



# 3Q22 Results Presentation

February 2022



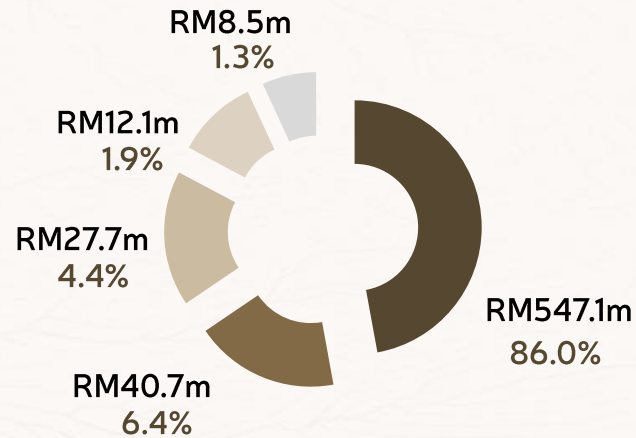
# 9M22 Financial Highlights



**Revenue**  
**RM636.0m**  
 YoY Growth ↓ 14.0%

**Profit Before Tax**  
**RM195.6m**  
 YoY Growth ↓ 18.4%

**Net Profit Attributable to Equity Holders**  
**RM143.9m**  
 YoY Growth ↓ 20.7%



**Revenue by Segments (RM)**

Segment	YoY Change
Negeri Sembilan developments	↓ -9.3% YoY
Klang Valley developments	↓ -23.7% YoY
Johor developments	↓ -54.5% YoY
Hospitality	↓ -7.6% YoY
Education	↓ -14.5% YoY

**Residential**  
**561.8m**  
 ↓8.4% yoy

**Commercial & Industrial**  
**53.7m**  
 ↓48.4% yoy

**Investment Properties**  
**20.5m**  
 ↓7.6% yoy

**9M22 Dividend Per Share**  
**8.75sen**

**Total Dividend Pay-out**  
**RM73.0m**  
 52.1% of 9M22 PAT

**Net Gearing Ratio:**  
**0.04x**



New Property Sales  
**RM998.0mil**



Average Take-up Rate  
(units)  
**91.7%**



Unbilled Sales  
**RM1.3 bil**



Total Landbank:  
**2,151 acres**  
Total GDV:  
**RM15.0 bil**

## Projects Launched

9M2022 RM508.6m	NS Dev	RM508.6m
	Johor Dev	-
	Others	-

## Ongoing Projects

9M2022 RM2,755.4m	NS Dev	RM2189.9m
	Johor Dev	RM240.1m
	Others	RM325.5m

## Projects Completed

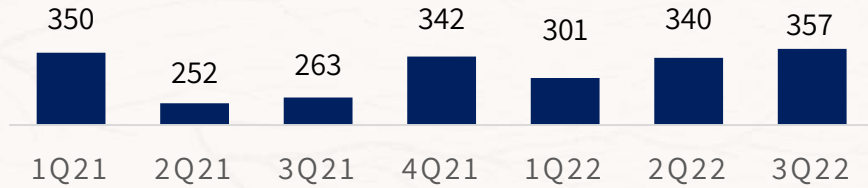
9M2022 RM573.1m	NS Dev	RM573.1
	Johor Dev	RM0
	Others	RM0

# 9M22 Performance Snapshot



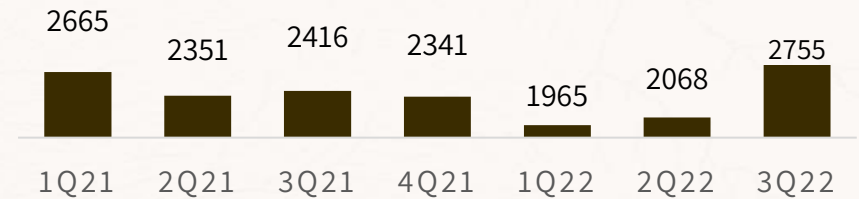
## Total Value of Properties Sold

9M22: RM998.0m  
9M21: RM865.3m



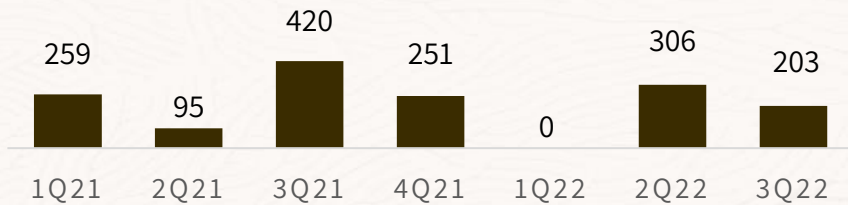
## Ongoing GDV (under construction)

RM2,755.5m as at 31.12.21  
(RM2,340.6m as at 31.3.21)



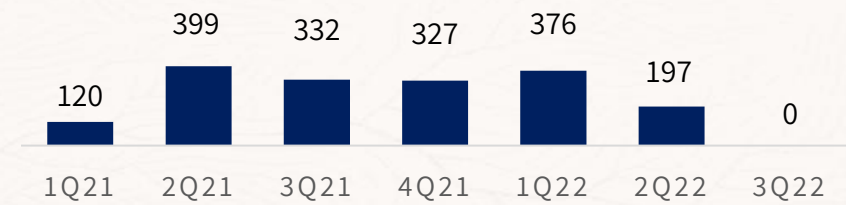
## Projects Launched

9M22: RM508.6m  
9M21: RM773.2m



## Projects Completed

9M22: RM573.1m  
9M21: RM851.2m



## Unbilled Sales

RM1,270.1m as at 31.12.21  
(RM1,125.9m as at 30.9.21)

