



# WCT HOLDINGS BERHAD INVESTOR BRIEFING – 3<sup>rd</sup> QUARTER 2016

22 November 2016

## Contents

- The Company
- Financial Results: 3rd Quarter 2016
- Engineering & Construction
- Property Development
- Investment & Management

# Our Core Business



**1981**

## Engineering & Construction



- Sepang F1 Circuit
- Bahrain F1 Circuit
- Abu Dhabi F1 Circuit
- Kuala Lumpur International Airport
- Hydroelectric Dam
- Expressways & Highways
- Government Office Buildings
- 10 Shopping Malls



**1997**

## Property Development



- Township
- Luxury Home
- Mixed-Commercial
- Gated Guarded Communities
- Office & Shops



**2007**

## Investment & Management

Concession & Commercial Property

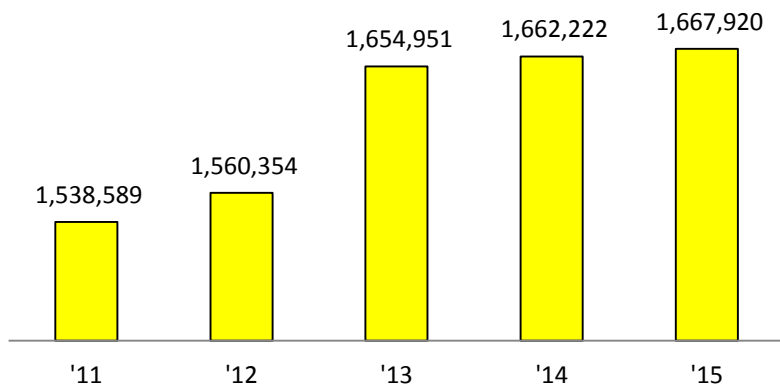


- Hotels
- Grade A Offices
- Car Parks
- Transportation Hub
- Shopping Malls

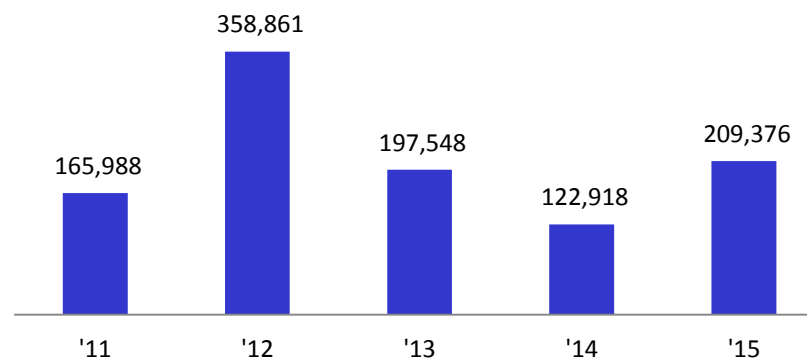
1981	Founded as WCT Earthworks & Building Contractors Sdn Bhd
1995	Listed on the Second Board of Bursa Securities as WCT Engineering Berhad
1998	Successfully completed the building of Sepang International Circuit, Selangor Malaysia
1999	Listing status was transferred to the Main Board of Bursa Securities
2004	Successfully completed the first overseas construction project: Tada-Nellore Highway in India, a BOT Concession Project
2005	Successfully completed the first Middle East Project: Bahrain International Circuit, Bahrain within a record time of 16 months
2007	Secured the Group's third F1 circuit contract: Yas Marina Circuit in Abu Dhabi, UAE. The racing circuit was successfully completed in 2009
2012	Started the operation and management of its own mall, Paradigm Mall, Petaling Jaya
2013	WCT embarks on new growth with new holding company, WCT Holdings Berhad
2014	Successful opening of gateway@klia2, a BOT Concession Project
2015	New WCT Corporate Headquarter at The Ascent Paradigm, Petaling Jaya
2015	Achieved accumulated property sales of RM5.3 Billion

