

WCT BERHAD

RESULTS 3RD QUARTER 2011

ANALYSTS & FUND MANAGERS BRIEFING

Property Development Marches On



Results 3rd Q 2011

	3Q11	3Q10	% y-y chg
Revenue (RM m)	362.0	357.1	1%
Gross Profit (RM m)	85.6	76.9	24%
Pretax Profit (RM m)	53.0	59.8	-11%
Net Profit (RM m)	39.3	30.6	28%
EPS (sen)	4.9	3.9	
Fully Diluted EPS (sen)	4.6	3.8	

Results YTD 9 Months 2011

	9M11	9M10	% y-y chg
Revenue (RM m)	1,053.5	1,270.8	-17%
Gross Profit (RM m)	240.2	221.6	8%
Pretax Profit (RM m)	153.3	165.6	-7%
Net Profit (RM m)	114.5	99.3	15%
EPS (sen)	14.3	12.6	
Fully Diluted EPS (sen)	13.5	12.5	

Financial Highlights – 3rd Q 2011

- 75% of Group Revenue attributed to Civil Engineering & Construction Division (CEC); (Q2 2011: 84%)
- 71% of CEC Revenue from Malaysia Projects such as Medini Iskandar Civil Works, Putrajaya 4G8 & 4G8 Gov Buildings and KLIA2 IC;
- Quarterly GP Margin at 24%, improved compared to Q3 2010 and Q2 2011, driven by higher contribution from Property Development;
- 28% jump in PATMI compared to Q3 2010 higher contribution from Property Development;
- Shareholders' Fund at RM1.4 Billion, NTA RM1.77 , Net Gearing of 0.22x;
- FY2011 Interim Dividend of 5 sen declared and paid on 19.9.2011.



CIVIL ENGINEERING & CONSTRUCTION

Outstanding Orderbook 30.9.2011

Gulf States	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	Vale Civil Works, Perak	KLIA2 – Integrated Complex	
1,224	112	392	
New Doha Int'l Airport, Qatar	LCCT Earthworks	Tuaran Hospital, Sabah	
53	69	107	
Others	Medini Iskandar, Johor	Putrajaya Lot	
3	230	4G8	
	Bakun Hydro Dam	4G9	
	60	22	
	Pinewood Studios, Medini	AEON Melaka	
	26	28	
	Others	UiTM Campus	
	4	36	
		Others	
		24	
Total External	501	632	2,413
50%	20%	30%	100%
Total Internal		The Paradigm	556
TOTAL		1,188	2,969



PROPERTY DEVELOPMENT

Property Projects 30.9.2011

Project	Location	Development Type	Land Area (Acre)	Land Developed (Acre)	Status	GDV (RM'mil)	(RM'mil)	
							Sales to Date	Billings to Date
Bandar Bukit Tinggi 1	Klang, Selangor Malaysia	Integrated Township	347	329	Freehold	1,479	1,101	1,086
Bandar Bukit Tinggi 2	Klang, Selangor Malaysia	Integrated Township	562	521	Freehold	1,948	1,352	1,325
Bandar Parklands	Klang, Selangor Malaysia	Integrated Township	427	119	Freehold	1,300	767	513
d'Banyan Residency	Kota Kinabalu, Sabah Malaysia	Luxury Homes	22	22	Leasehold	269	229	139
			1,358	991		4,996	3,449	3,063

