

STRATEGY AND PRUDENCE

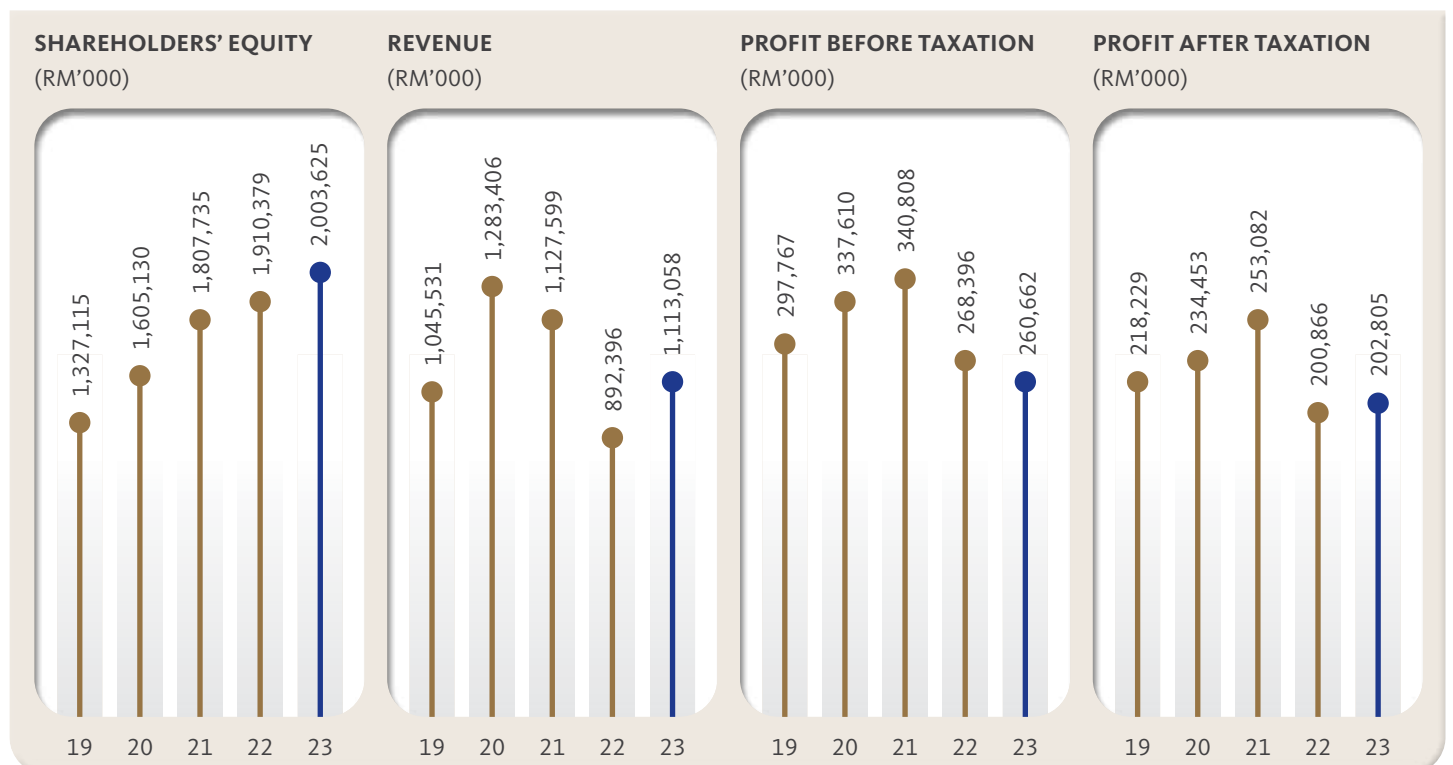
PERFORMANCE

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FIVE-YEAR GROUP FINANCIAL HIGHLIGHTS