# Financial Highlights

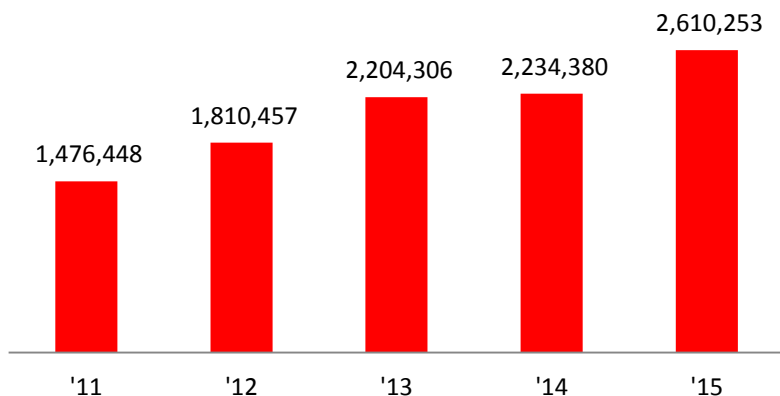
**Revenue RM'000**



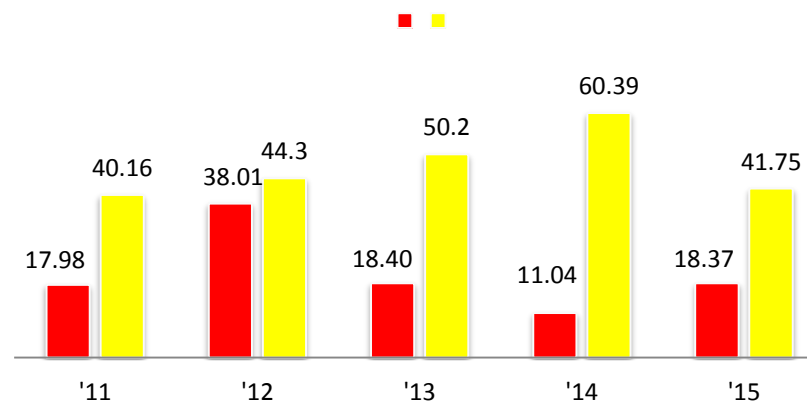
**Profit attributable to equity holders of the company RM'000**



**Shareholders' fund RM'000**



**EPS (sen) & Dividen Payout Ratio (%)**



## Shareholder Structure 10 November 2016

Number of Shares	1,250 million at RM0.50 Par Value
Substantial Shareholders	Shareholdings
Dominion Nexus Sdn Bhd	19.67%
Pilgrims Fund Board (Lembaga Tabung Haji)	10.15%
Employee Provident Fund Board (EPF)	8.09%
Kumpulan Wang Persaraan (Diperbadankan) – KWAP	6.13%
Amanah Saham Bumiputera (ASB)	6.31%
Directors' Direct Shareholdings	1.30%
Foreign Shareholdings (31 Oct 2016)	12.56%

## Results Q3 2016 vs Q3 2015 (3 months)

	Q3' 16	Q3' 15	% q-q chg
Revenue (RM'million)	414.4	371.8	11%
Gross Profit (RM'million)	49.6	58.4	-15%
Pretax Profix (RM'million)	35.6	100.9	-65%
Profit attributable to equity holders (RM'million)	24.0	85.9	-72%
Less: Unrealised foreign exchange gain (RM'million)	(3.9)	(78.8)	-95%
Net Profit before unrealised foreign exchange gain (RM'million)	20.1	7.1	183%
EPS (sen)	1.92	7.43	-74%
Fully Diluted EPS (sen)	1.91	7.41	-74%

## Segmental Results Q3 2016 (3 months)

Revenue	E&C	PD	PI&M	Unallocated	Elimination	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue from external customers	313,929	85,495	14,983	-	-	414,407
Inter-segment revenue	244,597	1,697	-	-	(246,294)	-
Total Revenue	558,526	87,192	14,983	-	(246,294)	414,407
Profit from operations	1,051	28,400	6,248	-	-	35,699
Finance Costs	-	-	-	-	-	(7,265)
Share of profit of associates	-	-	-	1,906	-	1,906
Share of results in JV	-	(491)	5,797	-	-	5,306
Taxation	-	-	-	-	-	(10,777)
Profit after taxation						24,869
Non-controlling interest						(900)
Net profit						23,969



