

ADDITIONAL INFORMATION

# ADDITIONAL INFORMATION

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2023

## UTILISATION OF PROCEEDS

There were no new proceeds raised during the financial year ended 31 March 2023.

## AUDIT AND NON-AUDIT FEES

The amount of audit and non-audit fees paid/payable to the external auditors or their affiliated companies by Matrix for the financial year ended 31 March 2023 as shown below:-

	The Group RM	The Company RM
Audit Fees	714,000	70,000
Non-Audit Fees *	202,000	23,000

\* Non-audit fees comprise taxation services and review of Statement on Risk Management and Internal Control.

## MATERIAL CONTRACTS INVOLVING DIRECTORS AND SUBSTANTIAL SHAREHOLDERS

Matrix and its subsidiary companies have not entered into any material contracts outside the ordinary course of business, involving Directors and substantial shareholders for the financial year ended 31 March 2023.

# LIST OF PROPERTIES

## PROPERTIES OWNED BY OUR GROUP

No.	Location	Tenure	Land (Acres)	Usage	Net book value as at 31 March 2023 (RM'000)	Date of acquisition
1.	Lot 12652-12654, Bandar Sri Sendayan, Seremban, Negeri Sembilan	Freehold / Perpetuity	26.1	School and clubhouse	175,506	5 July 2013

## DEVELOPMENT PROPERTIES

No.	Location	Tenure	Land (Acres)	Usage	Net book value as at 31 March 2023 (RM'000)	Date of acquisition
1.	Bandar Sri Sendayan	Freehold / Perpetuity			109,484	11 August 2011
(i)	Lot No. PT 10992-11011, 11016-11029, 13158-13190, 13229-13262, 13298-13337, 13378-13426, 13477-13503, 13941-14150 and 12667, Bandar Sri Sendayan, Seremban, Negeri Sembilan		48.7	On-going and/or future mixed residential and commercial development		
(ii)	Lot No. PT 7148-7194 and 7196-7209 Bandar Sri Sendayan, Seremban, Negeri Sembilan		4.9	Future commercial development		
(iii)	Lot No. PT 4895 and 12662-12663, Bandar Sri Sendayan, Seremban, Negeri Sembilan		18.4	On-going commercial development		
(iv)	Lot No. PT6140-6172, Bandar Sri Sendayan, Seremban, Negeri Sembilan		4.9	Future mixed commercial and industrial development		
(v)	Lot No. PT 11651, 11653 and 11663-11680, Bandar Sri Sendayan, Seremban, Negeri Sembilan		26.8	On-going industrial and commercial development		
(vi)	Lot No. PT 6868, Bandar Sri Sendayan, Seremban, Negeri Sembilan		116.0	Future commercial development		
(vii)	Lot No. PT 10717-10865, 12655-12658, 12660 and 12679, Bandar Sri Sendayan, Seremban, Negeri Sembilan		55.3	Future mixed commercial development		

