

**PRESS RELEASE**  
**For Immediate Release**

**10 December 2025**

**EcoWorld closes FY2025 with record sales of RM4.55 billion**  
**Profit After Tax increased by 47% to RM445 million**  
**Total dividends of 7 sen per share declared**

**KUALA LUMPUR:** Eco World Development Group Berhad (EcoWorld) announced its results for 4Q 2025 (from 1 August 2025 to 31 October 2025) & FY2025 (1 November 2024 to 31 October 2025) today. Key highlights include the following:

- The Group achieved **RM4.55 billion sales** in FY2025, surpassing its FY2025 full year sales target by 30% and the previous record high in FY2024 by 12%.
- Projects in Iskandar Malaysia contributed RM2.27 billion or 50% of the Group’s total sales, followed by 39% from the Klang Valley and 11% from Penang.
- A breakdown of the FY2025 sales achieved by revenue pillars is set out below:

<b>Revenue Pillar</b>	<b>RM'mil</b>	<b>Market Segment</b>	<b>%</b>
Eco Townships	1,888	Residential	58%
Eco Rise	771		
Eco Hubs	664	Commercial	15%
Eco Business Parks	263	Industrial	27%
QUANTUM	960		
<b>Total</b>	<b>4,546</b>		<b>100%</b>

- **Revenue and gross profit** for FY2025 **increased by 30% and 52%**, respectively, with a **higher gross profit margin of 31.6%** achieved as compared to 27.0% in FY2024.
- **Profit after tax (PAT) increased by 47% to RM445.3 million** setting a new record high for the Group.
- **Cash flows generated from operations grew by 15%** from RM1.12 billion in FY2024 **to RM1.29 billion in FY2025**.
- Net cash generated from operating activities (after interest and taxes paid) increased to RM907.1 million in FY2025 from RM890 million in FY2024.
- **Future revenue** as at 31 October 2025 **remains high at RM4.89 billion**, underpinning both earnings prospects and cashflow visibility going forward.
- **Gross and net gearing ratios** as at 31 October 2025 **stand at 0.65 and 0.28 times** respectively, supported by record high **cash balances** (including deposits and short-term funds) **of RM2.28 billion**, providing **ample capacity to fund future expansion plans**.
- In line with the Group’s strong performance, the Board of Directors has declared a **final dividend of 2 sen per share in 4Q 2025**, bringing **total dividends** declared **for FY2025 to 7 sen per share**.

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

***Current year performance***

FY2025 has been a record-breaking year for us, with RM4.55 billion sales recorded, PAT of RM445 million achieved and total dividends of 7 sen per share declared, all of which are our highest in a single financial year. The Group's balance sheet continued to strengthen with key financial metrics registering double-digit growths from FY2024. Future revenue also remains high at RM4.89 billion, providing clear earnings & cashflow visibility.

Sales performed very well in FY2025. Iskandar Malaysia led the way with RM2.27 billion followed by strong contributions from the Klang Valley and Penang at RM1.75 billion and RM524 million respectively.

***Sales by market segment***

From a segmental standpoint, the Group's two residential pillars accounted for 58% of total Group sales with a combined 15% increase from FY2024.

***Eco Townships*** contributed RM1.89 billion sales in FY2025, of which 81% comprised upgrader homes priced above RM650,000. This was boosted by the launch of ***Eco Botanic 3*** in Iskandar Puteri in the Southern region, which is our newest township and located adjacent to our thriving ***Eco Botanic*** and ***Eco Botanic 2*** developments.

***Eco Rise*** recorded RM771 million, of which 61% was contributed by our ***duduk*** apartments. These affordable, well designed and centrally located homes continue to appeal to homebuyers across generational and geographical boundaries. Since it was first introduced in September 2020, over 6,800 apartments have been sold with 7 out of 9 parcels launched to date in the Klang Valley, Iskandar Malaysia and Penang now fully / almost fully sold out.

The Group's higher priced serviced apartments also experienced increased demand. ***SWNK Houze @ BBCC*** recorded RM179 million sales in FY2025 supported by both local and foreign purchasers and our newly launched ***se.ruma @ Eco Sanctuary*** saw strong take-ups. Both projects benefited from the Group's continuous value creation efforts – the opening of ***TUAH 1995***, ***immersify KL***, ***Mitsui Outlet Park BBCC @ LaLaport*** have transformed ***BBCC*** whilst the ***Eco Sanctuary*** township has been positively impacted by the revamped ***Sanctuary Mall***.

Our commercial and industrial segments are also on a sustained growth trajectory. FY2025 marks both segments' 5<sup>th</sup> consecutive year of growth since FY2020, with industrial sales having exceeded the RM1 billion threshold for the 3<sup>rd</sup> year running.