## Results 3Q 2016 vs 3Q 2015 (9 months)

	3Q 16	3Q 15	% q-q chg
Revenue (RM'million)	1,480.4	1,145.7	29%
Gross Profit (RM'million)	174.8	159.1	10%
Pretax Profix (RM'million)	110.6	187.5	-41%
Profit attributable to equity holders (RM'million)	64.9	150.2	-57%
Add: Unrealised foreign exchange loss/(gain) (RM'million)	9.0	(121.9)	-93%
Net Profit before unrealised foreign exchange gain (RM'million)	73.9	28.3	161%
EPS (sen)	5.23	13.39	-61%
Fully Diluted EPS (sen)	5.22	13.36	-61%

## Segmental Results 3Q 2016 (9 months)

Revenue	E&C	PD	PI&M	Unallocated	Elimination	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue from external customers	1,194,994	239,334	46,109	-	-	1,480,437
Inter-segment revenue	875,778	4,783	-	-	(880,561)	-
Total Revenue	2,070,772	244,117	46,109	-	(880,561)	1,480,437
Profit from operations	34,268	64,257	20,762	-	-	119,287
Finance Costs	-	-	-	-	-	(33,475)
Share of profit of associates	-	-	-	6,193	-	6,193
Share of results in JV	-	(321)	18,949	-	-	18,628
Taxation	-	-	-	-	-	(43,600)
Profit after taxation						67,033
Non-controlling interest						(2,167)
Net profit						64,866

# **WCT HOLDINGS BERHAD**

## **ENGINEERING & CONSTRUCTION**



# Outstanding Order Book

## As at 30 September 2016 + MRT2 Work Package V204

Gulf States		Malaysia-Engineering & Infrastructure		Malaysia - Building		Total
	<u>RM(mil)</u>		<u>RM(mil)</u>		<u>RM(mil)</u>	<u>RM(mil)</u>
Lusails Development Project, Qatar	596	PLUS Widening Nilai - Seremban	26	My TOWN Shopping Centre	108	
New Doha International Airport, Qatar	2	RAPID – common construction access & permanent road	203	KK Medical Centre	22	
		Kwasa Land Damansara (awarded 18/9/15)	85	Putrajaya Commercial Office	88	
		TRX – Lifestyle Quarter (awarded 05/10/15)	16	Ministry of International Trade HQ	4	
		TRX – Infrastructure & Roadways (awarded 19/10/15)	731	RAPID Utilities, Interconnecting and Off-Site (UIO) Facilities – Local Control Building (awarded 9/11/15)	286	
		RAPID – Petchem Interconnecting (awarded 26/10/15)	259	Re-develop the existing police quarters at Taman Keramat, Bandar Ulu Kelang, Gombak, Selangor. (awarded 31/3/16)	128	
		West Coast Expressway (awarded 16/11/15)	280			
		RAPID Utilities, Interconnecting and Off-Site (UIO) Facilities (Package 14-0401) (awarded 14/12/15)	312			
		Pan Borneo Highway (awarded 26/7/16)	387			

# Outstanding Order Book

## As at 30 September 2016 + MRT2 Work Package V204

Gulf States		Malaysia-Engineering & Infrastructure		Malaysia - Building		Total
<u>RM(mil)</u>		<u>RM(mil)</u>		<u>RM(mil)</u>		<u>RM(mil)</u>
		MRT – Work Package V204 (awarded 14/11/2016)	896			
		Others	2			
Total External	598		3,197		636	4,431
	14%		72%		14%	100%
		Paradigm Garden City – Earthworks	17	Property Investment		
				- Kelana Jaya	43	
				- Johor Bahru	120	
				Property Development		
				- Kelana Jaya	65	
				- Paradigm JB	86	
				- 1Medini Residences	14	
				- Medini Signature	26	
Total Internal			17		354	371
Total	598		3,214		990	4,802

# Construction Contracts Targets 2016

## Malaysia

- Expressways & Highways
- Mass Rapid Transit 2
- Government Buildings & Hospitals
- Petronas RAPID Pengerang Civil Works
- Tun Razak Exchange (TRX) Infrastructure & Buildings
- LRT 3
- Pan Borneo Highway Sabah
- Bandar Malaysia Infrastructure
- Kwasa Damansara Land Civil and Infra Works
- Kota Kinabalu Water Supply Scheme
- Southern Double Track
- KL – SG High Speed Rail

# Construction Contracts Targets 2016

## Gulf States

- Qatar Roads and Expressways
- Qatar Earthworks and Infrastructure Works
- Government Office Buildings in Qatar
- Qatar World Cup Related Works

