

Shaping The Future, Together

Corporate Presentation

1Q FY2026 (1 Nov 2025 – 31 Jan 2026)

March 2026

Sales Performance

4 Months (As at 28 Feb 2026)

RECORD BREAKING 4-MONTH SALES

1 NOV 2025 – 28 FEB 2026

Shaping The Future,
Together

RM2.06 BILLION

**Sales as at
28 Feb 2026**

Exceeded RM1.93 billion sales @ 28 Feb 2025,
which included RM960 million industrial land sales
to two hyperscalers

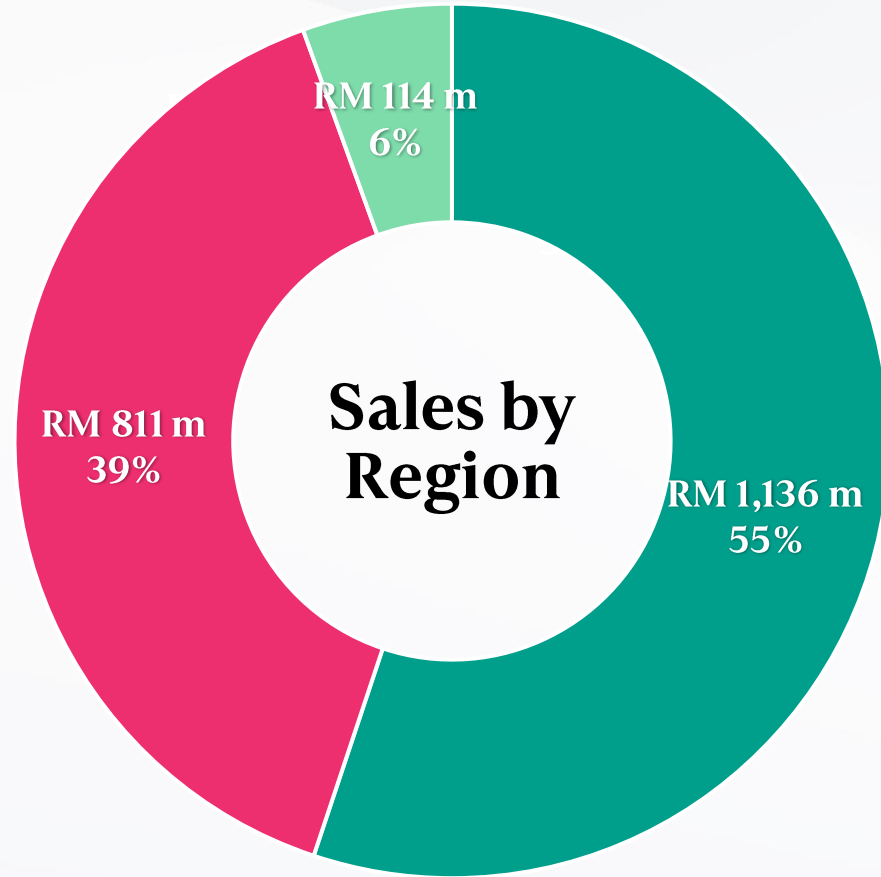


**of FY2026
RM4 billion Sales Target
Achieved**

SALES BY REGION

HIGHEST CONTRIBUTION BY ECO CENTRAL

Shaping The Future,
Together



■ Eco Central ■ Eco South ■ Eco North

20 active projects across Malaysia

No. of Active Projects

Eco Central
(Klang Valley & Negeri Sembilan)

9

Eco South
(Iskandar Malaysia)

9

Eco North
(Penang - Mainland)

