



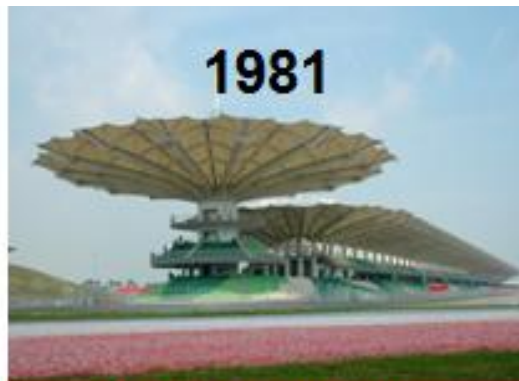
WCT HOLDINGS BERHAD INVESTOR BRIEFING – 4th QUARTER 2016

24 February 2017

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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



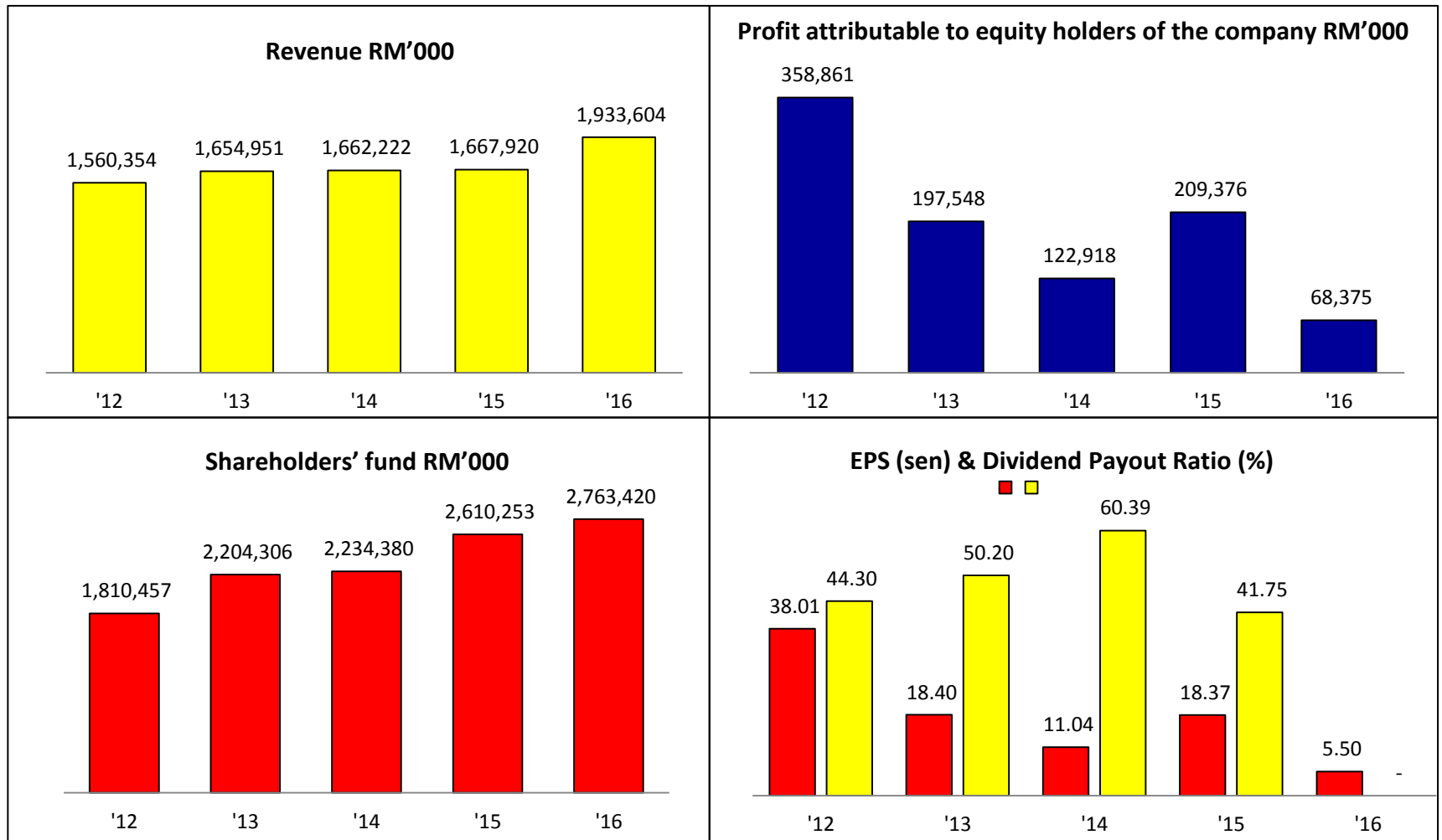
2007

Investment & Management

Concession & Commercial Property

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

Financial Highlights



Results Q4 2016 vs Q4 2015 (3 months)

