



# WCT Holdings Berhad

## ■ 2<sup>nd</sup> Quarter 2025

# Key Shareholding as at 15 August 2025



**23.2%**

**9.7%**

**9.8%**

**57.3%**

Tan Sri Lim  
Siew Choon

Amanah  
Saham

Foreign  
Shareholders

Others

15.08.25	23.2%
14.05.25	23.2%
14.02.25	23.2%
15.11.24	23.2%

9.7%
9.7%
9.8%
9.8%

9.8%
10.0%
11.7%
15.4%

57.3%
57.1%
55.3%
51.6%



# Financial Highlights

## Segmental Results Q2 2025 (3 months)



	E&C	PD	PI&M	Consolidated
	RM'mil	RM'mil	RM'mil	RM'mil
Revenue	247.7	241.4	63.7	552.8
<b>Profit from operations</b>	<b>2.1</b>	<b>46.3</b>	<b>20.5</b>	<b>68.9</b>
Share of results of associates	0.9	0.7	3.9	5.5
Share of results of joint ventures		(3.0)	1.7	(1.3)
Finance costs				(44.3)
Taxation				(12.1)
<b>Profit for the period</b>				<b>16.7</b>
Holders of Perpetual Sukuk				(1.6)
Non-controlling interest				0.2
<b>Net Profit</b>				<b>15.3</b>

E&C - Engineering & Construction Division

PD - Property Development Division

PI&M - Property Investment & Management Division

## Segmental Results FY 2024 (6 months)

	E&C	PD	PI&M	Consolidated
	RM'mil	RM'mil	RM'mil	RM'mil
Revenue	472.5	416.7	135.7	1,024.9
<b>Profit from operations</b>	<b>9.2</b>	<b>75.9</b>	<b>57.4</b>	<b>142.5</b>
Share of results of associates	0.6	1.5	3.9	6.0
Share of results of joint ventures	-	(5.0)	<b>8.8</b>	3.8
Finance costs				(90.1)
Taxation				(19.9)
<b>Profit for the period</b>				<b>42.3</b>
Holders of Perpetual Sukuk				(15.9)
Non-controlling interest				0.9
<b>Net Profit</b>				<b>27.3</b>

E&C - Engineering & Construction Division

PD - Property Development Division

PI&M - Property Investment & Management Division

## Debt to Equity (DE) Ratio



	As at 30 Jun 2025 RM'mil	As at 31 Dec 2024 RM'mil
Total bank borrowings	2,717	3,578
Cash & bank balances & fixed deposits	(932)	(567)
Net borrowings	1,785	3,011
Shareholders equity (including Perpetual Sukuk & non-controlling interest)	3,802	3,777
Gross DE ratio	0.71	0.95
Net DE ratio	0.47	0.80



# Engineering & Construction

# Ongoing Projects/ Outstanding Order Book as at 30 June 2025



	Outstanding RM'mil
Pan Borneo Highway (66km highway from Sungai Arip Bridge to Bintulu Airport Junction)	65
West Coast Expressway (Shah Alam Expressway Interchange to NKVE/FHR2 Interchange)	5
Elevated Highway (Sprint Highway/Jalan Maarof to Jalan Semantan)	15
Expansion of Sapangar Bay Container Port (60% share)	329
PLUS Senai-Sedenak Package A	212
Kwasaland WPC-02	185
PLUS Yong Peng (Utara)-Senai (Utara) Fasa 2	365
<b>Total - Local Civil &amp; Infrastructure</b>	<b>1,176 (45%)</b>
Pavilion Damansara Heights - Phase 1 (Superstructure)	110
Pavilion Damansara Heights - Phase 2 (Superstructure)	756
Hotel & Office, TRX - HOTP01 (Superstructure)	9
Retail Mall, PNB	70
Kota Bharu Airport, Kelantan	69
<b>Total - Local Buildings</b>	<b>1,014 (39%)</b>
<b>Total External Projects</b>	<b>2,190 (84%)</b>
<b>Internal building - Edison West and Edison East, W City Larkinton JB</b>	<b>410 (16%)</b>
<b>Total</b>	<b>2,600 (100%)</b>



## List of Tenders Submitted/Pending Submission (26 Aug 2025)



	RM' mil
Civil & Infrastructure	> 10,000
Building Works	> 1,000
<b>Total</b>	<b>&gt; 11,000</b>