TOTAL UN-RECOGNISED SALES TO DATE: **RM386 million**

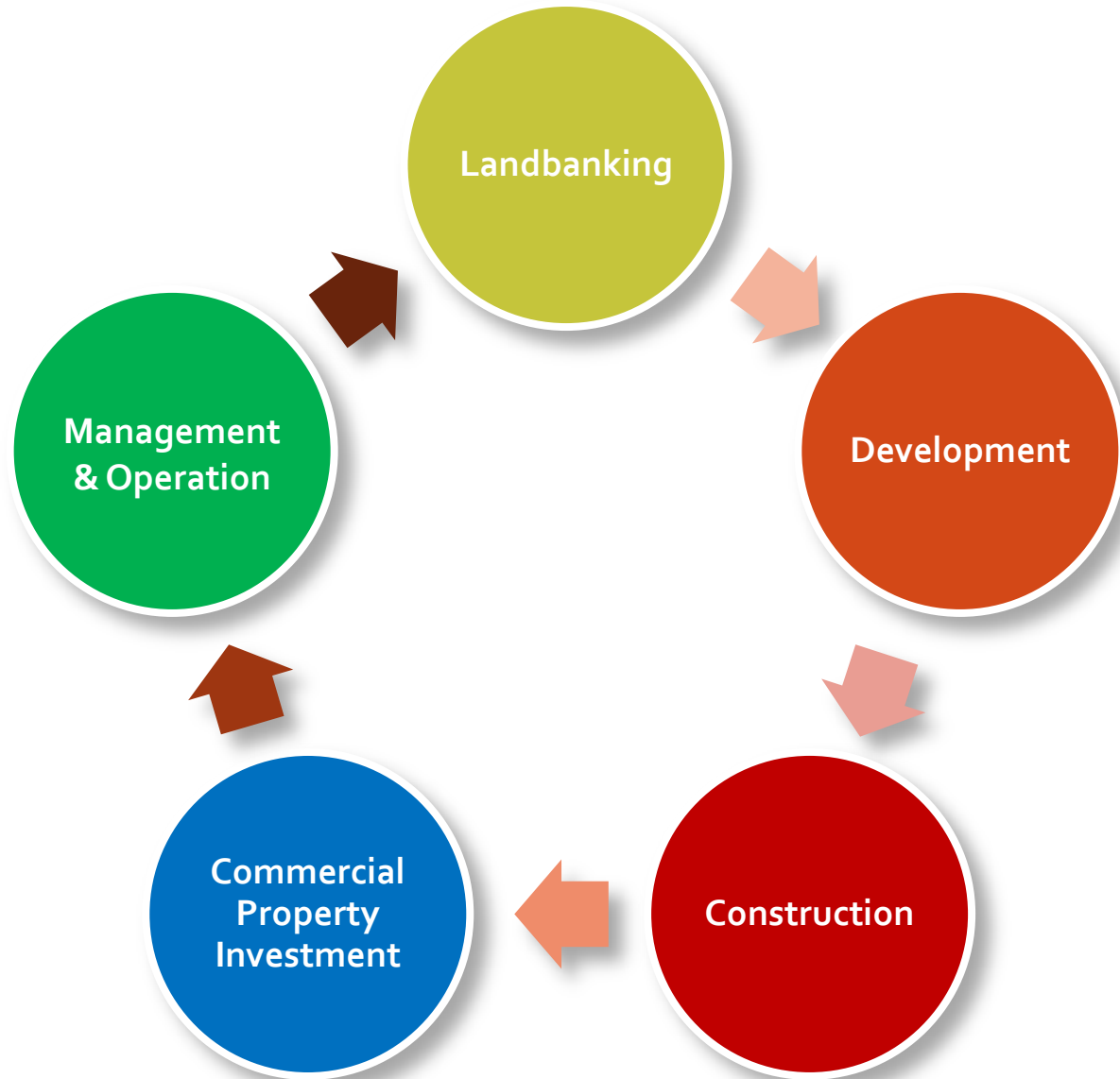
Property Development

- Property Sales for 3rd Q 2011 was RM**143** million
 - BBT Townships – 61%
 - d'Banyan KK Luxury Homes – 39%
- Property Sales YTD as at 30 Sep 2011 at RM**398** million
 - BBT Townships – 82%
 - d'Banyan KK Luxury Homes – 18%
- d'Banyan KK Luxury Homes enjoyed good response during the Q in view of project completion by Dec 2011.

Land Bank 30.9.2011

Location	Land Bank (Acre)	Outstanding Land (Acre)	Status	Development Type
Bandar Bukit Tinggi, Klang, Malaysia	1,336	367	Freehold	Integrated Township
Klang, Selangor, Malaysia	56	56	Freehold	Luxury Homes
Paradigm Petaling Jaya, Selangor Malaysia	12	12	Leasehold	Mix-Commercial
1Medini, Iskandar Malaysia, Johor	11	11	Leasehold	High-rise Homes
Medini Business District, Iskandar Malaysia, Johor	10	10	Leasehold	Mix-Commercial
Bkt Jelutong, Shah Alam, Selangor, Malaysia	2.26	2.26	Freehold	Mix-Commercial
Bandar Serendah, Selangor, Malaysia	39	39	Freehold	Industrial
Ho Chi Minh, Vietnam	22	22	Leasehold	Mix-Commercial
Rawang, Selangor, Malaysia	468	468	Freehold	Integrated Township
Total	1,956	987		

