



CAPITAL WORLD LIMITED
(Formerly known as Terratech Group Limited)



Corporate Presentation
Unaudited Financial Information
of Capital City Group for 3Q2017 & 9M2017

29 May 2017



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- 4 Result Highlights
- 8 Unique Business Model
- 14 Projects
- 18 Outlook & Business Strategies
- 21 Q&A

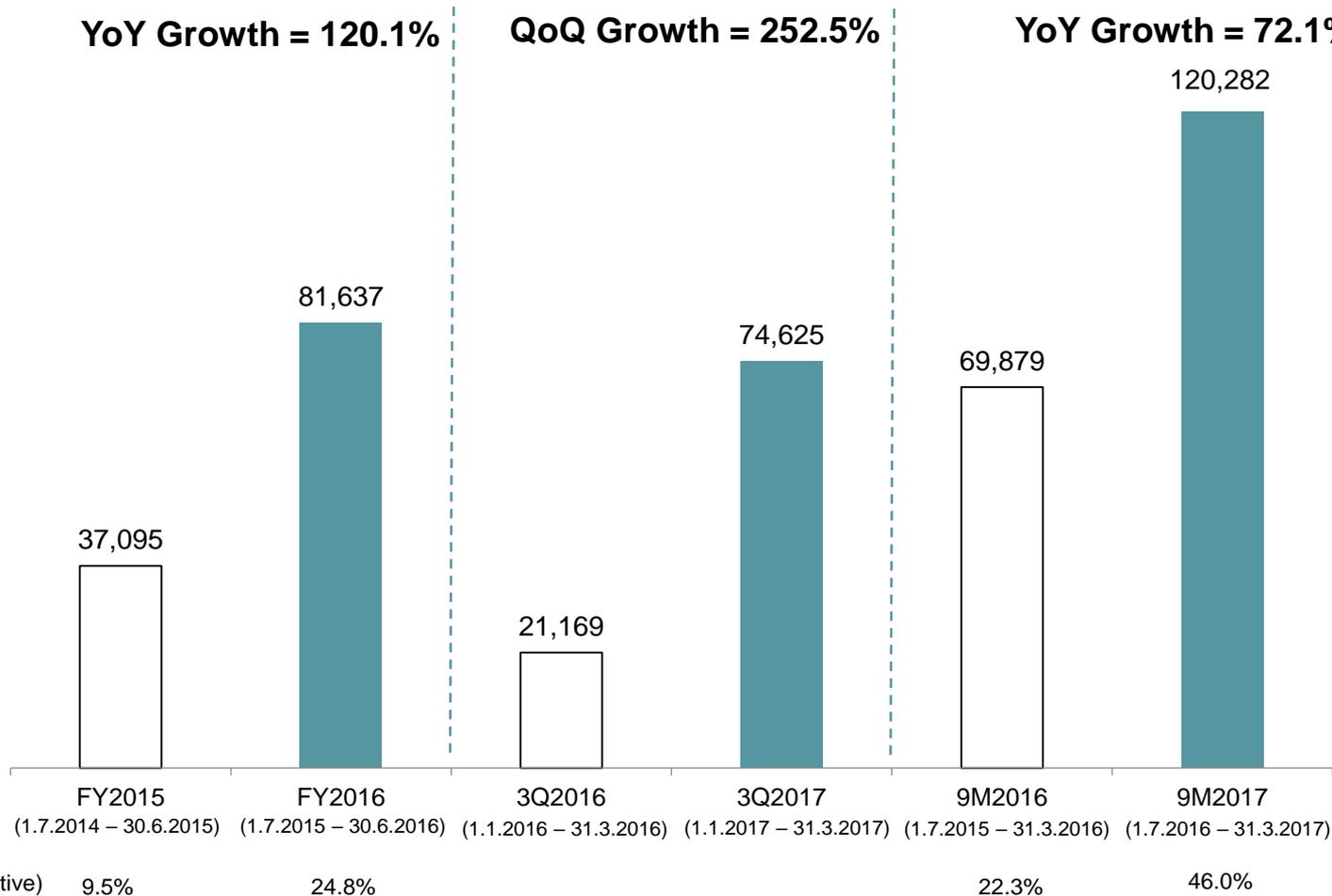


RESULT HIGHLIGHTS



Revenue (Note 1)

RM'000



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

Note 1: The financial information of the Capital City Group is solely in respect of Altimate Ventures Limited, Rise Expedition Global Limited, First Star Ventures Limited and their respective subsidiaries.

