



# ANALYST BRIEFING

Quarter Ended 31 December 2021

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# MRCB Financial Summary

## MRCB FY2021 Overview

<b>Revenue</b> RM <b>1,448</b> mil. ▲ 21% y-o-y	<b>Profit Before Tax</b> RM <b>61</b> mil. ▲ 140% y-o-y
<b>Profit After Tax</b> RM 7 mil. ▲ 104% y-o-y	<b>Net Gearing</b> <b>0.28x</b>
<b>Total Assets</b> RM <b>9,185</b> mil.	<b>Total Equity</b> RM <b>4,540</b> mil.
<b>Profit Per Share</b> <b>0.36</b> sen ▲ 109% y-o-y	<b>Market Cap</b> RM <b>1,586</b> mil.

## MRCB Segment Overview

	Property Development	Engineering & Construction	Others
<b>Revenue RM mil.</b>	<b>499</b>	<b>903</b>	<b>47</b>
<b>Revenue Contribution</b>	<b>34%</b>	<b>62%</b>	<b>4%</b>
<b>Operating Profit RM mil.</b>	<b>153</b>	<b>(41)</b>	<b>5</b>
<b>Margin %</b>	<b>30.8%</b>	<b>(4.5)%</b>	<b>9.8%</b>

## FY2021 Key Numbers

<b>RM309.8 mil.</b> Property Sales	<b>RM923.0 mil.</b> Property Unbilled Sales	<b>RM27.3 bil.</b> External Construction Order Book <sup>1</sup>	<b>RM19.8 bil.</b> Construction Unbilled Order Book <sup>2</sup>
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Order Book includes long term Bukit Jalil contract of RM10,957 mil.

<sup>1</sup> External Construction Order Book excluding Bukit Jalil: RM16.4 bil.

<sup>2</sup> Construction Unbilled Order Book excluding Bukit Jalil: RM8.8 bil.

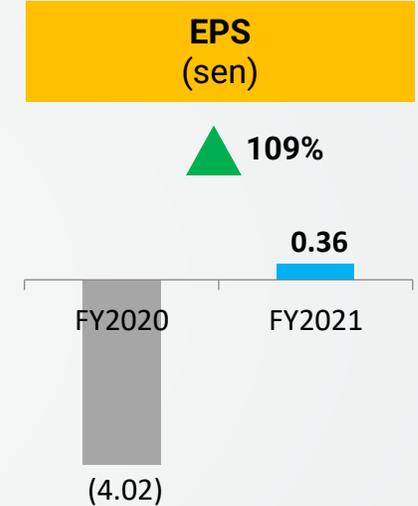
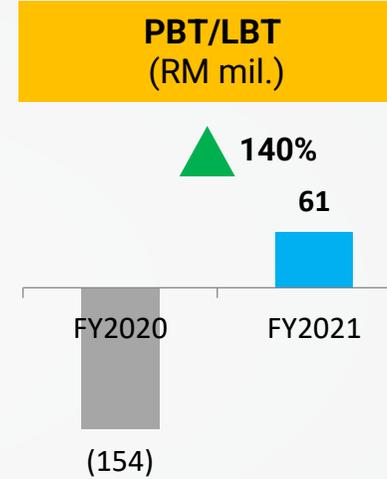
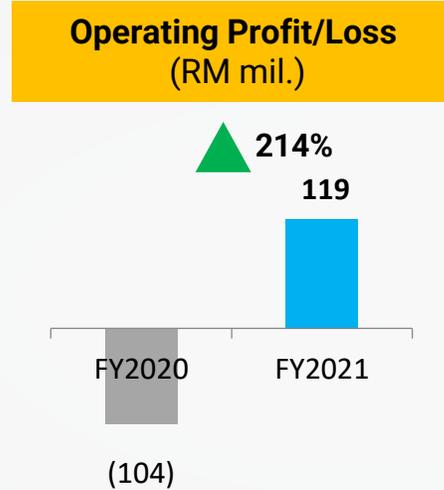
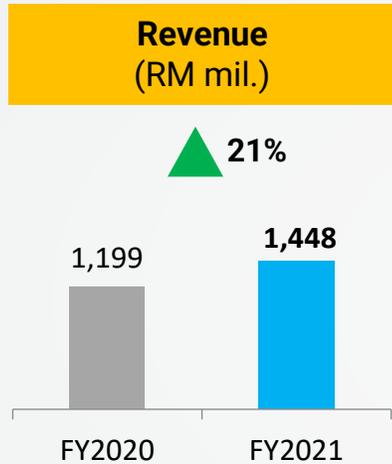
Note:

\* EPS; Weighted Average No of Shares as at 31 Dec 2021 = 4,446,539,845

\*\* Market Cap as at 31 Dec 2021; Number of Shares as at 31 Dec 2021 = 4,467,509,508 x RM0.355

# Key Highlights

## FY2021 vs FY2020



### Key Highlights

- The higher Revenue and Profit in FY2021 vs FY2020 was largely due to Other Operating Income arising from:
  - RM123.7 million, in relation to the 661.3 acres of land injected into SIDEC as part of a settlement with Perbadanan Kemajuan Negeri Perak (PKNP);
  - RM9.9 million, being the profit arising from the remeasurement of investment in the LRT3 joint venture, provisional negative goodwill and other reimbursement of incidental costs in relation to the acquisition of SULSB.
- Operating profits were mainly derived from the sale of completed unsold inventory and on-going property development projects; the financial settlement of 57 units of the 1060 Carnegie development; and profits earned from the LRT3 project, which was fully consolidated in 4QFY2021.
- Sentral REIT and Sentral REIT Management contributed PAT of RM17.8 million. vs RM16.0 million in FY2020.
- Balance sheet remains strong, with net gearing of 0.28 times.
- A first and final single tier dividend of 1.00 sen per ordinary share was approved for 2021

# Financial Performance

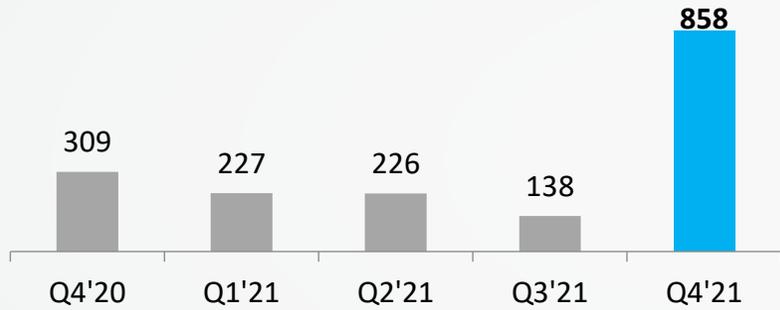
## Profit & Loss

RM Million	Q4 (3M)			12M		
	FY2021	FY2020	Y-o-Y Growth %	FY2021	FY2020	Y-o-Y Growth %
Revenue	858	309	>100%	1,448	1,199	20.8%
Other Operating Income	145	11	>100%	172	44	>100%
Total Revenue	1,003	320	>100%	1,620	1,244	30.3%
Operating Expenses	854	275	>100%	1,502	1,348	11.4%
<b>Operating Profit/(Loss)</b>	<b>149</b>	<b>45</b>	<b>&gt;100%</b>	<b>119</b>	<b>(104)</b>	<b>&gt;100%</b>
<i>Operating Profit/(Loss) Margin (%)</i>	17.4%	14.7%		8.2%	-8.7%	
Finance costs	27	19	45.3%	89	69	28.0%
Share of results of associates	4	5	(24.7)%	17	16	6.4%
Share of results of joint ventures	(1)	6	>(100)%	14	3	>100%
Profit/(Loss) before taxation	124	37	>100%	61	(154)	>100%
Taxation	49	8	>100%	55	23	>100%
<b>Profit/(Loss) for the period</b>	<b>74</b>	<b>29</b>	<b>&gt;100%</b>	<b>7</b>	<b>(177)</b>	<b>&gt;100%</b>
<i>PAT/(LAT) Margins (%)</i>	8.7%	9.3%		0.5%	(14.7)%	
<b>EPS (sen)</b>	<b>1.68</b>	<b>0.64</b>	<b>&gt;100%</b>	<b>0.36</b>	<b>(4.02)</b>	<b>&gt;100%</b>

