

WCT Holdings Berhad

INVESTOR BRIEFING - 1ST Quarter 2017

30 May 2017



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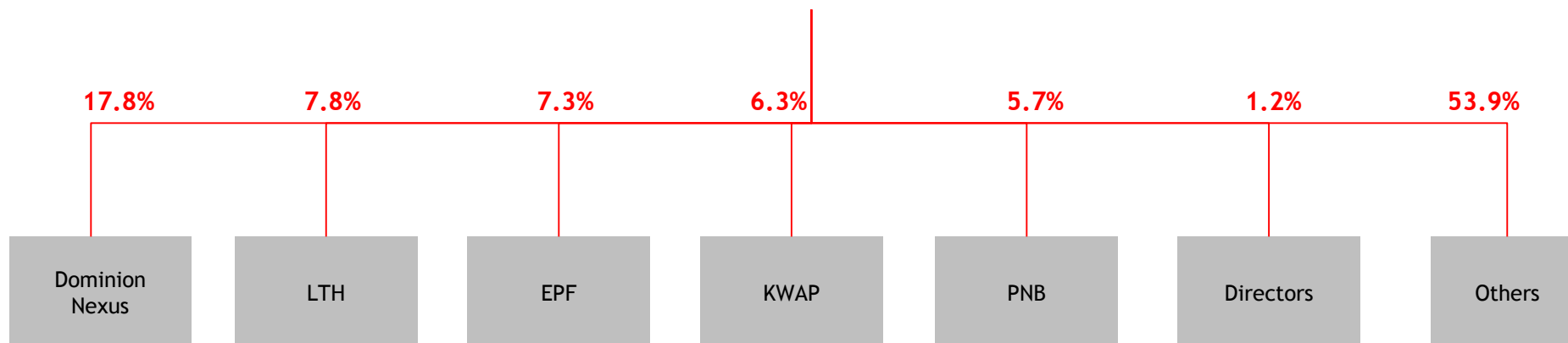
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Shareholding & Share Price

Key Shareholding as at 19 May 2017 and Market Statistics



Key Market Statistics

Last Closing Price	RM2.14 (29 May 2017)
12-Month High	RM2.49 (8 May 2017)
12-Month Low	RM1.41 (27 May 2016)
Total Shares Outstanding	1.399 bil shares
Current Market Cap	RM3.0 bil

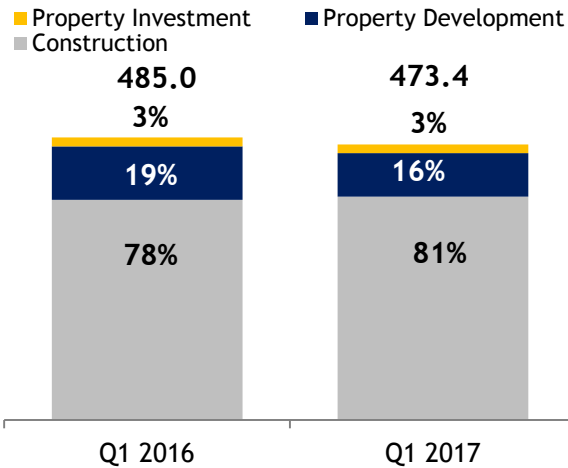
Source: Bursa Malaysia's website 29 May 2017



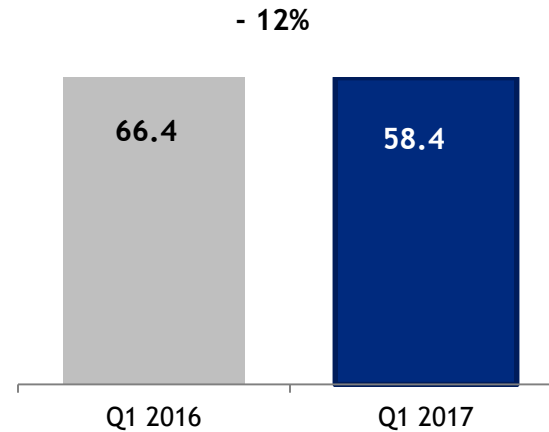
Financials

Financial Highlights

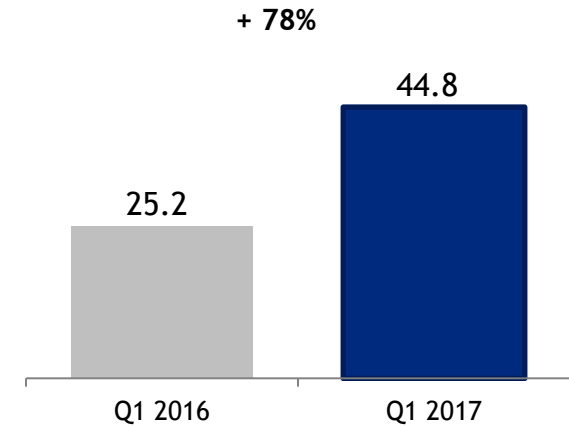
Revenue (RM' mil)