# Property Development

## Property Development - Snapshot



### 2025 Revenue

Q1 : RM 175 mil  
Q2 : RM 242 mil  
YTD : RM 417 mil

### 2025 Profit Before Tax

Q1 : RM 6 mil  
Q2 : RM 22 mil  
YTD : RM 28 mil

### 2025 Property Sales

Q1 : RM 206 mil  
Q2 : RM 156 mil  
YTD : RM 362 mil

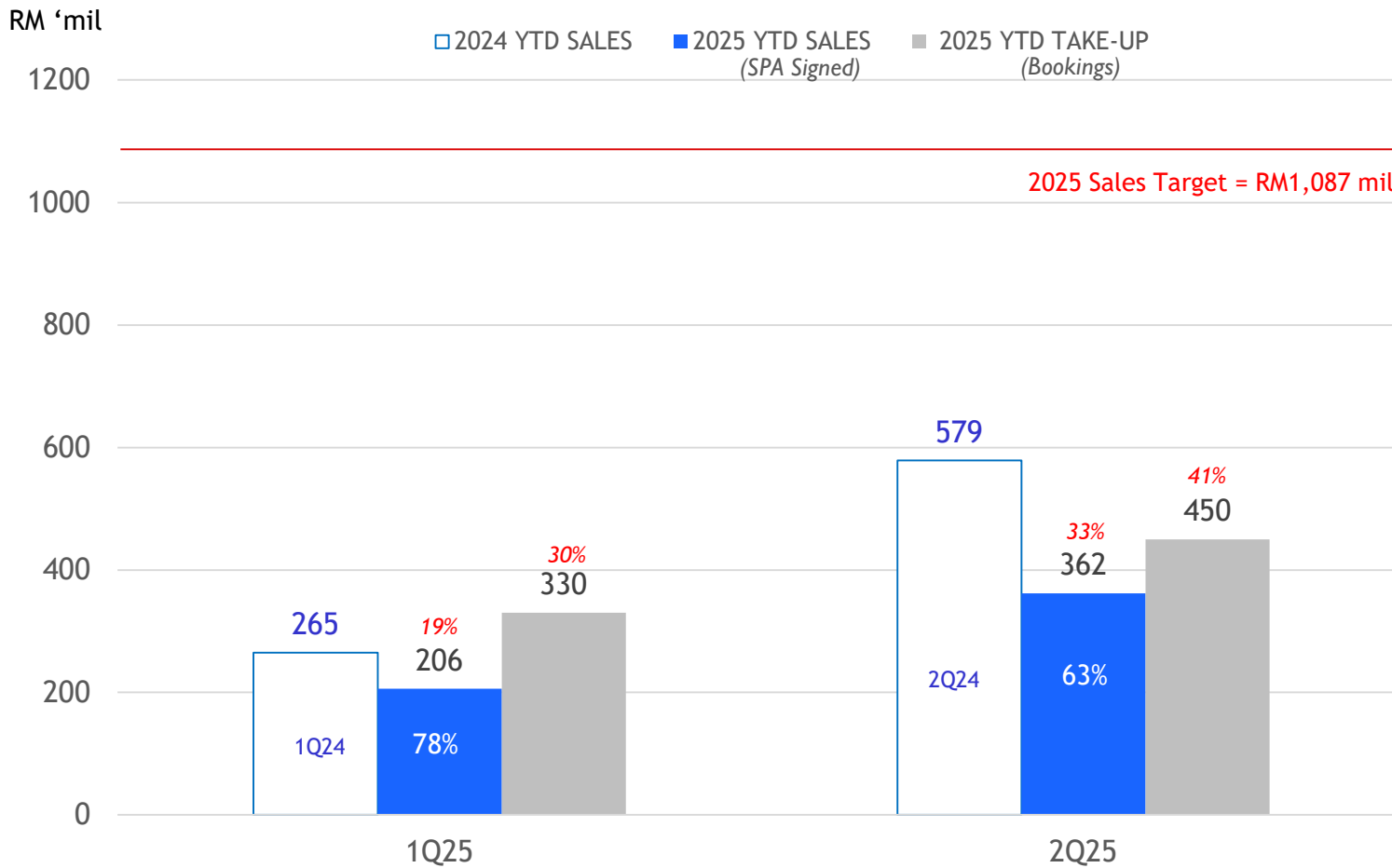
### Total Unbilled Sales

RM 1,037 mil (as at 30 Jun 2025)

### Unsold Completed Inventories

RM 17 mil (as at 30 Jun 2025)

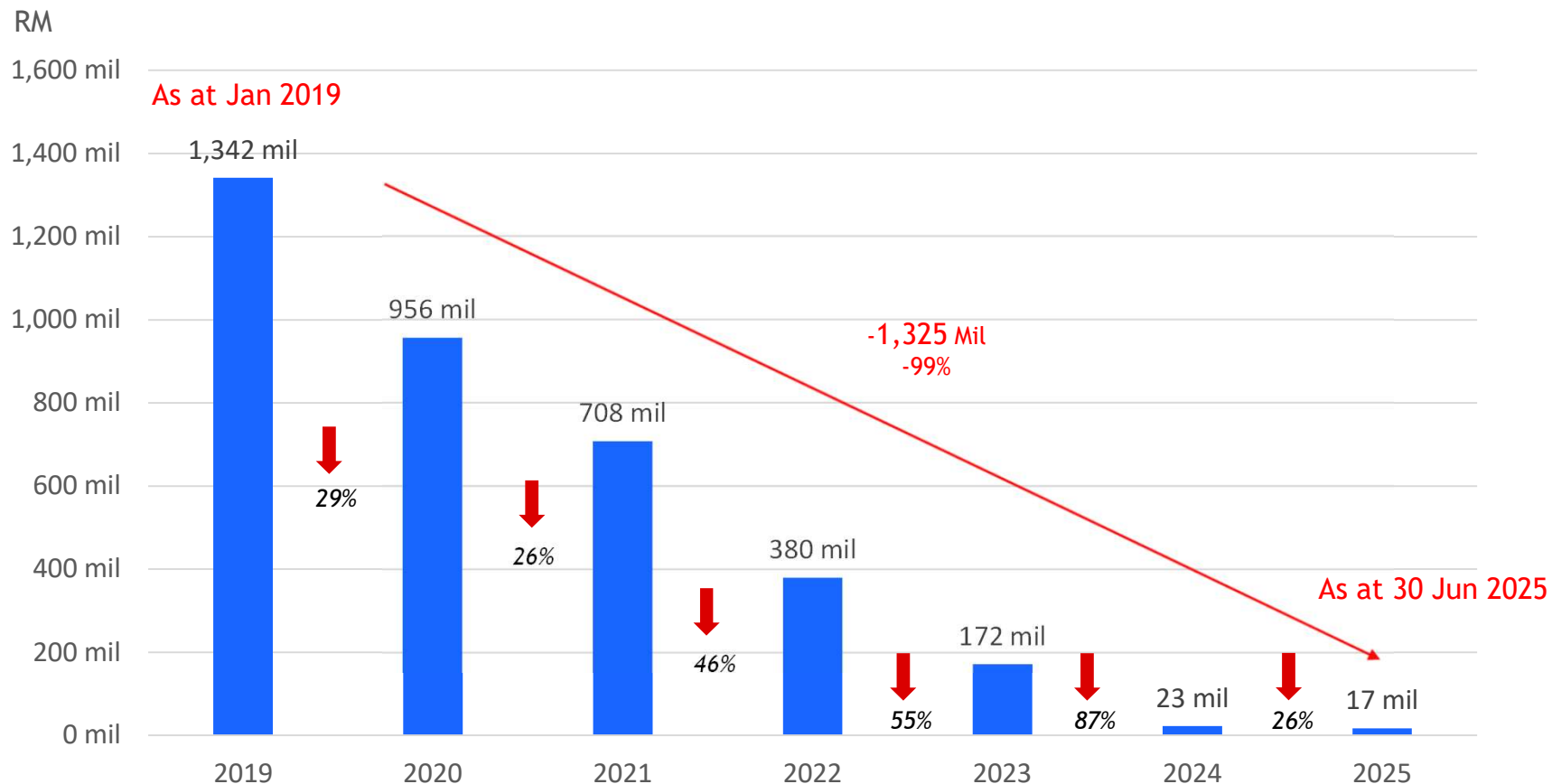
## Property Development - Q-O-Q Sales Performance



Remark: % in red font is calculated based on sales against sales target  
 % in white font is calculated based on sales Q-O-Q

## Property Development - Clearing of Inventories (GDV)

Inventory Reduction 2019 – 2Q 2025



## Unsold Completed Inventories (as at 30 Jun 2025)

TYPE		LOCATION	BAL UNIT(S)	BAL GDV (RM' mil)
1	Office	Klang	2	10.3
2	Condominium	OUG	5	6.6

TOTAL =      7 units      RM16.9 mil

Note:

1) Bal Unit = SPA Unsigned

## Sales & Marketing Strategies

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1. Continuous opening and expansion of new sales channels.
2. Apply sales repackaging and incentive promotions to suit market demand.
3. Intensify product exposure on digital platforms/social media/giant LED screen for brand presence/awareness and leads generation.
4. Increase WCT Land branding initiatives via:
  - a) CSR and sponsorships for sustainability goals.
  - b) Win property awards to increase brand awareness and recognition.
5. Participate in property road shows & exhibitions.
6. Participate in brand collaboration events with business partners, bankers and merchants.
7. Organize events at sales galleries.
8. Promote attractive sales campaigns:
  - a) Easy Entry Property Purchase
  - b) Festive promotional incentives
  - c) Buyer-Get-Buyer, Buyer-Repeat-Purchase and Staff Purchase programs to encourage re-investment & internal sales.



