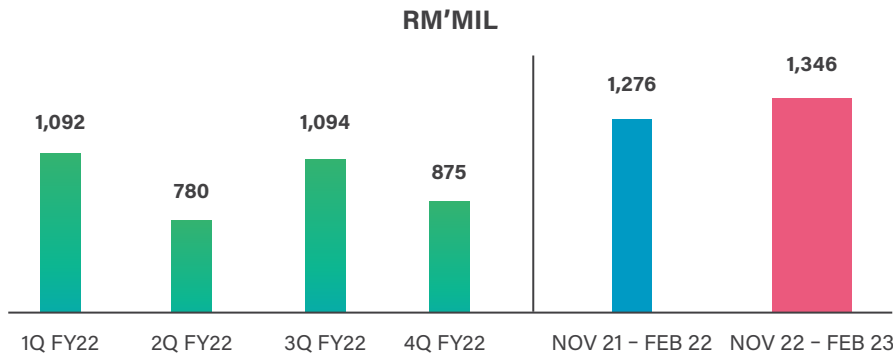


## SALES MOMENTUM SUSTAINED

FY2023 - 4 MONTHS UP TO 28 FEB 2023

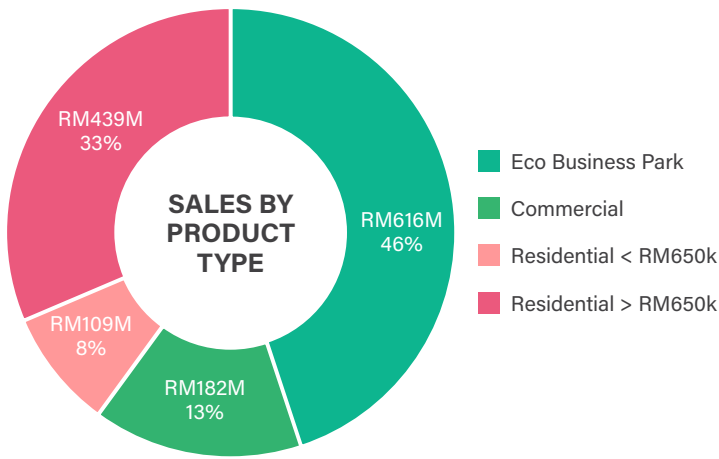


**38%**  
OF FY2023  
SALES TARGET  
ACHIEVED

Continued strong demand for EcoWorld's residential, commercial, and industrial products

## ANALYSIS OF SALES BY SEGMENT

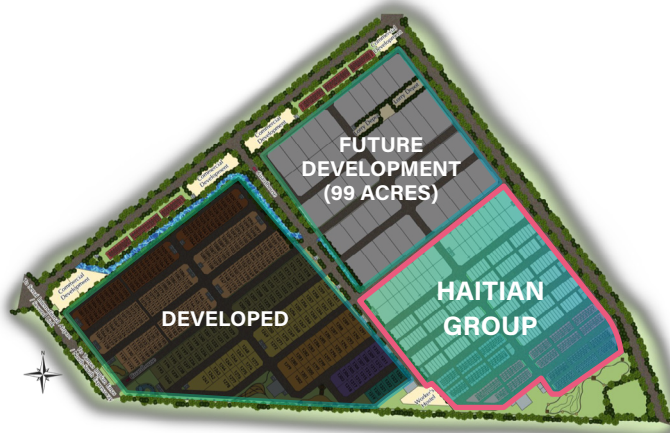
BOOSTED BY STRONG INDUSTRIAL DEMAND



- Eco Business Parks recorded RM616 mil (82% of FY2022 sales), boosted by strategic sale of 92 acres at EBP II to Haitian Group and new product launches at EBP I & EBP III + industrial land at EBP V
- RM182 mil commercial properties sold from our matured townships: Hana Square @ Eco Ardence + retail shops & shop offices across our townships at Iskandar Malaysia
- Residential properties recorded RM548 mil sales:
  - RM439 mil homes priced >RM650,000
  - RM109 mil homes priced <RM650,000

## SALE TO HAITIAN GROUP

CATALYTIC EFFECT + VALUE CREATION FOR REMAINING LANDS AT EBP II



Eco Business Park II Master Plan

### HAITIAN GROUP

Leading industrial equipment manufacturer from China which specialises in the production of a wide range high precision industrial machines and solutions.

- Presence of global player expected to generate strong catalytic effect to draw in upstream and downstream businesses, thus accelerating development and value creation for remaining lands at EBP II

## NEW RESIDENTIAL LAUNCHES

1Q FY2023 - MAINLY UPGRADER PRODUCTS

### ECO CENTRAL

- Bohemia @ Eco Sanctuary**  
Cluster Semi-D & Semi-D
- Birchpark @ Eco Forest**  
Co-Home, Double Storey Terrace, Garden Homes
- SWNK Houze @ BBCC**  
Serviced Residences

### ECO SOUTH

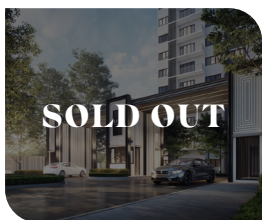
- The Commune @ Eco Botanic 2**  
Cluster Terrace
- Aranya & Caia @ Eco Tropics**  
Double Storey Terrace

### ECO NORTH

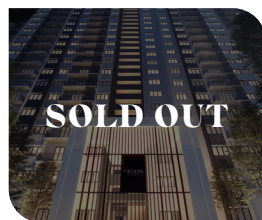
- Camdon @ Eco Horizon**  
Double Storey Terrace

## duduk FOR THE YOUNG AT HEART

### LAUNCHES IN FY2020



**HUNI**  
ECO ARDENCE



**SE RUANG**  
ECO SANCTUARY

### LATEST LAUNCH



**HANA**  
ECO ARDENCE

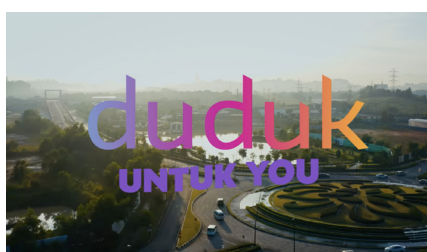
MARCH 2023

### COMING SOON

**SA.YOUNG**  
ECO BOTANIC

**SANTAI**  
ECO SPRING

**RIANG**  
ECO MAJESTIC



**NEW CONCEPT VIDEO**  
CLICK TO WATCH

## FINANCIAL UPDATES

1Q FY2023

### Revenue

**RM484.7 mil**

Lower than 1Q FY2022 due to festive period and completion of several parcels in FY2022

### Share of M'sia JVs

**RM23.4 mil**

### Gross Profit

**RM126.3 mil**

Higher than 1Q FY2022 due to cost savings realised

### GP Margin

**26.1%**

### Profit After Tax

**RM57.0 mil**

### Share of EWI Results

**(RM5.2 mil)**

Higher loss than 1Q FY2022 mainly due to weakening of GBP vs RM

## LOW GEARING → AMPLE CAPACITY FOR LANDBANKING

Total Borrowings

**RM2.55B**

Cash & Bank Balances

**RM1.01B**

Gross Gearing

**0.54x**

Net Gearing

**0.33x**

Future Revenue

**RM4.03B**

Well positioned to acquire new lands or explore strategic joint ventures to add landbank to enhance future growth prospects