



CAPITAL

World

CAPITAL WORLD LIMITED

(Formerly known as Terratech Group Limited)

Corporate Presentation
2QFY2018





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FINANCIAL HIGHLIGHTS



SUMMARY:

- Revenue:
Increased by 155.6% from RM18.0 million in 2QFY2017 to RM46.0 million in 2QFY2018.
- Gross Profit:
Increased by 132.5% from RM14.8 million in 2QFY2017 to RM34.3 million in 2QFY2018.
- Net profit:
Increased by 90.2% from RM9.2 million in 2QFY2017 to RM17.4 million in 2QFY2018.



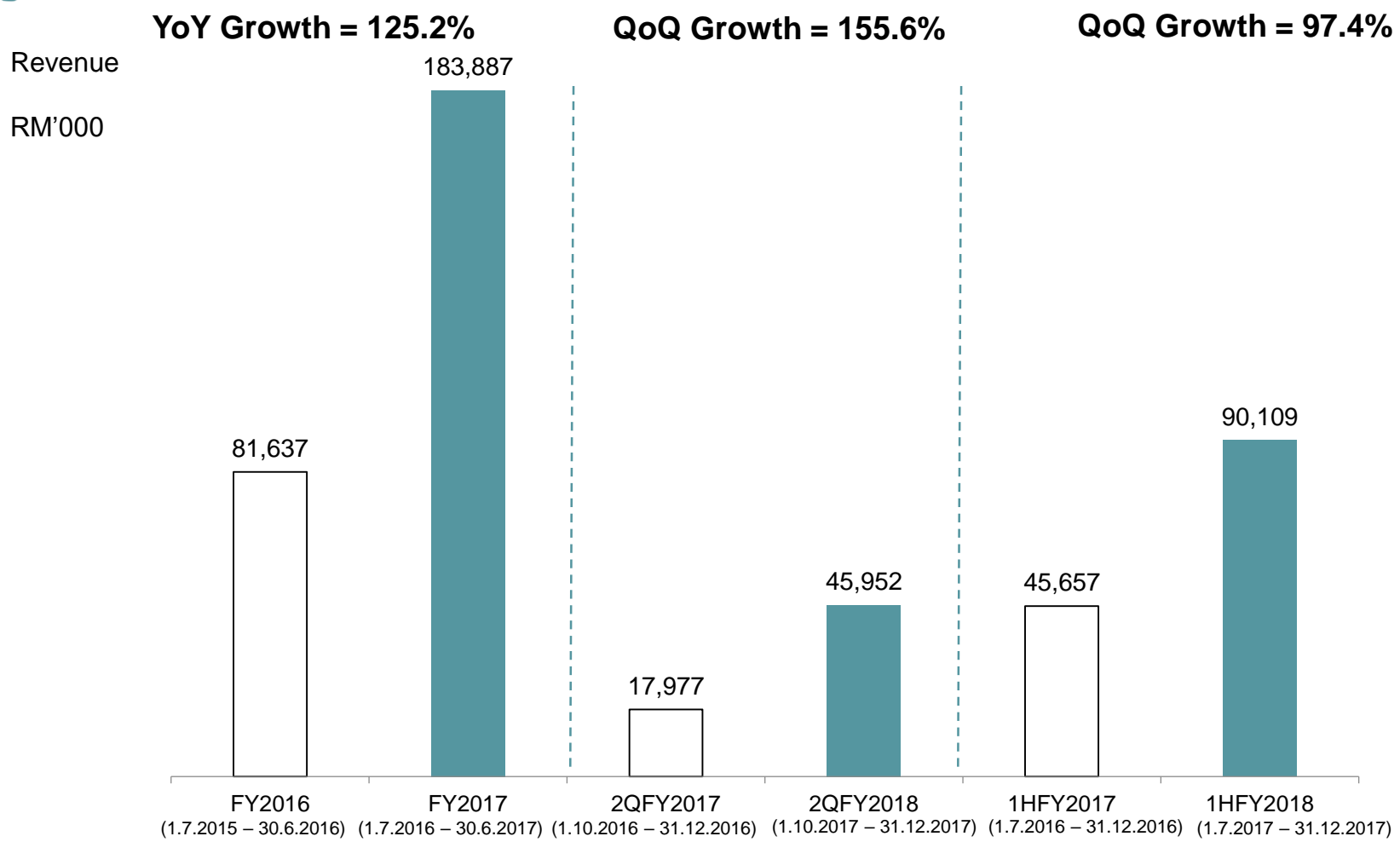
RECENT DEVELOPMENTS



- **Entered into a sale of shares agreement to acquire 100% equity interest in Kekal Efektif Sdn. Bhd. (“Kekal”)**
 - Joint development rights to develop 99-year leasehold lands (expiring on 18 January 2114)
 - Total area of approximately 207.5 acres
 - Strategically located at approximately 22 kilometres from the north-east of the Pengerang Integrated Petroleum Complex (“PIPC”) at Pengerang
 - The residential township development will be timely to capture the rising housing demand of the upcoming Pengerang oil and gas hub
