



**CAPITAL**

*World*

**CAPITAL WORLD LIMITED**

(Formerly known as Terratech Group Limited)

**Corporate Presentation**  
**FY2018**





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# **FINANCIAL HIGHLIGHTS**



**SUMMARY:**

**A) P/L (RM' million):**

	Year ended 30 June 2018 (FY2018)	Year ended 30 June 2017 (FY2017)	Change
Revenue	156.4	183.9	(14.9%)
Gross profit	123.9	136.4	(9.2%)
Gross profit margin	79.2%	74.2%	5.0pp
Net profit	57.7	70.1	(17.7%)
Net profit margin	36.9%	38.1%	(1.2pp)

**B) LOANS & BORROWINGS AND GEARING RATIO:**

	As at 30 June 2018	As at 30 Jun 2017
Loans and borrowings (RM'000)	49,263	88
Gearing ratio (Note 1)	6.6%	-

Note 1: Gearing ratio is derived using loans and borrowings minus cash and bank balances, divided by the equity attributable to owners of the Company



## **RECENT DEVELOPMENTS**

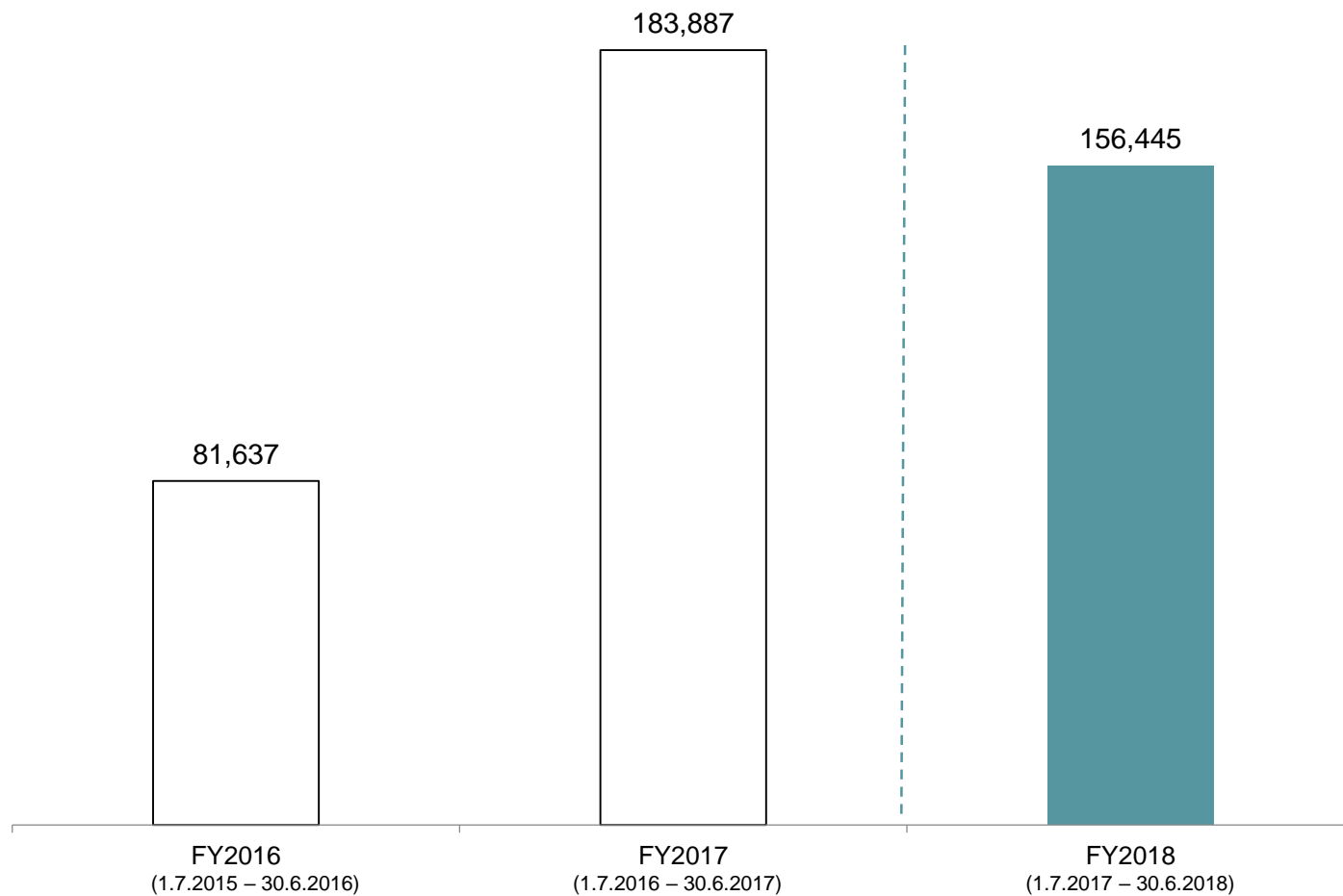


- **Capital City Mall obtains certificate of completion and compliance**
- **Presents the first indoor musical circus in Malaysia**
  - The international cast includes the best circus artists from the UK, Russia, Chile, Venezuela, Mexico, Bulgaria and the USA
  - Broadway-style stage shows combining adrenaline-pumping stunts, magnificent circus skills and enchanting music into engaging dramatic stories
  - Set in Capital City's new indoor theatre and entertainment hub
  - Bringing affordable magic and fantasy of the circus world to all



