ECO WORLD DEVELOPMENT GROUP BERHAD
(Company No: 197401000725 (17777 – V))
(Incorporated in Malaysia)

Interim Financial Report
31 July 2026

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ECO WORLD DEVELOPMENT GROUP BERHAD
(Company No: 197401000725 (17777 – V))
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE FINANCIAL PERIOD ENDED 31 JULY 2026
(The figures have not been audited)

	3 MONTHS ENDED		9 MONTHS ENDED	
	31 JULY 2026 RM'000	31 JULY 2025 RM'000	31 JULY 2026 RM'000	31 JULY 2025 RM'000
Revenue	971,525	761,931	3,122,521	2,179,762
Cost of sales	(707,476)	(540,774)	(2,262,142)	(1,540,595)
Gross profit	264,049	221,157	860,379	639,167
Other income	34,994	25,589	106,250	72,829
Gain on deemed disposal and acquisition of a joint venture	-	-	-	174,002
Selling and marketing expenses	(22,615)	(22,955)	(66,962)	(52,843)
Administrative expenses	(74,069)	(57,680)	(237,353)	(163,784)
Loss on deemed disposal of an associate	-	-	-	(90,950)
Impairment loss on investment in a joint venture	-	-	-	(68,000)
Net reversal of impairment loss on financial instruments	332	351	1,371	691
Finance costs	(40,803)	(37,294)	(105,021)	(101,080)
Share of results in joint ventures, net of tax	6,084	14,970	20,501	45,260
Share of results in associates, net of tax	(4,212)	(4,121)	(11,915)	(12,556)
Profit before tax	163,760	140,017	567,250	442,736
Income tax expense	(43,009)	(38,934)	(142,969)	(131,541)
Profit net of tax	120,751	101,083	424,281	311,195
Other comprehensive income/(loss), net of tax				
Items that will not be reclassified subsequently to profit or loss				
Fair value gain/(loss) of equity instruments designated at fair value through other comprehensive income	(3,779)	76,560	(56,590)	76,560
Items that may be reclassified subsequently to profit or loss				
Exchange differences on translation of foreign operations	(545)	85	161	116
Share of other comprehensive income/(loss) of an associate	-	-	-	(130)
Reclassification of foreign currency translation reserve to profit or loss upon deemed disposal of an associate	-	-	-	(8,826)
Total comprehensive income for the period	116,427	177,728	367,852	378,915
Profit/(Loss) net of tax attributable to:				
Owners of the Company	112,158	101,170	397,712	311,345
Holders of Perpetual Sukuk	9,137	-	27,113	-
Non-controlling interests	(544)	(87)	(544)	(150)
	120,751	101,083	424,281	311,195
Total comprehensive income/(loss) attributable to:				
Owners of the Company	107,834	177,815	341,283	379,065
Holders of Perpetual Sukuk	9,137	-	27,113	-
Non-controlling interests	(544)	(87)	(544)	(150)
	116,427	177,728	367,852	378,915
Earnings per share attributable to owners of the Company:				
Basic earnings per share (sen)	3.47	3.40	12.36	10.50
Diluted earnings per share (sen)	3.33	3.15	11.83	9.76

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the financial year ended 31 October 2025 and the accompanying explanatory notes.)

ECO WORLD DEVELOPMENT GROUP BERHAD
(Company No: 197401000725 (17777 – V))
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 JULY 2026

	AS AT 31 JULY 2026 RM'000 UNAUDITED	AS AT 31 OCTOBER 2025 RM'000 AUDITED
ASSETS		
Non-current assets		
Property, plant and equipment	163,363	160,887
Investment properties	200,975	558,906
Inventories - land held for property development	5,090,908	5,307,047
Investment in associates	20,742	32,657
Investment in joint ventures	893,988	870,797
Other investment	132,696	180,960
Trade receivables	22,109	24,730
Amount due from joint ventures	1,130,596	477,136
Deferred tax assets	244,292	169,886
	7,899,669	7,783,006
Current assets		
Inventories - property under development	1,707,901	1,772,949
Inventories - completed properties	115,561	142,557
Contract assets	240,857	396,297
Current tax assets	95,660	156,783
Trade and other receivables	1,158,826	915,518
Short-term funds	1,213,630	1,328,298
Deposits	69,576	294,835
Cash and bank balances	996,532	684,600
	5,598,543	5,691,837
TOTAL ASSETS	13,498,212	13,474,843
EQUITY AND LIABILITIES		
Equity attributable to owners of the Company		
Share capital	3,947,993	3,911,940
Fair value reserve	(25,270)	31,320
Foreign currency translation reserve	2,323	2,162
Retained earnings	1,693,410	1,488,925
Equity attributable to owners of the Company	5,618,456	5,434,347
Perpetual Sukuk	814,110	805,271
Total equity	6,432,566	6,239,618
Non-current liabilities		
Loans and borrowings	3,327,770	3,537,760
Lease liabilities	1,573	1,528
Other payables	461,370	481,417
Deferred tax liabilities	136,950	135,366
	3,927,663	4,156,071
Current liabilities		
Trade and other payables	1,073,502	951,871
Contract liabilities	1,680,079	1,562,673
Bank overdrafts	2,545	10,479
Loans and borrowings	331,472	497,574
Lease liabilities	1,909	2,840
Current tax liabilities	48,476	53,717
	3,137,983	3,079,154
Total liabilities	7,065,646	7,235,225
TOTAL EQUITY AND LIABILITIES	13,498,212	13,474,843
Net Assets Per Share Attributable to Owners of the Company (RM)	1.74	1.70

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the financial year ended 31 October 2025 and the accompanying explanatory notes.)

