

# Shaping The Future, Together

ECOWORLD  
CREATING TOMORROW & BEYOND

# Shaping The Future, Together

## Corporate Presentation

1Q FY2026 (1 Nov 2025 – 31 Jan 2026)

March 2026

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# Sales Performance

4 Months (As at 28 Feb 2026)

# RECORD BREAKING 4-MONTH SALES

1 NOV 2025 – 28 FEB 2026

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# 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

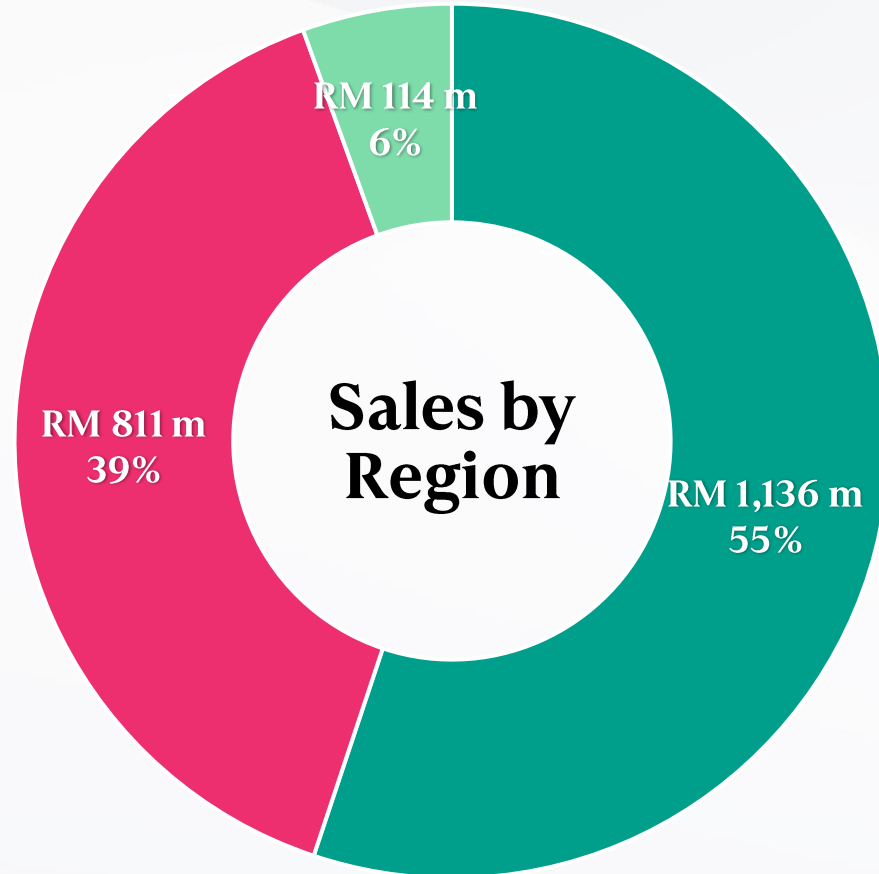


**of FY2026  
RM4 billion Sales Target  
Achieved**

# SALES BY REGION

## HIGHEST CONTRIBUTION BY ECO CENTRAL

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■ 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 VII  
MALAYSIA VISION VALLEY