2

New Project Launches

Nov 2025



ECO BUSINESS PARK 8

Sep 2025

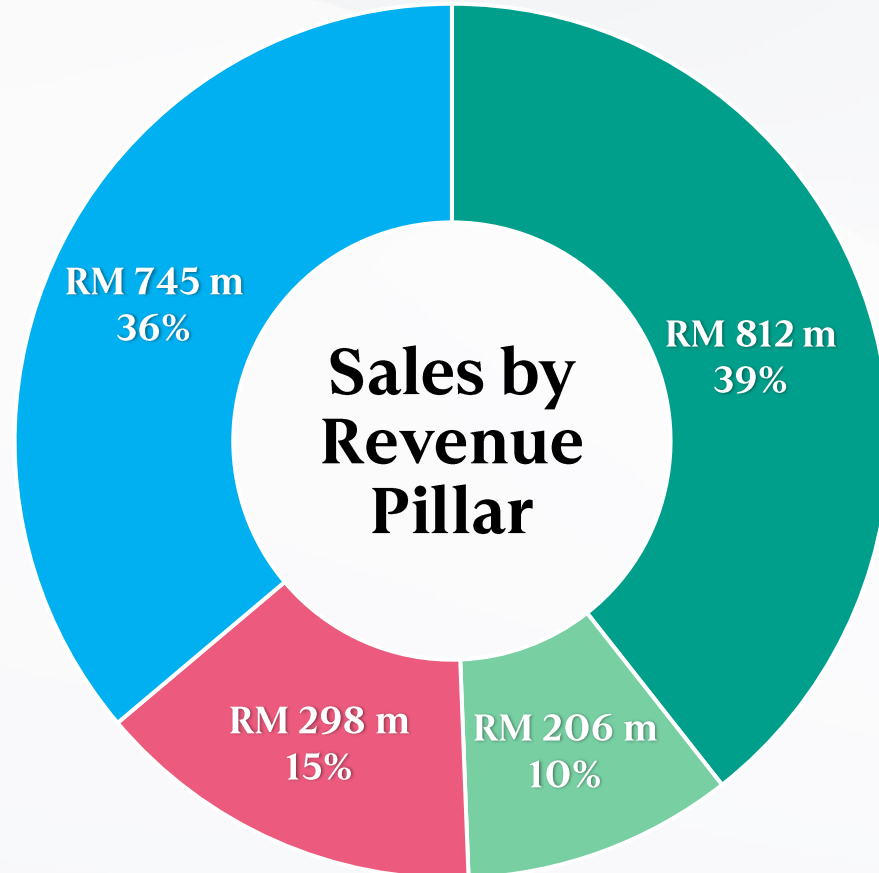


PHASE 3

SALES BY REVENUE PILLAR

STRONG PERFORMANCE ACROSS ALL MARKET SEGMENTS

Shaping The Future,
Together



■ Eco Townships ■ Eco Rise ■ Eco Hubs ■ Eco Business Parks

Residential: RM1,018 M | 49% of Group Sales

Eco Townships - 89% from upgrader homes > RM650,000
Eco Botanic 3 highest contributor with RM410 million sales

Eco Rise - 64% from *duduk* (new parcel Terra @ Eco Ardence);
36% from higher priced apartments – SWNK Houze & se.ruma