ECO WORLD DEVELOPMENT GROUP BERHAD
(Company No: 197401000725 (17777 – V))
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 31 JULY 2026
(The figures have not been audited)

	Share capital RM'000	Fair value reserve RM'000	Foreign currency translation reserve RM'000	Put option reserve RM'000	Retained earnings RM'000	Total RM'000	Perpetual Sukuk RM'000	Non-controlling interests RM'000	Total equity RM'000
At 1 November 2025	3,911,940	31,320	2,162	-	1,488,925	5,434,347	805,271	-	6,239,618
Profit/(Loss) for the financial period	-	-	-	-	397,712	397,712	27,113	(544)	424,281
Other comprehensive income/(loss)	-	(56,590)	161	-	-	(56,429)	-	-	(56,429)
Transactions with owners:									
- Conversion of Warrants 2022/2029	36,053	-	-	-	-	36,053	-	-	36,053
- Distribution to holders of Perpetual Sukuk	-	-	-	-	-	-	(18,274)	-	(18,274)
- Derecognition of non-controlling interests of a subsidiary	-	-	-	-	-	-	-	489	489
- Dividend paid	-	-	-	-	(193,227)	(193,227)	-	-	(193,227)
Issuance of shares to non-controlling interests	-	-	-	-	-	-	-	55	55
At 31 July 2026	3,947,993	(25,270)	2,323	-	1,693,410	5,618,456	814,110	-	6,432,566
At 1 November 2024	3,619,931	-	10,577	-	1,263,182	4,893,690	-	-	4,893,690
Profit/(Loss) for the financial period	-	-	-	-	311,345	311,345	-	(150)	311,195
Other comprehensive income/(loss)	-	76,560	(8,840)	-	-	67,720	-	-	67,720
Transactions with owners:									
- Acquisition of a subsidiary	-	-	-	-	-	-	-	(1)	(1)
- Put option liability over shares held by non-controlling interests	-	-	-	(130,385)	-	(130,385)	-	-	(130,385)
- Conversion of Warrants 2022/2029	47,363	-	-	-	-	47,363	-	-	47,363
- Dividend paid	-	-	-	-	(148,322)	(148,322)	-	-	(148,322)
Issuance of shares to non-controlling interests	-	-	-	-	-	-	-	235	235
At 31 July 2025	3,667,294	76,560	1,737	(130,385)	1,426,205	5,041,411	-	84	5,041,495

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the financial year ended 31 October 2025 and the accompanying explanatory notes.)

ECO WORLD DEVELOPMENT GROUP BERHAD
(Company No: 197401000725 (17777 – V))
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 31 JULY 2026
(The figures have not been audited)

	9 MONTHS ENDED 31 JULY 2026 RM'000	31 JULY 2025 RM'000
Operating activities		
Profit before tax	567,250	442,736
Adjustments for :		
Non-cash items	(1,487)	(37,308)
Non-operating items	44,807	58,590
Operating cash flows before changes in working capital	610,570	464,018
Changes in inventories - property under development	997,248	538,592
Changes in inventories - completed properties	27,036	31,258
Changes in contract assets/contract liabilities	103,735	200,068
Changes in receivables	(256,802)	(239,827)
Changes in payables	378,140	(81,759)
Cash flows generated from operations	1,859,927	912,350
Interest received	11,797	9,295
Interest paid	(133,834)	(124,603)
Net income taxes paid	(162,137)	(114,106)
Net cash from operating activities	1,575,753	682,936
Investing activities		
Additions to inventories - land held for property development	(370,701)	(1,114,128)
Purchase of property, plant and equipment and investment properties	(687,164)	(174,113)
Proceeds from disposal of property, plant and equipment	585	596
Deposit paid for acquisition of land	(122,217)	-
Deposit paid for acquisition of a company	(13,382)	-
Net cash inflow from a joint venture becoming a subsidiary	-	39,115
Net cash outflow from deemed disposal of subsidiaries, net of cash disposed	(24,220)	-
Subscription of shares in joint ventures and related costs	(16,455)	(37,793)
Subscription of shares in an associate	-	(1,800)
Acquisition of shares in quoted investment	(8,326)	-
(Advances to)/Repayment from joint ventures	(92,899)	7,977
Interest received from joint ventures	19,147	33,448
Withdrawal of deposits pledged and/or with maturity of more than 3 months and short-term funds	190,621	(182,140)
Dividends received from joint ventures	10,000	35,000
Dividend received from an associate	-	34,800
Interest received from deposits	21,074	13,682
Net cash used in investing activities	(1,093,937)	(1,345,356)
Financing activities		
Proceeds from conversion of warrants	36,053	47,363
Proceeds from issuance of shares to non-controlling interests	55	235
Drawdown of bank borrowings	353,972	1,310,441
Repayment of bank borrowings and lease liabilities	(508,572)	(396,429)
Distribution to holders of Perpetual Sukuk	(18,274)	-
Dividends paid on ordinary shares	(193,227)	(148,322)
Interest paid	(3,365)	-
Net cash (used in)/from financing activities	(333,358)	813,288
Net increase in cash and cash equivalents	148,458	150,868
Effect of exchange rate changes	(2)	(3)
Cash and cash equivalents at 1 November 2025/2024	908,744	813,012
Cash and cash equivalents at 31 July 2026/2025	1,057,200	963,877
Cash and cash equivalents comprise the following:		
Deposits	69,576	299,450
Cash and bank balances	996,532	682,786
Bank overdrafts	(2,545)	(12,252)
	1,063,563	969,984
Less: Deposits pledged and/or with maturity of more than 3 months	(6,363)	(6,107)
	1,057,200	963,877

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the financial year ended 31 October 2025 and the accompanying explanatory notes.)

