



ANALYST BRIEFING

Quarter Ended 31 December 2021

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FTSE4GOOD
Bursa Malaysia Index





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MRCB Financial Summary

MRCB FY2021 Overview

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

MRCB Segment Overview

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

FY2021 Key Numbers

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

¹ External Construction Order Book excluding Bukit Jalil: RM16.4 bil.

² Construction Unbilled Order Book excluding Bukit Jalil: RM8.8 bil.

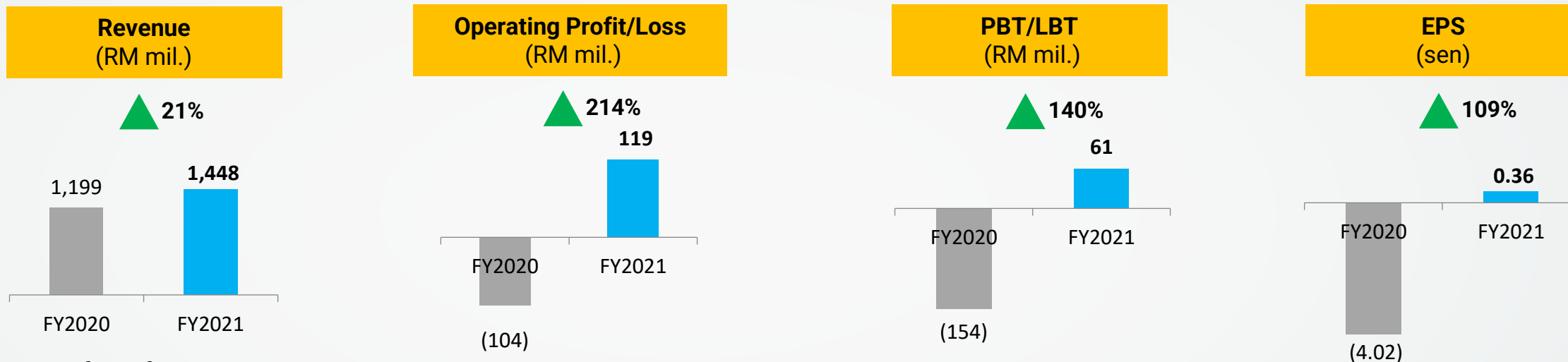
Note:

* 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

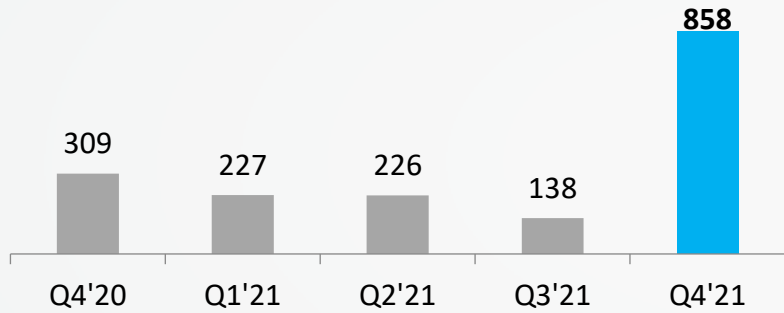
Profit & Loss

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%
Operating Profit/(Loss)	149	45	>100%	119	(104)	>100%
<i>Operating Profit/(Loss) Margin (%)</i>	<i>17.4%</i>	<i>14.7%</i>		<i>8.2%</i>	<i>-8.7%</i>	
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%
Profit/(Loss) for the period	74	29	>100%	7	(177)	>100%
<i>PAT/(LAT) Margins (%)</i>	<i>8.7%</i>	<i>9.3%</i>		<i>0.5%</i>	<i>(14.7)%</i>	
EPS (sen)	1.68	0.64	>100%	0.36	(4.02)	>100%

