

Research Team

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Recommendation:	BUY
Current Price:	RM 0.52
Previous Target Price:	RM 0.60
Target Price:	↑ RM 0.67
Capital Upside/ Downside:	30.1%
Dividend Yield (%):	4.4%
Total Upside/ Downside	34.5%

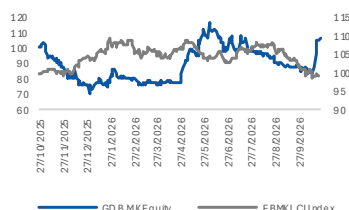
Stock Information

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)	1.2
Free float (%)	37.8
3M Average Volume (m)	2.0
3M Average Value (RM' m)	0.9

Top 3 Shareholders

	(%)
Young Andy Lai Wee	14.7
Chc Holdings Sdn Bhd	11.3
Lo Tzone Leong	11.3

Share Price Performance



	1M	3M	12M
Absolute (%)	19.8	9.6	4.0
Relative (%)	24.8	16.2	4.6

Earnings Summary

FYE Dec	FY26F	FY27F	FY28F
Revenue (RM'm)	822.8	960.4	925.1
PATAMI (RM'm)	75.1	78.1	72.2
CNP (RM'm)	75.1	78.1	72.2
EPS - core (sen)	7.3	7.6	7.0
P/E(x)	7.1	6.8	7.4

Source: Company, Apex Securities

GDB Holdings Bhd

Record ParkCity Win Lifts Order Book to RM2.05bn

- GDB has secured a RM1,017.0m main building works contract from Perdana ParkCity for ParkCity Residences in Desa ParkCity, the largest residential award in the Group's history, commencing on 4 November 2026.
- The award lifts the Group's order book to c.RM2.05bn, its highest in five years, extending earnings visibility to FY2031.
- The Group's tender book stands at c.RM3.3bn following the ParkCity award, comprising prospective projects spanning industrial, data centre, commercial, mixed-use, infrastructure and residential sectors.
- Maintain BUY with an increased TP of RM0.67 (from RM0.60), based on 9.5x P/E applied to a roll-forward FY28F EPS of 7.0 sen.

Secured RM1.02bn ParkCity Residences contract. GDB, via its wholly-owned subsidiary Grand Dynamic Builders Sdn Bhd, has accepted a Letter of Award dated 21 October 2026 from Perdana ParkCity Sdn Bhd for the main building works of ParkCity Residences in Desa ParkCity, Kuala Lumpur, for a contract sum of RM1,017.0m. The development comprises two residential blocks of 49 to 63 storeys with 433 apartments, erected on a 7-storey podium housing residential amenities and car parks, alongside a 2-storey basement car park. The contract commences on 4 November 2026 for a duration of 58 months, with completion scheduled for 18 August 2031. The Group intends to fund the contract through internally generated funds and/or bank borrowings.

Our View. We view this contract award **positively**. At RM1,017.0m, the award is the largest residential contract in the Group's history and roughly doubles its order book to c.RM2.05bn. It also extends a relationship with Perdana ParkCity dating back to 2013, during which the Group delivered One Central Park, Westside III and Park Regent at Desa ParkCity. **Applying a c.8% PAT margin, the contract could contribute roughly RM81.4m in cumulative PAT, or c.RM17.0m a year over its c.58-month tenure, equivalent to c.21.8% of our FY27F core net profit.** Execution risk appears manageable given the Group's quality track record, with Park Regent achieving a BuildQAS score of 85.5% and Metrohub 4 a QCLASSIC score of 90%. That said, running two large high-rise jobs concurrently, namely Wolo and ParkCity, will test project management capacity and working capital, while the long tenure exposes margins to building material and labour cost movements.

Outlook. GDB's order book now stands at c.RM2.05bn, or c.2.7x FY25 revenue, providing earnings visibility through FY2031. YTD contract wins total a record RM1.81bn, comprising ParkCity Residences (RM1,017.0m), the Wolo Hotel & Residences Mont Kiara KL (RM439.4m), Sarawak roadworks (RM121.4m), the PRAB Phase 3 flood forecasting sub-contract (RM119.0m) and the water treatment plant in Song (RM115.5m). The tender book stands at c.RM3.3bn following the ParkCity award, spanning industrial, data centre, commercial, mixed-use, infrastructure and residential sectors. Demand for high-end residential towers in established Klang Valley enclaves such as Desa ParkCity, alongside industrial, data centre and Sarawak infrastructure work, continues to underpin the Group's pipeline across Peninsular and East Malaysia.

Earnings Revision. Following the new contract award, GDB's FY26 order book replenishment has surpassed our assumption of RM1.3bn. We have revised our FY26 order book replenishment assumption upward to RM2.0bn, while also maintaining our FY27 and FY28 assumptions RM900m each. Consequently, we have upgraded our earnings forecasts for FY26F/FY27F/FY28F by 4.9%/21.1%/23.0%, respectively, to RM75.1m/RM78.1m/RM72.2m.

Valuation & Recommendation. We maintain our **BUY** recommendation on GDB with an increased TP of **RM0.67** (from **RM0.60**), based on 9.5x P/E applied to a roll-forward FY28F EPS of 7.0 sen, alongside a three-star ESG rating. We continue to like GDB for (i) its sizeable tenderbook of c.RM3.3bn, (ii) its expansion into Sarawak infrastructure works, and (iii) its diversification into property development.

