

Delivering World Class Visions



Investor Briefing

16 August 2011

Global Presence:

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

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CONTENT

- **Financial 2Q & 1H 2011**
- Civil Engineering & Construction
- Property Development
- Investment & Management



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2Q 2011 Performance

	2Q11	2Q10	% y-y chg
Revenue (RM m)	375.9	513.6	-27%
Gross Profit (RM m)	86.3	75.7	14%
Pretax Profit (RM m)	50.8	54.7	-7%
Net Profit (RM m)	37.8	33.8	11%
EPS (sen)	4.7	4.3	
Fully Diluted EPS (sen)	4.4	4.2	

Interim Dividend of 5 en per share less 25% tax declared with ex-date of 2 Sep 2011 and payment date on 19 Sep 2011



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1H 2011 Performance

	1H11	1H10	% y-y chg
Revenue (RM m)	691.5	913.7	-24%
Gross Profit (RM m)	154.6	144.7	6%
Pretax Profit (RM m)	100.3	105.8	-5%
Net Profit (RM m)	75.2	68.7	6%
EPS (sen)	9.4	8.7	
Fully Diluted EPS (sen)	8.8	8.7	

Interim Dividend of 5 en per share less 25% tax declared with ex-date of 2 Sep 2011 and payment date on 19 Sep 2011



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Segmental 2Q 2011

SEGMENT REVENUE

Civil engineering and construction
Property development
Investment and management

Intra-group elimination

SEGMENT OPERATING PROFIT

Civil engineering and construction
Property development
Investment and management

Intra-group elimination

CURRENT QUARTER		
(3 months to 30.06.11) RM'000		
		Breakdown
	337,914	84%
	50,499	13%
	12,970	3%
	401,383	
	(25,449)	
	375,934	
		Margins
	40,551	12%
	13,395	27%
	9,229	71%
	63,175	
	775	
	63,950	17%



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Outstanding Orderbook 30.6.2011

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 New Doha Int'l Airport, Qatar Others	Vale Civil Works, Perak LCCT Earthworks Medini Iskandar, Johor Bakun Hydro Dam Pinewood Studios, Medini Others	KLIA2 – Integrated Complex Tuaran Hospital, Sabah Putrajaya Lot 4G8 4G9 AEON Melaka UiTM Campus Others	
1,239	115 98	420	
107	273	116	
10	61	44	
	28	45	
	4	28	
		36	
		24	
Total External	579	713	2,648
51%	22%	27%	100%
Total Internal		The Paradigm Others	589 1 590
TOTAL		1,302	3,238



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Projects Secured in 2011

Project Description	Contract Value	Completion
Pinewood Studios Civil Works, Medini Iskandar Malaysia	RM28 million	2011
Vale Civil Works, Perak, Malaysia	RM115 million	2013



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PROPERTY PROFILE 30.6.2011

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	1,079
Bandar Bukit Tinggi 2	100%	Integrated Township	Klang, Selangor Malaysia	562 acres	Freehold	1,948	1,345	1,323
Bandar Parklands	100%	Integrated Township	Klang, Selangor Malaysia	427 acres	Freehold	1,300	701	472
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	174	101
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						8,084	3,306	2,975

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 30 June 2011 = RM330 million

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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	end-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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