## On-going Property Projects



### Phase 1A Adison, W City Larkinton Johor Bharu

Description	Residence	Shop	Total
Units	1,024	37	<b>1,061</b>
<b>Estimated GDV</b>	RM451m	RM100m	<b>RM551m</b>

Launch Date Mar 2024

Sales Take-up 95%

Exp. Completion Q2 2028

[Launched TC and TD = Q1 2024]

[Launched TA and TB = Q2 2024]

(% on units)





## On-going Property Projects



### Phase 1B Adison, W City Larkinton Johor Bharu

Description	Residence	Shop	Total
Units	896	32	928
<b>Estimated GDV</b>	RM495m	RM101m	<b>RM596m</b>

Launch Date end Dec 2024

Sales Take-up 54%

Exp. Completion Q4 2028

[Launched TB = Q4 2024 ; TA and TD = Q1 2025 ; TC = Q2 2025]

[Balance to launch = Shops]

(% on units)





## On-going Property Projects



### Pavilion Mont' Kiara, Kuala Lumpur

Description	341 units
<b>Estimated GDV</b>	<b>RM820 million</b>
Launch Date	Aug 2023
Sales Take-up	97%
Exp. Completion	Q3 2027

(% on units)





## On-going Property Projects



### Adenia Apartment, Bandar Parklands, Klang

Description	181 units of Apartment
<b>GDV</b>	<b>RM67 million</b>
Launch Date	Aug 2022
Sales Take-up	100%
Exp. Completion	Q3 2025 (CCC obtained in Jul)

(% on units)



### Maple Residences, W City OUG @ Kuala Lumpur

Description	940 units of Condominium
<b>Estimated GDV</b>	<b>RM861 million</b>
Launch Date	4Q 2020 - TA (303 units, RM236 mil) 2Q 2021 - TB (295 units, RM270 mil) 4Q 2021 - TC (342 units, RM355 mil)
Sales Take-up	TA : 98%   TB : 97%   TC : 70% Overall : 87%
CCC Date	Q2 2025

(% on units)

## Future Property Projects (Planned Launch 2025)



Planned LAUNCHES 2025			
PROJECT	W City Larkinton, JB (Adison PH-1B - Shop)	W City OUG, KL ( <i>Aras Residences</i> )	TOTAL
UNITS	32	T1: 636	668
ESTIMATED GDV	RM101 m	RM502 m	RM603 m

## Land Bank (future development and for sale as at 30 Jun 2025)



	LOCATION	DEVELOPMENT TYPE	LAND AREA (ac.)
1	W City OUG @ KL	Mixed	36
2	Bukit Tinggi 1,2 & 3, Klang	Mixed	58
3	Medini Iskandar, Johor	Mixed	39
4	W City Larkinton Plot 2, Johor	Mixed	24
5	Inanam, Kota Kinabalu	Residential	29
6	Sungai Buloh	Commercial	2
TOTAL =			188