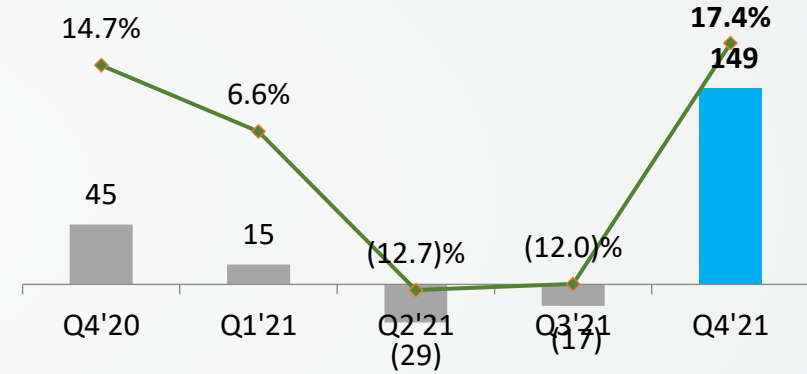
Financial Performance

Quarterly Analysis

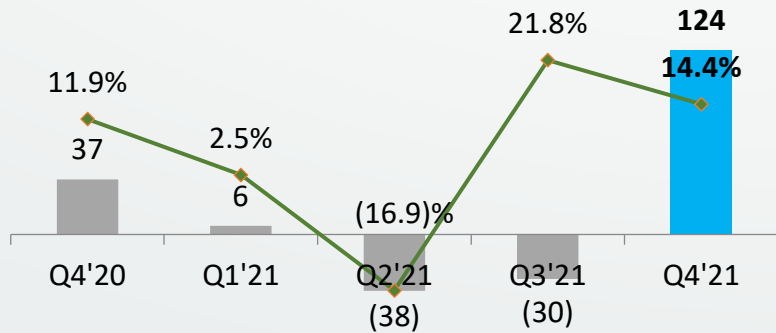
Revenue



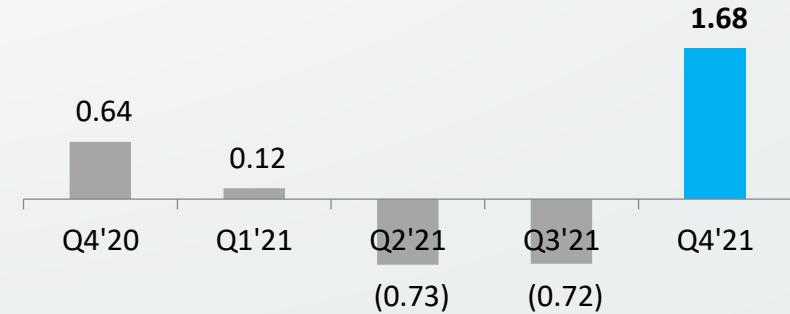
Operating Profit and Margin



PBT and Margin



EPS (sen)

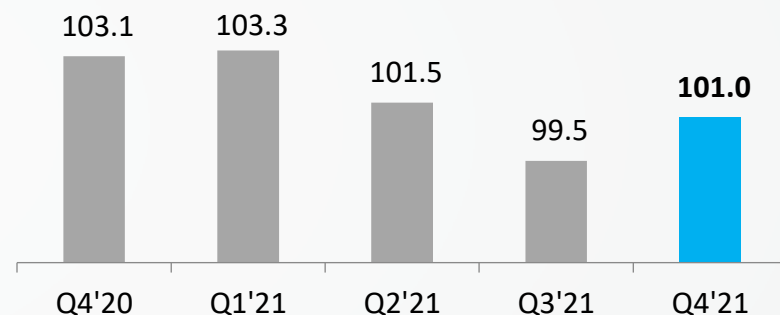


Financial Performance

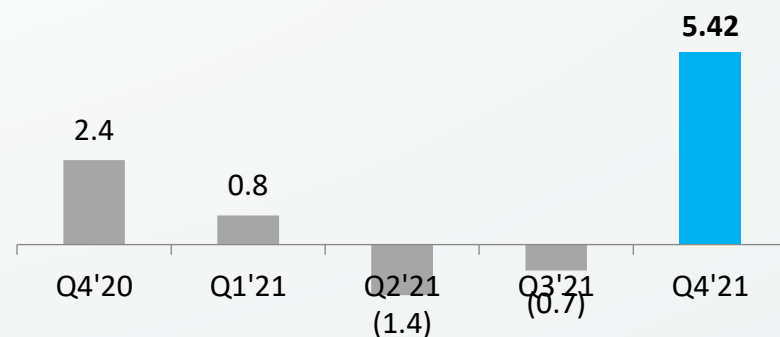
Balance Sheet

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

NAV Per Share* (sen)