# **WCT HOLDINGS BERHAD**

## **PROPERTY DEVELOPMENT**





# Property Development - Highlights

- Foray into Property Development in 1997.
- Total Land Developed : 1,328 acres
- Total Sales to Date : RM5.57 Billion
- Development Type : Integrated Townships, Luxury Homes, Gated-guarded Residential, High-rise Residential, Offices
- 2016 Property Sales to date: RM281 million
- Total unrecognized sales as at 30 September 2016: RM562 million

# Ongoing Developments

No	Company	Project Name	Location	Land Area	Development Component	Unit/ GFA	GDV RM' million	Launch Date
1	Jelas Puri Sdn Bhd	The Azure Residences	Kelana Jaya	0.484 acre	Service Apartment	189 units	190	28/Aug/14
		The Aerius Residences	Kelana Jaya	0.383 acre	Service Apartment	229 units	281	To Be Confirmed
2	WCT OUG Development Sdn Bhd	Waltz	OUG, KL	2.00 acres	Condominium	419 units	396	15/Jun/16
3	Urban Coutyard Sdn Bhd	Skyz Jelutong	Bukit Jelutong	2.27 acres	Service Apartment	222 units	141	26/Apr/14
4	Atlanta Villa Sdn Bhd	Phase 1, 2, 3 & 4	Bukit Tinggi 3 Klang	51.94 acres	Semi-D & Bungalow	266 units	543	24/May/14
5	One Medini Sdn Bhd	Medini Signature	Medini Iskandar	4.51 acres	Condominium	456 units	380	28/Jun/13
6	Gemilang Waras Sdn Bhd	Trifolis	Bukit Tinggi 2 Klang	5.22 acres	Rumah Selangorku	372 units	93	10/Dec/15
		The Lead	Bukit Tinggi 2 Klang	4.06 acres	Service Apartment	403 units	341	3/Dec/14
7	Gabungan Efektif Sdn Bhd	A6	Bukit Tinggi 3 Klang	5.51 acres	Rumah Selangorku	321 units	60	12/Oct/15
		A7	Bukit Tinggi 3 Klang	4.98 acres	Rumah Selangorku	240 units	45	3/Jun/15
	Total			<b>81.36</b>			<b>2,470</b>	

# Future Development

No	Company	Project Name	Location	Development Component	Land Area (Acre)
1	Labur Bina Sdn Bhd	3C	Bukit Tinggi 1 Klang	Commercial	2.19
		3D	Bukit Tinggi 1 Klang	Commercial	8.25
		3B5	Bukit Tinggi 1 Klang	Commercial	5.99
2	Gemilang Waras Sdn Bhd	4C1	Bukit Tinggi 2 Klang	Commercial	2.31
		4B	Bukit Tinggi 2 Klang	Commercial	5.9
		4E	Bukit Tinggi 2 Klang	Commercial	7.32
		1J	Bukit Tinggi 2 Klang	Rumah Selangorku	4.61
3	Gabungan Efektif Sdn Bhd	A9	Bukit Tinggi 3 Klang	Rumah Selangorku	3
		A10	Bukit Tinggi 3 Klang	Rumah Selangorku	5.22
		32.22 acres	Bukit Tinggi 3 Klang	Mixed Commercial	32.22
		19.526 acres	Bukit Tinggi 3 Klang	Mixed Commercial	19.526
4	Atlanta Villa Sdn Bhd	d'Laman Greenville	Bukit Tinggi 3 Klang	Commercial	4.63
5	WCT OUG Development Sdn Bhd	K1 & K2	OUG, KL	Mixed Development	33.4
		R4 & R1	OUG, KL	High-Rise Residential	10.21

