

PRESS RELEASE
For Immediate Release

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EcoWorld records RM3.84 billion sales in 10 months
41% increase in 3Q YTD 2025 Profit After Tax
3rd interim dividend of 2 sen (YTD 5 sen) per share declared

KUALA LUMPUR: Eco World Development Group Berhad (EcoWorld) announced its results for 3Q 2025 (from 1 May 2025 to 31 July 2025) today. Key highlights include the following:

- The Group achieved **RM3.84 billion sales** in 10 months of FY2025, exceeding its FY2025 full year sales target of RM3.5 billion.
- Projects in Iskandar Malaysia contributed RM1.99 billion or 52% of the Group's total sales, followed by 38% from the Klang Valley and 10% from Penang.
- A breakdown of the YTD sales achieved by revenue pillars as at 31 August 2025 is set out below:

Revenue Pillar	RM'mil	Market Segment	%
Eco Townships	1,389	Residential	54%
Eco Rise	690		
Eco Hubs	525	Commercial	14%
Eco Business Parks	280	Industrial	32%
QUANTUM	960		
Total	3,844		100%

- **Revenue and gross profit for 3Q 2025 increased by 45% and 34%**, respectively, whilst **Profit after Tax (PAT) was RM101.1 million, 26% higher** than 3Q 2024
- **PAT for 3Q YTD 2025 was RM311.2 million, 41% higher** than 3Q YTD 2024.
- EcoWorld's **future revenue remains high at RM5.14 billion as at 31 August 2025**, strengthening both the Group's earnings prospects and cashflow visibility.
- The Group's **net gearing ratio as at 31 July 2025 stands at 0.53 times**, supported by high **cash balances** (including deposits and short-term funds) **of RM1.70 billion**.
- Based on the above performance, the Board of Directors has declared a **3rd interim dividend of 2 sen per share** in 3Q 2025, bringing total YTD dividends declared to 5 sen for FY2025.

Comments on EcoWorld's performance by Dato' Chang Khim Wah, President & CEO

EcoWorld has exceeded our FY2025 sales target of RM3.5 billion, with RM3.84 billion achieved in 10 months of the financial year. Our projects in Iskandar Malaysia remain the largest contributors to the Group's YTD sales with RM1.99 billion achieved, followed by the Klang Valley at RM1.47 billion and Penang at RM378 million.

The residential segment continues to anchor the Group's performance, contributing RM2.08 billion up to 31 August 2025. Sales of landed residential homes under our **Eco Townships** have exceeded the Group's full year sales in FY2024 with RM1.39 billion recorded in 10 months.

Our popular *duduk* apartments remain the largest contributor to sales under *Eco Rise*, however, we have also seen a strong uptick in demand for *SWNK Houze @ Bukit Bintang City Centre ("BBCC")* with RM174 million sales achieved. This validates the positive impact of the numerous value creation initiatives unveiled this year which include *TUAH 1895, immersify KL* at *The Labs @ BBCC* as well as the new *Mitsui Outlet Park @ LaLaport* shopping mall. Apart from driving current sales, the success of these placemaking investments in attracting new customers and increasingly more prospective purchasers, both local and foreign, bodes well for future launches of the remaining phases of *BBCC*.

Sales of commercial units under *Eco Hubs* contributed 14% or RM525 million to the Group's YTD sales. Nearly a third of commercial units sold are attached to our *duduk* parcels, namely *Riang Square, Se.Duduk Square, Sa.Young Square, Sa.Young2 Square* and *Santai Square* across the Klang Valley and Iskandar Malaysia. This demonstrates the mutually reinforcing and symbiotic relationship between the Group's *Eco Rise* and *Eco Hubs* pillars where strong demand for one pillar drives the vibrancy of the other, thus enhancing the overall liveability as well as commercial appeal of our projects.

