WCT Holdings Berhad

■ 2^{dn} Quarter 2026

Key Shareholding as at 14 Aug 2026

	Tan Sri Lim Siew Choon	Amanah Saham	Foreign Shareholders	Others
	23.2%	7.0%	9.7%	60.1%
14.08.26	23.2%	7.0%	9.7%	60.1%
15.05.26	23.2%	7.2%	10.2%	59.4%
13.02.26	23.2%	7.3%	8.7%	60.8%
14.11.25	23.2%	8.9%	9.1%	58.8%

Financial Highlights

Segmental Results Q2 2026 (3 months)

	E&C	PD	PI&M	Consolidated
	RM'mil	RM'mil	RM'mil	RM'mil
Revenue	192.3	127.9	50.1	370.3
Operating profit	**(5.2)**	**18.0**	**9.6**	**22.4**
Share of results of associates	0.3	5.5	14.4	20.2
Share of results of joint ventures		(2.1)	10.0	7.9
Finance costs				(28.8)
Taxation				(7.9)
Profit for the period				**13.8**
Holders of Perpetual Sukuk				(1.6)
Non-controlling interest				2.5
Net Profit				**14.7**

E&C – Engineering & Construction Division
PD – Property Development Division
PI&M – Property Investment & Management Division

Segmental Results FY 2026 (6 months)

	E&C	PD	PI&M	Consolidated
	RM'mil	RM'mil	RM'mil	RM'mil
Revenue	438.6	280.1	96.9	815.6
Operating profit	**(10.7)**	**45.6**	**18.6**	**53.5**
Share of results of associates	0.7	5.6	28.5	34.8
Share of results of joint ventures	-	(4.4)	**25.2**	20.8
Finance costs				(58.9)
Taxation				(18.4)
Profit for the period				**31.8**
Holders of Perpetual Sukuk				(15.8)
Non-controlling interest				3.3
Net Profit				**19.3**

E&C – Engineering & Construction Division
PD – Property Development Division
PI&M – Property Investment & Management Division

Debt to Equity (DE) Ratio

	As at 30 Jun2026 RM'mil	As at 31 Dec 2025 RM'mil
Total bank borrowings	2,807	2,434
Cash & cash equivalents	(844)	(587)
Net borrowings	1,963	1,847
Shareholders equity (including Perpetual Sukuk & non-controlling interest)	3,846	3,833
Gross DE ratio	0.73	0.64
Net DE ratio	0.51	0.48

Engineering & Construction

Ongoing Projects/
Outstanding Order Book as at 30 June 2026

	Outstanding RM'mil
Expansion of Sapangar Bay Container Port (60% share)	134
PLUS Senai-Sedenak Package A	167
Kwasaland WPC-02	74
PLUS Yong Peng (Utara)-Senai (Utara) Fasa 2	335
Demolition work – Johor Bahru	2
Cadangan Membina Jalan Dan Terowong Dari Jalan Kiara 7 ke Lebuhraya Sprint (Penchala Link), Kuala Lumpur	85
Total – Local Civil & Infrastructure	797 (22%)
Pavilion Damansara Heights - Phase 2 (Superstructure)	574
Lendlease Hotel & Office	28
Kota Bharu Airport, Kelantan	134
Total – Local Buildings	736 (20%)
National Highway No. 1 - Addition of Gangshan Second Interchange Project (Lot I108R) - Taiwan.	153
Yas Living MWP-PH1&2	627
Yas Riva Residences - Plot C64 & C55	1,095
The King Salman International Airport Terminal 6 Enabling Works	14
Total - Overseas	1,889 (51%)
Total External Projects	**3,422 (93%)**
Internal civil & infrastructure - JGCC Earthwork **Internal civil & infrastructure - OUG K1-1A Earthworks, Bored Piling and Structure Works** **Internal building - Edison West and Edison East, W City Larkinton JB**	**13** **42** **202**
Total Internal Projects	**257 (7%)**
Total	**3,679 (100%)**

List of Tenders Submitted/Pending Submission (5 Aug 2026)

