



WCT Holdings Berhad

■ 1st Quarter 2026

Key Shareholding as at 15 May 2026



23.2%

7.2%

10.2%

59.4%

Tan Sri Lim
Siew Choon

Amanah
Saham

Foreign
Shareholders

Others

15.05.26	23.2%
13.02.26	23.2%
14.11.25	23.2%
15.08.25	23.2%

7.2%
7.3%
8.9%
9.7%

10.2%
8.7%
9.1%
9.8%

59.4%
60.8%
58.8%
57.3%



Financial Highlights

Segmental Results Q1 2026 (3 months)



	E&C	PD	PI&M	Consolidated
	RM'mil	RM'mil	RM'mil	RM'mil
Revenue	246.2	152.2	46.9	445.3
Profit from operations	(5.4)	27.6	9.0	31.2
Share of results of associates	0.3	0.1	14.1	14.5
Share of results of joint ventures		(2.3)	15.2	12.9
Finance costs				(30.1)
Taxation				(10.5)
Profit for the period				18.0
Holdings of Perpetual Sukuk				(14.2)
Non-controlling interest				0.8
Net Profit				4.6

E&C - Engineering & Construction Division

PD - Property Development Division

PI&M - Property Investment & Management Division

Debt to Equity (DE) Ratio



	As at 31 Mar 2026 RM'mil	As at 31 Dec 2025 RM'mil
Total bank borrowings	2,349	2,434
Cash & bank balances & fixed deposits	(489)	(587)
Net borrowings	1,860	1,847
Shareholders equity (including Perpetual Sukuk & non-controlling interest)	3,834	3,833
Gross DE ratio	0.61	0.64
Net DE ratio	0.49	0.48



Engineering & Construction

Ongoing Projects/ Outstanding Order Book as at 31 March 2026



	Outstanding RM'mil
Pan Borneo Highway (66km highway from Sungai Arip Bridge to Bintulu Airport Junction)	47
Expansion of Sapangar Bay Container Port (60% share)	176
PLUS Senai-Sedenak Package A	181
Kwasaland WPC-02	85
PLUS Yong Peng (Utara)-Senai (Utara) Fasa 2	353
Demolition work - Johor Bahru	2
Total - Local Civil & Infrastructure	844 (44%)
Pavilion Damansara Heights - Phase 2 (Superstructure)	611
Lendlease Hotel & Office	17
Kota Bharu Airport, Kelantan	11
Total - Local Buildings	639 (34%)
National Highway No. 1 - Addition of Gangshan Second Interchange Project (Lot I108R) - Taiwan.	153 (8%)
Total External Projects	1,636 (86%)
Internal civil & infrastructure - JGCC Earthwork	14 (1%)
Internal building - Edison West and Edison East, W City Larkinton JB	257 (13%)
Total	1,907 (100%)

List of Tenders Submitted/Pending Submission (7 May 2026)



Local & Overseas	RM' mil
Civil & Infrastructure	> 5,000
Building Works	> 9,000
Total	> 14,000