On the commercial front, our ***Eco Hubs*** pillar achieved RM664 million sales, ranging from shop offices to strata shops and offices. As our townships mature, our product range has grown to meet the evolving needs of our communities – accordingly, new office suites were launched in the Klang Valley in FY2025, namely ***Maya*** in ***Eco Ardence*** and ***se.ruma*** in ***Eco Sanctuary***. Both serve as complementary components of integrated developments which also include serviced apartments and retail lots.

Under the industrial segment, our ***Eco Business Parks*** and ***QUANTUM*** pillars collectively recorded RM1.22 billion sales in FY2025, 11% higher than FY2024. This year, sales were driven by industrial land deals totalling RM1.08 billion to prominent industrialists, namely Microsoft Payments (Malaysia) Sdn. Bhd., Pearl Computing Malaysia Sdn. Bhd. and Deye New Energy Technology (Malaysia) Sdn. Bhd., in addition to sales of our ready-built factories and smaller tracts of industrial land.

### ***FY2026 sales target and new project launches***

To sustain our sales momentum, we have increased our annual sales target to RM4.0 billion for FY2026. This will be supported by the following sizeable new projects:

- ***Eco Business Park VII (“EBP VII”)***, which was officially launched in November 2025, is jointly developed with SD Guthrie Berhad (“SDG”) and NS Corporation. It is an integrated industrial development on 1,195 acres of land within the Malaysian Vision Valley 2.0 (“MVV”) economic corridor and is the EcoWorld’s 1<sup>st</sup> project in Negeri Sembilan;
- ***Eco Business Park 8 (“EBP 8”)***, the Group’s second joint venture development with SDG alongside Permodalan Darul Ta’zim Sdn. Bhd., the investment arm of the Johor State Government, which will be developed on 935 acres of land in Kulai, Johor; and
- ***Eco Radiance***, our new Klang Valley township, which spans 870 acres in Semenyih, is located right next to ***Eco Forest*** and only 10 km away from ***Eco Majestic***, our Southern Klang Valley flagship.

With the addition of more than 2,000 acres of industrial landbank via ***EBP VII*** and ***EBP 8***, we are strongly positioned to gain further market share in Iskandar Malaysia and MVV. The Group’s rapid and sustained outperformance in the industrial space over the last 5 years is due to our strategic marketing approach, proven execution track record and the extensive networks we have built throughout the entire industrial ecosystem. Combined with our wide and customisable product range and bespoke one-stop-solution services, we are well-equipped to serve every category of industrialists, from SMEs to local and global multinationals, in both the traditional manufacturing as well as high-tech and digital space.

On this note, response to the recent November 2025 launch of ***EBP VII*** offering cluster and semi-dee factories, together with small 1-5 acre plots of industrial lands has been very encouraging. The Group has also been receiving a high volume of ongoing enquiries from global players for larger tracts of industrial land under both its ***Eco Business Parks*** and ***QUANTUM*** pillars. This augurs well for the sustainability and continued strong performance of the Group’s industrial sales going forward.

Meanwhile, the launch of ***Eco Radiance*** will enable us to build on the success of our matured ***Eco Majestic*** and ***Eco Forest*** townships. Since its launch in 2014, ***Eco Majestic*** has become a bustling commercial and recreational hub. This includes the newly opened ***Majestic Labs*** offering a well-curated range of dining, fitness, edutainment and entertainment options to serve the increasingly affluent customer base there. Meanwhile, ***Eco Forest*** has become a highly sought after residential address. Accordingly, ***Eco Radiance*** provides an opportunity for the Group to leverage on and further extend our market leadership position in Semenyih, by offering residential and commercial properties that cater to the first homeowner, upgrader as well as investor and business owner markets in this fast-growing development corridor.

### ***Recurring Income updates and progress***

On the recurring income front, the ongoing construction of the shell and core for the data centre in ***Eco Business Park V***, to be leased to Pearl Computing Malaysia Sdn. Bhd., is well on track. Upon completion in 2H FY2027, the substantial fixed rental income from this asset will serve as a strong anchor for our ambitions to grow our recurring income base to approximately 20-30% of net profits over time.

In line with the above objective, we have been expanding our ***Eco Hubs*** portfolio to secure strategic tenancies for key properties within our matured projects to generate rental income. Such assets also function as placemaking attractions to enhance the liveability and commercial vibrancy our townships and integrated developments in the Klang Valley, Iskandar Malaysia and Penang. Going forward, we aim to grow the development and recurring income components under this pillar in tandem, to ensure that both not only thrive but also generate spillover benefits for our ***Eco Townships*** and ***Eco Rise*** pillars.

**About Eco World Development Group Berhad (EcoWorld)**

EcoWorld is a public-listed Malaysian property developer with approximately 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. As at 31 October 2025, the Group has 4,387 acres of remaining undeveloped landbank.

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 21<sup>st</sup>-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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