Research Team

(603) 7890 8888

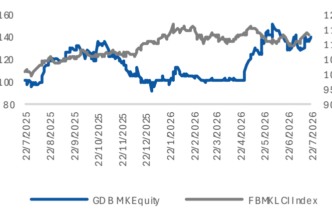
research.dept@apexsecurities.com.my

Recommendation:	**BUY**
Current Price:	RM 0.52
Previous Target Price:	RM 0.57
Target Price: ↑	RM 0.60
Capital Upside/Downside:	16.5%
Dividend Yield (%):	3.6%
Total Upside/Downside	**20.1%**

Stock Information	
Board	MAIN
Sector	Construction
Bursa / Bloomberg Code	0198 / GDB MK
Syariah Compliant	Yes
ESG Rating	★★★
Shares issued (m)	1,031.3
Market Cap (RM' m)	531.1
52-Week Price Range (RM)	0.57-0.33
Beta (x)	1.1
Free float (%)	38.8
3M Average Volume (m)	6.5
3M Average Value (RM' m)	2.9

Top 3 Shareholders	**(%)**
Young Andy Lai Wee	15.2
Chc Holdings Sdn Bhd	11.3
Lo Tzone Leong	11.3

Share Price Performance



	1M	**3M**	**12M**
Absolute (%)	3.0	37.3	39.2
Relative (%)	1.1	38.2	24.4

Earnings Summary

FYE Dec	**FY25**	**FY26F**	**FY27F**
Revenue (RM'm)	748.1	760.0	721.3
PATAMI (RM'm)	54.3	71.6	64.5
CNP (RM'm)	106.2	71.6	64.5
EPS - core (sen)	10.3	6.9	6.3
P/E (x)	5.0	7.3	8.2

Source: Company, Apex Securities

GDB Holdings Bhd

Order Book Gets a Boost from Wolo Mont Kiara Contract Win

- **GDB has secured a RM439.4m building works contract for the 60-storey Wolo Hotel & Residences Mont Kiara KL, commencing on August 2026.**
- **The award lifts GDB's total order book beyond RM1.0bn, extending earnings visibility to FY2030.**
- **The Group's tender book now stands at c.RM10bn, comprising prospective projects spanning industrial, data centre, commercial, mixed-use, infrastructure, and residential sectors.**
- **Maintain BUY with an increased TP of RM0.60 (from RM0.57), based on a P/E multiple of 9.5x applied to a higher FY27F EPS of 6.3 sen, alongside a three-star ESG rating.**

Secured RM439.4m premium Mont Kiara development. GDB, via its wholly-owned subsidiary Grand Dynamic Builders Sdn Bhd, has been appointed main contractor for the Wolo Hotel & Residences Mont Kiara KL, a 60-storey mixed-use tower awarded by Magma Kiara Sdn Bhd. The project comprises 378 serviced apartments, 98 serviced suites, a 63-room hotel, retail space and ancillary facilities. Construction is scheduled to commence in August 2026, with completion targeted for December 2030.

Our view. We view this contract award **positively**. At RM439.4m, the contract is in addition to and enlarges GDB's entire disclosed order book of RM620.0m as at 31 March 2026, marking a step-change rather than a routine replenishment. Applying an estimated c.8% PAT margin, the project could contribute roughly RM35.2m in cumulative PAT spread over FY2026F to FY2030F. Execution risk appears manageable, given GDB's track record of on-time or early delivery - Metrohub 4, for instance, was handed over 45 days ahead of schedule in July 2026, and its continued addition of landmark KL developments to its completed portfolio.

Outlook. GDB's orderbook now stands at c.RM1.0bn, with its ongoing projects expected to provide earnings visibility through FY30. Meanwhile, its tender book remains healthy at c.RM10.0bn, comprising prospective projects spanning industrial, data centre, commercial, mixed-use, infrastructure, and residential sectors. Malaysia's construction sector continues to benefit from several structural tailwinds: sustained government infrastructure spending, ongoing high-rise and mixed-use development in the Klang Valley, and rising demand for industrial and logistics space tied to e-commerce growth. The data centre segment has also emerged as a fast-growing vertical, as regional cloud and AI infrastructure investment accelerates, giving contractors with the right track record and certifications a broader set of growth avenues beyond traditional residential building. Within this backdrop, GDB's expanding tender book and diversification into infrastructure, including the prospect of East Malaysian projects, position it to participate more meaningfully in this broader opportunity set, rather than remaining reliant on the high-rise residential cycle alone.

Earnings Revision. As a result of this contract win, our FY26F, FY27F and FY28F earnings forecasts have been raised by 2.0%, 5.9% and 7.1% respectively. Meanwhile, following the new contract award, GDB's FY26 order book replenishment has exceeded our initial RM900m assumption. We have raised our FY26 order book replenishment assumption to RM1.3bn, while keeping our FY27 and FY28 assumptions unchanged at RM900m each.