Property Development

Property Development - Snapshot



2026 Revenue

Q1 : RM 152 mil

2026 Profit Before Tax

Q1 : RM 15 mil

2026 Property Sales

Q1 : RM 69 mil

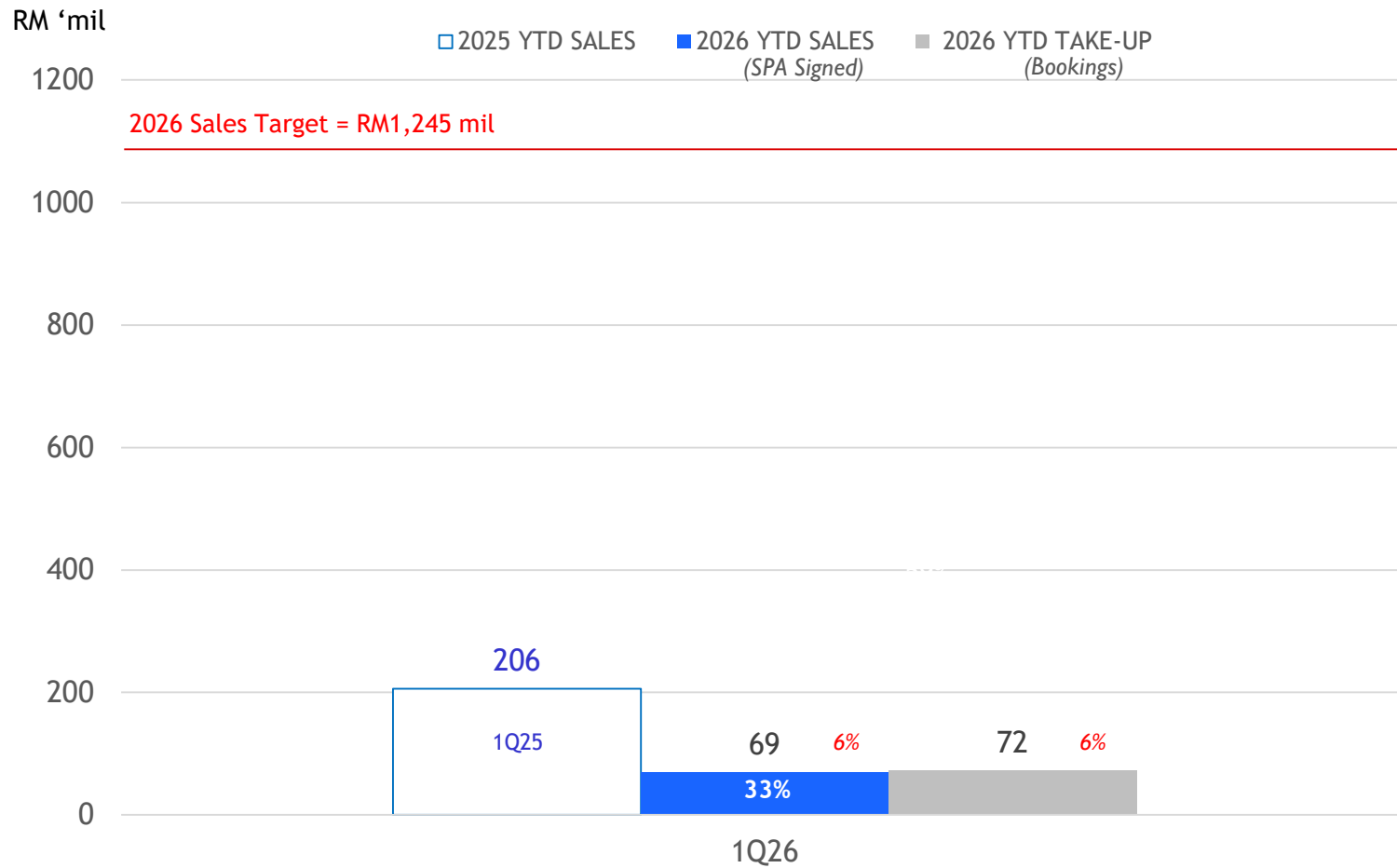
Total Unbilled Sales

RM 1,017 mil (as at 31 Mar 2026)

Unsold Completed Inventories

RM 97 mil (as at 31 Mar 2026)