RM' million	Q4' 16	Q4' 15	% q-q chg
Revenue	453.2	522.2	-13%
Gross Profit	64.0	33.2	93%
Pretax Profix	11.4	74.4	-85%
Profit attributable to equity holders	3.5	59.2	-94%
Add: FRS139 finance cost/(income) on receivable	17.7	(0.5)	n.a
Add: Fair value loss/(gain) of a joint venture	29.4	(63.7)	n.a
Add: Unrealised foreign exchange (gain)/loss	(21.9)	29.3	n.a
Adjusted Net profit	28.7	24.3	18%
EPS (sen)	0.28	4.96	-94%

Segmental Results Q4 2016 (3 months)

Revenue	E&C	PD	PI&M	Elimination	Consolidated
	RM'million	RM'million	RM'million	RM'million	RM'million
Revenue from external customers	373.7	63.8	15.7	-	453.2
Inter-segment revenue	539.1	1.4	-	(540.5)	-
Total Revenue	912.8	65.2	15.7	(540.5)	453.2
Profit from operations	22.5	18.9	6.6	-	48.0
Finance Costs	-	-	-	-	(12.8)
Share of profit of associates	-	-	-	-	2.0
Share of results in JV	-	(0.5)	(25.4)	-	(25.9)
Taxation	-	-	-	-	(13.2)
Profit after taxation					(1.9)
Non-controlling interest					5.4
Net profit					3.5

Results FY 2016 vs FY 2015 (12 months)

RM' million	4Q 16	4Q 15	% y-y chg
Revenue	1,933.6	1,667.9	16%
Gross Profit	238.8	192.3	24%
Pretax Profix	122.0	261.8	-53%
Profit attributable to equity holders	68.4	209.4	-67%
Add: FRS139 finance cost/(income) on receivable	15.2	(0.2)	n.a
Add: Fair value loss/(gain) of a joint venture	29.4	(63.7)	n.a
Less: Unrealised foreign exchange (gain)	(12.9)	(92.5)	n.a
Adjusted Net profit	100.1	53.0	89%
EPS (sen)	5.50	18.37	-70%

Segmental Results FY 2016 (12 months)

Revenue	E&C	PD	PI&M	Elimination	Consolidated
	RM'million	RM'million	RM'million	RM'million	RM'million
Revenue from external customers	1,568.7	303.2	61.7	-	1,933.6
Inter-segment revenue	1,414.9	6.1	-	(1,421.0)	-
Total Revenue	2,983.6	309.3	61.7	(1,421.0)	1,933.6
Profit from operations	56.8	83.1	27.4	-	167.3
Finance Costs	-	-	-	-	(46.3)
Share of profit of associates	-	-	-	-	8.2
Share of results in JV	-	(0.8)	(6.4)	-	(7.2)
Taxation	-	-	-	-	(56.8)
Profit after taxation					65.2
Non-controlling interest					3.2
Net profit					68.4

WCT HOLDINGS BERHAD ENGINEERING & CONSTRUCTION

MOI, Qatar

My Town



Outstanding Order Book

As at 31 December 2016 + Pan Borneo Highway

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	605	PLUS Widening Nilai – Seremban	26	My TOWN Shopping Centre	50	
Government Administrative Office, Qatar	324	RAPID – common construction access & permanent road	180	KK Medical Centre	22	
		Kwasa Land Damansara (awarded 18/9/15)	61	Putrajaya Commercial Office	39	
		TRX – Infrastructure & Roadways (awarded 19/10/15)	717	Ministry of International Trade HQ	6	
		RAPID – Petchem Interconnecting (awarded 26/10/15)	245	RAPID Utilities, Interconnecting and Off-Site (UIO) Facilities – Local Control Building (awarded 9/11/15)	262	
		West Coast Expressway (awarded 16/11/15)	257			
		RAPID Utilities, Interconnecting and Off-Site (UIO) Facilities (Package 14-0401) (awarded 14/12/15)	303	Re-develop the existing police quarters at Taman Keramat, Bandar Ulu Kelang, Gombak, Selangor. (awarded 31/3/16)	119	
		Pan Borneo Highway (awarded 26/7/16) (RM560mil awarded 6/2/17)	944			
		MRT – Work Package V204 (awarded 14/11/2016)	893			
		Others	2			
Total External	929		3,628		498	5,055
	18%		72%		10%	100%
Total Internal		Earthworks	17	Building works	215	232
Total	929		3,645		713	5,287