## Future Development – Contd'

No	Company	Project Name	Location	Development Component	Land Area (Acre)
6	WCT Acres Sdn Bhd	Volt Residences	Medini Iskandar	High-Rise Residential	4.79
		Volt Corporate Park	Medini Iskandar	Mixed Commercial	13.34
7	Platinum Meadow Sdn Bhd & Reality Sdn Bhd	Plot B (B24 to B32)	Medini Iskandar	Mixed Commercial	20.80
8	WCT Pioneer Development Sdn Bhd	Serendah Industrial	Serendah	Industrial	49.99
9	Jubilant Coutyard Sdn Bhd	Sungai Buaya	Serendah	Integrated Township	608.63
10	WCT Assets Sdn Bhd	Transtech Industrial Park, Bukit Sentosa	Serendah	Industrial	38.88
11	Pioneer Acres Sdn Bhd	Inanam Land	Inanam, KK	Luxury Landed Residential	22.1
12	WCT Hartanah Jaya Sdn Bhd	Paradigm JB	Jalan Skudai	Mixed Commercial	12.38
13	WCT Precious Development Sdn Bhd	Plot B10.14-RT	TRX, KL	Luxury High-Rise Residential	1.65
	<b>Total</b>				<b>917.34</b>

# **WCT HOLDINGS BERHAD**

## **INVESTMENT & MANAGEMENT**



## Concessions 30 September 2016

Concession	Type	Concession Period	Form of Receipt	Equity Stake	Target Date of Completion
Panagarh-Palsit Expressway, West Bengal India	64-km Expressway	2002 -2019	Semi-Annuity Payments by Government of India	30%	Completed since 2004
Durgapur Expressway, West Bengal India	64-km Expressway	2002 – 2020	Semi-Annuity Payments by Government of India	30%	Completed since 2004
klia2 Integrated Complex, Sepang, Malaysia (gateway@klia2)	Transportation Hub for bus, taxi and train	2011 – 2046	Retail Space Rentals, Car Park Income and Advertisement Space Rental	70%	Commence business on 2 May 2014
	360,000 sqf NLA Shopping Mall				
	5,690 Airport Car Park				

## Commercial Property - Hotel 30 September 2016

No	Investment Property	Property Type	Target Date of Completion	No. of Rooms
1.	Première Hotel, Klang Selangor, Malaysia	Business Hotel (4-star) & 1,200 Car Parks	Completed since September 2010	250 rooms
2.	New World Petaling Jaya Hotel Petaling Jaya, Malaysia	Business Hotel (4-star) & Banquet Hall for 1,500 pax	April 2017	300 rooms
3.	Première Hotel, Johor Bahru Iskandar Malaysia	Business Hotel (4-star) & Banquet Hall for 1,000 pax	TBA	296 rooms
4.	Première Hotel, OUG Kuala Lumpur Malaysia	Business Hotel (4-star) & Banquet Hall	TBA	400 rooms

# Commercial Property – Shopping Mall 30 September 2016

No.	Shopping Mall	Property Type	Opening Date	Retail Lettable Area
1	BBT Shopping Mall (AEON) Klang, Selangor	Retail Space & 5,000 Car Parks	November 2007	1,000,950 sq ft NLA
2	Paradigm Mall Petaling Jaya, Selangor	Retail Space & 4,300 Car Parks	May 2012	680,000 sq ft NLA
3	gateway@klia2 Sepang	Retail Space & 5,690 Car Parks	May 2014	360,000 sq ft NLA
4	Paradigm Mall Johor Bahru, Iskandar	Retail Space & 4,300 Car Parks	Q3 2017	1,300,000 sq ft NLA
5	Paradigm Mall OUG, Kuala Lumpur	Retail Space & 12,000 Car Parks	TBA	1,800,000 sq ft NLA



Operational



# Investment & Management – Shopping Mall

## **Paradigm Mall, Petaling Jaya**

- 93% retail space leased
- 266 of 316 retail lots are tenanted
- Enjoys strong average footfalls of:-
  - \* Weekday – 35,000 per day
  - \* Weekend – 51,000 per day
- For tenant directory, please visit [www.paradigmmall.com.my](http://www.paradigmmall.com.my) or [facebook.com/ParadigmMall](https://facebook.com/ParadigmMall)

## **gateway@klia2, Sepang**

- 81% of tenant space leased
- Current footfalls at average 95,000 per day
- For tenant directory, please visit [www.gatewayklia2.com.my](http://www.gatewayklia2.com.my) or [facebook.com/gatewayklia2](https://facebook.com/gatewayklia2)

## **AEON Bandar Bukit Tinggi Shopping Mall, Klang**

- 100% leased to AEON Co (M) Bhd
- 10 + 5 + 5 + 5 years lease term since 2007

# THANK YOU

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- **Twitter** - [Twitter.com/WCT\\_Holdings](https://twitter.com/WCT_Holdings)