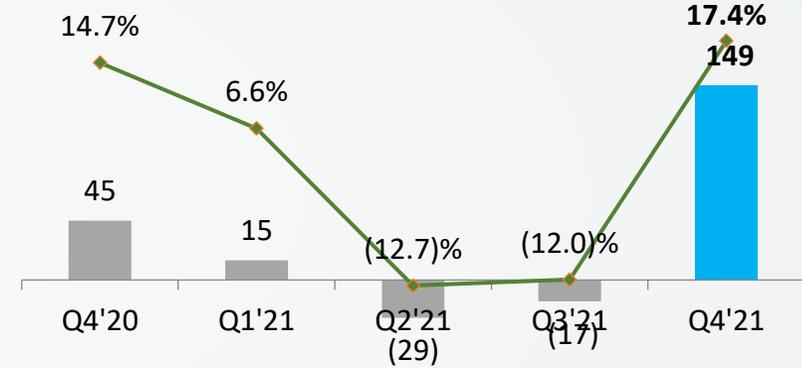
# Financial Performance

## Quarterly Analysis

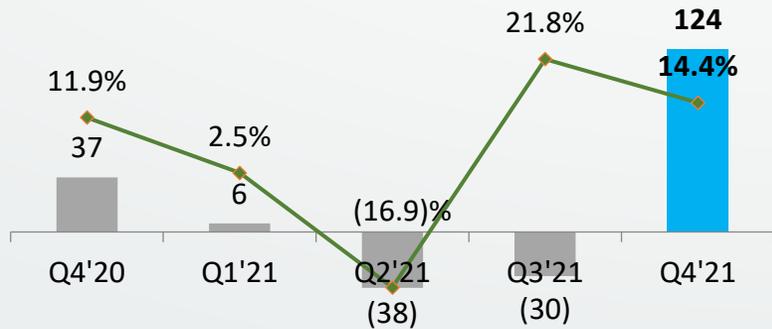
### Revenue



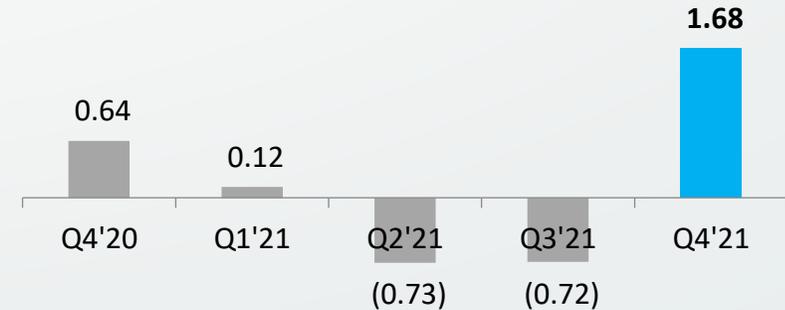
### Operating Profit and Margin



### PBT and Margin



### EPS (sen)



Note:

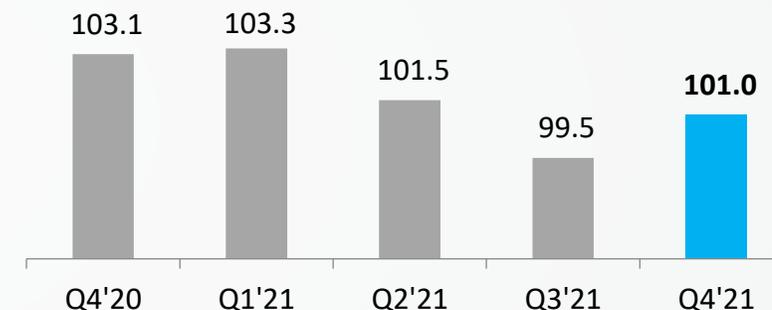
Figures are in RM'mil. and margins in %  
Q4FY20 figures are restated

# Financial Performance

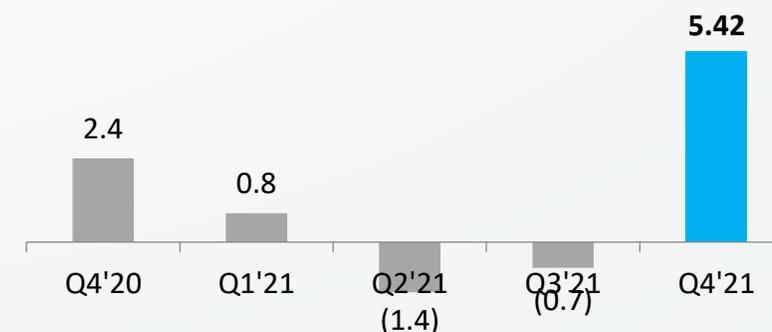
## Balance Sheet

RM Million	31 Dec 2021	30 Sept 2021
<b>Total Assets</b>		
Current Assets	3,633	2,623
Non-Current Assets	5,552	5,420
Assets held for sale	-	-
<b>Total Assets</b>	<b>9,185</b>	<b>8,043</b>
<b>Total Liabilities</b>		
Current Liabilities	2,434	1,551
Non-Current Liabilities	2,211	2,019
<b>Total Liabilities</b>	<b>4,645</b>	<b>3,570</b>
<b>Total Equity</b>		
Shareholder's Equity	4,512	4,444
Non Controlling Interests	28	28
<b>Total Equity</b>	<b>4,540</b>	<b>4,472</b>
<b>Net assets per share attributable to the equity holders of the Company (sen)</b>	<b>101.0</b>	<b>99.5</b>