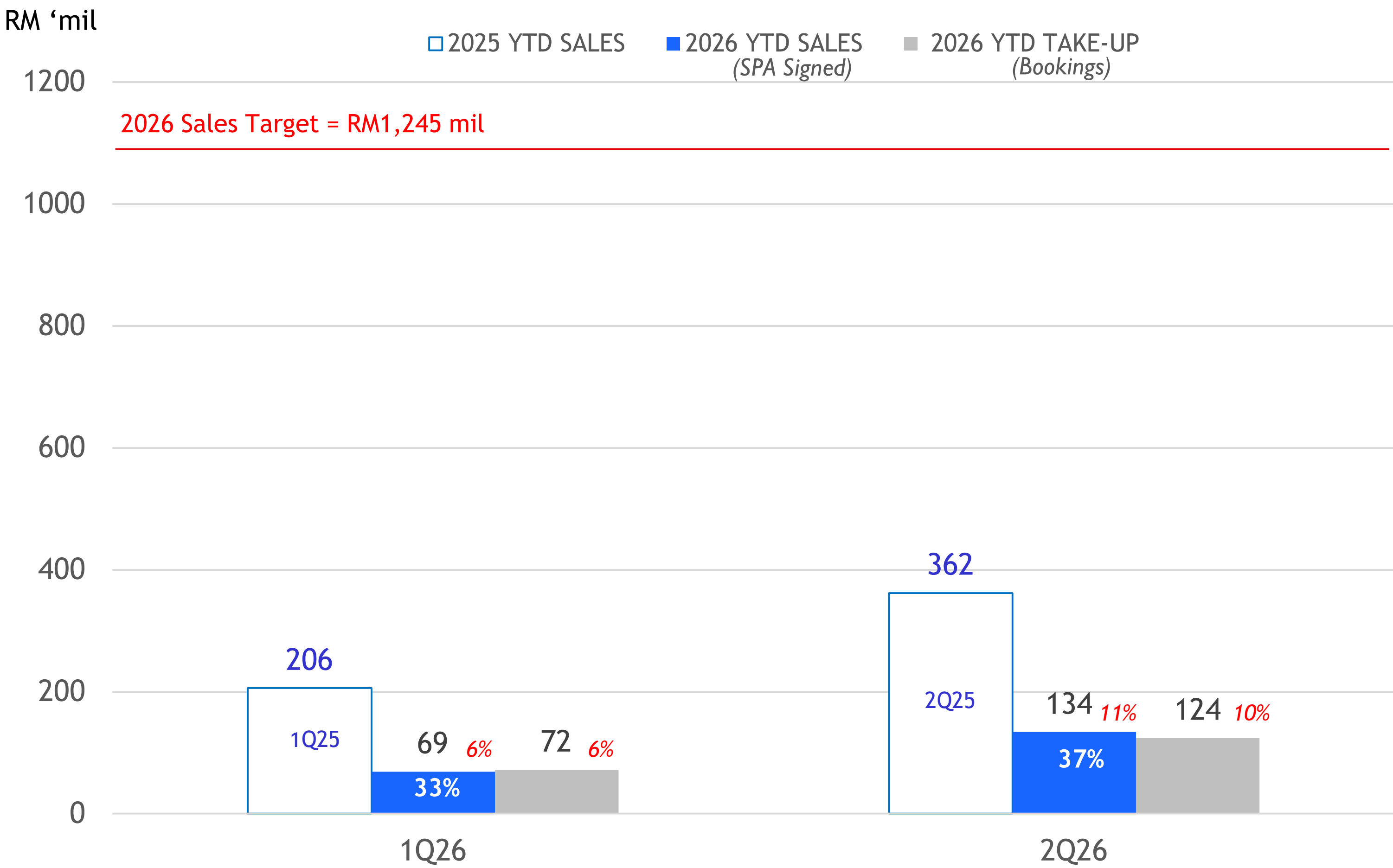
Local & Overseas	RM' mil
Civil & Infrastructure	> 5,000
Building Works	> 9,000
Total	**> 14,000**

Property Development

Property Development - Snapshot

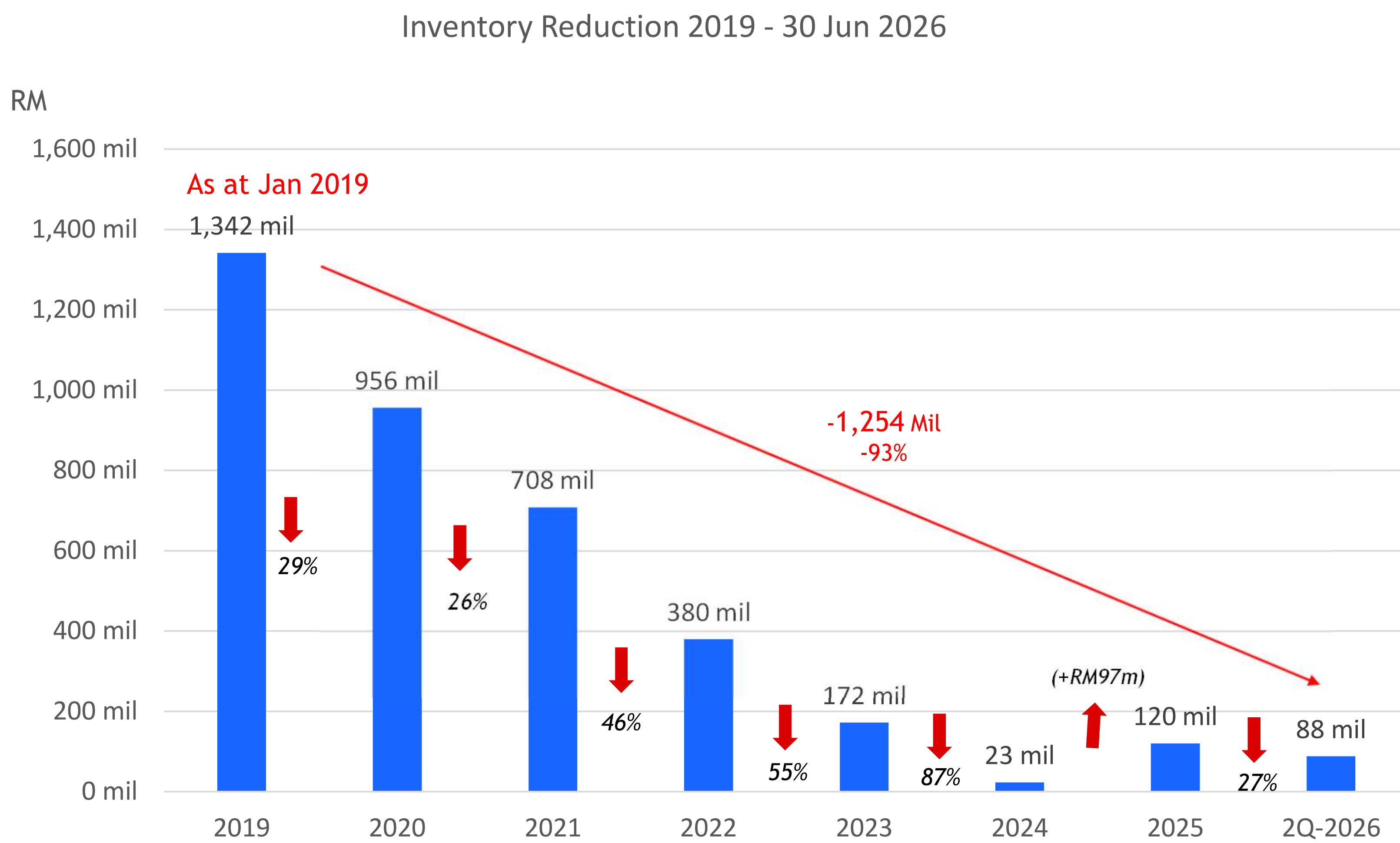
2026 Revenue	Q1 : RM 152 mil Q2 : RM 128 mil YTD : RM 280 mil
2026 Profit Before Tax	Q1 : RM 15 mil Q2 : RM 15 mil YTD : RM 30 mil
2026 Property Sales	Q1 : RM 69 mil Q2 : RM 65 mil YTD : RM 134 mil
Total Unbilled Sales	RM 869 mil (as at 30 Jun 2026)
Unsold Completed Inventories	RM 88 mil (as at 30 Jun 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)



