



FY2022 Results Presentation

May 2022

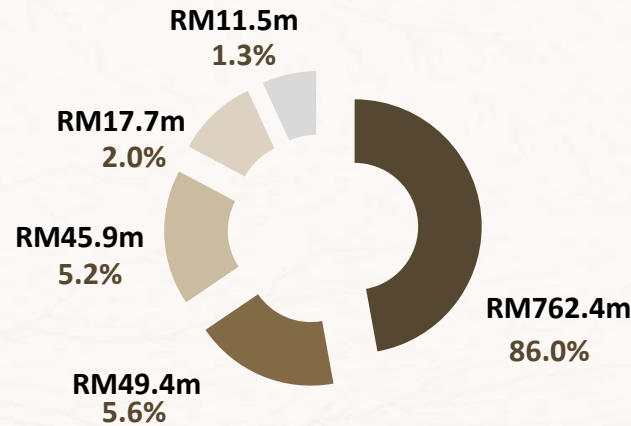
FY22 Financial Highlights



Revenue
RM886.8m
 YoY Growth ↓ 21.4%

Profit Before Tax
RM270.7m
 YoY Growth ↓ 20.6%

Net Profit Attributable to Equity Holders
RM205.0m
 YoY Growth ↓ 21.8%



Revenue by Segments (RM)

- Negeri Sembilan developments ↓ -22.1% YoY
- Klang Valley developments ↑ +10.4% YoY
- Johor developments ↓ -38.7% YoY
- Hospitality ↑ +8.5% YoY
- Education ↓ -6.4% YoY



Revenue by Type (RM)



FY22
 Dividend Per Share
12.5 sen



Total Dividend
 Pay-out
RM104.3m
 52.0% of FY22 PAT



Net
 Gearing Ratio:
0.05x



New Property Sales

RM1.3 bil



Average Take-up Rate (units)

89.7%



Unbilled Sales

RM1.3 bil



Total Landbank:

2,222.3 acres

Total GDV:

RM15.2 bil

Projects Launched

FY2022 RM917.8m	NS Dev	RM917.8m
	Johor Dev	-
	Others	-

Ongoing Projects

FY2022 RM2,732.8m	NS Dev	RM2,268.5m
	Johor Dev	RM139.7m
	Others	RM325.5m

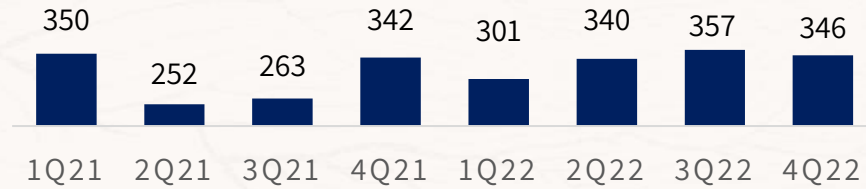
Projects Completed

FY2022 RM1,003.5m	NS Dev	RM903.2m
	Johor Dev	RM100.3
	Others	RM0

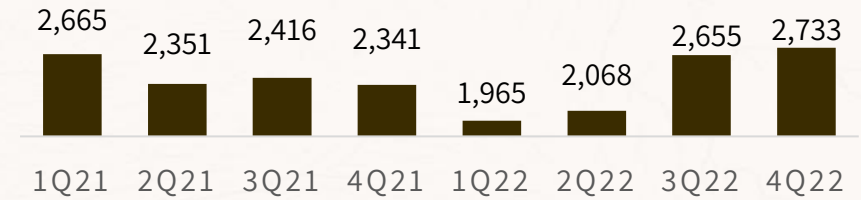
FY22 Performance Snapshot



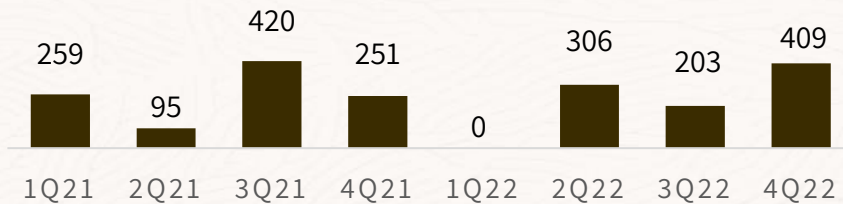
Total Value of Properties Sold
FY2022: RM1,344.4m
 FY2021: RM1,207.5m



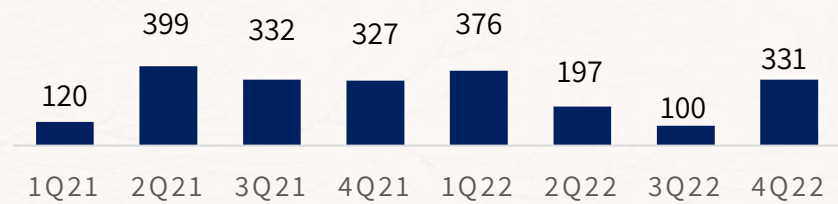
Ongoing GDV (under construction)
RM2,733.8m as at 31.3.22
 (RM2,340.6m as at 31.3.21)