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**LIST OF PROPERTIES**

No.	Location	Tenure	Land (Acres)	Usage	Net book value as at 31 March 2023 (RM'000)	Date of acquisition
2.	PT37936-39868, Mukim of Labu, Seremban, Negeri Sembilan	Freehold	237.0	Future mixed residential and commercial development	79,522	10 April 2014
3.	PT43234-43794, 44491 and 44492, Mukim of Labu, Seremban, Negeri Sembilan	Freehold	83.8	On-going mixed residential and commercial development	37,509	13 February 2015
4.	HS(D) 297055, PT8790, Mukim Pekan Kinrara, Daerah Petaling, Negeri Selangor	Leasehold	5.8	Future residential development	109,519	4 January 2016
5.	333 St Kilda Road, St Kilda 3182 Victoria Australia	Freehold	0.6	On-going commercial and residential development	68,136	7 December 2018
6.	Lot 2828-2831 and 2833 -2861, Mukim Jimah, Daerah Port Dickson, Negeri Sembilan	Freehold	202.8	On-going and /or Future residential development	127,108	Between 14 June 2017 and 14 February 2020
7.	H.S(D) 267031, PT48041, Mukim Sungai Buloh, Daerah Peraling Jaya, Negeri Selangor	Leasehold	5.6	Future residential development	59,584	28 February 2020
8.	PT45679-46321, 5357-5359, 5363-5365 and 26304, Mukim of Labu, Seremban, Negeri Sembilan	Freehold	126.9	On-going and/or Future mixed residential and commercial development	51,927	Between 13 August 2015 and 12 August 2020
9.	235 parcels of vacant agriculture land held under separate titles situated in Bandar Sri Sendayan, Negeri Sembilan	Freehold	479.8	Future mixed residential and commercial development	226,204	Between 21 December 2019 and 31 March 2023
10.	PT49737-50633 and Lot 5451, 5453-5455, 5457-5458 and 5460, Mukim of Labu, Seremban, Negeri Sembilan	Freehold	124.7	On-going and/or Future mixed residential and commercial development	61,577	Between 6 August 2019 and 31 March 2023
11.	Lot 15257 and 13245, Mukim of Labu, Seremban, Negeri Sembilan	Leasehold	134.9	Future mixed residential and commercial development	43,364	24 February 2020

# RECURRENT RELATED PARTY TRANSACTIONS

## (PURSUANT TO PARAGRAPH 10.09(2)(B) OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD)

In addition to Note 41 - Related Party Disclosures in the Audited Financial Statements for the financial year ended 31 March 2023, the disclosure of the breakdown of the aggregate value of RRPTs incurred during FY2023 are as below:-

No.	Related Parties	Relationship with MCHB Group	Type of RRPT	Based on Audited Account Actual Aggregate Value as at 31 March 2023 (RM)
1.	Y&Y Mix Sdn Bhd	<p>Datin Yong Chou Lian, who is a substantial shareholder of Y&amp;Y Mix Sdn Bhd, is a shareholder of the Company and the spouse of Dato' Seri Lee Tian Hock.</p> <p>Yong Moi Noi, who is a director of Y&amp;Y Mix Sdn Bhd, is the sister-in-law of Dato' Seri Lee Tian Hock.</p> <p>Yong Ghee Kiat, Yong Ing Kiat, Yong Ah Chek and Yong Hwah Kiat who are substantial shareholders of Y&amp;Y Mix Sdn Bhd, are the brothers-in-law to Dato' Seri Lee Tian Hock.</p>	Supply ready mix concrete to Matrix Excelcon Sdn Bhd and Matrix IBS Sdn Bhd	29,590,531
2.	Takrif Maksimum Sdn Bhd	<p>Dato' Seri Lee Tian Hock, who is a substantial shareholder and director of Takrif Maksimum Sdn Bhd, is a substantial shareholder of the Company and its Group Executive Deputy Chairman.</p> <p>Datin Yong Chou Lian, who is a substantial shareholder and director of Takrif Maksimum Sdn Bhd, is the spouse of Dato' Seri Lee Tian Hock.</p>	Rental of retail space to BSS Development Sdn Bhd to be utilised as its sales gallery	60,000
3.	Reka Homes, RekaLight Sdn Bhd and Reka International Industries (M) Sdn Bhd (collectively, "Reka Group")	Dato' Logendran A/L K Narayanasamy who is a director and substantial shareholder of Reka Group, is also the Non-Independent Non-Executive Director of MCHB and the director of several subsidiary companies of MCHB.	Supply and deliver light fittings and accessories, fittings for buildings fixture and furniture	83,531