# Property Investment & Management





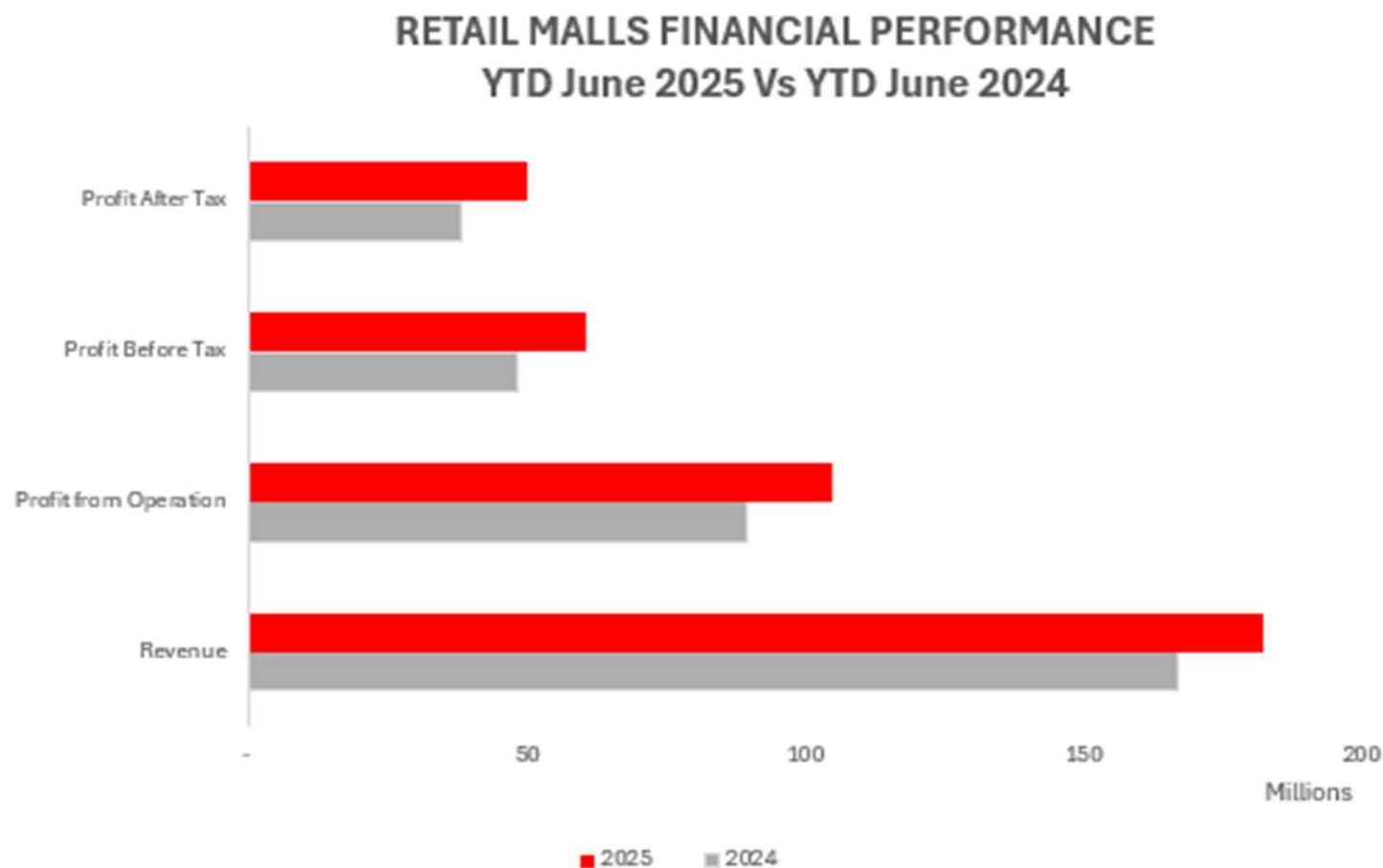
# Retail Malls

# Retail Malls

	Bukit Tinggi Shopping Centre	Paradigm Mall, Petaling Jaya	gateway@klia2, Sepang	Paradigm Mall, Johor Bahru	Subang Skypark
					
Occupancy rate	100%	98%	96%	99%	87%
Opening Year	2007	2012	2014	2017	Acquired Apr18
WCT Ownership	100.0%	70.0%	53.0%	100.0%	60.0%
Retail Lettable Area	1,000,950 sq ft GLA	680,000 sq ft	379,000 sq ft	1,293,000 sq ft	79,000 sq ft
No. of Car Parks	3,343	3,206	5,815	3,370	553
Selected Tenants					



## Retail Malls - Overall Financial Performance YTD June 2025 Vs YTD June 2024



Bukit Tinggi Shopping Centre, Paradigm Mall PJ & Paradigm Mall JB profit or loss were recorded until 9 June 2025 only due to disposal of the 3 malls to Paradigm REIT. Comparative figures have been extrapolated to 9 June for comparison purpose.



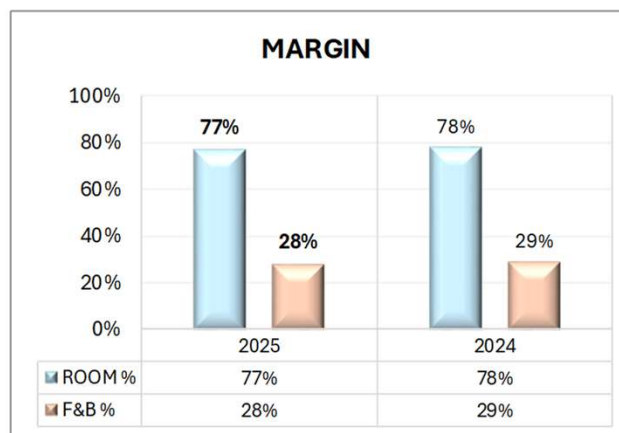
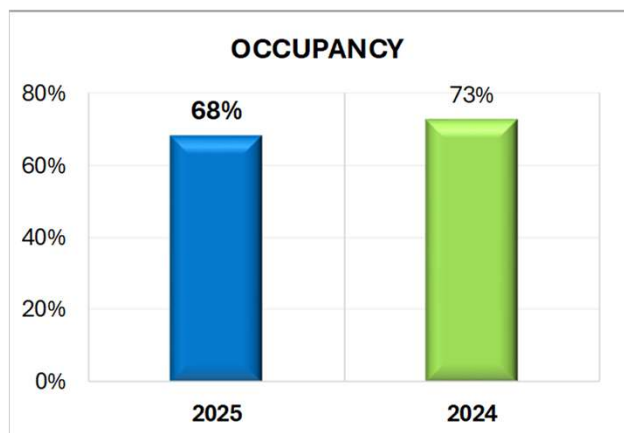
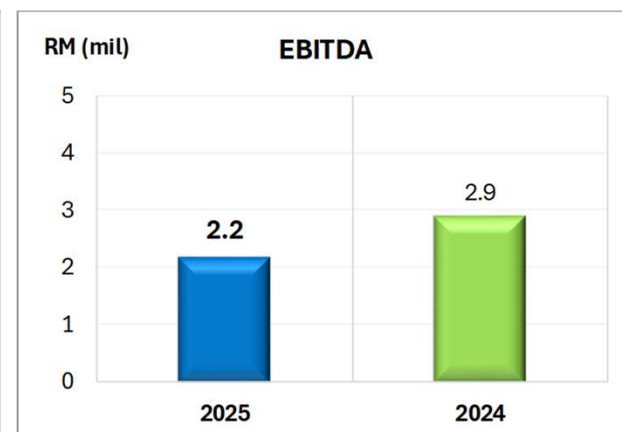
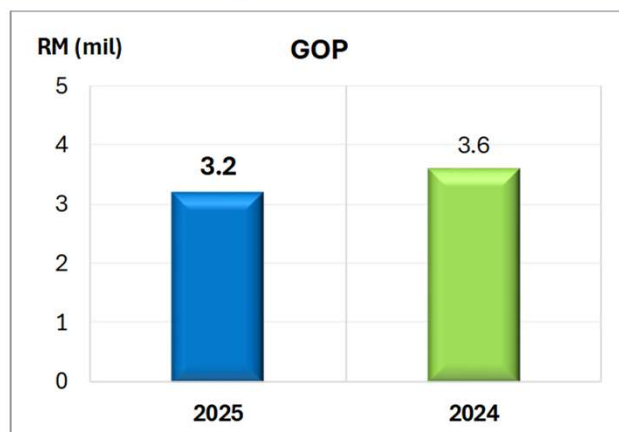
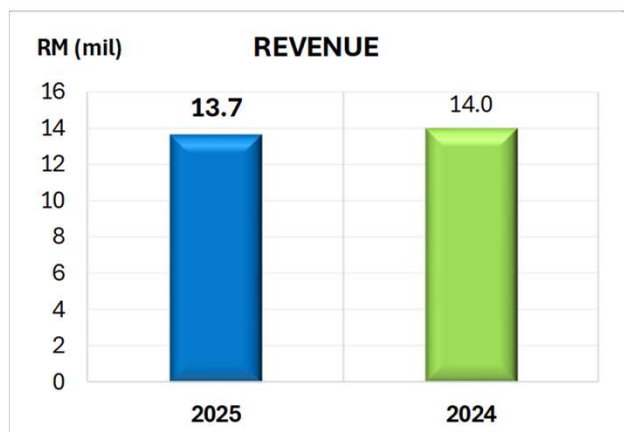
# Hospitality

# Hospitality - Le Meridien Petaling Jaya

## Overview of Performance (Q2 2025)



### Q2 2025



In Q2 2025, Revenue generated was RM 13.7mil, a slight decline of 2% from Q2 2024. This result can be attributed to softer & weaker market sentiment following the announcement of the expansion of SST scope that caused many companies and business to hold back or delay spending on events & meetings.