NOTES TO THE INTERIM FINANCIAL REPORT

1. Basis of Preparation

The interim financial report has been prepared in accordance with Malaysian Financial Reporting Standard ("MFRS") 134, Interim Financial Reporting issued by the Malaysian Accounting Standards Board ("MASB"), International Accounting Standard ("IAS") 34: Interim Financial Reporting issued by the International Accounting Standards Board ("IASB") and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Malaysia").

The interim financial report should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 October 2025.

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the financial statements for the financial year ended 31 October 2025 except for the adoption of the following amendments to MFRS which are relevant and mandatory for the current financial year:-

Amendments to MFRS 121	The Effects of Changes in Foreign Exchange Rates - Lack of Exchangeability

The adoption of the above amendments to MFRS does not have any material financial impact to the Group.

2. Seasonal or Cyclical Factors

The business operations of the Group during the 9 months ended 31 July 2026 have not been materially affected by any seasonal or cyclical factors.

3. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the 9 months ended 31 July 2026.

4. Changes in Estimates

There were no material changes in estimates for the 9 months ended 31 July 2026.

5. Debts and Equity Securities

There were no issuance or repayment of debt or equity securities, share buy-backs, share cancellations, shares held as treasury shares or resale of treasury shares during the 9 months ended 31 July 2026, except for the following:-

(a) Issuance of 31,080,800 new ordinary shares pursuant to the exercise of 31,080,800 Warrants 2022/2029 at an exercise price of RM1.16 per ordinary share;

(b) Issuance of unrated Medium Term Notes of RM225.1 million in nominal value by Quantum Alpha Sdn. Bhd. ("Quantum Alpha"), then a wholly-owned subsidiary of the Company, which has now become an 80%-owned joint venture of the Company; and

(c) Redemption of Sukuk Wakalah of RM180 million in nominal value by Eco World Capital Services Berhad, a wholly-owned subsidiary of the Company, on 24 March 2026.

6. **Dividend Paid**

On 12 January 2026, the Company paid a final dividend of 2 sen per ordinary share amounting to RM64,247,382 in respect of the financial year ended 31 October 2025.

On 13 April 2026, the Company paid a first interim dividend of 2 sen per ordinary share amounting to RM64,430,430 in respect of the financial year ending 31 October 2026.

On 16 July 2026, the Company paid a second interim dividend of 2 sen per ordinary share amounting to RM64,549,503 in respect of the financial year ending 31 October 2026.

7. **Segmental Reporting**

No segmental reporting is presented as the Group is primarily engaged in the business of property development in Malaysia.

8. **Events After the End of the Interim Financial Period**

There were no significant events after 31 July 2026 till 17 September 2026 (the latest practicable date which is not earlier than 7 days from the date of issue of this interim financial report).

9. **Changes in the Composition of the Group**

There were no changes in the composition of the Group during the 9 months ended 31 July 2026, except for the following:

(a) Eco Business Park 8 Sdn. Bhd. ("EBP 8"), a company incorporated on 24 September 2025 as a wholly-owned subsidiary of the Company, had entered into a Subscription and Shareholders' Agreement ("SSA") with SD Guthrie Land Ventures Sdn. Bhd., Permodalan Darul Ta'zim Sdn. Bhd. and the Company, to undertake a development of an industrial park. Based on an amended and restated SSA dated 2 December 2025, the Company's shareholding proportion in EBP 8 is 45%, comprising 45,000 ordinary shares at an issue price of RM1.00 each. EBP 8 is now a 45%-owned joint venture of the Company following the amended and restated SSA becoming effective;

(b) Incorporation of Ascension Synergy Sdn. Bhd. ("ASSB") as a wholly-owned subsidiary of the Company on 1 December 2025 with an issued and paid-up share capital of RM2.00;

(c) Incorporation of Eco Business Park 9 Sdn. Bhd. ("EBP 9") as an indirect wholly-owned subsidiary of the Company via ASSB on 3 December 2025 with an issued and paid-up share capital of RM2.00. On 13 March 2026, EBP 9 entered into a SSA with JLG Technopark Sdn. Bhd. ("JLGT") and ASSB, pursuant to which JLGT and ASSB subscribed for 50,000 and 49,998 ordinary shares in EBP 9 respectively, resulting in each holding 50% equity interest in EBP 9;

(d) Incorporation of Versione WKND Sdn. Bhd. ("VWSB") as an indirect wholly-owned subsidiary of the Company via ASSB on 3 December 2025 with an issued and paid-up share capital of RM2.00. On 13 March 2026, VWSB entered into a SSA with JLG Land Berhad ("JLGL") and ASSB, pursuant to which JLGL and ASSB subscribed for 50,000 and 49,998 ordinary shares in VWSB respectively, resulting in each holding 50% equity interest in VWSB; and

(e) Incorporation of Versione NODE Sdn. Bhd. ("VNSB") as an indirect wholly-owned subsidiary of the Company via ASSB on 22 December 2025 with an issued and paid-up share capital of RM2.00. On 12 March 2026, VNSB entered into a SSA with JLG Land Macquarie Park Sdn. Bhd. ("JLGM") and ASSB, pursuant to which JLGM and ASSB subscribed for 5,000 and 4,998 ordinary shares in VNSB respectively, resulting in each holding 50% equity interest in VNSB.

