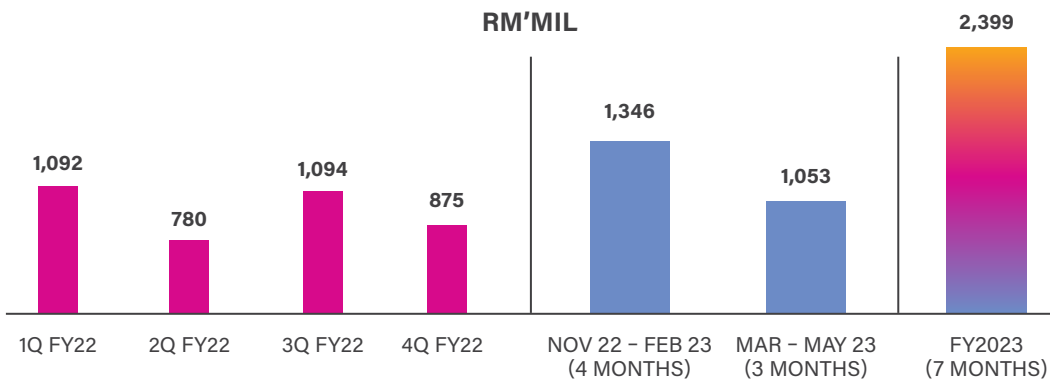


SALES MOMENTUM SUSTAINED

FY2023 - 7 MONTHS UP TO 31 MAY 2023

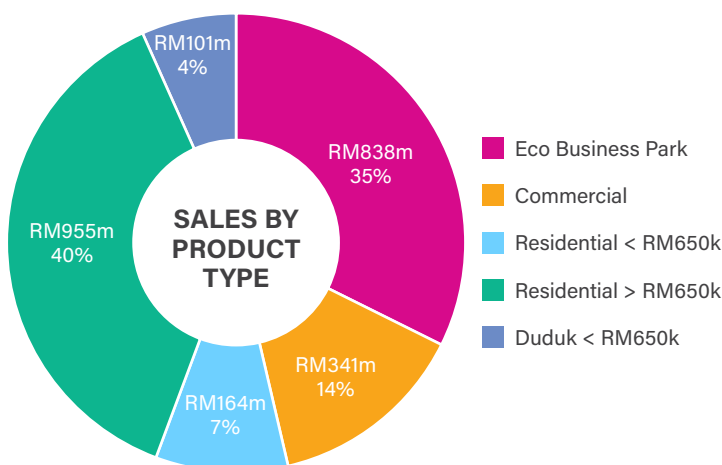


69%
OF FY2023
RM3.5B
SALES TARGET
ACHIEVED

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

ANALYSIS OF SALES BY SEGMENT

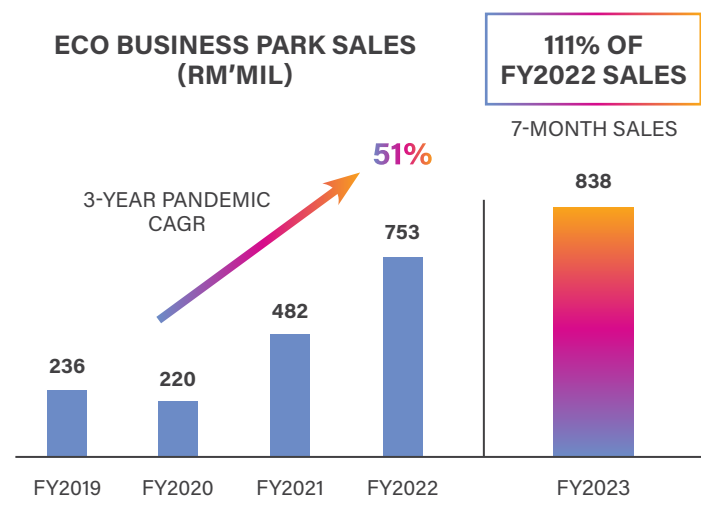
DEMAND FOR RESIDENTIAL HOUSING REMAINED STRONG



