



Q4 FY2019 RESULTS & BRIEFING

12 DECEMBER 2019

ECOWORLD
INTERNATIONAL
CREATING TOMORROW & BEYOND

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3

new launches in
FY 2019



*Millbrook Park
(Phase 2)*

Verdo at Kew Bridge

Acton Lodge & Two Bridges

●
●

6

residential blocks
completed



*London City Island
(B, C & E)*

*Embassy Gardens
(A05)*

*Millbrook Park
(Phase 1)*

*Aberfeldy Village
(Phase 3A)*



736

private units delivered
in F Y 2019

1,141 units delivered
since F Y 2018

Delivery of Private Units by Quarter





> 800

private units to be delivered
in F Y 2020



*London City Island
(Block D)*



Warden



West Village

Yarra One



RM190M
profit after tax

RM5.0B
effective future revenue
as at 31 October 2019

RM'000	FY2019	FY2018*
Revenue	478	1,303
Direct Expenses	-	-
Gross Profit	478	1,303
Other Operating Income	19,227	12,276
Selling & Marketing Expenses	(4,569)	(7,131)
Administrative Expenses	(61,659)	(77,737)
Unrealised Gain / (Loss) on Foreign Exchange	(1,817)	(6,915)
Finance Costs	(57,780)	(8,810)
Share of Results of Joint Ventures	296,425	71,711
Profit / (Loss) before Taxation	190,305	(15,303)
Taxation	(23)	4,915
Net Profit / (Loss)	190,282	(10,388)
Profit / (Loss) Attributable to Shareholders	187,004	(11,230)
Basic Profit / (Loss) per Share (Sen)	7.8	(0.5)

*Restated due to adoption of MFRS 15



RM1.12

net asset per share

net gearing still low



borrowings increased mainly due to drawdown of project loans



imminent completion of projects will lower gearing

RM'000	31 Oct 2019	31 Oct 2019*
Shareholders' Funds	2,685,641	2,475,021
NA per Share (RM)	1.12	1.03
Total Cash	439,995	436,960
Total Borrowings	1,463,745	836,078
Net Debt / (Cash)	1,023,750	399,118
Gross Debt – Equity Ratio (x)	0.54	0.31
Net Debt – Equity Ratio (x)	0.38	0.15

*Restated due to adoption of MFRS 15



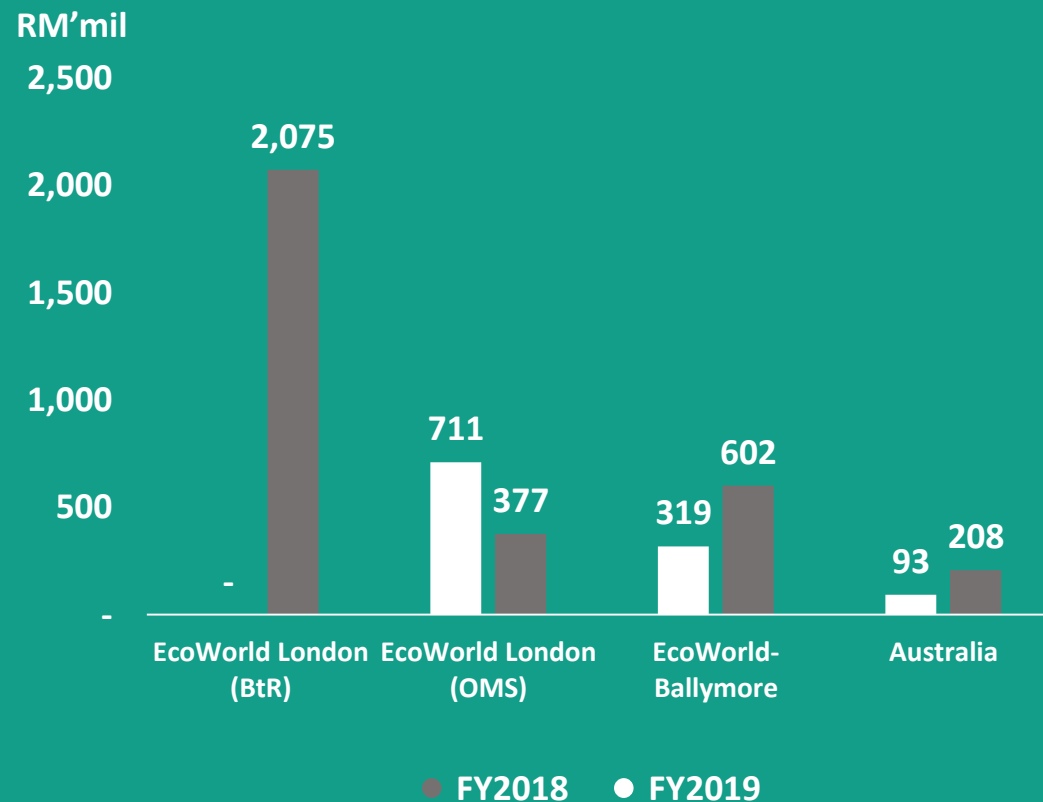
RM1.1B

sales achieved

OMS sales in London rose 5%



EcoWorld London OMS sales improved 67%



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RM6 billion sales target for FY 2019 - 2020