| IN RM'000 | 12 MONTHS AUDITED 2023 | 12 MONTHS AUDITED 2022 | 12 MONTHS AUDITED 2021 | 12 MONTHS AUDITED 2020 | 12 MONTHS AUDITED 2019 |
|--|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| Revenue | 1,113,058 | 892,396 | 1,127,599 | 1,283,406 | 1,045,531 |
| Cost of sales | (624,272) | (401,967) | (562,354) | (715,314) | (523,314) |
| Operating expenses | (250,244) | (241,159) | (242,879) | (238,256) | (237,037) |
| Operating profit | 238,542 | 249,270 | 322,366 | 329,836 | 285,180 |
| Other income | 26,550 | 27,169 | 39,520 | 10,045 | 15,883 |
| Finance cost | (6,246) | (11,452) | (26,244) | (2,145) | (3,296) |
| Share of net results of joint venture | 1,816 | 3,409 | 5,166 | (126) | - |
| Profit before taxation | 260,662 | 268,396 | 340,808 | 337,610 | 297,767 |
| Taxation | (57,857) | (67,530) | (87,726) | (103,157) | (79,538) |
| Profit after taxation | 202,805 | 200,866 | 253,082 | 234,453 | 218,229 |
| Profit attributable to owners of the company | 207,220 | 205,198 | 262,223 | 237,386 | 218,389 |
| Shareholders' equity | 2,003,625 | 1,910,379 | 1,807,735 | 1,605,130 | 1,327,115 |
| Earnings per share (sen)* | 19.7 | 19.5 | 21.0 | 19.4 | 18.7 |
| Return on equity | 10.3% | 10.7% | 14.5% | 14.8% | 16.5% |

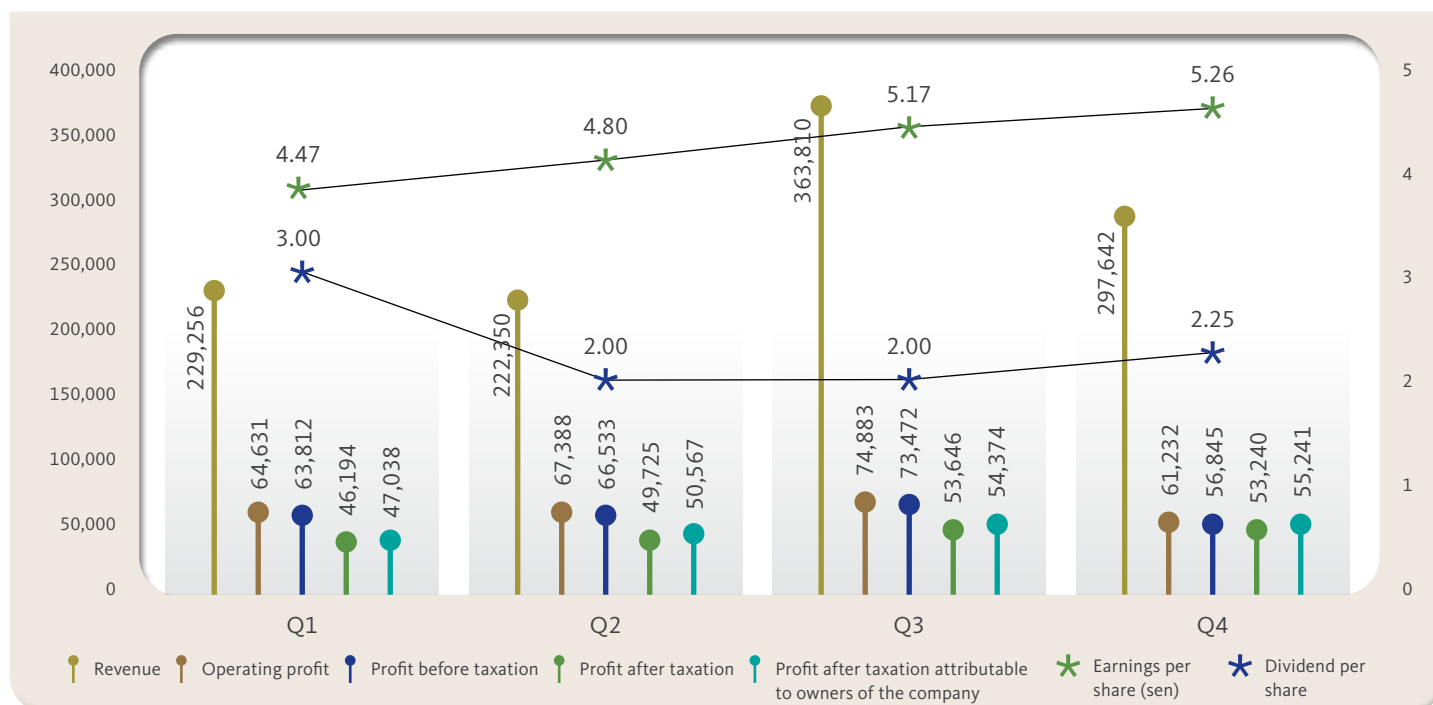
* For comparative purpose, the earnings per share had been adjusted to reflect the bonus issue of 1 for every 2 existing ordinary shares which was completed on 21 September 2022.