9. **Changes in the Composition of the Group (Continued)**

(f) On 17 March 2026, Balau Ventures Sdn. Bhd., a wholly-owned subsidiary of the Company, acquired 19% equity interest in Eco Radiance Sdn. Bhd. (formerly known as Mutiara Balau Sdn. Bhd.) ("ERSB") from Boustead Properties Berhad for a total put option consideration of RM147,624,720.00. Following the acquisition, ERSB became an indirect wholly-owned subsidiary of the Company.

(g) On 19 June 2026, Quantum Alpha, then a wholly-owned subsidiary of the Company, entered into an amended and restated joint venture agreement ("Amended and Restated JVA") with Kumpulan Wang Persaraan (Diperbadankan) ("KWAP") and the Company, pursuant to which KWAP subscribed for 2,500,000 new ordinary shares in Quantum Alpha on 26 June 2026. Following the subscription, Quantum Alpha became an 80%-owned joint venture of the Company.

10. **Contingent Liabilities**

There were no contingent liabilities that have arisen since the end of the financial quarter up till 17 September 2026 (the latest practicable date which is not earlier than 7 days from the date of issue of this interim financial report).

11. **Fair Value of Financial Instruments**

The fair value of financial assets measured at fair value is as follows:

	AS AT 31/07/2026 RM'000
Other investment	132,696
Short-term funds	1,213,630

The other investment and short-term funds are measured under Level 1 of the fair value hierarchy. The fair value is derived from quoted price and redemption price respectively.

Other than the above, the carrying amounts of the Group's financial assets and financial liabilities at amortised cost are reasonable approximations of fair values.

12. **Disaggregation of Revenue**

The Group's revenue is disaggregated by primary geographical market as follows:

	9 MONTHS ENDED	
	31/07/2026 RM'000	**31/07/2025 RM'000**
Location		
Klang Valley	1,087,713	795,689
Iskandar Malaysia	2,034,762	1,376,064
Penang	46	8,009
	3,122,521	2,179,762

13. **Commitments**

	AS AT 31/07/2026 RM'000
Approved and contracted for:-	
Commitment to acquire equity interest in a company	78,156
Commitment to acquire property, plant and equipment	9,283
Commitment to fund development costs of joint ventures	1,077,224
Commitment to purchase development lands	203,892

14. **Significant Related Party Transactions**

	9 MONTHS ENDED 31/07/2026 RM'000
(a) Transactions with directors of the Company and of its subsidiary companies	
- Legal fees paid and payable to a firm, in which an immediate family member of a director has interest	256
- Rental received from companies, in which certain directors have interest	173
- Subscription fee paid and payable to a company, in which a director has interest	8
- Sales of development properties to a director of subsidiary companies	1,054
(b) Transactions with joint ventures	
- Net advances given	92,899
- Dividend received	10,000
- Interest received and receivable	23,248
- Development management fees received and receivable	31,156
- Other resources fees received and receivable	5,863
- Brand licensing fees received and receivable	2,233
- Service fees received and receivable	378
- Advisory fees received and receivable	114
- Rental paid and payable	236
- Sale of property, plant and equipment	572
(c) Transactions with associates	
- Support service fees received and receivable	1,330
- Administration services fees paid and payable	89
- Facility management services fees paid and payable	170
- Undertaking fees received and receivable	128

ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

1. **Review of Group Performance**

	3 MONTHS ENDED			9 MONTHS ENDED		
	31/07/2026 RM'000	**31/07/2025 RM'000**	**Changes RM'000**	**31/07/2026 RM'000**	**31/07/2025 RM'000**	**Changes RM'000**
Revenue	971,525	761,931	209,594	3,122,521	2,179,762	942,759
Gross profit	264,049	221,157	42,892	860,379	639,167	221,212
Share of results of joint ventures	6,084	14,970	(8,886)	20,501	45,260	(24,759)
Profit before interest and tax	204,563	177,311	27,252	672,271	543,816	128,455
Profit before tax (PBT)	163,760	140,017	23,743	567,250	442,736	124,514
Profit after tax (PAT)	120,751	101,083	19,668	424,281	311,195	113,086
Profit attributable to owners of the Company	112,158	101,170	10,988	397,712	311,345	86,367

(a) **3Q 2026 vs 3Q 2025**

The main projects contributing to revenue and gross profit in 3Q 2026 were ***Eco Botanic, Eco Spring, Eco Tropics, Eco Business Park I*** and ***Eco Business Park II*** in the Southern region and ***Eco Majestic, Eco Forest, Eco Grandeur*** and ***Eco Business Park V*** in the Central region.

Revenue and gross profit in 3Q 2026 were higher than 3Q 2025 by 27.5% and 19.4% respectively. These were mainly due to higher cumulative total locked in sales recognised as compared to 3Q 2025.

Gross profit margin in 3Q 2026 remains healthy at 27.2%, albeit slightly lower than the 29.0% recorded in 3Q 2025. This was mainly due to higher realisation of cost savings on several completed phases in the prior year corresponding quarter.

