CORPORATE PRESENTATION

3Q FY2025 (1 MAY 25 – 31 JULY 25)

SEPTEMBER 2025

ECOWORLD

CREATING TOMORROW & BEYOND

SALES PERFORMANCE

10 MONTHS (AS AT 31 AUG 2025)

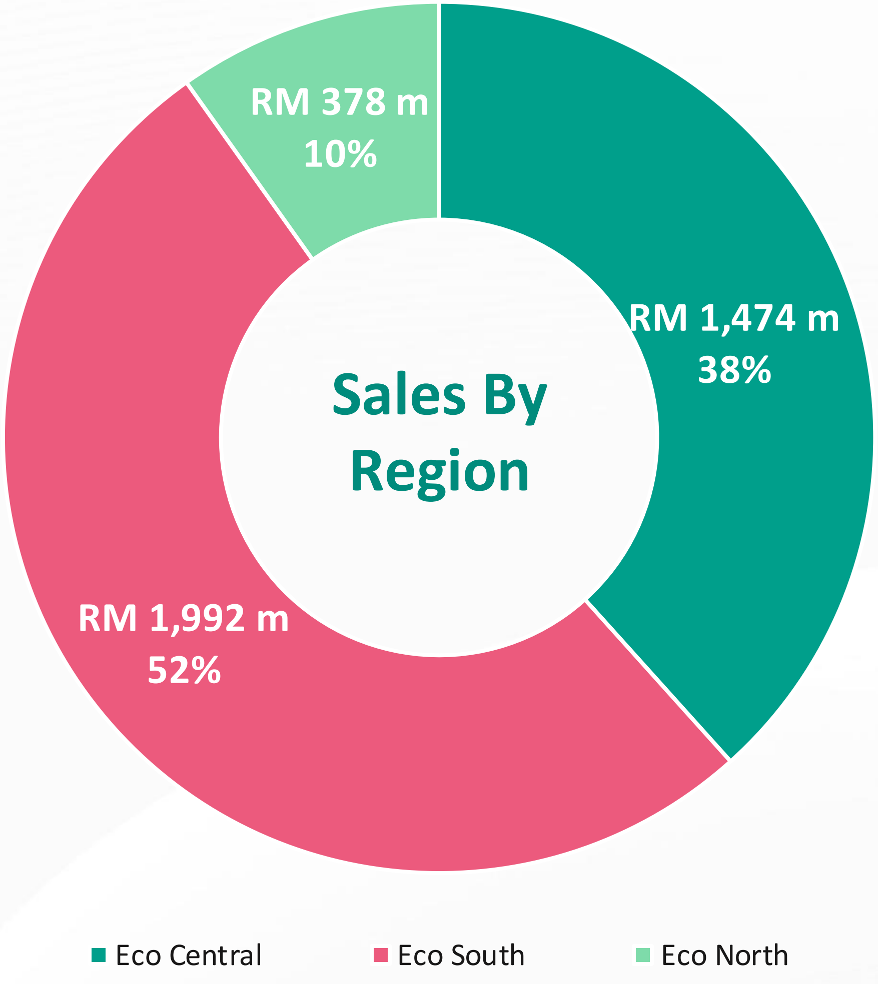
10-MONTH SALES AS AT 31 AUG 2025
FULL YEAR TARGET SURPASSED

Sales > Target by 10%

RM3.84 BILLION

achieved as at 31 Aug 2025

SALES BY REGION
HIGHEST CONTRIBUTION FROM ECO SOUTH



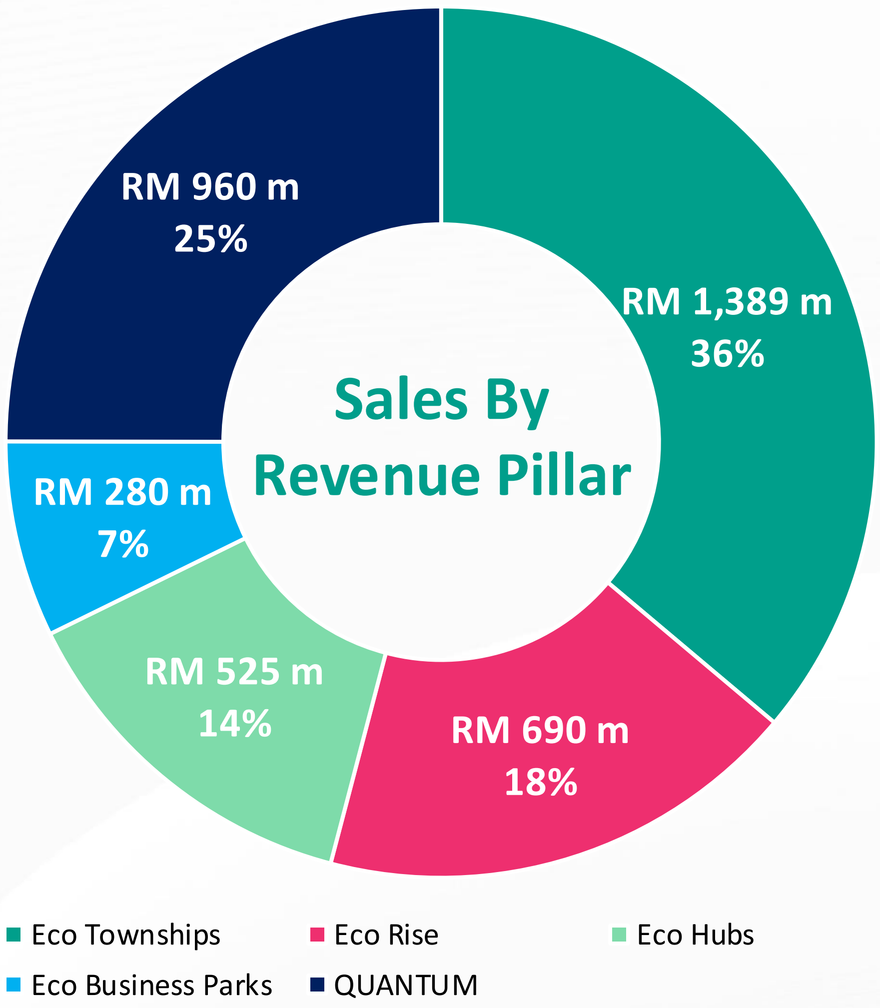
Eco South recorded RM1.99 billion with sustained demand in Iskandar Malaysia for residential, commercial & industrial properties

New Launches (Jun – Aug 2025)

Lanai Homes Semi-D Bungalow

Eco Sanctuary	• Se.Ruma (SA) • Se.Ruma Square (SO)
Eco Majestic	• Noblegate (Bungalow, Semi-D, Terrace House)
