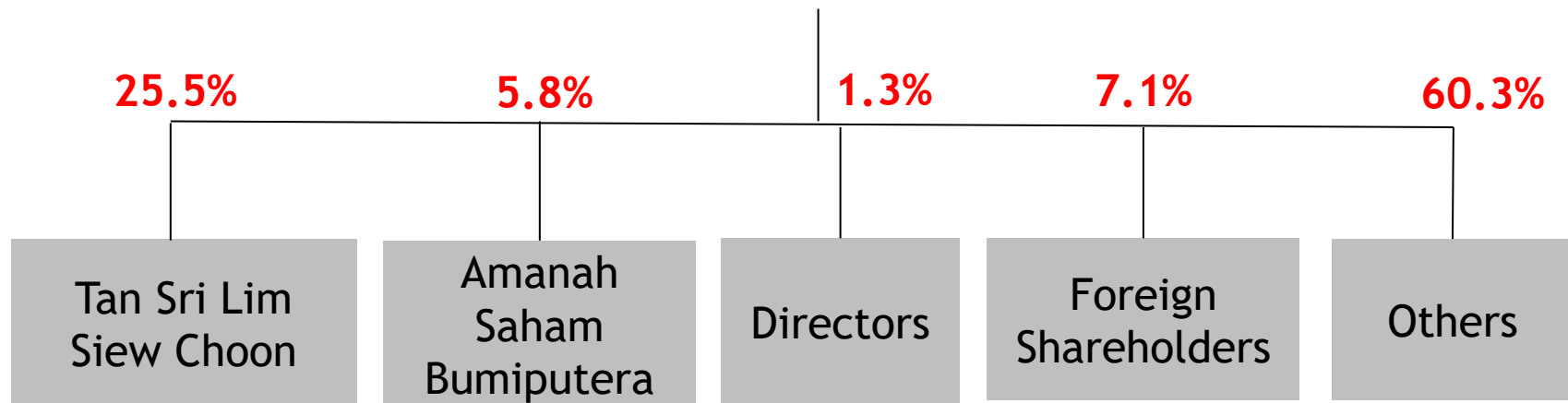


WCT Holdings Berhad

INVESTOR BRIEFING - 1st Quarter 2021

Updated: 25/05/2021

Key Shareholding as at 17 May 2021





Financial Highlights

Segmental Results Q1 2021 (3 months)

	E&C	PD	PI&M	Consolidated
	RM'mil	RM'mil	RM'mil	RM'mil
Revenue from external customers	230.9	176.6	36.8	444.3
Profit from operations	56.6	77.2	18.4	152.2
Share of results of associates				0.1
Share of results of joint ventures	0.4	(2.2)	(10.4)	(12.2)
Finance costs				(28.8)
Taxation				(23.6)
Profit for the period				87.7
Holders of Perpetual Sukuk				(24.0)
Non-controlling interest				1.7
Net profit				65.4

E&C - Engineering & Construction Division

PD - Property Development Division

PI&M - Property Investment & Management Division

Debt to Equity (DE) Ratio

	As at 31 Mar 2021 RM'mil	As at 31 Dec 2020 RM'mil
Total bank borrowings	2,942	2,957
Cash & bank balances & FD	(466)	(526)
Net borrowings	2,476	2,431
Shareholders equity (including Perpetual Sukuk & NCI)	3,755	3,681
Gross DE Ratio	0.78	0.80
Net DE Ratio	0.66	0.66



Engineering & Construction

Outstanding Order Book as at 31 March 2021

	Expected Completion	Outstanding RM'mil
TRX, Kuala Lumpur (infra & roadway works)	2021	94
Pan Borneo Highway (66km highway from Sungai Arip Bridge to Bintulu Airport Junction)	2022	630
West Coast Expressway (Shah Alam Expressway Interchange to NKVE/FHR2 Interchange)	2022	101
Elevated Highway (Sprint Highway/Jalan Maarof to Jalan Semantan)	2021	127
MRT2 V204 & S204 (viaduct guideway, stations, associated works - Bandar M'sia South to Kg. Muhibbah)	2022	87
LRT3 GS03 & GS02 (guideway, stations, park & ride, ancillary buildings & other associated work)	2023	490
Jetty extension of Sapangar Bay Oil Terminal	2022	85
Total - Local Civil & Infrastructure		1,614 (31%)
Pavilion Damansara Heights - Phase 1 (Superstructure)	2023	1,311
Pavilion Damansara Heights - Phase 2 (Superstructure)	2024	1,167
Retail Mall, TRX - TP02 (Superstructure and façade and blockworks)	2022	227
Hotel & Office, TRX - H0TP01 (Superstructure)	2023	137
Retail Mall, PNB 118 (51% share)	2022	256
Kota Bharu Airport, Kelantan	2024	440
Others	2021	10
Total - Local Buildings		3,548 (69%)
Lusail Project, Qatar	2021	7
Total External Projects		5,169 (100%)
Total Internal Projects		- (0%)
Grand Total		5,169 (100%)