### NAV Per Share\* (sen)



### Interest Coverage\*\* (times)



Note:

\* NAV per share; Number of Shares as at 31 Dec 2021 = 4,467,509,508

\*\* Based on Profit from operations

# Financial Performance

## Borrowings

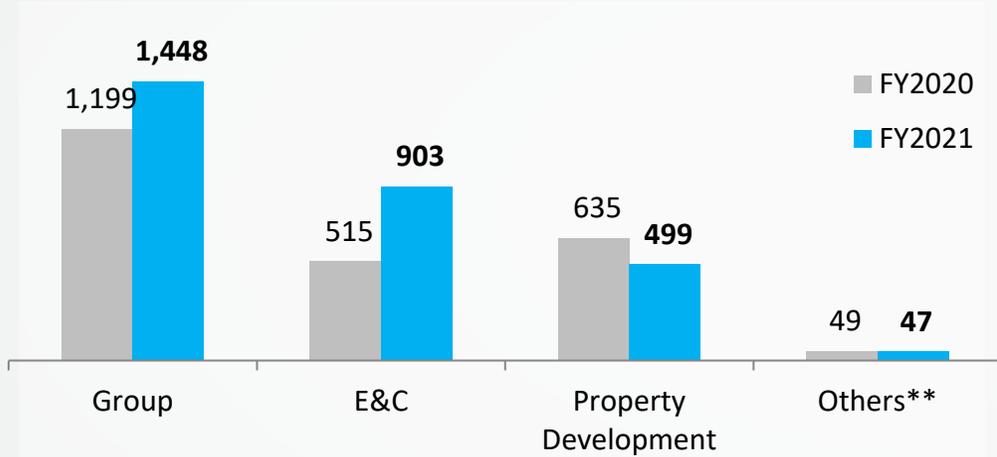
Leverage Profile (RM Million)	31 Dec 2021	30 Sept 2021
<b>Debt</b>		
Short Term Borrowings	479	656
Long Term Borrowings	1,453	1,223
HP creditors	0	0
<b>Total Debt</b>	<b>1,932</b>	<b>1,879</b>
Less: Deposits, cash and bank balances	579	369
Other investment	103	217
<b>Net Debt</b>	<b>1,250</b>	<b>1,293</b>
Total equity	4,540	4,472
<b>Net Gearing</b>	<b>0.28x</b>	<b>0.29x</b>



