

ADDITIONAL INFORMATION

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024

UTILISATION OF PROCEEDS

There were no new proceeds raised during the financial year ended 31 March 2024.

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 2024 as shown below:-

	THE GROUP RM'000	THE COMPANY RM'000
Audit Fees	730	70
Non-Audit Fees *	220	8

* 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 2024.

LIST OF PROPERTIES

PROPERTIES OWNED BY OUR GROUP

NO.	LOCATION	TENURE	LAND (ACRES)	USAGE	NET BOOK VALUE AS AT 31 MARCH 2024 (RM'000)	DATE OF ACQUISITION
1.	Lot 12652-12654, Bandar Sri Sendayan, Seremban, Negeri Sembilan	Freehold / Perpetuity	26.1	School and clubhouse	166,608	5 July 2013

DEVELOPMENT PROPERTIES

NO.	LOCATION	TENURE	LAND (ACRES)	USAGE	NET BOOK VALUE AS AT 31 MARCH 2024 (RM'000)	DATE OF ACQUISITION
1.	Bandar Sri Sendayan	Freehold / Perpetuity			105,610	11 August 2011
(i)	Lot No. PT 10992-11011, 11016-11029, 13941-14150, 1180 and 12667, Bandar Sri Sendayan, Seremban, Negeri Sembilan		38.7	On-going and/or future mixed residential and commercial development		
(ii)	Lot No. PT 7148-7194 , 7196-7209 and 12670, Bandar Sri Sendayan, Seremban, Negeri Sembilan		5.9	Future commercial development		
(iii)	Lot No. PT 13909-13930, 14383-14601 and 15232-13930, Bandar Sri Sendayan, Seremban, Negeri Sembilan		18.4	On-going residential and commercial development		
(iv)	Lot No. PT 43656-43679 and 43681-43688, Bandar Sri Sendayan, Seremban, Negeri Sembilan		4.9	On-going industrial development		
(v)	Lot No. PT 11653, 5452-5457 and 5501-5507, Bandar Sri Sendayan, Seremban, Negeri Sembilan		39.5	On-going industrial development		
(vi)	Lot No. PT 14617-15212, Bandar Sri Sendayan, Seremban, Negeri Sembilan		116.0	Future mixed residential and 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		

LIST OF PROPERTIES

NO.	LOCATION	TENURE	LAND (ACRES)	USAGE	NET BOOK VALUE AS AT 31 MARCH 2024 (RM'000)	DATE OF ACQUISITION
2.	PT 37936-39868, Mukim of Labu, Seremban, Negeri Sembilan	Freehold	237.0	On-going mixed residential and commercial development	91,509	10 April 2014
3.	HS(D) 297055, PT8790, Mukim Pekan Kinrara, Daerah Petaling, Negeri Selangor	Leasehold	5.8	Future residential development	110,815	4 January 2016
4.	333 St Kilda Road, St. Kilda 3182 Victoria, Australia	Freehold	0.6	On-going commercial and residential development	88,573	7 December 2018
5.	PT 9130-9158, 9203-9268, 9313-9378, 9423-9454 and 9513-10592, Mukim Jimah, Daerah Port Dickson, Negeri Sembilan	Freehold	136.9	On-going and /or future residential development	88,415	Between 14 June 2017 and 14 February 2020
6.	H.S(D) 267031 PT48041, Mukim Sungai Buloh, Daerah Petaling, Negeri Selangor	Leasehold	5.6	Future residential development	59,584	28 February 2020
7.	PT 45679-45681, 46158-46321 and 50673-51254, Mukim of Labu, Seremban, Negeri Sembilan	Freehold	85.4	On-going and/or future mixed residential and commercial development	40,117	Between 13 August 2015 and 12 August 2020
8.	238 parcels of vacant agriculture land held under separate titles situated in Bandar Sri Sendayan, Negeri Sembilan	Freehold	481.4	Future mixed residential and commercial development	233,809	Between 21 December 2019 and 31 March 2024
9.	PT 49737-50633 and Lot 5451, 5453-5455, 5457-5458, 5460, 5623 and 47011, Mukim of Labu, Seremban, Negeri Sembilan	Freehold	126.1	On-going and/or future mixed residential and commercial development	68,401	Between 6 August 2019 and 31 March 2024
10.	Lot 15257 and 13245, Mukim of Labu, Seremban, Negeri Sembilan	Leasehold	134.9	Future mixed residential and commercial development	47,380	24 February 2020
11.	Lot 119, Bandar Sri Sendayan, Seremban, Negeri Sembilan	Freehold	58.3	Future mixed residential and commercial development	49,142	15 November 2023
12.	Lot 481699, Mukim Kuala Lumpur, Daerah Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur	Leasehold	5.2	On-going residential development	54,606	29 October 2018
13.	15 parcels of vacant agriculture land held under separate titles situated in Mukim Jimah, Daerah Port Dickson, Negeri Sembilan	Freehold	86.9	Future mixed residential and commercial development	39,911	Between 9 June 2021 and 31 March 2024