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

Unsold Completed Inventories (as at 30 Jun 2026)

TYPE		LOCATION	BAL UNIT(S)	BAL GDV (RM' mil)
1	Office	Klang	2	10
2	Condominium	OUG	69	78
		TOTAL =	**71 units**	**RM88mil**

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

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	73%		
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

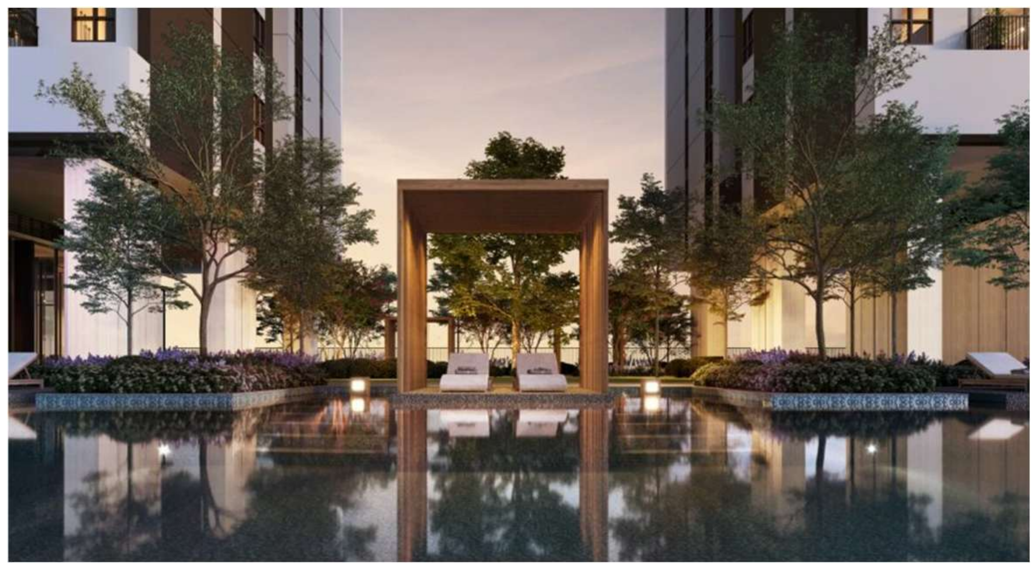
Pavilion Mont' Kiara, Kuala Lumpur	
Description	341 units
Estimated GDV	**RM820 million**
Launch Date	Aug 2023
Sales Take-up	99%
Exp. Completion	Q3 2027

(% on units)

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	36%	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 : 82% Overall : 94%
CCC Date	Q2 2025

(% on units)

Future Property Projects (Planned Launch 2026)

Planned LAUNCHES 2026				
PROJECT	**W City OUG, KL *(Commercial - Strata shop)***	**W City OUG, KL *(Aras Residences - Tower B)***	**W City Larkinton, JB *(Residences - Phase 2B)***	**TOTAL**
UNITS	68 units	636 units	420 units	**1,124 units**
ESTIMATED GDV	RM708 m	RM527 m	RM383 m	**RM1,618 m**

Land Bank (future development and for sale as at 30 Jun 2026)

