FACULTY OF BUSINESS AND MANAGEMENT

BACHELOR OF BUSINESS ADMINISTRATION (HONS.) FINANCE

INDUSTRIAL TRAINING REPORT (MGT666)

MALAYSIAN RESOURCES CORPORATION BERHAD

THE DETERMINANTS OF DIVIDEND POLICY: EVIDENCE FROM MALAYSIAN LISTED PROPERTY AND CONSTRUCTION COMPANIES

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EXECUTIVE SUMMARY

In order to graduate with a Bachelor of Business Administration (Hons.) Finance, it is mandatory to undergo an internship. During my internship for 6 months-period at Malaysian Resources Corporation Berhad (MRCB), a leading and prominent player in Malaysian property, infrastructure and construction sector, I developed key skills in financial operations. The role, experience, knowledge and skills I gained have improved and honed my organizational, communication and time management skills. I acquired useful knowledge about payment processing, financial reporting, and the importance of maintaining data integrity. This hands-on experience was transformative, significantly improving my technical skills and contributing to my professional growth. In my research study, I explore how leverage, profitability and liquidity influence dividend payout ratios in the Malaysian property and construction market. The study addresses several challenges for the Malaysian property and construction market that significantly impact dividend policy. By aiming to develop effective dividend policies that balance shareholder expectations with sustainable growth, my research seeks to enrich the literature on dividend policy in Malaysia and provide insights for investors and managers in these sectors. Ultimately, the findings aim to contribute to a better understanding of dividend dynamics in emerging markets and support the formulation of robust strategies for long-term growth.

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2.1 Company's Name, Location and Background

Figure 2: MRCB's Company Logo

Malaysian Resources Corporation Berhad headquartered at Level 30, Menara Allianz Sentral, No. 203, Jalan Tun Sambanthan, Kuala Lumpur Sentral, 50470 Kuala Lumpur, Malaysia. It is a leading urban property and infrastructure developer in Malaysia founded in 1969 and has established itself as a prominent player in the Malaysian property and construction sectors. Initially, the company's journey began with a focus on engineering and construction services, but it has since diversified into various aspects of property development and environmental services.

Malaysian Resources Corporation Berhad (MRCB) is best known for its flagship development, Kuala Lumpur Sentral, an iconic transportation hub that has become a cornerstone of Malaysia's urban development. This integrated development includes high-rise residential and commercial buildings, contributing significantly to the transformation of Kuala Lumpur's urban landscape. The success of Kuala Lumpur Sentral has cemented MRCB's reputation for delivering large-scale, integrated urban projects.

In addition to its property development ventures, MRCB engages in engineering, construction and environmental services. The company is listed on the main market of Bursa Malaysia Securities Berhad and the company's largest shareholder is Employees Provident Fund of Malaysia (EPF), which underscores its prominence in the industry. MRCB is committed to sustainable development and innovation, constantly seeking to enhance the quality of urban living while contributing to the economic growth of Malaysia. Through its diversified portfolio and strategic initiatives, MRCB continues to play a pivotal role in shaping the country's urban future.