Shaping The Future, Together

Corporate Presentation

3Q FY2026 (1 May 2026 – 31 July 2026)

24 September 2026

ECOWORLD
CREATING TOMORROW & BEYOND

Sales Performance

10 Months of FY2026

(1 Nov 2025 – 31 Aug 2026)

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Record Breaking Sales

Exceeded FY2026's full-year sales target of RM4.0 billion

Sales as at 31 Aug 2026
(10 months sales)

RM4.05 BILLION

Exceeds FY2025's total sales of RM3.84 billion as at 31 Aug 2025

+

Industrial land sale under QUANTUM Pillar
(22 Sep 2026)

RM1.01 BILLION

2 parcels totalling 221.7 acres sold at QUANTUM Pulse @ EBP VII

=

Total sales for the Group

RM5.06 BILLION

On track to achieve highest sales ever recorded in a financial year

>RM5 Billion Sales in 10+ Months

Sales by Region

Highest contribution by Eco South, strong performance in other regions

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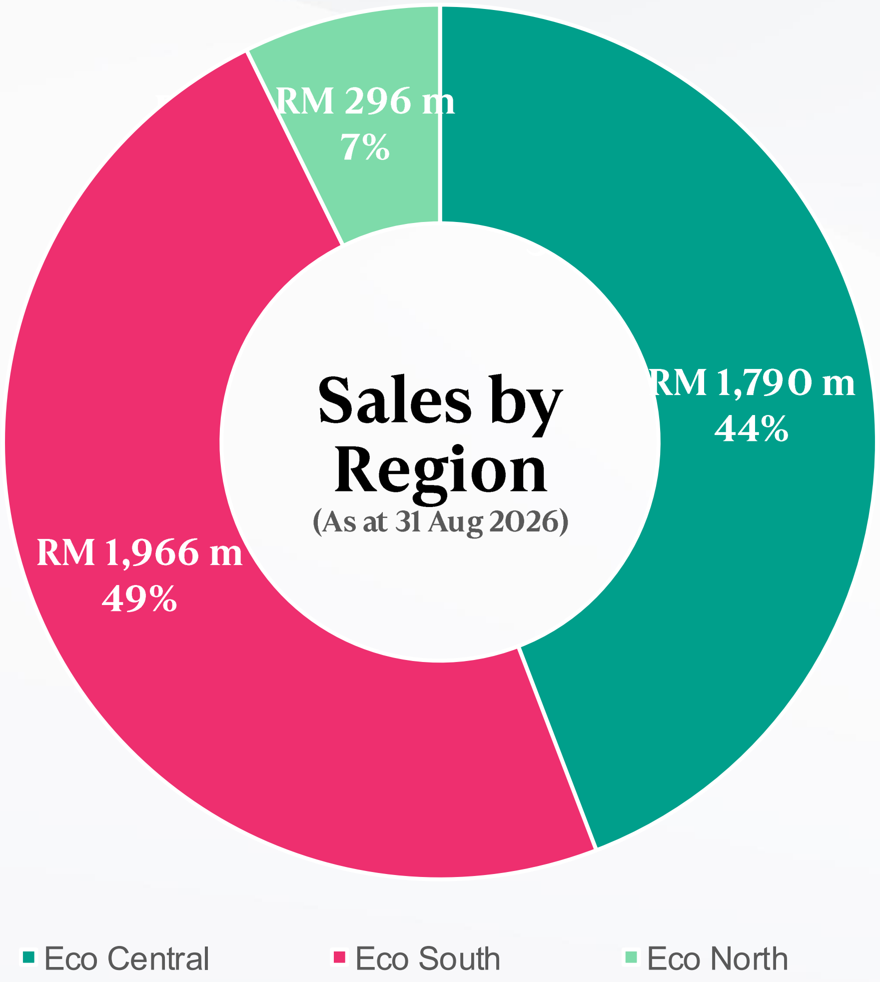