Projects Launched
FY2022: RM917.8m
 FY2021: RM1,024.4m



Projects Completed
FY2022: RM1,003.5m
 FY2021: RM1,202.8m



Unbilled Sales
RM1,295.1m as at 31.3.22
 (RM1,270.1m as at 31.12.21)

Average Take-up (units) (excl. STV)
89.7%
 As at 31.3.22

Bandar Sri Sendayan @ Sendayan Developments

Residential and Commercial Properties



Updates:

- New sales of RM1,195.6m in FY22 (FY21: RM884.8m)
- Average take-up rate of 88.0% for ongoing projects
- Unbilled sales stood at RM1,097.2m as at 31 March 2022

RM'mil	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22
Start-Quarter GDV	1,755.1	1,893.9	1,762.6	1,710.9	1,635.2	1,258.9	1,367.7	1,570.6
Less Completed Projects	119.9	226.0	332.1	326.9	375.9	197.2	-	330.8
Add New Launches	258.5	94.7	280.4	251.2	-	306.0	202.6	409.3
Add GDV Adjustment	0.2	-	-	-	-0.4	-	0.3	0.2
End-Quarter GDV	1,893.9	1,762.6	1,710.9	1,635.2	1,258.9	1,367.7	1,570.6	1,649.3
New Sales	279.2	193.1	196.5	272.7	246.2	321.0	325.7	302.8
Total Take-up GDV	1,399.7	1,360.8	1,256.4	1,295.1	1,126.7	1,195.7	1,474.7	1,451.6
Take-up Rate	73.9%	77.2%	73.4%	79.2%	89.5%	87.4%	93.9%	88.0%
Unbilled Sales (including completed projects)	831.0	770.1	683.9	745.3	775.5	906.0	1,073.6	1,097.2

4Q22 Launches

Project Name	Type	Units	GDV (RM'mil)
Laman Sendayan 5	SST	20	12.6
Bayu Sutera 1 (Precinct 2B)	DST	325	194.3
Bayu Sutera 1 (Precinct 2A)	DST	255	143.6
Tiara Sendayan 11	SST & DST	196	58.7



Sendayan Tech Valley @ Bandar Sri Sendayan

Industrial Properties



Updates:

- New sales of RM58.3m in FY22 (FY21: RM91.5m)
- Unbilled sales of RM49.3m
- 14.5 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	98.8%	619.2	Ready for Sale
Sendayan Tech Valley 3	103.0	100.0%	135.1	Fully Sold
Total	741.9	99.4%	981.8	



Total GDV (STV1,2,3):

RM981.8m



Net Saleable Land (STV1,2,3)

741.9 acres



Bandar Seri Impian

Residential and Commercial Properties

Updates:

- New sales of RM57.5m in FY22 (FY21: RM94.7m)
- Average take-up rate of 59.8% for four ongoing projects
- Unbilled sales stood at RM63.2m as at 31 March 2022

RM'mil	1Q21	2Q21	3Q21	4Q21	1Q22	2Q22	3Q22	4Q22
Start-Quarter GDV	210.5	210.5	100.3	239.9	239.9	240.1	240.1	139.7
Less Completed Projects	-	110.2	-	-	-	-	100.3	-
Add New Launches	-	-	139.6	-	-	-	-	-
Add GDV Adjustment	-	-	-	-	0.2	-	-	-
End-Quarter GDV	210.5	100.3	239.9	239.9	240.1	240.1	139.7	139.7
New Sales	15	12.2	35.8	31.8	23.6	11.6	27.6	-5.3
Total take-up	106.1	55.8	92.1	123.5	142	147	88.5	83.6
Take-up Rate	50.4%	55.6%	38.4%	51.5%	59.1%	61.2%	63.4%	59.8%
Unbilled Sales (including completed projects)	47.9	35.6	53	65.6	74.3	75.9	77.8	63.2



Chambers KL

High-Rise Residential and Commercial Apartment

Updates:

- Current take-up rate of 87.3%
- Unbilled sales stood at RM79.1m as at 31 March 2022

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 delayed to July 2022
- Retention walls and all inground works has been completed

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



M333 St Kilda

12-Storey Mixed Development



Updates:

- Exclusive launch preview in Singapore, Malaysia, Hong Kong and Melbourne beginning May 2022
- Official launch in second half of 2022
- Construction of sales gallery is completed

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)
M333 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
- Structural works for both towers have been completed; 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