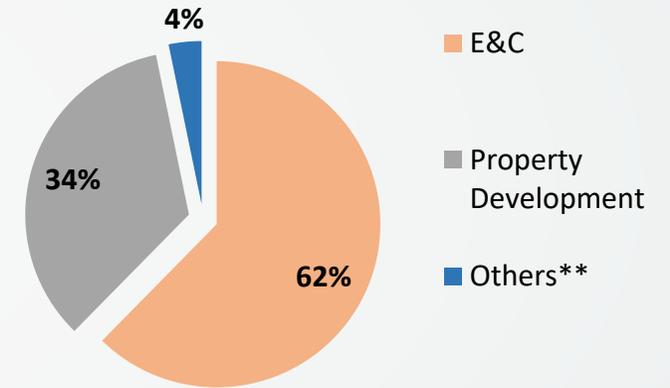
# Segmental Reporting

## Overview

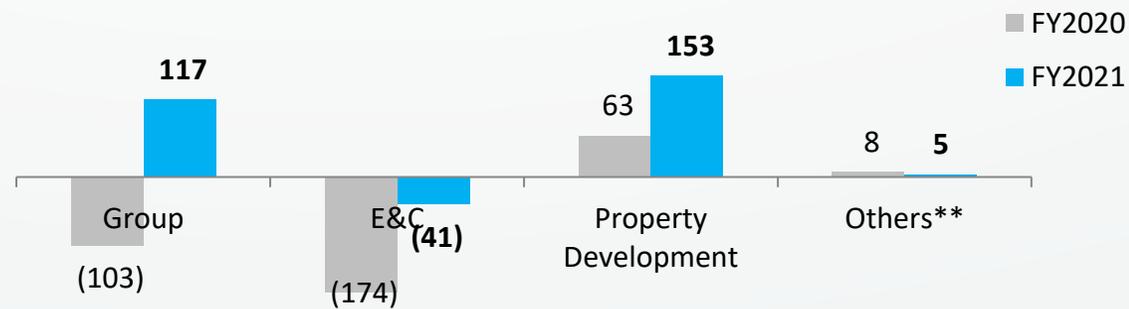
Revenue Split – RM1,448 mil.



Revenue Contribution Analysis



Segmental Profit Split – RM117 mil.



Note:

Figures are in RM'mil. and margins in %

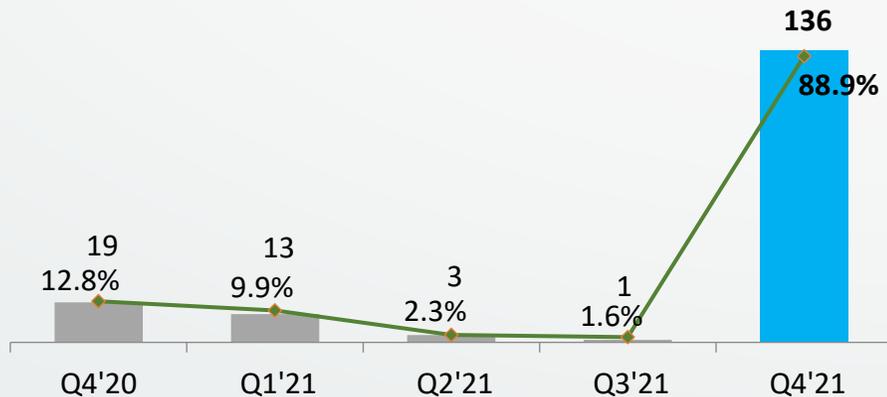
\*\* Others include Facilities Management & Parking and Others

# Segmental Reporting – Key Highlights

## Property Development & Investment

RM Million	Q4 (3M)			12M		
	FY2021	FY2020	Y-o-Y Growth %	FY2021	FY2020	Y-o-Y Growth %
Revenue	153	146	4.8%	499	635	(21.5)%
<b>Profit</b>	<b>136</b>	<b>19</b>	<b>&gt;100%</b>	<b>153</b>	<b>63</b>	<b>&gt;100%</b>
Margin (%)	88.9%	12.8%		30.8%	9.9%	

### Profit and Margin



### Performance Discussion

**Contributed 34% of Group revenue, largely from** Sentral Suites in KL Sentral, the 9 Seputeh mixed residential development in Jalan Klang Lama and Alstonia in Bukit Rahman Putra; completed units from 1060 Carnegie in Melbourne (57 units reached financial settlement in FY2021 vs. 113 units in FY2020); and recurring rental income.

Sentral REIT and Sentral REIT Management contributed PAT of RM17.8 million.

**Lower revenue due to** the impact of longer Government mandated lockdowns, the closure of foreign borders and construction site closures which reduced construction progress.

#### Improved profits due to:

- Other Operating Income from the RM123.7 million recorded in relation to the 661.3 acres of land injected into SIDEK as part of a settlement with PKNP.

**Property Sales in FY2021: RM309.8 mil, Unbilled Sales: RM 923.0 mil.**

Note:

Figures are in RM'mil. and margins in %

# Segmental Reporting – Key Highlights

## Property Development & Investment

### Property Sales of RM309.8 Million

Project	Total Project GDV (RM'mil)	% Sales Achieved* as at 31 Dec 2021	Sales** Breakdown in 2021 (RM'mil)
<b>Completed Projects</b>			
Sentral Residences	1,439	100%	9.7
VIVO 9 Seputeh	982	84%	10.3
Kalista, Bukit Rahman Putra	102	85%	0.0
1060 Carnegie – Residential	296	97%	78.1
1060 Carnegie – Commercial	29	56%	15.9
St. Regis	164	19%	9.1
Easton Burwood	191	100%	1.0
<b>Ongoing Projects</b>			
TRIA 9 Seputeh	939	47%	74.8
Sentral Suites - Residential	1,535	84%	55.7
Sentral Suites - Commercial	102	22%	22.3
Alstonia, Bukit Rahman Putra	248	34%	21.8
Amaryllis & Lilium, SIDEC	46	37%	11.1
<b>TOTAL</b>	<b>6,073</b>		<b>309.8</b>