Our *Eco Business Parks* and *QUANTUM* pillars collectively recorded RM1.24 billion sales in 10 months of FY2025, the highest ever achieved by the Group under the industrial segment. Sales were underpinned by 3 major industrial land deals during the year in *Eco Business Park I* and *Eco Business Park II* in Iskandar Malaysia, as well as *Eco Business Park V* in the Klang Valley which contributed a cumulative sum sold of RM1.08 billion. Our ready-built factories and smaller plots of industrial land also continue to be well-taken up at our business parks in both these regions.

The industrial segment of the Group's business, which has been growing from strength to strength since FY2021, is set to expand further with the upcoming launch of the Group's sixth business park, *Eco Business Park VII ("EBP VII")*, scheduled to take place before the end of the year. *EBP VII* is located on 1,195 acres of land within the Malaysian Vision Valley 2.0 ("MVV2") economic corridor in Negeri Sembilan and is jointly developed with SD Guthrie Berhad and NS Corporation. The project received a very encouraging response when it was first unveiled to the public in August 2025, with a strong turnout from prospective purchasers comprising manufacturers, business owners, as well as property investors.

Apart from healthy local demand, we have also been experiencing a consistently high volume of enquiries with keen expressions of interest from foreign industrialists across a wide spectrum of businesses who are looking to set up operations in Iskandar Malaysia, the Klang Valley and MVV2. This is a good lead indicator that prospects for sustained growth of the Group's industrial revenue pillars are highly positive, powered by increasing foreign direct investment in these three key economic corridors.

Moving forward, the Group's residential segment is also set to receive a further boost with the launch of *Eco Botanic 3* before the end of the year. The upcoming township, located in Iskandar Malaysia, will build on the success of our *Eco Botanic* and *Eco Botanic 2* projects at Iskandar Puteri, both of which are among the most sought after residential and commercial addresses in the fast-growing Johor property market.

EcoWorld's strong sales performance has sustained our future revenue position at a high level of RM5.14 billion as at 31 August 2025. Net gearing ratio as at 31 July 2025 stands at 0.53 times, supported by high cash balances (including deposits and short-term funds) of RM1.70 billion.

The Group's healthy financial position enables us to continue to reward our shareholders with a 3rd interim dividend of 2 sen per share for 3Q 2025, bringing total YTD dividends declared to 5 sen per share.

Our strategic plans to grow our recurring income base are also progressing well. Construction of the shell and core for the data centre to be leased to Pearl Computing Malaysia Sdn. Bhd. has commenced and is targeted for completion in 2H FY2027. Upon completion, we expect the substantial rental income arising from this lease to anchor our recurring income base and further enhance the stability of the Group's revenue, profits and cashflow generation going forward.

About Eco World Development Group Berhad (EcoWorld)

EcoWorld is a public-listed Malaysian property developer with over 11,000 acres of landbank across the Klang Valley, Iskandar Malaysia, Penang and Negeri Sembilan, and a total estimated gross development value of RM94 billion.

We have five sizeable and diversified revenue pillars: **Eco Townships, Eco Rise, Eco Hubs, Eco Business Parks** and **QUANTUM**, enabling us to serve all segments of the real estate market.

- **Eco Townships** offer beautifully designed landed homes amidst lush greenery and comprehensive lifestyle amenities.
- **Eco Rise** encompasses our large and growing range of high-rise residential developments, as well as our popular and affordable *duduk* apartments for the young and young-at-heart.
- **Eco Hubs** comprises shop and strata offices as well as retail spaces located within Eco Townships and integrated developments.
- **Eco Business Parks**, our green industrial parks are crafted to meet the needs of the 21st-century industrialists, whether large multinationals or SMEs.
- **QUANTUM**, offers business parks designed to meet the specific requirements of data centres, high technology and high value-added ventures.

Through projects undertaken by EWI Capital Berhad (formerly Eco World International Berhad) from 2015 – 2025 , the EcoWorld brand has also extended its reach to the United Kingdom and Australia. We are honoured to be one of the Top 10 Developers at The Edge Malaysia Property Excellence Awards since 2016. In December 2020, we were included in the FTSE4Good Bursa Malaysia (F4GBM) Index and in April 2021, we became a member of the United Nations Global Compact Malaysia & Brunei (UNGCMYB) in line with our commitment to sustainability as our core value.

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