	LOCATION	DEVELOPMENT TYPE	LAND AREA (ac.)
1	W City OUG @ KL	Mixed	31
2	Bukit Tinggi 1,2 & 3, Klang	Mixed	57
3	Medini Iskandar, Johor	Mixed	39
4	W City Larkinton Plot 2, Johor	Mixed	20
5	Inanam, Kota Kinabalu	Residential	29
6	Sungai Buloh	Commercial	2
		TOTAL =	**178**

WCT
BUILDING VALUES

Property Investment & Management

Retail Malls

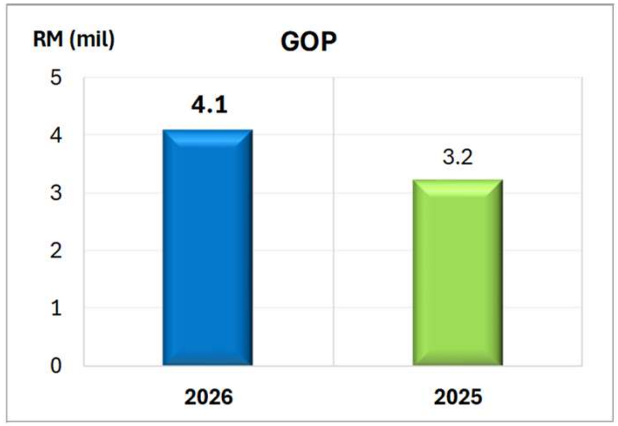
	Bukit Tinggi Shopping Centre	Paradigm Mall, Petaling Jaya	gateway@klia2, Sepang	Paradigm Mall, Johor Bahru	Subang Skypark
Occupancy rate	100%	98.6%	96.2%	99.5%	84.4%
Opening Year	2007	2012	2014	2017	Acquired Apr18
WCT Ownership	60.7%*	60.7%*	53.0%	60.7.%*	60.0%
Retail Lettable Area (appx)	1,000,950 sq 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	AEON	Popular, Toys"R"Us, Golden Screen Cinemas, Daiso, G2000, Nando's, Coffee Bean & Tea Leaf, Starbucks, Burger King, Uniqlo, KFC, Kaison, Lotus's, Harvey Norman, FamilyMart, H&M, Sephora	Uniqlo, F.O.S, Digi, FamilyMart, Burger King, Aerotel, Jaya Grocer, Nando's, Watsons, Giordano, H&M, myNEWS.com, Guardian, Toys"R"Us	Golden Screen Cinemas, Parkson, Uniqlo, Village Grocer, Harvey Norman, Blue Ice, Daiso, Starbucks, H&M, Kaison, SSF	Coffee Bean & Tea Leaf, 7-Eleven, Boost, Subway, Tea Garden, Burger King, Secret Recipe, Watsons, Starbucks

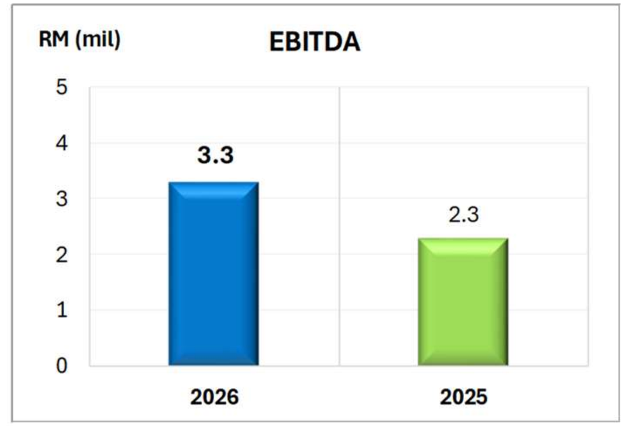
* Represents WCT's effective interest in Paradigm REITs as at 30 June 2026.

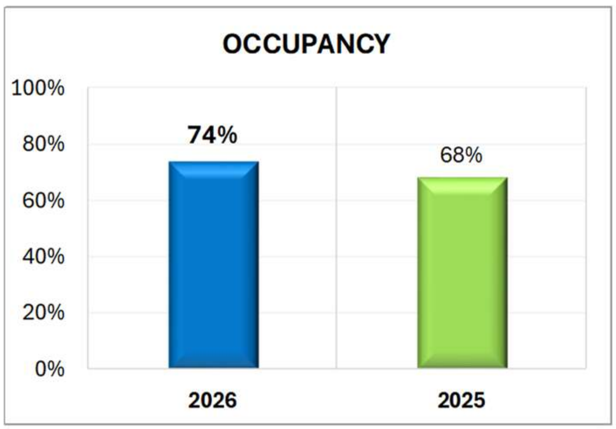
Hospitality

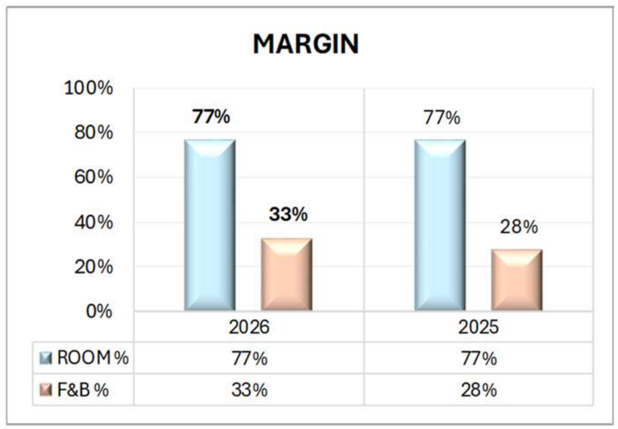
Hospitality – Le Meridien Petaling Jaya
Overview of Performance (Q2 2026)