PERFORMANCE

GROUP QUARTERLY PERFORMANCE

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2023



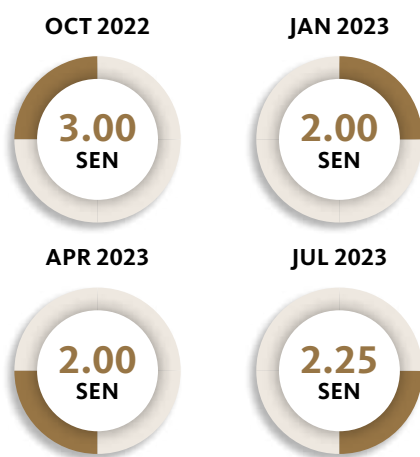
| In RM'000 | First Quarter | Second Quarter | Third Quarter | Fourth Quarter | Year Ended 31.03.2023 |
|---|---------------|----------------|---------------|----------------|-----------------------|
| Revenue | 229,256 | 222,350 | 363,810 | 297,642 | 1,113,058 |
| Cost of sales | (119,985) | (108,798) | (213,063) | (182,426) | (624,272) |
| Selling & marketing expenses | (19,368) | (20,837) | (38,267) | (7,240) | (85,712) |
| Administrative expenses | (27,937) | (28,156) | (40,648) | (64,749) | (161,490) |
| Other income | 2,665 | 2,829 | 3,051 | 18,005 | 26,550 |
| Operating profit (include other income) | 64,631 | 67,388 | 74,883 | 61,232 | 268,134 |
| Finance cost | (1,325) | (1,248) | (1,904) | (1,769) | (6,246) |
| Impairment losses on financial assets | - | - | - | (3,042) | (3,042) |
| Share of net results of associate | 506 | 393 | 493 | 424 | 1,816 |
| Profit before taxation | 63,812 | 66,533 | 73,472 | 56,845 | 260,662 |
| Taxation | (17,618) | (16,808) | (19,826) | (3,605) | (57,857) |
| Profit after taxation | 46,194 | 49,725 | 53,646 | 53,240 | 202,805 |
| Profit after taxation attributable to owners of the company | 47,038 | 50,567 | 54,374 | 55,241 | 207,220 |
| Earnings per share (sen)* | 4.47 | 4.80 | 5.17 | 5.26 | 19.70 |
| Dividend per share (sen) | 3.00# | 2.00 | 2.00 | 2.25 | 9.25 |

* Bonus issue adjustment accounted for.

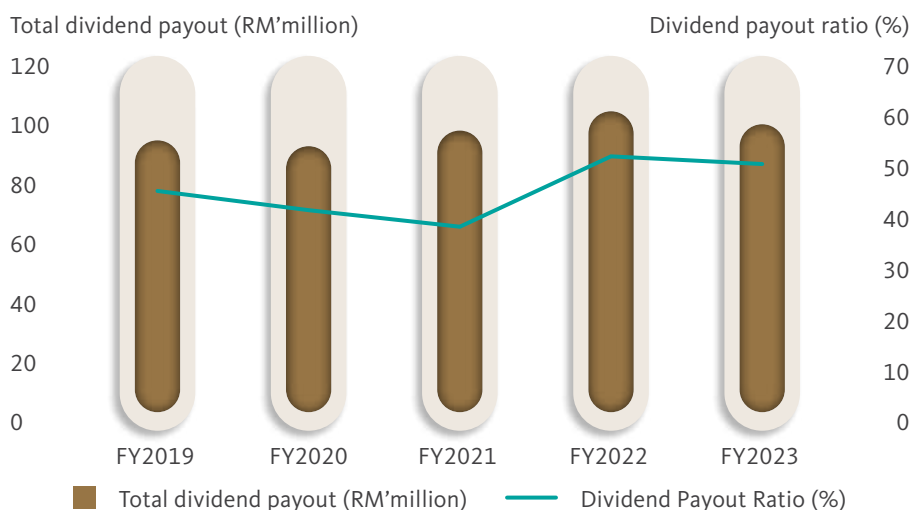
The first interim dividend of 3 sen per ordinary shares is calculated based on the share capital prior to the bonus issue.