Commercial : RM298 M | 15% of Group Sales

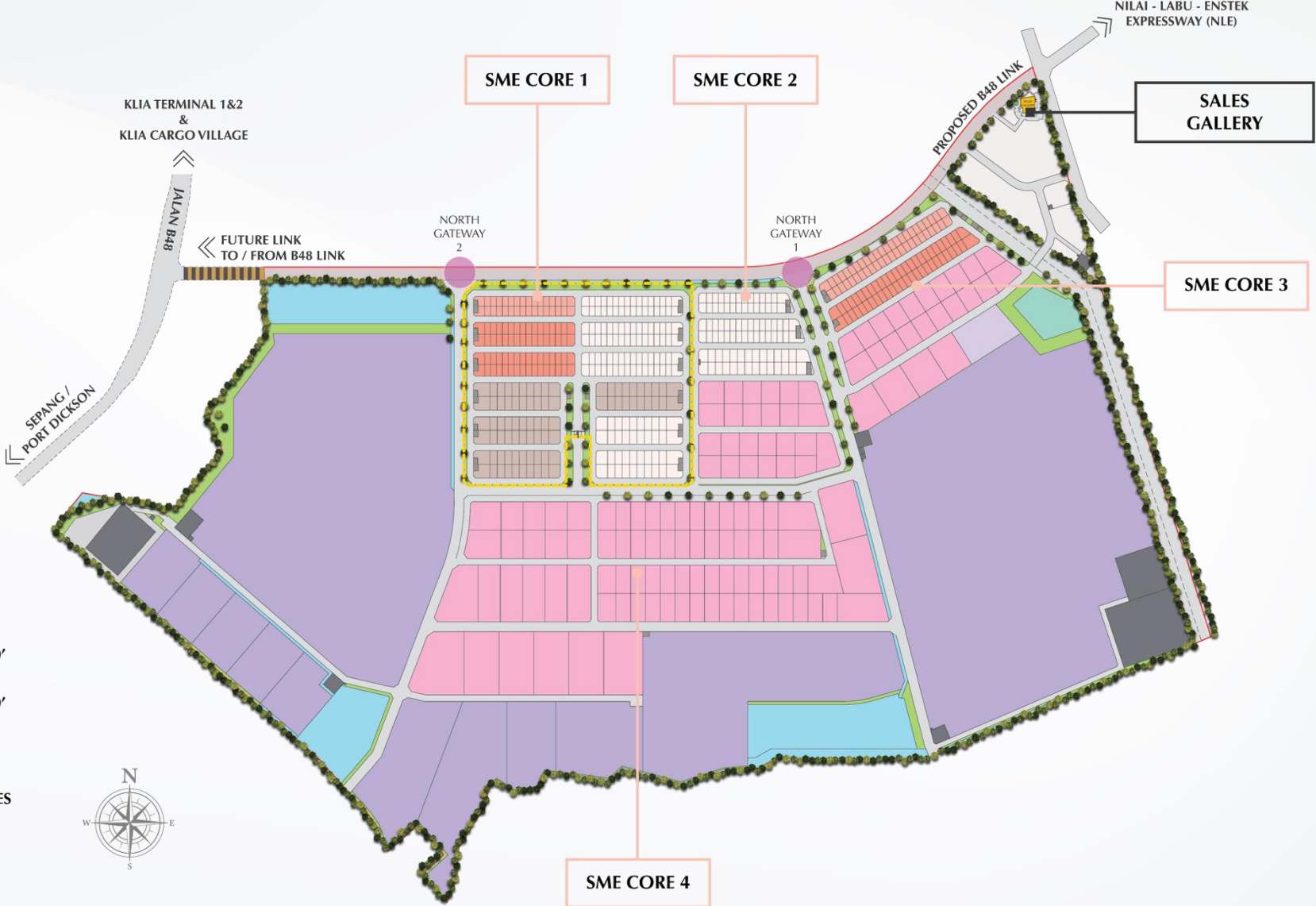
Eco Hubs – Shop offices, strata retail & offices @ Eco Townships
& EBP + integrated commercial units @ *duduk* & high-rise devts

Industrial : RM745 M | 36% of Group Sales

Eco Business Parks – mainly EBP VII – RM688 million from Ph 1&2
launch of cluster, semi-dee factories & 1-5 acre industrial lands

ECO BUSINESS PARK VII MASTERPLAN & ZONING

Shaping The Future,
Together



LEGEND

- CLUSTER FACTORY 60' x 100'
- CLUSTER FACTORY 60' x 120'
- SEMI-D FACTORY 75' x 140'
- INDUSTRIAL LAND 1-5 ACRES
- GUARDED COMMUNITY