Interest Coverage** (times)



Note:

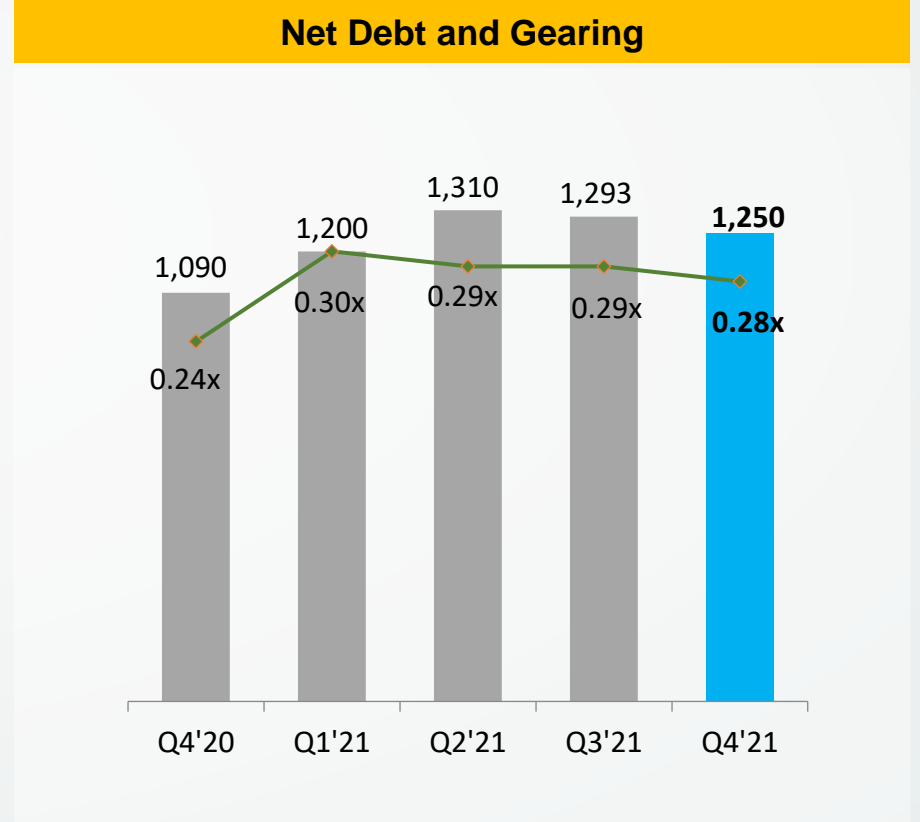
* NAV per share; Number of Shares as at 31 Dec 2021 = 4,467,509,508

** Based on Profit from operations

Financial Performance

Borrowings

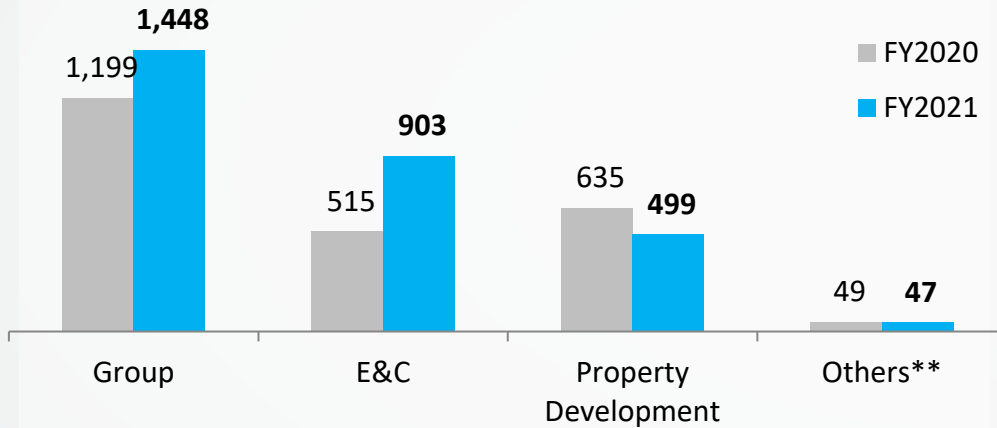
Leverage Profile (RM Million)	31 Dec 2021	30 Sept 2021
Debt		
Short Term Borrowings	479	656
Long Term Borrowings	1,453	1,223
HP creditors	0	0
Total Debt	1,932	1,879
Less: Deposits, cash and bank balances	579	369
Other investment	103	217
Net Debt	1,250	1,293
Total equity	4,540	4,472
Net Gearing	0.28x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