DIVIDEND HIGHLIGHTS

DIVIDEND PAYMENT PER ORDINARY SHARE FOR THE LAST 4 QUARTERS



SUMMARY OF DIVIDEND PAYOUT FOR FY2019 TO FY2023

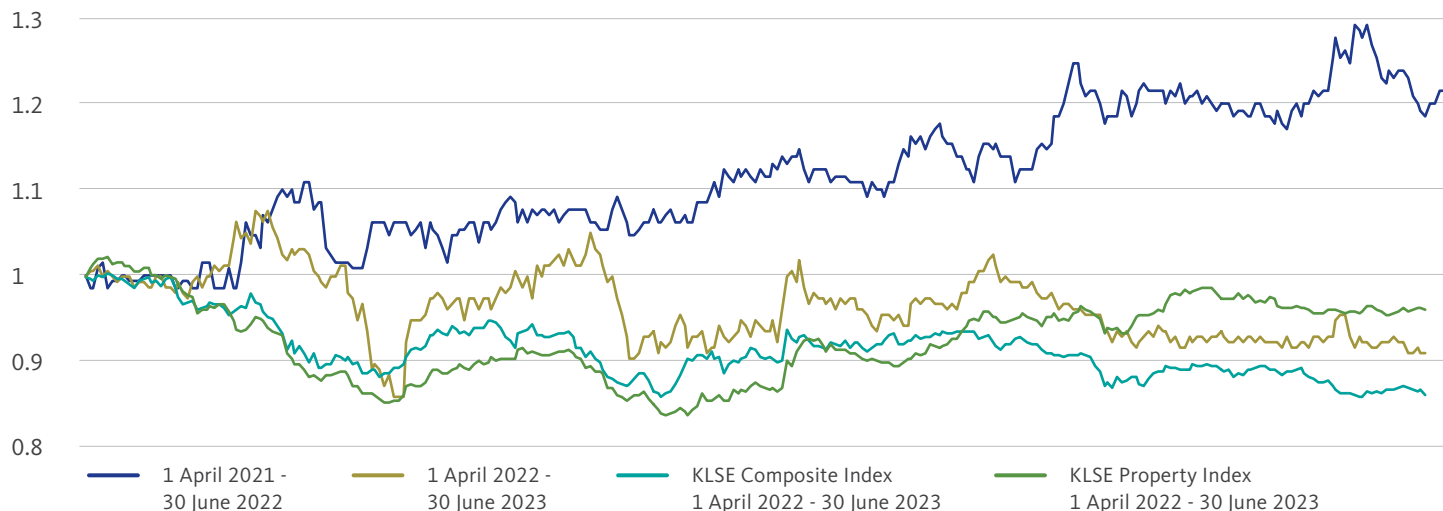


| Financial Year | Financial Period | Date of Payment | Type of Dividend | Net Dividend (sen) | Dividend Paid (RM'million) | Total Dividend Payout (RM'million) | Dividend Payout Ratio (%) |
|----------------|------------------|-----------------|------------------|--------------------|----------------------------|------------------------------------|---------------------------|
| 2023 | 4Q23 | 06-Jul-23 | Interim Dividend | 2.25 | 28.2 | 103.2 | 50.9% |
| | 3Q23 | 06-Apr-23 | Interim Dividend | 2.00 | 25.0 | | |
| | 2Q23 | 12-Jan-23 | Interim Dividend | 2.00 | 25.0 | | |
| | 1Q23 | 06-Oct-22 | Interim Dividend | 3.00 | 25.0 | | |
| 2022 | 4Q22 | 07-Jul-22 | Interim Dividend | 3.75 | 31.3 | 104.3 | 52.0% |
| | 3Q22 | 07-Apr-22 | Interim Dividend | 3.75 | 31.3 | | |
| | 2Q22 | 06-Jan-22 | Interim Dividend | 3.00 | 25.0 | | |
| | 1Q22 | 07-Oct-21 | Interim Dividend | 2.00 | 16.7 | | |
| 2021 | 4Q21 | 08-Jul-21 | Interim Dividend | 4.00 | 33.4 | 100.1 | 39.6% |
| | 3Q21 | 08-Apr-21 | Interim Dividend | 3.00 | 25.0 | | |
| | 2Q21 | 08-Jan-21 | Interim Dividend | 3.00 | 25.0 | | |
| | 1Q21 | 08-Oct-20 | Interim Dividend | 2.00 | 16.7 | | |
| 2020 | 4Q20 | 07-Aug-20 | Interim Dividend | 2.50 | 20.9 | 95.3 | 40.6% |
| | 3Q20 | 15-Apr-20 | Interim Dividend | 3.00 | 25.0 | | |
| | 2Q20 | 08-Jan-20 | Interim Dividend | 3.00 | 24.7 | | |
| | 1Q20 | 09-Oct-19 | Interim Dividend | 3.00 | 24.7 | | |
| 2019 | 4Q19 | 10-Jul-19 | Special Dividend | 0.25 | 1.9 | 97.1 | 44.5% |
| | | | Interim Dividend | 3.00 | 23.6 | | |
| | 3Q19 | 10-Apr-19 | Interim Dividend | 3.00 | 22.6 | | |
| | 2Q19 | 09-Jan-19 | Interim Dividend | 3.25 | 24.5 | | |
| | 1Q19 | 10-Oct-18 | Interim Dividend | 3.25 | 24.5 | | |

