



CAPITAL

World

CAPITAL WORLD LIMITED

(Formerly known as Terratech Group Limited)

Corporate Presentation
FY2017





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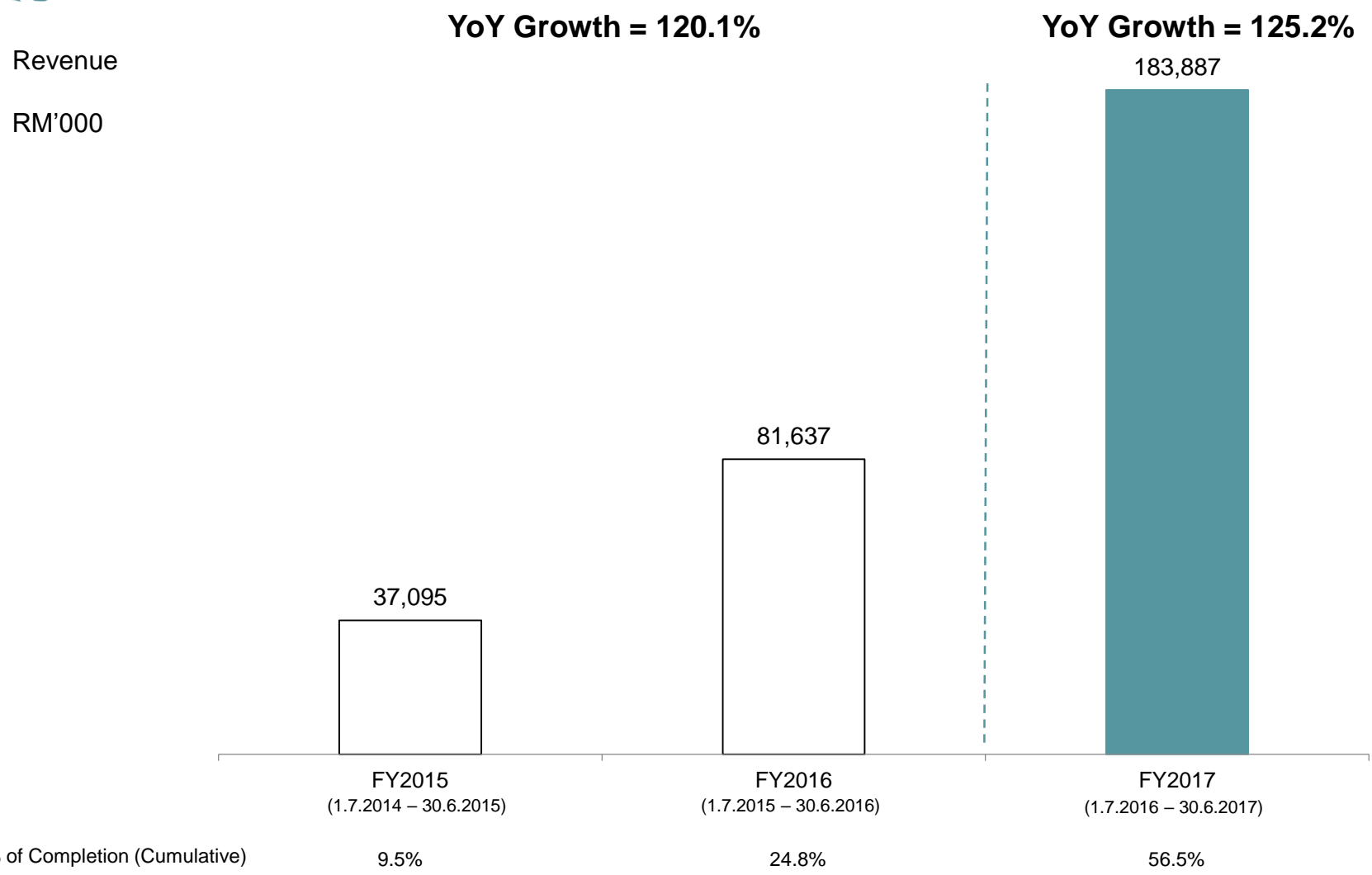


RESULTS HIGHLIGHTS



SUMMARY:

- FY2017 marks Capital World's first full year financial results since completion of the RTO on 4 May 2017.
- Revenue:
More than doubled from RM81.6 million in FY2016 to RM183.9 million in FY2017.
- Gross profit:
Increased by 117.9% to RM136.4 million in FY2017.
- Net profit:
Excluding one-off costs of RM17.8 million (mainly relating to RTO fees of RM12.8 million), the net profit would have been at RM87.9 million with the healthy net profit margin of 47.8% for FY2017.
- Marble business:
Has contributed less than 1% of the Group revenue and its impact is minimum for FY2017.
- Purchase Price Allocation ("PPA")
 - 1) Provisional goodwill of RM11.4 million.
 - 2) Mining rights of RM85.7 million.