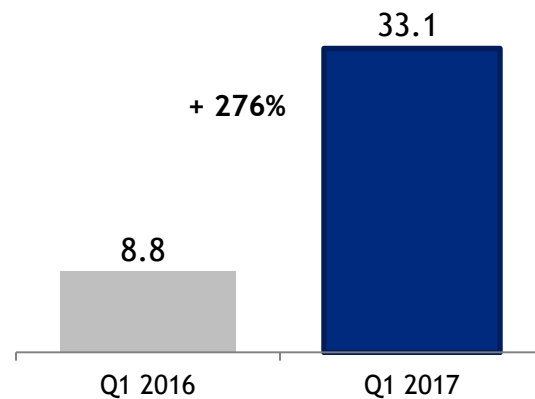
Gross Profit (RM' mil)



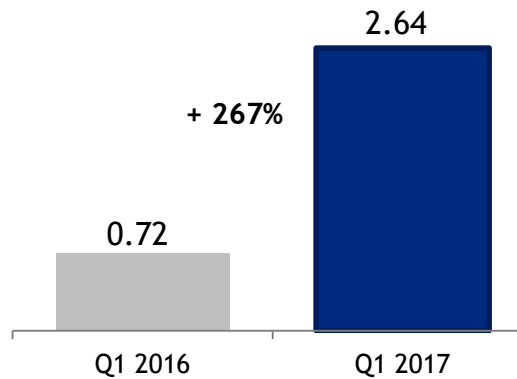
Pretax Profit (RM' mil)



Profit attributable to equity holders (RM' mil)



EPS (sen)

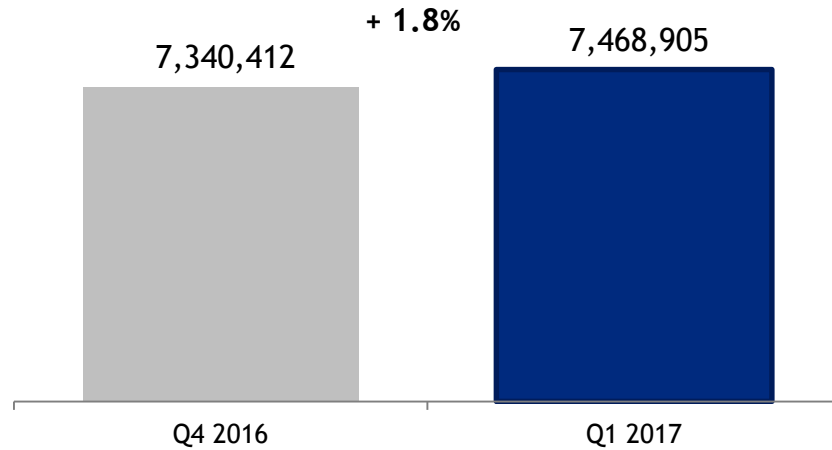


Results Q1/YTD 2017 vs Q1/YTD 2016 (3 months)

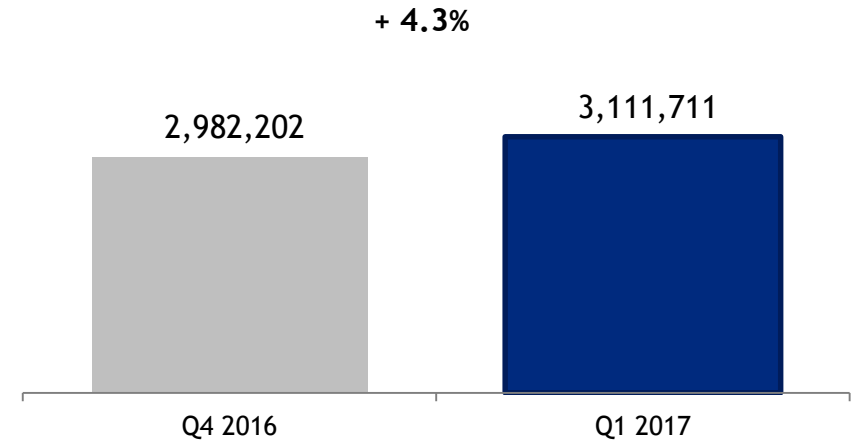
RM' mil	Q1' 16	Q1' 17	% q-q chg
Revenue	485.0	473.4	-2%
Gross Profit	66.4	58.4	-12%
Pretax Profit	25.2	44.8	78%
Profit attributable to equity holders	8.8	33.1	276%
EPS (sen)	0.72	2.64	267%

