21	Sep-23
Tiara Sendayan 11	SST	17.1	143	100%	37.7	45.6	Jan-22	Dec-23
	DST		53	100%	21			
Tiara Sendayan 12 (P14A)	DST	8.2	80	100%	32.5	29.2	May-22	Apr-24
Tiara Sendayan 13 (P14B)	DST	8.1	71	100%	30.2	27.2	Jul-22	Jun-24
Bayu Sutera 1 (Precinct 2B)	DST	34.9	325	100%	194.3	99.4	Jan-22	Dec-23
Bayu Sutera 2 (Precinct 2A)	DST	22.6	255	100%	143.6	118.6	Mar-22	Feb-24
Bayu Sutera 3 (Precinct 1B)	DST	21.6	190	100%	122.1	102.8	Apr-22	Feb-24
Bayu Sutera 4 (Precinct 1A)	DST	20.8	193	39%	113.6	40.6	Aug-22	Jul-24
Nusari Aman 3	DST	17.0	219	57%	127.1	65.4	May-22	Apr-24
Irama Sendayan 1	SST	18.8	36	100%	9.0	61.9	Sep-22	Aug-24
	DST		156	71%	82.7		Sep-22	Aug-24
Total		860.0	3,919.0	91.2%	2,659.1	1,202.3		

¹ Unbilled sales does not include completed projects of Metropark 2B (RM6.5m), Hijayu Aman P1 & P2 (RM10.3m) Hijayu Resort Homes Phase 5 (RM2.1m), Hijayu Residences Phase 1 (Parcel 1) [RM8.5m], Ara Sendayan 2A,3A1 & 2 (RM9.4m), Tiara 3, 4 & 6 (RM2.4m) and Tiara Biz (RM4.6m)

Ongoing Projects: Bandar Seri Impian (as at 30 September 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%	50.0	2.52	Nov-19	Dec-21
Impiana Bayu 3B2(Phase 2)	DST	6.7	110	98%	54.7		Oct-20	Sep-22
Impiana Damai 2A	DST	14.8	124	55%	85.0	44.7	Dec-20	Nov-22
Total		28.4	345.0	84%	189.7	47.2		

¹ Unbilled sales does not include completed projects of Impiana Square 1 (RM4.1m), Impiana Bayu 3A (RM4.7m)

Ongoing Projects: Others (as at 30 September 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
Lobak Commercial Centre Phase 2	Comm Lots	1.2	2	100%	2.8	n/a	Ready for sale	
Chambers KL (PWTC)	Serv Apart	1.0	509	90%	316.4	80.1	Aug-18	Dec-22
	Comm lots		4	0%	6.3		Aug-18	Dec-22
Total		2.2	515	87.4%	325.5	80.1		

¹ Unbilled sales does not include completed projects of Residensi SIGC – Phase 1 (RM1.5m)

Future Projects: Sendayan Developments

Project	Type	Site Area (Acres)	No. of Units	Est GDV (RM' mil)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
Sendayan Merchant Square 1 (Phase 3)	Comm Lot	1.3	2	3.9	Ready for sale	
Hijayu Resort Villa (Phase 1-3)	DSB	15.6	46	110.0	Aug-22 & Aug-23	Jul-24 & Jul-25
Hijayu (Residence) Phase 2	DST	8.61	84	66.0	Dec-22	Nov-24
Sendayan Merchant Square 2	DSSO	39.98	244	365.6	TBC	TBC
	Comm Lot		4	67.8	TBC	TBC
Sendayan Metropark 3	DSSO	5.12	61	78.0	TBC	TBC
Sendayan Icon Park	Icon City	116.4	1	Estimated more than RM6 billion	TBC	TBC
RMMK@TBS	SST	4.46	60	4.8	TBC	TBC
Sendayan Aman (RMMK)	SST	26.45	182	14.5	TBC	TBC
Laman Sendayan 5 (Precinct 3)	Town House	19.61	250	27.5	Jul' 2022	Jun' 2024
Suriaman Biz	Comm Lot	1.59	2	4.8	Ready for sale	Ready for sale
Sendayan Metropark 2A	Comm Lot	0.8	1	2.4	TBC	TBC
Bayu Sutera 4 (Precint 4A-1)	Residential	116.2	227	123.6	Nov-22	Oct-24
Bayu Sutera 6 (Precint 4A-2)			198	108.7	Jul-23	Jun-25
Bayu Sutera 7&8 (Precint 3 & 4B)			655	542.6	TBC	TBC
Tiara Sendayan 10	Town House	15.38	228	18.9	TBC	TBC
Tiara Sendayan 11	Town House	14.49	266	22.0	TBC	TBC
Tiara Sendayan 12	Town House	6.37	120	9.9	TBC	TBC