Valuation and Recommendation. We maintain our **BUY** recommendation with a higher TP of RM0.60 (from RM0.57), based on a P/E multiple of 9.5x applied to a higher FY27F EPS of 6.3 sen, alongside a three-star ESG rating.

Risks. Rising material prices, failure to secure new contracts and risk of Liquidated Ascertained Damages (LAD).

Financial Highlights

Income Statement

FYE Dec (RM m)	FY24	FY25	FY26F	FY27F	FY28F
Revenue	**258.2**	**748.1**	**760.0**	**721.3**	**686.0**
Gross Profit	**55.8**	**125.7**	**105.0**	**95.1**	**88.1**
EBITDA	**43.4**	**122.3**	**100.5**	**91.3**	**84.1**
Depreciation & Amortisation	-3.4	-1.2	-3.6	-3.9	-3.9
EBIT	**40.0**	**121.0**	**96.9**	**87.4**	**80.2**
Net Finance Income/ (Cost)	0.0	0.0	0.0	0.0	0.0
Associates & JV	0.0	0.0	0.0	0.0	1.0
Pre-tax Profit	**40.0**	**69.1**	**96.9**	**87.4**	**80.2**
Tax	-13.3	-14.7	-25.1	-22.7	-21.3
Profit After Tax	**26.7**	**54.4**	**71.8**	**64.7**	**58.9**
(-) Minority Interest	0.0	0.2	0.2	0.2	0.2
Net Profit	**26.8**	**54.3**	**71.6**	**64.5**	**58.7**
(-) Exceptionals	-9.9	-51.9	0.0	0.0	0.0
Core Net Profit	**36.7**	**106.2**	**71.6**	**64.5**	**58.7**

Key Ratios

FYE Dec	FY24	FY25	FY26F	FY27F	FY28F
Revenue Growth (%)	-19.2%	189.7%	1.6%	-5.1%	-4.9%
CNP Growth (%)	640.1%	189.4%	-32.6%	-9.9%	-8.9%
Core EPS (sen)	3.6	10.3	6.9	6.3	5.7
P/E (x)	14.3	5.0	7.3	8.2	9.0
P/B (x)	2.7	1.9	1.6	1.4	1.3
EV/EBITDA (x)	10.3	2.7	3.5	3.3	6.3
DPS (sen)	0.0	1.0	2.1	1.9	1.7
Dividend Yield (%)	0.0%	2.0%	4.1%	3.7%	3.4%
EBITDA margin (%)	16.8%	16.3%	13.2%	12.7%	12.3%
EBIT margin (%)	15.5%	16.2%	12.7%	12.1%	11.7%
PBT margin (%)	15.5%	9.2%	12.7%	12.1%	11.7%
PAT margin (%)	10.4%	7.3%	9.4%	9.0%	8.6%
NP margin (%)	10.4%	7.3%	9.4%	8.9%	8.6%
CNP margin (%)	14.2%	14.2%	9.4%	8.9%	8.6%
ROE (%)	18.7%	38.8%	22.1%	17.5%	14.3%
ROA (%)	9.8%	21.9%	13.3%	11.2%	9.5%
Gearing (%)	0.0%	0.0%	0.0%	0.0%	0.0%
Net gearing (%)	Net Cash	Net Cash	Net Cash	Net Cash	Net Cash

Assumptions

Orderbook replenishment (RM m)*	902.0	0.0	1300.0	900.0	900.0

Historical numbers reflect actual orderbook replenishment

Valuations	FY27F
Core EPS (RM)	0.063
P/E multiple (x)	9.5
Fair Value (RM)	**0.60**
ESG premium/discount	0.0%
Implied Fair Value (RM)	**0.60**

Source: Company, Apex Securities

Balance Sheet

FYE Dec (RM m)	FY24	FY25	FY26F	FY27F	FY28F
Cash	81.1	201.0	172.5	226.7	275.3
Receivables	153.4	100.4	102.0	96.8	92.1
Inventories	0.0	1.0	2.0	3.0	4.0
Other current assets	123.5	162.8	165.4	157.0	149.3
Total Current Assets	**358.1**	**469.3**	**520.7**	**561.3**	**597.5**
Fixed Assets	14.6	16.4	16.2	16.6	17.8
Intangibles	0.0	1.0	2.0	3.0	4.0
Other non-current assets	0.0	0.0	0.0	0.0	0.0
Total Non-Current Assets	**14.6**	**16.4**	**16.2**	**16.6**	**17.8**
Short-term debt	0.0	0.0	0.0	0.0	0.0
Payables	161.7	185.2	194.9	186.3	177.9
Other current liabilities	15.0	27.1	18.3	22.5	27.0
Total Current Liabilities	**176.7**	**212.2**	**213.1**	**208.8**	**204.9**
Long-term debt	0.0	0.0	0.0	0.0	0.0
Other non-current liabilities	0.0	0.0	0.0	0.0	0.0
Total Non-Current Liabilities	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**
Shareholder's equity	195.2	272.5	322.7	367.8	408.9
Minority interest	0.8	1.0	1.2	1.3	1.5
Total Equity	**196.0**	**273.5**	**323.8**	**369.1**	**410.4**

