

MRCB

ANALYST BRIEFING

Quarter Ended 31 March 2024

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Constituent of

FTSE4GOOD
Bursa Malaysia Index



MSCI 

MRCB Key ESG Updates

Climate Change & the Environment

Target: Net Zero Carbon (Scope 1 and Scope 2) by 2040

53% 

reduction in Scope 1 and Scope 2 carbon emissions intensity in Q1 FY2024 vs 2020 baseline

Task Force on Climate-Related Financial Disclosure (TCFD)

Developed and disclosed **quantitative** assessment of **physical climate-related risks** (water stress and flooding) according to TCFD recommendations

A constituent of **FTSE4GOOD**
Bursa Malaysia Index
since 2014

Overall score up from **3.2** to **3.6**

Ranked top of the 2nd Quartile in end-2023 assessment

Measuring a company's resilience to long-term, financially relevant ESG risk

MSCI  **A**
ESG Rating **Upgraded** from BBB to

Good Corporate Governance

Target: Best-In-Class Practices & Disclosures

Institutionalising Sustainability-related Processes

Improving internal processes

i.e. Sustainable Design Policy, Sustainable Data Management Policy & Procedures

Improving Scope 3 Emissions Reporting

- Partnered with UNGC to implement **supply chain sustainability assessments**
- As an early adopter of **Bursa Malaysia's CSI Platform**

Improving the quality of Corporate Reporting

- **Gold Award** at the **2024 Australasian Reporting Awards**

MRCB Financial Summary

MRCB 3M FY2024 Overview

Revenue RM 476 mil. ▼ (36)% y-o-y	Profit Before Tax RM 19 mil. ▼ (8)% y-o-y
Profit After Tax RM 3 mil. ▼ (66)% y-o-y	Net Gearing 0.20x
Total Assets RM 8,829 mil.	Total Equity RM 4,603 mil.
Earnings Per Share 0.07 sen ▼ (63)% y-o-y	Market Cap RM 3,016 mil.

MRCB Segment Overview

	Property Development	Engineering & Construction	Others
Revenue RM mil.	98	360	18
Revenue Contribution	20%	76%	4%
Operating Profit RM mil.	11	18	12
Margin %	11.5%	4.9%	66.9%

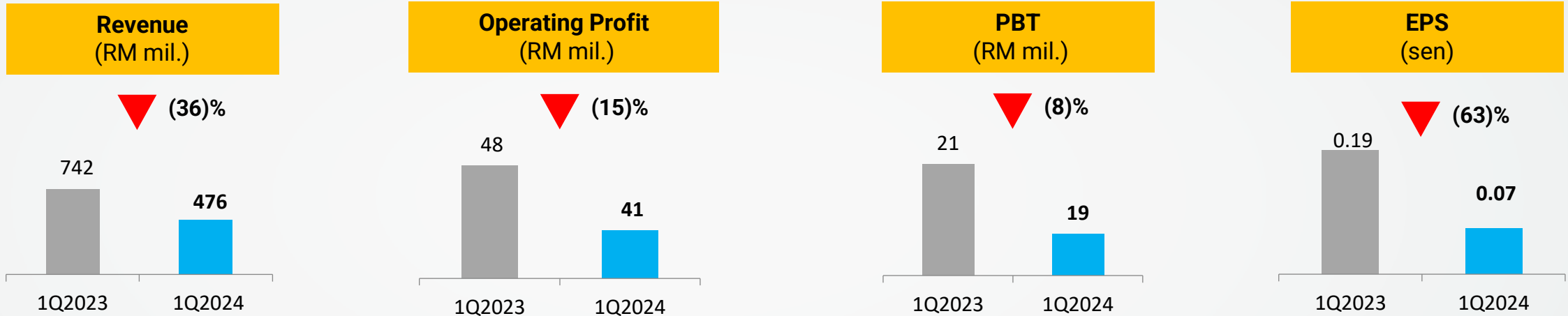
3M FY2024 Key Numbers

RM268.1 mil. Property Sales	RM387.3 mil. Property Unbilled Sales	RM25.8 bil. External Construction Order Book ¹	RM15.3 bil. Construction Unbilled Order Book ²
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Order Book includes long term Bukit Jalil contract of RM11.0 bil.
¹ External Construction Order Book excluding Bukit Jalil: RM14.8 bil.
² Construction Unbilled Order Book excluding Bukit Jalil: RM4.3 bil.

