

Shaping The Future, Together

Corporate Presentation

2Q FY2026 (1 Feb 2026 – 30 Apr 2026)

June 2026

Sales Performance

7 Months of FY2026
(1 Nov 2025 – 31 May 2026)

Record Breaking 7-Month Sales

Accelerating sales momentum – on track to outperform target

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RM3.28 BILLION

**Sales as at
31 May 2026**

Exceeded RM2.99 billion sales @ 31 May 2025

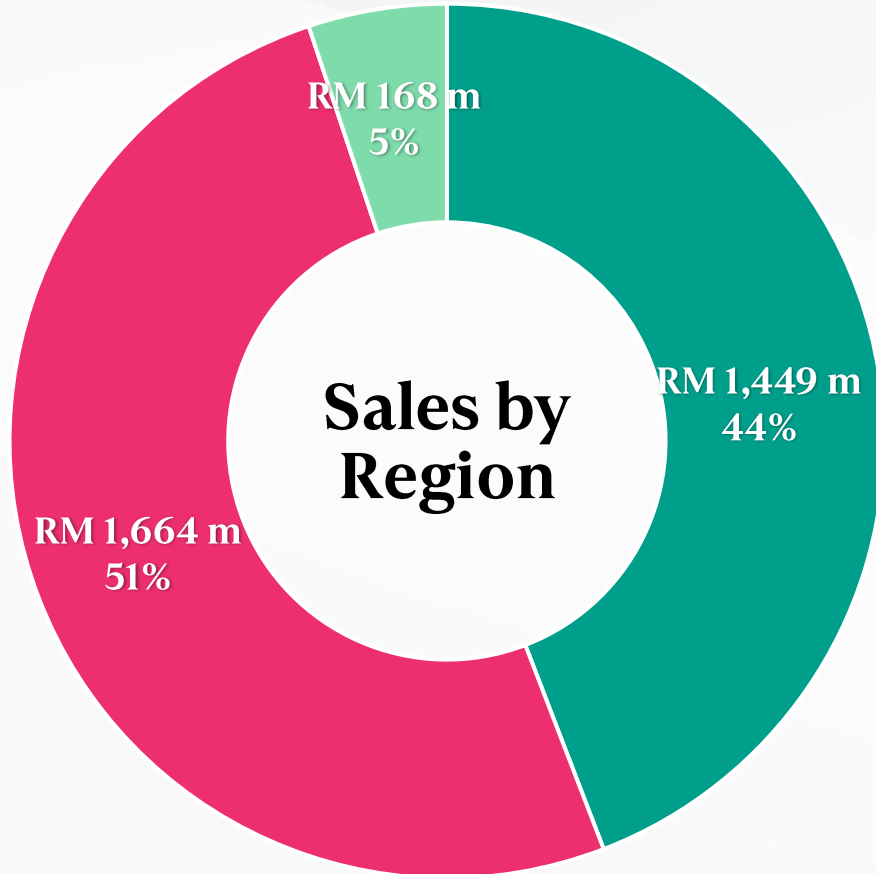


**of FY2026
RM4 billion Sales Target
Achieved**

Sales by Region

Highest contribution by Eco South, strong performance in other regions

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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 Projects Launched