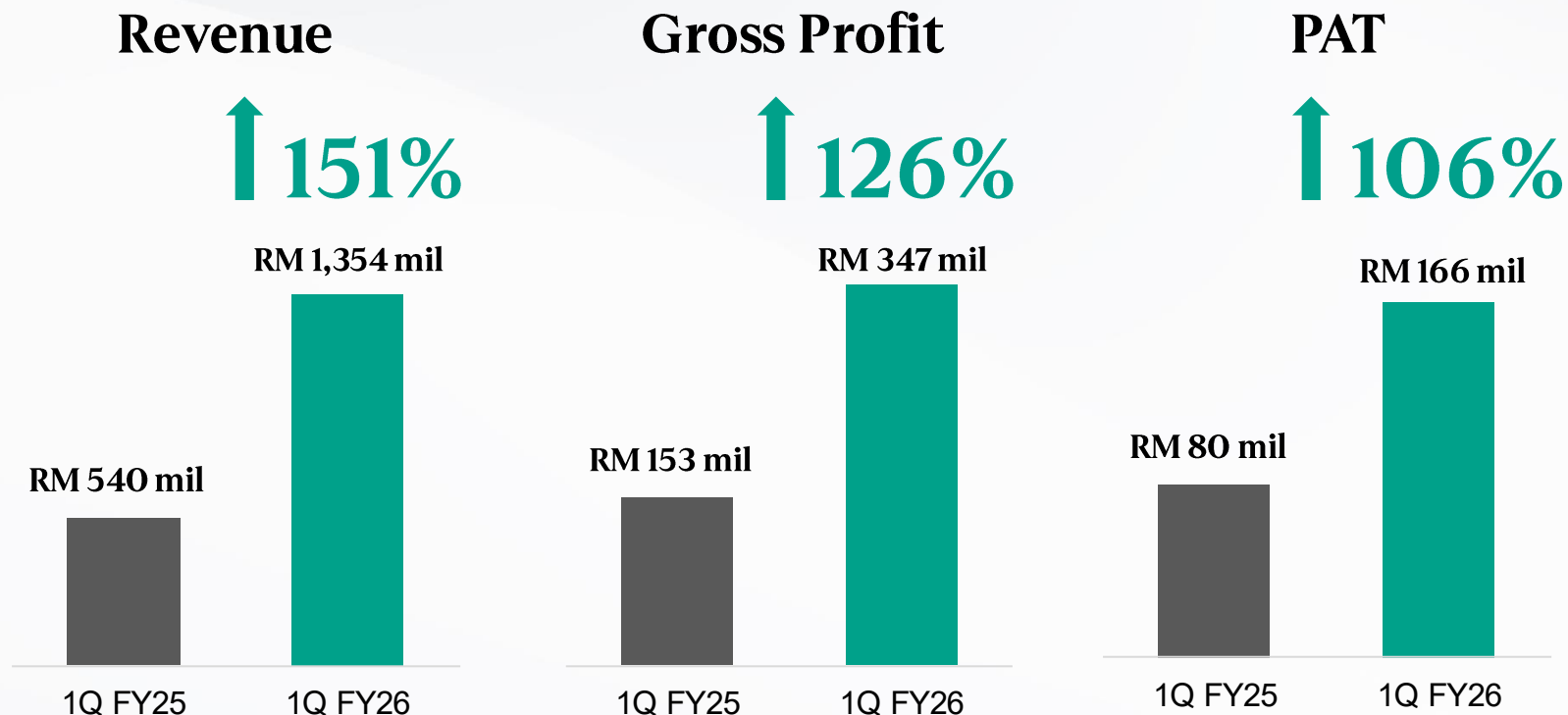
Financial Highlights

1Q FY2026 (1 Nov 2025 – 31 Jan 2026)

1Q FY2026 FINANCIALS

REVENUE & PROFIT MORE THAN DOUBLED YOY

Shaping The Future,
Together



**Future
Revenue**

**RM5.11
billion**

(as at 28 Feb 2026)

- **Revenue and gross profit increased**, driven by completion of industrial land sales to hyperscalers
- **GP margin at 25.6%** (1Q 25: 28.4%) mainly due to higher contribution from *duduk* in 1Q 26 (lower margins vs landed products) & higher cost savings realised from more completed phases in 1Q 25
- **Future revenue remains high**, providing good visibility on earnings & cashflow.