Q2 2026





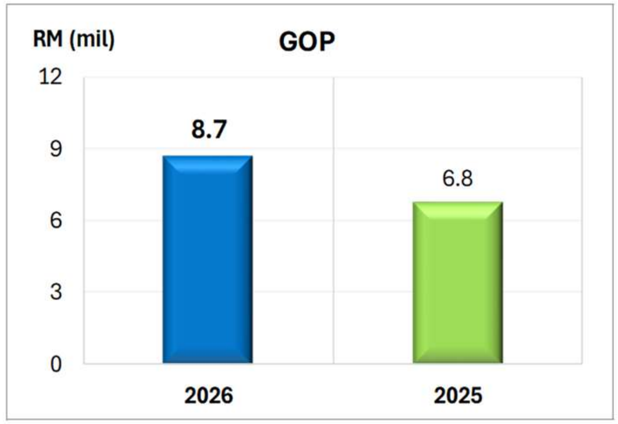


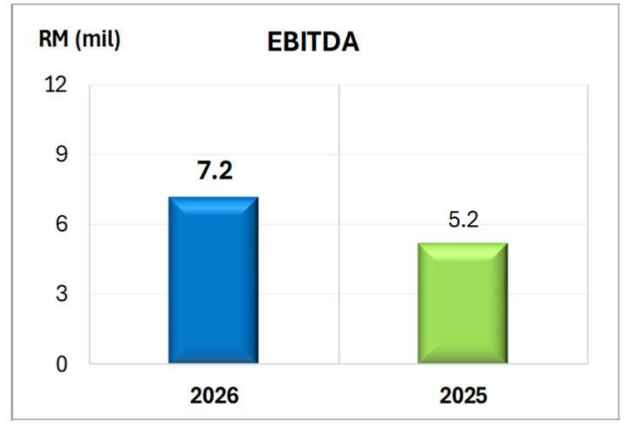


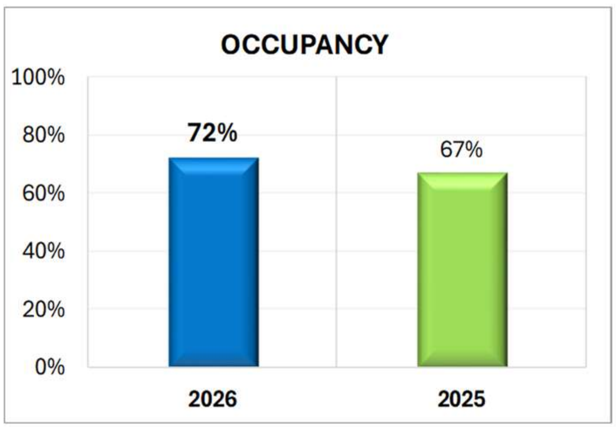
In Q2 2026, revenue remained stable at RM 13.5mil despite a marginal decline from RM 13.7mil in Q2 2025. Nevertheless, stronger occupancy of 74% and a higher F&B margin contribution drove GOP up by 28% from RM 3.2mil to RM 4.1mil and EBITDA up by 43% from RM 2.3mil up to RM 3.3mil respectively. The stronger earnings were supported by improved operational efficiency to demonstrate the hotel's ability to convert stable revenue into stronger earnings through enhanced operational efficiency and a more profitable business mix.

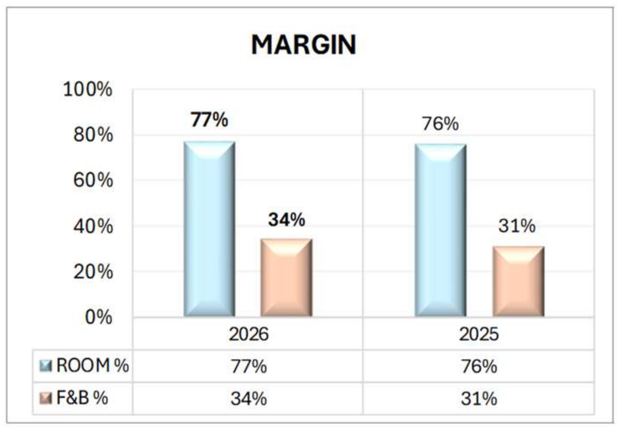
Hospitality – Le Meridien Petaling Jaya
Overview of Performance (YTD 2026)