40%  
from  
Completed  
Projects

60%  
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 – Key Highlights

## Property Development & Investment

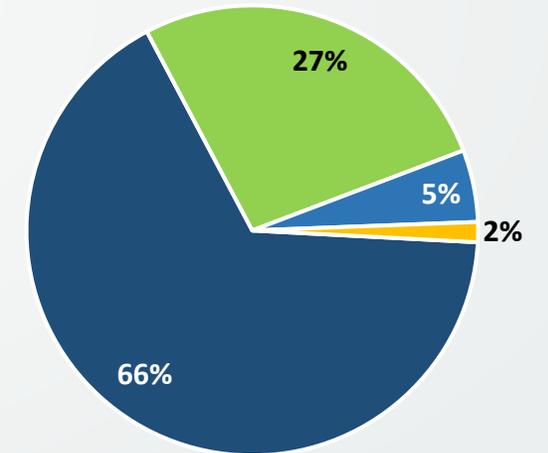
Total Unbilled Sales of RM923.0 Million

Project	Construction Progress	Revenue Recognised* In FY2021 (RM'mil)	Unbilled Sales (RM'mil)
<b>Residential</b>			
Sentral Suites	62.0%	204.9	613.2
TRIA 9 Seputeh	61.9%	87.6	248.7
Alstonia, Bukit Rahman Putra	26.4%	9.3	47.8
Amaryllis, SIDEC	23.9%	3.0	13.3
<b>TOTAL</b>		<b>304.8</b>	<b>923.0</b>

100%  
from  
Residential

### Breakdown of Unbilled Sales

■ Sentral Suites ■ TRIA ■ Alstonia ■ Amaryllis



Sentral Suites, which makes up 66% of Unbilled Sales, will contribute more revenue and profit as construction progresses