- Residential properties recorded RM1.2 bil sales:
 - RM955 mil homes priced >RM650,000
 - RM265 mil homes priced <RM650,000
- RM341 mil commercial properties sold from our matured townships: SilverSquare @ Eco Majestic, Hana Square @ Eco Ardence + retail shops & shop offices across our townships at Iskandar Malaysia
- Eco Business Parks recorded RM838 mil, 111% of FY2022 sales (refer below)

GROWTH OF INDUSTRIAL SEGMENT

ACCELERATED DEMAND DURING AND POST-PANDEMIC



- FY2023 7 months sales boosted by new product launches at EBP I, EBP III & EBP V + industrial lands at EBP V and strategic sale of 92 acres at EBP II in 1Q FY2023
- Strong growth since FY2020 results of focused efforts to:
 - expand, diversify and customise our business park products and services to cater to a wide range of industrialists and business owners
 - form strategic alliances to strengthen and extend our network of local, international and multi-national industrialists

FINANCIAL UPDATES

2Q FY2023 VS 2Q FY2022

Revenue

RM420.8 mil

Lower due to lower contributions from several parcels substantially completed in FY2022

Share of M'sia JVs

RM24.1 mil

Higher contribution from active phases and newly launched phases

Profit After Tax

2Q FY2023

RM62.7 mil

YTD FY2023

RM119.7 mil

9.8% higher than 2Q YTD 2022

Gross Profit

RM107.6 mil

GP Margin

25.6%

Share of EWI Results

RM277k

Contributed profit attributable to higher forex gain, higher interest income and lower finance cost

2 sen

interim dividend declared in 2Q FY2023

HIGH FUTURE REVENUE + LOW GEARING

Future Revenue

RM4.29B

Total Borrowings

RM2.55B

Cash & Bank Balances

RM1.04B

Gross Gearing

0.53x

Net Gearing

0.31x

Clear earnings visibility + well positioned to acquire new land banks to enhance future growth

NEW LAUNCHES

1H FY2023 - PRODUCTS FOR ALL MARKETS

ECO CENTRAL

Bohemia @ Eco Sanctuary

Cluster Semi-D & Semi-D



Eden @ Eco Sanctuary
Co-Home

Birchpark @ Eco Forest

Co-Home, Double Storey Terrace & Garden Homes



SWNK Houze @ BBCC

Serviced Residences



Norton Garden @ Eco Grandeur

Courtyard Homes, Garden Homes



SilverSquare @ Eco Majestic

2-Storey Shop Office



ECO SOUTH

The Commune @ Eco Botanic 2

Cluster Terrace



Aranya, Caia, Aria & Nora @ Eco Tropics

Double Storey Terrace & Garden Homes



Chara & Theia @ Eco Spring

Double Storey Terrace



Bayfield @ Eco Spring

Semi-D

ECO NORTH

Camdon @ Eco Horizon

Garden Homes



Beldon @ Eco Horizon

Semi-D

duduk FOR THE YOUNG AT HEART

ECOWORLD

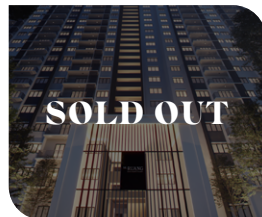
LAUNCHED IN FY2020

LATEST LAUNCH

COMING SOON



HUNI
ECO ARDENCE



SE.RUANG
ECO SANCTUARY



HANA
ECO ARDENCE

MARCH 2023

SA.YOUNG
ECO BOTANIC

SANTAI
ECO SPRING

RIANG
ECO MAJESTIC

CERIA
ECO HORIZON

SUSTAINABILITY UPDATES

KEY HIGHLIGHTS IN FY2023

JUNE 2023

MAY 2023



June dedicated as **World Environment Month** for the 2nd year running



The Star ESG Positive Impact Awards 2023 **Gold Winner - Sustainable Ecosystems**



Launch of EV Charging Station at Eco Ardence in collaboration with **ChargEV**



Malaysia Landscape Architecture Awards (MLAA13) 2022 **Winner of Environmental & Landscape Management Award**