ECO BUSINESS PARK VII
MALAYSIA VISION VALLEY

EBP VII • Nov 2025



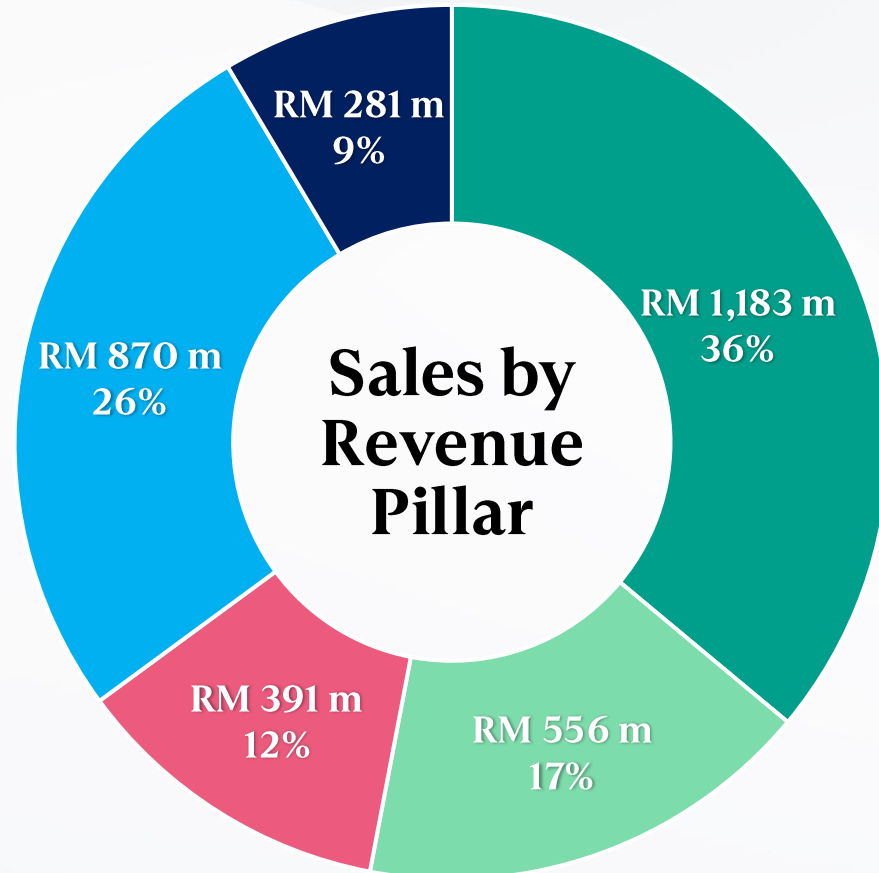
ECO BOTANIC
AMONGST SOFT GRASS AND PURE CLASS
PHASE 3

Eco Botanic 3 • Sep 2025

Sales by Revenue Pillar

Well-balanced contribution across all market segments

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- Eco Townships
- Eco Business Parks
- Eco Rise
- QUANTUM
- Eco Hubs

Residential : RM1,739 M | 53% of Group Sales

Eco Townships - 84% from upgrader homes > RM650,000
Eco Botanic 3 highest contributor with RM489 million sales

Eco Rise - 83% from *duduk* – 3 new parcels - Terra @ Eco Ardenne, Sa.Young 3 @ Eco Botanic 2 & Santai 3 @ Eco Spring

Commercial : RM391 M | 12% of Group Sales

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

Industrial : RM1,151 M | 35% of Group Sales

Eco Business Parks – powered by EBP VII – RM796 million from Phase 1 & 2 launch of cluster, semi-dee factories & 1-5 acre industrial lands

QUANTUM – final 2 Quantum Edge industrial lots (49.6 acres) sold to regional hyperscale data centre operator