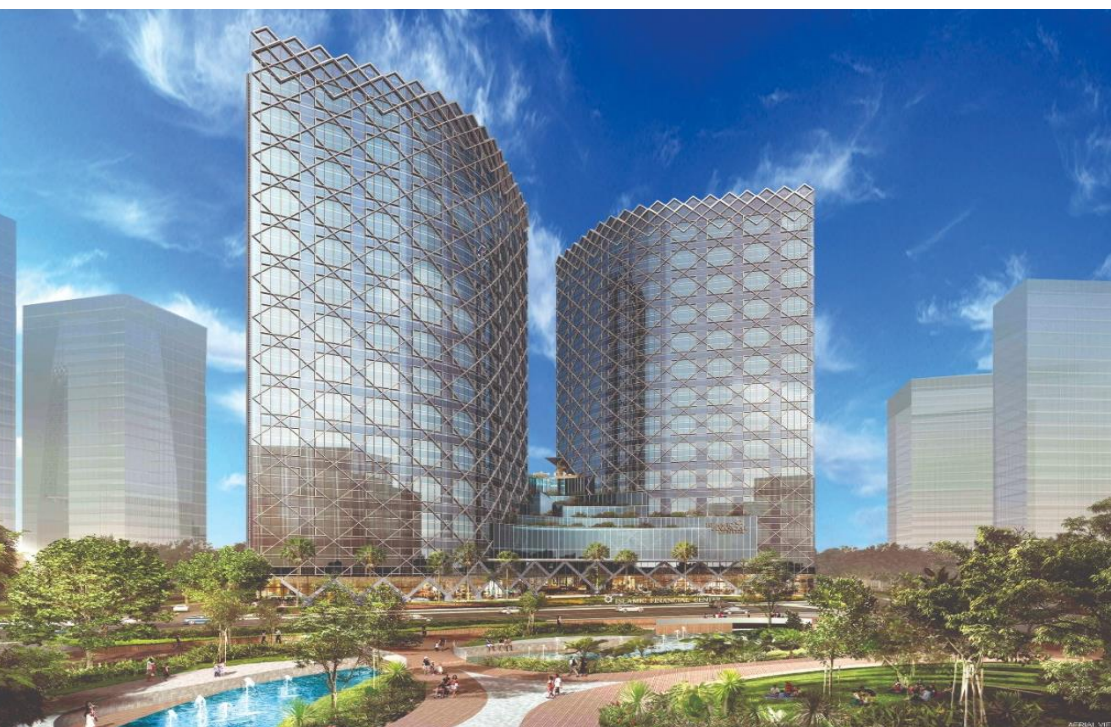
Type

GDV (USD'mil)

Menara
Syariah

Mixed Development

250 (RM1.0bil)



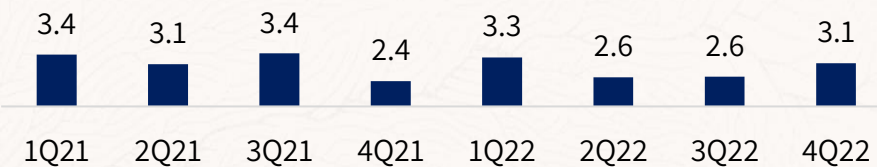


Matrix Global Schools

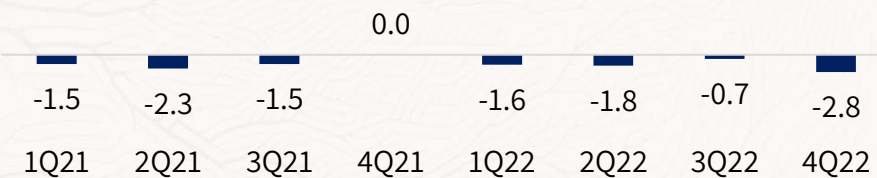
Updates:

- 611 students enrolled as at 31 March 2022:
 - **Matrix International School:** 190 Students
 - **Matrix Private School:** 334 students
 - **Matrix Preschool:** 87 students
- Revenue for FY22 dropped by 6.4% to RM11.5 million
- Loss before interest and tax for FY22 decreased to RM6.8 mil (FY21: LBIT of RM5.2 mil),
- 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

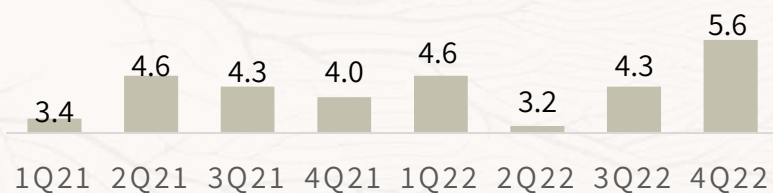
- Recognized as a premier lifestyle and entertainment venue in Seremban
- Event/banquet hall bookings gradually recovering
- Revenue generated from continued membership subscription and events



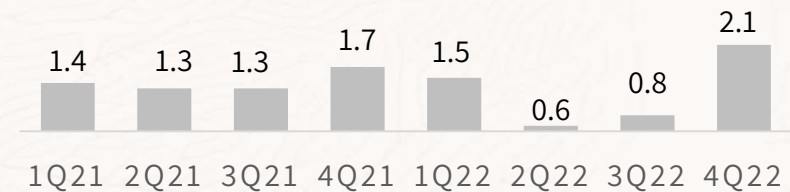
d'Sora Boutique Business Hotel

- 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 65.0% in 4Q22

Revenue from Hospitality (RM'mil)