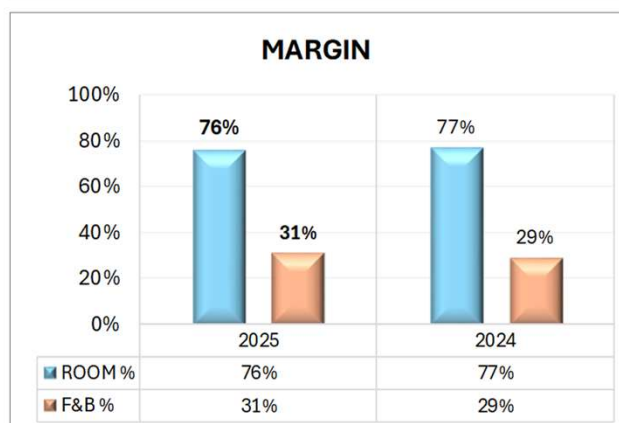
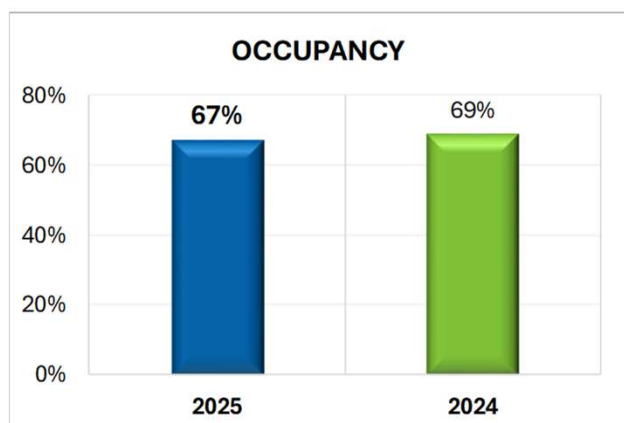
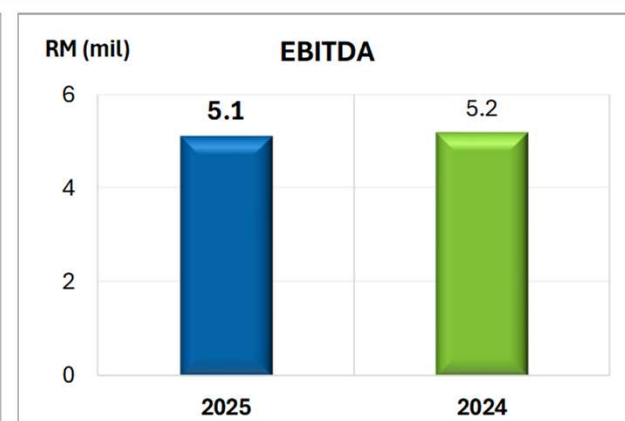
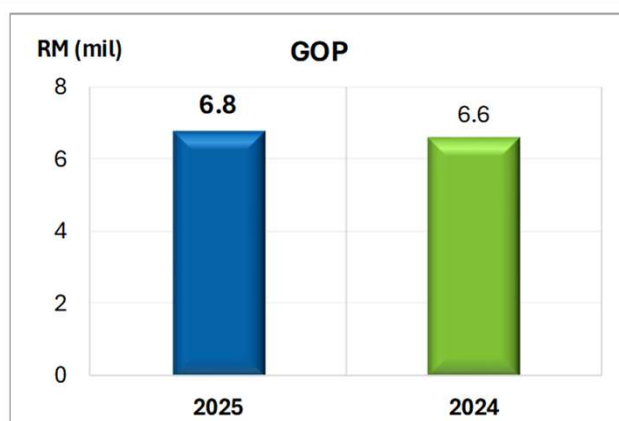
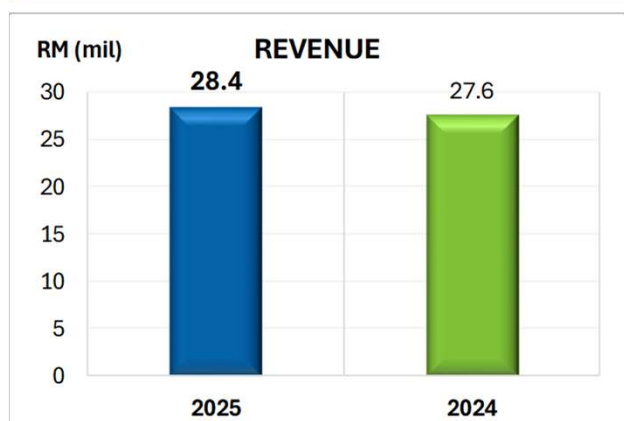
GOP down to RM 3.2mil, 11% lower compared to the prior year and EBITDA recorded RM 2.2mil, 24% reduction due to softer topline. Room margin recorded at 77% and F&B margin at 28%, both 1% lower than Q2 2024, showing relatively stable cost control.

# Hospitality - Le Meridien Petaling Jaya

## Overview of Performance (YTD 2025)



### YTD 2025



YTD Revenue recorded RM 28.4mil, grew by 3% despite weaker Q2 result. This growth was driven mainly by higher ADR despite a slight dip in Occupancy at 67% (vs 69% in Q2 2024). GOP reflects a growth of 3% due to stronger topline but EBITDA is marginally lower by 2% compared to YTD 2024 due to higher expenses incurred to drive sales.

