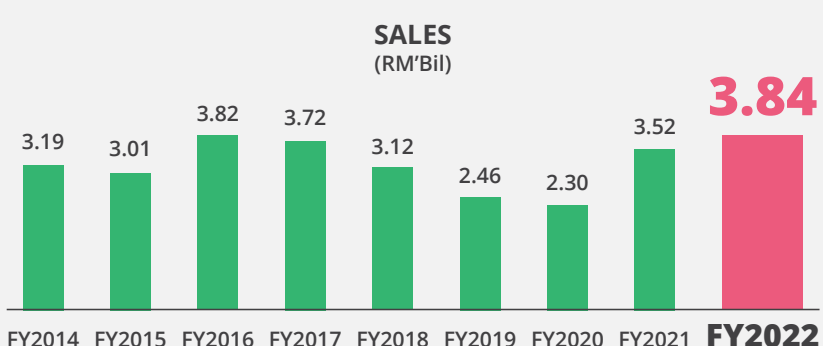


HIGHEST EVER SALES IN FY2022

CONSISTENTLY STRONG COUNTER-CYCLICAL GROWTH

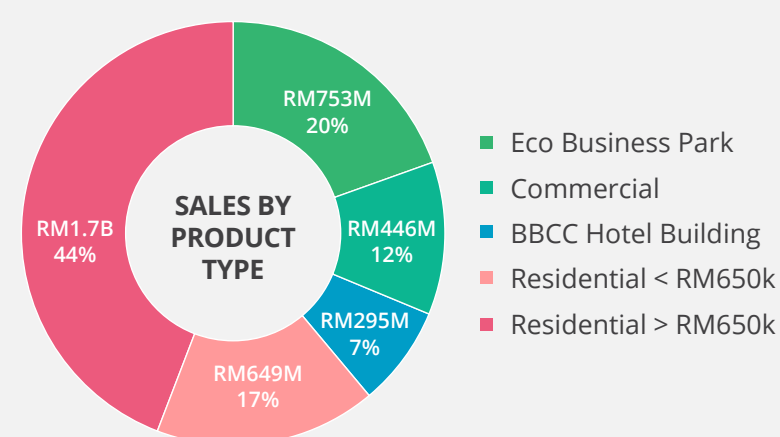


Result of concerted efforts over the years to:

- Reinvent the Group's business model, expand our product range and market reach
- Reduce, reset and optimise our cost structure
- Digitalise our operations to ramp up efficiency & productivity + future-proof our business

INCREASINGLY DIVERSIFIED PORTFOLIO

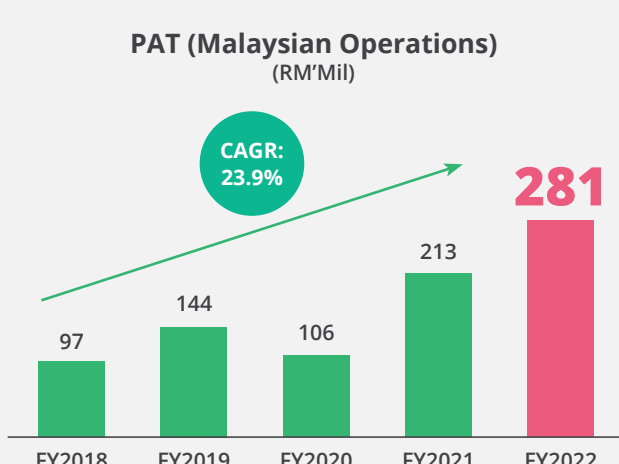
EXPANDING PRODUCT RANGE ACROSS ALL MARKET SEGMENTS



- Eco Business Parks achieved 156% of FY2021 sales and > 3X FY2020 sales
- RM446 million commercial properties to offer lifestyle amenities to growing EcoWorld Communities
- More than RM2.3 bil homes sold across a range of price points from affordable to upgrader and luxury