Key Highlights

3M FY2024 vs 3M FY2023



Key Highlights

- Lower Revenue and Profit in Q1 due the completion of Sentral Suites and TRIA projects
- ECE operating profit up 146% in Q1 2024 vs Q1 2023
- LRT3 achieved physical construction progress of 94% at 31 March 2024
- Property sales in Q1 2024 up 215% to RM268.1 million vs RM85.1 million in Q1 2023
- Net Gearing at 0.20x as at 31 March 2024

Financial Performance

Profit & Loss

RM Million	3M		
	FY2024	FY2023	Y-o-Y Growth %
Revenue	476	742	(35.8)%
Other Operating Income	10	12	(12.6)%
Operating Expenses	(446)	(706)	(36.8)%
Operating Profit	41	48	(15.5)%
<i>Operating Profit Margin (%)</i>	8.5%	6.5%	
Finance costs	(24)	(28)	(14.3)%
Share of results of associates	4	2	>100%
Share of results of joint ventures	(1)	(1)	10.8%
Profit before taxation	19	21	(7.7)%
Taxation	(16)	(12)	33.7%
Profit for the period	3	9	(65.6)%
<i>PAT Margins (%)</i>	0.6%	1.2%	
EPS (sen)	0.07	0.19	(63.2)%

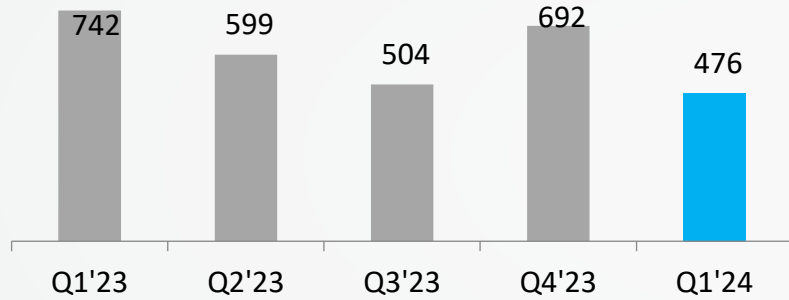
Note:

Due to rounding, numbers presented throughout this and other pages may not add up precisely to the totals provided, and percentages may not precisely reflect the absolute figures.