20 active projects across Malaysia

	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

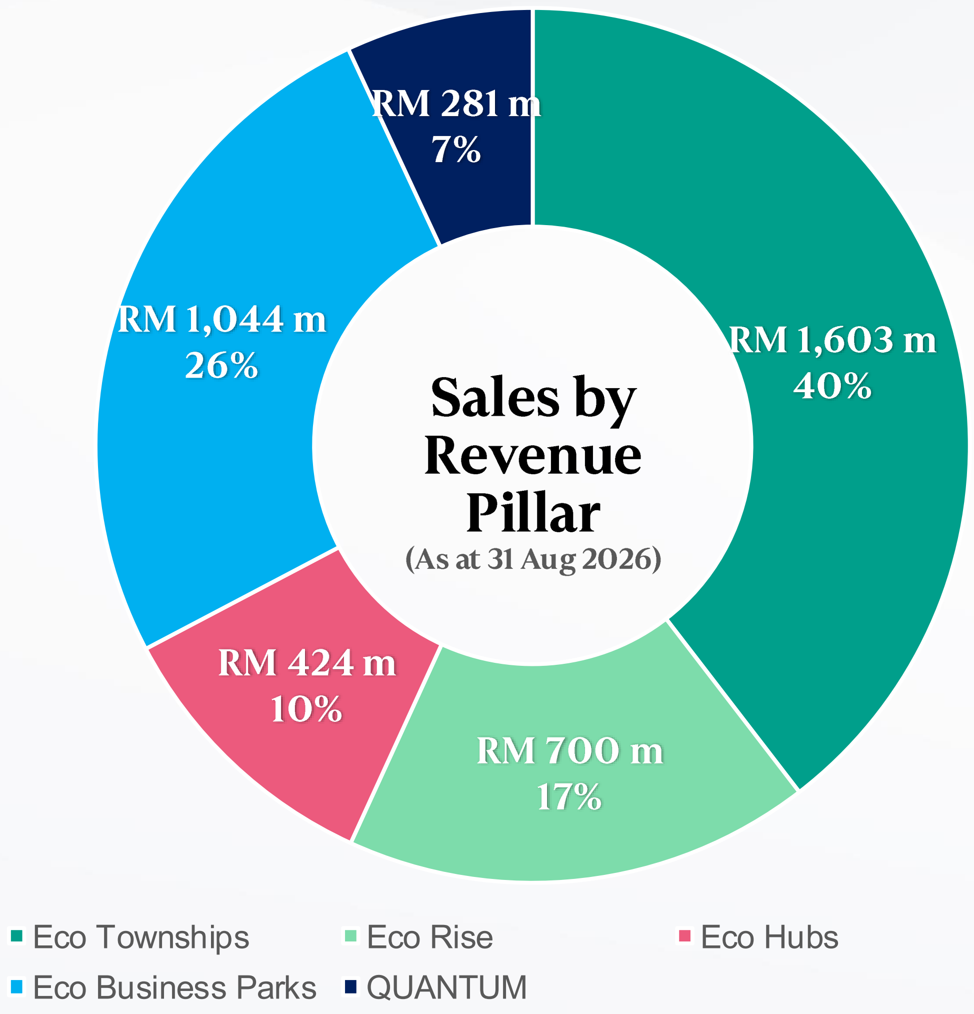
EBP VII · Nov 2025

ECO BOTANIC
PHASE 3

Eco Botanic 3 · Sep 2025

Sales by Revenue Pillar

Well-balanced contribution across all market segments



Residential : RM2,303 M | 57% of Group Sales

Eco Townships - Eco Botanic 3 led with RM565 million, further boosted by Chateau II bungalows at Eco Botanic and strong Central & Southern landed demand

Eco Rise - 83% from *duduk* – *4* new parcels - Terra @ Eco Ardence, Sa.Young 3 @ Eco Botanic 2, Santai 3 @ Eco Spring + Irama @ Eco Sun

Commercial : RM424 M | 10% of Group Sales

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

Industrial : RM1,325 M | 33% of Group Sales

Eco Business Parks – powered by EBP VII – RM942 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

