

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

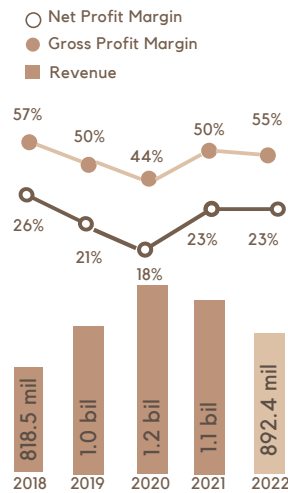
Education HealthCare

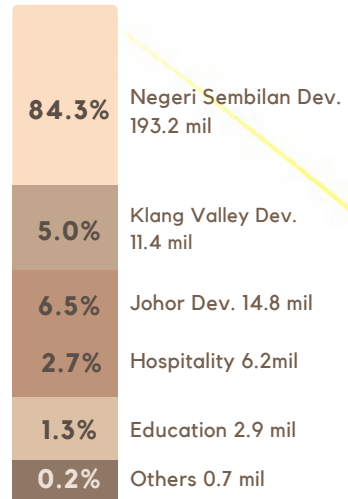
Our Developments

	Bandar Sri Sendayan	Bandar Seri Impian	Chambers KL	M333 St. Kilda	Menara Syariah
Region	Negeri Sembilan	Johor Bahru	Kuala Lumpur	Melbourne	Jakarta
Total GDV	2,561.7 mil	RM189.7 mil	RM322.7 mil	AUD80mil	RM1 bil
Acres area	875.8 acres	28.4 acres	1.0 acres	0.6 acres	1.4 hectares
Dev.Type	Township	Township	Service Apartment	Mixed Dev.	Commercial

1Q23 Financial Highlights

1Q23 to 30.6.22	1Q22 to 30.6.21	Change	RM 'mil	FY22 to 31.3.22	FY21 to 31.3.21	Change
229.3	163.4	40.3%	Revenue	892.4	1,127.6	(20.9%)
109.3	80.5	35.7%	Gross Profit	490.4	565.2	(12.5%)
47.7%	49.3%	1.6 pt	Gross margin	55.0%	50.1%	4.8 pt
66.6	46.1	44.5%	EBITDA	291.9	383.4	(23.9%)
29.1%	28.2%	0.9 pt	EBITDA margin	32.7%	34.0%	(1.3) pt
47.0	31.7	48.4%	PATMI	205.2	262.2	(21.7%)
20.5%	19.4%	1.1 pt	Net margin	23.0%	23.3%	(0.3) pt
5.6	3.8	47.6	Basic EPS (sen)	24.6	31.4	(21.7%)

Past 5 Years Performance

Revenue by Type (RM)

Revenue by Segments (RM)

Operational Highlights

	Projects Launched	Ongoing Projects	Projects Completed
FY2022	RM917.7 mil	RM2834.0 mil	RM903.2 mil
1Q23	RM317.2 mil	RM3076.8 mil	RM50.5 mil

1Q23 Key indicators

Investment Highlights

Price to Earnings Ratio (ttm)	Dividend Yield (FY2022)	1Q23 Dividend Payout Ratio	Market Cap @ 19 Aug 2023
8.7x	5.5%	54.2%	RM1.9 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