The Group's share of results of its Malaysian joint ventures came from ***Eco Ardence, Bukit Bintang City Centre (BBCC), Eco Horizon, Eco Business Park VII, Quantum Alpha*** and ***Eco Business Park VIII.*** Total contributions in 3Q 2026 were 59.4% lower than in 3Q 2025. This was mainly due to lower contributions from certain completed and near completion phases in ***Eco Ardence,*** whilst profit recognition on the more recently launched apartment phases, namely ***Terra*** and ***Luna*** at ***Eco Ardence,*** are still at the initial stages in 3Q 2026.

Collectively, the joint ventures recorded total revenue of RM189.4 million in 3Q 2026 of which the Group's effective share, based on its equity stakes in the respective joint ventures, amounted to RM97.9 million.

Overall, the Group recorded total PAT of RM120.8 million in 3Q 2026, which is 19.5% higher than the PAT of RM101.1 million achieved in 3Q 2025.

1. **Review of Group Performance (Continued)**

(b) **3Q YTD 2026 vs 3Q YTD 2025**

Revenue and gross profit in 3Q YTD 2026 were higher than 3Q YTD 2025 by 43.3% and 34.6% respectively. This was mainly due to the completion of industrial land sales in 1Q 2026 to data centre players, specifically 138.532 acres at ***Eco Business Park I*** and 57.081 acres at ***QUANTUM Edge***, both in Iskandar Malaysia, as well as 58.187 acres at ***Eco Business Park V*** in Selangor.

Gross profit margin for 3Q YTD 2026 was lower at 27.6% compared to 29.3% for 3Q YTD 2025, primarily due to a difference in product mix, with higher gross profit contributions from landed products as well as higher realisation of cost savings on completed phases in the corresponding period.

The Group's share of results from its joint ventures in 3Q YTD 2026 was 54.7% lower compared to 3Q YTD 2025, mainly due to the reclassification of Paragon Pinnacle from a 60% joint venture to a wholly-owned subsidiary with effect from 18 February 2025, as well as higher contributions from active phases in ***Eco Ardence*** in 3Q YTD 2025.

Arising from the above, the Group recorded a PAT of RM424.3 million in 3Q YTD 2026, which is 36.3% higher than 3Q YTD 2025.

2. **Material Changes in the Quarterly Results compared to the Results of the Preceding Quarter**

	3 MONTHS ENDED		
	31/07/2026 RM'000	**30/04/2026 RM'000**	**Changes RM'000**
Revenue	971,525	797,398	174,127
Gross profit	264,049	249,679	14,370
Share of results of joint ventures	6,084	11,027	(4,943)
Profit before interest and tax	204,563	210,898	(6,335)
Profit before tax (PBT)	163,760	179,429	(15,669)
Profit after tax (PAT)	120,751	137,979	(17,228)
Profit attributable to owners of the Company	112,158	129,140	(16,982)

The Group's revenue and gross profit in the current quarter were higher by 21.8% and 5.8%, respectively, as compared to the previous quarter. This was mainly due to higher levels of site progress on active and on-going phases achieved in the quarter.

The share of results of the Group's joint ventures in the current quarter was lower by 44.8% as compared to the previous quarter, mainly due to lower contribution from ***Eco Horizon*** and ***Bukit Bintang City Centre (BBCC)***.

Overall, the Group recorded PAT of RM120.8 million in the current quarter, which is 12.5% lower than the previous quarter.

3. Prospects for the Current Financial Year

The status of the Group's development projects as at 31 August 2026 is as follows:

Location of projects	No. of launched projects [2]	10 months ended 31.08.2026 Units launched [2]	Units sold [1,2]	Sales value [2] RM'mil	Cumulative sales [1,2] RM'mil	As at 31.08.2026 Future revenue [3] RM'mil
Central region	10	2,049	1,591	1,790	23,038	1,903
Southern region	10	2,717	2,231	1,966	17,481	2,720
Northern region	4	765	353	296	3,710	387
Malaysia	**24**	**5,531**	**4,175**	**4,052**	**44,229**	**5,010**

[1] Includes sales of units from prior year launches
[2] Includes projects and sales of joint ventures
[3] Represents revenue expected to be recognised in the future from secured sales of subsidiaries and joint ventures

EcoWorld recorded RM4.05 billion sales as at 31 August 2026, exceeding the Group's full year FY2026 sales target of RM4.0 billion. This is 5.4% higher than the RM3.84 billion recorded as at 31 August 2025, setting a new record for sales achieved in 10 months of a financial year.

RM1.97 billion or 49% of total sales came from the Group's projects in the Southern region (Iskandar Malaysia). The Central region (comprising Klang Valley and Negeri Sembilan) recorded RM1.79 billion (44%) and the Northern region (Penang) contributed RM296 million (7%).

A breakdown of the YTD sales achieved by revenue pillars as at 31 August 2026 is set out below:

Revenue Pillar	RM'mil	Market segment	%
Eco Townships	1,603	Residential	57%
Eco Rise	700		
Eco Hubs	424	Commercial	10%
Eco Business Parks	1,044	Industrial	33%
QUANTUM	281		
Total	**4,052**		**100%**

Residential Pillars

The residential segment recorded the largest increase with sales of RM2.30 billion as at 31 August 2026, representing 57% of the Group's YTD sales.