## Average Take-up (units) (excl. STV)

91.7%  
As at 31.12.21



## Bandar Sri Sendayan @ Sendayan Developments

Residential and Commercial Properties

### Updates:

- New sales of RM892.8mil in 9M22 (9M21: RM668.8mil)
- Average take-up rate of 93.9% for ongoing projects
- Unbilled sales stood at RM1,073.6mil as at 31 December 2021

RM'mil	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22
Start-Quarter GDV	1,755.1	1,893.9	1,762.6	1,710.9	1,635.2	1,258.9	1367.6
Less Completed Projects	119.9	226.0	332.1	326.9	375.9	197.2	0
Add New Launches	258.5	94.7	280.4	251.2	-	305.9	202.6
Add GDV Adjustment	0.2	-	-	-	-0.4	-	0.3
<b>End-Quarter GDV</b>	<b>1,893.9</b>	<b>1,762.6</b>	<b>1,710.9</b>	<b>1,635.2</b>	<b>1,258.9</b>	<b>1,367.6</b>	<b>1570.5</b>
New Sales	279.2	193.1	196.5	272.7	246.2	321.0	325.7
Total Take-up	1,399.7	1,360.8	1,256.4	1,295.1	1,126.7	1,195.7	1,474.7
<b>Take-up Rate</b>	<b>73.9%</b>	<b>77.2%</b>	<b>73.4%</b>	<b>79.2%</b>	<b>89.5%</b>	<b>87.4%</b>	<b>93.9%</b>
Unbilled Sales	831.0	770.1	683.9	745.3	775.5	906.0	1,073.6

### Latest Launches

Project Name	Type	Units	GDV (RM'mil)
Hijayu (Residence) Phase 1 (Parcel 2)	DST	183	133.6
Tiara Sendayan 10 (P13- Phase 1)	SST	280	69.0





## Sendayan Tech Valley @ Bandar Sri Sendayan

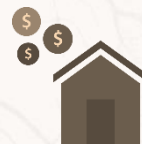
### Industrial Properties



#### Updates:

- Unbilled sales of RM16.7mil
- 16.4 acres of industrial land and STV BizPark with factory lots 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	86.7%	619.2	Ready for Sale
Sendayan Tech Valley 3	103.0	100.0%	135.1	Fully Sold
<b>Total</b>	<b>741.9</b>	<b>91.6%</b>	<b>981.8</b>	



Total GDV (STV1,2,3):

**RM981.8m**



Net Saleable Land (STV1,2,3)

**741.9 acres**





# Bandar Seri Impian

## Residential and Commercial Properties

### Updates:

- Recorded new sales of RM62.8m in 9M22 (9M21: RM62.9m)
- Average take-up rate of 71.7% for four ongoing projects
- Unbilled sales stood at RM77.8m as at 31 December 2021

RM'mil	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22
Start-Quarter GDV	210.5	210.5	100.3	239.9	239.9	240.1	240.1
Less Completed Projects		110.2					-
Add New Launches			139.6				-
Add GDV Adjustment					0.2		-
<b>End-Quarter GDV</b>	<b>210.5</b>	<b>100.3</b>	<b>239.9</b>	<b>239.9</b>	<b>240.1</b>	<b>240.1</b>	<b>240.1</b>
New Sales	15	12.2	35.8	31.8	23.6	11.6	27.6
Total take-up	106.1	55.8	92.1	123.5	142	147	172.1
<b>Take-up Rate</b>	<b>50.4%</b>	<b>55.6%</b>	<b>38.4%</b>	<b>51.5%</b>	<b>59.1%</b>	<b>61.2%</b>	<b>71.7%</b>
Unbilled Sales	47.9	35.6	53	65.6	74.3	75.9	77.8





## Chambers KL

High-Rise Residential and Commercial Apartment

### Updates:

- Current take-up rate of 87.5%
- Unbilled sales stood at RM88.2m as at 31 December 2021

### Project summary:

- Launched in August 2018 with GDV of RM322.7m
- 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 targeted in May 2022
- Earthworks and retention walls construction nearing completion



## Project summary:

- GDV of AUD27.8mil (est. RM79mil)
- 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	27.8





# M. St. Kilda

12-Storey Mixed Development



## Updates:

- Soft launch expected in first half of 2022, followed by official launch in second half 2022
- Construction of sales gallery is underway

## Project Summary:

- 8-storey mixed development on 0.6-acre land
- 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 AUD80mil (est. RM240mil)

Project Name	Type	GDV (AUD'mil)
M. St. Kilda	Mixed Development	80





## Menara Syariah, Indonesia

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

### Updates:

- Piling works at Menara Syariah completed
- Construction works at 40%; scheduled for completion in 4Q 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 USD250mil (est. RM1.0b) 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 (RM1.0bil)



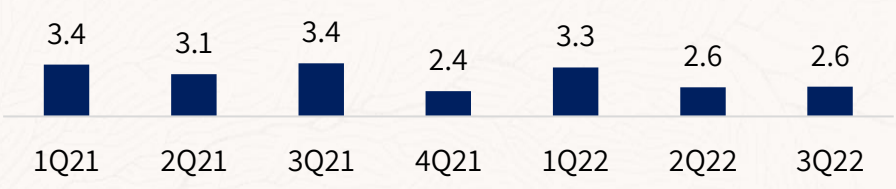


# Matrix Global Schools

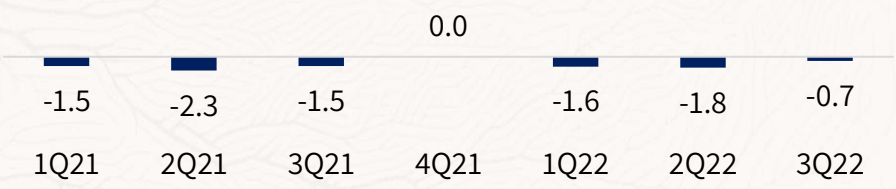
## Updates:

- 526 students enrolled as at 31<sup>st</sup> December 2021 as detailed below:
  - **Matrix International School:** 174 Students
  - **Matrix Private School:** 284 students
  - **Matrix Preschool:** 68 students
- Revenue for 9M22 dropped by 14.6% to RM8.5 million
- Improvements in operational efficiency saw loss before interest and tax for 9M22 narrowed by 22.5% to RM4.1 million (9M21:LBIT of RM5.2 million),
- Heavily impacted by numerous MCOs restrictions as well as border closures affecting student and teaching staff recruitment

**Revenue from Education (RM'mil)**



**E/LBIT from Education (RM'mil)**







## d'Tempat Country Club

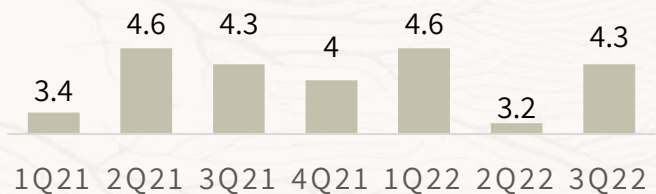
- Recognized as a premier lifestyle and entertainment venue in Seremban
- Event/banquet hall bookings gradually recovering
- Revenue generated from continued membership subscription



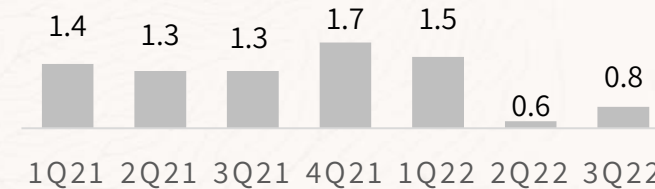
## d'Sora Boutique Business Hotel

- Ideal for business travelers due to close proximity to Seremban city and Kuala Lumpur International Airport
- Demand gradually returning to pre-pandemic levels since early October 2022
- Average occupancy rate of 62.4% in 3Q22

**Revenue from Hospitality (RM'mil)**

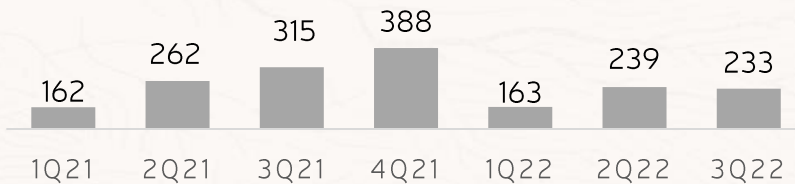


**EBIT from Hospitality (RM'mil)**

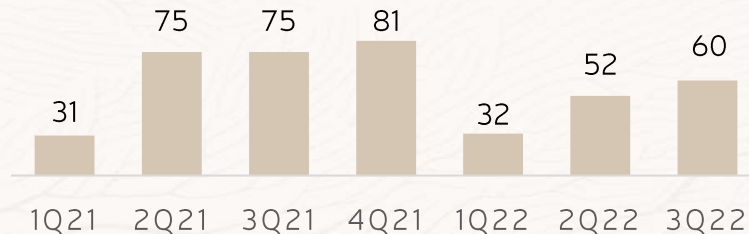




Quarterly Revenue (RM'mil)



Quarterly Net Profit (RM'mil)



## Highlights:

- 3Q22 revenue decreased 26.1% to RM233.1 million was mainly due to lower recognition from the industrial and commercial products, as well as the Klang Valley development
- Recorded improved gross margin of 58.4% during the quarter, compared to 47.3% in the previous year, due to improved contribution from more mature developments such as the Tiara Sendayan series, on the back of higher demand and selling price points
- 3Q22 net profit reduced 19.8% to RM60.5 million in line with lower revenue; however net profit margin improved to 25.9% as compared to 23.9% in the previous year from higher gross profit

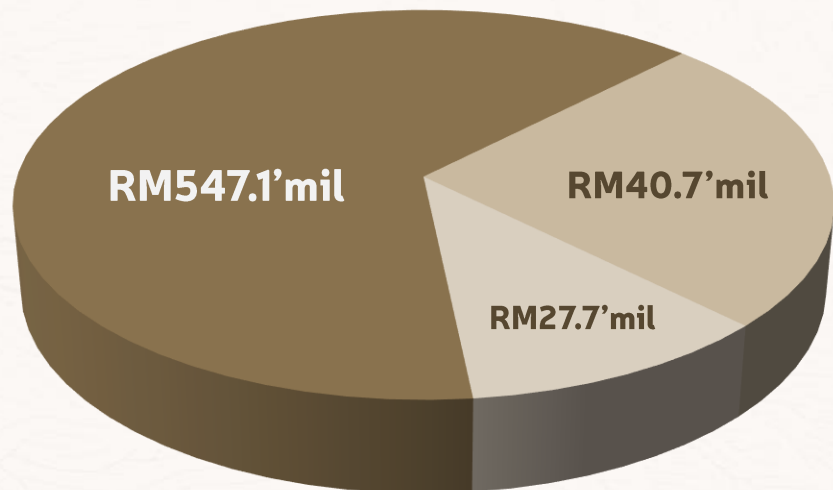
3Q22 to 31.12.21	3Q21 to 31.12.20	Change	RM 'mil	9M22 to 31.12.21	9M21 to 31.12.20	Change
233.1	315.4	(26.1%)	Revenue	636.0	739.4	(14.0%)
136.2	149.2	(8.7%)	Gross Profit	330.6	377.7	(12.5%)
58.4%	47.3%	11.1pt	Gross margin	52.0%	51.1%	0.9pt
84.7	92.8	(8.8%)	EBITDA	203.4	244.6	(16.8%)
36.3%	29.4%	6.9pt	EBITDA margin	32.0%	33.1%	(1.1pt)
82.6	94.5	(12.7%)	PBT	195.6	239.8	(18.4%)
35.4%	30.0%	5.4pt	PBT margin	30.8%	32.4%	(1.7pt)
60.5	75.3	(19.8%)	PATMI	143.9	181.5	(20.7%)
25.9%	23.9%	2.0pt	Net margin	22.6%	24.5%	(1.9pt)
7.3	9.0	(19.8%)	Basic EPS (sen)	17.3	21.8	(20.7%)