**ADDITIONAL INFORMATION**

**RECURRENT RELATED PARTY TRANSACTIONS**

**(PURSUANT TO PARAGRAPH 10.09(2)(B) OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD)**

No.	Related Parties	Relationship with MCHB Group	Type of RRPT	Based on Audited Account Actual Aggregate Value as at 31 March 2023 (RM)
4.	Yong Moi Noi	Yong Moi Noi is the sister-in-law of Dato' Seri Lee Tian Hock.	Agency services for the sourcing and purchase of sales, marketing materials or collaterals, corporate gift and decoration items	476,136
5.	Lee Geok Hoon and Cheong Yong Chieh	Lee Geok Hoon and Cheong Yong Chieh are the sister and brother-in-law of Dato' Seri Lee Tian Hock.	Rental of retail space to Matrix Excelcon Sdn Bhd for the purpose of operating as an office	45,450
6.	Ratusan Aman Jati Sdn Bhd	Tan Seng Heng and Low Kim Fong are the directors and shareholders of Ratusan Aman Jati Sdn Bhd. They are also the brother and sister-in-law of Mr Lee Tian Onn, who in turn is the brother of Dato' Seri Lee Tian Hock.	Rental of retail space to Matrix Concepts Sdn Bhd for the purpose of operating as an office	193,200
7.	GXM Pty Ltd	Lee Jon Wee, who is the sole director and sole shareholder of GXM Pty Ltd, is also the director of Matrix Development (Australia) Pty Ltd, Matrix Greenvale (Australia) Pty Ltd, Matrix 333 St Kilda (Australia) Pty Ltd and Matrix Property Management (Australia) Pty Ltd.	Provision of development and management of projects, management, sales and marketing services to Matrix Development (Australia) Pty Ltd Group of Companies	2,880,767

# ANALYSIS OF SHAREHOLDINGS

AS AT 30 JUNE 2023

<b>Issued Share Capital</b>	:	1,251,347,717 ordinary shares
<b>Class of Shares</b>	:	Ordinary shares
<b>Voting Right</b>	:	One vote per ordinary share

## DISTRIBUTION OF SHAREHOLDINGS

Size of Shareholdings	No. of Shareholders	Shareholdings	%
Less Than 100 shares	799	37,520	0.00
100 To 1,000 shares	1,688	840,099	0.07
1,001 To 10,000 shares	6,870	31,011,360	2.48
10,001 To 100,000 shares	3,668	105,094,865	8.40
100,001 To Less Than 5% of issued shares	573	777,923,156	62.16
5% and above of issued shares	3	336,440,717	26.89
<b>Total</b>	<b>13,601</b>	<b>1,251,347,717</b>	<b>100.00</b>

## SUBSTANTIAL SHAREHOLDERS

According to the register to be kept under Section 144 of the Companies Act 2016, (“the Act”) the following are the substantial shareholders of Matrix:-

Name of Substantial Shareholder	No. of Shares			
	Direct	%	Indirect	%
1. Dato’ Seri Lee Tian Hock	143,478,098	11.47	<sup>(i)</sup> 266,159,044	21.27
2. Shining Term Sdn Bhd	158,601,535	12.67		
3. Datin Seri Yong Chou Lian	4,018,230	0.32	<sup>(ii)</sup> 167,932,265	13.42
4. Employees Provident Fund Board	122,550,736	9.79	-	

Notes:

(i) Deemed interested by virtue of his direct shareholdings in Shining Term Sdn Bhd, Ambang Kuasa Sdn Bhd, Magnitude Point Sdn Bhd and Yakin Teladan Sdn Bhd pursuant to Section 8 of the Act and the shareholdings of his spouse, Datin Seri Yong Chou Lian and offspring pursuant to Section 59(11)(c) of the Act.

a) Shining Term Sdn Bhd	158,601,535
b) Ambang Kuasa Sdn Bhd	49,048,777
c) Magnitude Point Sdn Bhd	29,926,335
d) Yakin Teladan Sdn Bhd	9,330,730
e) Datin Seri Yong Chou Lian	4,018,230
f) Harry Lee Chin Yeow	3,233,437
g) Kelvin Lee Chin Chuan	3,000,000
h) Vivian Lee Chin Shean	3,000,000
i) Jennice Lee Chin Mei	3,000,000
j) Cindy Lee Chin Hui	3,000,000
<b>Total</b>	<b>266,159,044</b>