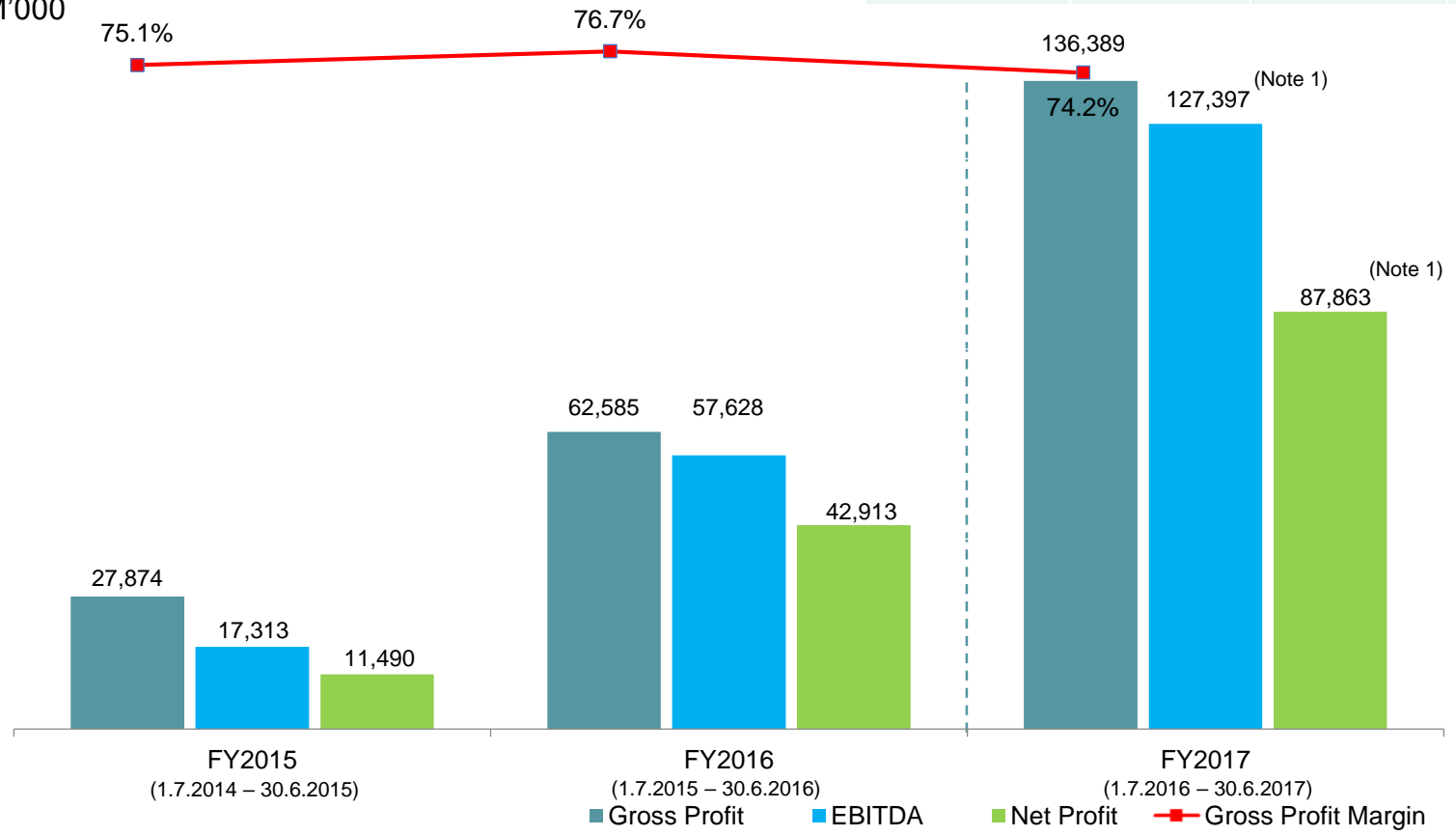


Capital World Group

Margins (%)	Gross Profit (%)	EBITDA (%)	Net Profit (%)
FY2015	75.1	53.2	31.0
FY2016	76.7	75.1	52.6
FY2017	74.2	69.3	47.8

Profitability

RM'000



Financial year end: 30 June

EBITDA: Earnings before interest, tax, depreciation and amortisation

Note 1: Excluding one-off items: i) RM12.8 million of acquisition costs relating to RTO; and ii) RM5.0 million on interest provision for land cost payable.