Financial Highlights (*Cont'd*)

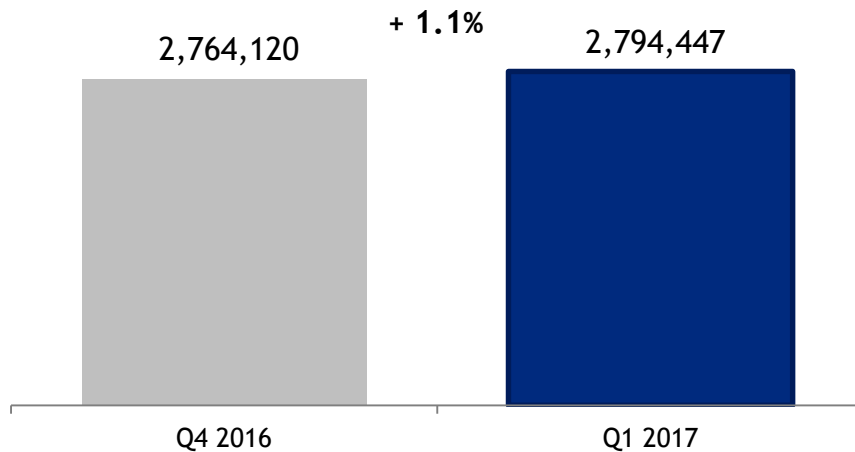
Total Assets (RM '000)



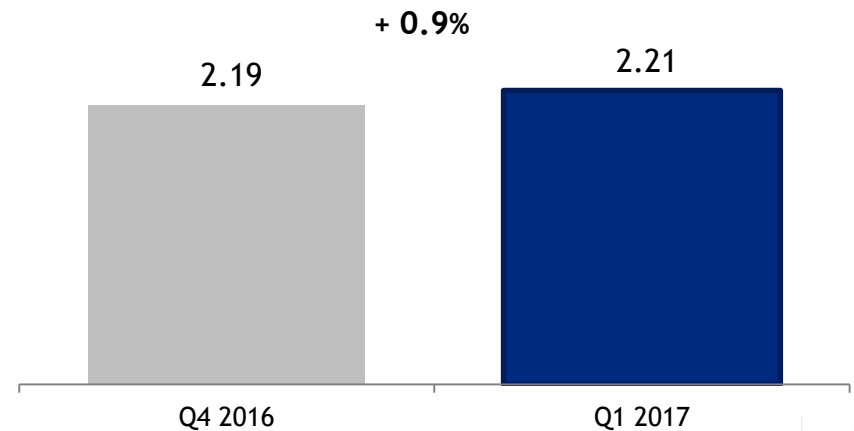
Total Debt (RM '000)



Shareholders' Fund (RM '000)



Net Asset per Share



Segmental Results Q1/YTD 2017 (3 months)

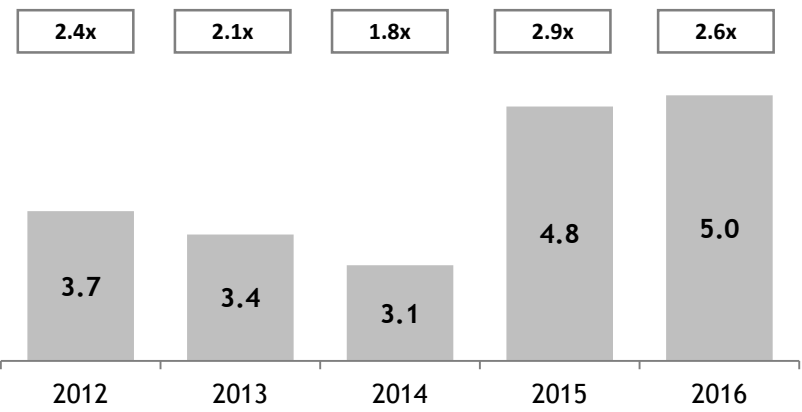
Revenue	E&C	PD	PI&M	Elimination	Consolidated
	RM'm	RM'm	RM'm	RM'm	RM'm
Revenue from external customers	383.4	74.8	15.2	-	473.4
Inter-segment revenue	306.7	1.1	-	(307.8)	-
Total Revenue	690.1	75.9	15.2	(307.8)	473.4
Profit from operations	30.1	11.4	7.8	-	49.3
Finance Costs	-	-	-	-	(12.3)
Share of profit of associates	-	-	-	-	1.6
Share of results in JV	-	(0.5)	6.7	-	6.2
Taxation	-	-	-	-	(14.1)
Profit after taxation					30.7
Non-controlling interest					2.4
Net profit					33.1