YTD 2026





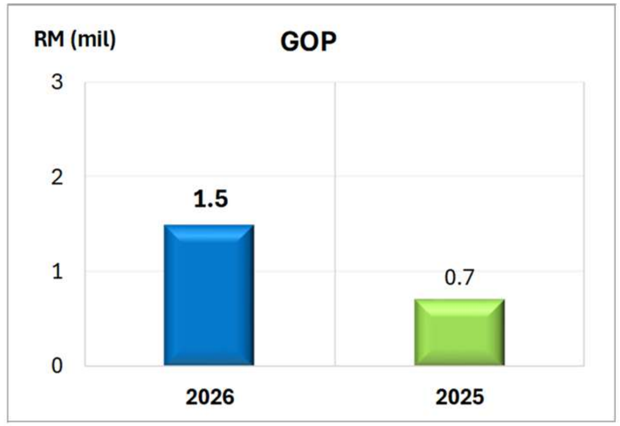


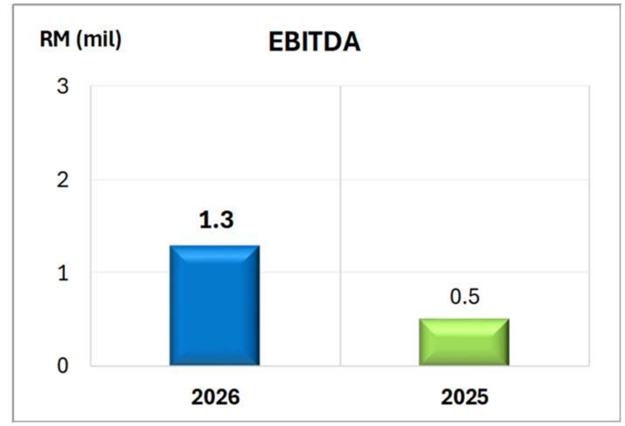


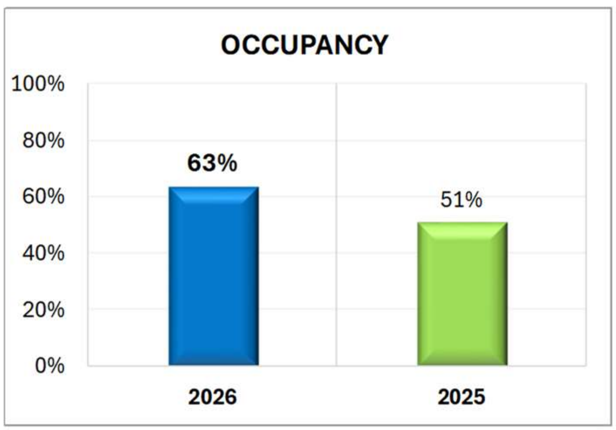
YTD 2026, LMPJ delivered stronger profitability despite revenue easing slightly by 2% to RM 27.8mil. GOP rose 28% to RM 8.7mil, while EBITDA increased 38% to RM 7.2mil, supported by higher occupancy of 72% and improved operational efficiency. Room margin strengthened from 76% to 77%, while F&B margin increased from 31% to 34%, reflecting effective cost management and better business conversion.

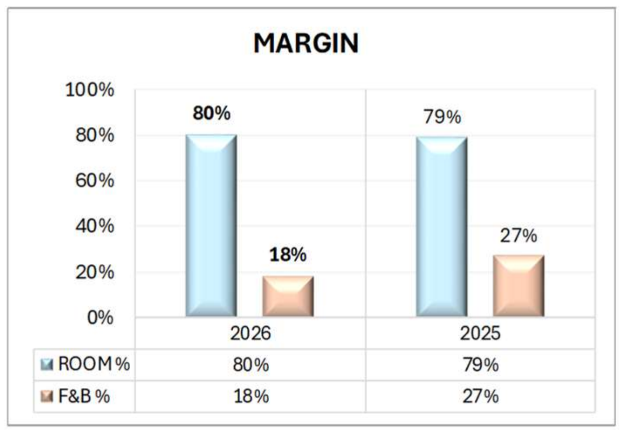
Hospitality – Premiere Hotel, Klang
Overview of Performance (Q2 2026)