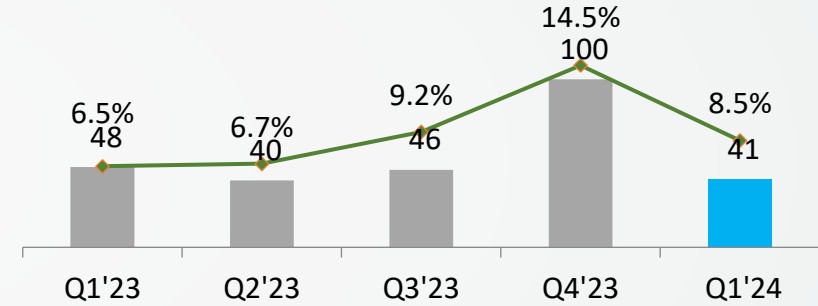
Financial Performance

Quarterly Analysis

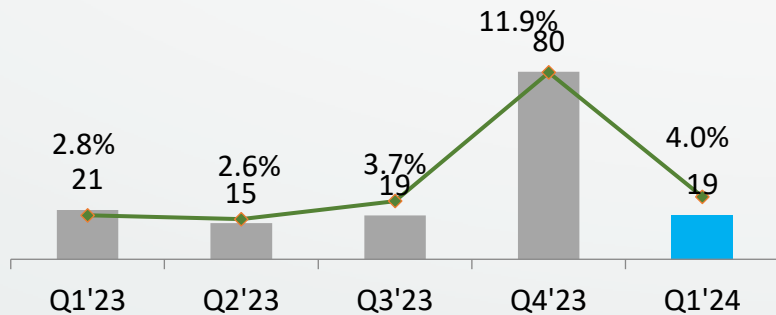
Revenue



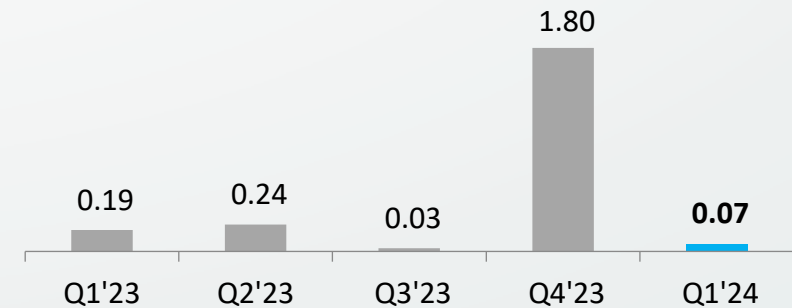
Operating Profit and Margin



PBT and Margin



EPS (sen)



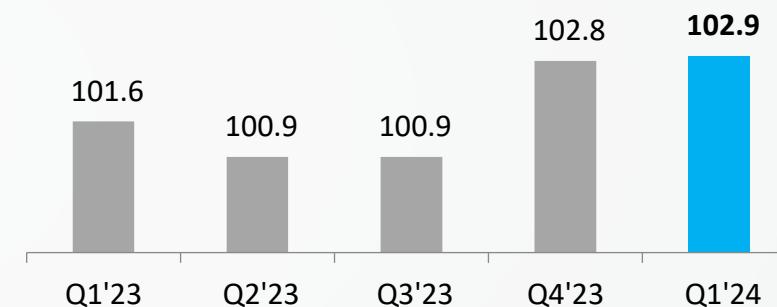
Note:
Figures are in RM'mil. and margins in %

Financial Performance

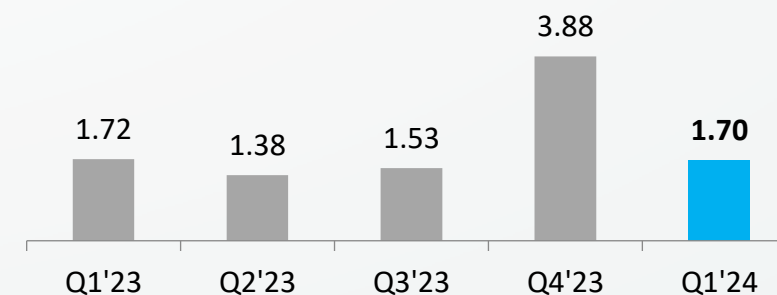
Balance Sheet

RM Million	31 Mar 2024	31 Dec 2023
		(audited)
Total Assets		
Current Assets	3,331	3,382
Non-Current Assets	5,498	5,463
Total Assets	8,829	8,845
Total Liabilities		
Current Liabilities	2,123	2,129
Non-Current Liabilities	2,103	2,115
Total Liabilities	4,226	4,245
Total Equity		
Shareholder's Equity	4,597	4,594
Non Controlling Interests	6	6
Total Equity	4,603	4,600
Net assets per share attributable to the equity holders of the Company (sen)	102.90	102.80

NAV Per Share* (sen)



Interest Coverage** (times)



Note:

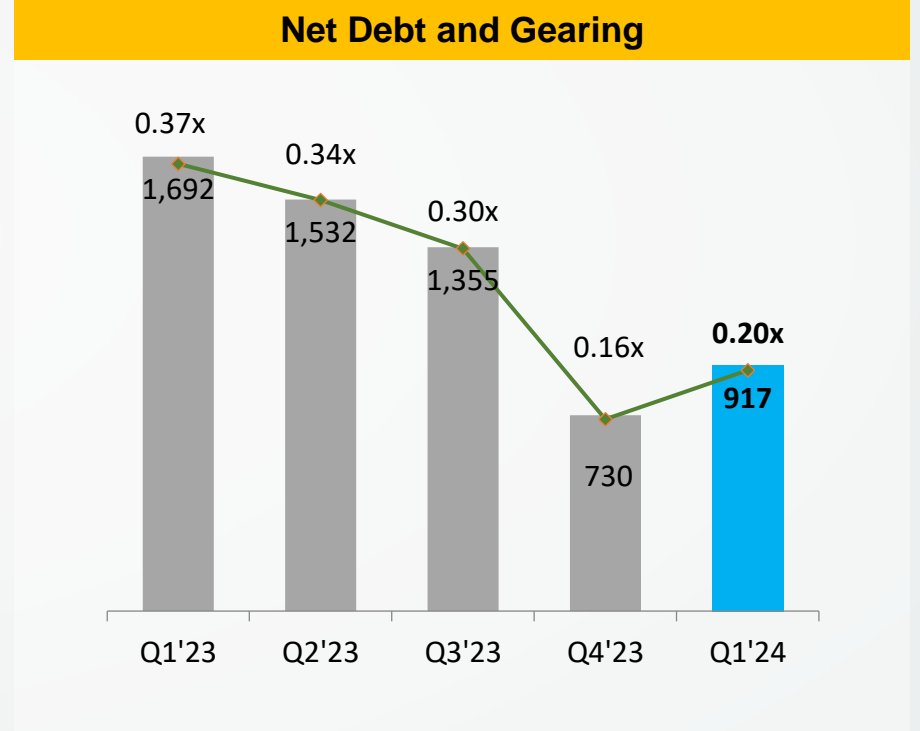
* **NAV per share**; Number of Shares as of 31 March 2024 = 4,467,509,508

** Based on Profit from operations

Financial Performance

Borrowings

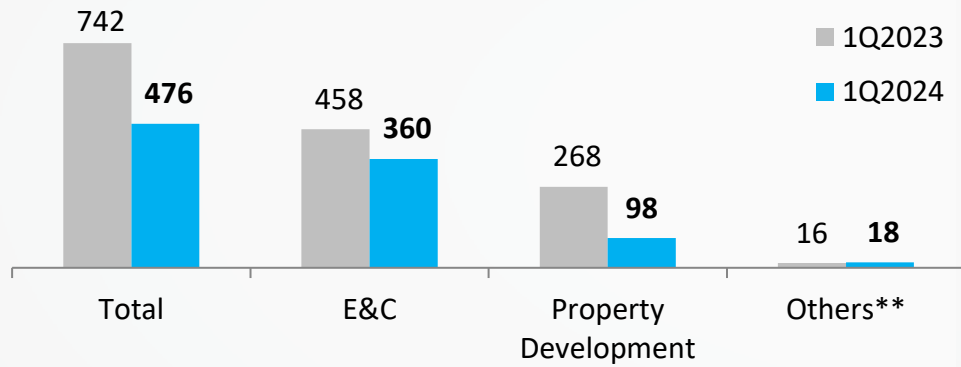
Debt Profile (RM Million)	31 Mar 2024	31 Dec 2023
		(audited)
Debt		
Short Term Borrowings	365	311
Long Term Borrowings	1,473	1,491
Total Debt	1,837	1,802
Less: Deposits, cash and bank balances	920	972
Other investment	1	100
Net Debt	917	730
Total equity	4,603	4,600
Net Gearing	0.20x	0.16x