Property Development - Q-O-Q Sales Performance

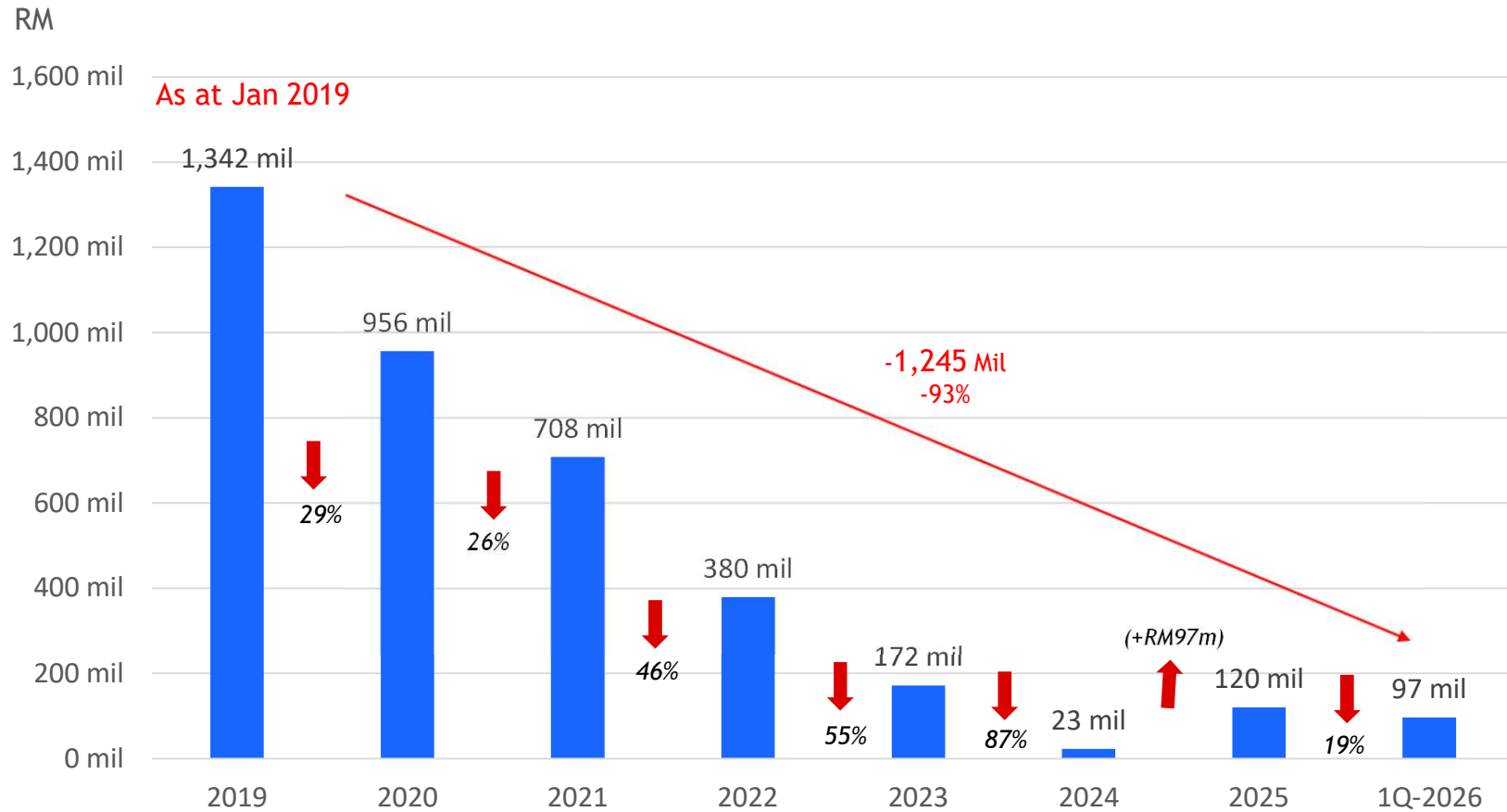


Remark: % in red font is calculated based on sales against sales target
 % in white font is calculated based on sales Q-O-Q

Property Development - Clearing of Inventories (GDV)



Inventory Reduction 2019 – 31 Mar 2026



Note:

The Maple Residences 1st DVP was in Jun '25, and has been reclassified as Inventory in 3Q 2025.

Unsold Completed Inventories (as at 31 Mar 2026)

TYPE		LOCATION	BAL UNIT(S)	BAL GDV (RM' mil)
1	Office	Klang	2	10
2	Condominium	OUG	78	87
TOTAL =			<u>80 units</u>	<u>RM97mil</u>

Note:

1) Bal Unit = SPA Unsigned

Sales & Marketing Strategies

1. Apply sales repackaging and incentive promotions to suit market demand.
2. Intensify product exposure on digital platforms/social media/giant LED screen/ billboards for brand presence/awareness and leads generation.
3. Increase WCT Land branding initiatives via:
 - a) CSR and sponsorships for sustainability goals.
 - b) Win property awards to increase brand awareness and recognition.
4. Promote products and branding in property road shows & exhibitions.
5. Collaborate with business partners, bankers and merchants in brand events to expand customer database.
6. Organize regular festive/sales events at sales galleries.
7. 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	1,061
Estimated GDV	RM451m	RM100m	RM551m

Launch Date: Mar 2024
 Sales Take-up: 96%
 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
Estimated GDV	RM483m	RM101m	RM584m

Launch Date end Dec 2024

Sales Take-up 72%

Exp. Completion Q4 2028

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

[Launched Shop = Q3 2025]