Eco Townships continued to be main driver, with RM1.60 billion YTD sales. This represents an increase of 15% compared to 31 August 2025, mainly comprising upgrader homes priced above RM650,000. The Group's newest township, ***Eco Botanic 3*** in Iskandar Malaysia, was the highest contributor to residential sales, with RM565 million recorded to date. Overwhelming response to the recent launch of the ***Chateau II*** luxury bungalows at ***Eco Botanic***, combined with strong take-ups of landed homes at other townships in the Central and Southern regions added to the solid growth achieved.

Sales under the ***Eco Rise*** pillar rose steadily with RM700 million, slightly higher than 31 August 2025. This was largely contributed by ongoing sales of ***duduk*** apartments, making up 83% of YTD sales under this pillar. A total of 13 ***duduk*** parcels have been launched to date across the Klang Valley, Iskandar Malaysia and Penang, with customers continuing to be drawn to the comprehensive amenities and good accessibility offered at an affordable price-point.

3. **Prospects for the Current Financial Year (Continued)**

Commercial Pillar

Eco Hubs achieved RM424 million sales, contributing 10% to the Group's sales up to 31 August 2026. These mainly comprise shop offices located within the Group's thriving townships and business parks, as well as commercial units integrated with ***duduk*** and other high-rise developments.

Industrial Pillars

Sales under the industrial segment has reached RM1.33 billion sales in 10 months of FY2026, surpassing the Group's FY2025's full year sales under this segment of RM1.22 billion.

Eco Business Park VII ("***EBP VII***"), the Group's first project in Negeri Sembilan, which was launched in November 2025, has achieved a remarkable RM942 million sales as at 31 August 2026. Comprising 23% of YTD sales, this makes the project the Group's single largest contributor in the current financial year. The ***SME Core*** was the first phase at ***EBP VII*** to be launched – accordingly, the bulk of sales to-date were generated from Malaysian industrialists and other local purchasers, demonstrating the resilience, depth and breadth of domestic direct investment.

Demand from foreign industrialists and global players in the digital space also remain elevated. This is evidenced by the sale in April 2026 of the last two parcels of industrial land at **QUANTUM *Edge*** in Kulai, Iskandar Malaysia, measuring 49.588 acres, for RM281 million to KNBDC Malaysia Five Sdn Bhd, a regional hyperscale data centre operator.

More recently, ***EBP VII*** had entered into a conditional agreement on 22 September 2026 with Tera Data Centers (Malaysia) Sdn. Bhd ("TERA") to sell two parcels of industrial land measuring 221.665 acres in total for RM1.01 billion. The lands are situated within **QUANTUM *Pulse***, a dedicated space for data centre operations within ***EBP VII***. TERA is an established data centre platform developer building AI-ready, mission-critical campuses across Asia and select global markets. This is the 6th data centre deal secured by the Group under its **QUANTUM** pillar since it was launched approximately two years ago in June 2024. Including the sale to TERA, cumulative sales to regional and global hyperscalers now stand at RM2.88 billion, testament to the attractiveness and suitability of EcoWorld's industrial parks as ideal sites for hyperscale data centre operations. This latest sale has also brought total sales by the Group for FY2026 above the RM5 billion mark.

Beyond data centre deals, there has been sustained interest from local and foreign industrialists in the traditional manufacturing and non-digital high-tech space. Accordingly, the Group remains very positive about the prospects of its industrial segment, which will be boosted when ***Eco Business Park 8*** ("***EBP 8***") is launched. ***EBP 8***, spanning 935.241 acres in Kulai, Johor, will be jointly developed with SD Guthrie Berhad and Permodalan Darul Ta'zim Sdn. Bhd. and is expected to be launched in early 2027.

Financial position and prospects

EcoWorld's sustained sales outperformance has enabled future revenue as at 31 August 2026 to remain high at RM5.01 billion. This provides good earnings prospects and cashflow visibility in the near and mid-term. Gross and net gearing ratios as at 31 July 2026 have reduced to 0.57 and 0.21 times respectively, supported by high cash balances (including deposits and short-term funds) of RM2.28 billion. Accordingly, the Group has ample headroom to reinvest for growth whilst maintaining its ability to reward shareholders. Premised on Group's strong results and solid sales momentum, the Board has declared a 3rd interim dividend of 2 sen per share. This brings total dividends declared to date to 6 sen per share, compared to 5 sen from the same period in FY2025.

3. **Prospects for the Current Financial Year (Continued)**

The Group has also been successful in its efforts to continually expand and diversify its engines of growth. On 18 September 2026, EcoWorld's wholly owned subsidiary, Eco World Development (S) Pte Ltd, was confirmed as the winning bidder in a tender called by the Urban Redevelopment Authority ("URA") of Singapore for a 4,283.4 square metre residential parcel of land at Lorong Puntong / Sin Ming Avenue. This is a prime residential location with excellent connectivity, surrounded by parks, green reserves, lifestyle and recreational amenities. It is also close to several excellent schools. Collectively, these are significant advantages to appeal to the affluent Singapore upgrader and multi-generational family market, making this an ideal site for EcoWorld's maiden project in Singapore.