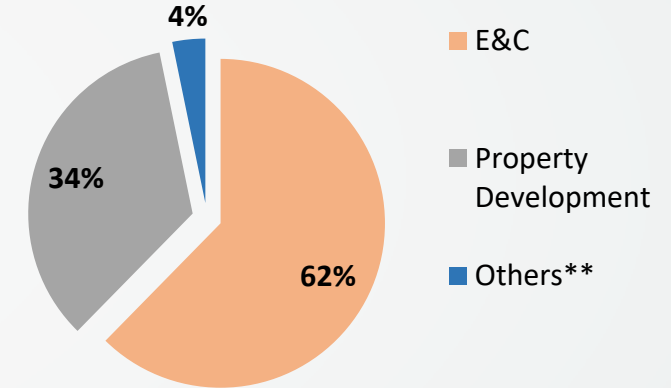
Segmental Reporting

Overview

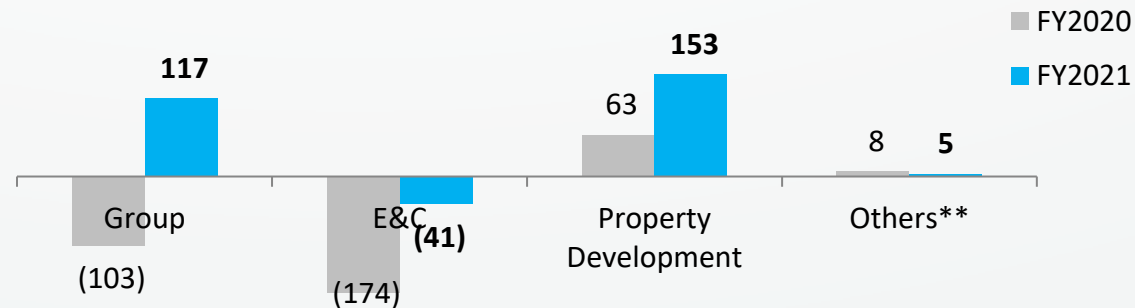
Revenue Split – RM1,448 mil.



Revenue Contribution Analysis



Segmental Profit Split – RM117 mil.



Note:

Figures are in RM'mil. and margins in %

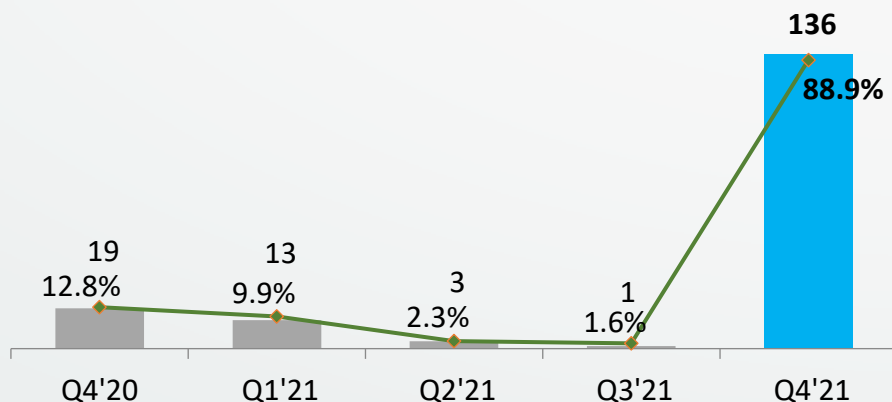
** **Others** include Facilities Management & Parking and Others

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)%
Profit	136	19	>100%	153	63	>100%
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)	
Completed Projects				
Sentral Residences	1,439	100%	9.7	40% from Completed Projects
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	
Ongoing Projects				
TRIA 9 Seputeh	939	47%	74.8	60% from Ongoing Projects
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, SDEC	46	37%	11.1	
TOTAL	6,073		309.8	