Not Just Property Development





PROPERTY INVESTMENT & MANAGEMENT

Commercial Properties 30.9.2011

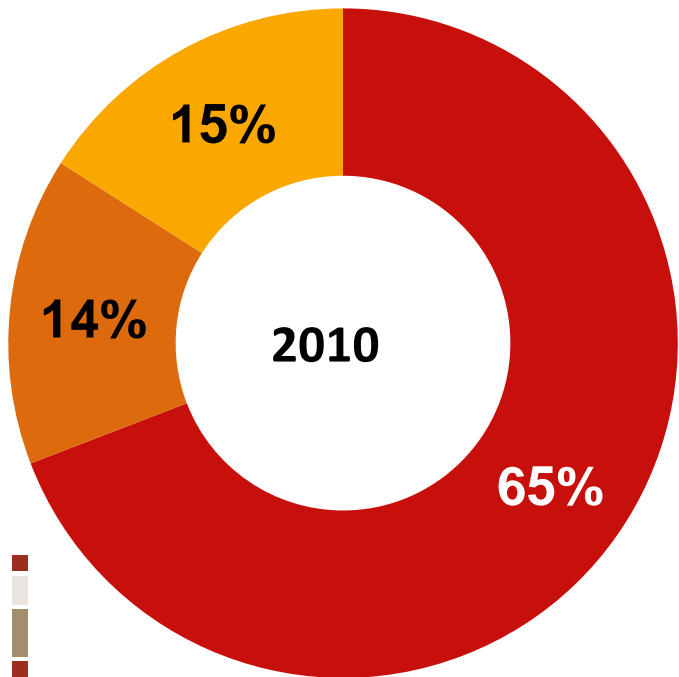
Investment Property	Stake	Property type	Target Date Of Completion	Retail Net Letable Area
BBT Shopping Mall Klang, Selangor Malaysia	100%	Retail & 5,000 Car Parks	Completed since January 2008	1,000,612 sq ft
Première Hotel Klang, Selangor Malaysia	100%	Business Hotel (4-star)	Completed since September 2010	250 rooms
Paradigm Mall, Kelana Jaya, PJ, Malaysia	100%	Retail & 5,000 Car Parks	March 2012	700,000 sq ft
KLIA2 Integrated Complex, Sepang, Malaysia	70%	Retail & 6,000 Car Parks	Dec 2012	350,000 sq ft
Première Hotel, Kelana Jaya, PJ, Malaysia	100%	Business Hotel (4-star)	2014	280 rooms

||| Première Hotel

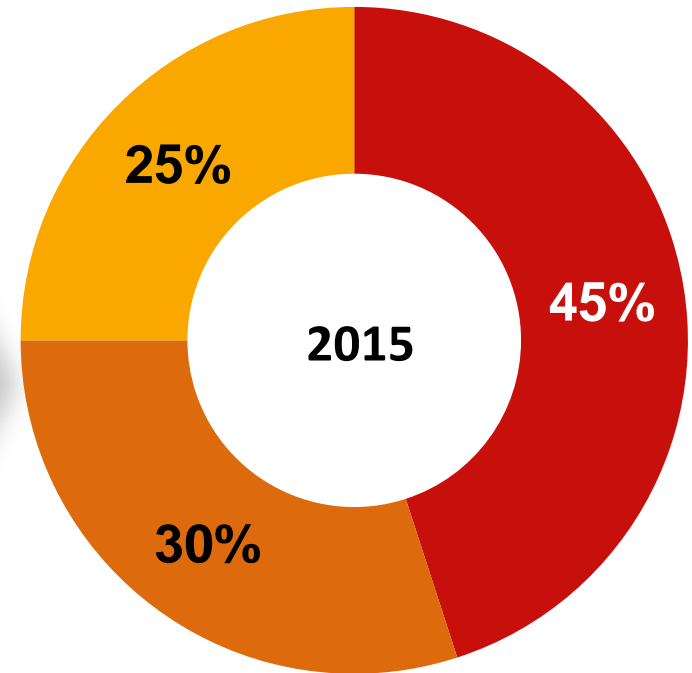
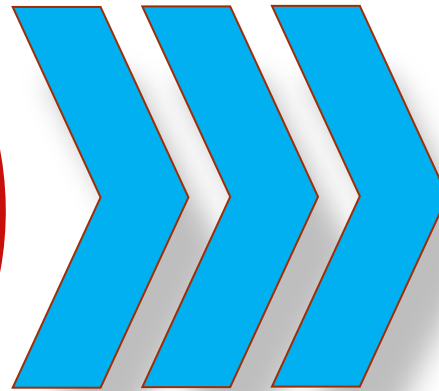


- 4-Star Business Hotel, 250 rooms, Banquet Hall for 800 pax, 3 F&B Outlets (Halal Certified)
- The Best Hotel in Klang
- www.premiere-hotels.com

|| Broadening Earning Base



Operating Profits



■ Engineering & Construction ■ Property Development ■ Investment & Management

WCT BERHAD

RESULTS 3RD QUARTER 2011

ANALYSTS & FUND MANAGERS BRIEFING

Thank You

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