Sep 2025

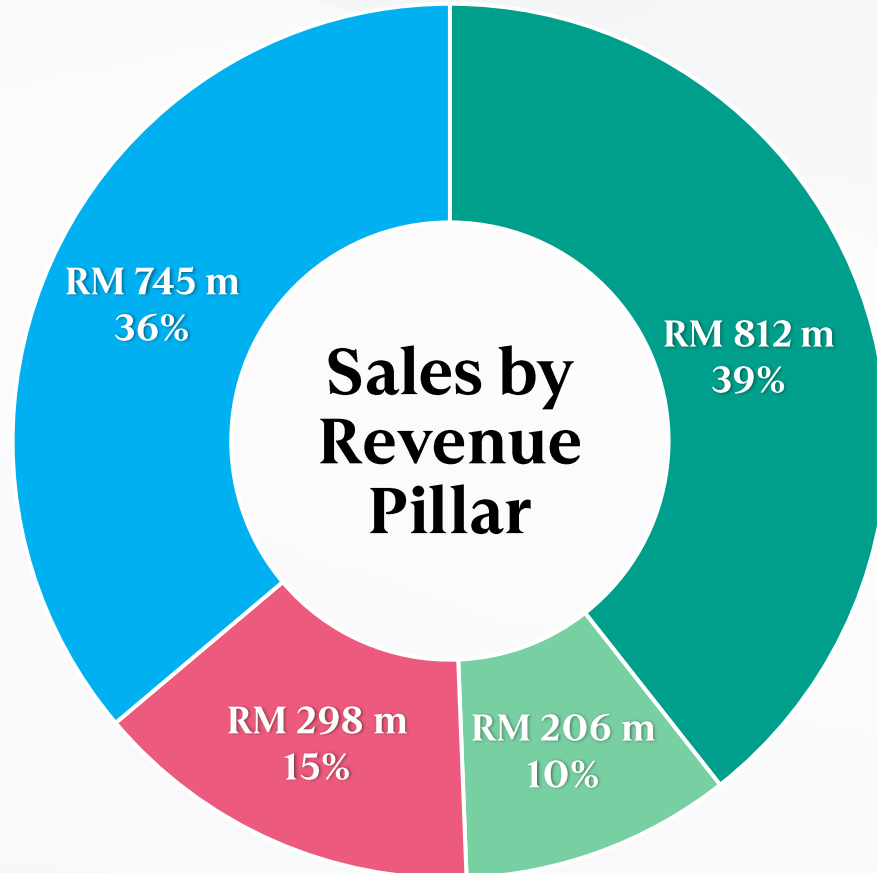


ECO  
**BOTANIC**  
AMENJAYA SOFT GREEN AND PURE CLASS  
PHASE 3

# SALES BY REVENUE PILLAR

## STRONG PERFORMANCE ACROSS ALL MARKET SEGMENTS

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■ 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**

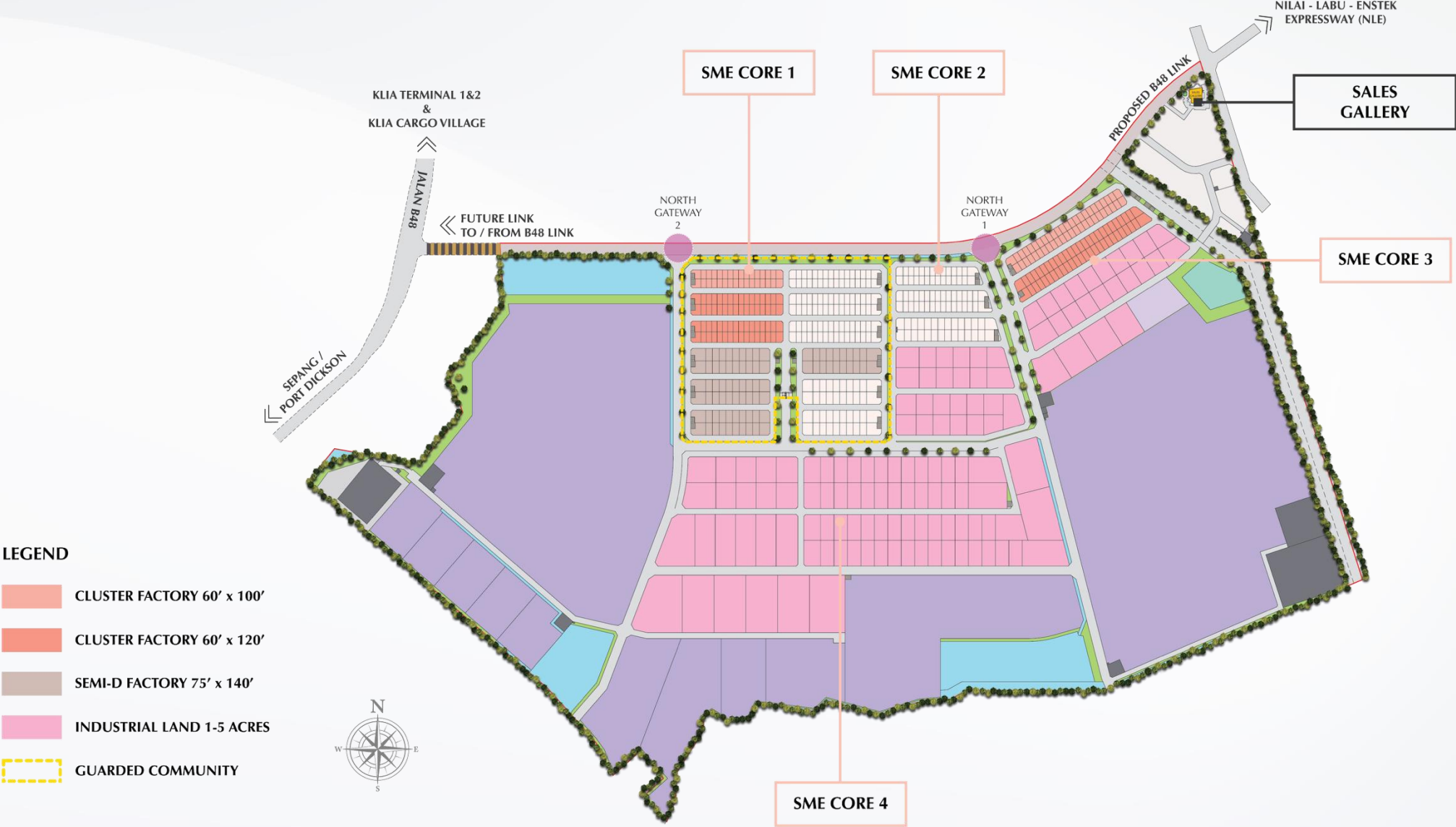
**Eco Hubs** – Shop offices, strata retail & offices @ Eco Townships  
& EBP + integrated commercial units @ *duduk* & high-rise devts