> 90%

occupancy rate in
London City Island &
Embassy Gardens



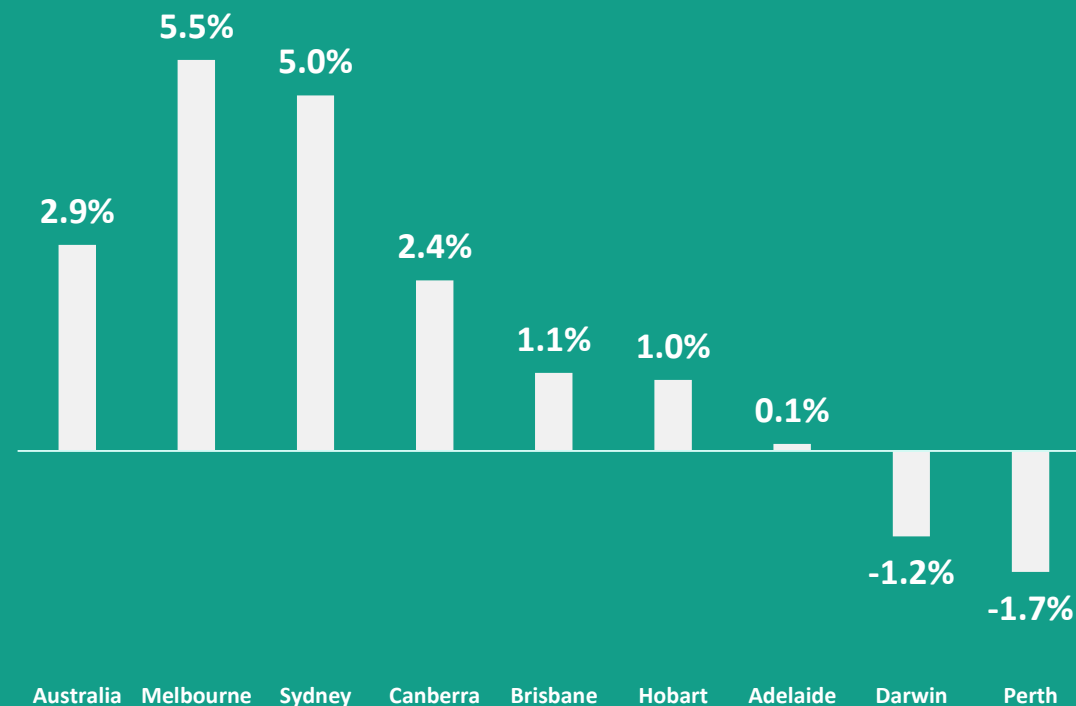


> 5%

growth in
house price indices

for Sydney & Melbourne
in the last 3 months to Oct 2019

Australia's quarterly change in housing values to Oct 2019



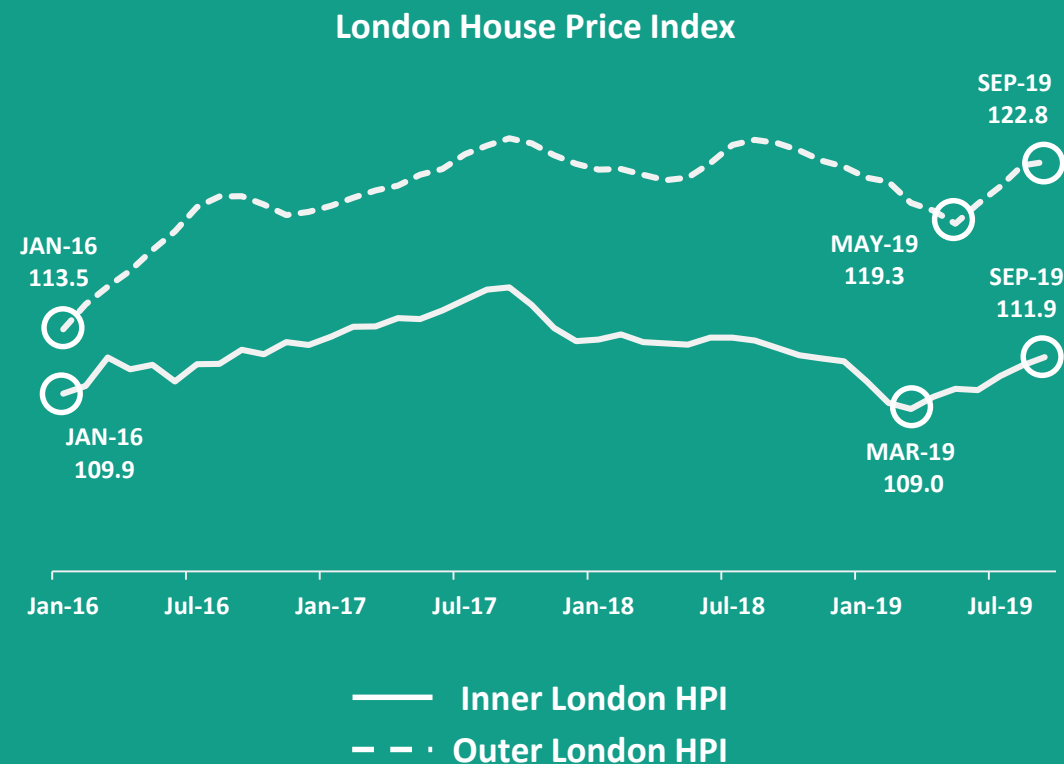
Source: CoreLogic



> 3%

growth in house price indices

for Inner & Outer London from the trough
in Mar - May 2019



Source: ONS

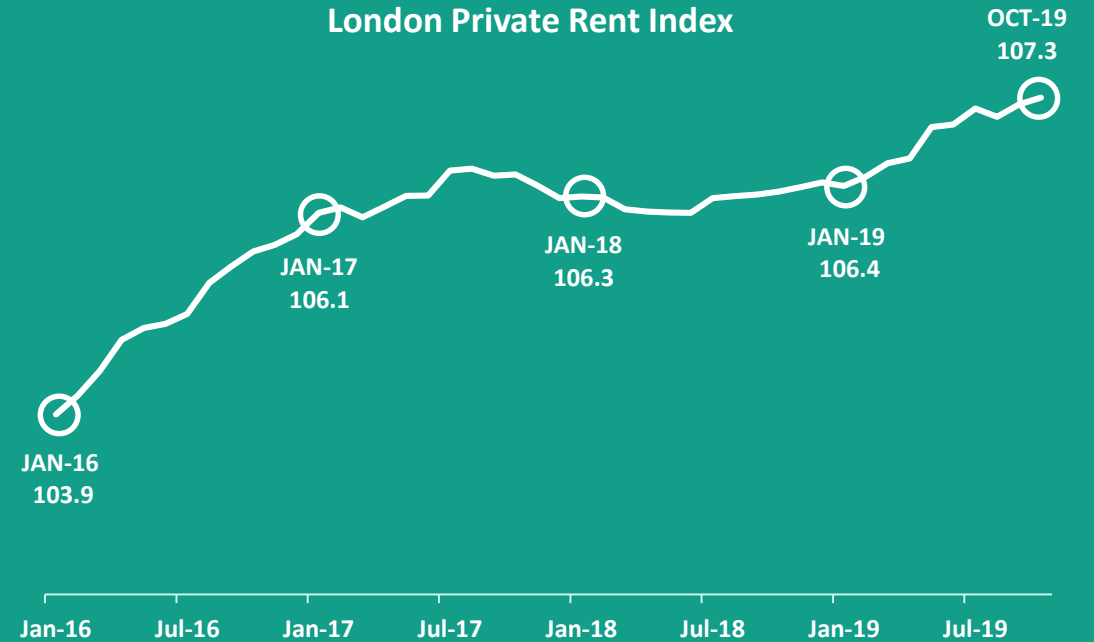


> 3X
growth in rental price

the pace of growth in 2017 - 2018

0.9% year-on-year growth in Oct 2019

0.3% growth in 2017 - 2018



Source: ONS



> £500M

worth of Built-to-Rent (BtR)
projects remaining
in portfolio



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FY2020

RM6 billion sales target for FY2019 + FY2020 maintained

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deliver Wardian, London City Island, West Village & Yarra One in FY2020

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completion of projects to reduce gearing

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sustain earnings growth momentum in FY2020

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target to declare dividend for FY2020