> 10 years of Industrial Development

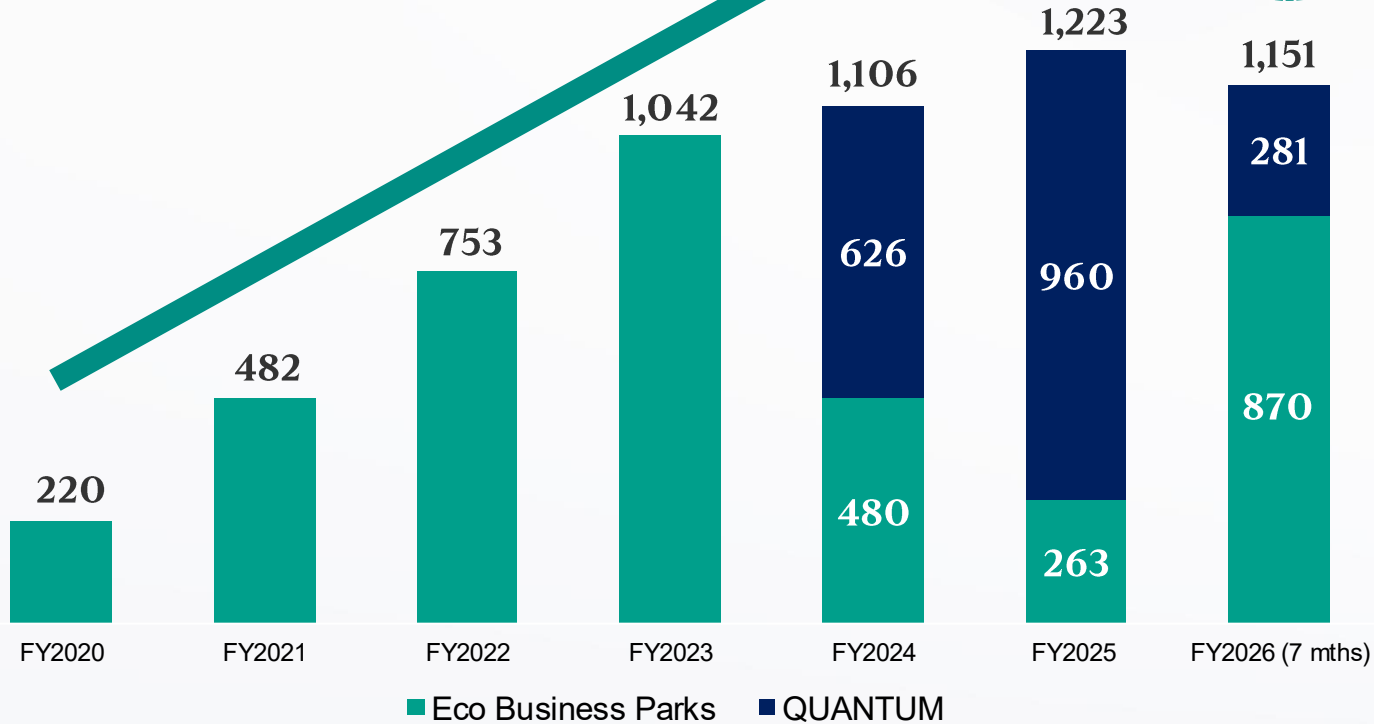
Capturing Malaysia's growing DDI, FDI and global demand for AI

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Sales from Industrial Segment (RM' mil)