Engineering & Construction

Outstanding Order Book (cont'd)

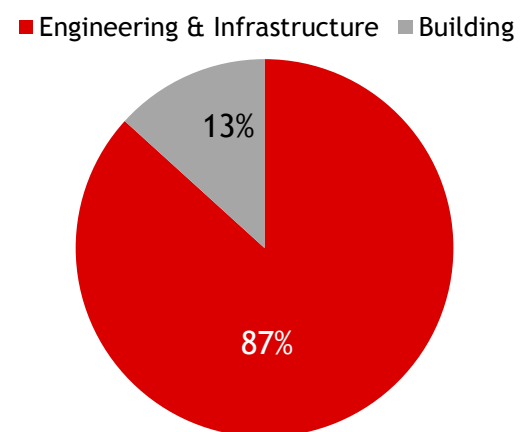
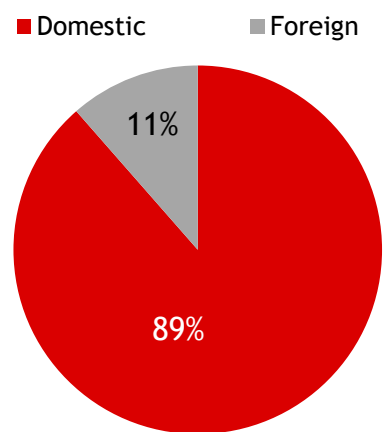
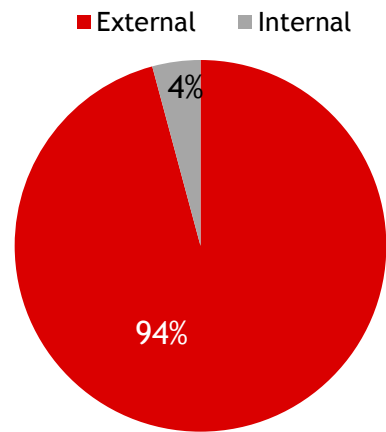
Outstanding Order Book (RM' bil) as a Multiple of Revenue



Order Book Replenishment Rate

Year	Order Book replenishment (RM' mil)	Outstanding Order Book (RM' mil)	Replenishment Rate
2012	1,900	3,669	61%
2013	670	3,409	18%
2014	994	3,069	29%
2015	2,984	4,838	97%
2016	1,977	4,963	41%
2017 (up to Apr' 17)	206	4,777	4%

Order Book Breakdown



Outstanding Order Book as at 31 March 2017

	Outstanding RM'mil
RAPID, Pengerang, Johor (roads, civil & infra works)	577
TRX, Kuala Lumpur (infra & roadway works)	656
Pan Borneo Highway (66km highway from Sungai Arip Bridge to Bintulu Airport Junction)	928
MRT2 (viaduct guideway, Bandar Malaysia South Portal to Kampung Muhibbah)	888
West Coast Expressway (Shah Alam Expressway interchange to NKVE/FHRZ Interchange)	242
LRT3 (Johan Setia depot associated works) - accepted on 4 April 2017	186
Others	107
Total - Local Civil & Infrastructure	3,584 (75%)
Police Quarters, Taman Keramat	117
Commercial building at lot 2C5 Putrajaya	26
Rapid - Utilities, Interconnecting and Off Site (U10), Facilities, Local Control Building	254
Others	52
Total - Local Buildings	449 (10%)
Lusail project, Qatar	545
Total - Overseas projects	545 (11%)
Total External Projects	4,558
Total Internal Projects	199 (4%)
Grand Total	4,777 (100%)