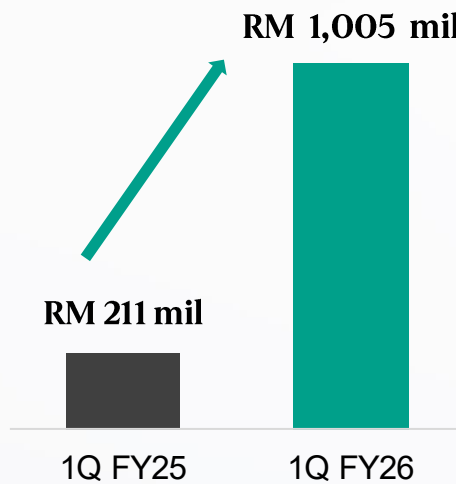
STRONG CASHFLOW + BALANCE SHEET

WELL-POSITIONED FOR CONTINUED GROWTH

Shaping The Future,
Together

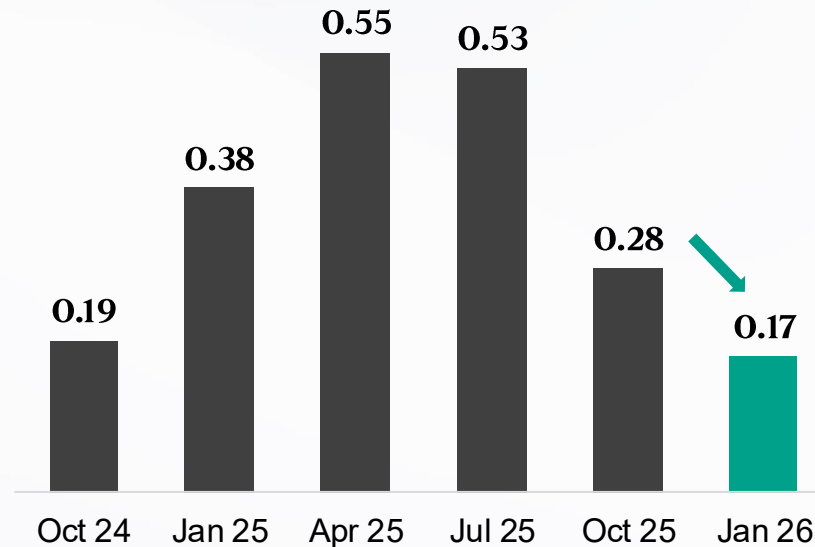
Net Cash Generated from Operations

376%



Net Gearing (times)

Reducing Gearing Proactively



Robust Liquidity

- RM2.90 bil cash balance

Near-Term Cash Inflows

- RM5.11 bil future revenue to support future cashflows

Cash-Generative Projects

- Ongoing matured projects in high cashflow generative phase

- **Net operating cash** (after interest and taxes) reached record **RM915.5 million** in a single quarter.
- **Healthy balance sheet:** gross and net gearing at **0.63x** and **0.17x** providing ample capacity to fund future growth.

REWARDING SHAREHOLDERS

HIGHER 1Q 2026 DIVIDEND DECLARED

Shaping The Future,
Together

1st interim dividend doubled
year-on-year

2 sen

1Q 2026 dividend declared

Committed to balancing reinvestment for future growth
with **good dividend payments**

Dividend Per Share

	2020	2021	2022	2023	2024	2025	2026
1Q	-	-	-	-	-	1.00	2.00
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	2.00	
Total	2.00	4.00	5.00	6.00	6.00	7.00	

Sustainability of dividends supported by strong balance sheet,
cash-generative projects & disciplined financial management