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 40 - Related Party Disclosures in the Audited Financial Statements for the financial year ended 31 March 2024, the disclosure on breakdown of the aggregate value of RRPTs incurred during FY2024 are as below:-

NO.	RELATED PARTIES	RELATIONSHIP WITH MCHB GROUP	TYPE OF RRPT	ACTUAL AGGREGATE VALUE AS AT 31 MARCH 2024 (RM)
1.	Y&Y Mix Sdn. Bhd.	Datin Yong Chou Lian, who is a substantial shareholder of Y&Y Mix Sdn. Bhd., is a shareholder of the Company and the spouse of Dato' Seri Lee Tian Hock. Yong Moi Noi, who is a director of Y&Y Mix Sdn. Bhd., is the sister-in-law of Dato' Seri Lee Tian Hock. Yong Ghee Kiat, Yong Ing Kiat, Yong Ah Chek and Yong Hwah Kiat who are substantial shareholders of Y&Y Mix Sdn. Bhd., are the brothers-in-law to Dato' Seri Lee Tian Hock.	Supply ready mix concrete to Matrix Excelcon Sdn. Bhd. and Matrix IBS Sdn. Bhd.	50,739,832
2.	Takrif Maksimum Sdn. Bhd.	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. 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.	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 director of several subsidiary companies of MCHB.	Supply and deliver light fittings and accessories, fittings for buildings fixture and furniture	76,671
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	348,055
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	46,200
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	194,400
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	1,171,270 AUD381,000

ANALYSIS OF SHAREHOLDINGS

AS AT 30 JUNE 2024

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

DISTRIBUTION OF SHAREHOLDINGS

SIZE OF SHAREHOLDINGS	NO. OF SHAREHOLDERS	SHAREHOLDINGS	%
Less Than 100 shares	934	41,270	0.01
100 To 1,000 shares	1,959	1,021,660	0.08
1,001 To 10,000 shares	7,289	33,178,552	2.65
10,001 To 100,000 shares	3,785	111,513,223	8.91
100,001 To Less Than 5% of issued shares	687	854,267,000	68.27
5% and above of issued shares	3	251,326,012	20.08
Total	14,657	1,251,347,717	100.00

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	128,978,098	10.31	⁽ⁱ⁾ 276,159,044	22.07
2 Shining Term Sdn Bhd	158,601,535	12.67	–	–
3 Datin Seri Yong Chou Lian	4,018,230	0.32	⁽ⁱⁱ⁾ 167,932,265	13.42
4 Lembaga Tabung Haji	71,698,300	5.73	–	–
5 Employees Provident Fund Board	63,964,542	5.11	–	–

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 Yong Chou Lian and offspring pursuant to Section 59(1)(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	6,233,437
g) Kelvin Lee Chin Chuan	10,000,000
h) Vivian Lee Chin Shean	3,000,000
i) Jennice Lee Chin Mei	3,000,000
j) Cindy Lee Chin Hui	3,000,000
Total	276,159,044

ANALYSIS OF SHAREHOLDINGS

AS AT 30 JUNE 2024

(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
Total		167,932,265

DIRECTOR'S SHAREHOLDINGS

	NAME OF DIRECTOR	NO. OF SHARES			
		DIRECT	%	INDIRECT	%
1	Dato' Haji Mohamad Haslah Bin Mohamad Amin	2,013,605	0.16	–	–
2	Dato' Seri Lee Tian Hock	128,978,098	10.31	⁽ⁱ⁾ 276,159,044	22.07
3	Ho Kong Soon	4,927,216	0.39	⁽ⁱⁱ⁾ 39,243,064	3.14
4	Mazhairul Bin Jamaludin	15,000	0.00	–	–
5	Dato' Hajah Kalsom Binti Khalid	301,950	0.02	–	–
6	Chua See Hua	–	–	–	–
7	Loo See Mun	–	–	–	–
8	Kelvin Lee Chin Chuan	10,000,000	0.80	⁽ⁱⁱⁱ⁾ 2,001,987	0.16
9	Vijayam A/P Nadarajah	–	–	–	–

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 Yong Chou Lian and offspring pursuant to Section 59(1)(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	6,233,437
g)	Kelvin Lee Chin Chuan	10,000,000
h)	Vivian Lee Chin Shean	3,000,000
i)	Jennice Lee Chin Mei	3,000,000
j)	Cindy Lee Chin Hui	3,000,000
Total		276,159,044

(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(1)(c) of the Act.