5-year CAGR
(FY2020-FY2025) : 41%

94% of
FY2025
Industrial
Sales



6

Industrial Parks

Launched 2013–2026

- EBP I FY2014
- EBP III FY2015
- EBP II FY2016
- EBP V FY2017
- Quantum Edge FY2024
- EBP VII FY2026

Upcoming Launches *(Tentative)*

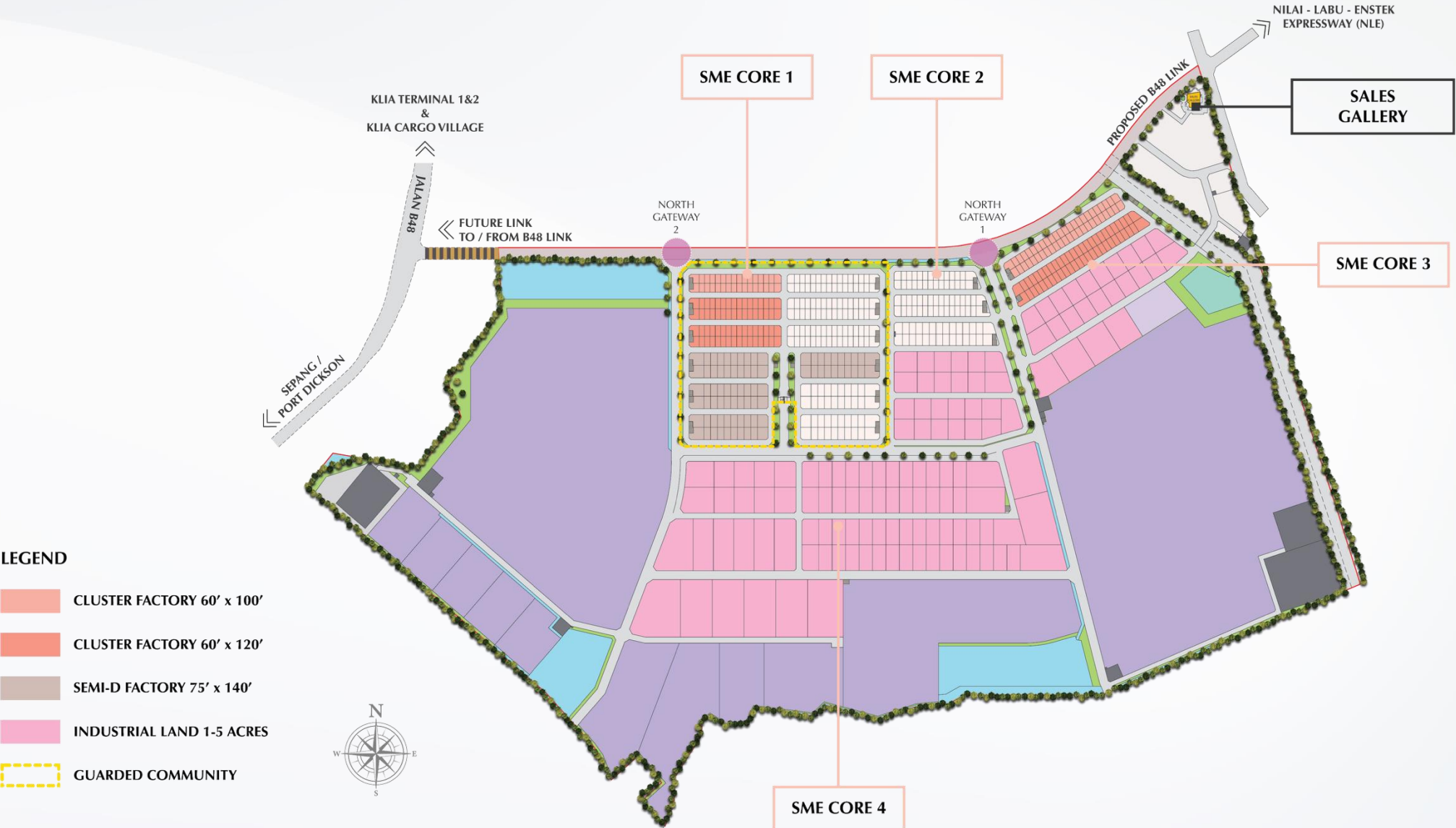
EBP 8 End 2026

EBP 9 FY2028

Eco Business Park VII

Masterplan & Zoning

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Financial Highlights

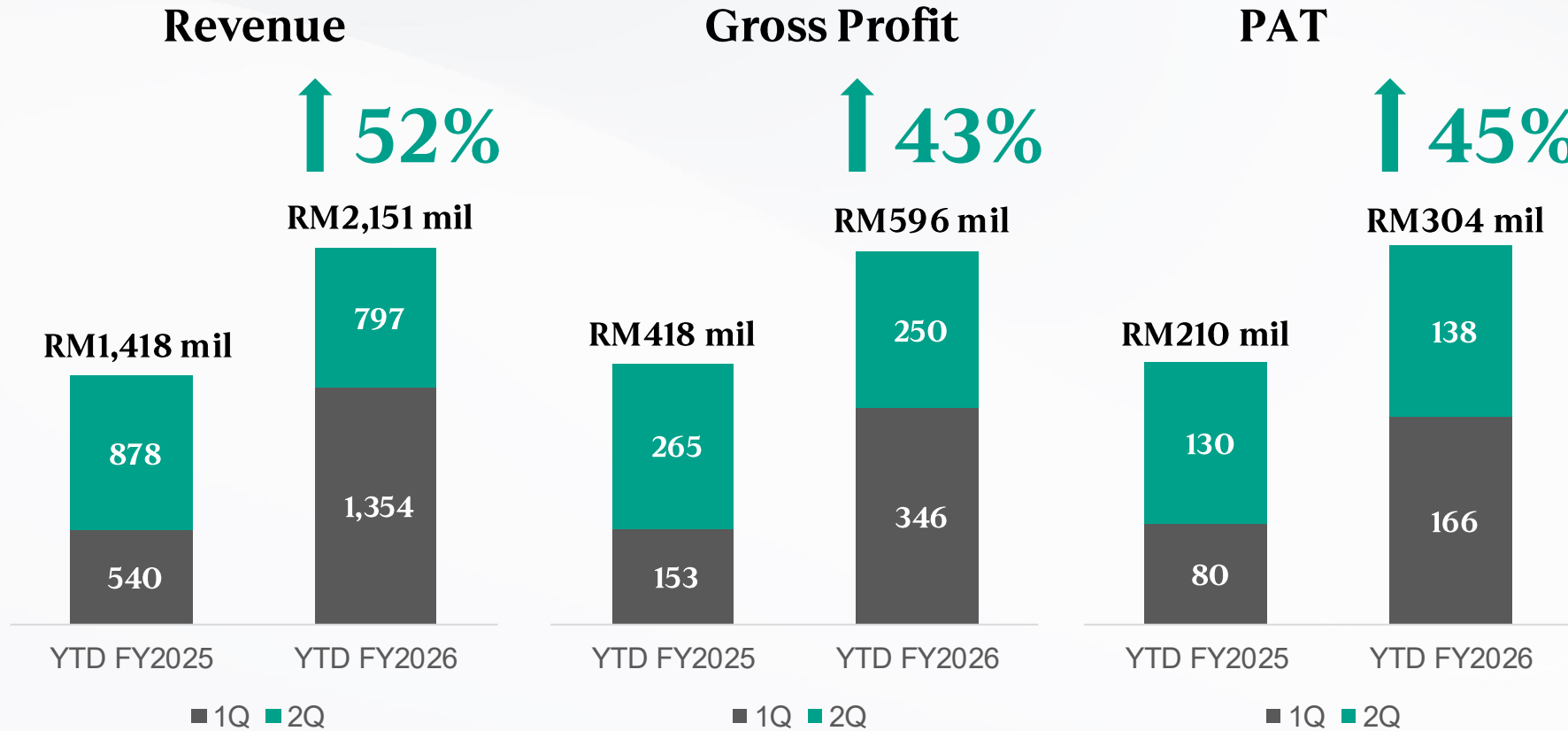
2Q FY2026

(1 Feb 2026 – 30 Apr 2026)

2Q FY2026 Financials

Strong YTD earnings and resilient margins