Financial Position

RM('000)	As at 30 June 2017 (Unaudited)	As at 30 June 2016 (Audited)
Current assets	257,908	190,402
Non-current assets	438,514	276,403
Total assets	696,422	466,805
Current liabilities	353,047	268,201
Non-current liabilities	106,311	152,894
Total liabilities	459,358	421,095
Net assets	237,064	45,710
Cash and bank balances	23,441	14,081
Hire purchase facilities from bank	88	131
Current ratio ^(Note 1)	1.2	1.7

Note 1: Deferred revenue of approximately RM157.7 million and approximately RM127.0 million as of 30 June 2016 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



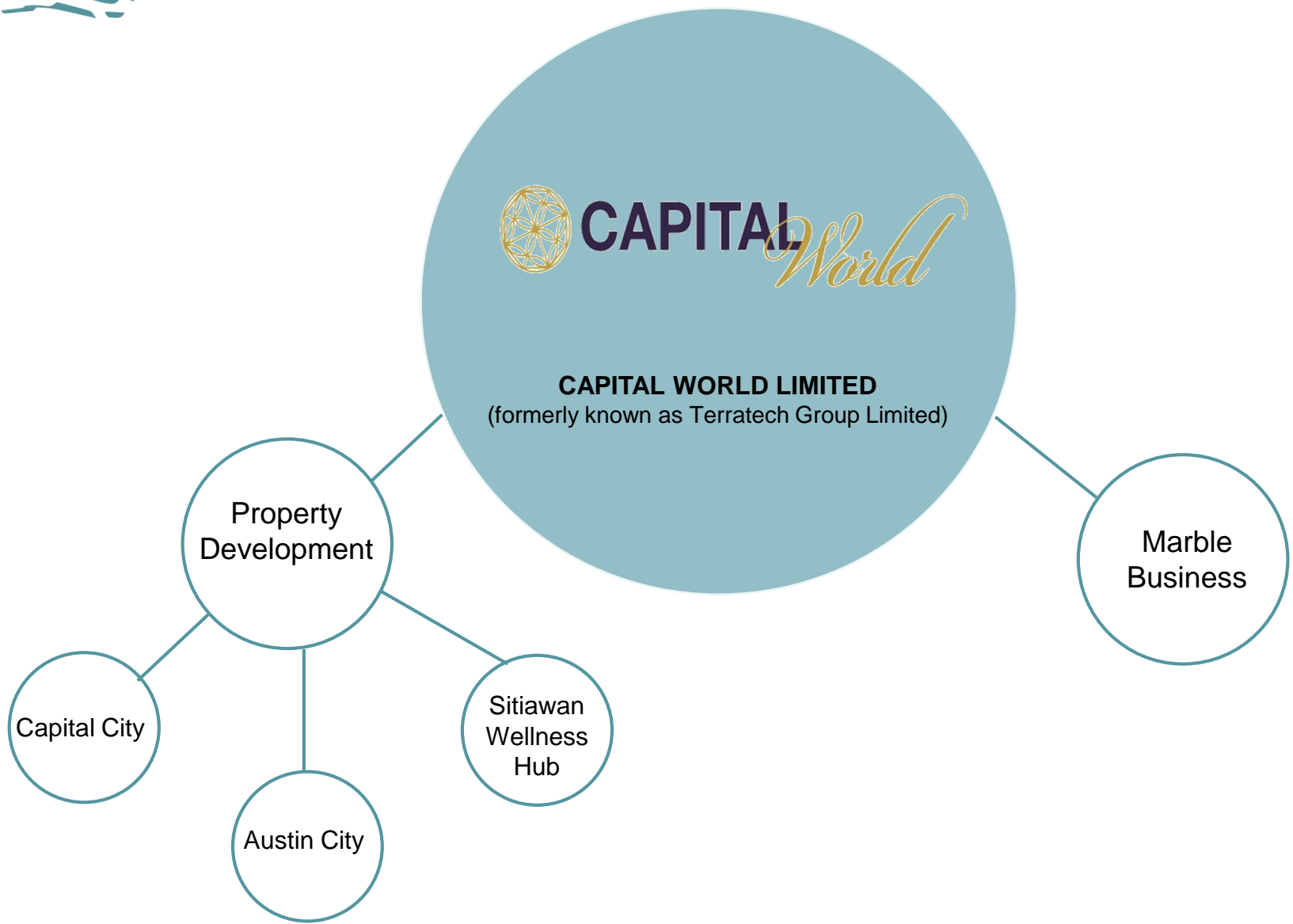
Low levels of borrowings



Economic benefits



Win-win approach





Premium quality
Marble

Exclusive rights
to marble quarry in Malaysia
up to January 2044

20.03* million
m³ of marble resources

Synergistic to our projects



*Extracted from Annual Report of Terratech Group Limited for the year ended 31 March 2016



PROJECTS



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 (1,655 units) & car 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) All infrastructure works were completed 2) In the stage of Interior Designs
Plan	To open the mall including carpark next year 2018



Construction Progress – Interior Designs





Construction Progress – Interior Designs





Upcoming Projects - Austin City and Sitiwan Wellness Hub



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 Project Austin City



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