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

Company Update

Tuesday, 27 Oct, 2026

Financial Highlights

Income Statement

FYE Dec (RM m)	FY24	FY25	FY26F	FY27F	FY28F
Revenue	258.2	748.1	822.8	960.4	925.1
Gross Profit	55.8	125.7	109.8	113.5	106.5
EBITDA	43.4	122.3	105.3	109.6	102.4
Depreciation & Amortisation	-3.4	-1.2	-3.6	-3.9	-3.9
EBIT	40.0	121.0	101.6	105.7	98.6
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	101.6	105.7	98.6
Tax	-13.3	-14.7	-26.3	-27.5	-26.2
Profit After Tax	26.7	54.4	75.3	78.2	72.4
(-) Minority Interest	0.0	0.2	0.2	0.2	0.2
Net Profit	26.8	54.3	75.1	78.1	72.2
(-) Exceptionals	-9.9	-51.9	0.0	0.0	0.0
Core Net Profit	36.7	106.2	75.1	78.1	72.2

Key Ratios

FYE Dec	FY24	FY25	FY26F	FY27F	FY28F
Revenue Growth (%)	-19.2%	189.7%	10.0%	16.7%	-3.7%
CNP Growth (%)	640.1%	189.4%	-29.3%	3.9%	-7.5%
Core EPS (sen)	3.6	10.3	7.3	7.6	7.0
P/E (x)	14.5	5.0	7.1	6.8	7.4
P/B (x)	2.7	1.9	1.6	1.4	1.2
EV/EBITDA (x)	10.4	2.7	3.4	2.8	5.2
DPS (sen)	0.0	1.0	2.2	2.3	2.1
Dividend Yield (%)	0.0%	1.9%	4.2%	4.4%	4.1%
EBITDA margin (%)	16.8%	16.3%	12.8%	11.4%	11.1%
EBIT margin (%)	15.5%	16.2%	12.4%	11.0%	10.7%
PBT margin (%)	15.5%	9.2%	12.4%	11.0%	10.7%
PAT margin (%)	10.4%	7.3%	9.2%	8.1%	7.8%
NP margin (%)	10.4%	7.3%	9.1%	8.1%	7.8%
CNP margin (%)	14.2%	14.2%	9.1%	8.1%	7.8%
ROE (%)	18.7%	38.8%	23.0%	20.5%	16.7%
ROA (%)	9.8%	21.9%	13.5%	11.9%	10.2%
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)*	2000.0	900.0	900.0
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*Historical numbers reflect actual orderbook replenishment

Valuations	FY28F
Core EPS (RM)	0.070
P/E multiple (x)	9.5
Fair Value (RM)	0.67
ESG premium/discount	0.0%
Implied Fair Value (RM)	0.67

Source: Company, Apex Securities

Balance Sheet

FYE Dec (RM m)	FY24	FY25	FY26F	FY27F	FY28F
Cash	81.1	201.0	170.4	221.9	281.6
Receivables	153.4	100.4	110.5	128.9	124.2
Inventories	0.0	1.0	2.0	3.0	4.0
Other current assets	123.5	162.8	179.1	209.0	201.3
Total Current Assets	358.1	469.3	540.8	640.7	687.9
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	212.1	252.0	243.5
Other current liabilities	15.0	27.1	18.6	24.2	30.3
Total Current Liabilities	176.7	212.2	230.7	276.1	273.8
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	325.1	379.8	430.3
Minority interest	0.8	1.0	1.2	1.3	1.5
Total Equity	196.0	273.5	326.3	381.1	431.8

Cash Flow

FYE Dec (RM m)	FY24	FY25	FY26F	FY27F	FY28F
Pre-tax profit	40.0	69.1	101.6	105.7	98.6
Depreciation & amortisation	3.4	3.8	3.6	3.9	3.9
Changes in working capital	-43.5	-1.8	-12.3	-8.6	4.0
Others	2.2	33.3	-26.1	-27.3	-25.8
Operating cash flow	2.1	104.4	66.8	73.8	80.6
Net capex	-2.4	-5.5	-3.4	-4.3	-5.0
Others	2.4	3.0	4.3	5.4	5.8
Investing cash flow	0.0	-2.5	0.9	1.1	0.7
Dividends paid	0.0	-15.9	-22.5	-23.4	-21.7
Others	0.8	21.9	0.0	0.0	0.0
Financing cash flow	0.8	5.9	-22.5	-23.4	-21.7
Net cash flow	2.9	107.8	45.2	51.5	59.7
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	144.1	195.6
Ending cash & cash equivalent	71.9	174.7	144.1	195.6	255.3
Fixed deposits with licensed banks	9.2	26.3	26.3	26.3	26.3
Placement in short-term investment	5.0	75.8	0.0	0.0	0.0
Total cash & deposits	81.1	201.0	170.4	221.9	281.6

ESG Matrix Framework:

Environment

Parameters	Rating	Comments
Climate	★★	Scope 1 emissions increased to 2,838.43 tCO ₂ e (FY24: 1,833.81 tCO ₂ e), while Scope 2 emissions rose to 1,983.45 tCO ₂ e (FY2024: 482.14 tCO ₂ e), in line with higher fuel consumption and electricity usage across active project sites. For Scope 3, emissions increased to 1,528.72 tCO ₂ e in FY2025 (FY24: 1,254.83 tCO ₂ e), 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 m ³ in FY25, a 40% increase from 53,683 m ³ 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

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As of **Tuesday, 27 Oct, 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.