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Future Revenue
RM5.38 billion
(as at 31 May 2026)

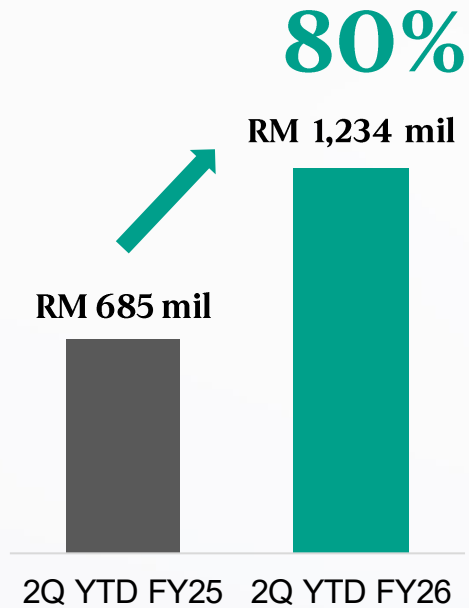
- **2Q 26 revenue and gross profit lower vs 2Q 25** which had included completion of a large-tract land sale to Microsoft.
- **GP margin higher at 31.3%** (2Q 25: 30.2%) on ongoing project contributions & realisation of cost savings on completed phases and industrial land sales.
- **2Q 26 PAT 6.3% higher vs 2Q 25** with RM138 mil recorded.
- **Future revenue at all time high**, providing clear near & mid-term earnings & cashflow visibility.