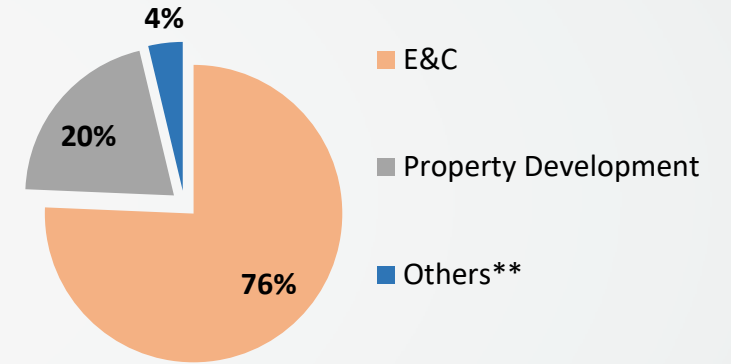
Segmental Reporting

Overview

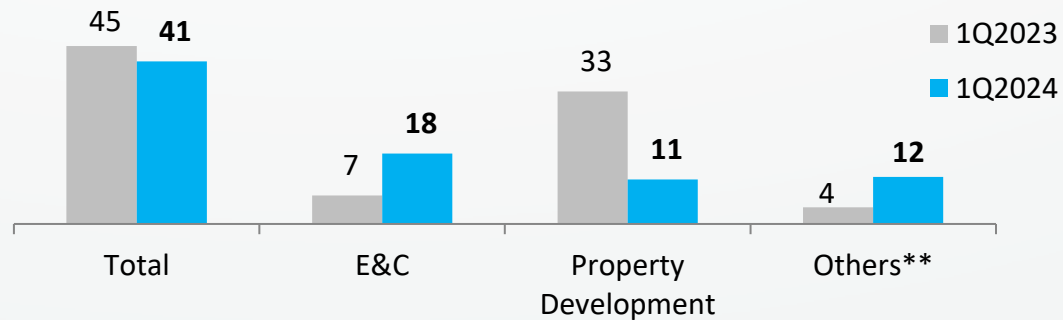
Revenue Split – RM476 million



Revenue Contribution Analysis



Segmental Profit Split – RM41 million



Note:

Figures are in RM'mil. and margins in %

** **Others** include Facilities Management & Parking and Others

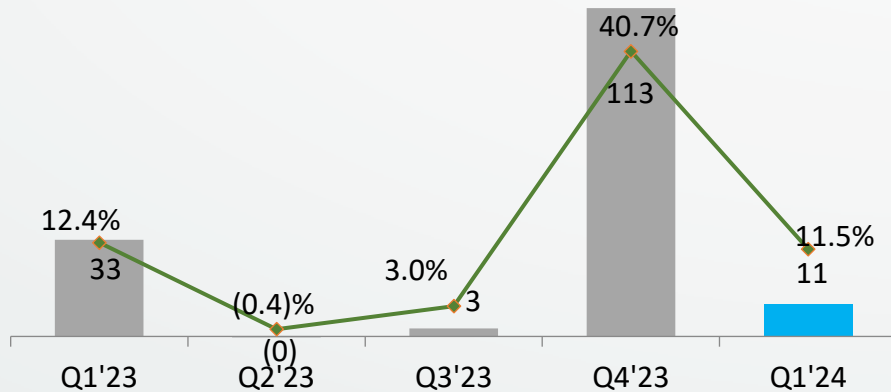
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Segmental Reporting

Property Development & Investment

RM Million	3M		
	FY2024	FY2023	Y-o-Y Growth %
Revenue	98	268	(63.4)%
Profit	11	33	(66.3)%
Margin* (%)	11.5%	12.4%	

Profit and Margins



Performance Discussion

Contributed 20% of Group revenue

Revenue came from sales of completed unsold units in Sentral Suites, VIVO 9 Seputeh, TRIA 9 Seputeh and development project Alstonia.

Lower revenue and profit due to completion of Sentral Suites in March 2023 and the completion of TRIA 9 Seputeh in May 2023

Sentral REIT and Sentral REIT Management contributed PAT of RM4 mil vs RM2 mil in Q1 2023

Residential Property Sales up 215% to RM268.1 million in Q1 2024 YOY (end April 2024: RM382.5 million vs RM112.5 mil (end April 2023) up 240% YOY)

VISTA has achieved RM352.7 million sales to date – 23% of GDV Q1 2024 (38% of all units sold) (end April 2024: RM430.9 mil - 29% of GDV or 46% of all units sold)

Unbilled Sales: RM387.3 million as at Q1 2024

Note:
Figures are in RM'mil. and margins in %

Segmental Reporting

Property Development & Investment

Property Sales of RM268.1 Million

Project	Total Project GDV (RM'mil)	% Sales Achieved* as at 31 March 2024	Sales** Breakdown YTD 2024 (RM'mil)
Completed Projects			
Sentral Suites - Residential	1,535	97%	52.1
Sentral Suites – Commercial (incl. retail car park)	107	76%	0.0
VIVO 9 Seputeh – Residential	982	91%	12.7
VIVO 9 Seputeh – Commercial (incl. retail car park)	266	87%	0.0
Kalista, Bukit Rahman Putra	102	96%	3.0
1060 Carnegie – Commercial	29	56%	0.0
St.Regis	165	71%	0.0
TRIA 9 Seputeh	940	86%	27.8
Ongoing Projects			
Alstonia, Bukit Rahman Putra	248	71%	14.8
Lilium, SIDEC	32	72%	1.0
26 VISTA, Gold Coast, Australia	1,511	23%	139.0
Residensi Tujuh, Kwasa Sentral	385	5%	17.7
TOTAL	6,302		268.1

36%
from Completed Projects

64%
from Ongoing Projects

Note:

* % Sales Achieved are the total value of SPAs signed and stamped from the projects' launch up until the reporting period as a percentage of the project's total gross GDV and is adjusted for SPAs that have been terminated.