Duduk Series

Serving the 1st homeowner market

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duduk

13

Launched since 2020

4

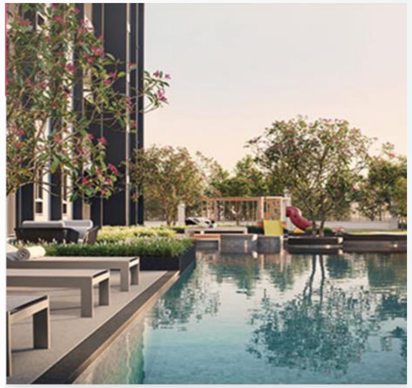
Launched in FY2026

New launches in FY2026

TERRA
ECO ARDENCE

SA.YOUNG 3
ECO BOTANIC

SANTAI 3
ECO SPRING



IRAMA
ECO SUN

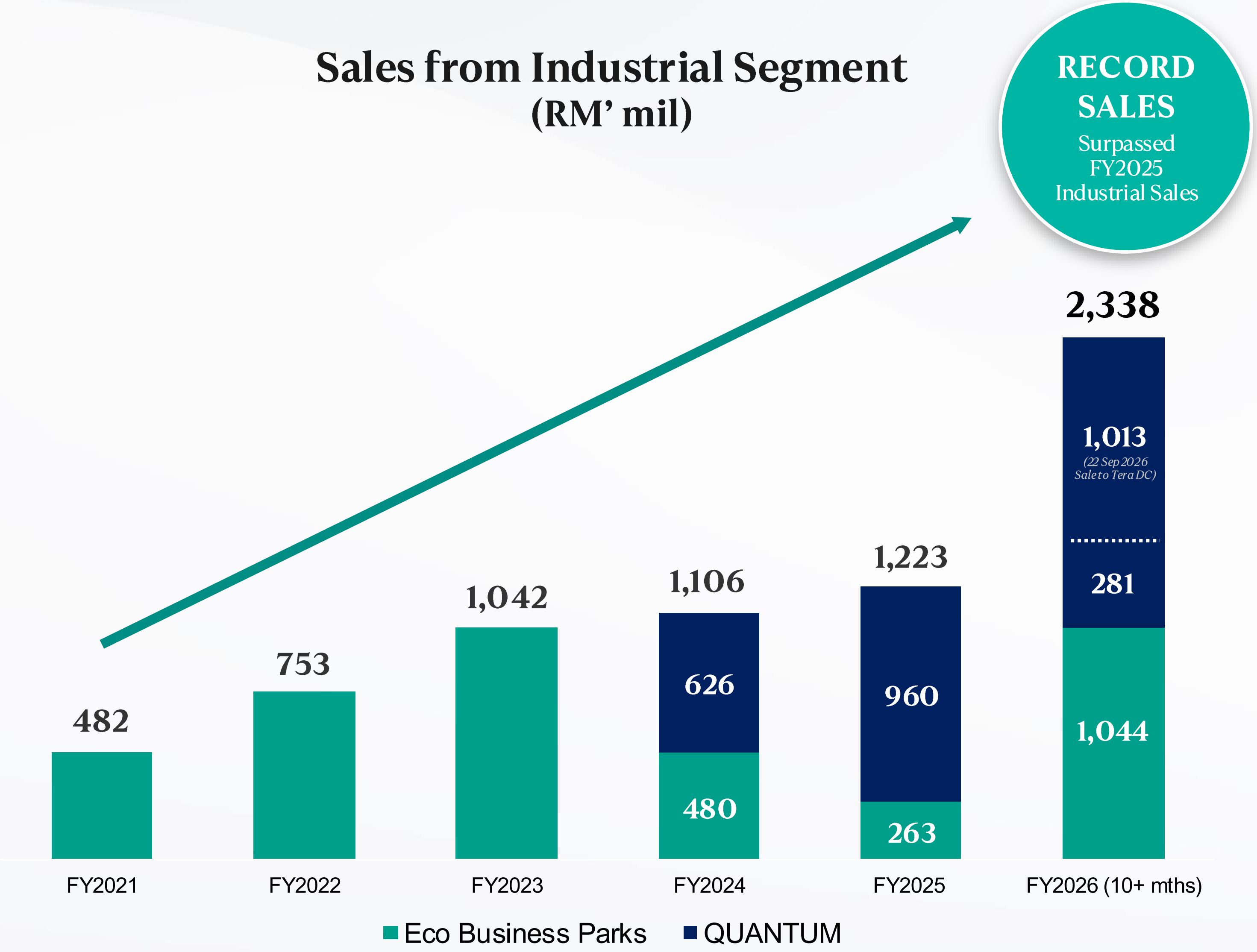
FY2026 - RM585 million (1,400 units) sold across all regions