2Q FY2026 Financials

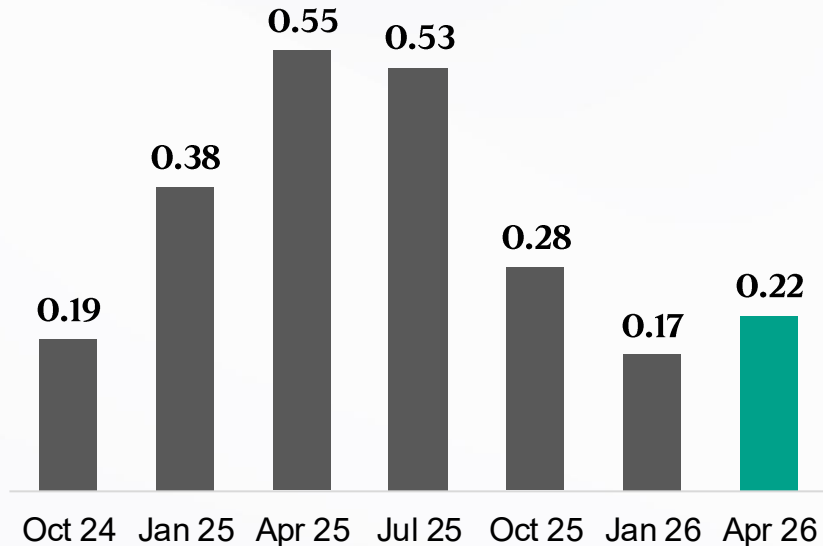
Strongly-positioned for continued growth

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Net Cash Generated from Operations



Net Gearing (times)



Robust Liquidity

- RM2.50 bil cash balance as at 30 April 2026

Near-Term Cash Inflows

- RM5.38 bil future revenue to support future cashflows

Cash-Generative Projects

- Large number of matured projects in high cashflow generative phase

- **Net operating cash** (after interest and taxes) remains high with **RM1,078 million** generated in 6 months
- **Healthy balance sheet:** Gross and Net gearing at **0.61x** and **0.22x** remains low, providing ample capacity to fund future growth while continuing to reward shareholders

Rewarding shareholders

Steady dividends backed by high cash-generative operations

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2 sen

2Q FY2026 dividend declared

4 sen

dividend declared to-date for
FY2026

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	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