PERFORMANCE

SHARE PRICE PERFORMANCE

MATRIX SHARE PRICE INDEX 1 APRIL 2022 - 30 JUNE 2023



SUMMARY OF BENCHMARK INDEX MOVEMENT

| | Matrix Share 1 April 2021 - 30 June 2022 (RM) | Matrix Share 1 April 2022 - 30 June 2023 (RM) | Variance (%) | KLSE Composite Index 1 April 2022 - 30 June 2023 | KLSE Property Index 1 April 2022 - 30 June 2023 |
|----------|--|--|--------------|--|---|
| Opening | 1.29 | 1.55 | 20.2% | 1,602.41 | 717.44 |
| Closing | 1.57 | 1.41 | -10.2% | 1,376.68 | 689.76 |
| Movement | 0.28 | -0.14 | | -225.73 | -27.68 |
| Average | 1.44 | 1.49 | 3.5% | 1,465.46 | 664.36 |
| Lowest | 1.27 | 1.33 | 4.7% | 1,373.36 | 599.78 |
| Highest | 1.67 | 1.67 | 0.0% | 1,607.29 | 734.44 |
| Range | 1.27 - 1.67 | 1.33 - 1.67 | | 1,373.36 - 1,607.29 | 599.78 - 734.44 |
| Median | 1.43 | 1.49 | | 1,458.67 | 665.37 |

| | Matrix Share 1 April 2021 - 30 June 2022 (units) | Matrix Share 1 April 2022 - 30 June 2023 (units) | Variance (%) | KLSE Composite Index 1 April 2022 - 30 June 2023 (units) | KLSE Property Index 1 April 2022 - 30 June 2023 (units) |
|----------------|---|---|--------------|---|--|
| Average volume | 855,132 | 886,213 | 3.6% | 171,571,019 | 130,302,982 |
| Volume median | 621,150 | 582,450 | -6.2% | 152,863,500 | 119,548,200 |

Notes

Opening Value on 1 April

Closing Value on 30 June

Movement Difference of value between opening and closing

Average Average value for the whole period (Total/no. of days)