As at 31 August 2026, the Group's land bank is as follows:

Location of projects	**No of projects**	**Land bank (acres)** Original land size	Undeveloped
Central region	12	6,794	3,001
Southern region [1]	13	5,023	1,812
Northern region	4	464	106
Malaysia	**29**	**12,281**	**4,919**
Australia [2]	**1**	**0.7**	**0.7**

[1] *316.15 acres in Mukim Bukit Batu, Johor and 8.44 acres in Bandar Johor Bahru are still pending completion.*
[2] *0.7 acres in Australia is still pending completion.*

4. **Variance of Actual Profit from Forecast Profit**

There were no profit forecast published as at 31 July 2026.

5. **Income Tax**

Income tax comprises:-

	3 MONTHS ENDED 31/07/2026 RM'000	31/07/2025 RM'000	**9 MONTHS ENDED** 31/07/2026 RM'000	31/07/2025 RM'000
Current tax				
- for current quarter	61,880	35,644	149,408	104,033
- in respect of prior years	65,723	5,290	68,668	5,245
Deferred tax				
- for current quarter	(22,909)	(1,001)	(10,513)	24,152
- in respect of prior years	(61,685)	(999)	(64,594)	(1,889)
	43,009	38,934	142,969	131,541

The Group's effective tax rate for 3Q YTD 2026 is slightly higher than the statutory tax rate mainly due to certain non-tax deductible expenses.

6. **Status of Corporate Proposals**

There were no corporate proposals previously announced by the Company that remained uncompleted as at 17 September 2026, the latest practicable date which is not earlier than 7 days from the date of issue of this interim financial report, except as follow:

(a) On 12 March 2026, Ascension Synergy Sdn. Bhd. ("ASSB"), a wholly-owned subsidiary of the Company, entered into a subscription and shareholders' agreement ("Macquarie SSA") with JLG Land Macquarie Park Sdn. Bhd. ("JLGM") to undertake the proposed development of a residential tower on approximately 2,751 square metres (equivalent to approximately 0.7 acres) of freehold land located in Macquarie Park, Sydney, Australia ("Macquarie Land") via Versione NODE Sdn. Bhd. ("VNSB").

On 13 March 2026, VNSB entered into a conditional share purchase agreement ("Macquarie SPA") with Fortune Quest Group Ltd, a wholly-owned subsidiary of EWI Capital Berhad, to acquire 100% equity interest in Eco World (Macquarie) Pty Ltd ("EMPL") for a cash consideration of AUD32.0 million. EMPL is the registered proprietor of the Macquarie Land.

The Macquarie SSA will become effective upon the Macquarie SPA becoming unconditional. On 11 September 2026, the parties to the Macquarie SPA have mutually agreed in writing to extend the period for the fulfilment of the conditions precedent under the Macquarie SPA to 13 December 2026. The Macquarie SPA is currently pending the fulfilment of its remaining conditions precedent;

(b) On 18 December 2025, Versione WKND Sdn. Bhd. ("VWSB"), an indirect wholly-owned subsidiary of the Company, entered into a conditional sale and purchase agreement ("Larkin SPA") to purchase approximately 34,156 square metres (equivalent to approximately 8.44 acres) of freehold land in Bandar Johor Bahru, Johor ("Larkin Land") from JLG Land Berhad ("JLGL") for a total cash consideration of RM73.5 million. The Larkin SPA became unconditional on 30 December 2025 and is currently pending completion.

On 13 March 2026, ASSB entered into a subscription and shareholders' agreement ("Larkin SSA") with JLGL to undertake the proposed mixed residential and commercial development on the Larkin Land via VWSB.

The Larkin SSA will become effective upon the achievement of the subsequent obligations under the Larkin SPA, which is pending the achievement of the subsequent obligations; and

(c) On 18 December 2025, Eco Business Park 9 Sdn. Bhd. ("EBP 9"), an indirect wholly-owned subsidiary of the Company, entered into a conditional sale and purchase agreement ("IBTEC SPA") to purchase approximately 13,771,494 square feet (equivalent to approximately 316.15 acres) of leasehold land in Mukim Bukit Batu, Johor ("IBTEC Land") from JLG Technopark Sdn. Bhd. ("JLGT") for a total cash consideration of RM137.7 million. The IBTEC SPA became unconditional on 30 December 2025 and is currently pending completion.

On 13 March 2026, ASSB entered into a subscription and shareholders' agreement ("IBTEC SSA") with JLGT to undertake the proposed industrial development on the IBTEC Land via EBP 9.

The IBTEC SSA will become effective upon the achievement of the subsequent obligations under the IBTEC SPA, which is pending the achievement of the subsequent obligations.

7. Group Borrowings and Debt Securities

Total group borrowings and debt securities as at 31 July 2026 and 31 October 2025 were as follows:-

	As at 31 July 2026		
	Long term RM'000	**Short term RM'000**	**Total borrowings RM'000**
Secured			
Revolving credits	60,775	149,200	209,975
Term loans	1,159,918	1,898	1,161,816
Bridging loans	407,238	30,207	437,445
Hire purchase	266	167	433
	1,628,197	181,472	1,809,669
Unsecured			
Revolving credits	-	150,000	150,000
Sukuk	1,699,573	-	1,699,573
Overdraft	-	2,545	2,545
	1,699,573	152,545	1,852,118
	3,327,770	334,017	3,661,787

	As at 31 October 2025		
	Long term RM'000	**Short term RM'000**	**Total borrowings RM'000**
Secured			
Revolving credits	64,970	135,000	199,970
Term loans	1,165,853	2,168	1,168,021
Bridging loans	607,048	30,298	637,346
Sukuk	-	179,881	179,881
Hire purchase	545	227	772
	1,838,416	347,574	2,185,990
Unsecured			
Revolving credits	-	150,000	150,000
Sukuk	1,699,344	-	1,699,344
Overdraft	-	10,479	10,479
	1,699,344	160,479	1,859,823
	3,537,760	508,053	4,045,813

The weighted average effective interest rate at the end of the reporting year were as follows:

	As at 31 July 2026 %	As at 31 October 2025 %
Floating interest rate borrowings	4.99	5.03
Fixed interest rate borrowings	4.91	5.00

There were no bank borrowings denominated in foreign currencies as at the reporting date.

