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Investor Briefing

27 May 2011

Global Presence:

UAE • Bahrain • Qatar • Oman • India • Vietnam • Malaysia

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CONTENT

- **Financial Q1 2011**
- Civil Engineering & Construction
- Property Development
- Assets Investment & Management



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1Q 2011 Performance

	1Q11	1Q10	% y-y chg
Revenue (RM m)	315.6	400.1	-21%
Gross Profit (RM m)	68.2	68.9	-1%
Pretax Profit (RM m)	49.5	51.1	-3%
Net Profit (RM m)	37.4	34.9	3%
EPS (sen)	4.7	4.5	
Fully Diluted EPS (sen)	4.4	4.4	

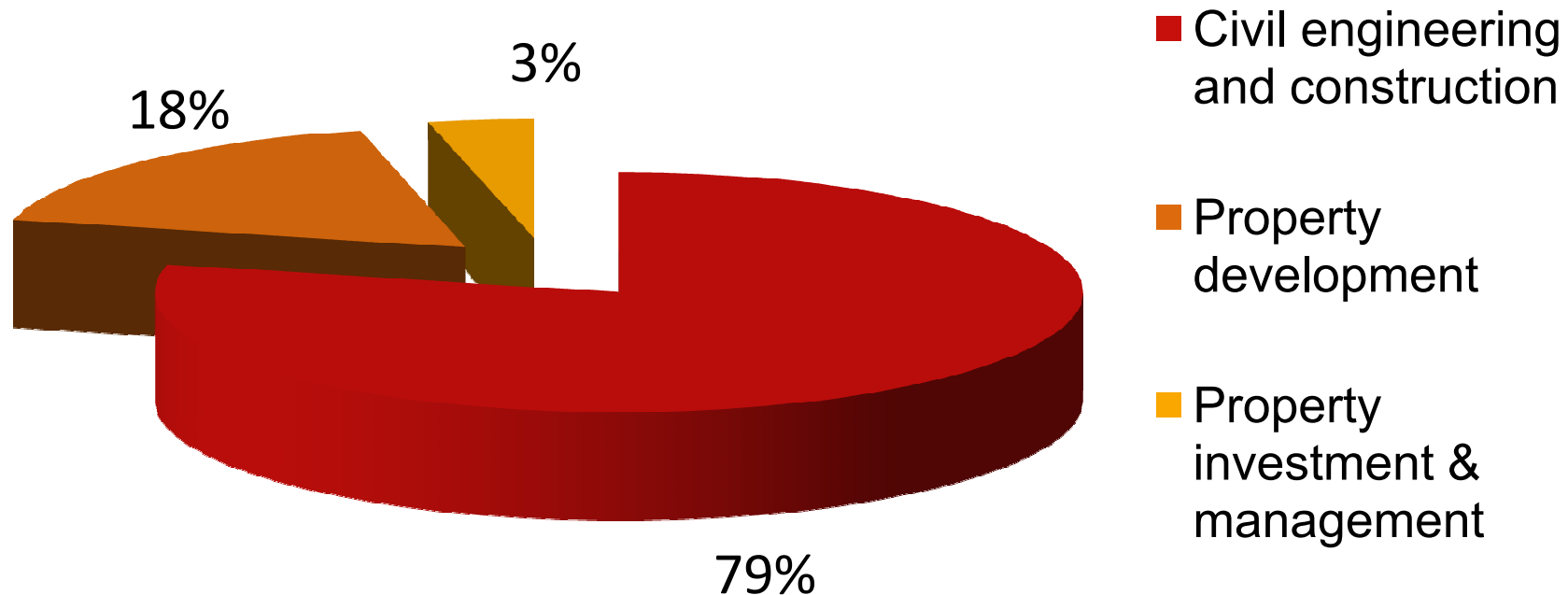


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Segmental Q1 2011

REVENUE

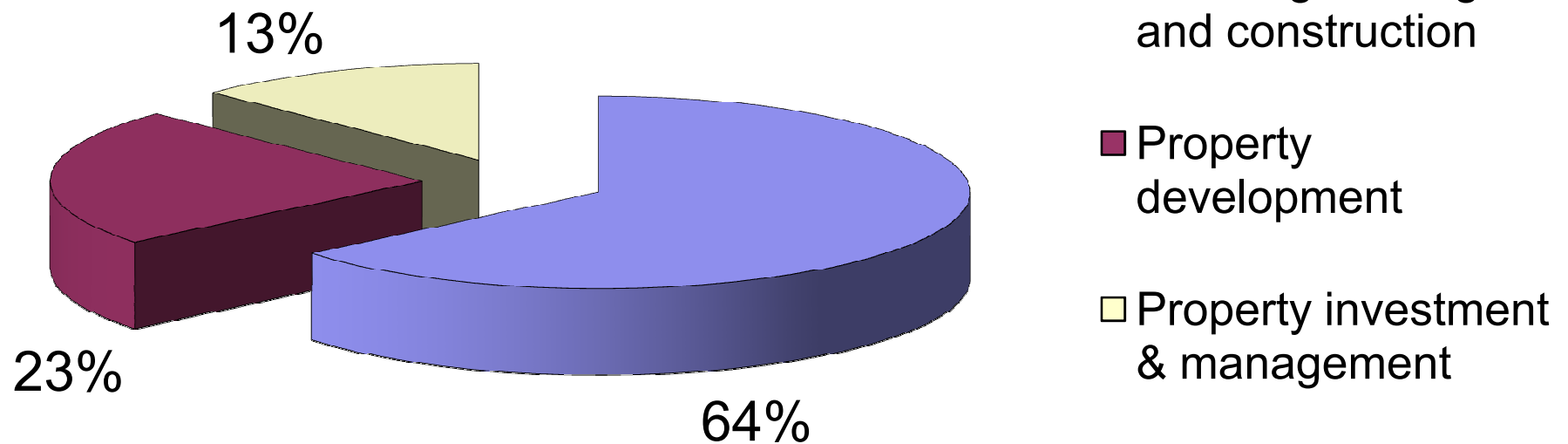


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Segmental Q1 2011

OPERATING PROFIT



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Outstanding Orderbook 31.3.2011