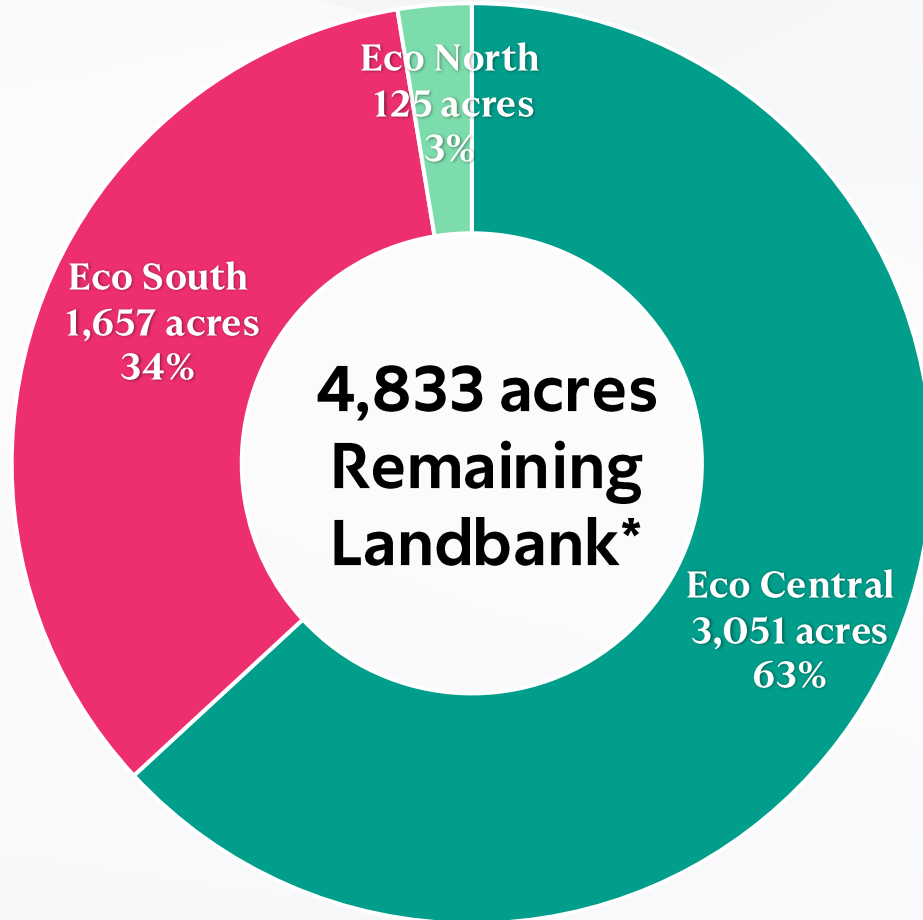
— Landbank & Upcoming Launches —

Highlights

LANDBANK + RECENT ACQUISITIONS

REMAINING LANDBANK AS AT FEB 2026

Shaping The Future,
Together



FY2025
+2,042 ACRES

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

FY2026
+935 ACRES

- EBP 8 - 935 Acres

- New lands for **all 5 Revenue pillars**
- Fast turnaround: Eco Botanic 3 & EBP VII launched (<2 months from completion of SPA)
- Frees up capacity for further acquisitions / joint-ventures

Note: * Including Kuala Langat and EBP 8 lands which are pending completion.