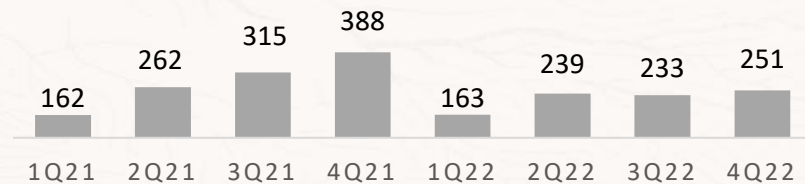
EBIT from Hospitality (RM'mil)



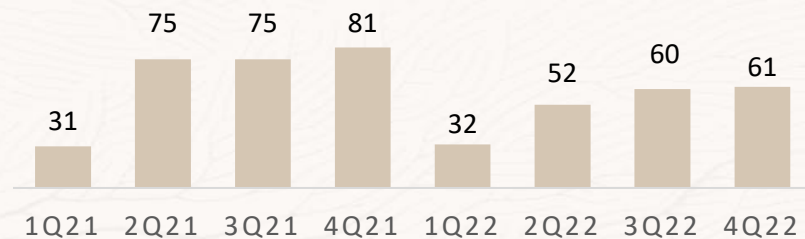
Highlights:

- 4Q22 revenue decreased 35.4% to RM250.8 mil and net profit declined 22.2% to RM61.1 mil, as performance was impacted by the restricted access to construction labour supply prior to the recent reopening of the national borders
- Recorded improved gross margin of 66.0% during the quarter, compared to 53.0% in the previous year, attributed to favourable product mix from residential and industrial projects
- 4Q22 net profit reduced 22.2% to RM61.1 mil in line with lower revenue; however net profit margin improved to 24.4% as compared to 20.2% in the previous year

Quarterly Revenue (RM'mil)



Quarterly Net Profit (RM'mil)

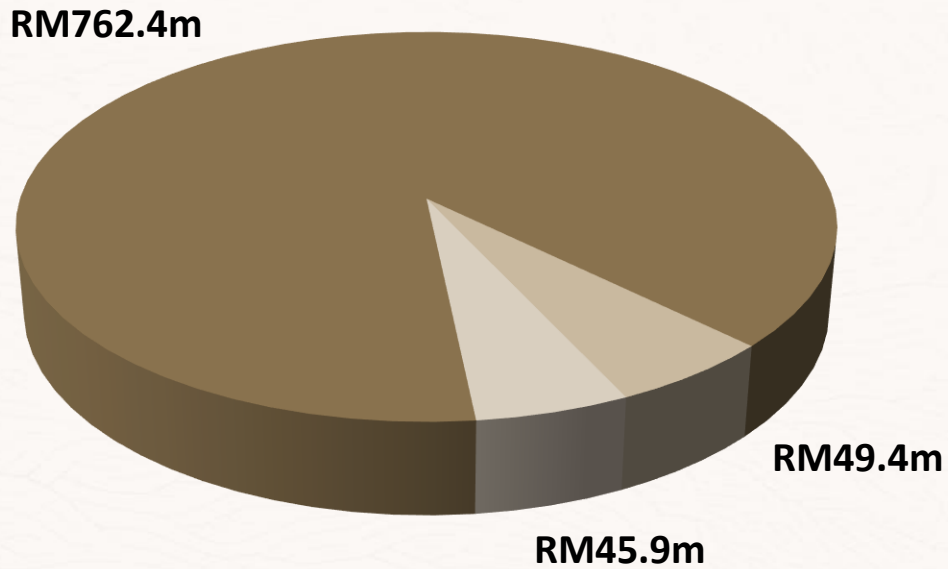


4Q22 to 31.3.22	4Q21 to 31.3.21	Change	RM 'mil	FY22 to 31.3.22	FY21 to 31.3.21	Change
250.8	388.2	(35.4%)	Revenue	886.8	1,127.6	(21.4%)
165.4	205.7	(19.6%)	Gross Profit	496.1	565.2	(12.2%)
66.0%	53.0%	13.0 pt	<i>Gross Profit margin</i>	55.9%	50.1%	5.8 pt
89.3	123.2	(27.5%)	EBITDA	292.7	374.2	(21.8%)
34.3%	30.7%	3.6 pt	<i>EBITDA margin</i>	33.0%	33.2%	(0.2 pt)
75.1	95.2	(21.2%)	PBT	270.7	340.8	(20.6%)
29.9%	24.5%	5.4 pt	<i>PBT margin</i>	30.5%	30.2%	0.3 pt
61.1	78.5	(22.2%)	PATMI	205.0	262.2	(21.8%)
24.4%	20.2%	4.1 pt	<i>Net margin</i>	23.1%	23.3%	(0.1 pt)
7.3	9.4	(22.2%)	Basic EPS (sen)	24.6	31.4	(21.7%)

Revenue Segmentation (by project)



FY22
Development Revenue:
RM857.6 million



BSS&Others	88.9%	↓	-22.1% yoy
Chambers KL	5.8%	↑	+10.4% yoy
BSI	5.3%	↓	-38.7% yoy