List of Tenders Submitted/Pending Submission (as at 18 May 2021)

	RM' mil
Local - Civil & Infrastructure	> 6,000
Local - Building Works	> 4,000
Total	> 10,000



Property Development

Property Development - Snapshot

2021 Q1 Revenue

Q1 : RM177 mil*

2021 Q1 Profit Before Tax

Q1 : RM68 mil*

2021 Property Sales

Q1 : RM100 mil
Q2 : RM201 mil (as at 23 May 2021)
Pending SPA : RM79 mil (as at 23 May 2021)

**Total Unbilled Sales
(as at 31 Mar 2021)**

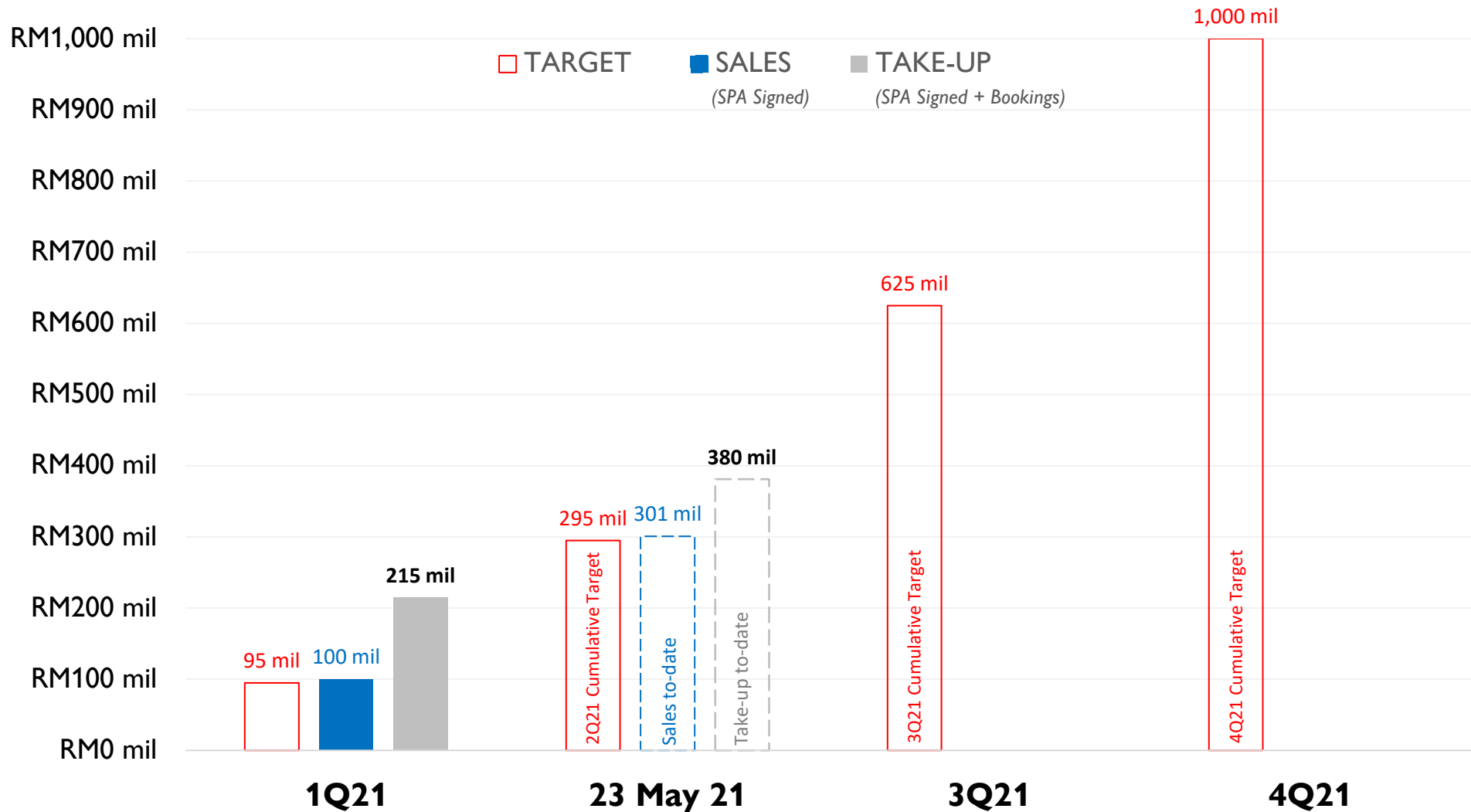
RM184 mil

Unsold Completed Inventories

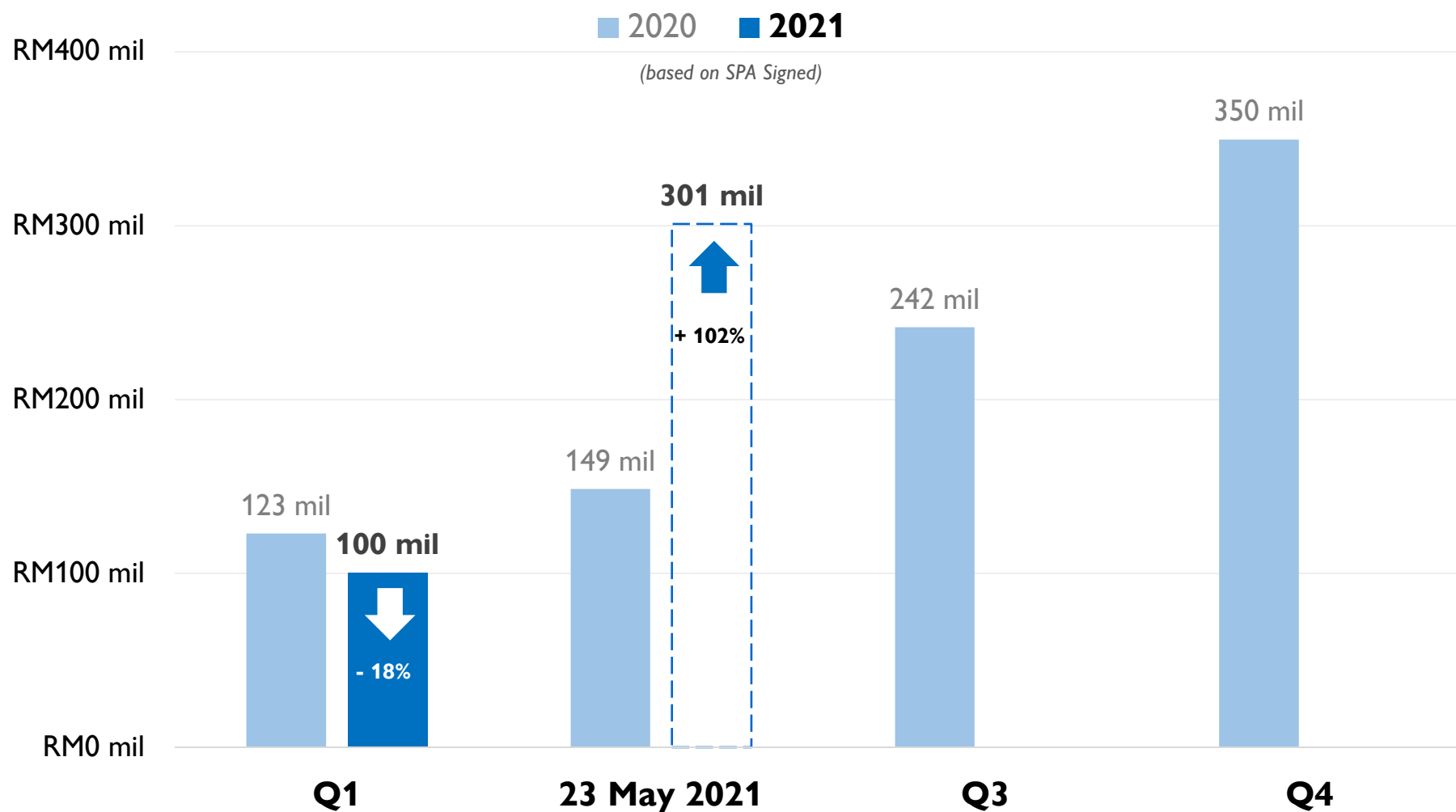
RM544 mil (as at 23 May 2021)

