

PRESS RELEASE
For Immediate Release

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EcoWorld achieves RM3.28 billion sales in 7 months of FY2026
2Q 2026 Profit After Tax of RM138 million (YTD 2026 – RM303.5 million)
2nd interim dividend - 2 sen per share (YTD 2026 – 4 sen per share)

KUALA LUMPUR: Eco World Development Group Berhad (EcoWorld) announced its sales for the 7 months of FY2026 and results for 2Q 2026 (from 1 February 2026 to 30 April 2026) today.

Key highlights include the following:

- The Group achieved **RM3.28 billion sales** in 7 months of FY2026, representing 82% of the Group’s sales target for FY2026.
- Projects in the Southern region (Iskandar Malaysia) contributed RM1.66 billion or 51% of total sales, followed by the Central region (Klang Valley & Negeri Sembilan) with RM1.45 billion (44%) and the Northern region (Penang) with RM168 million (5%).
- A breakdown of the YTD sales achieved by revenue pillars as at 31 May 2026 is set out below:

Revenue Pillar	RM'mil	Market Segment	%
Eco Townships	1,183	Residential	53%
Eco Rise	556		
Eco Hubs	391	Commercial	12%
Eco Business Parks	870	Industrial	35%
QUANTUM	281		
Total	3,281		100%

- **Revenue and gross profit for 2Q YTD 2026** increased by 52% and 43% respectively, compared to 2Q YTD 2025 boosted by the current year completion of 3 industrial land sales in **Eco Business Park I**, **QUANTUM Edge** and **Eco Business Park V** measuring 253.8 acres in total.
- **Gross profit margin for 2Q 2026 remained high at 31.3%**, due to strong contributions from ongoing projects as well as high realisation of cost savings on completed phases and industrial land sales.
- **Profit after Tax (PAT) for 2Q 2026 was RM138.0 million, 6% higher than 2Q 2025, whilst PAT for 2Q YTD 2026 was RM303.5 million, 45% higher than 2Q YTD 2025.**
- **Future revenue surged to an all-time high of RM5.38 billion as at 31 May 2026** on the back of strong sales, strengthening the Group’s earnings prospects and cashflow visibility in the near and mid-term.
- **Gross & net gearing ratios as at 30 April 2026 were 0.61 and 0.22 times respectively**, supported by **cash balances** (including deposits & short-term funds) **of RM2.50 billion.**
- The Board of Directors declared a **2nd interim dividend of 2 sen per share for 2Q 2026**, bringing **total YTD 2026 dividends to 4 sen per share, a 33% increase** from the same period in FY2025.

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

EcoWorld has locked in RM3.28 billion sales up to 31 May 2026, representing 82% of our full year sales target of RM4.0 billion. This marks a new record in sales achieved within 7 months of a financial year.

Our projects in the Southern region (Iskandar Malaysia) were the largest contributors, accounting for RM1.66 billion or 51% of the Group's total sales, followed by the Central region (Klang Valley and Negeri Sembilan) with RM1.45 billion and RM168 million from the Northern region (Penang).

The residential segment continued to anchor sales with RM1.74 billion achieved as at 31 May 2026, making up 53% of total YTD sales. Landed homes under ***Eco Townships*** contributed RM1.18 billion, with 84% of these sales coming from upgrader homes priced above RM650,000. ***Eco Botanic 3***, our newest township in Iskandar Malaysia, has seen exceptional momentum with RM489 million sold this financial year, demonstrating sustained buyer interest since its launch in September 2025.

The ***Eco Townships*** pillar will be further bolstered by the upcoming 2H 2026 launch of ***Eco Radiance*** in Semenyih, Selangor. This project will enable us to further entrench EcoWorld's market leadership position in this fast-growing development corridor, building on the strong track record of our matured ***Eco Majestic*** and ***Eco Forest*** townships that have collectively sold more than RM6 billion properties to-date.

The ***Eco Rise*** pillar saw sales increase by 29% from the same period in FY2025, with RM556 million recorded up to 31 May 2026. Growth was largely driven by our popular and affordable ***duduk*** apartments. The successful launches of ***Terra*** at ***Eco Ardence*** in 1Q 2026, followed by ***Sa. Young 3*** at ***Eco Botanic 2*** and ***Santai 3*** at ***Eco Spring*** in 2Q 2026 demonstrate the strong traction of the ***duduk*** series, which provide residents with comprehensive lifestyle, retail and recreational amenities supported by excellent connectivity and matured infrastructure.