Construction Contracts Targets 2017

Malaysia

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

WCT HOLDINGS BERHAD

PROPERTY DEVELOPMENT



Property Development - Highlights

- Foray into Property Development in 1997.
- Total Land Developed : 1,328 acres
- Total Sales to Date : RM5.59 Billion
- Development Type : Integrated Townships, Luxury Homes, Gated-guarded Residential, High-rise Residential, Offices
- 2016 Property Sales to date: RM281 million
- Total unbilled sales as at 31 December 2016: RM535 million

Ongoing Developments

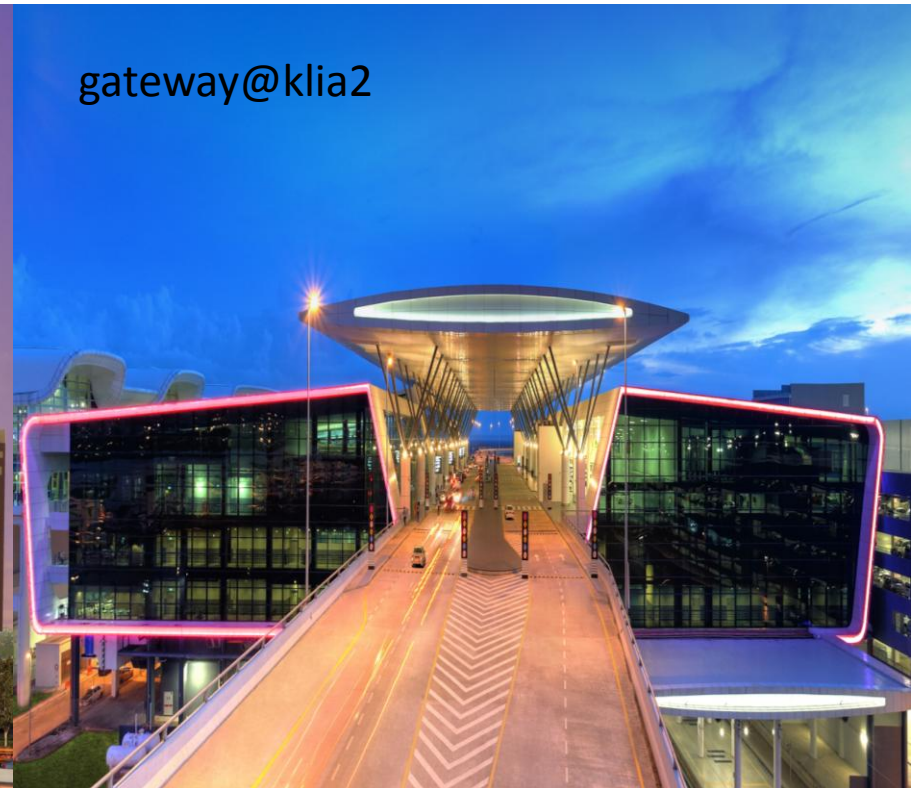
No	Company	Project Name	Location	Land Acre	Development Component	Unit/GFA	GDV RM' million	Launch Date
1	Jelas Puri Sdn Bhd	The Azure Residences	Kelana Jaya	0.5	Service Apartment	189	190	28/Aug/14
2	WCT OUG Development Sdn Bhd	Waltz	OUG, KL	2.0	Condominium	419	396	15/Jun/16
3	Urban Coutyard Sdn Bhd	Skyz Jelutong	Bukit Jelutong	2.3	Service Apartment	222	141	26/Apr/14
4	Atlanta Villa Sdn Bhd	Phase 1, 2, 3 & 4	Bukit Tinggi 3 Klang	51.9	Semi-D & Bungalow	266	543	24/May/14
5	One Medini Sdn Bhd	Medini Signature	Medini Iskandar	4.5	Condominium	456	380	28/Jun/13
6	Gemilang Waras Sdn Bhd	Trifolis	Bukit Tinggi 2 Klang	5.2	Rumah Selangorku	372	93	10/Dec/15
		The Lead	Bukit Tinggi 2 Klang	4.1	Service Apartment	403	341	3/Dec/14
7	Gabungan Efektif Sdn Bhd	A6	Bukit Tinggi 3 Klang	5.5	Rumah Selangorku	321	60	12/Oct/15
		A7	Bukit Tinggi 3 Klang	5.0	Rumah Selangorku	240	45	3/Jun/15
	Total			81.0			2,189	