Cumulative - RM3.22 billion sold to-date ~ 8,250 units since 2020

> 10 years of Industrial Development

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

Sales from Industrial Segment (RM' mil)



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	FY2027
EBP 9	FY2028

Eco Business Park VII

Connecting manufacturing, hyperscale DC & AI ecosystems

RM1.96B

sold in 10+ months FY2026

- Strong take-ups of SME Core supported by local industrialists
- 2 parcels, totalling 221.7 acres sold for RM1.01 billion at ***QUANTUM Pulse @ EBP VII***

Total Data Centre Deals – RM 2.88 Billion

Six sizeable industrial land sales in 2 years, anchored by global hyperscalers

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Client	Location	Land Area (acres)	SPA Price (RM'mil)	Price psf (RM)	Date Signed	SPA Completion
Microsoft	QUANTUM Edge, Kulai	123.14	402.3	75	Jun 2024	Mar 2025
Princeton Digital	QUANTUM Edge, Kulai	57.08	223.8	90	Aug 2024	Dec 2025
Microsoft	EBP I, Tebrau	138.50	694.0	115	Feb 2025	Nov 2025
Pearl Computing	EBP V, Puncak Alam	58.19	266.1	105	Feb 2025	Dec 2025
KNBDC Malaysia 5	QUANTUM Edge, Kulai	49.59	280.8	130	Apr 2026	Pending
Tera Data Centers	EBP VII, MVV	221.67	1,013.9	105	Sep 2026	Pending
Total		**648.17**	**2,880.9**			

Two FY2026 deals totalling **RM1.29 billion** – 45% of the RM2.88 billion secured to date

Financial Highlights

3Q FY2026

(1 May 2026 – 31 July 2026)

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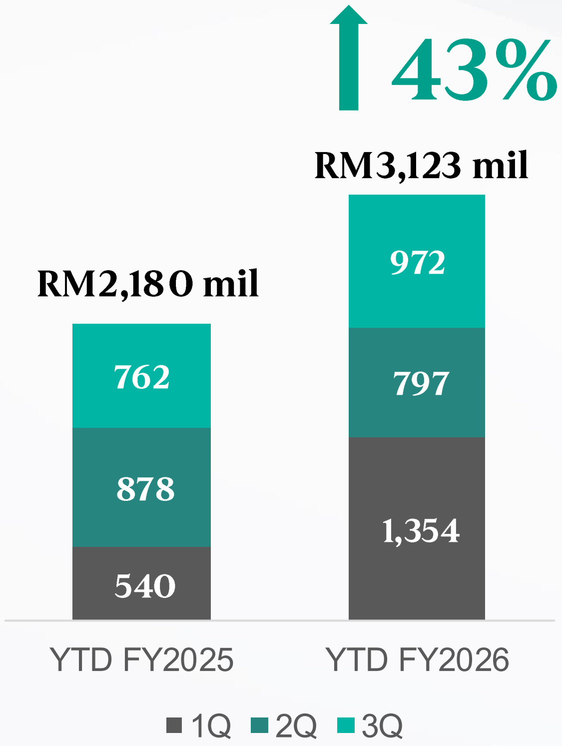
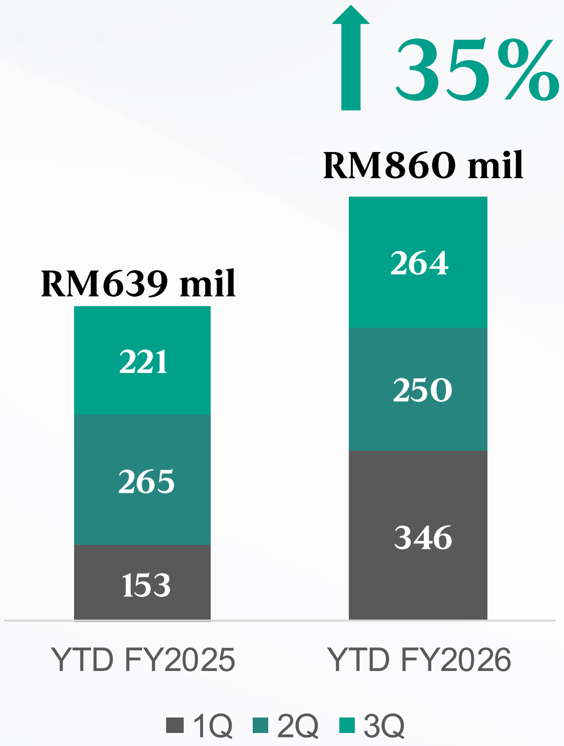
3Q FY2026 Financials