CONTRACTS

Gulf States (Qatar, Bahrain)	Malaysia - Civil Engineering & Infrastructure	Malaysia – Building	Total
<u>RM(mil)</u>	<u>RM(mil)</u>	<u>RM(mil)</u>	<u>RM(mil)</u>
Government Administrative Office, Qatar	LCCT Earthworks	KLIA2 – Integrated Complex	
1,276	Medini Iskandar, Johor	470	
New Doha Int'l Airport, Qatar	Bakun Hydro Dam	Tuaran Hospital, Sabah	
124	62	128	
Bahrain City Centre	Pinewood Studios, Medini	Putrajaya Lot 4G8	
Hotels Fit Out*	28	75	
8	Others	4G9	
Dukhan Highway, Qatar	11	AEON Melaka	
9		28	
		UiTM Campus	
		36	
		Others	
		24	
Total External	566	827	2,810
50%	20%	30%	100%
Total Internal		The Paradigm	
		618	
		Others	
		7	
TOTAL		1,452	3,435



*WCT consolidates 100% of JV Revenue and MI 50% at Net Profits

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PROPERTY PROFILE 31.3.2011

Project	Stake	Development Type	Location	Land Area	Status	GDV (RM'mil)	(RM'mil)	
							Sales to Date	Billings to Date
Bandar Bukit Tinggi 1	100%	Integrated Township	Klang, Selangor Malaysia	347 acres	Freehold	1,479	1,086	1,086
Bandar Bukit Tinggi 2	100%	Integrated Township	Klang, Selangor Malaysia	562 acres	Freehold	1,948	1,318	1,318
Bandar Parklands	100%	Integrated Township	Klang, Selangor Malaysia	427 acres	Freehold	1,126	628	434
The Paradigm PJ	70%	Mix-Commercial	Petaling Jaya, Selangor Malaysia	12.4 acres 1,400,000 sq.ft. (SOHO + offices)	Leasehold	1,400	-	-
d'Banyan Residency	100%	Luxury Homes	Kota Kinabalu, Sabah Malaysia	22 acres of	Leasehold	269	162	92
1 Medini Residences	70%	High-rise Homes	Medini, Iskandar Malaysia, Johor	11 acres 1,332 units	Leasehold	700	-	-
56-Acre Land	100%	Luxury Homes	Klang, Selangor, Malaysia	56 acres	Freehold	300	-	-
Medini Business District	100%	Mix-Commercial	Medini, Iskandar Malaysia, Johor	10.3 acres	Leasehold	688	-	-
Bukit Jelutong Commercial Centre Land	100%	Mix-Commercial	Shah Alam, Selangor, Malaysia	2.26 acres	Freehold	-	-	-
Total						7,910	3,194	2,930

Land Bank	Stake	Property type	Location	Land Area	Status	Potential GDV (RM'mil)	Sales to Date (RM'mil)	
Platinum Plaza	67%	Mix-Commercial	Binh Chanh District, Ho Chi Minh City, Vietnam	22 acres 7,200,000 sq.ft. (gross complex)	Land Use Rights 50 yrs	1,000	-	



Unrecognized Sales at 31 Mac 2011 = RM264 million

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New Land Bank

Bukit Jelutong Commercial Centre Land

- **Located within the Bukit Jelutong Commercial Centre**
- **2.26 acres; Freehold**
- **Sellable area of approx. 300,000 sqf**
- **Took Vacant Possession in April 2011**
- **Planning for Mix-Commercial Development - At preliminary stage**



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PROPERTY INVESTMENT & MANAGEMENT

31.3.11

Investment Property	Stake	Property type	Location	Retail Net Letable Area	Operational Date		
BBT Shopping Mall (Leased to AEON Co. (M) Bhd at 10+5+5+5 basis)	100%	Retail & 5,000 Car Parks	Klang, Selangor Malaysia	1,000,612 sq ft	2007		
Première Hotel	100%	Business Hotel	Klang, Selangor, Malaysia	250 rooms, 900 capacity banquet hall, function rooms	2010		
Paradigm Mall	70%	Retail & 5,000 Car Parks	Kelana Jaya, PJ, Malaysia	700,000 sq ft	End-2011		
KLIA2 Integrated Complex	70%	Retail & 6,000 Car Park (25 Years Concession)	KLIA2, Sepang, Malaysia	350,000 sq ft	Q3-2012		
Platinum Plaza Mall	67%	Retail & 5,000 Car Parks	Binh Chanh District, Ho Chi Minh City, Vietnam	1,300,000 sq ft.	2013		

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HIGHWAY CONCESSION DETAILS

Toll Highway	WCT's Stake	Location	Form of Receipts	Concession Period	Length
Panagarh-Palsit Expressway	30%	West Bengal, India	Semi-Annuity Payments by Gov't of India	2005 - 2020	64 km
Durgapur Expressway	30%	West Bengal, India	Semi-Annuity Payments by Gov't of India	2005 - 2020	64 km



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