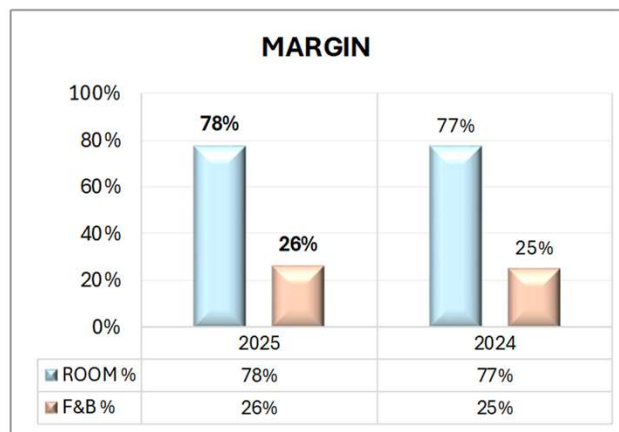
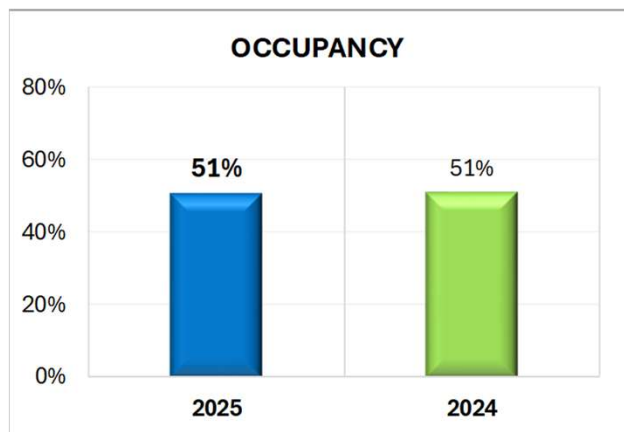
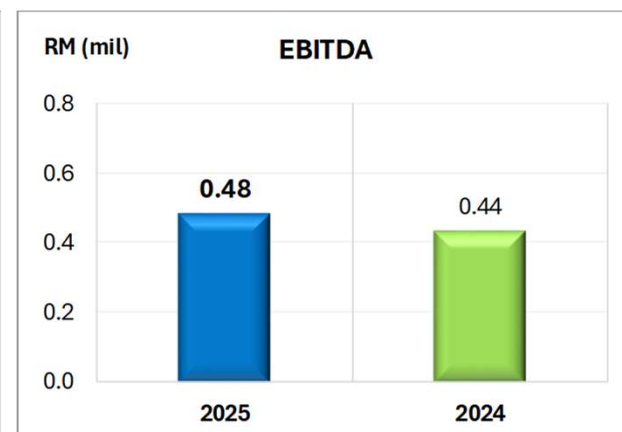
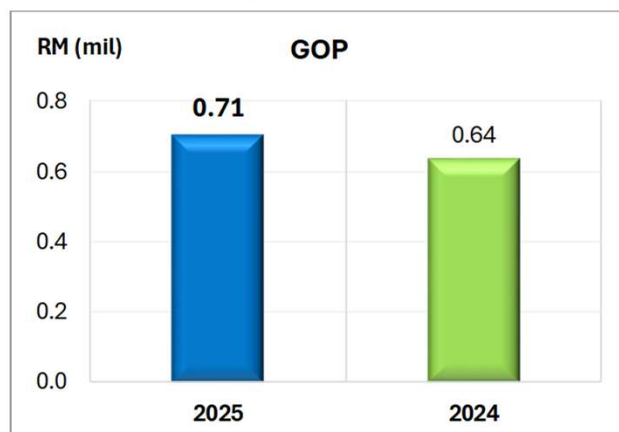
On profitability, Room Margin remained resilient at 76% (versus 77% in 2024), while F&B Margin improved to 31% from 29%, indicating better cost management F&B segment.

# Hospitality - Premiere Hotel, Klang

## Overview of Performance (Q2 2025)



### Q2 2025



Revenue remained the same at RM4.1 mil, while GOP came in at RM 0.71mil which translated to 11% growth and EBITDA rose to RM 0.48mil, marking a 9% growth and showing better profitability.

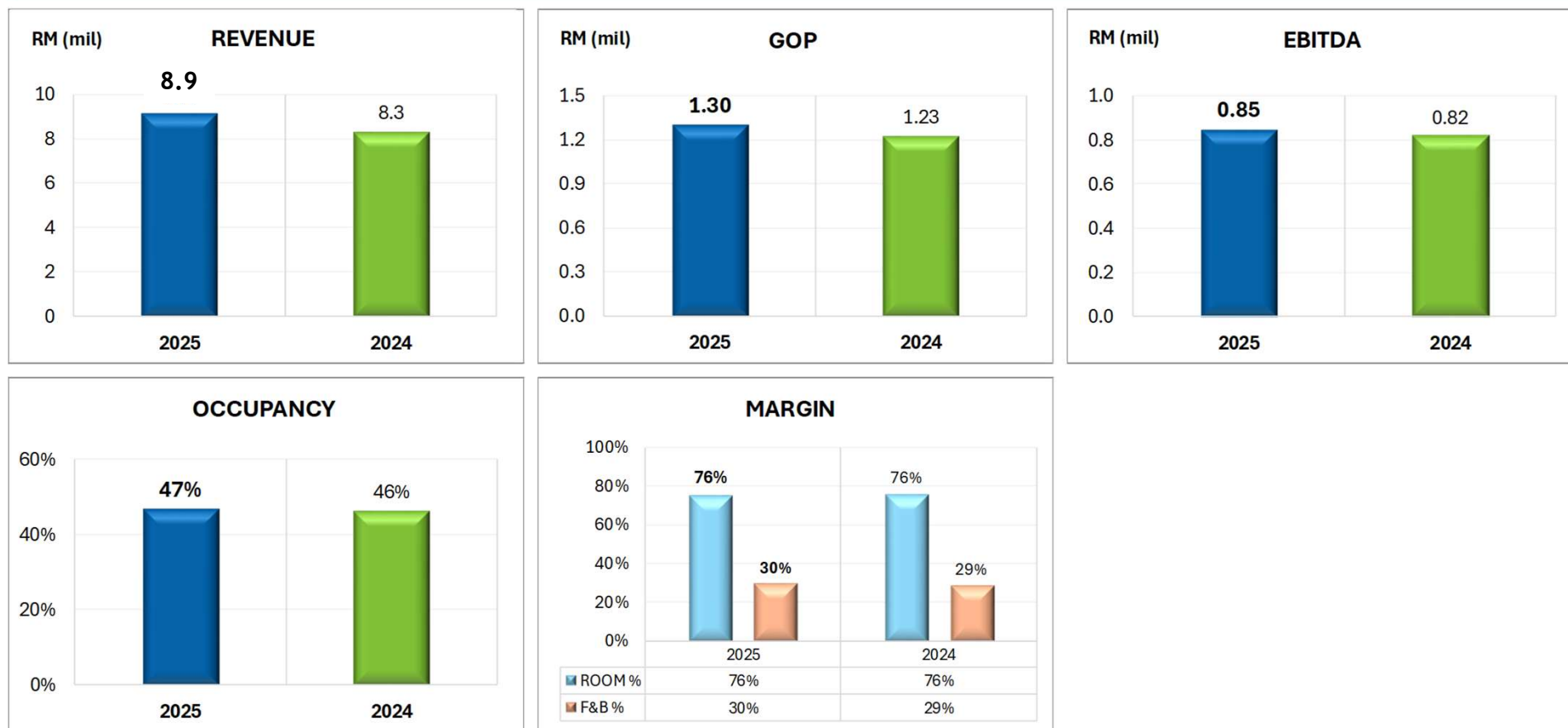
The growth in these key metrics can be attributed to the improved margins in the Rooms and F&B sectors (both up by 1%), due to pricing optimization and cost control measures.

