

PRESS RELEASE
For Immediate Release

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EcoWorld records RM2.06 billion sales in 1st 4 months of FY2026
106% Increase in Profit After Tax vs 1Q 2025
1st interim dividend (1Q 26) increased to 2 sen per share

KUALA LUMPUR: Eco World Development Group Berhad (EcoWorld) announced its sales for the 1st 4 months of FY2026 and results for 1Q 2026 (from 1 November 2025 to 31 January 2026) today. Key highlights include the following:

- The Group achieved **RM2.06 billion sales** in the 1st 4 months of FY2026, making up 52% of the sales target for FY2026.
- Projects in the Central region (Klang Valley & Negeri Sembilan) contributed RM1.14 billion or 55% of the Group’s total sales, followed by 39% from the Southern region (Johor) and 6% from the Northern region (Penang).
- A breakdown of the YTD sales achieved by revenue pillars as at 28 February 2026 is set out below:

Revenue Pillar	RM'mil	Market Segment	%
Eco Townships	812	Residential	49%
Eco Rise	206		
Eco Hubs	298	Commercial	15%
Eco Business Parks	745	Industrial	36%
Total	2,061		100%

- **Revenue and gross profit for 1Q 2026 increased by 151% and 126%**, respectively, compared to 1Q 2025 boosted by the completion of the following industrial land sales:
 - 138.532 acres in **Eco Business Park I** to Microsoft Payments (Malaysia) Sdn Bhd; and
 - 58.187 acres in **Eco Business Park V** to Pearl Computing Malaysia Sdn Bhd.
- **Profit after Tax (PAT) was RM165.6 million, 106% higher** than 1Q 2025
- EcoWorld’s **future revenue increased to RM5.11 billion as at 28 February 2026**, strengthening the Group’s earnings prospects and cashflow visibility in the near and mid-term.
- **Gross & net gearing ratios as at 31 January 2026 were 0.63 and 0.17 times respectively**, supported by **cash balances** (incl deposits & short-term funds) **of RM2.90 billion**, an all-time high for EcoWorld.
- In view of the Group’s strong performance, the Board of Directors declared a higher **1st interim dividend of 2 sen per share in 1Q 2026**, double the amount declared in 1Q 2025 of 1 sen per share.

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

EcoWorld kicked off FY2026 strongly with RM2.06 billion sales recorded up to 28 February 2026, representing 52% of the Group's full year sales target of RM4.0 billion. This marks our highest-ever sales performance in just 4 months, exceeding the RM1.93 billion recorded in the same period of FY2025.

Notably, the sales were achieved without any large-tract industrial lands sold in the current year, unlike the 1st 4 months of 2025 which had included RM960 million from sales of industrial lands to Microsoft Payments (Malaysia) Sdn Bhd and Pearl Computing Malaysia Sdn Bhd.

RM1.14 billion or 55% of total sales were contributed by our projects in the Central region, which covers Klang Valley and Negeri Sembilan, 39% came from the Southern region (Iskandar Malaysia) and 6% from the Northern region (Penang).

The sales outperformance is a testament to the increasing breadth and depth of market penetration achieved by all our revenue pillars, which have enabled us to comprehensively serve buyers across every market segment. Our sizeable end-user & repeat customer following also contributed to the results achieved. This key competitive advantage was gained through years of ongoing value creation, community building and intentional placemaking, which thoughtfully considered the specific lifestyle needs, aspirations and business requirements of our customer base at each individual project.

The Group's residential homes contributed RM1.02 billion up to 28 February 2026, 51% higher than that recorded in the same period of FY2025. ***Eco Townships*** led the way with RM812 million sales, of which 89% was contributed by upgrader homes priced above RM650,000. ***Hi.Jau West @ Eco Botanic 3***, our new township launched in 4Q 2025 in Iskandar Malaysia, was the largest contributor, with strong take-ups for its 1st and 2nd precincts comprising 2-storey garden terraces. These landed homes which are designed to serve young families and upgraders perfectly complement our upcoming launches of ***Chateau II*** luxury bungalows in ***Eco Botanic*** and ***Sa.Young 3 duduk*** apartments in ***Eco Botanic 2***.

The ***Eco Rise*** pillar contributed RM206 million sales, 64% of which came from our ***duduk*** apartments – this includes the recently launched 10th ***duduk*** parcel, ***Terra @ Eco Ardence*** in the Klang Valley. Meanwhile, our higher priced serviced apartments, namely ***SWNK Houze @ BBCC*** and ***se.ruma @ Eco Sanctuary*** also recorded steady increases in take-up rates in the 1st 4 months of FY2026.

Our commercial segment saw a 12% sales increase vs the same period of FY2025, with RM298 million recorded by the ***Eco Hubs*** pillar, representing 15% of the Group's YTD sales. This mainly comprised shop offices located within our ***Eco Townships*** and ***Eco Business Parks*** ("***EBPs***") across all 3 regions, as well as commercial units integrated with our ***duduk*** and other high-rise developments.

Under the industrial segment, our maiden project in Negeri Sembilan, ***Eco Business Park VII*** ("***EBP VII***") is off to a great start. In less than 4 months since its launch in November 2025, it has achieved sales of RM688 million, contributing 92% to the RM745 million sales recorded under the Group's ***EBP*** pillar. The project received overwhelming response for the 1st phase launch of its SME Core, featuring cluster, semi-detached factories and small 1 - 5 acre plots of industrial land. Many of the purchasers were EcoWorld's existing customers, with strong support from property investors and other industrialists. We have also been receiving ongoing enquiries from our network of international customers who are keen to explore setting up operations at ***EBP VII***.

The sales performance to date has increased future revenue to RM5.11 billion as at 28 February 2026, further strengthening both our earnings prospects and cashflow visibility in the near and mid-term. Additionally, gross and net gearing ratios as at 31 January 2026 have improved to 0.63 and 0.17 times respectively. The Group's cash balances (including deposits and short-term funds) are also at its highest at RM2.90 billion.

This provides ample headroom for the Group to pursue our expansion plans whilst rewarding our shareholders with a higher 1st interim dividend of 2 sen per share for 1Q 2026.

Meanwhile, preparations for the launch of two new projects aimed at expanding EcoWorld's market reach and reinforcing our five revenue pillars are progressing well.

Eco Radiance, which spans approximately 847 acres in Semenyih, Selangor, will be the Group's next township to be launched in the Klang Valley. It will build on the success of our matured *Eco Majestic* and *Eco Forest* townships, which have collectively achieved cumulative sales in excess of RM6 billion to date, to reinforce our brand and customer following in this fast-growing development corridor.

Eco Business Park 8 ("*EBP 8*") which is situated on 935 acres of land in Kulai, Johor, will be the Group's next industrial park launch that is jointly developed with SD Guthrie Berhad and Permodalan Darul Ta'zim Sdn. Bhd., the investment arm of the Johor State Government. *EBP 8* will enable the Group to continue riding the wave of robust demand for industrial products in the Southern region from both our traditional *EBP* as well as high-tech **QUANTUM** customer networks.

Moving forward, we remain optimistic about our prospects and the strength of fundamental demand for our projects and products. Nevertheless, we acknowledge the uncertainties that lie ahead due to the ongoing Middle East crisis, unresolved tariff wars and other global headwinds. As such we will remain prudent on future investments, continue implementing cost saving measures and exercise a high degree of financial discipline over our operations.

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About Eco World Development Group Berhad (EcoWorld)

EcoWorld is a public-listed Malaysian property developer with 11,956 acres of landbank across the Klang Valley, Iskandar Malaysia, Penang and Negeri Sembilan, and a total estimated gross development value of RM98 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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