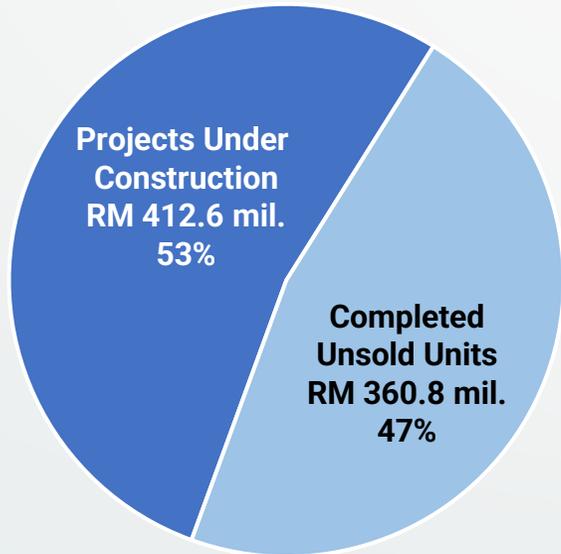
# Segmental Reporting – Key Highlights

## Property Development & Investment

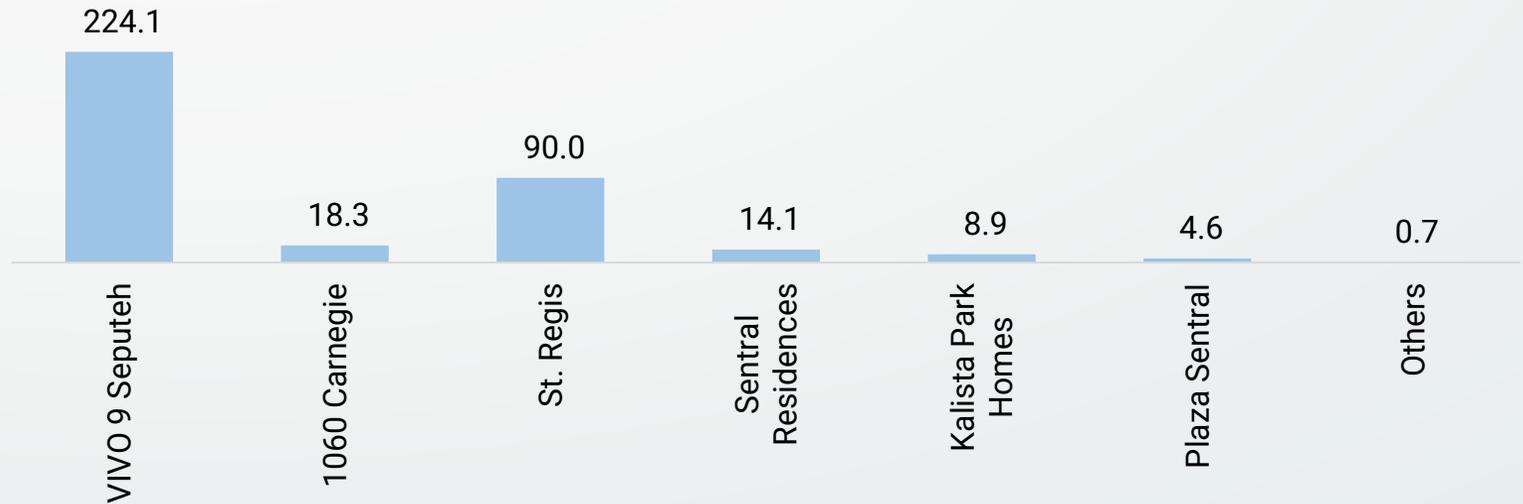
### What We Have To Sell: RM0.8 Billion

Projects Under Construction	Completed Unsold Units	Total
RM412.6 mil.	RM360.8 mil.	<b>RM773.4 mil.</b>

Total excluding unlaunched retail/office units in VIVO 9 Seputeh = **RM221.0 mil.**



### Breakdown of Completed Unsold Units (RM' mil.)



## Property Development & Investment

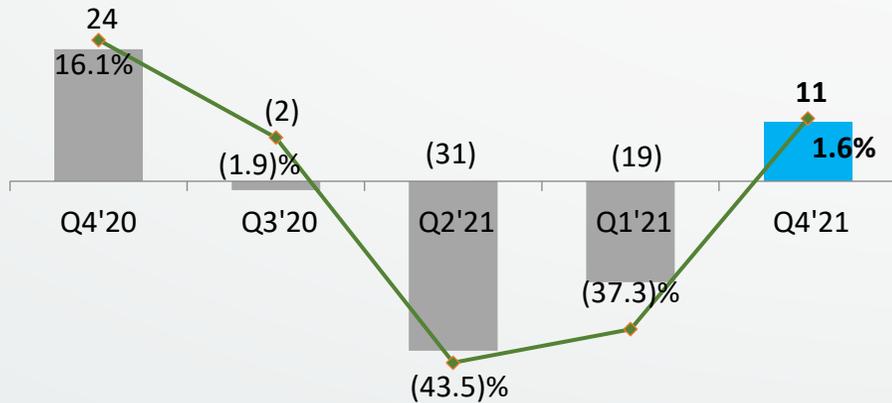
	Land Size (Acres)	GDV RM' mil.	% Stake	Start Date	Completion Date
<b>Transport Oriented Developments</b>					
KL Sentral	5.70	3,949	100%	2022	2027
PJ Sentral Garden City	11.91	2,700	100%	2013	2026
Penang Sentral	21.97	2,698	100%	2015	2027
Cyberjaya City Centre	41.45	5,350	70%	2017	2024
Kwasa Sentral	64.30	10,851	70%	2018	2030
<b>Total</b>	<b>145.33</b>	<b>25,548</b>			
<b>Commercial Developments</b>					
Pulai Land Johor	67.52	770	100%	TBD	TBD
<b>Total</b>	<b>67.52</b>	<b>770</b>			
<b>Residential Developments</b>					
9 Seputeh	17.63	2,680	100%	2014	2026
Sentral Suites	4.75	1,632	100%	2016	2022
Bukit Rahman Putra	14.18	642	100%	2016	2022
Bandar Sri Iskandar (Phase 2C, 2D & 3)	57.40	849	100%	2020	2035
Vista Street Project, Gold Coast	0.77	919	100%	2023	2025
<b>Total</b>	<b>94.73</b>	<b>6,722</b>			
<b>Others</b>					
Suria Subang	3.20	TBD	100%	TBD	TBD
Selbourne 2 Shah Alam	2.37	TBD	100%	TBD	TBD
Metro Spectacular Land, Jalan Putra	10.06	TBD	100%	TBD	TBD
Bukit Beruntung	1.38	TBD	100%	TBD	TBD
Simpang Pulai, Ipoh	683.32	307	100%	TBD	TBD
<b>Total</b>	<b>700.33</b>	<b>307</b>			
<b>Grand Total</b>	<b>1,007.91</b>	<b>33,347</b>			