# Revenue Segmentation (by project)



**9M22**  
**Development Revenue:**  
**RM615.5million**



- BSS&Others **88.9%** ↓ **-9.3% yoy**
- Chambers KL **6.6%** ↓ **-23.7% yoy**
- BSI **4.5%** ↓ **-54.5% yoy**

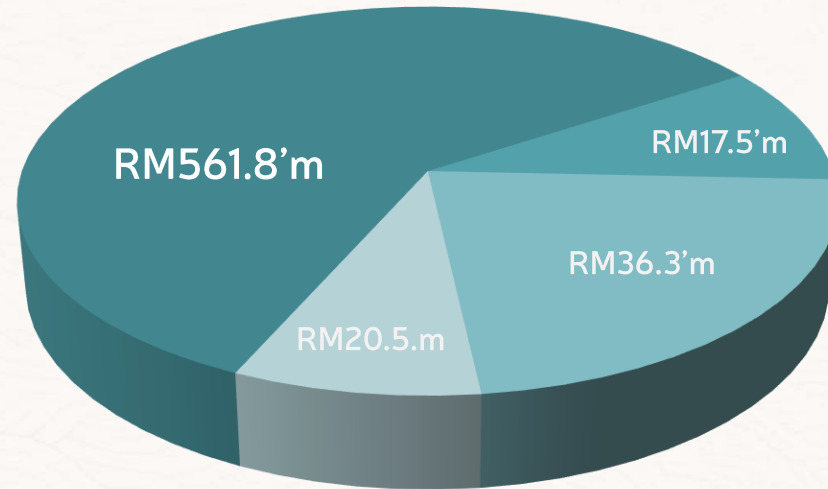
Location	1Q FY21		2Q FY21		3Q FY21		4Q FY21		1Q FY22		2Q FY22		3Q FY22		
	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%	
<b>NS</b>	BSS & Others	151.9	97.8%	205.1	80.7%	245.9	79.9%	375.7	98.6%	<b>130.4</b>	<b>83.8%</b>	<b>213.0</b>	<b>91.1%</b>	<b>203.7</b>	<b>90.1%</b>
<b>Johor</b>	BSI	3.1	2.0%	36.2	14.3%	21.7	7.1%	13.8	3.6%	<b>8.0</b>	<b>5.2%</b>	<b>10.1</b>	<b>4.3%</b>	<b>9.5</b>	<b>4.2%</b>
<b>Others</b>	Chambers KL	0.3	0%	12.9	5.1%	40.1	13.0%	-8.6	-2.3%	<b>17.1</b>	<b>11.0%</b>	<b>10.6</b>	<b>4.5%</b>	<b>13.0</b>	<b>5.7%</b>
<b>Total</b>		<b>155.3</b>	<b>100%</b>	<b>254.3</b>	<b>100%</b>	<b>307.7</b>	<b>100%</b>	<b>380.9</b>	<b>100%</b>	<b>155.6</b>	<b>100%</b>	<b>233.7</b>	<b>100%</b>	<b>226.2</b>	<b>100%</b>



# Revenue Segmentation (by type)



**Group Revenue:  
RM636.0million**



Residential	88.3%	↓	-8.4% yoy
Commercial	2.8%	↓	-47.8% yoy
Industrial & land	5.7%	↓	-48.7% yoy
Investment	3.2%	↓	-7.6% yoy

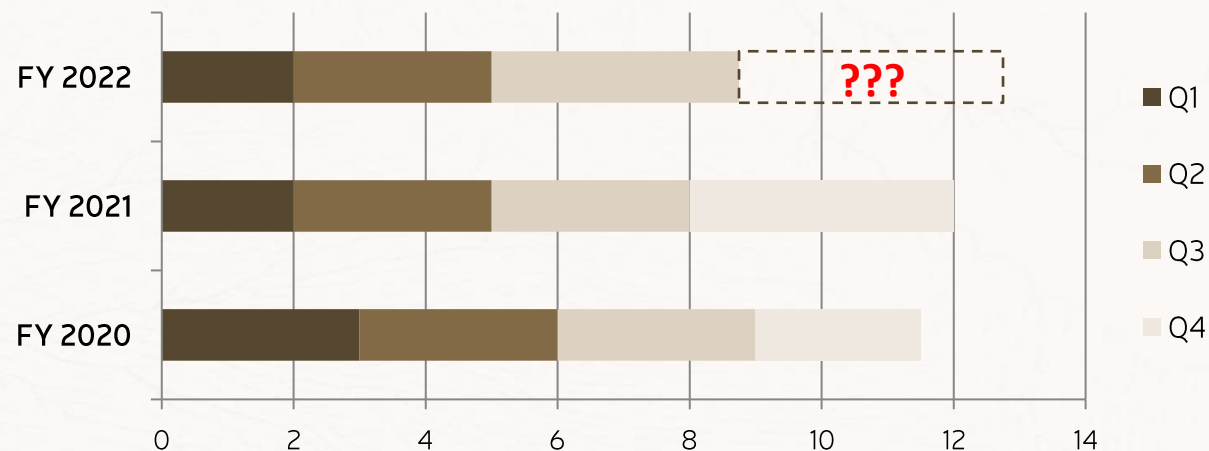
Type	1Q FY21		2Q FY21		3Q FY21		4Q FY21		1Q FY22		2Q FY22		3Q FY22	
	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%
<b>Residential</b>	139.5	86.1%	218.3	83.3%	255.3	80.9%	340	87.6%	<b>146.3</b>	<b>89.5%</b>	<b>195.9</b>	<b>81.8%</b>	<b>219.6</b>	<b>94.2%</b>
<b>Commercial</b>	2.8	1.7%	9.3	3.6%	21.3	7.6%	7.6	2.0%	<b>6.2</b>	<b>3.8%</b>	<b>7.2</b>	<b>3.0%</b>	<b>4.1</b>	<b>1.8%</b>
<b>Industrial</b>	13	8.0%	26.7	10.2%	31.1	9.9%	33.3	8.6%	<b>3.2</b>	<b>1.9%</b>	<b>30.6</b>	<b>12.8%</b>	<b>2.5</b>	<b>1.1%</b>
<b>Investment</b>	6.7	4.2%	7.8	3.0%	7.7	2.4%	7.4	1.9%	<b>7.8</b>	<b>4.8%</b>	<b>5.8</b>	<b>2.4%</b>	<b>6.9</b>	<b>3.0%</b>
<b>Total</b>	162	100%	262	100%	315.4	100%	388.3	100%	<b>163.4</b>	<b>100%</b>	<b>239.5</b>	<b>100%</b>	<b>233.1</b>	<b>100%</b>



