



PRESS RELEASE
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CREST BUILDER RECORDED A HEALTHY YEAR

PETALING JAYA, 25 FEBRUARY 2013 – Crest Builder Holdings Berhad (“CBHB” or the “Group”) today announced its financial results for its fourth quarter year ended 31 December 2012 (“Q4FY2102”) with positive results. The Group wrapped up the year healthily with a quarter-on-quarter (QoQ) increase of 17% for its 4QFY2012 revenue of RM218.12 million compared to its previous quarter of RM186.66 million. The Group’s presents a staggering increase of 494% in its profit after tax (“PAT”) of RM26.7 million compared to RM4.5 million in its 3QFY2012 which translates to 19.5 sen earnings per share. The increase in the Group’s PAT for the period is partly due to the fair value gain of investment properties derived The Crest Office Tower and its car park lots and two other shop units located in Taman Megah and Sentul, which amounts to RM20.02 million. In addition to the fair value gains there was also higher progressive construction progress for certain construction projects recognized for the period.

The Group’s core earnings of RM19.6m for FY2012 has outperformed Kenanga Research estimate of estimates of RM17 million.

In regards to the Group’s segmental income, the construction division recorded a revenue of RM199.4 million and profit before tax (“PBT”) of RM8.2 million for its Q4FY2012. This represents a growth of 78% and 273%, respectively compared to its preceding year quarter. The high increase in revenue and PBT is due to the progressive income recognized for certain construction projects for the period. The key construction projects that are contributing to this period’s progressive income are the UiTM Tapah II Branch Campus and Verticas Residensi, Bukit Ceylon.

The Group’s property development also saw a growth in its revenue to RM16.4 million from its preceding year quarter of RM12.8 million. The increase in revenue for the property development is due to the progressive profit recognized from the sales of Avenue Crest Office Suite.

“We recorded a strong year with a core earning of RM19.6m despite the global and local economic challenges throughout 2012 which demonstrates that the Group’s business strategic plans are being driven in the right direction thus far. Overall market sentiments have been quiet unsteady for our industry but we are proud to say that the Group has been successfully delivering positive results for

the year. We will continue to perform and work harder for the coming years.” commented Mr. Eric Yong, Executive Director of the Group.

In the pipeline for 2013 and going forwards, the Group will be busy with various projects, such as the Dangi Wangi LRT Mixed Development Project and the MRB Mixed Development Project with a total gross development value of RM2.37 billion. In addition to the abovementioned projects, the Group will also recognize additional contributions to its earnings for FY2013 from its Tierra Crest Property in which they have signed a nine (9) year tenancy agreement with UNITAR last November.

The Group has recommended a First and Final Dividend of 5% per share or 5 sen per share which translates to a decent dividend yield of 6.5%. The Group’s current order book stands closed to RM2 billion with an unbilled order book of RM1.18 billion.

For more information about the Group please go to www.crestbuilder.com.my

About Crest Builder Holdings Berhad

CBHB was incorporated in Malaysia under the Companies Act, 1965 on 9th March 2002 as a public limited company. CBHB is principally an investment holding company and had successfully undertaken a Corporate and Debt Restructuring Scheme which involved taking over the listing status of MGR Corporation Berhad. CBHB was listed on the Main Board of Bursa Malaysia on 12th June 2003.

The CBHB Group was founded in 1985 by Mr. Yong Soon Chow. What started out as a small timer of less than 10 staff has grown to a strong corporation of over 500 staff. Over the past 25 years, the CBHB group has carved a strong foothold in the local construction industry. With an in-depth industry experience, the CBHB group has a proven track record in the sector - especially in the commercial, residential and institutional building construction. The Group counts top branded developers and international property players amongst its clientele.

With an good blend of experience and vibrant protégés in its management team, the CBHB group has moved along the supply chain and diversified beyond purely construction into other construction-related activities, such as property development, M&E services and project management - and most recently, upon completion of our RM300million maiden development 3 Two Square, the Group has also diversified into property management as well as car park management.

With the vision to be the 'Preferred' organization of choice by the partners and customers, the Group aspires to achieve distinction in the industry through prudent cost management, highest standards of quality and complete customer satisfaction.

For more information, please log on to <http://www.crestbuilder.com.my/>

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