Strong YTD earnings and resilient margins

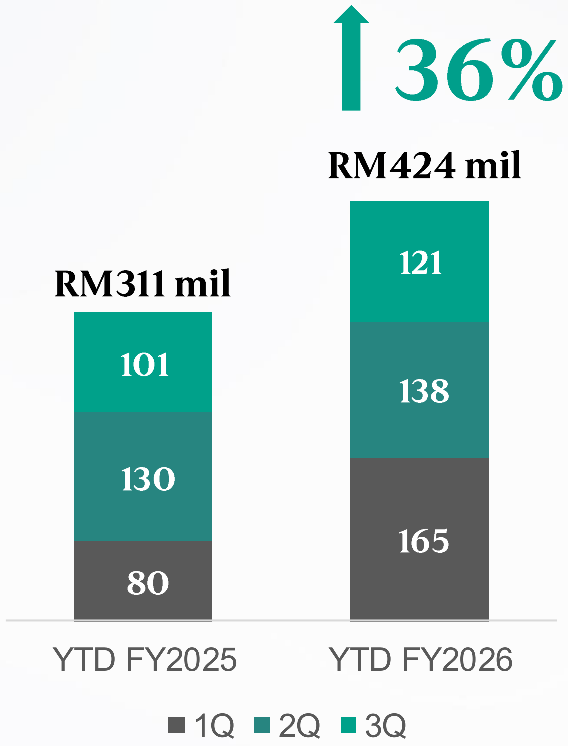
Revenue



Gross Profit



PAT



Future Revenue

RM5.01 billion

(as at 31 Aug 2026)

- **3Q YTD 26 revenue and gross profit higher vs 3Q YTD 25** on industrial land sales to DC players at EBP I, QUANTUM Edge and EBP V.
- **GP margin at 27.6%** (3Q YTD 25: 29.3%) due to higher landed-product contribution and cost savings recognised in prior year period.
- **3Q YTD 26 PAT 36% higher vs 3Q YTD 25** with RM424 mil recorded.
- **Future revenue remains high at RM5.01 billion**, providing clear near & mid-term earnings & cashflow visibility.

3Q FY2026 Financials

Strongly-positioned for continued growth

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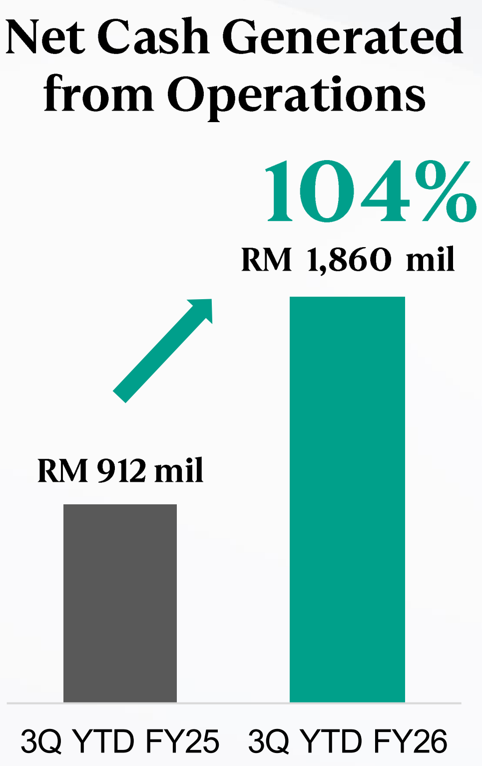