Revenue

RM'000



% of Completion (Cumulative)  
As at

24.8%  
30.6.2016

56.5%  
30.6.2017

83.2%  
30.6.2018

Financial year end: 30 June

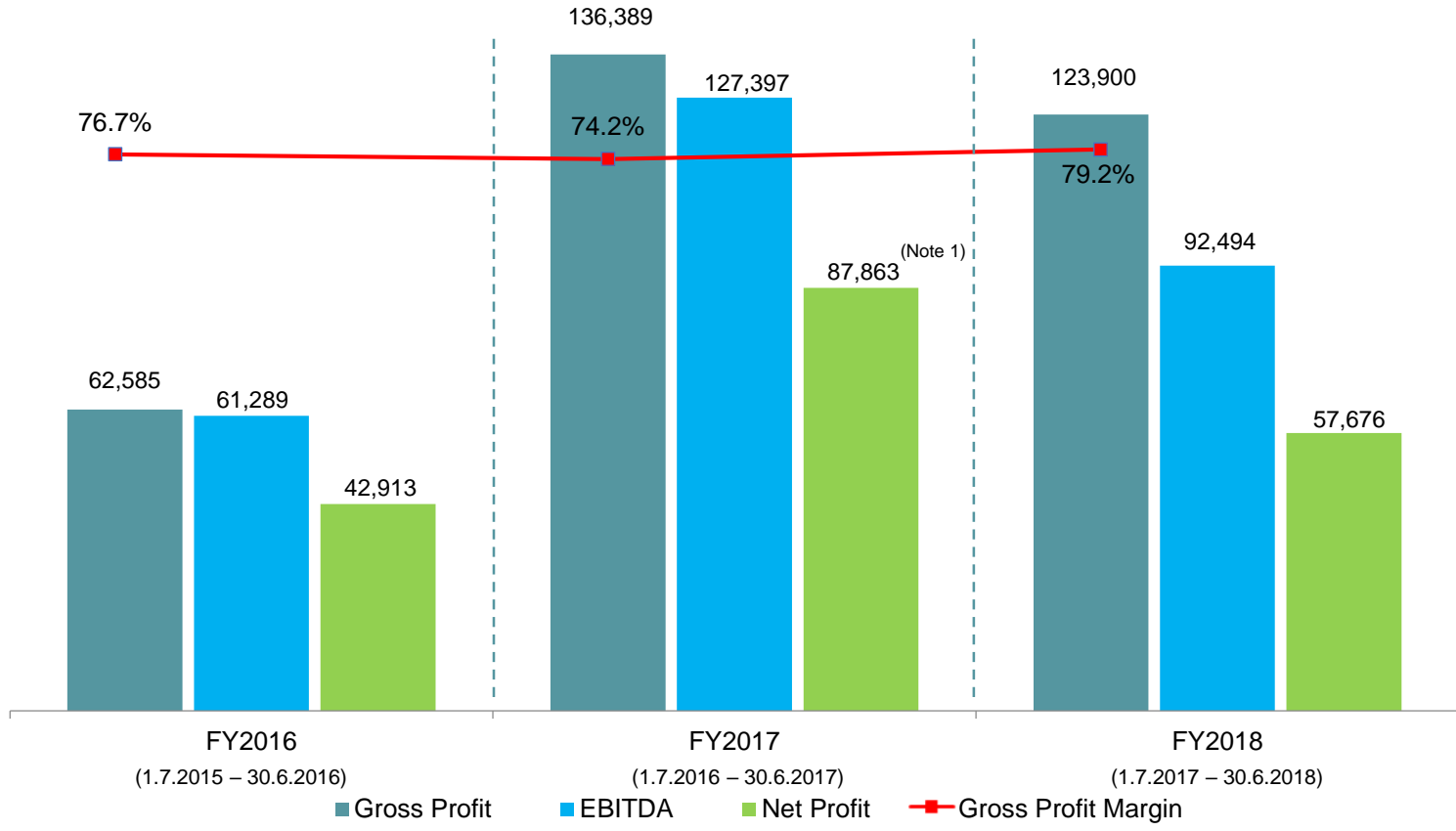




Margins (%)	Gross Profit (%)	EBITDA (%)	Net Profit (%)
FY2016	76.7	75.1	52.6
FY2017	74.2	69.3	47.8
FY2018	79.2	59.1	36.9

Profitability

RM'000



Financial year end: 30 June

EBITDA: Earnings before interest, tax, depreciation and amortisation

Note 1: Excluding one-off amount of RM17.8 million which mainly related to RTO transaction costs



## Financial Position

RM('000)	As at 30 June 2018 (Unaudited)	As at 30 June 2017 (Audited)	Difference
Current assets	335,229	257,908	77,321
Non-current assets	490,819	438,514	52,305
<b>Total assets</b>	<b>826,048</b>	<b>696,422</b>	<b>129,626</b>
Current liabilities	382,308	353,047	29,261
Non-current liabilities	142,632	106,311	36,321
<b>Total liabilities</b>	<b>524,940</b>	<b>459,358</b>	<b>65,582</b>
<b>Equity attributable to owners of the Company</b>	<b>301,022</b>	<b>236,923</b>	<b>64,099</b>
Cash and bank balances	29,465	23,441	6,024
Loans and borrowings	49,263	88	49,175
Gearing ratio <sup>(Note 1)</sup>	6.6%	-	
Current ratio <sup>(Note 2)</sup>	1.2	1.2	