** Including land sale with revenue of RM130 million and profit before taxation of RM76 million.*

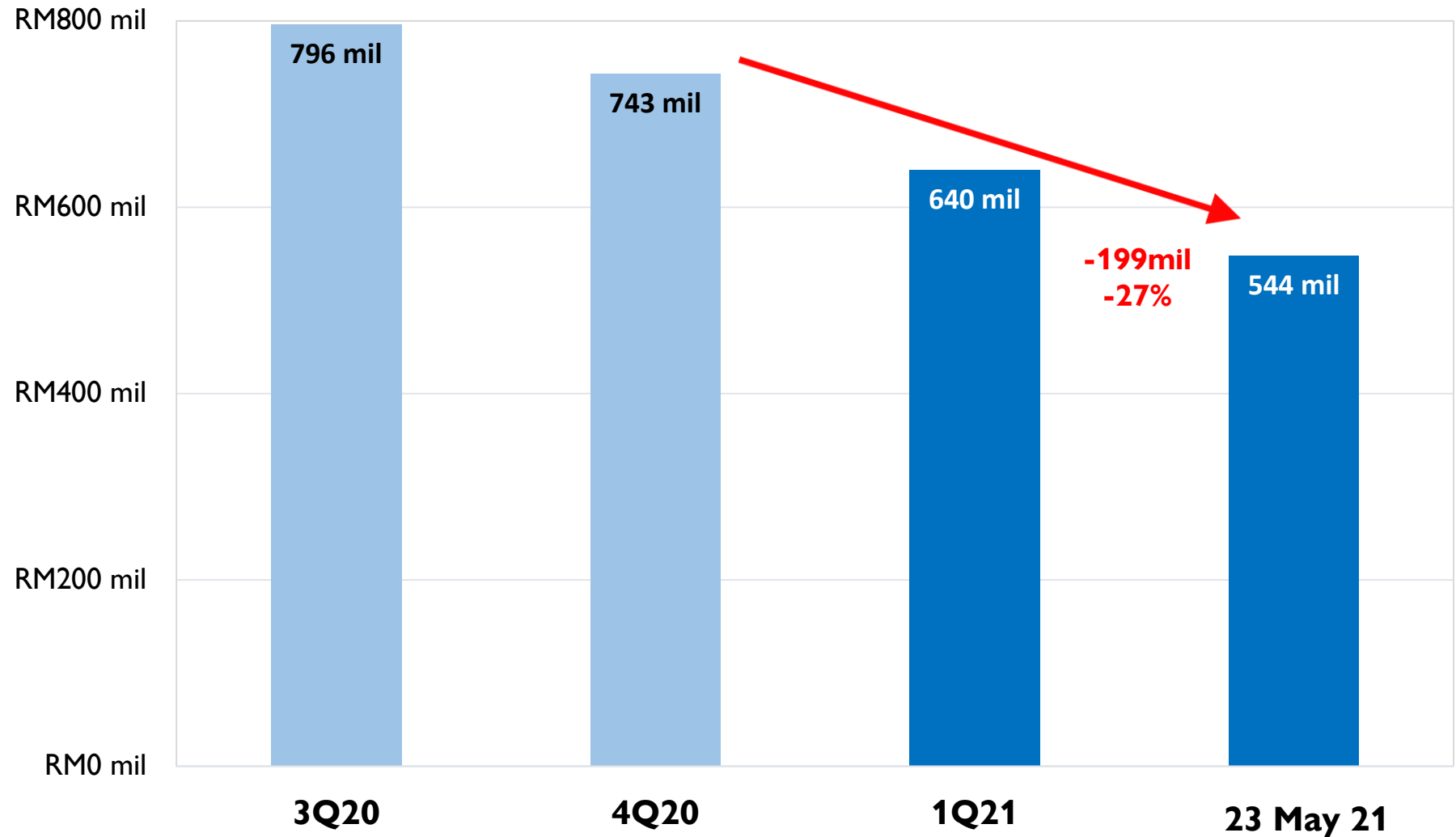
Property Development - 2021 Cumulative Sales & Take-up Performance



Property Development - Q-O-Q Cumulative Sales Performance



Property Development - Clearing of Inventories



Completed Inventories (as at 23 May 2021)

TYPE		LOCATION	BAL UNIT(S)	BAL NDV (RM' mil)
1	Offices	Klang	19	52
2	Affordable Apartments (RSKu)	Klang	33	7
3	Service Apartments	Klang	27	16
4	Service Apartments	Shah Alam	111	58
5	Service Apartments	Kelana Jaya	124	115
6	Condominiums	OUG	47	53
7	Service Apartments	Medini	251	243
TOTAL =			612 units	RM544 mil

Strategies

1. Promote contactless online sales pitching & booking via Virtual Sales Gallery.
2. Double Bonanza (WCT 40th Anniversary Campaigns + Festivities).
3. Creative Sales Package, including Rent-to-Own for Inventories.
4. Focused REA based on location & projects to target correct market segment to clear inventory.
5. Amplify advertisement in Digital Platforms/Social Media for brand presence/awareness and leads generation.
6. Co-branding events with Business Partners, Bankers & Merchants.
7. Loyalty & Referral programmes to encourage re-investment & internal sales.