Q2 2026





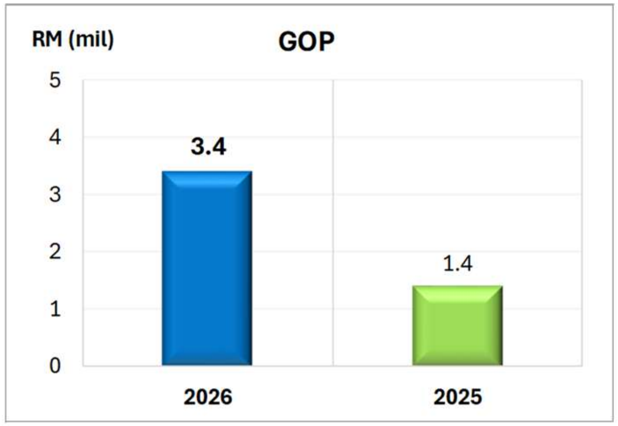


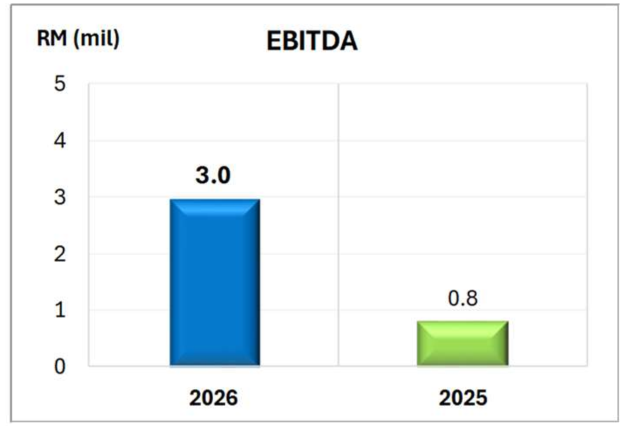


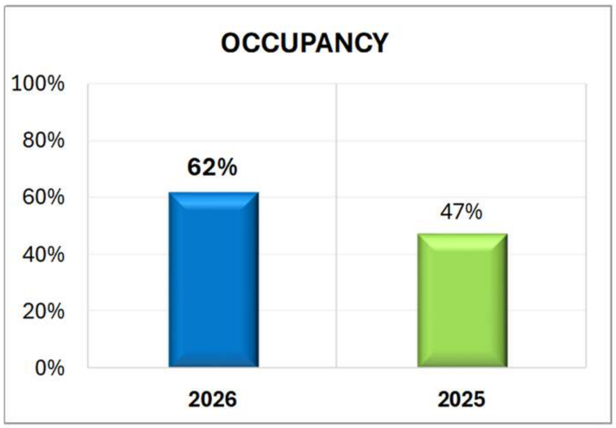
PHK delivered a strong performance in Q2 2026, with revenue increasing by 17% to RM 4.9mil from RM 4.2mil, mainly driven by higher occupancy of 63% compared with 51% in the corresponding period. The stronger revenue and improved operating leverage lifted GOP by 114% to RM 1.5mil, while EBITDA rose 160% to RM 1.3mil. Room margin improved marginally to 80% from 79%, partially offset by a decline in F&B margin to 18% from 27%.

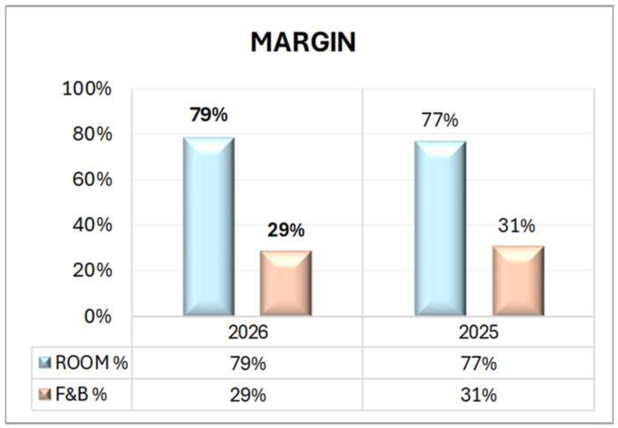
Hospitality – Premiere Hotel, Klang
Overview of Performance (YTD 2026)

YTD 2026





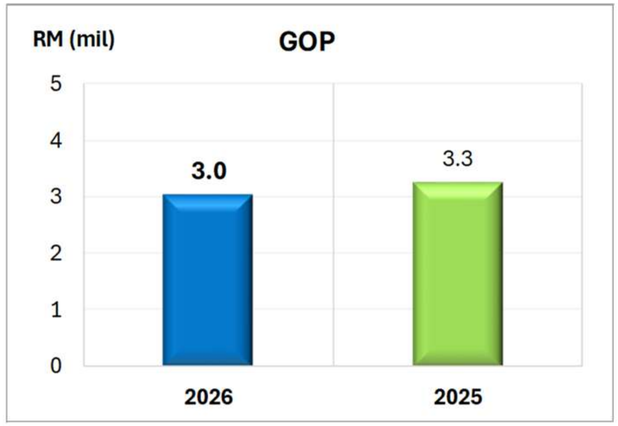


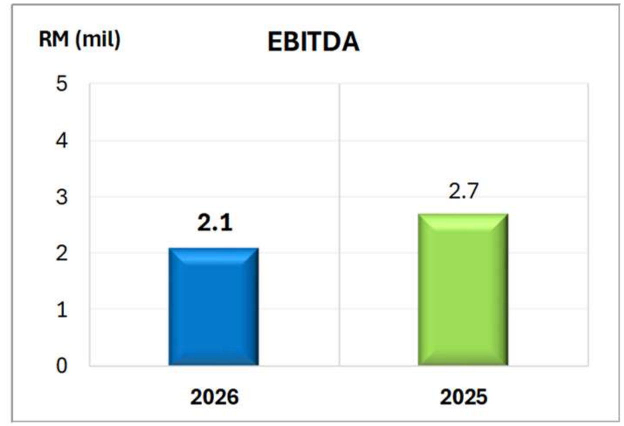


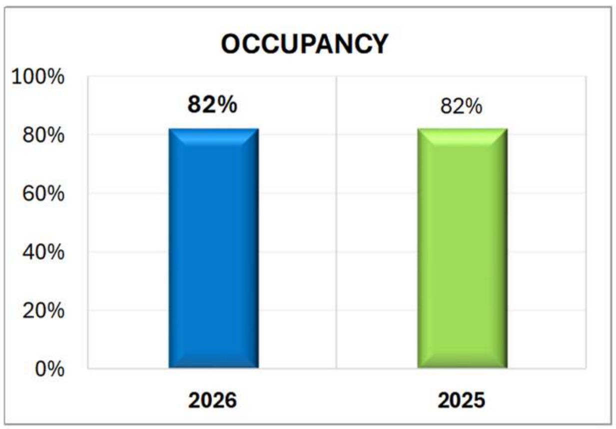
Higher occupancy of 62% (compared with 47% in the previous year) drove PHK's strong YTD 2026 performance. Revenue increased by 20% to RM 10.7mil from RM 8.9mil. Improved operating leverage lifted GOP by 143% from RM 1.4mil to RM 3.4mil and EBITDA by 275% from RM 0.8mil to RM 3.0mil. Room margin strengthened to 79% from 77%, reflecting improved efficiency within the Rooms segment, while F&B margin moderated slightly to 29% from 31%. Overall, PHK achieved significantly better earnings conversion and demonstrated a strong y-o-y operational recovery.