EBP II	• Industrial Land • Detached Factory

SALES BY REVENUE PILLAR
STRONG CONTRIBUTIONS FROM EVERY MARKET SEGMENT



Residential: RM2,079 M | 54% of Group Sales

Eco Townships - 79% sales from upgrader homes priced above RM650,000

Eco Rise - 60% sales from *duduk* apartments & 25% from SWNK Houze @ BBCC

Industrial : RM1,240 M |32% of Group Sales

QUANTUM - 2 parcels sold to hyperscalers - 138.532 acres in EBP I to Microsoft & 58.187 acres in EBP V to Pearl Computing

Eco Business Parks - sales of semi-d factories at EBP V + industrial land sales & detached factories at EBP II

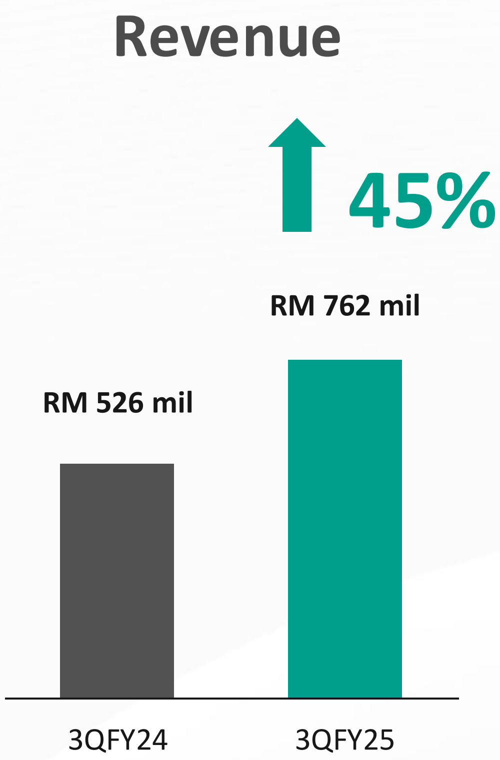
Commercial : RM525 M | 14% of Group Sales