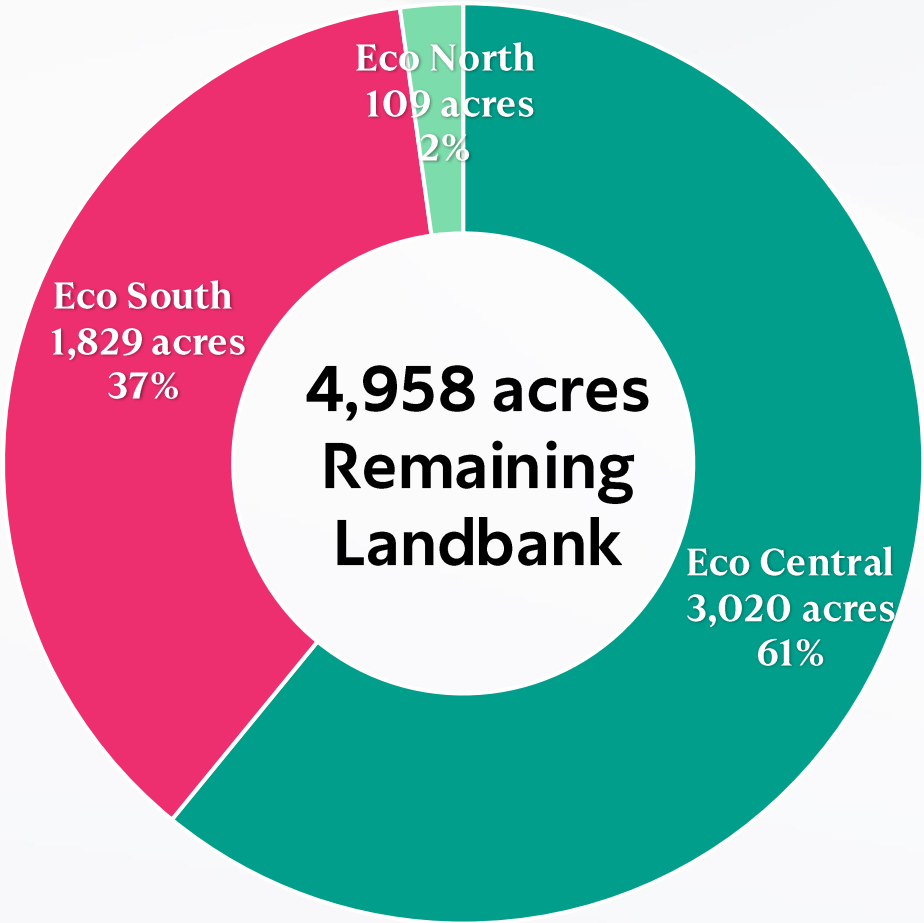
— Landbank & Upcoming Launches —

Highlights

Landbank + Recent Acquisitions

Remaining landbank as at May 2026

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FY2025
+2,042 ACRES

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

FY2026
+1,260 ACRES

- EBP 8 - 935 Acres
- EBP 9 - 316 Acres
- Versione WKND, Larkin - 8.44 Acres
- Versione LIVN, Australia - 0.7 Acres

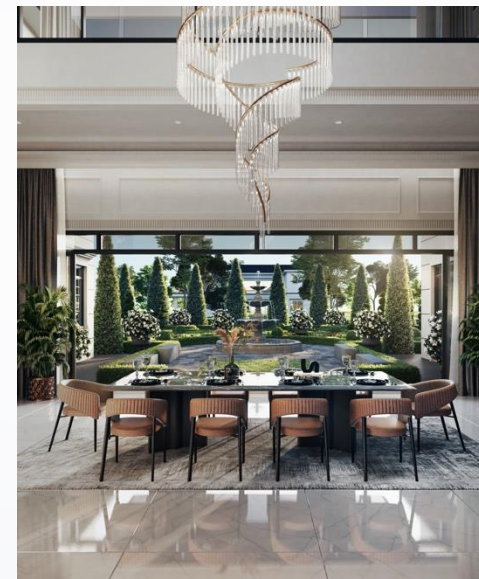
- New lands for **all 5 Revenue pillars**
- First overseas venture – Macquarie, Sydney, Australia
- Fast turnaround: Eco Botanic 3 & EBP VII launched (<2 months from completion of SPA)
- Frees up capacity for further acquisitions / joint-ventures

Eco Botanic – Chateau II

New launch – landed luxury homes

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Exclusive Collection of Semi-Ds & Bungalows



Duduk Series

New launches – 1st homeowner market

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duduk
EcoWorld

12

Launched
since 2020

3

Launched in
FY2026

Launched in Nov 2025



TERRA
ECO ARDENCE

Launched in FY2026



SA.YOUNG 3
ECO BOTANIC

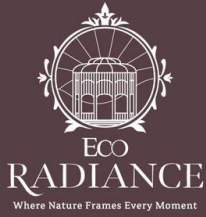


SANTAI 3
ECO SPRING

Eco Radiance

Upcoming launch – terrace homes & shop offices

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A Thriving City Within
A Township