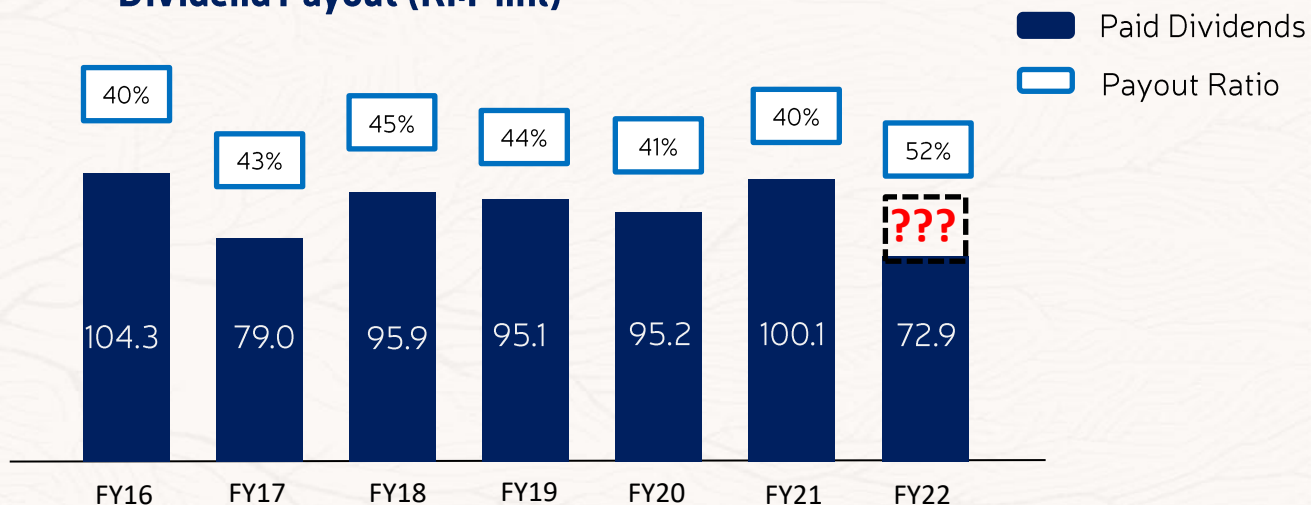


**Consistent  
quarterly payout  
since 2013**

### Dividend Pay Out per Share (sen)



### Dividend Payout (RM 'mil)



**52.1%  
payout  
of 9M22  
profit after tax**



# Immediate Pipeline Launches (Bandar Sri Sendayan)

Projects	No. of Units/Type	FY2022 GDV (RM 'm)				FY2023GDV (RM 'm)			
		1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
Hijayu (Residence) Phase 1( Parcel 2)	183 unit 2-storey terrace houses			133.6					
Hijayu (Residence) Phase 2	210 unit 2-storey terrace houses							159.0	
Hijayu (Resort Villa) Phase 1,2,3	46 unit 2-storey bungalows						110.0		
Laman Sendayan 3	274 unit 2-storey terrace houses		123.0						
Laman Sendayan 4	266 unit 2-storey terrace houses		131.2						
Laman Sendayan 5	250 unit town houses				27.5				
Laman Sendayan 6	20 unit 1-storey terrace shop				11.3				
Bayu Sutera 1 (Precint 2B)	325 unit residential houses				175.6				
Bayu Sutera 2 (Precint 2A)	255 unit residential houses					131.7			
Bayu Sutera 3(Precint 1B)	190 unit residential houses						107.8		
Bayu Sutera 4 (Precint 4A-1)	227 unit residential houses							123.6	
Bayu Sutera 5 (Precint 1A)	193 unit residential houses								110.0
Bayu Sutera 6 (Precint 4A-2)	198 unit residential houses						108.7		



Total targeted launches in FY2022:

**RM781.7m**

- Launched
- To be launched



# Immediate Pipeline Launches (Bandar Sri Sendayan)

Projects	No. of Units/Type	FY2022 GDV (RM 'm)				FY2023GDV (RM 'm)			
		1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q
Tiara Sendayan 9	90 units 2-storey terrace houses		51.8						
Tiara Sendayan 10 (P13-Phase 1)	280 units town Houses			69.0					
Tiara Sendayan 13 (Phase 2)	143 unit 1-storey & 53 unit 2-storey terrace houses				58.7				
Tiara Sendayan 14	159 unit 2-storey terrace houses					75.8			
Bukit Eka Project Phase 3A	244 unit 2-storey terrace houses							97.6	
Bukit Eka Project Phase 3B	135 unit 2-storey & 52 unit 1-storey terrace houses							67.0	
Casa Sendayan	192 unit 2-storey & 60 unit 2-storey shop house/ Gerai								148.0
	<b>Total</b>		<b>781.7</b>					<b>1,239.2</b>	