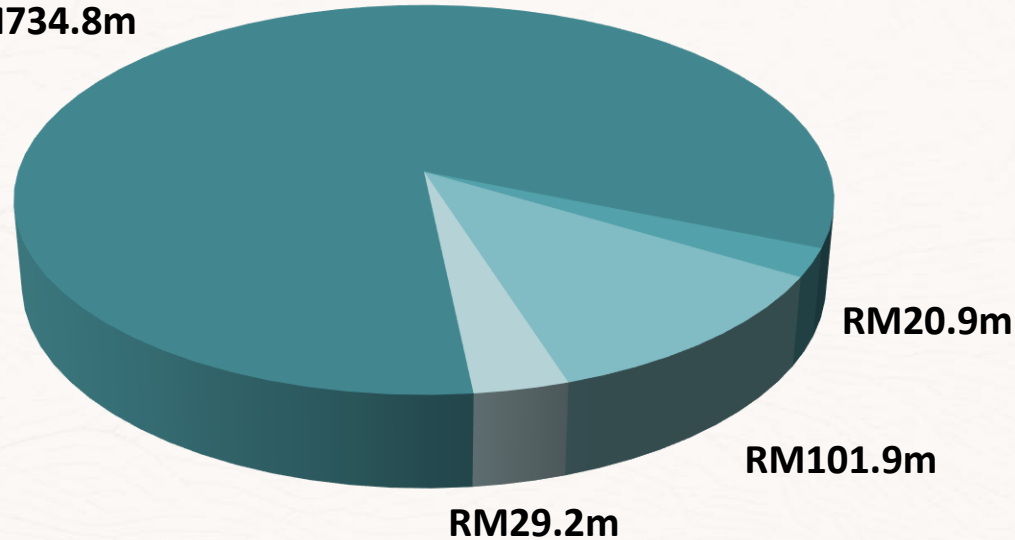
Location	1Q FY21		2Q FY21		3Q FY21		4Q FY21		1Q FY22		2Q FY22		3Q FY22		4Q FY22		
	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%	
NS	BSS & Others	151.9	97.8%	205.1	80.7%	245.9	79.9%	375.7	98.6%	130.4	83.8%	213.0	91.1%	203.7	90.1%	215.3	88.9%
	Johor	BSI	3.1	2.0%	36.2	14.3%	21.7	7.1%	13.8	3.6%	8.0	5.2%	10.1	4.3%	9.5	4.2%	18.13
Others	Chambers KL	0.3	0%	12.9	5.1%	40.1	13.0%	-8.6	-2.3%	17.1	11.0%	10.6	4.5%	13.0	5.7%	8.68	3.6%
Total		155.3	100%	254.3	100%	307.7	100%	380.9	100%	155.6	100%	233.7	100%	226.2	100%	242.1	100%

Revenue Segmentation (by type)



Group Revenue:
RM886.8million

RM734.8m



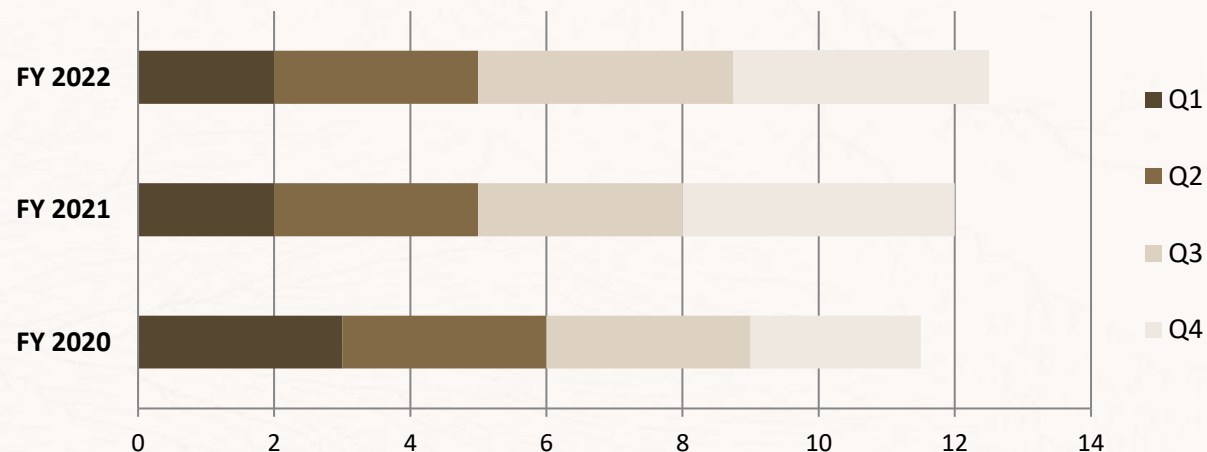
Type	Percentage	Change	YoY Change
Residential	82.8%	↓	-22.9% yoy
Commercial	2.4%	↓	-49.0% yoy
Industrial	11.5%	↓	-2.1% yoy
Investment	3.3%	↑	+2.1% yoy