Register now for early privileges

ECOWORLD
CREATING TOMORROW & BEYOND



ECO MAJESTIC



ECO
FOREST



ECO
RADIANCE

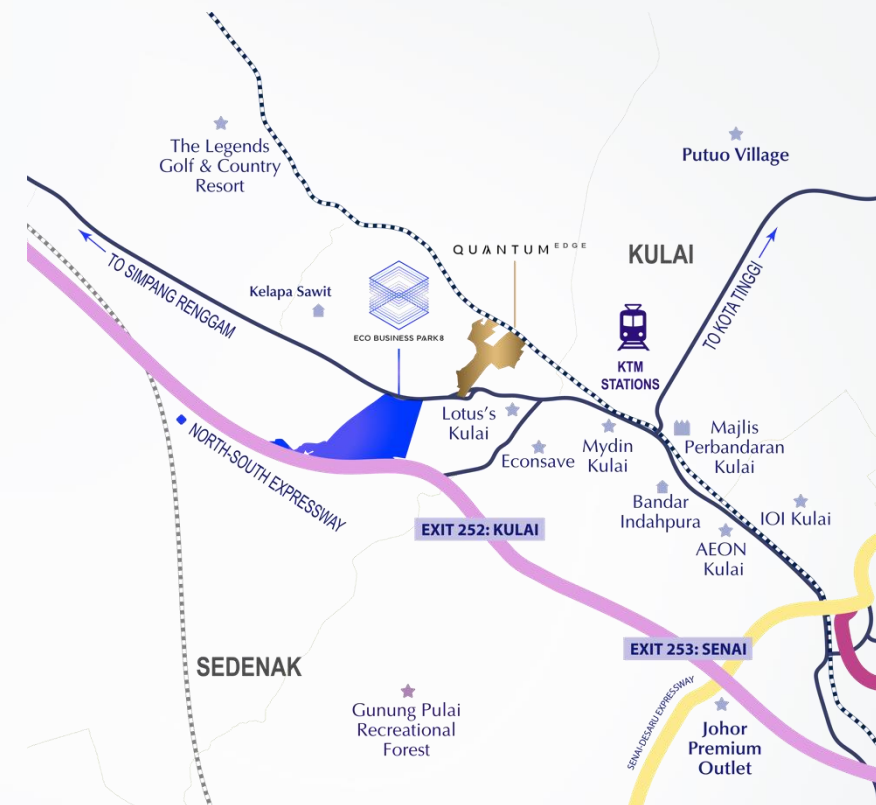


- More than 2,400 acres in Semenyih corridor to continue building on & leveraging EcoWorld's market leadership position in the Southern Klang Valley
- >RM6 billion sales from Eco Majestic & Eco Forest to date

Eco Business Park 8

SPA now unconditional – preparing for launch by end 2026

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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

Partnership with JLand Group

New projects in Iskandar Malaysia & Australia

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Target Launch

VERSIONE
LIVN

Sydney, Australia

- Residential apartments
- GDV AUD 153 mil

4Q
2026

VERSIONE
WKND

Iskandar Malaysia

- Residential & commercial development
- GDV RM1 bil

4Q
2026



Sedenak, Iskandar Malaysia

- Industrial development
- GDV RM1 bil

1Q
2028

Our Value Proposition

Track Record & Investment Story

Strategic Expansion of Revenue & Asset Base

Strong sales momentum + growing recurring income to anchor cashflow & earnings through all market cycles

Well-diversified & growing sales portfolio under 5 Revenue Pillars to serve all market segments



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Building up a substantial Recurring
Income portfolio

Data Centre



Commercial Assets - Retail & Offices



EcoWorld's Value Proposition

Malaysia's most complete property developer
- Residential, commercial & industrial under one roof

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1



PORTFOLIO SCALE

30 projects across Klang Valley, Iskandar Malaysia, Penang & Negeri Sembilan + Australia – **RM100B total GDV & 12,280 acres total landbank**

2



INDUSTRIAL POWERHOUSE

Large industrial landbank in **Iskandar Malaysia and MVV** – two of Malaysia's fastest-growing investment corridors

3



SALES + RECURRING INCOME GROWTH

- FY2025 sales – record high of RM4.55B
- FY2026 - **RM3.28B sales in 7 months** (82% of RM4B sales target achieved)
- Target 20-30% contribution from recurring income sources in 3-5 years to anchor cashflow & earnings

4



STRONG BALANCE SHEET

- **RM2.5B cash, 0.22x net gearing @ 30 Apr 2026** – capacity to sustain growth + reward shareholders
- Future revenue of **RM5.38 billion @ 31 May 2026**

5



STRATEGIC LANDBANK EXPANSION

- **> 3,300 acres** acquired in IM, KV & MVV over last 18 months
- Strategic partnerships to develop EBP 8 and EBP 9 in IM

Thank You

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CREATING TOMORROW & BEYOND