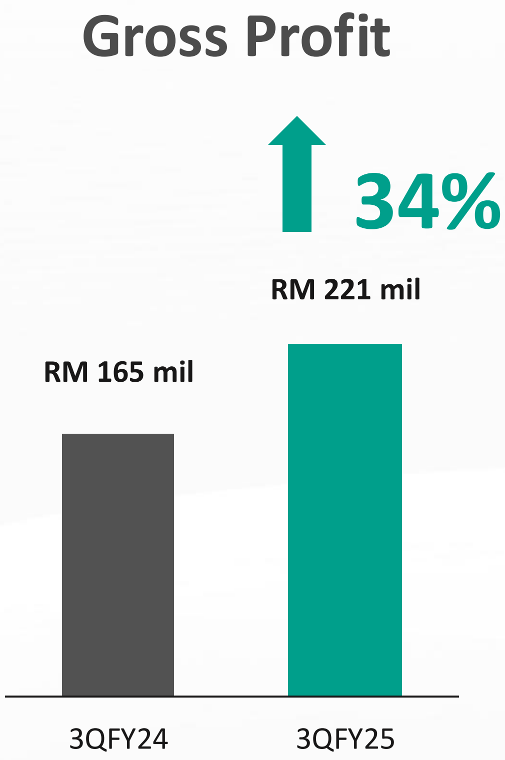
Eco Hubs - lifestyle, retail & strata shop offices + office suites @ Eco Townships, *duduk* + EBP projects; nearly 1/3 of sales from commercial units attached to *duduk*

FINANCIAL HIGHLIGHTS

3Q FY2025 (1 MAY 25 – 31 JULY 25)

FINANCIALS UPDATES
3Q FY2025 (1 MAY 25 – 31 JULY 25)



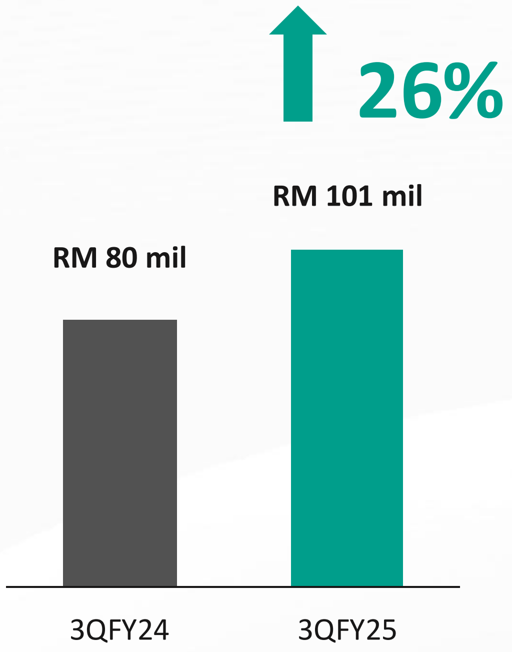


Revenue and gross profit increased due to:
- full consolidation of Paragon Pinnacle Sdn Bhd ("PPSB"), developer of Eco Grandeur & EBP V, after remaining 40% stake acquired; and
- higher revenue recognition from Eco Rise, reflecting stronger sales of high-rise residences since FY2024

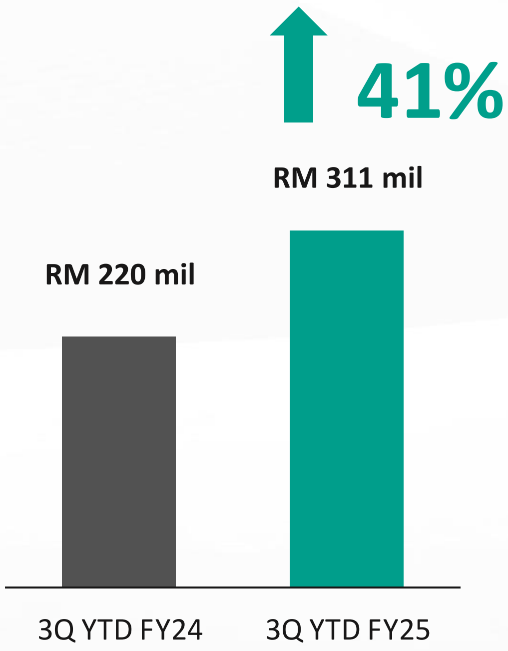
GP Margin moderated to 29.0% from 31.3% due to:
- higher cost savings realised from completed phases in 3Q FY2024; and
- higher contribution from Eco Rise products in 3Q FY2025, where margins are generally lower vs landed properties.