Type	1Q FY21		2Q FY21		3Q FY21		4Q FY21		1Q FY22		2Q FY22		3Q FY22		4Q FY22	
	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%	RM 'm	%
Residential	139.5	86.1%	218.3	83.3%	255.3	80.9%	340	87.6%	146.3	89.5%	195.9	81.8%	219.6	94.2%	173.1	69.0%
Commercial	2.8	1.7%	9.3	3.6%	21.3	7.6%	7.6	2.0%	6.2	3.8%	7.2	3.0%	4.1	1.8%	3.5	1.4%
Industrial	13	8.0%	26.7	10.2%	31.1	9.9%	33.3	8.6%	3.2	1.9%	30.6	12.8%	2.5	1.1%	65.6	26.2%
Investment	6.7	4.2%	7.8	3.0%	7.7	2.4%	7.4	1.9%	7.8	4.8%	5.8	2.4%	6.9	3.0%	8.7	3.4%
Total	162	100%	262	100%	315.4	100%	388.3	100%	163.4	100%	239.5	100%	233.1	100%	250.8	100%

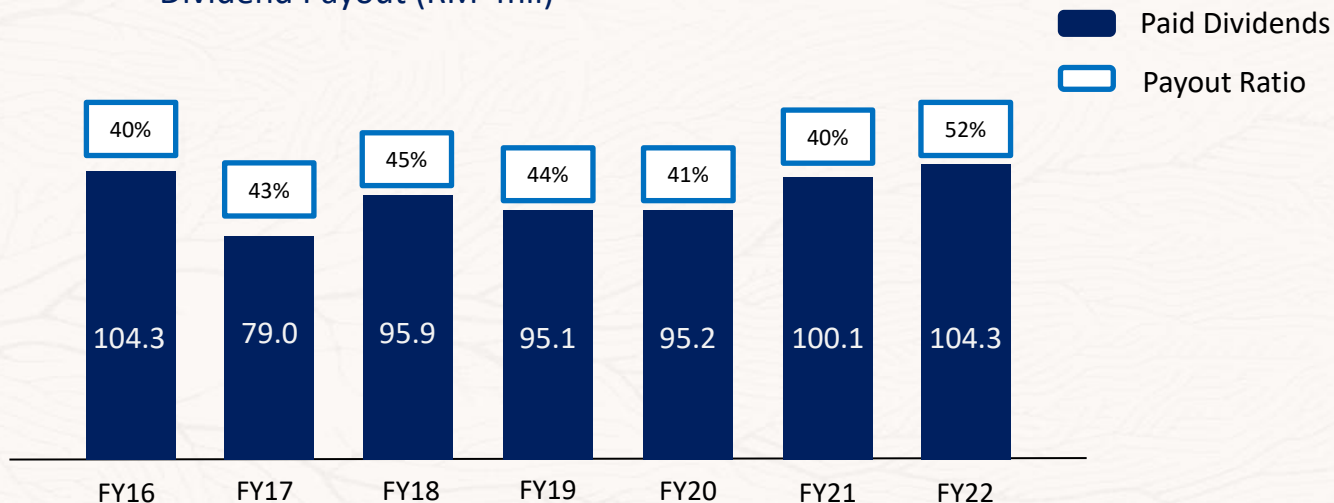


**Consistent quarterly
payout
since 2013**

Dividend Pay Out per Share (sen)



Dividend Payout (RM 'mil)



**52.0%
payout
of FY22
profit after tax**

Immediate Pipeline Launches (Bandar Sri Sendayan)

Projects	No. of Units/Type	FY2022 GDV (RM 'm)				FY2023 GDV (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	20 unit 1-storey terrace shop				12.6				
Laman Sendayan 5 (Precint 3)	20 unit 1-storey terrace shop						27.5		
Bayu Sutera 1 (Precint 2B)	325 unit residential houses				194.3				
Bayu Sutera 2 (Precint 2A)	255 unit residential houses				143.6				
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	



Total targeted launches in FY2023:

RM1,551.3m

- Launched
- To be launched

Immediate Pipeline Launches (Bandar Sri Sendayan)

Projects	No. of Units/Type	FY2022 GDV (RM 'm)				FY2023 GDV (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					75.0			
Bukit Eka (Precinct 3A)	244 unit 2-storey terrace houses								97.6
Bukit Eka (Precinct 3B)	135 unit 2-storey & 52 unit 1-storey terrace houses							67.0	
Bukit Eka (Precinct 5)	229 unit 1-storey terrace house							57.3	
Casa Sendayan	192 unit 2-storey & 60 unit 2-storey shop house/ Gerai								148.0
	Total		917.8				1,082.7		



Total targeted launches in FY2023:

RM1,551.3m

- 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
<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		0.0				468.6			



Total targeted launches in FY2023:

RM1,551.3m

- Launched
- To be launched



Share Price @ 25 May 2022

RM2.43



Number of Shares ('m)

834.2



Market Cap @
25 May 2022

RM2,027m



PE ratio (FY2022)

9.9x



EV/EBITDA (FY2022)

7.2x



Dividend Yield (FY2022)