**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

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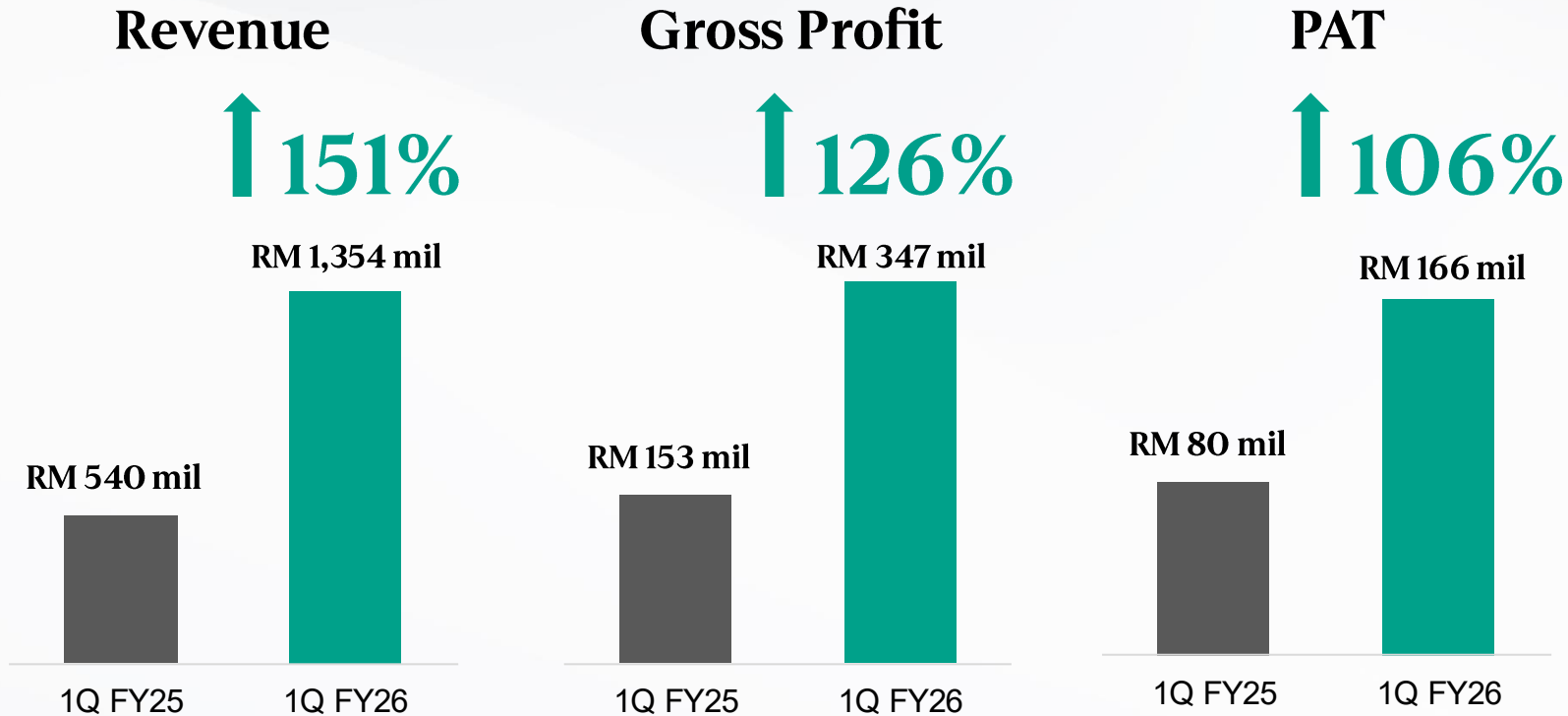
# Financial Highlights

1Q FY2026 (1 Nov 2025 – 31 Jan 2026)

# 1Q FY2026 FINANCIALS

## REVENUE & PROFIT MORE THAN DOUBLED YOY

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**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.

