



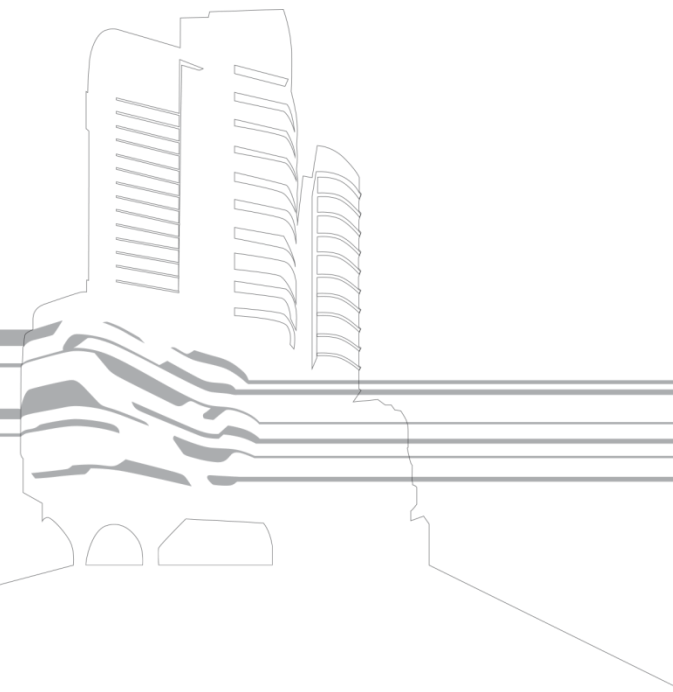
CAPITAL

World

CAPITAL WORLD LIMITED

(Formerly known as Terratech Group Limited)

Corporate Presentation
1QFY2019





Disclaimer

Information in this presentation may contain forward-looking statements that reflect the current views of Capital World Limited (the “Company” and together with its subsidiaries, the “Group”) with respect to future events and financial performance. These views are based on the current assumptions which are subject to unknown risks and uncertainties, which may change over time. No assurance can be given that future events will occur, that projections will be achieved, or that the assumptions are correct. Actual results may differ materially from those anticipated as a result of the risks faced by us. The views expressed here also contain some information derived from publicly available sources that have not been independently verified.

This presentation does not constitute or form part of any opinion on any advice to sell, or any solicitation of any offer to subscribe for, any shares nor shall it or any part of it nor the fact of its presentation form the basis of, or be relied upon in connection with, any contract or investment decision or commitment whatsoever.

The Group does not intend, and does not assume any obligation, to update any industry information or forward-looking statements set forth in this presentation to reflect subsequent events or circumstances.

Despite the fact that utmost care has been taken to ensure that the information on this presentation slides are as accurate as possible, the Group does not accept any liability for errors or omissions nor for the consequences of using the information or the material available in this presentation.



Contents

- 4 Financial Highlights
- 6 Recent Developments
- 11 Unique Business Model
- 13 Projects Capital City
- 15 Upcoming Projects
- 19 Outlook & Business Strategies
- 21 Q&A



FINANCIAL HIGHLIGHTS



SUMMARY:

A) P/L (RM' million):

	3 months ended 30 September 2018 (1QFY2019)	3 months ended 30 September 2017 (1QFY2018)	Change
Revenue	44.1	44.2	(0.07%)
Gross profit	31.9	31.7	0.8%
Gross profit margin	72.3%	71.7%	0.6pp
Net profit	10.3	19.7	(47.6%)
Net profit margin	23.4%	44.6%	(21.2pp)

B) LOANS & BORROWINGS AND GEARING RATIO:

	As at 30 September 2018	As at 30 June 2018
Loans and borrowings (RM'000)	57,301	49,263
Gearing ratio (Note 1)	11.8%	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