Note 1: Gearing ratio is derived using loans and borrowings minus cash and bank balances, divided by the equity attributable to owners of the Company

Note 2: Deferred revenue of approximately RM93.3 million and RM127.0 million as of 30 June 2018 and 30 June 2017 respectively were excluded from the current liabilities as deferred revenue is the book entry and non-cash in nature



## **UNIQUE BUSINESS MODEL**



## Joint venture with landowners

- 1) Low initial capital outlay
- 2) Low level of borrowings
- 3) Pay when received
- 4) Land cost capped
- 5) No equity stake by landowners
- 6) Win-win approach



**PROJECT CAPITAL CITY**



# CAPITAL CITY



**MCM STUDIO**  
Indoor Theme Park



**CAPITAL 21**  
Thematic Shopping Mall



**MCM PLANET HOTEL**  
Thematic Hotel



**HILTON GARDEN INN**  
International Hotel



**NEO GEO REO**  
Serviced Apartment

## VISION: THEME PARK FOR ALL

- Interesting & fun-filled contents comprising Movie, Cartoon and Music Planets
- Affordable & competitive pricing
- Comfortable air-conditioning indoor environment
- Targets visitors from Southeast Asia markets and China





Walking through the scariest haunted house on earth, to travelling around the world, to the fiery shooting scenes of the Wild West...