Range The gap between lowest and highest value

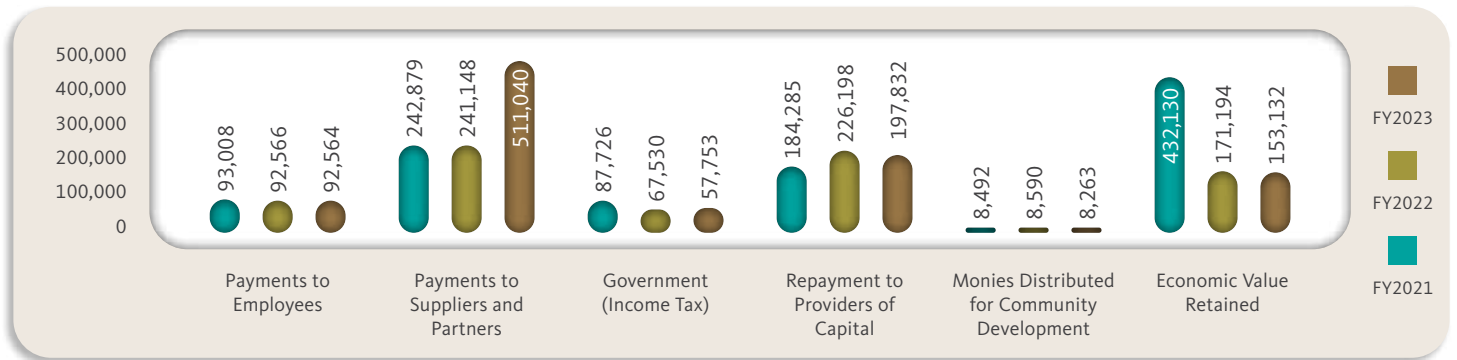
Median Middle value for the period

STATEMENT OF VALUE ADDED DISTRIBUTION AND SIMPLIFIED FINANCIAL STATEMENT

Beyond direct financial values such as revenues and earnings, Matrix continues to focus on the creation of indirect financial values as per the following:

VALUE DISTRIBUTION STATEMENT

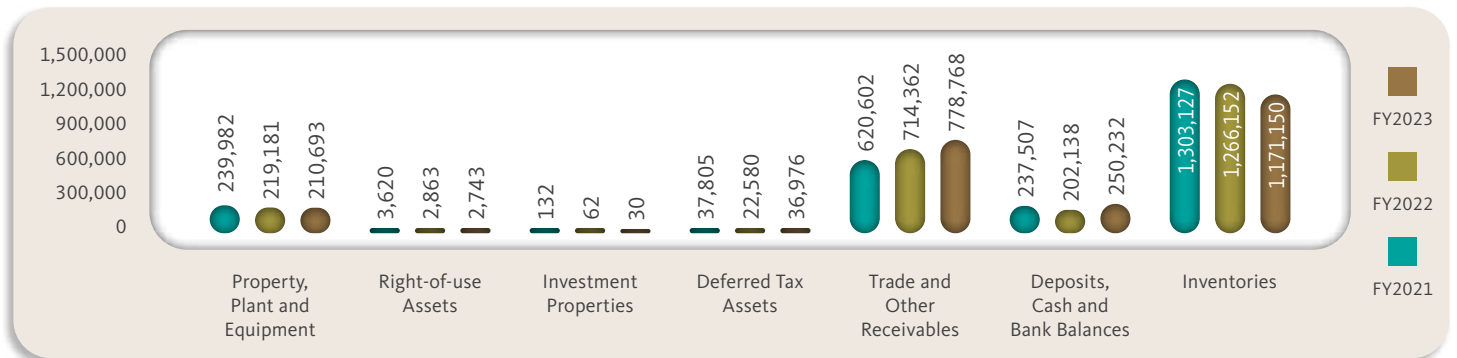
(RM'000)



Further explanation on the Group's financial performance for FY2023 is provided for in the Management Discussion & Analysis.

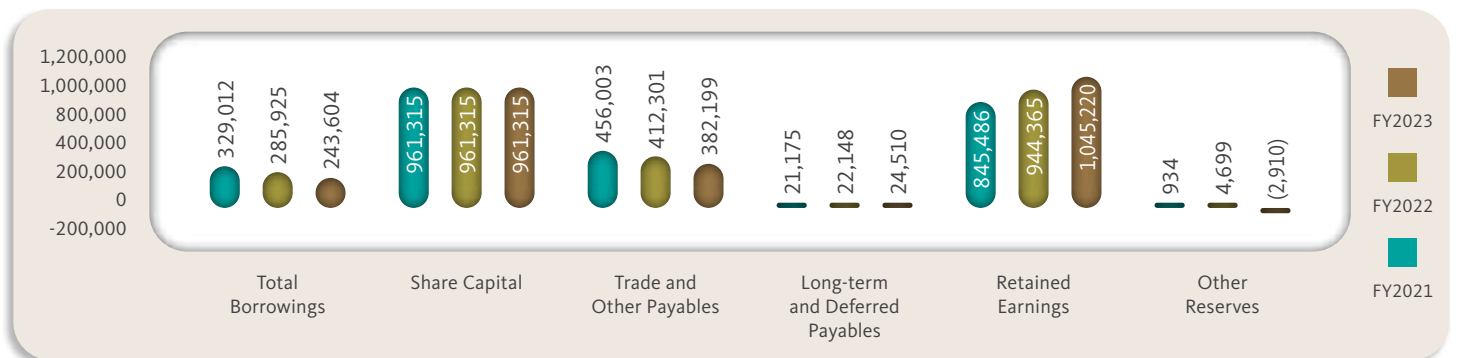
SIMPLIFIED STATEMENT OF ASSETS

(RM'000)