On-going Property Projects



Aronia Apartment, Bandar Parklands, Klang

Description 320 units of Rumah SelangorKu (RSKu) Apartment

Estimated GDV RM80 million

Launch Date June 2019

Sales Take-up 46% (31Mar21)

Exp. Completion June 2021



Paradigm Residence, Johor Bahru

Description 263 units of Service Apartment

Estimated GDV RM184 million

Launch Date September 2019

Sales Take-up 70% (31Mar21)

Exp. Completion June 2022

On-going Property Projects



Maple Residences, W City OUG @ KL

Description	940 units of Condominium
Estimated GDV	RM940 million
Launch Date	Nov 2020 - TA (303 units, RM235 mil)
Sales Take-up	76% (31Mar21)
Exp. Completion	Apr 2025

Future Property Projects



Maple Residences, W City OUG @ KL

Description 940 units of Condominium

Estimated GDV RM940 million

Launch Date 2Q2021 - TB (295 units, RM270 mil)
3Q2021 - TC (342 units, RM435 mil)



Adenia Apartment, Bandar Parklands, Klang

Description 181 units of Apartment

Estimated GDV RM68 million

Launch Date 3Q2021











Land Bank (future development and for sale as at 31 Mar 2021)

	LOCATION	DEVELOPMENT TYPE	LAND AREA (ac.)
1	W City OUG @ KL	Mixed	61
2	W City JGCC @ JB	Mixed	10
3	Mont Kiara, KL	Residential	3
4	Bukit Tinggi 1,2 & 3, Klang	Mixed	79
5	Medini Iskandar, Johor	Mixed	39
6	Sungai Buaya, Selangor	Integrated Township	602
7	Inanam, Kota Kinabalu	Residential	22
TOTAL =			816



Property Investment & Management

Retail Malls

	Bandar Bukit Tinggi, Klang	Paradigm Mall, Petaling Jaya	gateway@klia2, Sepang	Paradigm Mall, Johor Bahru	Subang Skypark
					
Occupancy rate	100%	98%	79%	87%	85%
Opening Year	2007	2012	2014	2017	Acquired Apr18
WCT Ownership	100.0%	70.0%	70.0%	100.0%	60.0%
Retail Lettable Area	1,000,950 sq ft GLA	672,000 sq ft	383,000 sq ft	1,287,000 sq ft	85,000 sq ft
No. of Car Parks	3,262	3,218	5,690	3,834	553
Selected Tenants					

WCT Vouchers Bonanza Sales 2021

Vouchers Bonanza Sales 4.0 (for Paradigm Mall Petaling Jaya) is back on this season of sales! 20% Off with minimum purchase of RM200 WCT Buddy e-voucher at Paradigm Mall PJ, happy shopping! This bonanza sales is valid until 30 June 2021 and voucher validity period is 4 months upon confirmation of payment.



The advertisement features a blue and yellow background. At the top right is the 'WCTbuddy' logo with the tagline 'An app for everyone'. The main text 'WCT MALLS E-VOUCHER BONANZA SALES 4.0' is in large, bold, yellow letters with blue outlines. Below this, four e-voucher cards are shown with denominations of RM10, RM100, RM50, and RM500. A woman with long brown hair, wearing a blue denim shirt, is holding a smartphone and looking surprised. A QR code is located in the bottom right corner, with the text 'Scan here to purchase NOW!' below it. At the bottom center, it says '20% off E-Voucher sales with minimum purchase of RM200!' and 'T&Cs apply'.

Managed by:

WCT
Malls


PARADIGM
PETALING JAYA MALL

**Voucher shown is for illustration purpose only, actual voucher may vary.
Subject to availability on a first come, first served basis, while stocks last.