(% on units)



On-going Property Projects



Pavilion Mont' Kiara, Kuala Lumpur

Description	341 units
Estimated GDV	RM820 million
Launch Date	Aug 2023
Sales Take-up	98%
Exp. Completion	Q3 2027

(% on units)



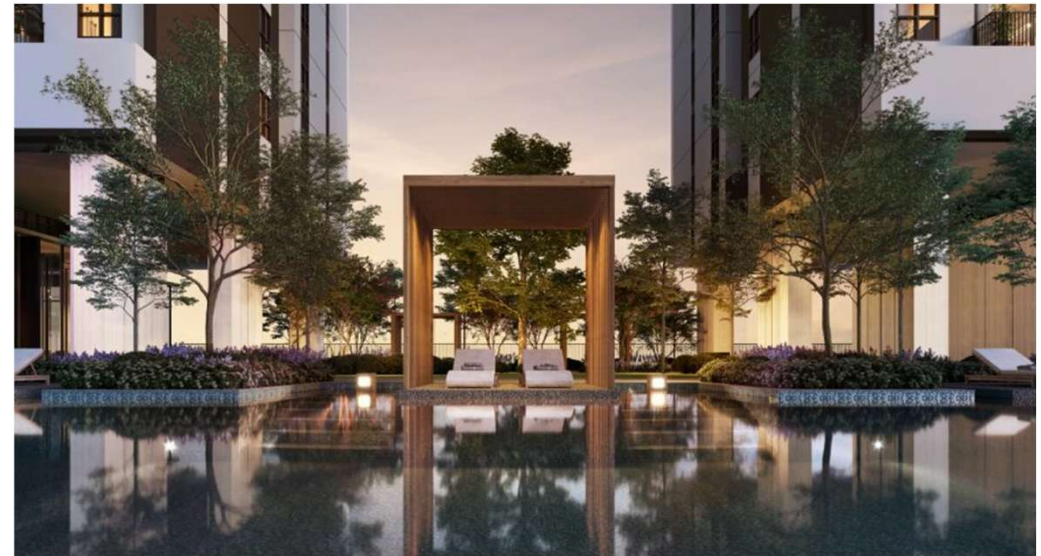
On-going Property Projects



Aras Residences, W City OUG @ Kuala Lumpur

Description	Tower A	Tower B	Total
Units	636	636	1,272
Estimated GDV	RM503m	RM527m	RM1,030m
Launch Date	3Q 2025	Not yet launched	
Sales Take-up	35%	n/a	
Exp. Completion	Q4 2029		

(% on units)





Maple Residences, W City OUG @ Kuala Lumpur

Description 940 units of Condominium

Estimated GDV RM861 million

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 : 100% | TB : 100% | TC : 80%
Overall : 93%

CCC Date Q2 2025

(% on units)

Future Property Projects (Planned Launch 2026)



Planned LAUNCHES 2026				
PROJECT	W City OUG, KL <i>(Commercial - Strata shop/ shop office)</i>	W City OUG, KL <i>(Aras Residences - Tower B)</i>	W City Larkinton, JB <i>(Residences - Phase 2B)</i>	TOTAL
UNITS	69 units	636 units	420 units	1,125 units
ESTIMATED GDV	RM626 m	RM527 m	RM383 m	RM1,536 m

Land Bank (future development and for sale as at 31 Mar 2026)



	LOCATION	DEVELOPMENT TYPE	LAND AREA (ac.)
1	W City OUG @ KL	Mixed	33
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 =	185



Property Investment & Management

Retail Malls



	Bukit Tinggi Shopping Centre	Paradigm Mall, Petaling Jaya	gateway@klia2, Sepang	Paradigm Mall, Johor Bahru	Subang Skypark
Occupancy rate	100%	98.6%	96.2%	99.5%	84.4%
Opening Year	2007	2012	2014	2017	Acquired Apr18
WCT Ownership	60.7%*	60.7%*	53.0%	60.7%*	60.0%
Retail Lettable Area (appx)	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	3,114	3,210 (including elevated car park)	5,815	3,372	553
Selected Tenants					

* Represents WCT's effective interest in Paradigm REITs.