More than  
**10**  
attractions

Featuring experiential experiences with IPs including:

- Hollywood Superstar
- Escape Plan
- P. Ramlee
- Dinosaur World
- Ghost Theatre
- Movie Heroes Adventure

Across  
**220,000**  
square feet approximately



## International IP



## In-House IP



PAPAMON

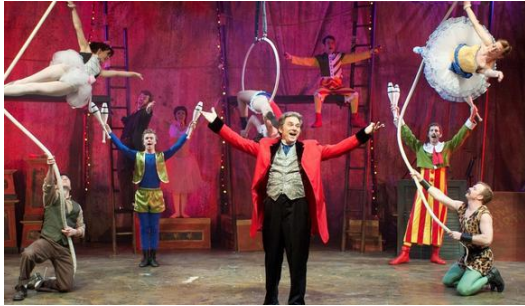


MAMAMON



MINIMON





**“First musical circus show  
in Malaysia by Big London  
musical circus...”**

Featuring:  
Exciting stunts | Stunning musical symphony |  
Extraordinary theatrical performances



**WARNER MUSIC**  
MALAYSIA

## “In Collaboration with Warner Music Malaysia...”

Featuring:  
Concerts | Performances | Theatrical Shows





## **UPCOMING PROJECTS**



## Bayou Green @ Pengerang



- Strategically located near Pengerang Integrated Petroleum Complex (“PIPC”) , one of the major oil and gas hubs in Southeast Asia, which is expected to generate thousands of job opportunities by 2020, driving the demand for the property sector in Pengerang, Johor
- Timely to capture the rising housing demand
- Complement Group’s current portfolio of mixed development



<b>Property type</b>	Landed housing township development project
<b>Land</b>	207.5 acres
<b>Development details</b>	<p><b>Residential:</b></p> <ul style="list-style-type: none"><li>• Double Storey Terrace House (18'x65')</li><li>• Double Storey Terrace House (20'x70')</li><li>• Double Storey Terrace House (22'x70')</li><li>• Double Storey Cluster Homes (32'x80')</li><li>• Double Storey Semi Detached House (32'x80'/ 34'x90')</li></ul> <p><b>Commercial:</b></p> <ul style="list-style-type: none"><li>• 2 Storey Shopoffice ( 22'x70' )</li><li>• Commercial Lands</li></ul> <p><b>RMMJ &amp; Low Medium Cost:</b></p> <ul style="list-style-type: none"><li>• RMMJ 2 Storey Townhouse (20'x70')</li><li>• RMMJ PKJ A</li><li>• RMMJ PKJ B</li><li>• Low Medium Cost Shop Strata 2 Storey (20'x70')</li></ul>



## Upcoming Projects



Projects	Austin City	Sitiwan Wellness Hub
Location	Tebrau, Johor Bahru	Pengkalan Baharu, Perak
Land size	27,670 sqm	188,062 sqm
Property type	Retail mall, office suites, hotel and residential apartments	Mixed commercial and residential development  Health, wellness & tourism concepts



## **OUTLOOK & BUSINESS STRATEGIES**





### Short Term

- Focused on delivery of Project Capital City
- Realise synergies between the property development projects and the existing marble business
- Launch Pengerang & Austin City Projects

### Medium Term

- Launch Project Sitiawan Wellness Hub
- Diversify into different development types

### Long Term

- Extend successful business model to new projects and markets in Malaysia and Southeast Asia

Q & A

Thank you