ECO BOTANIC – CHATEAU II

UPCOMING LAUNCH – LANDED LUXURY HOMES

Shaping The Future,
Together

Exclusive Collection of Semi-Ds & Bungalows



DUDUK SERIES

UPCOMING LAUNCHES – NEW HOMEOWNER MARKET

Shaping The Future,
Together

duduk
ECOWORLD

10

Launched
since 2020

2

Upcoming

Launched in Nov 2025



TERRA
ECO ARDENCE

Launching Soon



SA.YOUNG 3
ECO BOTANIC



SANTAI 3
ECO SPRING

ECO RADIANCE

UPCOMING LAUNCH – TERRACE HOMES & SHOP OFFICES

Shaping The Future,
Together



ECO
RADIANCE
Where Nature Frames Every Moment

A Thriving City Within
A Township

Register now for early privileges

ECOWORLD
CREATING TOMORROW & BEYOND



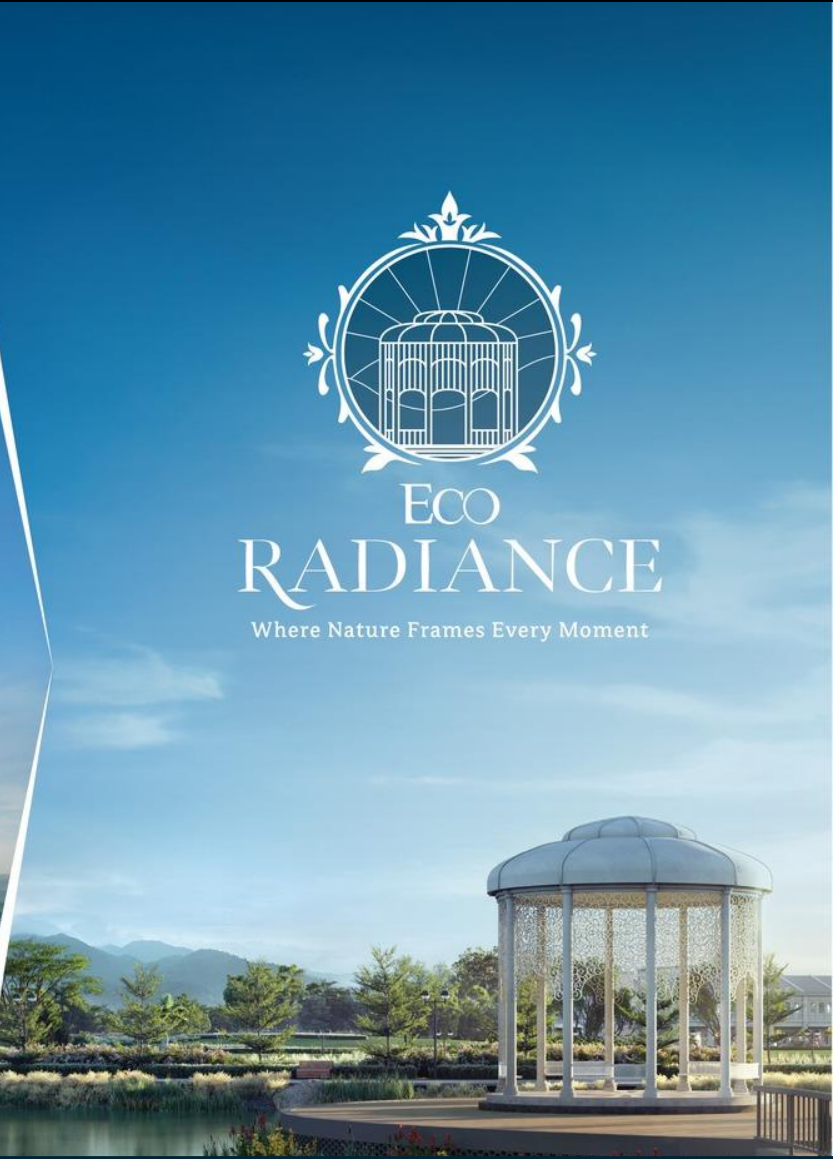
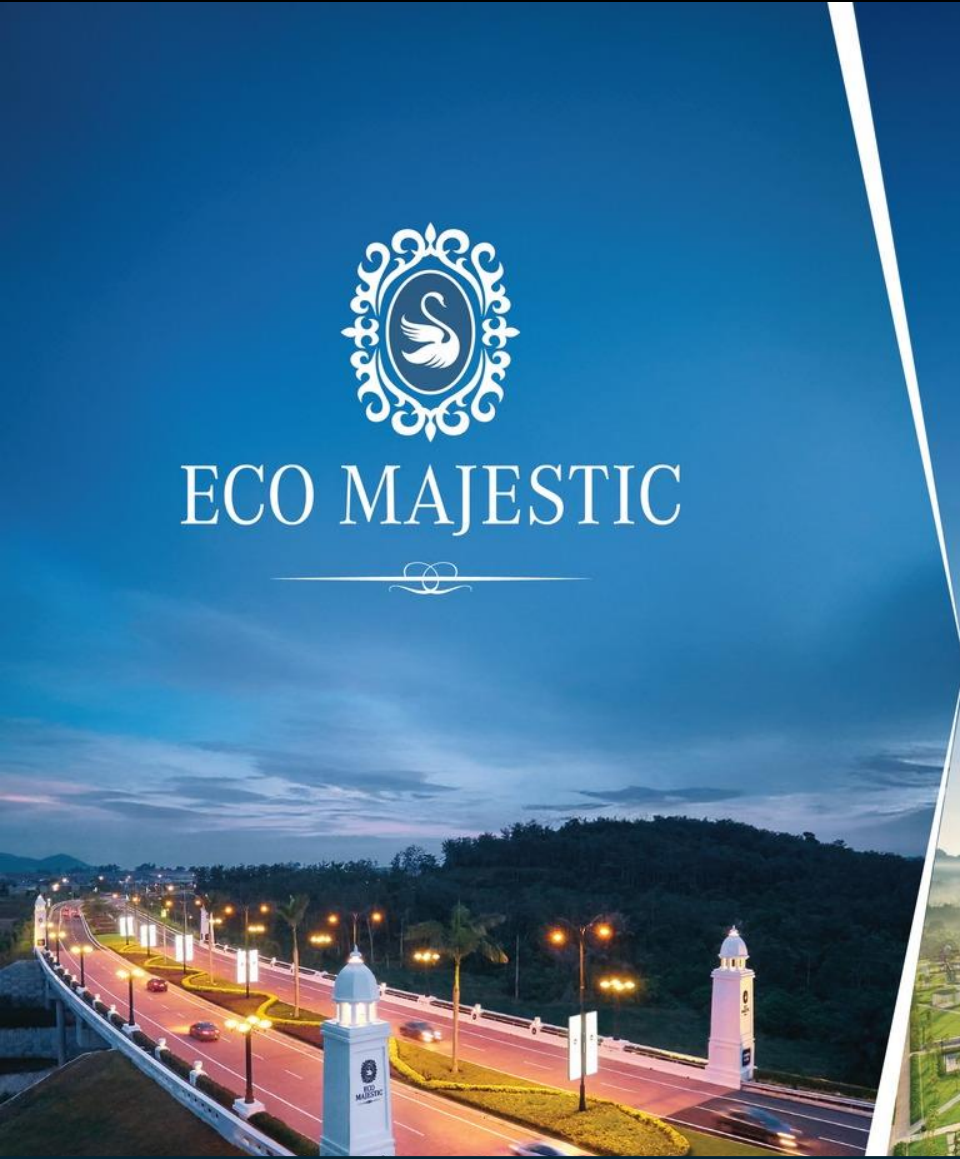
ECO MAJESTIC