5.1%



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THANK YOU

Summary of Projects

Project	Acres	GDV (RM 'm)
Bandar Sri Sendayan		
Completed ¹	1,639.2	6,791.9
Ongoing ²	839.8	2,268.5
Future ^{3,4}	883.9	3,526.2
Total	3,362.9	12,586.6
Bandar Seri Impian		
Completed	544.7	1,460.7
Ongoing	21.5	139.7
Future ⁵	437.3	2,028.2
Total	1,003.6	3,628.6
Other Projects		
Completed	1,274.9	1,604.8
Ongoing ⁶	2.2	325.5
Future ^{7,8}	37.2	927.9
Total	1,314.7	2,858.2

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: RM30.0m / 20.0ac), Nusari Hijayu (GDV: RM12m / 8.1ac), Sub Centre @ STV 1A (GDV: RM63.3m / 39.7ac) and STV 2 & Biz Park (GDV: RM619.2m / 417.9ac), 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: RM992.7m / 158.5ac), Tiara Sendayan 10-14 (GDV: RM125.8m/52.6ac), Eka Height project 1 & 2 (GDV: RM1.3b / 371.8ac)
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)
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 March 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 Lot	20.0	4	25%	30.0	n/a	Ready for Sale	
Sub Centre @ Nusari Hijayu	Comm Lot	8.1	2	0%	12.0	n/a	Ready for Sale	
Sub Centre @ STV 1A	Ind Lot	39.7	13	100%	63.3	n/a	Ready for Sale	
Sendayan Tech Valley 2	Ind Lot	417.9	83	99%	619.2	40.5	Ready for Sale	
Nusari Bayu 2	DST	23.1	192	100%	115.9	75.36	Jan-21	Dec-22
Hijayu (Residence) Phase 1 (Parcel 2)	DST	15.3	183	67%	133.6	85.14	Oct-21	Sep-23
Laman Sendayan 1	SST	38.4	162	100%	40.1	25.21	Aug-20	Jul-22
	DST		144	100%	54.6			
Laman Sendayan 2	SST	41.8	160	100%	48.4	55.48	Nov-20	Oct-22
	DST		220	100%	90.2			
Laman Sendayan 3	DST	30.3	274	100%	123.0	65.32	Jul-21	Jun-23
Laman Sendayan 4	DST	29.4	266	100%	131.2	107.51	Sep-21	Aug-23
Laman Sendayan 5	SSTS	4.5	20	80%	12.6	8.67	Jan-22	Dec-23
Tiara Sendayan 7 (Precinct 6)	DST	37.9	278	100%	141.8	94.28	Oct-20	Sep-22
Tiara Sendayan 8 (Precinct 7)	DST	25.9	254	100%	135.3	112.12	Feb-21	Jan-23
Tiara Sendayan 9	DST	8.6	90	100%	51.7	44.39	Aug-21	Jul-23
Tiara Sendayan 10	SST	24.4	280	99%	69.0	62.29	Oct-21	Sep-23
Tiara Sendayan 11	SST	17.1	143	100%	37.7	56.14	Jan-22	Dec-23
	DST		53	100%	21.0			
Bayu Sutera 1 (Precinct 2B)	DST	34.9	325	95%	194.3	154.18	Jan-22	Dec-23
Bayu Sutera 1 (Precinct 2A)	DST	22.6	255	29%	143.6	39.3	Mar-22	Feb-24
Total		839.79	3,401.0	91.4%	2,268.5	1,025.81		

¹ Unbilled sales does not include completed projects of Metropark 2B (RM4.9m), Hijayu Aman P1 & P2 (RM15.6m) Hijayu Resort Homes Phase 5 (RM12.9m), Hijayu Residences Phase 1 (Parcel 1) [RM24.3m], Ara Sendayan Phases 4, 5, 6, 7 & Precinct 2 (RM44.7m), Tiara 2, 3, 4 & 6 (RM3.9m) and Tiara Biz (RM5.5m)

Ongoing Projects: Bandar Seri Impian (as at 31 March 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 2)	DST	6.7	110	85%	54.7	23.6	Oct-20	Sep-22
Impiana Damai 2A	DST	14.8	124	48%	85.0	21.0	Dec-20	Nov-22
Total		21.5	224	74.3%	139.7	44.6		

¹ Unbilled sales does not include completed projects of Impiana Square 1 (RM13.7m), Impiana Bayu 3A (RM4.9m)

Ongoing Projects: Others (as at 31 March 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	87%	316.4	79.1	Aug-18	Jul-22
	Comm lots		4	0%	6.3		Aug-18	Jul-22
Total		2.2	515	87.4%	325.5	79.1		

¹ Unbilled sales does not include completed projects of Residensi SIGC – Phase 1 (RM4.5m) and Residensi SIGC Phase 1B (RM2.0m)