Total targeted launches in FY2022:

**RM781.7m**

- Launched
- To be launched



# Immediate Pipeline Launches (Bandar Seri Impian & Others)

Projects	No. of Units/Type	FY2022 GDV (RM 'm)				FY2023 GDV (RM 'm)				
		1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	
<b>Bandar Seri Impian</b>										
Impiana Bayu 3B 1	195 units 2 storey terrace houses						93.6			
<b>Other</b>										
Cheras Land	1 service apartment							375.0		
<b>Total</b>		0.0				468.6				



Total targeted launches in FY2022:

**RM781.7m**

- Launched
- To be launched





Share Price @ 23 February  
2022

**RM2.33**



Number of Shares ('m)

**834.2**



Market Cap @  
23 February  
2022

**RM1,943m**



PE ratio (ttm)

**8.7x**



12-month Trailing EV/EBITDA

**6.0x**



Dividend Yield (FY2021)

**5.2%**



Fadzli Suhaimi

E: [mohdfadzli@mchb.com.my](mailto:mohdfadzli@mchb.com.my)

T: +606-7642-688

M: +6012-208-0090

Louis Tan

E: [louistan@mchb.com.my](mailto:louistan@mchb.com.my)

T: +606-7642-688

M: +6017-336-1595

Terence Loo

E: [terence@aquilas.com.my](mailto:terence@aquilas.com.my)

T: +603-2711-1391

M: +6012-629-5618

# THANK YOU



## Summary of Projects

Project	Acres	GDV (RM 'm)
<b>Bandar Sri Sendayan</b>		
Completed <sup>1</sup>	1,589.7	6,460.2
Ongoing <sup>2</sup>	810.3	2,189.9
Future <sup>3,4</sup>	828.2	3,296.5
<b>Total</b>	<b>3,228.2</b>	<b>11,946.6</b>
<b>Bandar Seri Impian</b>		
Completed	530.7	1,360.4
Ongoing	35.5	240.1
Future <sup>5</sup>	437.3	2,028.2
<b>Total</b>	<b>1,003.6</b>	<b>3,628.6</b>
<b>Other Projects</b>		
Completed	1,274.9	1,604.8
Ongoing <sup>6</sup>	2.2	325.5
Future	37.5	927.9
<b>Total</b>	<b>1,314.7</b>	<b>2,858.2</b>

### Notes:

1. Includes total GDV and net saleable acreage for STV1&2 (GDV: RM846.7m / 694.5ac), 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: RM30.0m / 20.0ac), Nusari Hijayu (GDV: RM12m / 8.1ac), Sub Centre @ STV 1A (GDV: RM63.3m / 39.7ac) and STV 3 (GDV: RM140.0m / 74.3ac), Nusari Bayu 2 (GDV: RM115.9m / 23.1 ac), Tiara Sendayan 8 (GDV: RM135.32 / 25.89 ac)
3. Includes GDV for land purchases at Labu (Bukit Eka Development, GDV:RM850.0m 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 Sendayan (GDV:RM1,300m / 216.0ac), Laman Sendayan 2,3 & 4 (GDV: RM418.8m / 125.6ac), Tiara Sendayan 10-14 (GDV: RM271.5m/90.11ac), Nusari Bayu 2 (GDV: RM95.7m/ 23.1ac)
4. Does not include potential GDV for Sendayan Icon Park (estimated more than RM6 billion), landbank acquisition of Tiara Sendayan Extension (30.1ac), Irama Sendayan (65.8ac), Sendayan Extension (151.0 ac) and the recent acquired agriculture lands (24.7 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 high-rise residences in Puchong (GDV: RM400m / 5.8ac), third phase of Residensi SIGC
8. Does not include landbank acquisition of Damansara Perdana Land (5.5ac)

## Ongoing Projects: Sendayan Developments (as at 31 December 2021)

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)
<b>Sub Centre @ Sendayan Tech Valley 1A</b>	Industrial Lot	39.7	13	100%	62.3	n/a		Ready for sale
<b>Sendayan Tech Valley 2</b>	Industrial Lot	417.9	83	87%	619.2	n/a		Ready for sale
<b>Hijayu (Residence) Phase 1 (Parcel 1)</b>	DST	15.3	183	96.2%	130.5	66.5	Jun 2020	May 2022
<b>Hijayu (Residence) Phase 1 (Parcel 2)</b>	DST	15.3	183	64.5%	133.6	79.1	Oct 2021	Sep 2023
<b>Sub Centre @ Nusari Bayu</b>	Comm lots	20.0	4	25%	30.00	n/a		Ready for sale
<b>Sub Centre @ Nusari Hijayu</b>	Comm lots	8.1	2	0%	12.00	n/a		Ready for sale
<b>Laman Sendayan 1</b>	SST	38.4	162	100%	39.8	36.7	Aug 2020	Jul 2022
	DST		144	100%	54.6		Aug 2020	Jul 2020
<b>Laman Sendayan 2</b>	SST	41.8	160	100%	48.4	73.2	Nov 2020	Oct 2022
	DST		220	100%	90.2		Nov 2020	Oct 2022