ADDITIONAL INFORMATION

## ANALYSIS OF SHAREHOLDINGS AS AT 30 JUNE 2023

(ii) Deemed interested by virtue of her direct shareholdings in Shining Term Sdn Bhd and Yakin Teladan Sdn Bhd pursuant to Section 8 of the Act.

a) Shining Term Sdn Bhd	158,601,535
b) Yakin Teladan Sdn Bhd	9,330,730
<b>Total</b>	<b>167,932,265</b>

## DIRECTOR'S SHAREHOLDINGS

Name of Director	No. of Shares			
	Direct	%	Indirect	%
1. Dato' Haji Mohamad Haslah Bin Mohamad Amin	3,513,605	0.28	-	-
2. Dato' Seri Lee Tian Hock	143,478,098	11.47	<sup>(i)</sup> 266,159,044	21.27
3. Ho Kong Soon	4,927,216	0.39	<sup>(ii)</sup> 39,243,064	3.14
4. Dato' Hon Choon Kim	393,750	0.03	<sup>(iii)</sup> 313,125	0.03
5. Dato' Hajah Kalsom Binti Khalid	301,950	0.02	-	-
6. Dato' Logendran A/L K Narayanasamy	2,315,155	0.19	-	-
7. Chua See Hua	-	-	-	-
8. Mazhairul Bin Jamaludin	15,000	-	-	-
9. Loo See Mun	-	-	-	-

Notes:

(i) Deemed interested by virtue of his direct shareholdings in Shining Term Sdn Bhd, Ambang Kuasa Sdn Bhd, Magnitude Point Sdn Bhd and Yakin Teladan Sdn Bhd pursuant to Section 8 of the Act and the shareholdings of his spouse, Datin Seri Yong Chou Lian and offspring pursuant to Section 59(11)(c) of the Act.

a) Shining Term Sdn Bhd	158,601,535
b) Ambang Kuasa Sdn Bhd	49,048,777
c) Magnitude Point Sdn Bhd	29,926,335
d) Yakin Teladan Sdn Bhd	9,330,730
e) Datin Seri Yong Chou Lian	4,018,230
f) Harry Lee Chin Yeow	3,233,437
g) Kelvin Lee Chin Chuan	3,000,000
h) Vivian Lee Chin Shean	3,000,000
i) Jennice Lee Chin Mei	3,000,000
j) Cindy Lee Chin Hui	3,000,000
<b>Total</b>	<b>266,159,044</b>

(ii) Deemed interested by virtue of his direct shareholdings in Supreme Interest Sdn Bhd pursuant to Section 8 of the Act and the shareholdings of his spouse, Alice Tan Khiam Chow pursuant to Section 59(11)(c) of the Act.

a) Supreme Interest Sdn Bhd	38,783,689
b) Alice Tan Khiam Chow	459,375
<b>Total</b>	<b>39,243,064</b>

(iii) Deemed interested of shares held by his spouse, Datin Lee Siow Kian @ Lee Siew Kian and offspring pursuant to Section 59(11)(c) of the Act.

a) Datin Lee Siow Kian @ Lee Siew Kian	13,125
b) Hon Woei Chia	300,000
<b>Total</b>	<b>313,125</b>