# Hospitality - Premiere Hotel, Klang

## Overview of Performance (YTD 2025)



### YTD 2025



YTD Revenue achieved RM 8.9 mil, surged by 7% compared to the same period last year. This growth underpinned by strong F&B sector performance. GOP showed an increment of 6%, reaching a total of 1.3mil. Additionally, EBITDA remained steady at RM 0.85mil.

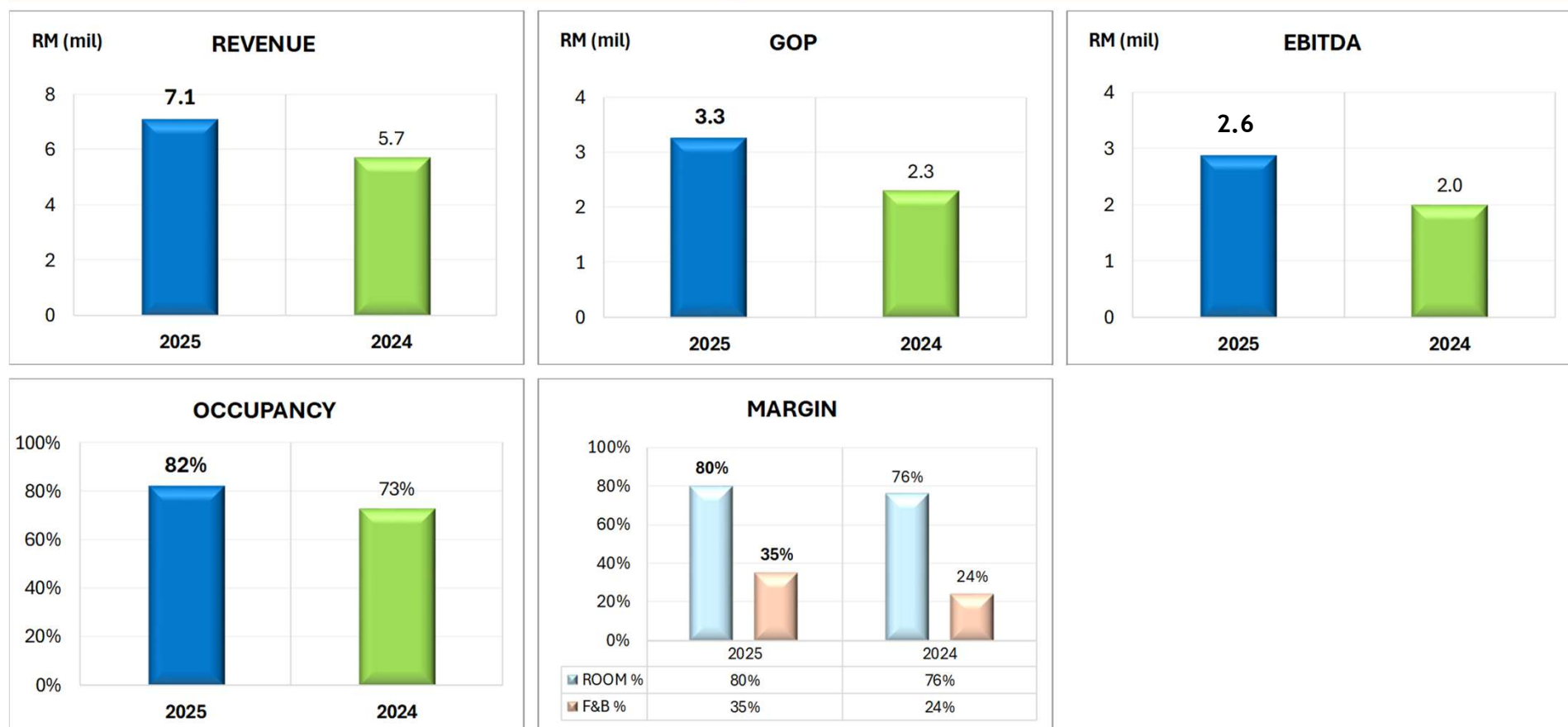
Rooms margin maintained at 76% and F&B margin showed marginally improvement of 1%. Overall YTD 2025 performance has outpaced YTD 2024, driven by the focus on topline growth, while enhancing profitability and margin optimization opportunities.

# Hospitality - Hyatt Place, Johor Bahru

## Overview of Performance (Q2 2025)



### Q2 2025



Q2 2025 results demonstrate strong growth across all key metrics, driven by increased demand and operational efficiency. Revenue surged by 25% supported by higher occupancy rates of 82% (up from 73% in 2024). Profitability improved significantly, with GOP rising 43% and EBITDA up 30%, reflecting both revenue growth and effective cost management.

Margins remained robust, with rooms reaching 80% and F&B improving to 35%, showing the ability to balance growth with profitability.