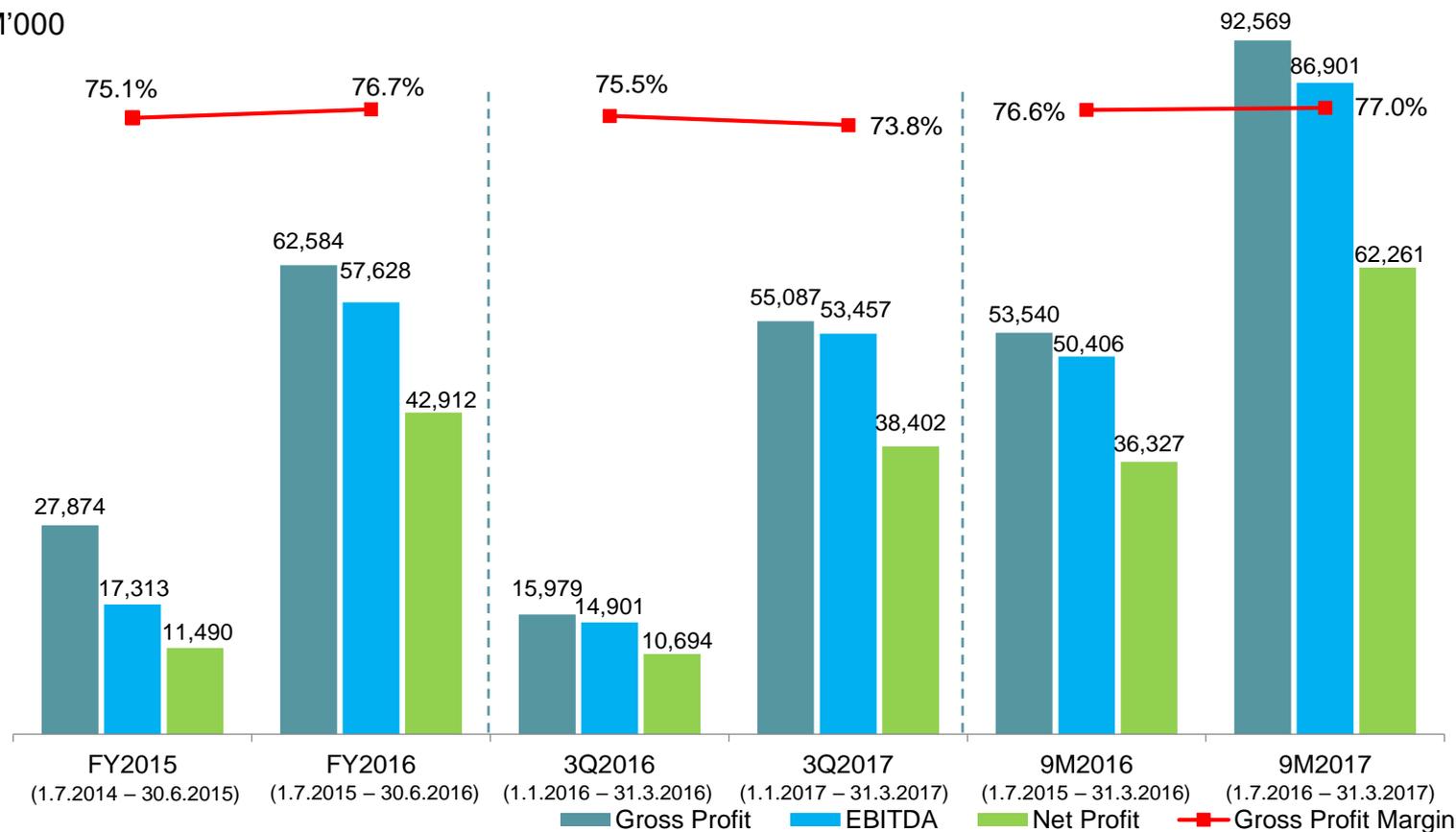


Capital City Group

Margins (%)	Gross Profit (%)	EBITDA (%)	Net Profit (%)
FY2015	75.1	53.2	31.0
FY2016	76.7	75.1	52.6
3Q2016	75.5	70.4	50.5
3Q2017	73.8	71.6	51.5
9M2016	76.6	72.1	52.0
9M2017	77.0	72.2	51.8