On the commercial front ***Eco Hubs*** delivered healthy sales of RM391 million, making up 12% of the Group's YTD sales. This mainly comprised shop offices located within our thriving townships and business parks, as well as commercial units integrated with ***duduk*** and other high-rise developments.

The industrial component of EcoWorld's business is the Group's fastest growing segment, having delivered a 5-year compounded annual growth rate of 41% from FY2020 to FY2025. Sales continued to power ahead this financial year with RM1.15 billion secured up to 31 May 2026, contributing 35% to YTD sales. More notably, the 7-month sales achieved has already reached 94% of FY2025 full-year industrial sales, placing the Group well on track to chart another record high in FY2026.

Our maiden venture into Negeri Sembilan, ***Eco Business Park VII*** ("***EBP VII***") has continued to outperform with RM796 million industrial properties sold since its launch in November 2025. The overwhelming response to the initial SME Core phases, comprising cluster, semi-detached factories, and 1 - 5 acre industrial plots, is a clear testament to the strength and depth of local manufacturing demand. This is in line with the 13.0% year-on-year growth in approved Domestic Direct Investment (DDI) for 1Q 2026 as reported by the Malaysian Investment Development Authority (MIDA) and reflects growing confidence amongst Malaysian industrialists.

Malaysia has also continued to attract sizeable Foreign Direct Investments (FDI) which accounted for 60.5% of the RM92.8 billion 1Q 2026 approved investments mainly driven by the tech sector, supported by growing global demand for artificial intelligence (AI) and digital transformation.

Riding on the strong wave of FDI demand, in April 2026, the last two parcels of industrial land totalling 49.588 acres at ***QUANTUM Edge*** in Iskandar Malaysia were sold to KNBDC Malaysia Five Sdn Bhd for RM281 million. This is EcoWorld's 5th major data centre deal – on a cumulative basis, the Group's sales to regional and global hyperscalers at our various business parks have exceeded RM1.87 billion, all secured less than two years since our ***QUANTUM*** pillar was launched.

Apart from data centre operators, we have been receiving a steady flow of enquiries from local and foreign industrialists in the traditional manufacturing and non-digital high-tech space. A significant number of prospective customers that have registered their interest for future launches are sourced from our own network of more than 1,800 businesses currently operating at EcoWorld's industrial parks in Klang Valley and Iskandar Malaysia.

Such broad-based multi-industry demand, garnered from local champions to established MNCs, bodes well for *Eco Business Park 8* (“*EBP 8*”), our next industrial park to be launched. *EBP 8*, which spans over 935.241 acres in Kulai will be jointly developed with SD Guthrie Berhad and Permodalan Darul Ta'zim Sdn. Bhd. The project will enable the Group to capture the structural increase in demand for industrial products in the Southern region and further expand our network of market-leading industrialists under our *Eco Business Parks* and **QUANTUM** pillars.

Accordingly, we are pleased to report that despite challenges from geopolitical tensions, global trade uncertainties and rising construction costs, it has been business as usual for EcoWorld. The Group's sustained sales growth amidst the turmoil also demonstrates the resilience, breadth and depth of demand in the property sector which EcoWorld remains well-positioned to serve through our 5 revenue pillars.

We are therefore highly optimistic about our prospects going forward. Our future revenue stands at an all-time high as at 31 May 2026 at RM5.38 billion, which significantly strengthens both our earnings prospects and cashflow visibility in the near and mid-term. The Group's financial position is very healthy, with gross and net gearing ratios at 0.61 and 0.22 times respectively as at 30 April 2026. Supported by high cash balances (including deposits and short-term funds) of RM2.50 billion, this gives us ample headroom to continue to expand our business prudently while maintaining our commitment to reward our shareholders.

Premised on the above, the Board of Directors have declared a 2nd interim dividend of 2 sen per share for 2Q 2026. This brings total YTD dividends declared to 4 sen per share, a 33% increase from the same period in FY2025.

About Eco World Development Group Berhad (EcoWorld)

EcoWorld is a public-listed Malaysian property developer with 12,280 acres of landbank across the Klang Valley, Iskandar Malaysia, Penang and Negeri Sembilan, and a total estimated gross development value of RM100 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 a foundational value of the Group.

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