FINANCIALS UPDATES
3Q FY2025 (1 MAY 25 – 31 JULY 25)

PAT



YTD PAT (9 months)



YTD PAT increased due to increased stake in PPSB from 60% to 100%, completion of Quantum Edge industrial land sale & improvements in GP margins

FUTURE REVENUE
AS AT 31 AUG 2025

Future revenue from locked-in sales

RM5.14 billion

This provides:

1) Clear near & mid-term earnings visibility
2) Strong cash-flow certainty

STRONG BALANCE SHEET DEPLOYED FOR GROWTH
AS AT 31 JULY 2025

NET GEARING

0.53x

- **Robust Liquidity**
  - RM1.70 bil cash balance
  - RM5.14 bil future revenue (as at 31 Aug 2025) to support future cashflows
- **Near-Term Cash Inflows**
  - >RM1 bil remaining from industrial land sales proceeds
- **Cash-Generative Projects**
  - Ongoing matured projects now in high cashflow phase

COMMITMENT TO DIVIDEND PAYMENT
BALANCING GROWTH + REWARDING SHAREHOLDERS

2 sen

interim dividend declared in 3Q FY2025

5 sen

YTD cumulative dividend declared for FY2025

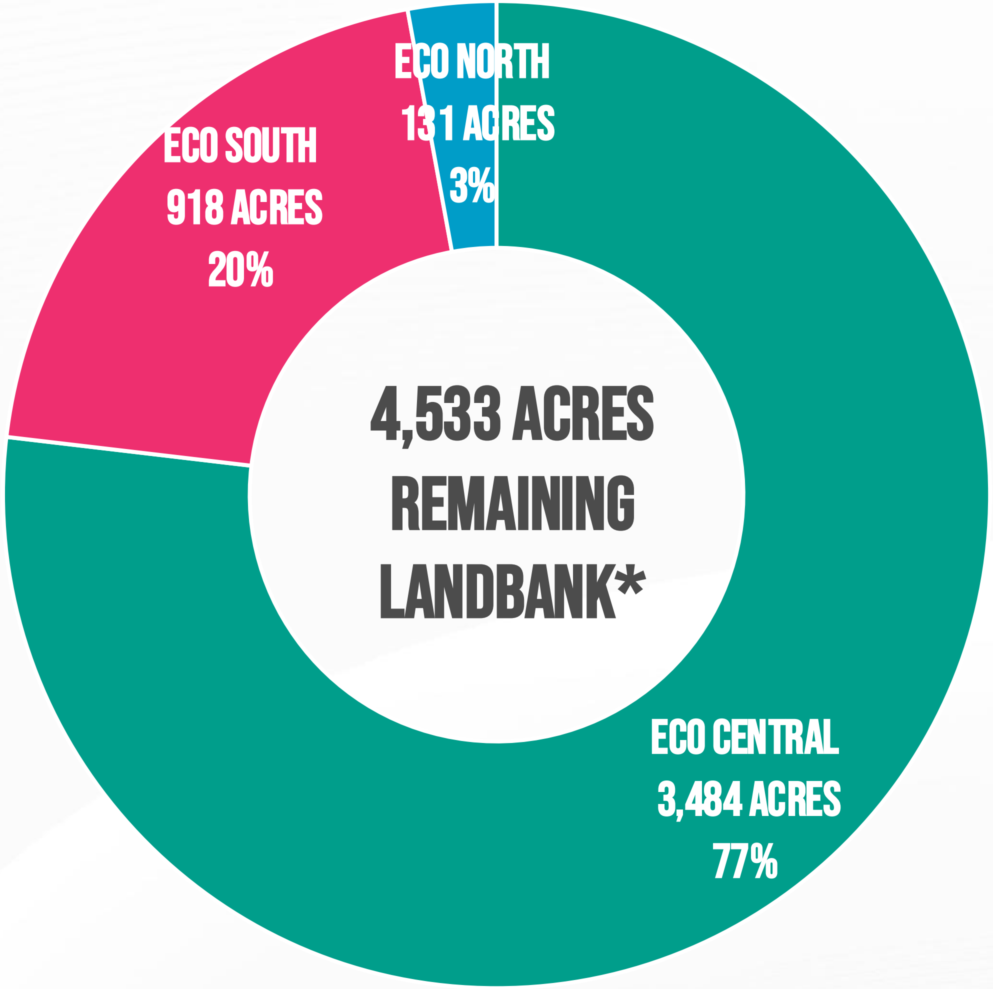
Committed to continue **sustaining good dividends** to shareholders

Dividend Per Share

	2020	2021	2022	2023	2024	2025
1Q	-	-	-	-	-	1.00
2Q	-	2.00	2.00	2.00	2.00	2.00
3Q	-	-	1.00	2.00	2.00	2.00
4Q	2.00	2.00	2.00	2.00	2.00	
Total	**2.00**	**4.00**	**5.00**	**6.00**	**6.00**	