Profitability

RM'000



Financial year end: 30 June

EBITDA: Earnings before interest, tax, depreciation and amortisation



Financial Position

RM('000)	As at 30 June 2016 (Audited)	As at 31 March 2017 (Unaudited)
Current assets	190,401	259,233
Non-current assets	276,403	311,890
Total assets	466,804	571,123
Current liabilities	268,201	334,433
Non-current liabilities	152,894	128,735
Total liabilities	421,095	463,168
Total equity	45,709	107,955
Cash and bank balances	14,081	16,965
Hire purchase facilities from bank	131	96
Return on assets ^(Note 1)	9.2%	14.5%
Current ratio ^(Note 2)	1.7	1.7

Note 1: Return on assets for 9M2017 is calculated based on annualised net profit divided by total assets as at 31 March 2017.

Note 2 Deferred revenue of approximately RM157.7 million and approximately RM186.4 million as at 30 June 2016 and 31 March 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

partnership with
landowners

Innovative
integrated
projects

3 key aspects

- Project & Partner Identification
- Conception & Design
 - Implementation



Capital - Light Strategy

- Joint venture with landowners
- Enhance land value through innovative design



Low capital outlay



Low levels of borrowings



Economic benefits



Win-win approach

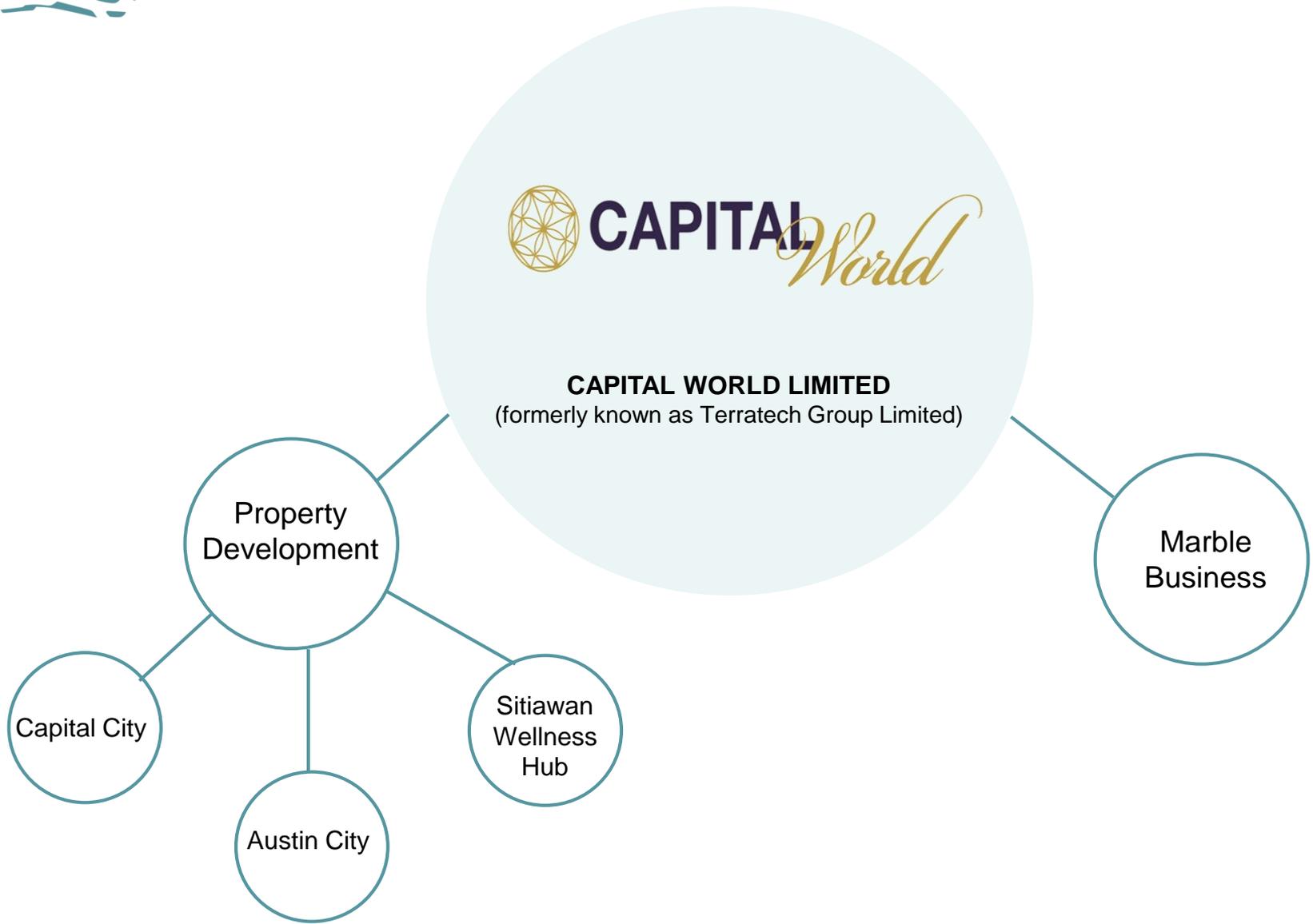


ILLUSTRATION – Land Entitlement of RM100 Million (Note 1)

	Our Business Model Joint Venture	Traditional Developer Purchase of Land
Initial payment	RM0.75 million	RM40 million (40% of land cost)
Less cash flow burden	Progressive instalment to land owner Pay as we sell, a split of 70% (us): 30% (Landowner), subject to a cap of RM100 million Pay off in 5 years when project is completed	Loan: RM60 million (60%) Interest: 7% p.a. for 10 years tenure amounting to RM42 million Quarterly instalment: RM2.55 million