Cash Flow

FYE Dec (RM m)	FY24	FY25	FY26F	FY27F	FY28F
Pre-tax profit	**40.0**	**69.1**	**96.9**	**87.4**	**80.2**
Depreciation & amortisation	3.4	3.8	3.6	3.9	3.9
Changes in working capital	-43.5	-1.8	-7.5	5.1	4.0
Others	2.2	33.3	-25.2	-24.0	-22.7
Operating cash flow	**2.1**	**104.4**	**67.8**	**72.4**	**65.4**
Net capex	-2.4	-5.5	-3.4	-4.3	-5.0
Others	2.4	3.0	4.3	5.5	5.9
Investing cash flow	**0.0**	**-2.5**	**0.9**	**1.2**	**0.8**
Dividends paid	0.0	-15.9	-21.5	-19.3	-17.6
Others	0.8	21.9	0.0	0.0	0.0
Financing cash flow	**0.8**	**5.9**	**-21.5**	**-19.3**	**-17.6**
Net cash flow	**2.9**	**107.8**	**47.2**	**54.2**	**48.7**
Forex	0.0	0.0	0.0	0.0	0.0
Others	0.0	0.0	0.0	0.0	0.0
Beginning cash & cash equivalent	69.0	66.9	99.0	146.2	200.4
Ending cash & cash equivalent	71.9	174.7	146.2	200.4	249.0
Fixed deposits with licensed banks	9.2	26.3	26.3	26.3	26.3
Placement in short-term investments	5.0	75.8	0.0	0.0	0.0
Total cash & deposits	**81.1**	**201.0**	**172.5**	**226.7**	**275.3**

ESG Matrix Framework:

Environment

Parameters	Rating	Comments
Climate	★★	Scope 1 emissions increased to 2,838.43 tCO2e (FY24: 1,833.81 tCO2e), while Scope 2 emissions rose to 1,983.45 tCO2 E (FY2024: 482.14 tCO2e), in line with higher fuel consumption and electricity usage across active project sites. For Scope 3, emissions increased to 1,528.72 tCO2e in FY2025 (FY24: 1,254.83 tCO2e), reflecting increased workforce activity levels.
Waste & Effluent	★★★	Recycled 66% of waste generated in FY25, an improvement of 8% from FY24.
Energy	★★	Total energy consumption stood at 50,858.33 GJ in FY25, a 121% increase from 23,050.44 GJ in FY24.
Water	★★	Total water consumption increased to 75,031 m3 in FY25, a 40% increase from 53,683 m3 in FY24.
Compliance	★★★	In compliance with local environmental regulations.

Social

Diversity	★★	Male-dominated workforce, 74% male and 26% female composition.
Human Rights	★★★	0 human rights violations and incidence of non-compliance with regards to labour matters recorded in FY25.
Occupational Safety and Health	★★★	0 lost time incidents and fatality recorded in FY25.
Labour Practices	★★★	Meets the standards mandated by the Workers' Minimum Standards of Housing, Accommodations, and Amenities (Amendment) Act 2019.

Governance

CSR Strategy	★★★	The Group contributed RM20,206 towards upgrading works at SJKC Soo Jin in Pekan Kapar, the UOB Heartbeat Run fundraiser organised in partnership with the SOLS Foundation, as well as community activities organised by Persatuan Penganut Dewa Lin San Kuala Lumpur and Bomba Klang in conjunction with its Hari Raya celebration event.
Management	★★★	1/8 female board composition, 3/8 independent directors.
Stakeholders	★★★	Major announcements and financial reports were announced in timely manner.

Overall ESG Scoring: ★★★

Recommendation Framework:
BUY: Total returns* are expected to exceed 10% within the next 12 months.
HOLD: Total returns* are expected to be within +10% to – 10% within the next 12 months.
SELL: Total returns* are expected to be below -10% within the next 12 months.
TRADING BUY: Total returns* are expected to exceed 10% within the next 3 months.
TRADING SELL: Total returns* are expected to be below -10% within the next 3 months.
*Capital gain + dividend yield

Sector Recommendations:
OVERWEIGHT: The industry defined by the analyst is expected to exceed 10% within the next 12 months.
NEUTRAL: The industry defined by the analyst is expected to be within +10% to – 10% within the next 12 months.
UNDERWEIGHT: The industry defined by the analyst, is expected to be below -10% within the next 12 months.

ESG Rating Framework:
★★★★★ : Appraised with 3% premium to fundamental fair value
★★★★ : Appraised with 1% premium to fundamental fair value
★★★ : Appraised with 0% premium/discount to fundamental fair value
★★ : Appraised with -1% discount to fundamental fair value
★ : Appraised with -5% discount to fundamental fair value

As of **Thursday, 23 Jul, 2026**, the analyst(s), whose name(s) appears on the front page, who prepared this report, has interest in the following securities covered in this report:
(a) nil.