On-going Construction Jobs



RAPID Pengerang, Johor



Paradigm Mall Johor Bahru



Tun Razak Exchange, KL



Lusail Project, Qatar

On-going Construction Jobs



Pan Borneo Highway, Sarawak



Lot 2C5, Precinct 2, Putrajaya



LRT3, Johan Setia depot



Mass Rapid Transit 2

List of Tenders submitted/ Pending Submission (as at May 2017)

	RM' mil
Local- Civil & Infrastructure	> 5,000
<ul style="list-style-type: none"> - LTR 3 - Mass Rapid Transit 2 - Bus Rapid Transit- KL to Klang 	
Local - Building works	> 3,500
<ul style="list-style-type: none"> - Office towers - Highrise residential towers - Retail malls & hotel 	
Overseas projects- Building works	> 1,800
Total	> 10,000



Property Development

Snapshot

2017 Q1 Revenue

RM75 million

2017 Q1 PBT

RM5 million

2017 Q1 Property Sales to Date

RM49 million

**Total unrecognized sales as at
31 March 2017**

RM387 million

**Total unbilled sales as at
31 March 2017**

RM487 million

Land Banking

**Acquired 3 acres of land in Mont Kiara, KL via Kekal Kinrara Sdn
Bhd (RM80 million)**

On-going Property Projects (as at 31 March 2017)

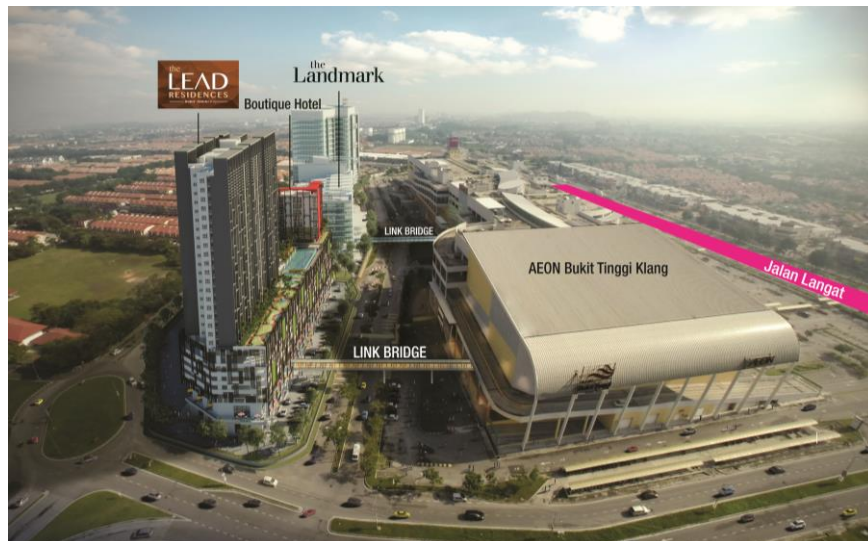
No	Project	Location	Development Type	Land Area (Acre)	No. of Units	GDV (RM' mil)	Launch Date
1	Waltz Residences	OUG, KL	Condominium	2.0	419	446	15-Jun-16
2	The Lead Residences	Bukit Tinggi 2, Klang	Service Apartment	4.1	403	290	3-Dec-14
3	The Azure Residences	Kelana Jaya, PJ	Service Apartment	0.5	189	190	14-Aug-14
4	Skyz Jelutong Residences	Bukit Jelutong, Shah Alam	Service Apartment	2.3	222	141	14-Apr-14
5	d' Laman Greenville	Bukit Tinggi 3, Klang	Semi-D & Bungalow	51.9	266	543	11-May-14
6	Medini Signature	Medini Iskandar	Condominium	4.5	456	492	31-Jul-13
7	Asteria Apartments (Phase A6)	Bukit Tinggi 3, Klang	Rumah Selangorku	5.5	321	60	15-Oct-15
8	Azaria Apartments (Phase A7)	Bukit Tinggi 3, Klang	Rumah Selangorku	5.0	240	45	4-Jun-15
9	Trifolis Apartments	Bukit Tinggi 2, Klang	Rumah Selangorku	5.2	372	93	10-Dec-15
	Total			81.0	2,888	2,300	

On-going Property Projects



Waltz Residences, OUG

Description	419 units of condominiums
Estimated GDV	RM446 million
Launch date	15 June 2016
Exp. completion	June 2019