# TOP THIRTY (30) LARGEST SHAREHOLDERS

AS AT 30 JUNE 2023

## THIRTY (30) LARGEST SHAREHOLDERS

No.	Name	No. of Shares Held	%
1.	Citigroup Nominees (Tempatan) Sdn Bhd <i>Employees Provident Fund Board</i>	113,550,205	9.07
2.	Kenanga Nominees (Tempatan) Sdn Bhd <i>Pledged Securities Account for Shining Term Sdn Bhd</i>	112,500,000	8.99
3.	RHB Capital Nominees (Tempatan) Sdn Bhd <i>Pledged Securities Account for Dato' Seri Lee Tian Hock</i>	110,390,512	8.82
4.	Ambang Kuasa Sdn Bhd	49,048,777	3.92
5.	Shining Term Sdn Bhd	46,101,535	3.68
6.	Lembaga Tabung Haji	45,175,200	3.61
7.	Supreme Interest Sdn Bhd	38,783,689	3.10
8.	Citigroup Nominees (Tempatan) Sdn Bhd <i>Exempt AN for AIA Bhd</i>	32,789,667	2.62
9.	Magnitude Point Sdn Bhd	29,926,335	2.39
10.	RHB Nominees (Tempatan) Sdn Bhd <i>RHB Asset Management Sdn Bhd for Dato' Seri Lee Tian Hock</i>	22,500,000	1.80
11.	Target Venue Sdn Bhd	18,674,314	1.49
12.	Permodalan Nasional Berhad	15,441,150	1.23
13.	Citigroup Nominees (Asing) Sdn Bhd <i>Exempt AN for Bank of Singapore Limited (Foreign)</i>	13,277,400	1.06
14.	Kenanga Nominees (Asing) Sdn Bhd <i>Exempt AN for Monex Boom Securities (HK) Limited</i>	13,252,500	1.06
15.	Cartaban Nominees (Tempatan) Sdn Bhd <i>PBTB for Takafulink Dana Ekuiti</i>	12,980,175	1.04
16.	Fine Approach Sdn Bhd	12,450,000	0.99
17.	Amanahraya Trustees Berhad <i>Amanah Saham Bumiputera 3 – Didik</i>	11,036,230	0.88
18.	Dato' Seri Lee Tian Hock	10,587,586	0.85
19.	Maybank Nominees (Tempatan) Sdn Bhd <i>Etika Family Takaful Berhad (Family)</i>	9,850,912	0.79
20.	Public Nominees (Tempatan) Sdn Bhd <i>Pledged Securities Account for Dato' Seri Lee Tian Hock (E-SRB/PDN)</i>	9,375,000	0.75

**ADDITIONAL INFORMATION**

**TOP THIRTY (30) LARGEST SHAREHOLDERS  
AS AT 30 JUNE 2023**

<b>No.</b>	<b>Name</b>	<b>No. of Shares Held</b>	<b>%</b>
21.	Yakin Teladan Sdn Bhd	9,330,730	0.75
22.	Kumpulan Wang Persaraan (Diperbadankan)	9,242,524	0.74
23.	Meridian Effect Sdn Bhd	8,002,000	0.64
24.	Yong Soi Mee	6,750,000	0.54
25.	Citigroup Nominees (Tempatan) Sdn Bhd <i>Great Eastern Life Assurance (Malaysia) Berhad (LGF)</i>	6,443,800	0.51
26.	Cartaban Nominees (Tempatan) Sdn Bhd <i>PAMB for Prulink Dana Unggul</i>	6,357,886	0.51
27.	Maybank Securities Nominees (Asing) Sdn Bhd <i>Maybank Securities Pte Ltd for Asia Core Properties Inc Pte Ltd</i>	6,269,450	0.50
28.	DB (Malaysia) Nominee (Tempatan) Sendirian Berhad <i>Deutsche Trustees Malaysia Berhad for Eastspring Investments Dana Al-Ilham</i>	6,003,529	0.48
29.	Citigroup Nominees (Asing) Sdn Bhd <i>CBNY for Emerging Market Core Equity Portfolio DFA Investment Dimensions Group Inc</i>	5,826,405	0.47
30.	Amanahraya Trustees Berhad <i>Amanah Saham Bumiputera 2</i>	5,370,600	0.43
<b>Total</b>		<b>797,288,111</b>	<b>63.71</b>