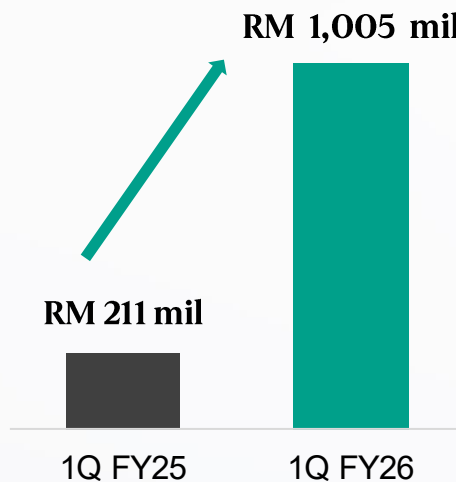
# STRONG CASHFLOW + BALANCE SHEET

## WELL-POSITIONED FOR CONTINUED GROWTH

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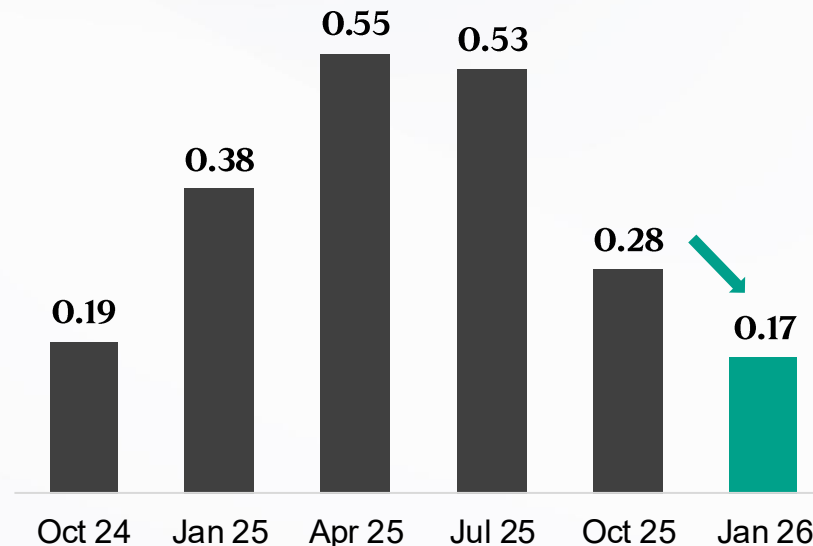
### Net Cash Generated from Operations

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

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1<sup>st</sup> 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	
<b>Total</b>	<b>2.00</b>	<b>4.00</b>	<b>5.00</b>	<b>6.00</b>	<b>6.00</b>	<b>7.00</b>	