** Sales are the total value of SPAs signed and stamped YTD.

Segmental Reporting

Property Development & Investment

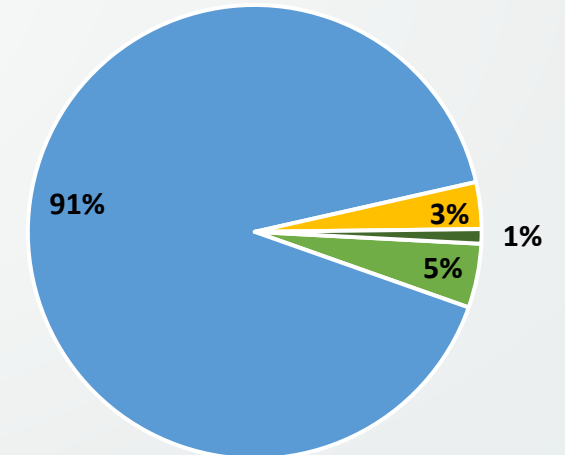
Total Unbilled Sales from Ongoing Projects of RM387.3 Million

Project	Construction Progress	Revenue Recognised* YTD 2024 (RM'mil)	Unbilled Sales** (RM'mil)
Residential			
Alstonia, Bukit Rahman Putra	89.7%	10.8	12.9
Lilium, SIDEC	97.2%	3.7	4.0
VISTA, Gold Coast	0.0%	-	352.7
Residensi Tujuh	0.0%	-	17.7
TOTAL		14.5	387.3



Breakdown of Unbilled Sales

- Residensi Tujuh
- VISTA, Gold Coast
- Alstonia
- Lilium



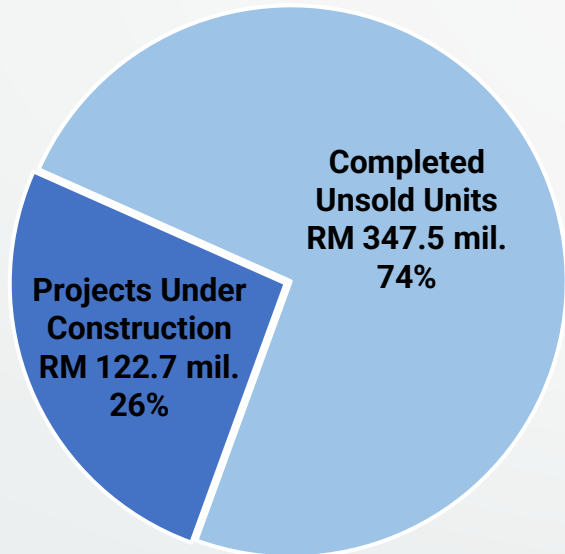
VISTA which makes up 91% of Unbilled Sales, will contribute to revenue and operating profit upon physical completion and the handover of units to purchasers