 - Complement Group’s current portfolio of mixed development
 - Purchase consideration of RM63 million in staggered payments.



- **Launched one of world's top five largest indoor theme park concept in Malaysia**
 - Biggest indoor theme park and shopping mall in Malaysia with a gross floor area of approximately 1.2 million sq ft
 - Features the first indoor circus in Asia with an exciting selection of attractions and entertainment
 - Signed up with several well-known international and local brands
 - Transforming Capital City into a one-stop entertainment hub and shopping haven in the heart of Johor Bahru
 - Expected to commence operations in 2018



	FY2016 (1.7.2015 – 30.6.2016)	FY2017 (1.7.2016 – 30.6.2017)	2QFY2017 (1.10.2016 – 31.12.2016)	2QFY2018 (1.10.2017 – 31.12.2017)	1HFY2017 (1.7.2016 – 31.12.2016)	1HFY2018 (1.7.2017 – 31.12.2017)
% of Completion (Cumulative)	24.8%	56.5%			30.7%	69.6%
As at	30.6.2016	30.6.2017			31.12.2016	31.12.2017

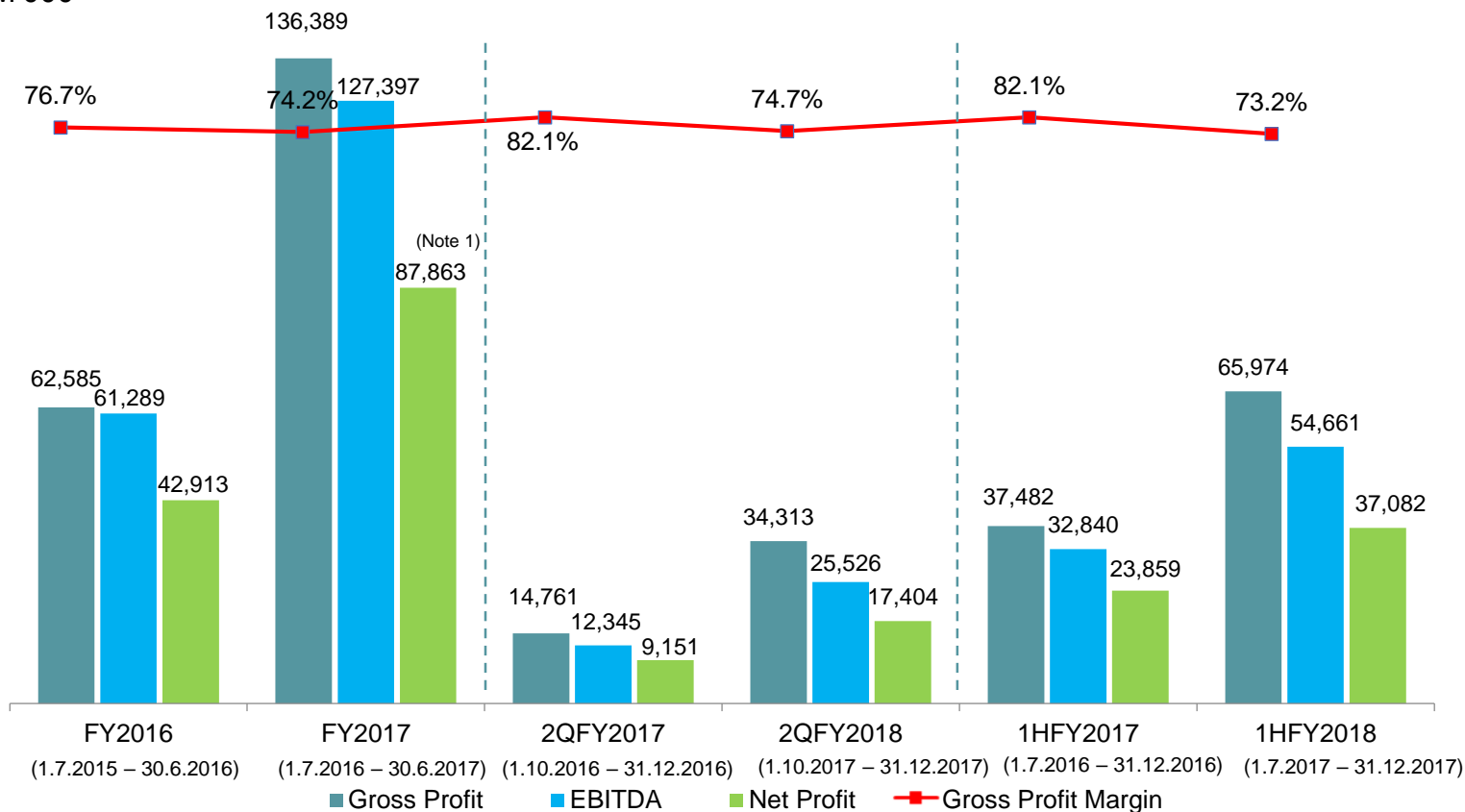
Financial year end: 30 June
 YoY: Year-on-Year
 QoQ: Quarter on quarter