## Ongoing Projects: Sendayan Developments (as at 31 December 2021)

Project	Type	Site Area (Acres)	No. of Units	Take-up rate (units)	Est. GDV (RM' mil)	Unbilled Sales (RM' mil)	Commenced (Month/Year)	Expected Completion (Month/Year)
Laman Sendayan 3	DST	30.3	274	100%	123.0	89.3	Jul' 2021	Jun' 2023
Laman Sendayan 4	DST	29.4	266	100%	131.2	120.4	Sep' 2021	Aug' 2023
Nusari Bayu 2	DST	23.1	192	100%	115.9	92.4	Jan' 2021	Dec' 2022
Ara Sendayan Phase 2 (Precinct 2)	DSSD	13.1	46	100%	71.7	22.5	Mar' 2020	Feb' 2022
Tiara Sendayan 6	DST	21.2	246	100%	128.5	37.0	Apr' 2020	Mar' 2022
Tiara Sendayan 7	DST	37.9	278	100%	141.8	102.4	Oct' 2020	Sep' 2022
Tiara Sendayan 8	DST	25.9	254	98%	135.3	112.3	Feb' 2021	Jan' 2023
Tiara Sendayan 9	DST	8.6	90	99%	51.8	47.1	Aug' 2021	Jul' 2023
Tiara Sendayan 10	SST	24.4	280	97%	69.0	65.7	Oct' 2021	Sep' 2023
<b>Grand Total</b>		<b>810.3</b>	<b>3,080</b>	<b>96%</b>	<b>2,189.9</b>	<b>944.9</b>		

<sup>1</sup> Unbilled sales does not include completed projects of Metropark 2B (RM6.5m), Hijayu Aman P1 (RM11.6m) Hijayu Resort Home Phase 4 (RM0.6m), Hijayu Aman P2 (RM10.7m) Hijayu Resort Homes Phase 5 (RM24.8m), Ara Sendayan 1B (RM0.9m), Ara Sendayan Phases 4, 5, 6 & 7 (RM63.4m), Tiara 2, 3 & 4 (RM2.0m) and Tiara Biz (RM8.0m),

## Ongoing Projects: Bandar Seri Impian (as at 31 December 2021)

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)
<b>Impiana Bayu 3A</b>	DST	7.1	83	69.9%	50.4	9.8	Sept' 2019	Oct' 2021
<b>Impiana Bayu 3B2(Phase 1)</b>	DST	6.9	111	100%	50.0	28.3	Nov' 2019	Dec' 2021
<b>Impiana Bayu 3B2(Phase 2)</b>	DST	6.7	110	86.4%	54.7		Oct' 2020	Sept' 2022
<b>Impiana Damai 2A</b>	DST	14.8	124	54.0%	85.0	30.5	Dec' 2020	Nov' 2022
<b>Total</b>		<b>35.5</b>	<b>428</b>	<b>77%</b>	<b>240.1</b>	<b>68.5</b>		

<sup>1</sup> Unbilled sales does not include completed projects of Impiana Square 1 (RM9.2m)



## Ongoing Projects: Others (as at 31 December 2021)

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
<b>Lobak Commercial Centre Phase 2</b>	Comm Lots	1.2	2	100%	2.8	n/a	Ready for sale	
<b>Chambers KL (PWTC)</b>	Serv Apart	1.0	509	88.2%	316.4	88.2	Aug' 2018	Jul' 2022
	Comm lots		4	0%	6.3		Aug' 2018	Jul' 2022
<b>Total</b>		<b>2.2</b>	<b>515</b>	<b>88%</b>	<b>325.5</b>	<b>88.2</b>		

<sup>1</sup> Unbilled sales does not include completed projects of Residensi SIGC – Phase 1 (RM6.9m) and Residensi SIGC Phase 1B (RM4.1m)

## Future Projects: Sendayan Developments

Project	Type	Site Area (Acres)	No. of Units	Est GDV (RM' mil)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
<b>Sendayan Merchant Square 1</b>	Comm Lot	1.3	2	4.0	Ready for sale	
<b>Hijayu (Resort Villa) Phase 1, 2 &amp; 3</b>	DSB	15.6	46	110	Aug' 2022	Jul' 2024
<b>Hijayu (Residence) Phase 2</b>	DST	21.5	210	159.0	Oct' 2022	Sep' 2024
<b>Sendayan Merchant Square 2</b>	DSSO	40.0	244	365.6	TBC	TBC
	Comm Lot		4	67.8	TBC	TBC
<b>Sendayan Metropark 3</b>	DST	5.1	61	78.0	TBC	TBC
<b>STV Biz 1 &amp; 2</b>	Semi -D Factory	6.1	18	42.9	TBC	TBC
	Semi -D Factory		14	35.0	TBC	TBC
	Comm Lot		1	3.03	TBC	TBC
<b>Sendayan Icon Park</b>	Icon City	116.4	1	>6 billion	No planning	No planning