V.S.

Note 1: All numbers are assumed for illustration purpose only.





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



Capital 21 Mall

- Cineplex
- Children's theme park
- World Museum



1,655
Retails units

6
Storeys
Thematic
Festival Mall

21
World's top
capital cities in
one mall

630
Units of hotel-style
serviced suites

16 + 18
storeys

Hotel/
Serviced
Suites

315

Hotel rooms branded
Hilton Garden Inn



Serviced
Apartments



3
towers

15
storeys

690
units



Upcoming Project - Austin City



Retail mall

Office suites

Hotel and residential
apartments



Location
Tebrau, Johor Bahru

Land size
**Approximately
27,670 sq m**



Mixed commercial
and residential
development

Health and wellness
concepts

Destination for
tourists



Location
**Pengkalan Baharu,
Perak**

Land size
**Approximately
188,062 sq m**



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



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



Southeast Asia (ASEAN)



Myanmar



Indonesia



Vietnam



Cambodia



Thailand



Philippines



Singapore



Brunei



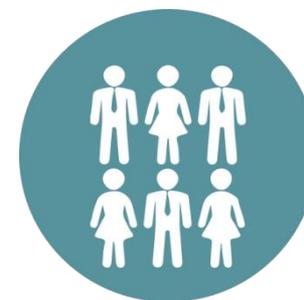
Laos



GDP growth:
6.2% over 2017- 2021¹



Middle income class
Half a billion by 2030²



Population growth:
18% from 600 million to
700 million by 2030³

1 Economic Outlook for Southeast Asia, China and India 2017,

http://www.keepeek.com/Digital-Asset-Management/oced/development/economic-outlook-for-southeast-asia-china-and-india-2017_saeo-2017-en#.WLJlPTuGM2w#page19

2 ASEAN Economic Outlook Forum 2017 <https://www.iesingapore.gov.sg/IE-Blog/ASEAN-Economic-Outlook-Forum-2017>

3 Asian Development Bank Institute, <https://www.adb.org/sites/default/files/publication/159312/adb-asean-2030-borderless-economic-community.pdf>

Q & A

Thank you