The decrease in borrowings was mainly due to repayments of borrowings during the 9 months ended 31 July 2026.

The Group's gearing ratios were as follows:

	As at 31 July 2026	As at 31 October 2025
Gross Gearing (times)	0.57	0.65
Net Gearing (times)	0.21	0.28

8. **Material Litigation**

The Group was not engaged in any material litigation as at 17 September 2026 (the latest practicable date which is not earlier than 7 days from the date of issue of this interim financial report), except as follows:

On 18 April 2022, Hasrat Budi Sdn. Bhd. ("HBSB"), a wholly-owned subsidiary of the Company, filed a Writ of Summons in the Kuala Lumpur High Court vide Suit No. WA-22NCC-159-04/2022 against Revolusi Asia Sdn. Bhd., Entomo Malaysia Sdn. Bhd. and Raveenderen a/l Ramamoothie (collectively, the "Defendants") for breach of certain representations and warranties provided by the Defendants to HBSB under a share sale agreement entered into among the parties on 27 August 2021. HBSB is seeking to recover, amongst others, costs incurred totalling RM524,786.59 and general damages to be assessed by the Court.

The Kuala Lumpur High Court has adjourned the Trial and transferred this matter to the Kuala Lumpur Sessions Court vide Suit No. WA-B52NCC-2078-08/2025. The Kuala Lumpur Sessions Court has fixed Trial dates from 21 June 2027 to 25 June 2027.

As an investor then, HBSB was not involved in the management or day-to-day operations of MYSJ Sdn. Bhd. and based on current assessment, the above is not expected to have any material impact on the financial position and operations of the Group.

9. **Dividend Declared**

(a) The Board of Directors has declared a third interim dividend in respect of the financial year ending 31 October 2026:

- (i) Amount per share : Dividend of 2 sen per share
- (ii) Previous corresponding financial period : Dividend of 2 sen per share
- (iii) Date payable : 23 October 2026
- (iv) In respect of deposited securities, entitlement to dividends will be determined on the basis of the record of depositors as at 9 October 2026.

(b) Total dividend for the current financial period: 6 sen per share.

10. **Earnings Per Share Attributable to Owners of the Company**

Earnings per share has been calculated by dividing the Group's profit after tax attributable to owners of the Company by the weighted average number of shares in issue. The weighted average number of shares in issue is calculated as follows:

	3 MONTHS ENDED		**9 MONTHS ENDED**	
	31/07/2026	**31/07/2025**	**31/07/2026**	**31/07/2025**
Profit for the period attributable to owners of the Company (RM'000)	112,158	101,170	397,712	311,345
Weighted average number of ordinary shares ('000)	3,225,324	2,973,785	3,217,511	2,963,894
Basic Earnings Per Ordinary Share (sen)	3.47	3.40	12.36	10.50

Diluted earnings per share has been calculated by dividing the Group's profit after tax attributable to owners of the Company by the weighted average number of shares that would have been in issue upon full exercise of the Warrants 2022/2029 ("Warrants"), adjusted for the number of such shares that would have been issued at fair value.

10. **Earnings Per Share Attributable to Owners of the Company (Continued)**

However, in the event that the potential exercise of the Warrants gives rise to an anti-dilutive effect on earnings per share, the potential exercise of the Warrants is not taken into account in calculating diluted earnings per share.

	3 MONTHS ENDED		9 MONTHS ENDED	
	31/07/2026	**31/07/2025**	**31/07/2026**	**31/07/2025**
Profit for the period attributable to owners of the Company (RM'000)	112,158	101,170	397,712	311,345
Weighted average number of ordinary shares for basic Earnings Per Ordinary Share ('000)	3,225,324	2,973,785	3,217,511	2,963,894
Effect of potential exercise of Warrants ('000)	137,830	233,342	142,973	225,367
Weighted average number of ordinary shares ('000)	3,363,154	3,207,127	3,360,484	3,189,261
Diluted Earnings Per Ordinary Share (sen)	3.33	3.15	11.83	9.76

11. **Auditors' Report on Preceding Annual Financial Statements**

The preceding audited financial statements for the financial year ended 31 October 2025 were unqualified.

12. **Notes to the Statement of Comprehensive Income**

Comprehensive Income has been arrived at after crediting/(charging):-

	3 MONTHS ENDED 31/07/2026 RM'000	**9 MONTHS ENDED 31/07/2026 RM'000**
Interest income	14,473	48,234
Other income including investment income	20,521	58,016
Interest expense	(40,803)	(105,021)
Depreciation and amortisation	(4,777)	(18,700)
Net allowance for impairment of receivables	332	1,371
Reversal of write down of inventories	30	40
Foreign exchange gain or (loss)	522	(221)
Exceptional items	-	-

By order of the Board
Chua Siew Chuan
Company Secretary
24 September 2026