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

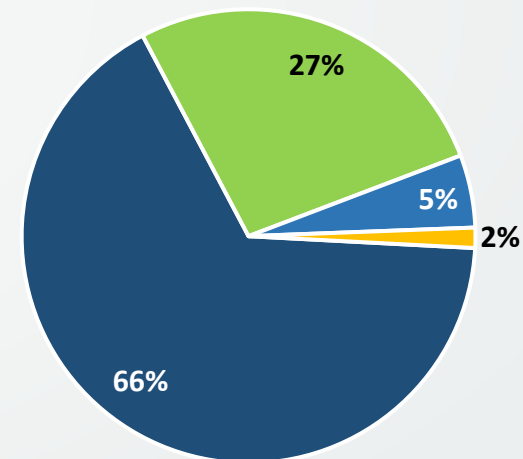
Total Unbilled Sales of RM923.0 Million

Project	Construction Progress	Revenue Recognised* In FY2021 (RM'mil)	Unbilled Sales (RM'mil)
Residential			
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, SDEC	23.9%	3.0	13.3
TOTAL		304.8	923.0

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

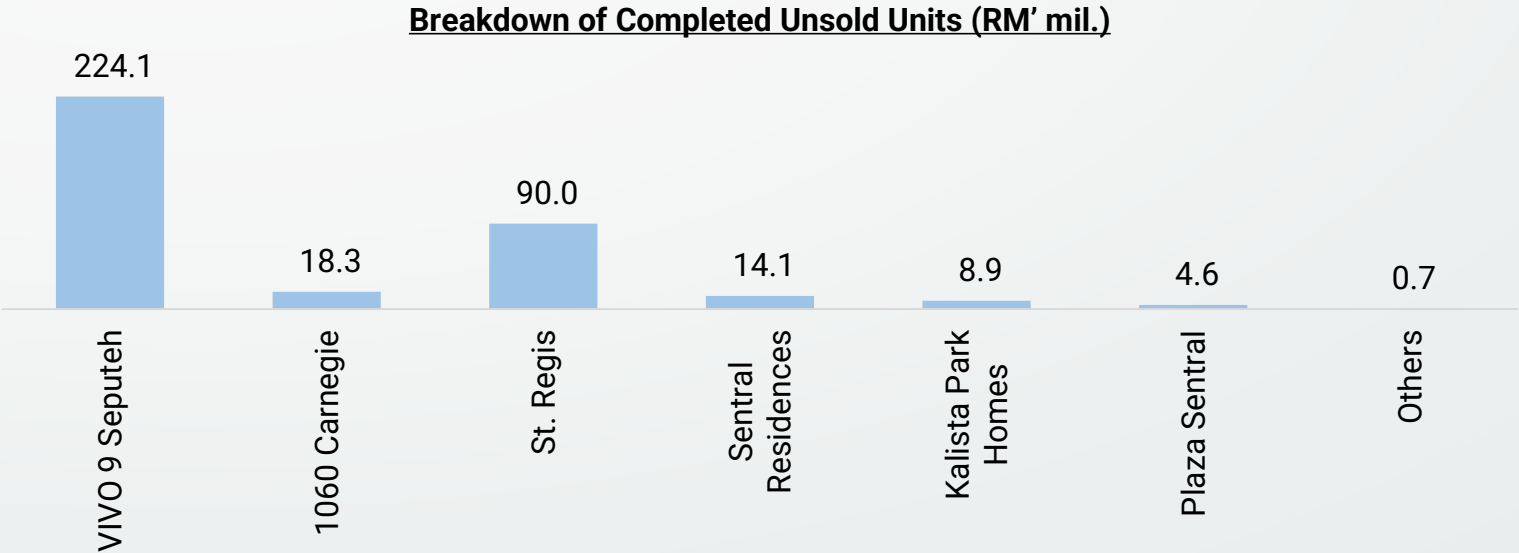
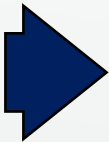
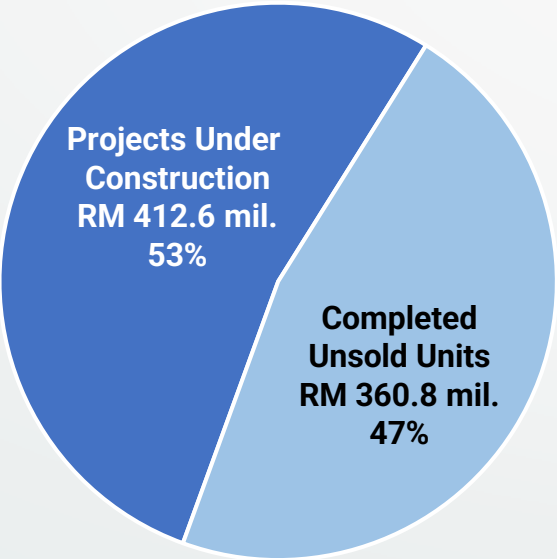
Segmental Reporting – Key Highlights