# Future Projects: Sendayan Developments

Project	Type	Site Area (Acres)	No. of Units	Est GDV (RM' mil)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
RMMK@TBS	SST	4.5	60	4.8	TBC	TBC
Sendayan Aman (RMMK)	SST	26.5	182	14.5	TBC	TBC
Laman Sendayan 5	Town House	19.6	250	27.5	Jan' 2022	Dec' 2023
Laman Sendayan 6	SST	4.5	20	11.3	Jan' 2022	Dec' 2023
Suriaman Biz	Comm Lot	1.6	2	4.8	Ready for sale	Ready for sale
Sendayan Metropark 2A	Comm Lot	0.8	1	2.4	TBC	TBC
Bayu Sutera 1(Precint 2B)			325	175.6	Jan' 2022	Dec' 2023
Bayu Sutera 2(Precint 2A)			255	131.7	Apr' 2022	Marc' 2024
Bayu Sutera 3(Precint 1B)			190	107.8	Jul' 2022	Jun' 2024
Bayu Sutera 5 (Precint 1A)	Residential	216.0	193	110.0	Jan' 2023	Dec' 2024
Bayu Sutera 4 (Precint 4A-1)			227	123.6	Oct' 2022	Sep' 2024
Bayu Sutera 6 (Precint 4A-2)			198	108.7	Jul' 2023	Jun' 2025
Bayu Sutera 7&8 (Precint 3 & 4B)			655	542.6	TBC	TBC
Tiara Sendayan 10	Town House	15.4	228	18.9	TBC	TBC
Tiara Sendayan 11	Town House	14.5	266	22.0	TBC	TBC
Tiara Sendayan 12	Town House	6.4	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)
Tiara Sendayan 13 (Phase 2)	SST	17.1	143	37.7	Jan' 2022	Dec' 2023
	DST		53	21.0	Jan' 2022	Dec' 2023
Tiara Sendayan 14	DST	16.4	159	75.0	July,22	June' 2024
Ara Sendayan (Phase 7)Precint 3A2(2)	DSB	1	1	2.0	TBC	TBC
Ara Sendayan (Phase 7)Precint 2B	DST	0.8	0	0	TBC	TBC
	DSB		2	5.0		
Ara Sendayan - Agriculture Lot	Agriculture Lot	15.6	8	22.1	Ready for sales	
Bukit Eka Project Phase 1	DST	44.3	348	160.1	TBC	TBC
Bukit Eka Project Phase 2	DST	48.1	365	167.9	TBC	TBC
Bukit Eka Project Phase 3A	DST	30.7	244	97.6	Jan' 2023	Dec' 2024
Bukit Eka Project Phase 3B	DST	25.8	135	54	Oct' 2022	Sep' 2024
	SST		52	13.0	Oct' 2022	Sep' 2024
Bukit Eka Project Phase 4	DST	32.3	262	115.2	TBC	TBC
Bukit Eka Project Phase 5	SST	24.3	229	57.3	Jan' 2023	Dec'2024
Bukit Eka Project Phase 6	SST	26.0	272	21.8	TBC	TBC
Eka Biz	Double-storey shop houses/Gerai	5.6	26	17.5	TBC	TBC
Casa Sendayan	SST/DST	24.7	192	148.0	Jan' 2023	Dec. 2025
	Double-storey shop houses/Gerai		60		Jan' 2023	Dec. 2025
<b>Grand Total</b>		<b>828.2</b>	<b>6,324</b>	<b>3,296.5</b>		



# 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)
<b>Impiana Avenue Point</b>	DSSO	4.4	60	19.2	TBC	TBC
	DSB		18	33.4	TBC	TBC
<b>Impiana Height (Phase 2&amp;3)</b>	DSSD	9.1	6	7.5	TBC	TBC
	SSB		14	14.0	TBC	TBC
	SSSD		8	6.0	TBC	TBC
	DST		0	0.0	TBC	TBC
<b>Impiana Bayu 2 (Phase 5)</b>	Comm lots	2.3	1	2.5	Ready for sale	Ready for sale
	DSSD		158	134	TBC	TBC
<b>Impiana Alam</b>	DSSO	29.9	30	20.0	TBC	TBC
	DSSO		43	17.2	TBC	TBC
<b>Impiana Biz</b>	Gerai	3.6	1	0.1	TBC	TBC
	DSSO		283	340.5	TBC	TBC
<b>Impiana Square (Phase 2 to 5)</b>	Comm lots	46.8	1	40.2	Ready for sale	Ready for sale

## Future Projects: Bandar Seri Impian (cont'd)

Project	Type	Site Area (Acres)	No. of Units	Est. GDV (RM'mil)	Expected Commencement (Month/Year)	Expected Completion (Month/Year)
Impiana Damai 2B	DST	13.0	154	100	TBC	TBC
Impiana Bayu 3B 1	DST	18.8	195	93.6	Sept'2022	August' 2025
BSI 2	DST	309.5	2500	1200	TBC	TBC
	<b>Total</b>	<b>437.3</b>	<b>3,472</b>	<b>2,028.2</b>		

## Future Projects: Others

Project	Type	Site Area (acres)	No. of Units	Est. GDV (RM'mil)	Expected Commencement	Expected Completion
Cove Bay - PD	DSSD	4.6	26	46	TBC	TBC
	DSB		2	4	TBC	TBC
Taman Anggerik Tenggara	DST	18.4	240	77.9	TBC	TBC
Residensi SIGC	DSB	3.5	14	25	TBC	TBC
Puchong Land	SA	5.8	1	400	TBC	TBC
Cheras Land	SA	5.2	1	375	Nov' 2022	Oct' 2026
<b>Total</b>		<b>37.5</b>	<b>284</b>	<b>927.9</b>		



## 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)
Hijayu (Residence) Phase 1 (Parcel 2)	DST	15.3	183	64.48%	133.6		Oct' 2021	Sep' 2023
Tiara Sendayan 10 (P13-Phase 1)	SST	24.4	280	97%	69.0	65.7	Oct' 2021	Sep' 2023
	<b>TOTAL</b>	<b>39.7</b>	<b>463</b>	<b>84%</b>	<b>202.6</b>	<b>65.7</b>		

# Unsold Completed Stocks

Project	Type	Total Units Launched	GDV	Units Unsold	Unsold Value	Completion
			(RM Million)		(RM Million)	(Month/Year)
Sendayan MetroPark	Comm Lot	18	47.07	2	2.32	Dec' 2010
Hijayu 3 (Phase 1,2,3&4)	DST	394	283.26	4	3.93	June' 2018
Suriaman 2	BSS Development	253	186.49	1	0.97	Feb' 2019
Hijayu Aman P2	DST	109	74.29	1	0.62	August' 2021
Impiana Square (Phase 1)	DSSO	113	106.95	35	31.05	August' 2020
Ara Sendayan (Phase 4)Precint 2A	DST	244	191.20	6	4.72	Oct' 2020&March'2021
Lobak Commercial Centre Phase 1	DSSO	12	16.14	1	2.44	Oct' 2014
Tiara Biz 2	DSSO	26	23.70	2	1.64	Dec' 2020
<b>Total</b>		<b>1169</b>	<b>929.1</b>	<b>52</b>	<b>47.69</b>	