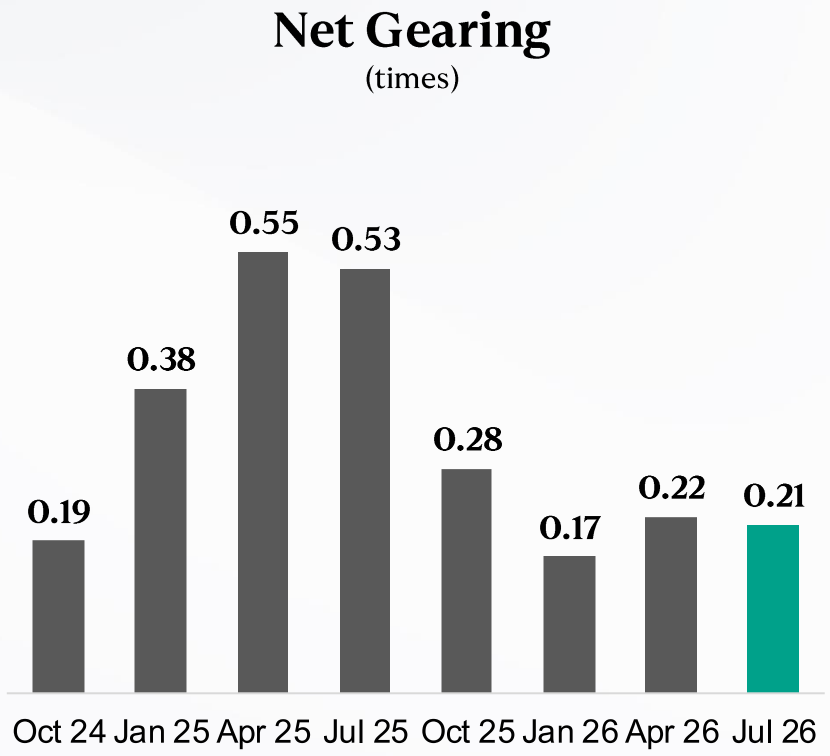

Robust Liquidity

- RM2.28 bil cash balance as at 31 July 2026

Near-Term Cash Inflows

- RM5.01 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) remained high with **RM1,576 million** generated in 9 months.
- **Healthy balance sheet :** Gross and net gearing at **0.57x** and **0.21x** remained low, providing ample capacity to fund future growth while continuing to reward shareholders.

Rewarding shareholders

Steady dividends backed by high cash-generative operations

2 sen

3Q FY2026 dividend declared

6 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	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