RECORD PAT FROM MALAYSIAN OPERATIONS

HIGH 5-YEAR CAGR DESPITE PANDEMIC

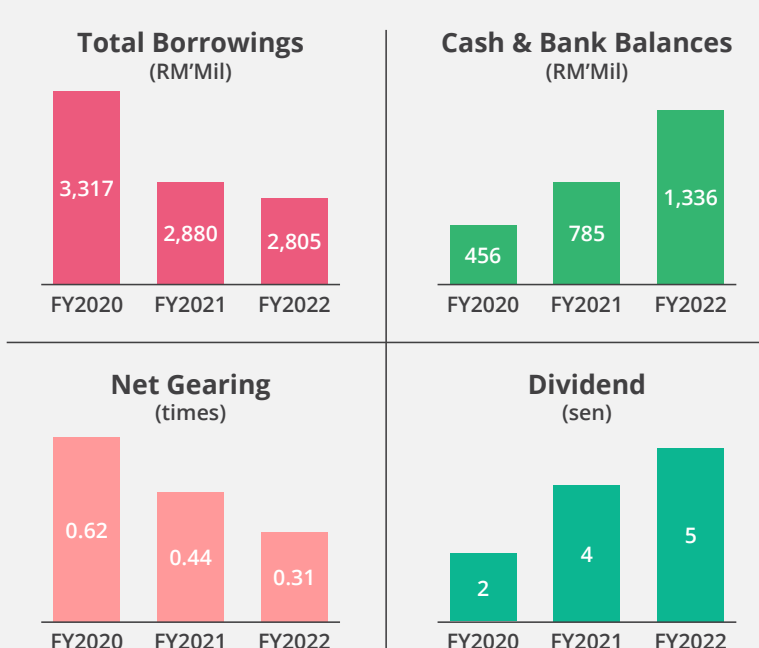


Highest ever PAT from Malaysian operations of RM281.3 million in FY2022, 32% higher than FY2022:

- RM67.2 million increase in gross profit due to **improvement in the gross profit margin** from 20.7% to 24.0%
- RM7.0 million **continued savings on selling and marketing expenses**
- RM15.2 million **reduction in finance** costs as borrowings were repaid on or ahead of schedule

STRONGER BALANCE SHEET + HIGHER DIVIDENDS

AS AT 31 OCTOBER 2022



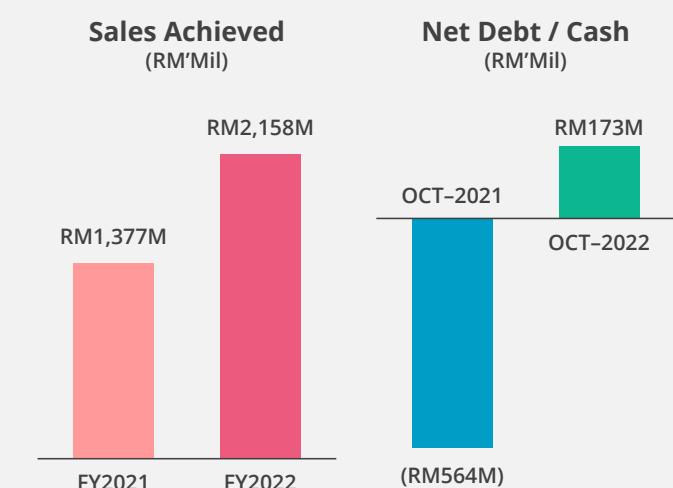
FY2022 TOTAL DIVIDEND: 5 SEN

Balance sheet as at 31 October 2022 continues to strengthen:

- **Lower net borrowings** to RM1.5 billion & reduction of **Net Gearing ratio to 0.31 times**
- **Higher dividend** declared in FY2022
- **Future revenue** from locked-in sales remains high at RM3.6 billion

27% INVESTMENT IN ECOWORLD INTERNATIONAL

FOCUS ON CASH GENERATION



- EWI achieved higher sales and turned cash positive by FY2022
- Targets to generate excess cash of approx RM900 million in FY2023
- Subject to necessary approvals, EWI aims to distribute excess cash to its shareholders in later part of 2023
- EWI's loss in FY2022 mainly due to project completions in prior years, losses by its UK joint ventures (JV), impairment of its investment in the EcoWorld-Ballymore JV & lower other income

FY2022 PAT (INCLUDING EWI)

(INCLUDING EWI)

RM157.2M

- FY2022 PAT after taking in RM43.1 million share of EWI's loss and RM81 million impairment of the Group's investment in EWI
- The impairment was made based on:
 - the longer period of time now required by EWI to generate future cashflows from its remaining projects; and
 - a higher weighted average cost of capital ("WACC") applied to discount the future cashflows given the more than 200-basis point increase in the UK risk-free rates from FY2021 to FY2022

FY2023 SALES TARGET

FOCUS ON ENHANCING VALUE & IMPROVING RETURNS



RM3.5B

- Target to continue improving returns by launching products with **higher profit margins / higher absolute profits psf** of land to derive optimal returns from valuable matured land bank;
- Pursue leads with sizeable new industrialists at the Group's business parks to **accelerate overall value creation**, and
- **Generate sufficient cashflows** that will enable the Group to:
 - continue to comfortably meet all on-going operational commitments;
 - achieve targeted growth aspirations; and
 - maintain and improve on returns to shareholders
- Strong balance sheet + matured cash generative Malaysian projects + no financial commitment to EWI
 - ➔ **well positioned to pursue good landbanking opportunities in FY2023**

SUSTAINABILITY HIGHLIGHTS



FTSE4Good

- Achieved 4-star ESG grading
- Top 25% by ESG Ratings amongst PLCs in FBM EMAS that have been assessed by FTSE Russell
- ✓ FTSE4Good Bursa Malaysia
- ✓ FTSE4Good Bursa Malaysia Shariah



UNGC Sustainability Performance Awards 2022

Winner of the SDG Ambition Benchmark 9: Land Degradation Neutrality Including Zero Deforestation