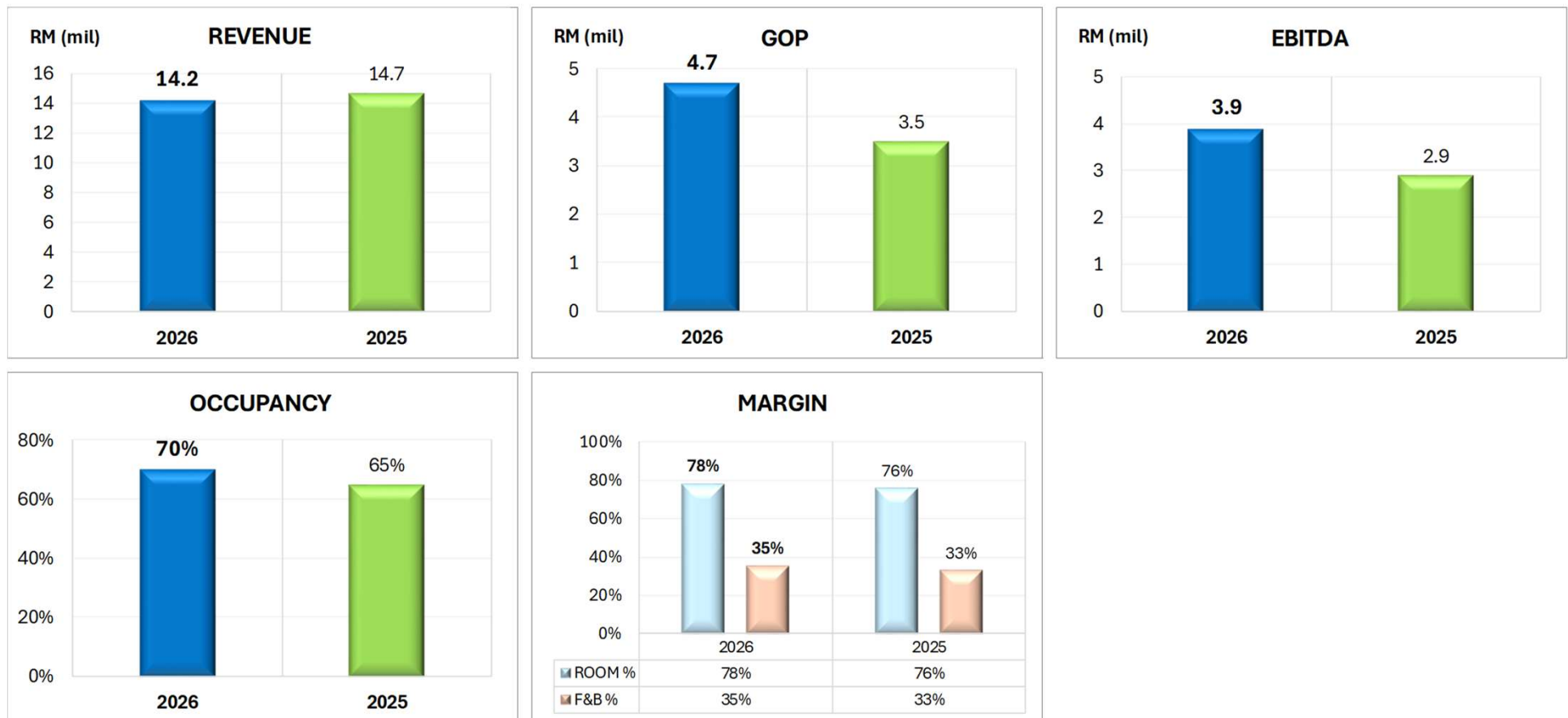
Hospitality

Hospitality - Le Meridien Petaling Jaya

Overview of Performance (Q1 2026)