The Lead Residences, Bandar Bukit Tinggi 2

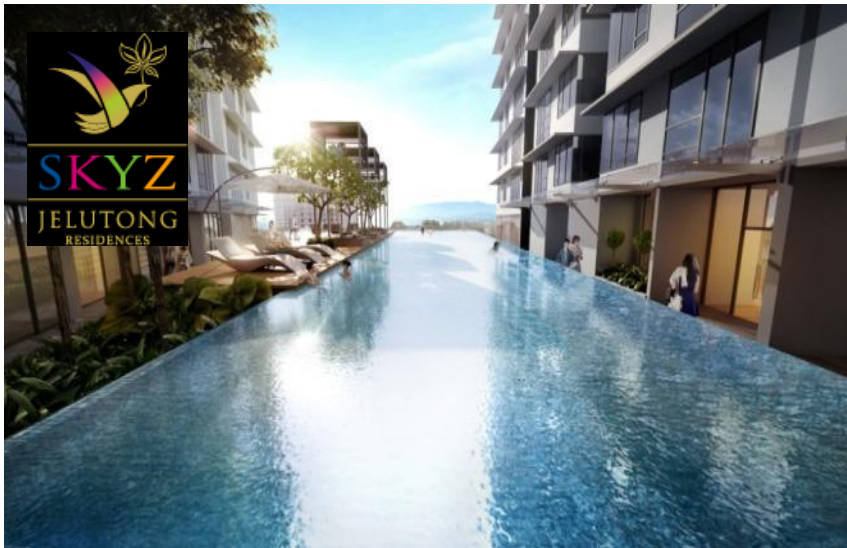
Description	403 units of serviced apartments
Estimated GDV	RM290 million
Launch date	3 December 2014
Exp. completion	May 2018

On-going Property Projects



Azure Residence, Kelana Jaya, PJ

Description	189 units of serviced apartments
Estimated GDV	RM229 million
Launch date	14 August 2014
Exp. completion	July 2017



Skyz Jelutong Residences, Shah Alam

Description	222 units of serviced apartments
Estimated GDV	RM141 million
Launch date	14 April 2014
Exp. completion	April 2017

On-going Property Projects



d'Laman Greenville, Klang South

Description	174 semi-Ds & 92 bungalows
Estimated GDV	RM543 million
Launch date	11 May 2014
Exp. completion	May 2017



Medini Signature, Medini Iskandar

Description	456 units of condominiums
Estimated GDV	RM492 million
Launch date	31 July 2013
Exp. completion	March 2017

On-going Property Projects



Trifolis Apartments

Description	372 Rumah Selangorku apartments
Estimated GDV	RM93 million
Launch date	10 December 2014
Exp. completion	September 2017



Azaria Apartments

Description	240 Rumah Selangorku apartments
Estimated GDV	RM45 million
Launch date	4 June 2015
Exp. completion	September 2017

On-going Property Projects



Asteria Apartments

Description	321 Rumah Selangorku apartments
Estimated GDV	RM60 million
Launch date	12 October 2015
Exp. completion	September 2017

Land Bank (Future Launches as at 31 March 2017)







No	Location	Development Type	Land Area (Acres)	Potential GDV (RM' bil)
1	Paradigm Garden City (OUG), KL	Mixed	60	10.18
2	Mont Kiara, KL	Residential	3	0.60
3	Bukit Tinggi 1,2 & 3, Klang	Mixed	127	7.65
4	Medini Iskandar, Johor	Mixed	39	3.77
5	Sungai Buaya, Selangor	Integrated Township	608	2.71
6	Serendah, Selangor	Industrial	89	0.26
7	Inanam, Kota Kinabalu	Residential	22	0.26
8	TRX, Kuala Lumpur	Residential	2	1.10
	Total		950	26.53





Property Investment

Retail Malls

Operational Shopping Malls as at 31 March 2017

	Paradigm Mall, Petaling Jaya 	gateway@klia2, Sepang 	Bandar Bukit Tinggi, Klang 
Occupancy rate	92.0%	77.5%	100.0%
Opening Year	2012	2014	2007
Revenue (Q1 2017)	RM16 million	RM30 million	RM9 million
Operating Profit before Interest & Tax (Q1 2017)	RM9 million	RM15 million	RM8 million
WCT Ownership	70.0%	70.0%	100.0%
Retail Lettable Area	680,000 sq ft NLA	360,000 sq ft NLA	1,000,950 sq ft GLA
No. of Car Parks	4,300	5,690	5,000
Selected Tenants			

Pipeline Shopping Mall

Paradigm Mall, Johor Bahru 
75.0%
Nov 2017
N/A
NA
100%
1,300,000 sq ft
4,300


Thank You