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

(iii) Deemed interested of shares held by spouse, Soh Jo Xin pursuant to Section 59(1)(c) of the Act.

a)	Soh Jo Xin	2,001,987
Total		2,001,987

TOP THIRTY (30) LARGEST SHAREHOLDERS

AS AT 30 JUNE 2024

THIRTY (30) LARGEST SHAREHOLDERS

NO	NAME	NO. OF SHARES	%
1	RHB Capital Nominees (Tempatan) Sdn Bhd <i>Pledged Securities Account for Lee Tian Hock</i>	110,390,512	8.82
2	Kenanga Nominees (Tempatan) Sdn Bhd <i>Pledged Securities Account for Shining Term Sdn Bhd</i>	72,500,000	5.79
3	Lembaga Tabung Haji	68,435,500	5.47
4	Ambang Kuasa Sdn Bhd	49,048,777	3.92
5	Shining Term Sdn Bhd	46,101,535	3.68
6	Maybank Nominees (Tempatan) Sdn Bhd <i>Maybank Private Wealth Management for Shining Term Sdn Bhd</i>	40,000,000	3.20
7	Supreme Interest Sdn Bhd	38,783,689	3.10
8	Citigroup Nominees (Tempatan) Sdn Bhd <i>Employees Provident Fund Board</i>	36,384,152	2.91
9	Magnitude Point Sdn Bhd	29,926,335	2.39
10	Target Venue Sdn Bhd	18,674,314	1.49
11	Citigroup Nominees (Tempatan) Sdn Bhd <i>Employees Provident Fund Board (Islamic)</i>	18,115,960	1.45
12	RHB Nominees (Tempatan) Sdn Bhd <i>RHB Asset Management Sdn Bhd for Lee Tian Hock</i>	18,000,000	1.44
13	Citigroup Nominees (Asing) Sdn Bhd <i>Exempt AN for Citibank New York (Norges Bank 19)</i>	16,602,700	1.33
14	Permodalan Nasional Berhad	15,441,150	1.23
15	Citigroup Nominees (Tempatan) Sdn Bhd <i>Exempt AN for AIA Bhd</i>	15,430,857	1.23
16	Cartaban Nominees (Tempatan) Sdn Bhd <i>PBTB for Takafulink Dana Ekuiti</i>	12,980,175	1.04
17	Fine Approach Sdn Bhd	12,450,000	0.99
18	Amanahraya Trustees Berhad <i>Amanah Saham Bumiputera 3 – Didik</i>	11,036,230	0.88
19	Lembaga Tabung Angkatan Tentera	10,755,400	0.86
20	Kumpulan Wang Persaraan (Diperbadankan)	10,401,207	0.83

TOP THIRTY (30) LARGEST SHAREHOLDERS

AS AT 30 JUNE 2024

NO	NAME	NO. OF SHARES	%
21	HSBC Nominees (Asing) Sdn Bhd <i>J.P. Morgan Securities PLC</i>	10,296,488	0.82
22	Kelvin Lee Chin Chuan	10,000,000	0.80
23	Maybank Nominees (Tempatan) Sdn Bhd <i>Etiqa Family Takaful Berhad (Family)</i>	9,687,612	0.77
24	Amanahraya Trustees Berhad <i>Amanah Saham Malaysia</i>	9,500,000	0.76
25	Public Nominees (Tempatan) Sdn Bhd <i>Pledged Securities Account for Lee Tian Hock (E-SRB/PDN)</i>	9,375,000	0.75
26	Yakin Teladan Sdn Bhd	9,330,730	0.75
27	Yong Soi Mee	6,750,000	0.54
28	Cartaban Nominees (Tempatan) Sdn Bhd <i>PAMB for Prulink Dana Unggul</i>	6,357,886	0.51
29	Citigroup Nominees (Tempatan) Sdn Bhd <i>Employees Provident Fund Board (CGS CIMB)</i>	6,256,000	0.50
30	Harry Lee Chin Yeow	6,032,812	0.48
	Total	735,045,021	58.74

Note: The above information extracted from Register of Depositors.