Future Projects: Sendayan Developments

Project	Type	Site Area (Acres)	No. of Units	Est GDV (RM' mil)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
Ara Sendayan (Phase 7) Precinct 3A2(2)	DSB	1.0	1	2.0	tba	tba
Ara Sendayan (Phase 7) Precinct 2B	DSSD	0.8	2	5.0	tba	tba
	DSB					
Ara Sendayan - Agriculture Lot	Agriculture	15.6	8	22.1	Ready for sales	
Eka Height 1 (Precinct 1)	DST	44.3	348	160.1	tba	tba
Eka Height 1 (Precinct 2)	DST	48.1	365	167.9	tba	tba
Eka Height 1 (Precinct 3A)	DST	30.7	244	97.6	Jan-23	Dec-24
Eka Height 1 (Precinct 3B)	DST	25.8	135	54.0	Oct-22	Sep-24
	SST		52	13.0		
Eka Height 1 (Precinct 4)	DST	32.3	262	115.2	tba	tba
Eka Height 1 (Precinct 5)	SST	24.3	229	57.3	Jan-23	Dec-24
Eka Height 1 (Precinct 6)	SST	26.0	272	21.8	tba	tba
Eka Biz	DSSH	5.6	26	17.5	tba	tba
Eka Height 2	MD	134.9	1100	607.0	tba	tba
Casa Sendayan	DSSH	5.9	60	42.0	Jan' 2023	Dec. 2025
Total		787.4	5,735	2,953.4*		

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

Future Projects: Bandar Seri Impian

Project	Type	Site Area (Acres)	No. of Units	Est. GDV (RM'mil)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
Impiana Avenue Point	DSSO	4.4	60	19.2	tba	tba
Impiana Height (Phase 2 & 3)	DSB	9.1	18	33.4	tba	tba
	DSSD		6	7.5		
	SSB		14	14.0		
	SSSD		8	6.0		
Impiane Bayu 2 (Phase 5)	Comm Lot	2.3	1	2.5	Ready for sale	
Impiana Alam	DSSD	29.9	158	134.0	tba	tba
	DSSO		30	20.0		
Impiana Biz	DSSO	3.6	43	17.2	tba	tba
	Retail		1	0.1		
Impiana Square (Phase 2 to 5)	DSSO	46.8	283	340.5	Ready for sale	
	Comm Lot		1	40.2		
Impiana Damai 2B	DST	13.0	154	100.0	tba	tba
Impiana Bayu 3B 1	DST	18.8	195	93.6	Sep-22	Aug-25
BSI 2	DST	309.5	2,500	1,200.0	tba	tba
Total		437.4	3,472.0	2,028.2		

Future Projects: Others

Project	Type	Site Area (acres)	No. of Units	Est. GDV (RM'mil)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
Residensi SIGC	DSB	3.5	14	25.0	tba	tba
Cove Bay - PD	DSSD	4.6	26	46.0	tba	tba
	DSB		2	4.0		
Taman Anggerik Tenggara	DST	18.4	240	77.9	tba	tba
Puchong high-rise residential development	SA	5.5	1	400.0	tba	tba
Puchong high-rise residential development	SA	5.4	1	400.0	tba	tba
Cheras high-rise residential development	SA	5.2	1	375.0	Nov-22	Oct-26
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)	Unbilled Sales (RM' mil)	Commencement (Month/Year)	Expected Completion (Month/Year)
STV Biz	SDF	6.1	32	100%	33.0	29.7	Apr-22	Mar-24
	Comm Lot		1	100%	2.5			
Bayu Sutera 3 (Precinct 1B)	DST	21.6	190	100%	122.1	102.8	Apr-22	Feb-24
Tiara Sendayan 12 (P14A)	DST	8.2	80	100%	32.5	29.2	May-22	Apr-24
Nusari Aman 3	DST	17	219	57%	127.1	65.4	May-22	Apr-24
Hijayu (Residence) Phase 2 (Parcel 1) (Resort Residence 2A)	DST	12.92	126	47%	98.3	41.7	Sept' 2022	Oct-24
Bayu Sutera 4 (Precinct 1A)	DST	20.76	193	39%	113.6	40.6	Aug-22	Jul-24
Tiara Sendayan 13 (P14B)	DST	8.13	71	100%	30.2	27.2	Jul-22	Jun-24
Irama Sendayan 1	SST	18.79	36	100%	8.97	61.9	Sep-22	Aug-24
	DST		156	71%	82.72		Sep-22	Aug-24
TOTAL		113.5	1,104.0	77%	651.0	398.5		

Unsold Completed Stocks

Project	Type	Total Units Launched	Total Units Sold	Units Unsold	(RM' mil)
Sendayan MetroPark	CL	18	16	2	2.3
Suriaman 2 (FNA Suriaman 2C)	DSSO	253	252	1	1
Impiana Square (Phase 1)	DSSO	113	92	21	21.6
Impiana Bayu 3A	DST	83	66	17	12.3
	Total	467	426	41	37.2