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	21.5	210	159.0	Oct-22 & Oct-23	Sep-24 & Sep-25
Sendayan Merchant Square 2	DSSO	40.0	244	365.6	tba	tba
	Comm Lot		4	67.8		
Sendayan Metropark 3	DSSO	5.1	61	78.0	tba	tba
STV Biz 1 & 2	Semi -D Factory	6.1	18	42.9	tba	tba
	Semi -D Factory		14	35.0	tba	tba
	Comm Lot		1	3.0	tba	tba
Sendayan Icon Park	Icon City	116.4	1	Estimated more than RM6b	tba	tba
RMMK @ TBS	SST	4.5	60	4.8	tba	tba
Sendayan Aman (RMMK)	SST	26.5	182	14.5	tba	tba
Laman Sendayan 5 (Precint 3)	Town House	19.6	250	27.5	Jul-22	Jun-24
Suriaman Biz	Comm Lot	1.6	2	4.8	Ready for sale	
Sendayan Metropark 2A	Comm Lot	0.8	1	2.4	tba	tba
Bayu Sutera 3 (Precint 1B)	Residential	158.5	190	107.8	Apr-22	Mar-24
Bayu Sutera 5 (Precint 1A)			193	110.0	Oct-22	Sep-24
Bayu Sutera 4 (Precint 4A-1)			227	123.6	Jul-22	Jun-24
Bayu Sutera 6 (Precint 4A-2)			198	108.7	Jul-23	Jun-25
Bayu Sutera 7 (Precint 3 & 4B)			655	542.6	tba	tba
Tiara Sendayan 10	TH	15.4	228	18.9	tba	tba
Tiara Sendayan 11		14.5	266	22.0		
Tiara Sendayan 12		6.4	120	9.9		
Tiara Sendayan 14	DST	16.4	159	75.0	Jul-22	Jun-24

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) Precint 3A2(2)	DSB	1.0	1	2.0	tba	tba
Ara Sendayan (Phase 7) Precint 2B	DSSD	0.8	2	5.0	tba	tba
	DSB					
Ara Sendayan - Agriculture Lot	Agriculture	15.6	8	22.1	Ready for sales	
Bukit Eka (Precint 1)	DST	44.3	348	160.1	tba	tba
Bukit Eka (Precint 2)	DST	48.1	365	167.9	tba	tba
Bukit Eka (Precint 3A)	DST	30.7	244	97.6	Jan-23	Dec-24
Bukit Eka (Precint 3B)	DST	25.8	135	54.0	Oct-22	Sep-24
	SST		52	13.0		
Bukit Eka (Precint 4)	DST	32.3	262	115.2	tba	tba
Bukit Eka (Precint 5)	SST	24.5	229	57.3	Jan-23	Dec-24
Bukit Eka (Precint 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	1,100	607.0	tba	tba
Casa Sendayan	S/DST	24.7	192	148.0	Jan-23	Dec-24
	DSSH		60			
Total		883.9	6,628.0	3,526.2*		

*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		437.3	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
Cheras high-rise residential development	SA	5.2	1	375.0	Nov-22	Oct-26
Total		37.2	284	927.9		

FY2022 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	67%	133.6	85.1	Oct-21	Sep-23
Laman Sendayan 3	DST	30.3	274	100%	123.0	65.3	Jul-21	Jun-23
Laman Sendayan 4	DST	29.4	266	100%	131.2	107.5	Sep-21	Aug-23
Laman Sendayan 5 (Laman Biz)	SST	4.5	20	80%	12.6	8.7	Jan-22	Dec-23
Tiara Sendayan 9	DST	8.6	90	100%	51.7	44.4	Aug-21	Jul-23
Tiara Sendayan 10	SST	24.4	280	99%	69.0	62.3	Oct-21	Sep-23
Tiara Sendayan 11	SST	17.07	143	100%	37.7	56.1	Jan-22	Dec-23
	DST		53	100%	21.0			
Bayu Sutera 1 (Precinct 2B)	DST	34.9	325	95%	194.3	154.2	Jan-22	Dec-23
Bayu Sutera 1 (Precinct 2A)	DST	22.6	255	29%	143.6	39.3	Mar-22	Feb-24
TOTAL		187.1	1,889.0	85.9%	917.8	622.9		

Unsold Completed Stocks

Project	Type	Total Units Launched	GDV (RM Million)	Units Unsold	Unsold Value (RM Million)	Completion (Month/Year)
Taman Gadong Jaya – Phase 4	DSSH	29	16	13	0.5	Sep-03
Sendayan MetroPark	CL	18	16	2	2.3	Dec-10
Nusari Aman 2A	SSS	1	0	1	1.0	Dec-11
Suriaman 2 (FNA Suriaman 2C)	DSSO	253	252	1	1.0	Feb-19
Impiana Square (Phase 1)	DSSO	113	78	35	28.5	Aug-20
Impiana Bayu 3A	DST	83	50.4	54	19.8	Oct-21
Tiara Biz 2	DSSH	26	24	2	1.6	Dec-20
Hijayu (Resort Homes) Phase 5(SL)	DST	175	174	1	0.8	Mar-21
Hijayu Aman P1	DST	251	248	3	1.8	Apr-21
Hijayu Aman P2	DST	109	104	5	3.1	Aug-21
Hijayu (Residence) Phase 1 (Parcel 1)	DST	183	171	12	8.4	Mar-22
Total		1,158.0	1,083.0	75.0		