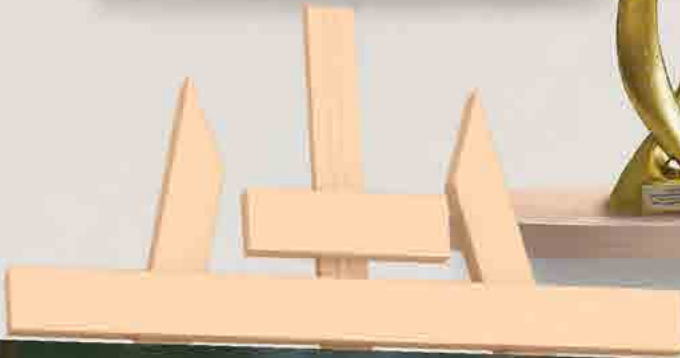
SIMPLIFIED STATEMENT OF LIABILITIES AND SHAREHOLDERS' EQUITY

(RM'000)

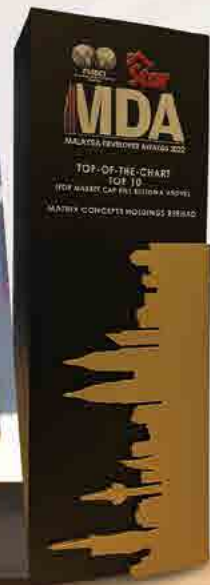


ACCOLADES

FOR FINANCIAL YEAR ENDED 31 MARCH 2023



THE JOURNEY OF
AN AWARD-WINNING
DEVELOPER





THE STARPROPERTY MALAYSIA AWARDS - ALL-STARS AWARD (TOP 10 LISTED COMPANY)

Matrix Concepts Holdings Berhad

THE STARPROPERTY MALAYSIA AWARDS THE LUXURY AWARD – BEST LUXURY PROPERTY DEVELOPMENT (LANDED)

Resort Villa (Excellence)

MALAYSIA PROPERTY AWARD™ PROPERTY CEO 2022

Ho Kong Soon

PROPERTYGURU ASIA AWARDS MALAYSIA WITH IPROPERTY

TOWNSHIP DEVELOPMENT OF THE YEAR
Bandar Sri Sendayan

BEST DEVELOPER (SOUTHERN MALAYSIA)

Matrix Concepts Holdings Berhad

BEST MEGA TOWNSHIP DEVELOPMENT

Bandar Sri Sendayan

THE EDGE BILLION RINGGIT CLUB HIGHEST RETURN ON EQUITY OVER 3 YEARS

Matrix Concepts Holdings Berhad

THE EDGE TOP 10 PROPERTY DEVELOPERS AWARDS 2022

Matrix Concepts Holdings Berhad

THE EDGE PROPERTY EXCELLENCE AWARDS OUTSTANDING PROPERTY CEO AWARD 2022

Ho Kong Soon

MALAYSIA DEVELOPER AWARDS NUMBER 1 IN TOP 10 FOR MARKET CAPITALISATION OF RM1 BILLION AND ABOVE

Matrix Concepts Holdings Berhad

THE STARPROPERTY MALAYSIA AWARDS EXCELLENCE THE NEIGHBOURHOOD AWARD

(BEST COMPREHENSIVE TOWNSHIP - ABOVE 2,000 ACRES)

Bandar Sri Sendayan

THE STARPROPERTY MALAYSIA AWARDS HONOURS THE FAMILY-FRIENDLY AWARD - BEST FAMILY - CENTRIC DEVELOPMENT (LANDED) - BEYOND GREATER KL

Bayu Sutera



RECOGNITION FOR ESG

1

KSI STRATEGIC INSTITUTE FOR ASIA PACIFIC

- Malaysia Outstanding ESG Impact Corporate Excellence Award

2

PROPERTYGURU ASIA AWARDS MALAYSIA WITH IPROPERTY SPECIAL RECOGNITION AWARD

- Special Recognition in CSR

3

PROPERTYGURU ASIA AWARDS MALAYSIA WITH IPROPERTY SPECIAL RECOGNITION AWARD

- Special Recognition in ESG

4

ACES AWARD

- Sustainability Rising Star Award