Segmental Reporting

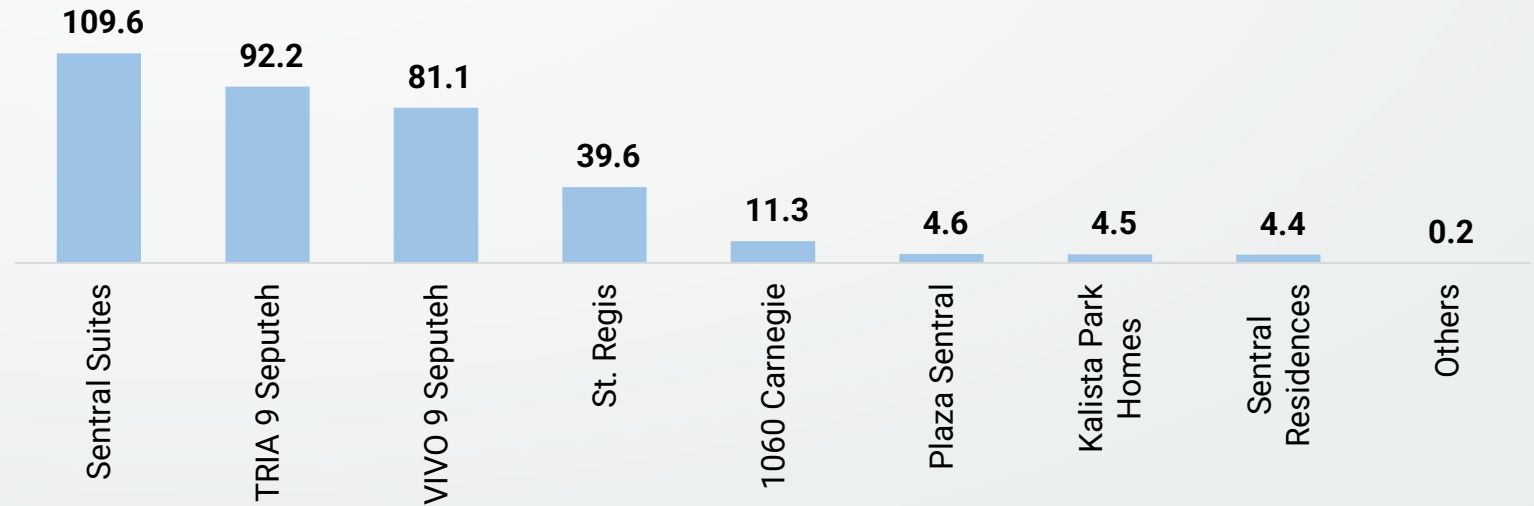
Property Development & Investment

What We Have To Sell in Malaysia: RM0.5 Billion (by Gross Development Cost)

Unsold Projects Under Development	Completed Unsold Units*	Total
RM122.7 million	RM347.5 million	RM470.2 million



Breakdown of Completed Unsold Units (RM' million)



VISTA, Surfers Paradise, Gold Coast

GDV

AUD 504 mil. (~RM1.5 bil.)

Location

26 Vista Street, Surfers Paradise, Gold Coast, Australia

51

Storeys

Launched in

April 2023

280

Units

Sales rate in GDV as of April 2024

29%



VISTA, Surfers Paradise, Gold Coast



Residensi Tujuh, Kwasa Damansara City Center

GDV

RM385 mil.

Location

Kwasa Damansara City Centre, a neo-urban city featuring a 94-acre integrated development that will feature world-class infrastructures.

29

Storeys

Launched in

Sept 2023

573

Units

Sales rate in GDV as of April 2024

10%



Residensi Tujuh



Segmental Reporting

Property Development & Investment

Property Projects in the Pipeline – RM7.2 Billion*

2023 Launches		GDV	Units
VISTA, Surfer's Paradise, Gold Coast	April 2023	~RM1,511 mil (AUD504 mil)	280
Kwasa Sentral Plot F (Residensi Tujuh)	September 2023	RM385 mil	573
Total 2023		RM1,896 mil	853 units
2024 Launches			
The Symphony Center, Auckland	2Q	~RM1,314 mil (NZD452 mil)	78
Phase 1A and 1B, Bukit Jalil Sentral	4Q	RM900 mil	1,200
Office Tower at Lot F, KL Sentral CBD	4Q	RM1,000 mil	TBD
9 Seputeh, Parcel A	4Q	RM400 mil	490
Total 2024		RM3,614 mil	1,768 units
2025 Launches			
Bledisloe House, Auckland City Center	1Q	~RM398 mil (NZD137 mil)	En Bloc
Lifestyle Suites at Lot R, KL Sentral CBD	2Q	RM174 mil	110
Tower 1, PJ Sentral	TBD	RM626 mil	900
Tower 5, PJ Sentral	TBD	RM486 mil	En Bloc
Total 2025		RM1,684 mil	1,010 units

Note:

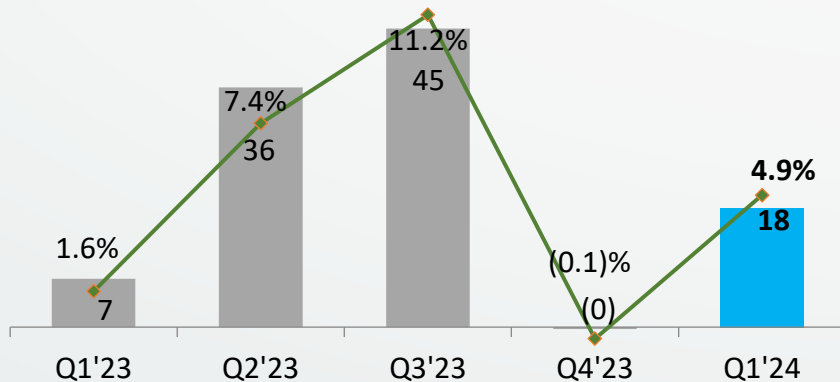
* Expected launch dates, GDV and units are subject to changes; all launches are subject to receiving planning consents

Segmental Reporting

Engineering, Construction & Environment

RM Million	3M		
	FY2024	FY2023	Y-o-Y Growth %
Revenue	360	458	(21.4)%
Profit	18	7	145.9%
Margin* (%)	4.9%	1.6%	

Profit and Margins



Performance Discussion

Contributed 76% of Group Revenue from: LRT3 and Muara Sg Pahang Phase 3 project

Lower revenue and higher profit due to:

- Lower revenue contribution from the LRT3 project
- Despite lower revenue contribution, LRT3 contributed higher profit to the Division

LRT3 project achieved physical construction progress of 94% and financial progress of 90% as at 31 March 2024:

Total Contract Value: RM11.4 bil	% Contract Value	% Physical Completion
Systems works	25%	90%
Civil works	75%	95%

Tenderbook: RM33 bil. (excl. redevelopment of Shah Alam Stadium & KL Sentral Station, and construction of five LRT3 stations)

External Order book: RM25.8 billion; Unbilled: RM15.3 billion

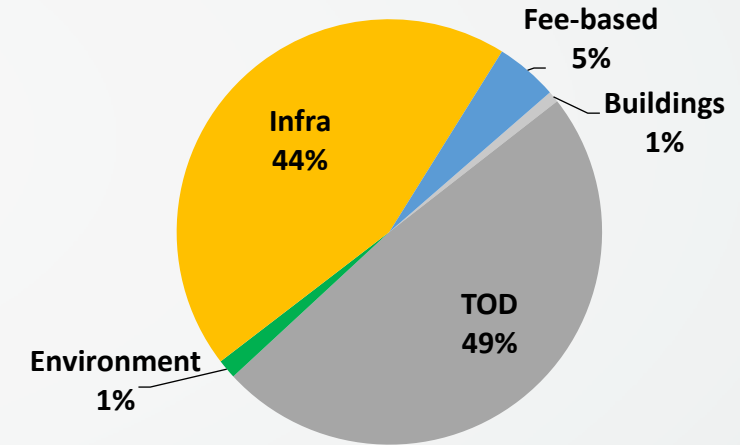
Segmental Reporting

Engineering, Construction & Environment: Order Book

Unbilled External Order Book – RM15,280 mil.¹ as at 31 March 2024

External Contracts (RM Million)	Contract Value	Progress ²
Buildings:		
FINAS	220	25%
Infrastructure:		
LRT3	11,427	90%
Transit Oriented Development (TOD) projects:		
Bukit Jalil Sentral (provisional contract costs)	10,116	0%
Kwasa Utama C8 (provisional TCC)	2,435	0% ³
Environment:		
Muara Sg Pahang Phase 3	380	27%
Fee-based orders:		
Kwasa Utama, C8 - management contract	177	
Kwasa Land - PDP Infra	175	
Bukit Jalil Sentral - management contract	841	
Semarak City Phase 1 - management contract	27	
Total	25,798	

External Order Book Analysis



Top Projects

No	Project Name	Order Book Value	% of Total Order Book
1.	LRT3	11,427	44.3%
2.	Bukit Jalil Sentral	10,957	42.5%
3.	Kwasa Utama C8	2,612	10.1%
4.	Muara Sg Pahang Phase 3	380	1.5%
5.	FINAS	220	0.9%



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