LANDBANK + RECENT ACQUISITIONS

REMAINING LANDBANK AS AT AUG 2025



FY2024
+249 ACRES

- Eco Botanic 3 - 240 Acres
- Kuala Langat Land - 8.90 Acres

FY2025
+2,042 ACRES

- Eco Radiance - 847 Acres
- EBP VII - 1,195 Acres

- New lands for **all 5 Revenue pillars**
- Fast turnaround: Eco Botanic 3 & EBP VII to be launched by end 2025
- Frees up capacity for further acquisitions / joint-ventures

*Note: * Including Eco Botanic 3, EBP VII & Kuala Langat lands which are pending completion.*

UPCOMING PROJECT LAUNCHES

ECO BUSINESS PARK VII

Registration & unit pre-selection in Aug 2025

Target to launch >300 units comprising of industrial land (1-3 acres), cluster & semi-d factory in Nov/Dec 2025

UPCOMING PROJECT LAUNCHES

ECO BOTANIC 3

Registration & unit pre-selection in Aug 2025 drew over 1,450 registrants

Target to launch by end 2025

QUANTUM ALPHA
DATA CENTRE PROGRESS UPDATE

FEB 2025

Entered into an agreement with Pearl Computing to build and lease the shell and core of data centre at EBP V, Puncak Alam, Selangor

AUG 2025

- Contract for construction of shell & core of data centre awarded
- Construction commenced

2H FY2027

- Target to complete construction
- Commencement of lease

Estimated Rental: RM4.8 billion
Lease Period: 20 years
Option to renew: 5 + 5 years

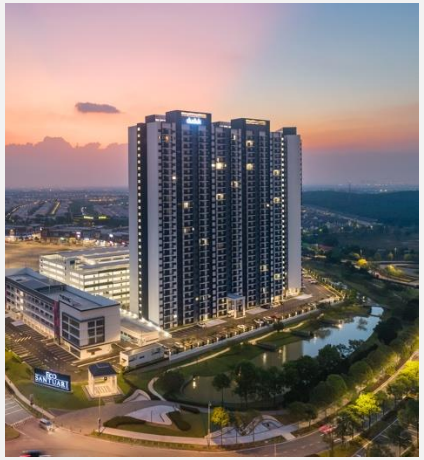
→

Upon completion, the project will deliver substantial fixed rental income, anchoring the Group's recurring income base and strengthening revenue, profit and cashflow stability

5 REVENUE PILLARS SERVING ALL MARKET SEGMENTS

ECO TOWNSHIPS

RESIDENTIAL



ECO RISE

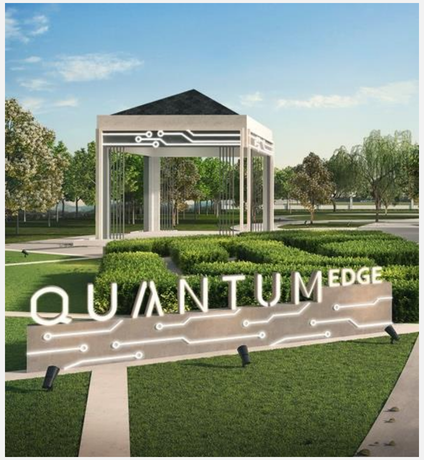
RESIDENTIAL

ECO HUBS

COMMERCIAL

ECO BIZ PARK

INDUSTRIAL



QUANTUM

INDUSTRIAL

ANCHORED BY 20 – 30% RECURRING INCOME BASE

LOOKING AHEAD

GROWTH DRIVERS FOR FY2025 AND BEYOND

FY2025	FY2026	FY2027
On track for solid growth: • RM3.8 billion sales in 10 mths, full year target exceeded • Stake in Eco Grandeur & EBP V increased from 60% to 100% • > 2,000 acres of new landbank secured for future growth • Strategic plan in place to expand recurring income base	**3 sizeable new developments to be launched:** i. Eco Botanic 3 (240 acres) ii. Eco Radiance (847 acres) iii. EBP VII (1,195 acres) Completion of >RM1 billion industrial land sales to be recognised	**Significant boost in recurring income contribution** • Completion of data centre and commencement of lease with Pearl Computing (Estimated lease value of RM4.8 billion over 20 years) • Greater flexibility to plan launches to optimise returns for shareholders

THANK YOU

EcoWorld

CREATING TOMORROW & BEYOND