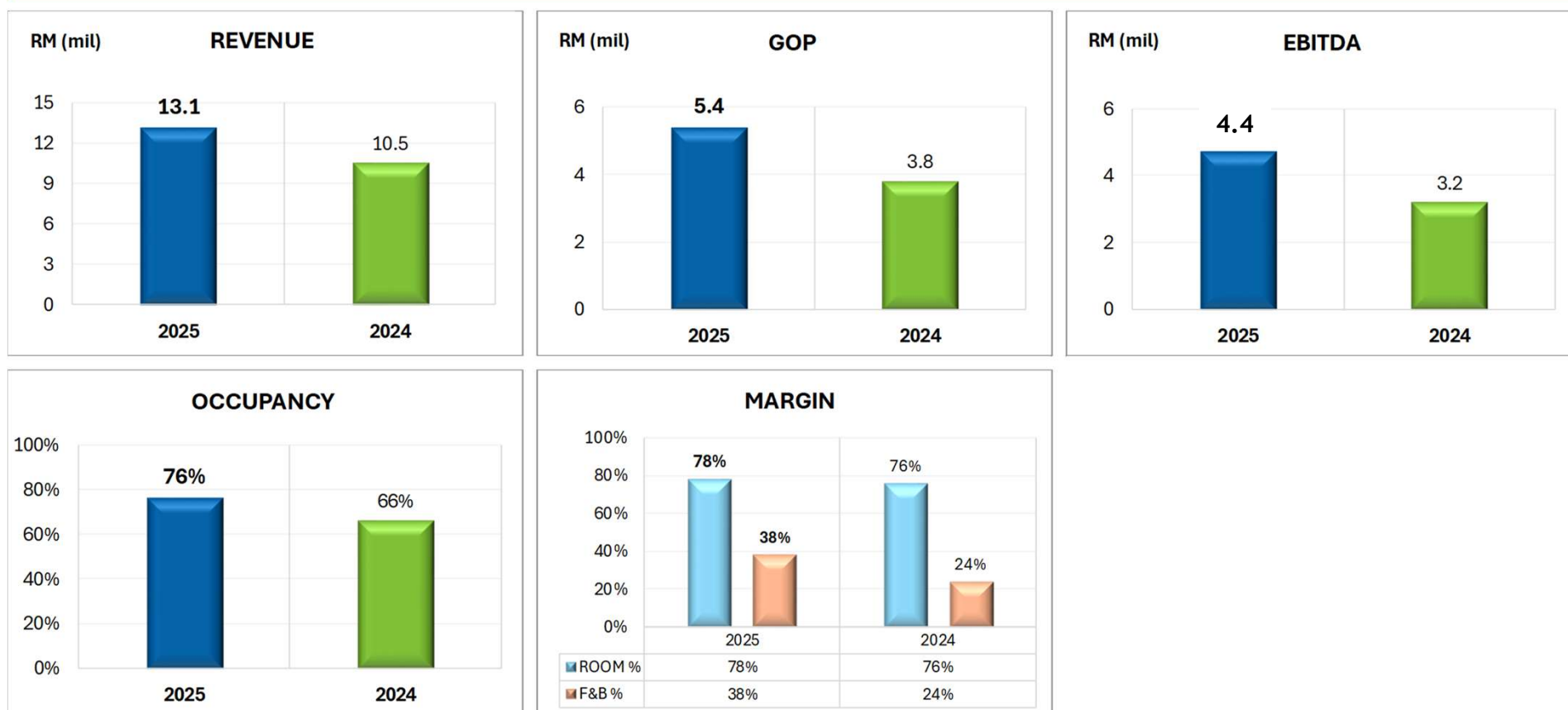


# Hospitality - Hyatt Place, Johor Bahru

## Overview of Performance (YTD 2025)



### YTD 2025



YTD 2025 results showcase robust growth and improved operational efficiency across all key performance indicators. Revenue climbed by 25%, supported by improved occupancy rates of 76% (vs to 66% in 2024). YTD profitability saw remarkable growth, with GOP jumping 42% to 5.4mil, and EBITDA growing 38% to RM 4.4 million (up from RM 3.2 million), highlighting both top-line expansion and careful expense management.

F&B division showed particularly strong progress, with margin improving to 38% (up from 24% previously), while Rooms Margin showed 2% improvement.





# Retail Malls Outlook & Business and Marketing Strategies

## Retail Malls - Paradigm Mall PJ - Business Outlook

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### RETAIL OVERVIEW FOR PMPJ

#### **BUSINESS OUTLOOK**

- Occupancy rate as at 2Q2025 remains resilient at 98.33%.
- New tenants which opened in 2Q2025 in PMPJ include :-
  - 1978 Cucur Udang
  - Bungkus Kaw Kaw (reopening)
  - Cha Tra Mue
  - Face Wash Bear
  - Amazing Seniors

# Retail Malls - Paradigm Mall JB Overview for The Second Quarter of 2025

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## THE RETAIL OVERVIEW FOR PMJB

### **BUSINESS OUTLOOK**

- Occupancy rate as at 2Q2025 remains resilient at 99.41%.
- New tenants which opened in 2Q2025 in PMJB include :-
  - Nice Girl Yogurt
  - Ben's Cookies
  - Cinnabon
  - Escape Adventure Park
  - Q Berries Bakery
  - Kenangan Coffee
  - MarQ
  - DEC Collection
  - Fufootea

## Retail Malls - Gateway@KLIA 2- Business Outlook

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### RETAIL OVERVIEW FOR Gateway@KLIA 2

#### BUSINESS OUTLOOK

- Occupancy rate as at 2Q2025 remains resilient at 95.62%.
- New tenants which opened in 2Q2025 in Gateway@KLIA 2 include :-
  - Shins (Cosmetics)
  - Oriental Kopi (Merchandise)
  - Klook (Travel)
  - Hour Tag (Watches)

## Retail Malls - Business and Marketing strategies

Coca-Cola brought its iconic "Share a Coke" campaign to life with an engaging roadshow at Paradigm Mall PJ! This interactive event invited shoppers to personalize their own Coca-Cola bottles with custom names or messages, creating memorable keepsakes to share with friends and loved ones.

Designed to spread happiness and foster connections, the roadshow aims to drive foot traffic, brand engagement, and social sharing among mall-goers of all ages.





## Retail Malls - Business and Marketing strategies



Paradigm Mall PJ was proud to host the Fitness Marathon & Walk A Breakfastthon 2025, an energetic wellness event specially curated by Amazing Seniors to promote active, healthy lifestyles among older adults — and the young at heart!



We were also honored to welcome YB Hannah Yeoh, who graced the event as a special guest to show support for senior wellness and community health initiatives.



## Retail Malls - Business and Marketing strategies



Paradigm Mall PJ proudly hosts the official book launch of **“A Life Lived Once”** by Malaysian author **Der Ting** — a compelling memoir that explores personal growth, resilience, and the beauty of embracing life’s journey, one chapter at a time.

### Key Highlights:

- A live reading session by Der Ting
- An exclusive author meet-and-greet and book signing
- Interactive Q&A segment
- A curated exhibition of stories and moments that inspired the book

Open to all book lovers and curious minds, this launch celebrates the power of storytelling and human experience in its rawest, most authentic form.

## Retail Malls - Business and Marketing strategies



Activated group wide sales driven campaigns on WCT Buddy to stimulate sales at tenant outlets.

- Staff Privileges at The Ascent Tower, PMPJ & GW – Until 31<sup>st</sup> December 2025
- Double Digit Campaign (6X Buddy Points) – Month Long Campaign
- Golden Senior Rewards – Until 31<sup>st</sup> December 2025
- WCT Buddy Birthday Treats – Year long Campaign



## Retail Malls - Business and Marketing strategies



Paradigm Mall Johor Bahru is turned up the heat with the **Rev Up Auto Fair** – a high-octane automotive showcase that's all about speed, style, and unbeatable deals.

- **Top car brands** unveiling their latest models and must-see innovations
- **Thrilling test drive sessions** and immersive auto tech displays
- **Car care essentials**, accessories, and gear for every auto enthusiast
- Fun-filled activities, **family-friendly zones**, and **daily lucky draws** with exciting prizes





## Retail Malls - Business and Marketing strategies

As part of Paradigm Mall JB's commitment to creating vibrant, inclusive experiences for all shoppers, Home Fair Living Paradigm brought the best of home and living under one roof — perfect for homeowners, decor enthusiasts, and savvy bargain hunters alike.





# Thank You