PRESS RELEASE
For Immediate Release
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EcoWorld exceeds RM5 billion sales in 10+ months
3Q YTD 2026 Profit After Tax increased by 36% to RM424.3 million
3rd interim dividend - 2 sen per share (YTD 2026 – 6 sen per share)

KUALA LUMPUR: Eco World Development Group Berhad (EcoWorld) announced its sales for the 10 months of FY2026 and results for 3Q 2026 (from 1 May 2026 to 31 July 2026) today.

Key highlights include the following:

- The Group recorded ***RM4.05 billion sales*** as at 31 August 2026 (10 months of FY2026). Including the recent sale on 22 September 2026 of industrial lands measuring 221.665 acres by Eco Business Park VII to Tera Data Centers for RM1.01 billion, total sales to date have exceeded the RM5 billion mark. This substantially exceeds the Group's full year FY2026 target of RM4.0 billion.

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

Region	**RM'mil**	**%**
Central (Klang Valley and Negeri Sembilan)	1,790	44%
Southern (Iskandar Malaysia)	1,966	49%
Northern (Penang)	296	7%
Total	**4,052**	**100%**

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%**

- ***Revenue and gross profit for 3Q 2026*** increased by 28% and 19% respectively vs 3Q 2025, driven by higher cumulative total locked in sales recognised, with gross profit margin at a healthy 27.2%.

- ***Profit after Tax (PAT) for 3Q 2026 was RM120.8 million, 20% higher*** *than 3Q 2025, whilst* ***PAT for 3Q YTD 2026 was RM424.3 million, 36% higher*** than 3Q YTD 2025.

- ***Future revenue as at 31 August 2026 remained high at RM5.01 billion*** arising from sustained sales outperformance, providing good earnings prospects and cashflow visibility in the near and mid-term.

- ***Gross & net gearing ratios as at 31 July 2026 reduced to 0.57 and 0.21 times respectively***, supported by ***high cash balances*** (including deposits & short-term funds) ***of RM2.28 billion***.

- The Board of Directors declared a ***3rd interim dividend of 2 sen per share for 3Q 2026***, bringing ***total YTD 2026 dividends to 6 sen per share***, compared to 5 sen per share for the same period in FY2025.

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

EcoWorld has surpassed our FY2026 sales target of RM4.0 billion with a total of RM4.05 billion recorded in 10 months of the financial year. Including the agreement inked on 22 September 2026 with Tera Data Centers (Malaysia) Sdn Bhd ("TERA") for RM1.01 billion, our sales have exceeded the RM5.0 billion mark for the first time. This landmark deal involves the sale of two parcels of industrial land measuring 221.665 acres in ***Eco Business Park VII ("EBP VII")***, Negeri Sembilan, which are situated within **QUANTUM *Pulse***, the project's dedicated space for data centre operations.

Whilst we are delighted to welcome TERA, we are equally pleased that sales of the ***SME Core*** products at ***EBP VII*** have continued to grow, with RM942 million sales secured in just 10 months of its launch, mainly from local industrialists. This demonstrates the resilience, depth and strength of domestic manufacturing demand from a broad spectrum of industries, which will add to the creation of meaningful skilled employment in the state for Malaysian employees. Combined with sustained interest from foreign industrialists from both the digital as well as non-digital sectors, it augurs well for sustained strong contributions from the industrial segment which will be amplified when ***Eco Business Park 8*** in Kulai, Johor is launched in 2027.

Another bright note comes from the residential component of our business which is growing steadily with a total of RM2.3 billion recorded, accounting for 57% of the Group's sales up to 31 August 2026.

Our ***Eco Townships*** pillar recorded RM1.60 billion sales, 15% higher compared to 31 August 2025. The Group's newest township, ***Eco Botanic 3*** in Iskandar Malaysia, was the highest contributor with RM565 million achieved. We also received overwhelming response to ***Eco Botanic's*** recent launch of the ***Chateau II*** luxury bungalows, whilst strong take-ups for our landed homes at the Group's other townships in the Central and Southern region added to the encouraging growth.

Eco Rise performed well with RM700 million achieved as at 31 August 2026, mainly contributed by our popular ***duduk*** apartments which made up 83% of sales under this pillar. To date, we have launched 13 ***duduk*** parcels 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.

The commercial segment under ***Eco Hubs*** contributed RM424 million or 10% to the Group's YTD sales. These mainly comprise shop offices located within our various thriving townships and business parks, as well as commercial units integrated with ***duduk*** and other high-rise developments. Apart from contributing to sales, our ***Eco Hubs*** products anchor the Group's placemaking efforts, enhancing liveability and commercial vibrancy which help drive sales through value creation of all our other pillars.

The Group's sustained sales outperformance has kept future revenue high at RM5.01 billion as at 31 August 2026, providing good earnings prospects and cashflow visibility in the near and mid-term. It has also steadily reduced our gross and net gearing ratios which stand at 0.57 and 0.21 times respectively as at 31 July 2026, and generated high cash balances (including deposits and short-term funds) of RM2.28 billion.

In keeping with our commitment to share the fruits of our success with our shareholders, the Board of Directors have declared a 3rd interim dividend of 2 sen per share for 3Q 2026. This brings total YTD dividends to 6 sen per share, higher than the 5 sen per share as at 3Q YTD 2025.

As regards reinvestment for growth, we are delighted that our efforts to expand to Singapore, a market we are very familiar with and have had a marketing presence in since 2015, have been successful.

On 18 September 2026 we were announced as the winner of a tender called by the Urban Redevelopment Authority of Singapore for a 4,283.4 square metre parcel of land at Lorong Puntong / Sin Ming Avenue, which will mark EcoWorld's maiden development venture in Singapore.

The site is in a prime residential location with excellent road and rail connectivity, surrounded by parks and green reserves with ample retail, lifestyle and recreational amenities within a 2 km radius. In addition, it is situated right opposite the highly sought-after Ai Tong Primary School, with other well-known institutions such as CHIJ St. Nicholas Girls' School, Catholic High School, Raffles Institution, Eunoia Junior College and Ang Mo Kio Primary School all located close by. These key advantages will significantly enhance its appeal to the affluent Singapore upgrader and multi-generational family market enabling the EcoWorld brand to make a strong debut when the project is launched in 2028.

Premised on strong sales and 3Q YTD 2026 results achieved, the Group is on track for a strong close to FY2026, with record high sales and profits combined with an increasingly diversified earnings base to underpin our performance in the years ahead.

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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 & Cambodia (UNGCMYBC) in line with our commitment to sustainability as a foundational value of the Group.

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