ECO
FOREST
CANOPY OF ARTISTRY



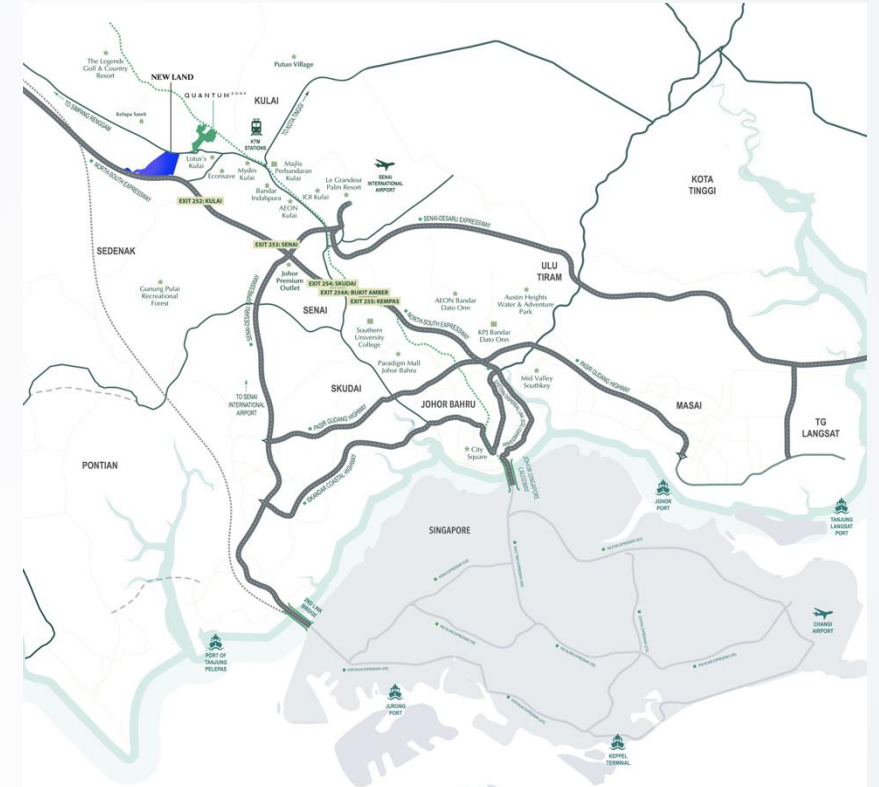
ECO
RADIANCE
Where Nature Frames Every Moment



- More than 2,400 acres in Semenyih corridor to continue building on & leveraging EcoWorld's market leadership position in the Southern Klang Valley
- >RM6 billion sales from Eco Majestic & Eco Forest to date

ECO BUSINESS PARK 8 STRATEGIC PARTNERSHIP FORMED IN NOV 2025

Shaping The Future,
Together



- Land Size: 935 acres
- Purchase Price: RM814.8 million | RM20 psf
- Estimated GDV: RM3.75 bil
- Estimated Development period: 8 - 10 years
- Shareholding: SD Guthrie 45% | EcoWorld 45% | PDT 10%
- Products: Industrial lots, ready-built factories & commercial properties
- Targeted industries: High-tech / artificial intelligence supply chain, advanced electrical and electronics, biotechnology / medical, food technologies & logistics
- Location: 1.4 km from Quantum Edge Business Park

ON TRACK TO DELIVER FY2026 TARGET SUPPORTED BY STRONG DEMAND AND EXECUTION

Shaping The Future,
Together

FY2026 Sales Target : RM4.0 billion

New Project Launches + New Sales Target

- Eco Botanic 3 (Iskandar Puteri) launched in Sep 2025
- EBP VII (MVV) launched in Nov 2025
- Eco Radiance (Semenyih)
- 52% of RM4.0 billion sales target achieved in 1st 4 months of FY2026

Strategic Landbank Expansion to drive Future Growth

- Landbank expanded by over 3,000 acres across IM, KV & MVV over last 12 months
- Entered into strategic partnership to develop EBP 8 on **935-acre land** in Kulai, IM
- Strong balance sheet with ample capacity to expand further

Robust Future Revenue + Growth in Recurring Income

- Future revenue remains high at **RM5.11 billion**
- Data Centre leased to Pearl Computing on track to complete in FY2027
- Ongoing strategic build-up of recurring income assets to anchor future earnings

Thank You

ECOWORLD
CREATING TOMORROW & BEYOND