# Segmental Reporting – Key Highlights

## Engineering, Construction & Environment

RM Million	Q4 (3M)			12M		
	FY2021	FY2020	Y-o-Y Growth %	FY2021	FY2020	Y-o-Y Growth %
Revenue	697	152	>100%	903	515	75.4%
<b>Profit</b>	<b>11</b>	<b>24</b>	<b>(55.2)%</b>	<b>(41)</b>	<b>(174)</b>	<b>76.6%</b>
Margin (%)	1.6%	16.1%		(4.5)%	(33.9)%	

### Profit and Margin



### Performance Discussion

**Contributed 62% of Group Revenue, largely from:** LRT3, EPF Headquarters at Kwasa Sentral, and the DASH, MRT2 and SUKE projects.

**Higher revenue** compared to the corresponding period in 2020 mainly as a result of the recognition of revenue from SULSB's LRT3 project in the fourth quarter in 2021.

**The narrower loss in FY2021** was due to a RM197.4 million provision made in 2020 for the impairment of contract assets, trade and other receivables as a result of the pandemic.

SULSB contributed RM14.0 mil on a consolidated basis in Q4 2021 and contributed share of results of RM18.8 mil in aggregate on an equity accounting basis in the first 3 quarters of 2021 when it was only 50% owned.

**External construction order book : RM27.3 bil.**

**Unbilled construction order book : RM19.8 bil.**

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

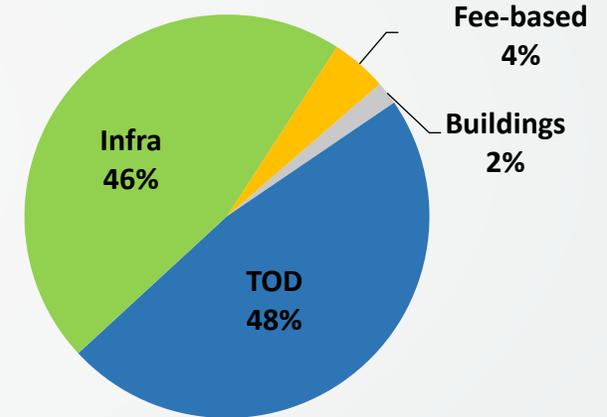
# Key Highlights & Activities

## Engineering, Construction & Environment: Order Book

Unbilled External Order Book – RM19,786 mil.<sup>1</sup> as at 31 Dec 2021

External Contracts (RM Million)	Contract Value	Progress <sup>2</sup>
<b>Buildings:</b>		
PR1MA Brickfields	276	24%
FINAS	170	9%
<b>Infra:</b>		
MRT2 V210 Package - 2.6km Guideway	497	91%
SUKE - CA2 Package	317	71%
LRT3 <sup>3</sup>	11,372	67%
DASH – CB2 Package	400	84%
<b>Transit Oriented Development (TOD) projects:</b>		
Bukit Jalil Sentral (provisional contract costs)	10,116	0%
Kwasa Utama C8 (provisional TCC)	2,916	73% <sup>4</sup>
<b>Fee-based orders:</b>		
Kwasa Utama, C8 - management contract	177	
Kwasa Land - PDP Infra	176	
Bukit Jalil Sentral - management contract	841	
Semarak City Phase 1 - management contract	27	
<b>Total</b>	<b>27,285</b>	

### External Order Book Analysis



### Top Projects

No	Project Name	Order Book Value	% of Total Order Book
1.	LRT3	11,372	41.7%
2.	Bukit Jalil Sentral	10,957	40.2%
3.	Kwasa Utama C8	3,093	11.3%
4.	MRT2 – V210 Package	497	1.8%
5.	DASH – CB2 Package	400	1.5%
6.	SUKE – CA2 Package	317	1.2%

Note:

<sup>1</sup> Unbilled External Order Book *excluding* Bukit Jalil: RM8.8 bil.

<sup>2</sup> Denotes financial progress

<sup>3</sup> Contract value after acquisition of remaining equity interest in SULSB; progress shown is physical progress

<sup>4</sup> Refers only to the portion that has been awarded and is on-going. The remaining RM2.5 bn of the total contract value has not yet been awarded.



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