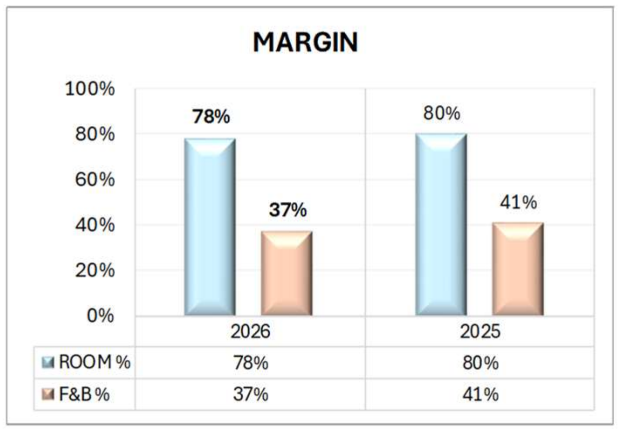
Hospitality – Hyatt Place, Johor Bahru
Overview of Performance (Q2 2026)

Q2 2026





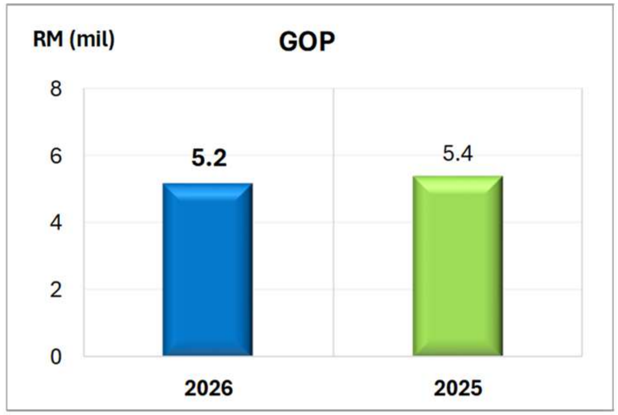


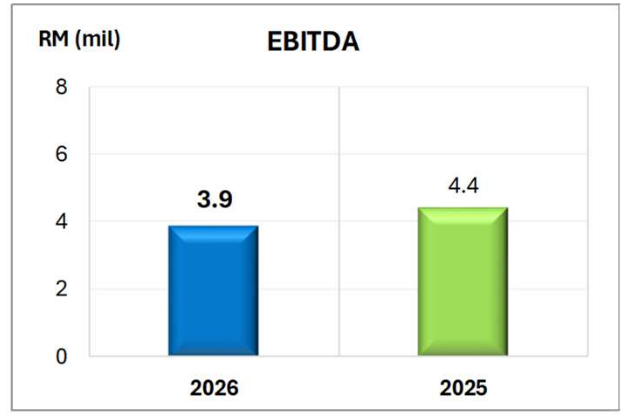


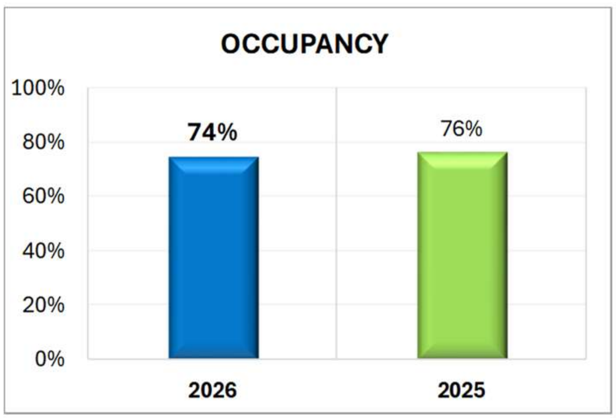
HPJB delivered a stable top-line performance in Q2 2026, with revenue increasing marginally to RM 7.2mil while occupancy remained steady at 82%. However, softer operating margins affected profitability, with GOP declining by 9% to RM 3.0mil and EBITDA reduced by 22% to RM 2.1mil. Room margin moderated to 78% from 80%, while F&B margin decreased to 37% from 41% in the corresponding period last year.

Hospitality – Hyatt Place, Johor Bahru
Overview of Performance (YTD 2026)

YTD 2026







Despite occupancy reducing to 74% from 76%, HPJB recorded a 2% increase in YTD 2026 revenue to RM 13.3mil. However, softer Room and F&B margins of 76% and 34%, respectively, weighed on profitability, with GOP declining by 4% to RM 5.2mil and EBITDA easing by 11% to RM 3.9mil. Overall, HPJB maintained a relatively stable y-o-y performance.

Thank You