Q1 2026 / YTD



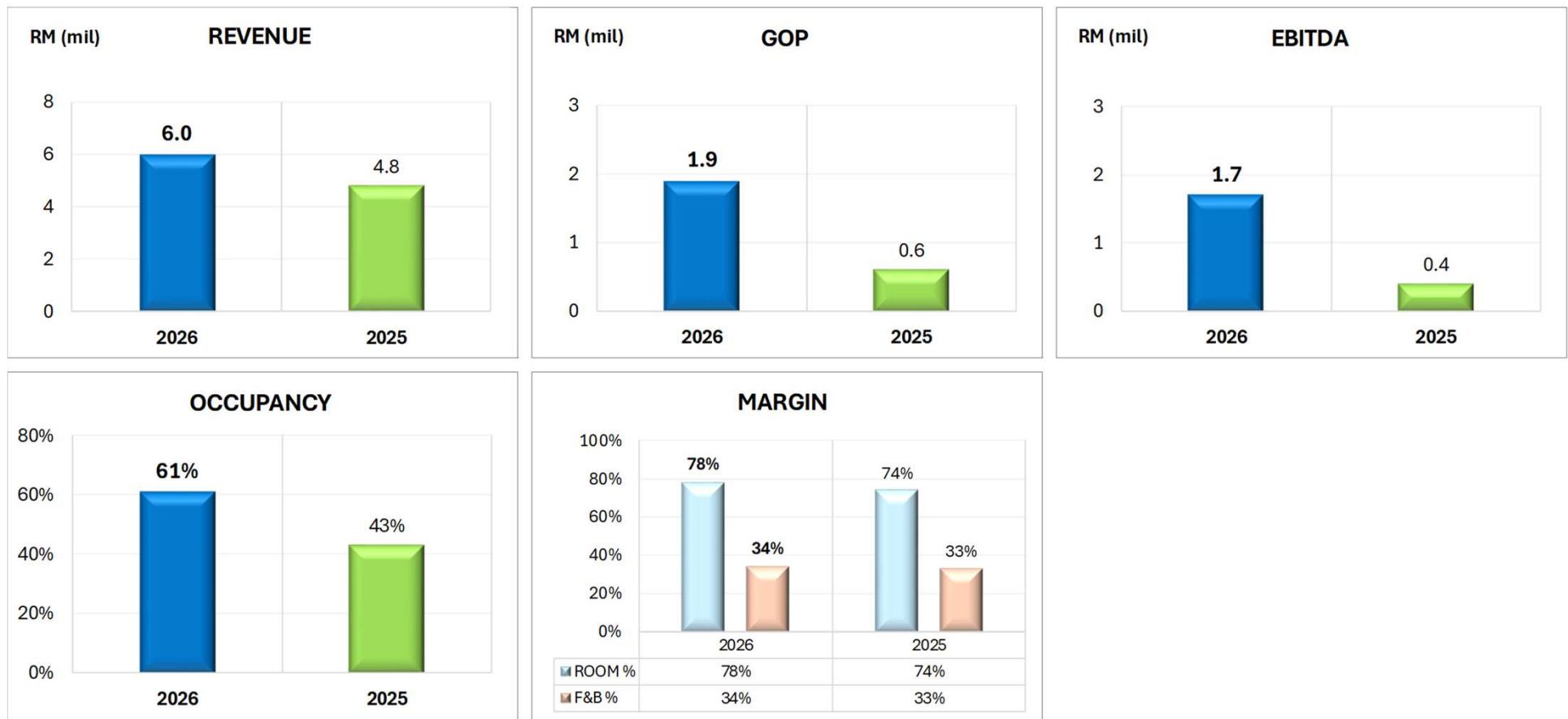
In Q1 2025, LMPJ delivered strong profitability and operational efficiency with GOP rose significantly 34% to RM 4.7mil (from RM 3.5mil) and EBITDA grew 34% too from RM 2.9mil to RM 3.9mil. This profitability surge mainly from higher occupancy rate from 65% to 70%. Furthermore, improved operational margins across key segments supported this performance, with Room margins expanding from 76% to 78% and F&B margins improving from 33% to 35%, reflecting excellent cost management and higher-yielding business conversion..

Hospitality - Premiere Hotel, Klang

Overview of Performance (Q1 2026)