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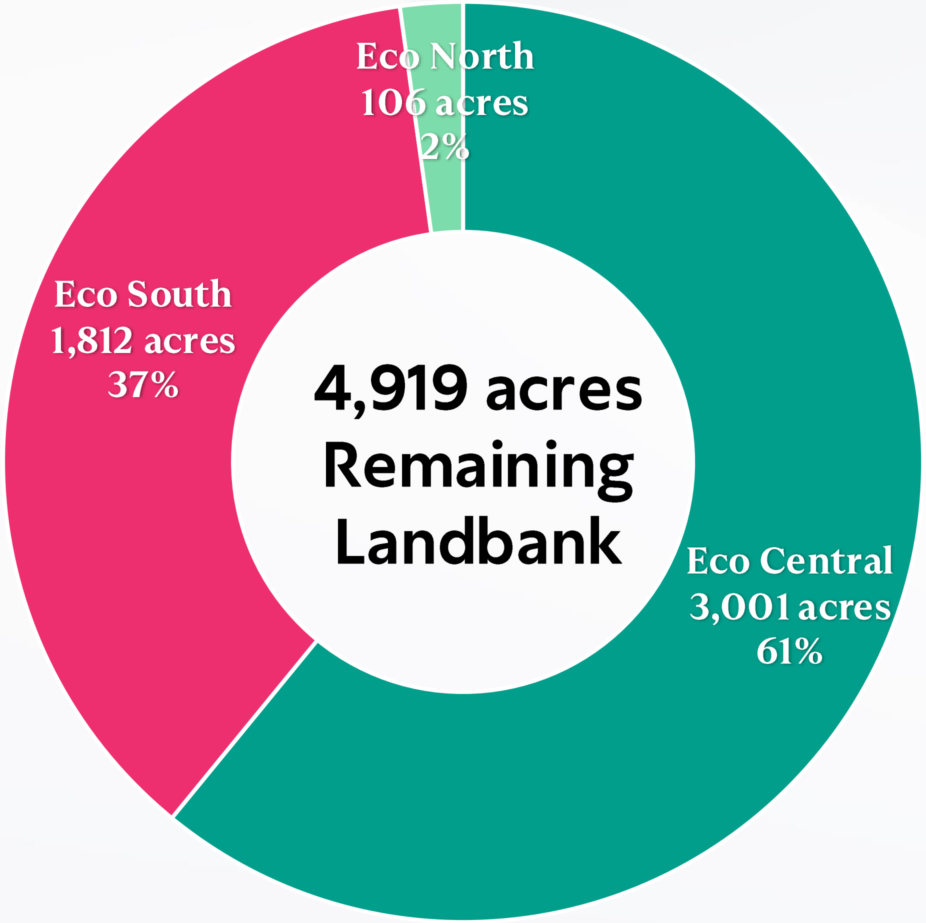
Landbank + Recent Acquisitions

Remaining landbank as at Aug 2026



Eco Radiance | Eco Business Park VII | Eco Business Park 8 | Eco Business Park 9 | Versione WKND | Versione LIVN

FY2025
+2,042 ACRES

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

FY2026
+1,261 ACRES

- EBP 8 - 935 Acres
- EBP 9 – 316 Acres
- Versione WKND, Larkin – 8.44 Acres
- Versione LIVN, Australia– 0.7 Acres
- Singapore - Lorong Puntong/ Sin Ming Avenue – 1.06 Acres

- New lands across **all 5 revenue pillars**
- Overseas venture in Macquarie, Sydney (Australia) and Singapore (awarded Sept 2026)
- Fast turnaround: Eco Botanic 3 & EBP VII launched within 2 months of SPA completion with high sales achieved
- Frees up capacity for further acquisitions and joint ventures

Upcoming Launch

A Private Sanctuary Within Eco Radiance

Astrea is the first residential expression of Eco Radiance—crafted as an exclusive enclave where privacy, security, and refined living take center stage.

ECO RADIANCE
Where Nature Frames Every Moment

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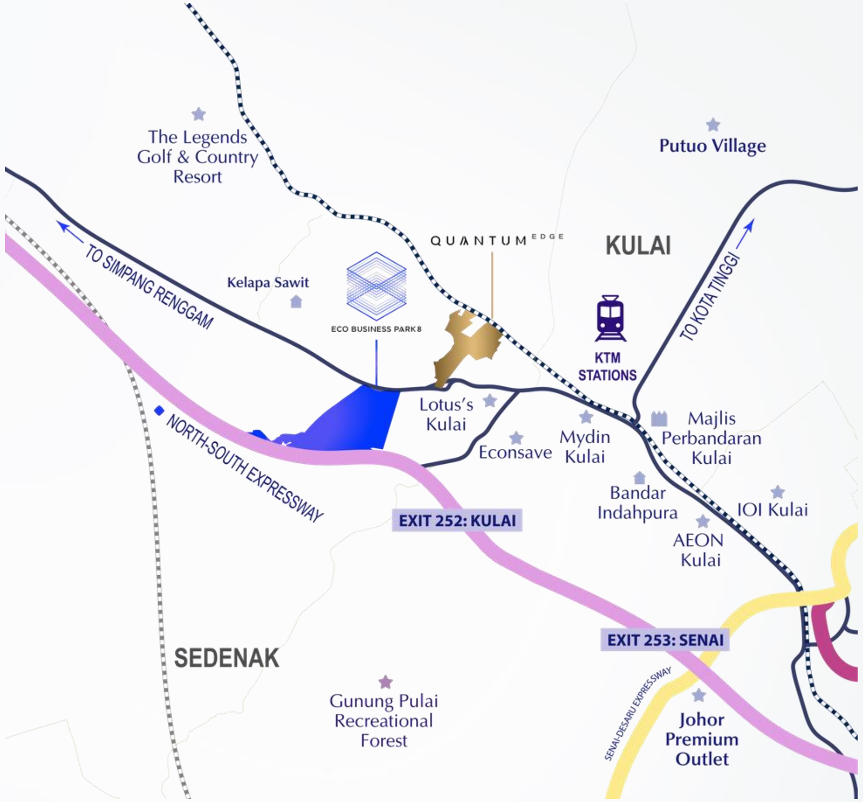
- More than 2,400 acres in Semenyih corridor to continue building on & leveraging EcoWorld's market leadership position in the Southern Klang Valley
- >RM6 billion sales from Eco Majestic & Eco Forest to date