Property Development & Investment

What We Have To Sell: RM0.8 Billion

Projects Under Construction	Completed Unsold Units	Total
RM412.6 mil.	RM360.8 mil.	RM773.4 mil.

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



Property Development & Investment

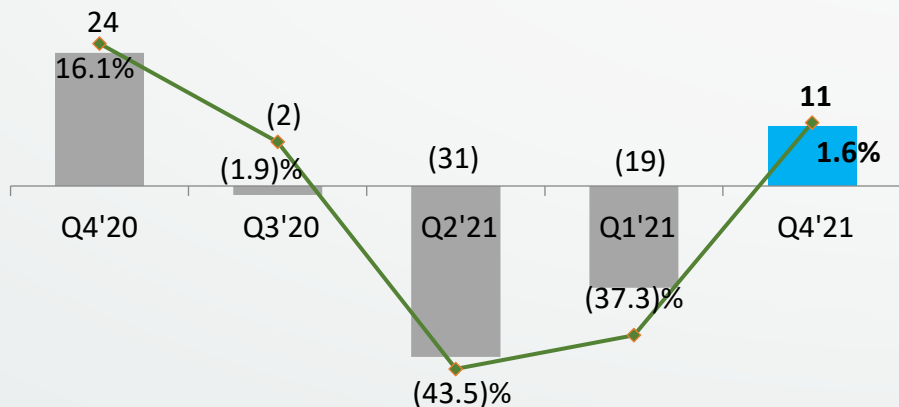
	Land Size (Acres)	GDV RM' mil.	% Stake	Start Date	Completion Date
Transport Oriented Developments					
KL Sentral	5.70	3,949	100%	2022	2027
PJ Sentral Garden City	11.91	2,700	100%	2013	2026
Penang Sentral	21.97	2,698	100%	2015	2027
Cyberjaya City Centre	41.45	5,350	70%	2017	2024
Kwasa Sentral	64.30	10,851	70%	2018	2030
Total	145.33	25,548			
Commercial Developments					
Pulai Land Johor	67.52	770	100%	TBD	TBD
Total	67.52	770			
Residential Developments					
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
Total	94.73	6,722			
Others					
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
Total	700.33	307			
Grand Total	1,007.91	33,347			

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%
Profit	11	24	(55.2)%	(41)	(174)	76.6%
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 %

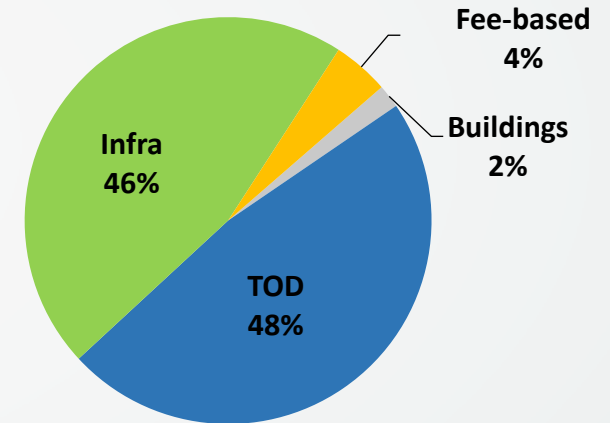
Key Highlights & Activities

Engineering, Construction & Environment: Order Book

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

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

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:

¹ Unbilled External Order Book *excluding* Bukit Jalil: RM8.8 bil.

² Denotes financial progress

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

⁴ 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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