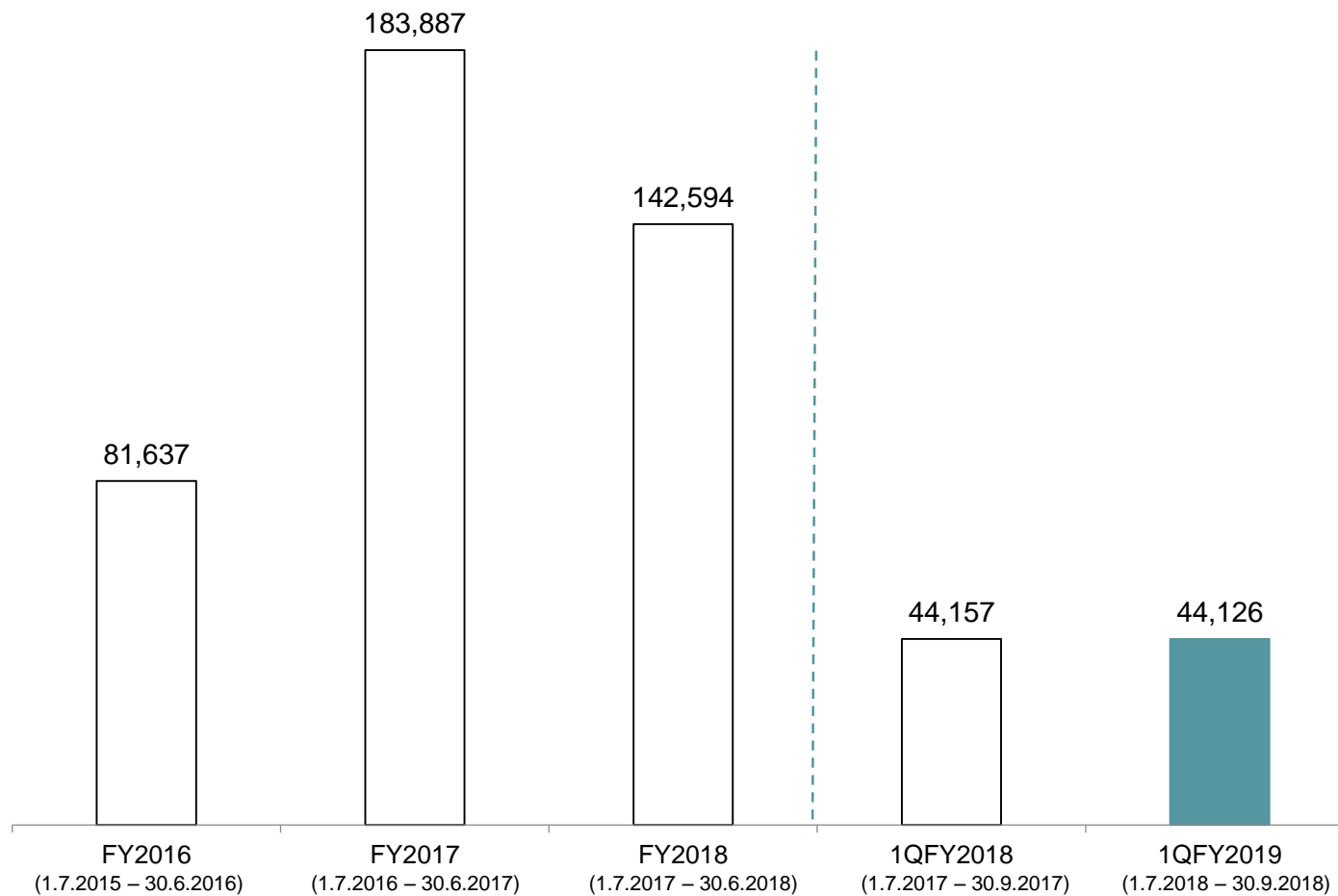


- **Opened Capital City Mall successfully on 17 October 2018**
- **Inked Memorandum of Understanding with Bursa-listed company, PRG Holdings Berhad**
 - PRG Holdings Berhad is a Malaysia-based company principally engaged in property development and construction
 - PRG Holdings will potentially hold up to 29.9% equity stake in Capital World as a substantial shareholder
 - Seek to tap on each another's strengths and collaborate on future development projects related to healthcare and wellness



Revenue

RM'000



% of Completion (Cumulative)