Retail Malls

Hari Raya 2021

The festivities light up WCT Malls this Hari Raya with the familiar sceneries of Sekinchan and Pontian. Inspired to spread festive cheer, WCT Malls partnered with Selangor Tourism for [Paradigm Mall PJ](#), [gateway@klia2](#) and [Subang SkyPark](#), and Johor Tourism for [Paradigm Mall JB](#) to bring visitors a taste of the kampung life this Aidilfitri.

Paradigm Mall Johor Bahru was accorded the Malaysia Book of Records for the “Largest Pineapple Theme Raya Decoration” with its 1,400 sq. ft. indoor farm decoration area complete with 224 pieces of pineapple.



Retail Malls



Come and support food ordering from WCT e-shop now and don't miss out the promo code of **RM5 OFF** when you place order at participating outlets, Paradigm Mall Petaling Jaya!

WCT E-Shop food ordering will run a RM7 #ESHOPRAYA7 promo code to boost the sales during Raya 2021 festival:-

1. Campaign Period: **28 April - 23 May 2021**
2. Delivering your meal up to 15 KM!
3. Order from 3 different outlets!
4. RM7 Promo code available for minimum order of RM15 upon checkout.
5. Irresistible deals that you #Mesti Order!
6. Promo Code: **ESHOPRAYA7**

Visit WCT E-SHOP at www.wct-eshop.com.my and the official pages of WCT malls to learn more information about the activities and promotions!



#MestiOrder!
28 April - 23 May 2021

WCT e-SHOP

You order, We DELIVER!

GET **RM7 OFF***
Promo Code: **ESHOPRAYA7**

ORDER FROM 3 DIFFERENT OUTLETS IN ONE ORDER!

Delivering your meal up to **15KM**

Scan here for irresistible deals that you #MestiOrder!

*Terms & conditions:
1. Promo code valid with minimum order of RM15 upon checkout.
2. Promo code is limited and based on first come, first served basis.
3. Must be a WCT Buddy member.
4. Promo code limited to a maximum of three (3) usage per WCT Buddy member during the campaign period.
5. Promotion mechanics offered are subject to change without prior notice.

Managed by: <https://www.wct-eshop.com.my/> | enquiry@wct-eshop.com.my | +603 7801 1158

WCT Malls
Paradigm Mall Petaling Jaya • Paradigm Mall Johor Bahru • GurneyParadigm • SkyPark, Penang

WCTbuddy
The Brand, A Taste Best Brands Award 2018-2019
Best Hangout Food Mall

All information, event details and mechanisms are correct at the time of printing and subject to change without prior notice.

Retail Malls

As at 30 Apr 2021



19,453

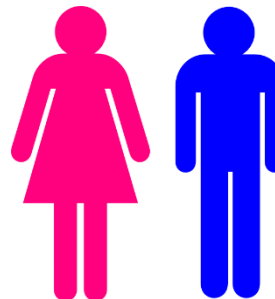
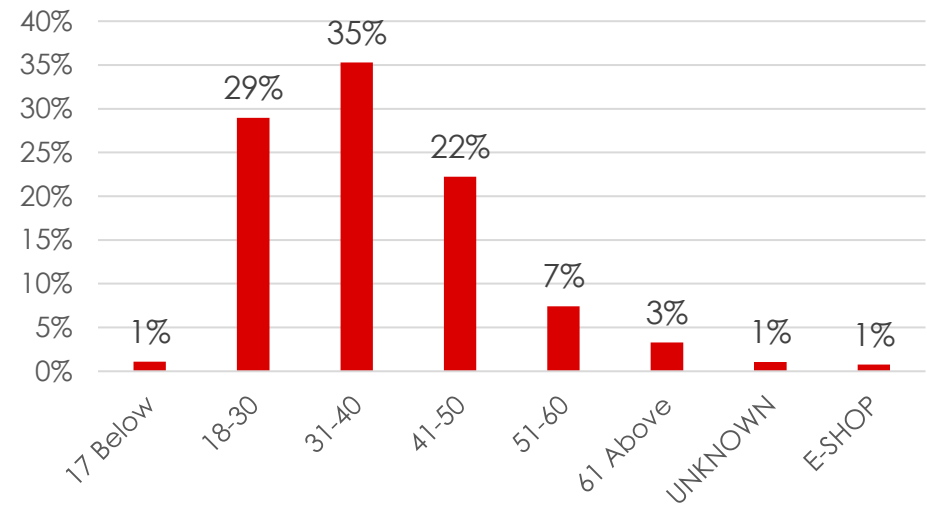
Portfolio Member Base



785

New Members This Month

Age Group Distribution



64.0%

36.0%

Q&A



Thank You