Future Development

No	Project Name	Location	Development Component	Land Area (Acre)
1	3C, 3D, 3B5	Bukit Tinggi 1 Klang	Commercial	16.43
2	4C1, 4B, 4E	Bukit Tinggi 2 Klang	Commercial	17.98
	1J		Rumah Selangorku	4.61
3	A9, A10	Bukit Tinggi 3 Klang	Rumah Selangorku	8.22
	32.22 & 19.526 acres		Mixed Commercial	51.75
4	d'Laman Greenville	Bukit Tinggi 3 Klang	Commercial	4.63
5	KI & K2	OUG, KL	Mixed Development	43.52
	R4 & R1	OUG, KL	High-Rise Residential	16.98
6	Volt Residences	Medini Iskandar	High-Rise Residential	4.79
7	Volt Corporate Park	Medini Iskandar	Mixed Commercial	13.34
8	Plot B (B24 to B32)	Medini Iskandar	Mixed Commercial	20.80
9	Serendah Industrial	Serendah	Industrial	49.99
10	Sungai Buaya	Serendah	Integrated Township	608.63
11	Transtech Industrial Park, Bukit Sentosa	Serendah	Industrial	38.88
12	Inanam Land	Inanam, KK	Luxury Landed Residential	22.10
13	Plot B10.14-RT	TRX, KL	Luxury High-Rise Residential	1.65
	Total			924.30

WCT HOLDINGS BERHAD

INVESTMENT & MANAGEMENT



Concessions 31 December 2016

Concession	Type	Concession Period	Form of Receipt	Equity Stake
Panagarh-Palsit Expressway, West Bengal India	64-km Expressway	2002 -2019	Semi-Annuity Payments by Government of India	30%
Durgapur Expressway, West Bengal India	64-km Expressway	2002 – 2020	Semi-Annuity Payments by Government of India	30%
klia2 Integrated Complex, Sepang, Malaysia (gateway@klia2)	Transportation Hub for bus, taxi and train	2011 – 2047	Retail Space Rentals, Car Park Income and Advertisement Space Rental	70%
	360,000 sqf NLA Shopping Mall			
	5,690 Airport Car Park			

Commercial Property - Hotel 31 December 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	June 2017	300 rooms
3.	Première Hotel, Johor Bahru Iskandar Malaysia	Business Hotel (4-star) & Banquet Hall for 1,000 pax	TBA	TBA

Commercial Property – Retail Mall 31 December 2016

No.	Shopping Mall	Property Type	Opening Date	Retail Lettable Area	Occupancy Rate
1	BBT Shopping Mall (AEON) Klang, Selangor	Retail Space & 5,000 Car Parks	November 2007	1,000,950 sq ft GLA	100% leased to AEON Co (M) Bhd
2	Paradigm Mall Petaling Jaya, Selangor	Retail Space & 4,300 Car Parks	May 2012	680,000 sq ft NLA	92.0%
3	gateway@klia2 Sepang	Retail Space & 5,690 Car Parks	May 2014	360,000 sq ft NLA	79.6%
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	Under review	Under review	-



Operational

Shareholding Structure 31 January 2017

Number of Shares	1,254 million at
Substantial Shareholders	Shareholdings
Dominion Nexus Sdn Bhd	19.60%
Pilgrims Fund Board (Lembaga Tabung Haji)	9.73%
Employee Provident Fund Board (EPF)	8.04%
Kumpulan Wang Persaraan (Diperbadankan) – KWAP	6.43%
Amanah Saham Bumiputera (ASB)	6.33%
Directors' Direct Shareholdings	1.29%
Foreign Shareholdings	12.17%

THANK YOU

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