As at

24.8%
30.6.2016

56.5%
30.6.2017

83.2%
30.6.2018

63.1%
30.9.2017

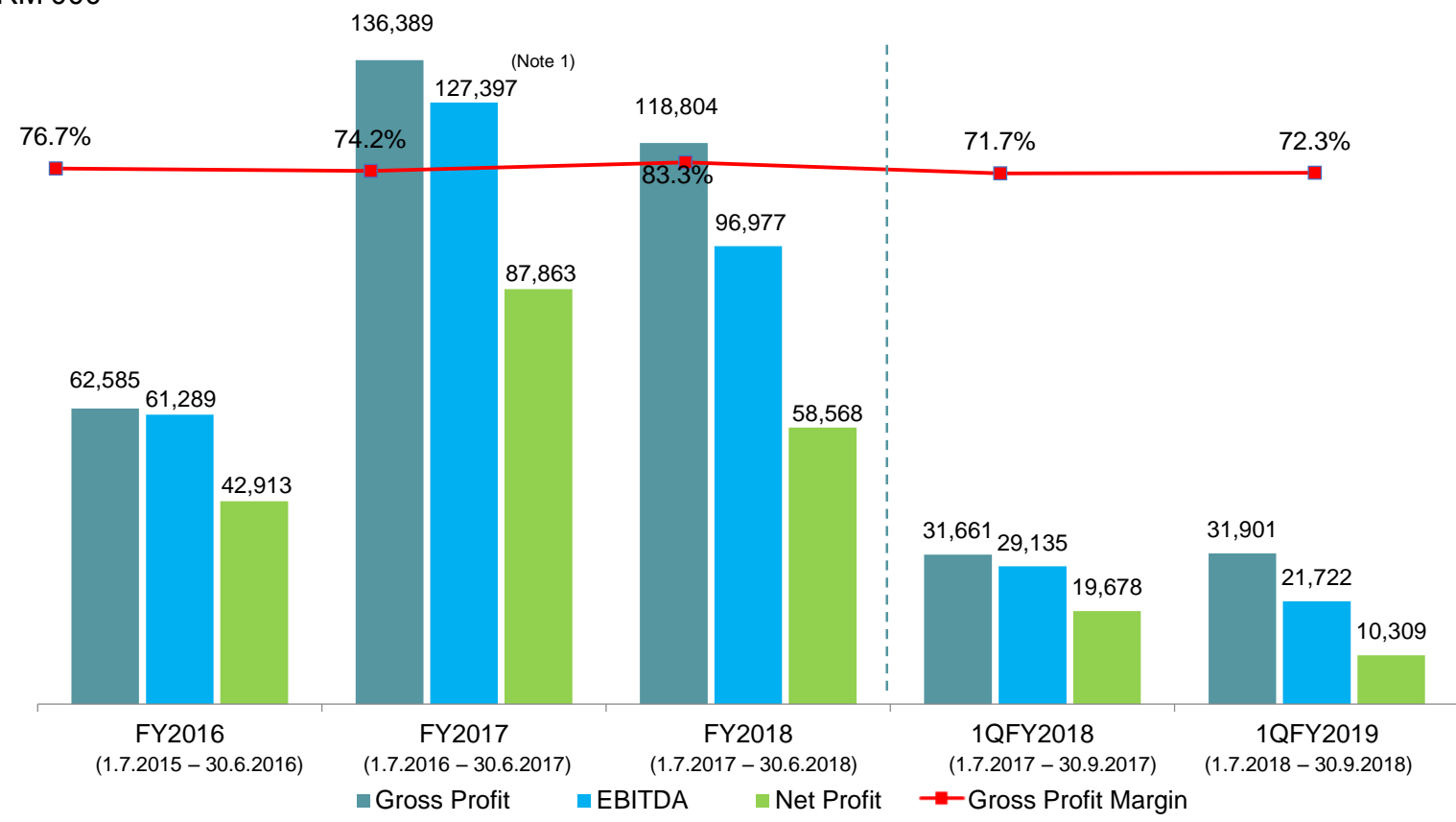
87.8%
30.9.2018



Margins (%)	Gross Profit (%)	EBITDA (%)	Net Profit (%)
FY2016	76.7	75.1	52.6
FY2017	74.2	69.3	47.8
FY2018	83.3	68.0	41.1
1QFY2018	71.7	66.0	44.6
1QFY2019	72.3	49.2	23.4

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 September 2018 (Unaudited)	As at 30 June 2018 (Audited)	Difference
Current assets	278,705	292,903	(14,198)
Non-current assets	535,710	517,162	18,548
Total assets	814,415	810,065	4,350
Current liabilities	328,032	360,975	(32,943)
Non-current liabilities	171,503	147,090	24,413
Total liabilities	499,535	508,065	(8,530)
Equity attributable to owners of the Company	314,988	301,914	13,074
Cash and bank balances	20,228	29,479	(9,251)
Loans and borrowings	57,301	49,263	8,038
Gearing ratio ^(Note 1)	11.8%	6.6%	
Current ratio ^(Note 2)	1.03	1.10	

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 RM57.7 million and RM94.5 million as of 30 September 2018 and 30 June 2018 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



PROJECTS 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



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



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



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