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

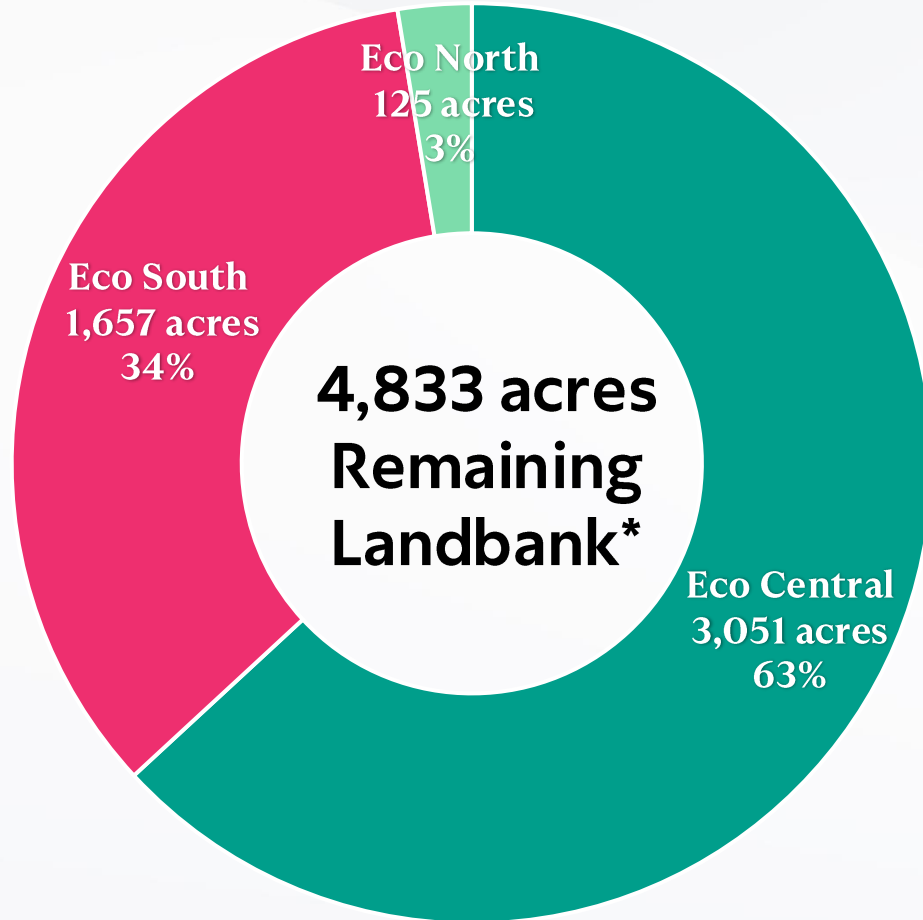
# — Landbank & Upcoming Launches —

## Highlights

# LANDBANK + RECENT ACQUISITIONS

## REMAINING LANDBANK AS AT FEB 2026

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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

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Exclusive Collection of Semi-Ds & Bungalows



# DUDUK SERIES

## UPCOMING LAUNCHES – NEW HOMEOWNER MARKET

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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

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ECO  
RADIANCE  
Where Nature Frames Every Moment

A Thriving City Within  
A Township

Register now for early privileges

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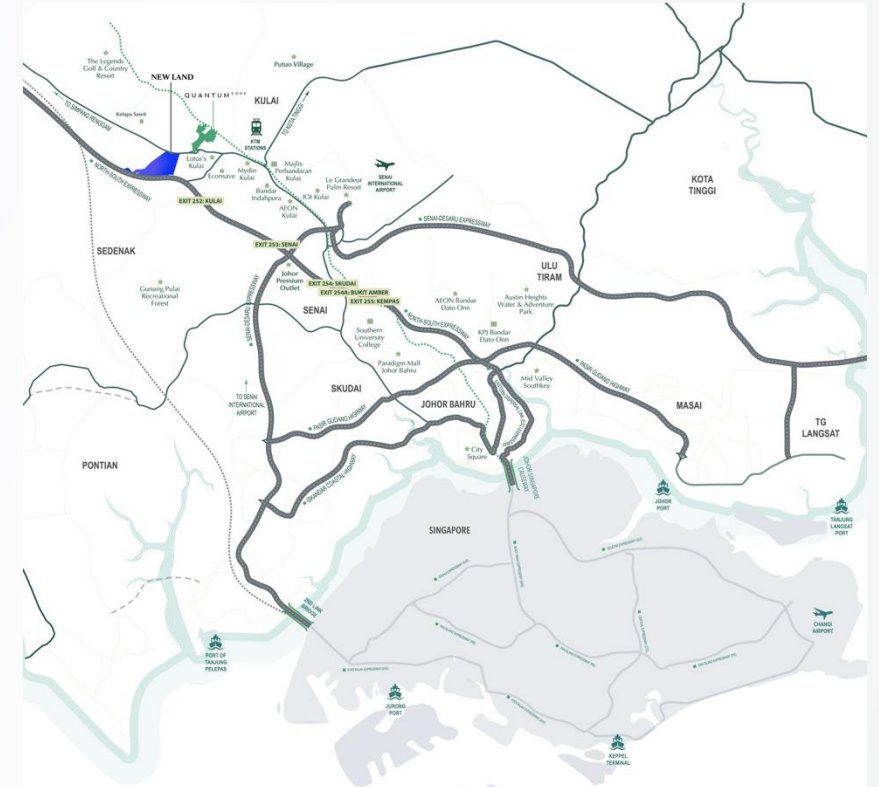
ECO MAJESTIC



- 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

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- 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

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# 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**

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