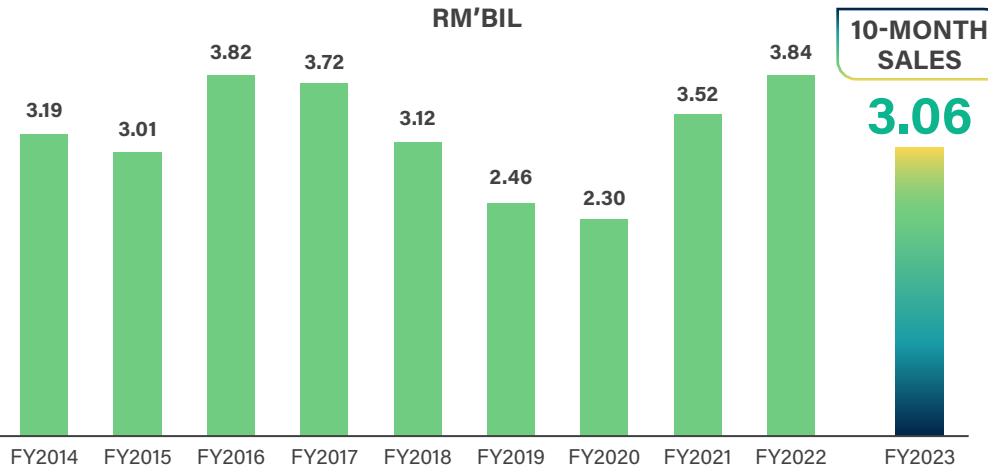


CONSISTENTLY STRONG SALES

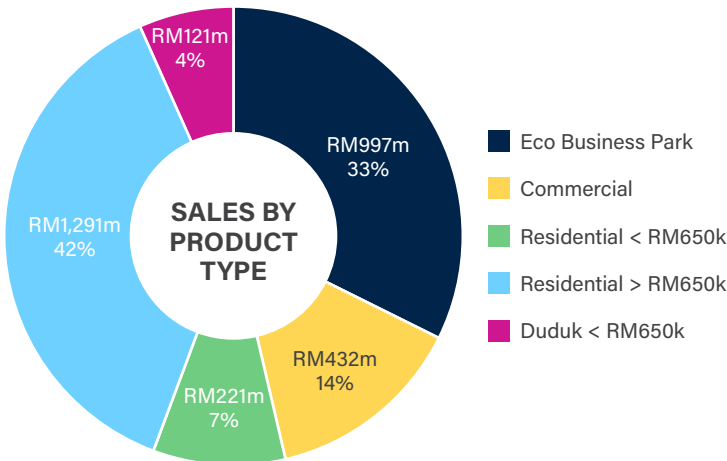
FY2023 - 10 MONTHS UP TO 31 AUG 2023



87%
OF FY2023
RM3.5B
TARGET
ACHIEVED

10-MONTH SALES ANALYSIS

ALL SEGMENTS DOING WELL



Residential properties recorded **RM1.63 bil** sales (53% of total):

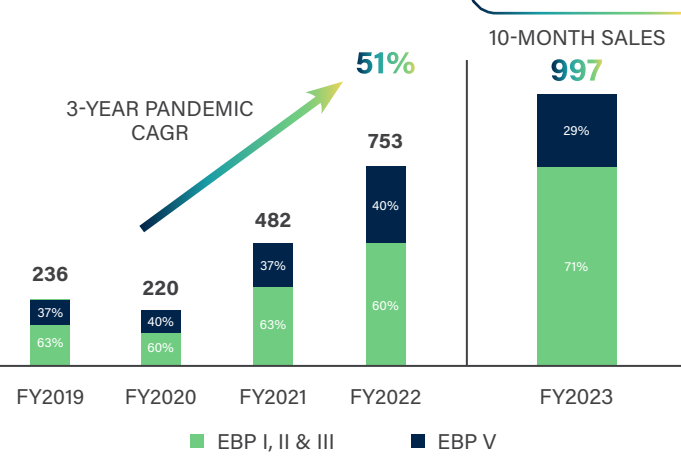
- **RM1.29 bil (79%) upmarket homes** priced > RM650,000
- **RM342 mil (21%) affordable homes** priced < RM650,000

RM432 mil commercial sales in 10 months, close to FY2022 full year of RM446 mil

GROWTH OF INDUSTRIAL SEGMENT

FUELLED BY LOCAL & INTERNATIONAL DEMAND

ECO BUSINESS PARK SALES (RM'MIL)



71% of FY2023 industrial sales-to-date from Iskandar Malaysia

- Exponential growth since FY2020 result of focused efforts to:
 - expand, diversify and customise business park products and services to cater to a wide range of industrialists and business owners
 - form strategic alliances to strengthen and extend network of local, international and multi-national industrialists

FINANCIAL UPDATES

3Q FY2023 VS 3Q FY2022

Revenue ↑ 7.4% **Gross Profit** ↑ 24.2% **GP Margin** 27.2%
 RM476.9 mil | RM129.6 mil

Higher due to improved product pricing, site progress achieved & cost savings realised on completed phases

Profit After Tax

3Q FY2023

RM66.3 mil

43.0% higher than 3Q FY2022

YTD FY2023

RM186.0 mil

19.7% higher than 3Q YTD 2022

2 sen

2nd interim dividend in 3Q FY2023

Total 4 sen dividends declared to-date for FY2023

Share of M'sia JVs
RM23.0 mil

Lower contribution due to completion of several phases in FY2022

Share of EWI Results
(RM5.8 mil)

Lower losses due to higher forex gain & interest income + lower finance cost & share of losses in EW London JV

FUTURE REVENUE + GEARING

Future Revenue
RM4.22B

Total Borrowings
RM2.46B

Cash & Bank Balances
RM976M

Gross Gearing
0.51x

Net Gearing
0.31x

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

RM214 mil dividend entitlement from EWI in Sep 2023 + future dividends expected to further strengthen EcoWorld Malaysia's future cash and net gearing position

NEW LAND ACQUISITIONS

403.78 ACRES LAND FOR EBP VI IN ISKANDAR MALAYSIA



403.78 acres
Freehold in Kulai, Iskandar Malaysia
Estimated GDV **RM1.58 Billion**

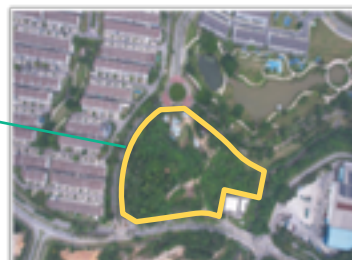
- Target medium and light industrial businesses
- 5 km from Kulai toll + easily accessible through the North-South Highway
- Good connectivity to the Second-Link Expressway, Senai-Desaru & Pasir Gudang Highways, Senai International Airport and various sea ports

6.92 ACRES LAND FOR **duduk** IN KLANG VALLEY



se.duduk
D'KIJANG

6.92 acres
Freehold land in Kajang, Selangor
Estimated GDV **RM500 million**
for **duduk** serviced apartment



Key **duduk** USPs all in place:

- Located within the matured township of Tropicana Heights
- Ready amenities with school, hospital, F&B and retail
- Public transport infrastructure - 2km to KTM, 1 stop to Kajang Interchange from KTM to MRT

COMING SOON

SA.YOUNG
ECO BOTANIC

SANTAI
ECO SPRING

RIANG
ECO MAJESTIC

CERIA
ECO HORIZON

se.duduk
D'KIJANG