Margins (%)	Gross Profit (%)	EBITDA (%)	Net Profit (%)
FY2016	76.7	75.1	52.6
FY2017	74.2	69.3	47.8
2QFY2017	82.1	68.7	50.9
2QFY2018	74.7	55.5	37.9
1HFY2017	82.1	71.9	52.3
1HFY2018	73.2	60.7	41.2

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 31 December 2017 (Unaudited)	As at 30 June 2017 (Audited)
Current assets	255,634	257,908
Non-current assets	527,764	438,514
Total assets	783,398	696,422
Current liabilities	377,490	353,047
Non-current liabilities	132,103	106,311
Total liabilities	509,593	459,358
Net assets	273,805	237,064
Cash and bank balances	18,351	23,441
Loans and borrowings	38,255	-
Hire purchase facilities from bank	66	88
Current ratio ^(Note 1)	0.82	1.2

Note 1: Deferred revenue of approximately RM66.0 million and RM127.0 million as of 31 December 2017 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



Low initial capital outlay



Low levels of borrowings



Economic benefits



Win-win approach



PROJECTS UPDATE



Location	Jalan Tampoi, Johor Bahru
Land size	40,851.9 sqm
Property type	<p>Mixed development comprising:</p> <p><u>Phase I:</u></p> <ol style="list-style-type: none"> 1) Shopping mall & car park 2) Theme park <p><u>Phase II:</u></p> <ol style="list-style-type: none"> 1) Hilton hotel (315 units) 2) Serviced suites (630 units) 3) Serviced apartments (690 units)
Status	<p><u>Phase I:</u></p> <ol style="list-style-type: none"> 1) At the stage of Interior Design works
Plan	To open the mall in 2018

Indoor Theme Park



One of top 5
largest indoor
theme park in
the world

The largest
indoor theme
park in
Malaysia



Upcoming Projects



Projects	Austin City	Sitiwan Wellness Hub	Pengerang Project
Location	Tebrau, Johor Bahru	Pengkalan Baharu, Perak	Mukim of Pantai Timur, District of Kota Tinggi, Johor
Land size	27,670 sqm	188,062 sqm	207.5 acres
Property type	Retail mall, office suites, hotel and residential apartments	Mixed commercial and residential development Health, wellness & tourism concepts	Landed housing township development project



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 Project Austin City and Pengerang Project



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 rest of Southeast Asia

Q & A

Thank you