Eco Business Park 8

SPA now unconditional – preparing for launch by early 2027



- 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

		Target Launch
VERSIONE LIVN	**Sydney, Australia** • Residential apartments • GDV AUD 153 mil	FY 2027
VERSIONE WKND	**Iskandar Malaysia** • Residential & commercial development • GDV RM1 bil	2Q 2027
ECO BUSINESS PARK 9	**Sedenak, Iskandar Malaysia** • Industrial development • GDV RM1 bil	1Q 2028

Maiden Project in Singapore

To be launched in 2028 under the new VERSIONE series

- **Prime site location** – 3 significant advances – connectivity + retail & recreation + education to **appeal to affluent upgraders and multi-generational families**.
- **Target launch in 2028 under the new VERSIONE series** – curated lifestyle apartments tailored to Singaporean buyers.

Rationale

- Expands the Group's pipeline and earnings base into a market aligned with its strengths.
- Builds on a Singapore marketing presence established since 2015.
- Leverages brand recognition from its Johor Bahru townships, popular with Singaporeans.

Lorong Puntong / Sin Ming Ave Land

Bishan (Rest of Central Region)

Tender price

SGD208.1M

(~RM667.6 million, ~SGD1,612 psf)

4,283 sqm

site area, 99-year lease

11,994 sqm

maximum GFA (129,103 sq ft)

Lorong Puntong / Sin Ming Avenue Land

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3-minute walk to MRT and opposite Ai Tong primary school

1 Connectivity

- 3 mins' walk (~170m) from Bright Hill MRT station (future interchange station from 2030)
- Direct access via roads & highways to Orchard, Marina Bay and the central business district

2 Retail & Recreation

- Retail, lifestyle and recreational amenities within 2 km include Thomson Plaza & Junction 8 shopping malls, Singapore Island Country Club, MacRitchie Reservoir, Bishan-Ang Mo Kio Park and Windsor Nature Park

3 Education

- Directly opposite Ai Tong School, one of Singapore's most popular primary schools
- Close proximity (within 2km) to other reputable schools, including CHIJ St. Nicholas Girls', Catholic High, Eunoia Junior College, Ang Mo Kio Primary and Raffles Institution

Our Value Proposition

Track Record & Investment Story

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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





+

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

Shaping The Future, Together

1 PORTFOLIO SCALE

- 31 projects across Klang Valley, Iskandar Malaysia, Penang & Negeri Sembilan + Overseas in Australia & Singapore
- **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
- Wide client base spanning **local SMEs to international MNCs and hyperscalers**

3 SALES + RECURRING INCOME GROWTH

- FY2025 sales – record high of RM4.55B
- FY2026 – **RM5.06B sales in 10+ months** (Exceeded RM4B sales target achieved)
- Target 20-30% contribution from recurring income sources in 3-5 years to anchor cashflow & earnings

4 STRONG BALANCE SHEET

- **RM2.28B cash**, **0.21x net gearing** @ 31 July 2026 – capacity to sustain growth + reward shareholders
- Future revenue of RM5.01 billion @ 31 Aug 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
- Overseas ventures – Australia JV + maiden project secured in Singapore

Thank You

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