Q1 2026 / YTD



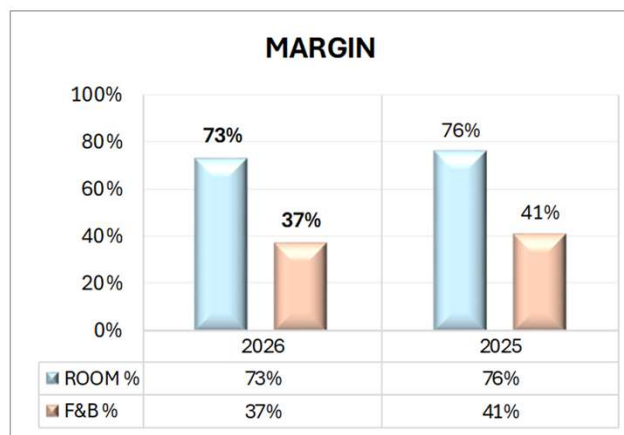
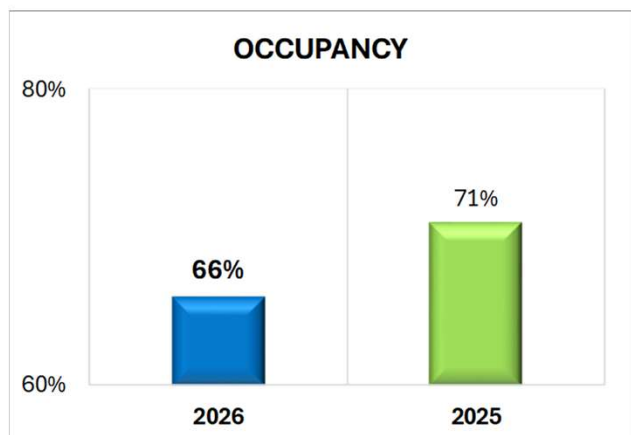
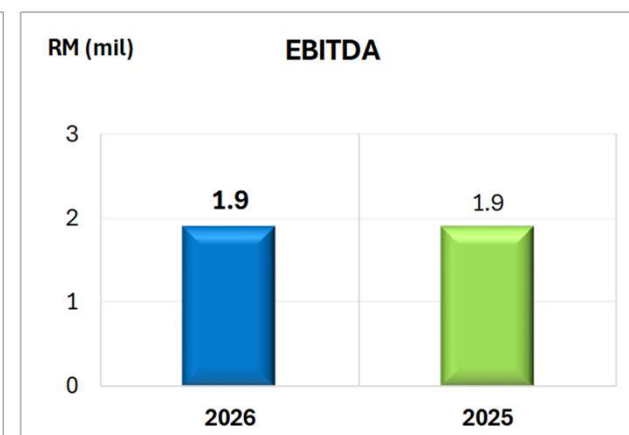
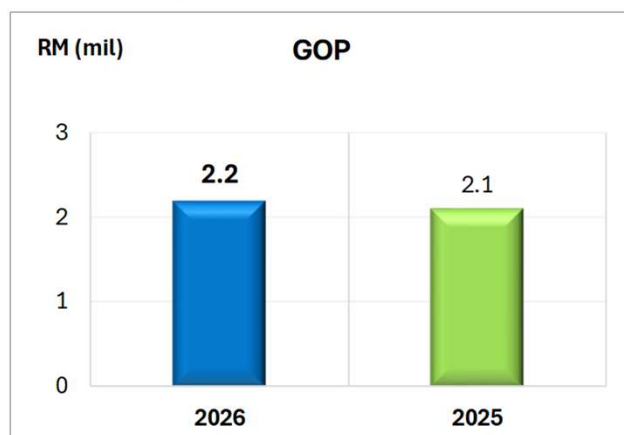
PHK delivered an outstanding Q1 2026 performance with Revenue surged by 25% to RM 6mil, up from RM 4.8mil. High occupancy rate of 61% is the main reason for this aggressive performance. Supported by higher revenue and better conversion, GOP improved from RM 0.8mil to RM 1.9mil (up by 138%). EBITDA too multiplying up to RM 1.7mil from RM 0.4mil (significant increment of 325%), sustained by strong efficiency gains from improved Room margin of 78% (up from 74%) and F&B margin from of 34%.

Hospitality - Hyatt Place, Johor Bahru

Overview of Performance (Q1 2026)



Q1 2026 / YTD



HPJB delivered a stable performance in Q1 2026, achieving modest growth at both top-line and bottom-line. Revenue edged up slightly to RM 6.1mil and GOP from RM 2.1mil to RM 2.2mil despite lower occupancy at 66%. EBITDA maintain steady Y-O-Y at RM 1.9mil despite Room margin slid from 76% to 75% and F&B margin dropped from 41% to 37%. Overall, HPJB managed to maintain its Y-O-Y performance comparing to STLY.



Thank You