



INSIDE THIS REPORT

ABOUT OUR INTEGRATED REPORT

OVERVIEW OF ECOWORLD



Shaping a Better Tomorrow	05
Key Performance Highlights for FY2024	06
Marking Sustainable Milestones	06
Our Accolades	08
Corporate Information	09
Corporate Structure	10
Financial Highlights	12
Transforming Future Spaces	14
Paving the Path to a Low Carbon Future	15
EcoWorld's Pursuit of Decarbonisation	16

LEADERSHIP'S INSIGHTS



Chairman's Statement	18
President's Management Discussion & Analysis	22

CREATING VALUE



Our Value Creation Model	26
Our Capitals	28
Nurturing Stakeholder Connections	30
Future-Oriented Strategies	32

CORE PRIORITIES



Materiality Assessment	33
Analysing Our Material Impact	34

EMBRACING CHALLENGES



Managing Our Key Risks and Their Impacts	37
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SUSTAINABILITY STATEMENT



Charting a Path to Climate Resilience and Net Zero	45
Economic Growth Through Integrity-driven Governance	48
Upholding the Principles of Environmental Stewardship	50
Empowering Resilience Among People and Communities	57
ESG Performance Data Table	66

OUR LEADERSHIP



Profile of Directors	70
Profile of Key Senior Management	76

GOVERNANCE



Corporate Governance Overview Statement	79
Audit Committee Report	88
Nomination Committee Report	94
Remuneration Committee Report	99
Statement of Directors' Responsibilities	101
Additional Compliance Information	102
Statement on Risk Management & Internal Control	103

FINANCIAL STATEMENTS



Directors' Report	114
Statements of Financial Position	119
Statements of Comprehensive Income	121
Statements of Changes in Equity	122
Statements of Cash Flows	123
Notes to the Financial Statements	126
Statement by Directors	186
Statutory Declaration	186
Independent Auditors' Report	187

ADDITIONAL INFORMATION



List of Material Properties Held by the Group	192
Statistics on Securities	194
Notice of Annual General Meeting	201
• Proxy Form	

FEEDBACK

We are fully committed to listening to our stakeholders, and we welcome feedback on this report and any aspect of our performance. To provide feedback, or for any inquiries on our report, please contact:

**Communications,
EcoWorld Malaysia
corp@ecoworld.my**

Printed on environmentally friendly paper

ABOUT OUR INTEGRATED REPORT



BUILDING ON OUR INTEGRATED MOMENTUM

Eco World Development Group Berhad ("**EcoWorld Malaysia**", "**EcoWorld**" or "**the Group**") is pleased to present our Integrated Annual Report 2024 ("**IAR 2024**"). Prepared in accordance with the guidelines of the Integrated Reporting <IR> Framework, our report provides an overview of the Group's financial and non-financial performance while addressing key risks and opportunities in the property sector, aligning our actions with our vision of **Creating Tomorrow & Beyond**. Through sound governance, we strive to balance growth objectives with environmental and social imperatives, fostering long-term value creation. Our report highlights our key activities, business areas, and strategic outlook, including our targets and objectives for the fiscal year 2024.

In this reporting cycle, we have further strengthened our approach, enhancing the integration of our Capitals, Guiding Principles, and Content Elements. This enables us to present a clearer connection between our financial and non-financial outcomes, offering stakeholders greater transparency and insights into how our strategies create sustainable value for the long term.



SCOPE AND BOUNDARY

The IAR 2024 covers information on EcoWorld Malaysia's operations, including subsidiaries and joint ventures for the financial year from 1st November 2023 to 31st October 2024 ("**FY2024**").



FOUNDATIONS OF REPORTING EXCELLENCE

EcoWorld's IAR 2024 is prepared with a commitment to integrated thinking, showcasing our holistic approach to sustainability and business performance. Our reporting process aligns with established frameworks, presenting relevant financial and non-financial information cohesively. This integration articulates our strategic objectives and value creation activities while highlighting the connections between our operations and Environmental, Social, and Governance ("**ESG**") considerations. Engaging with stakeholders throughout the process, we provide a comprehensive view of how EcoWorld is positioned to achieve our vision and mission.



CHARTING OUR KEY FOCUS AREAS

We conducted a comprehensive review in FY2022 to ensure our material sustainability matters align with Bursa Malaysia Securities Berhad's latest Main Market Listing Requirements ("**MMLR**"), Global Reporting Initiatives ("**GRI**") Standards and stakeholder needs. Our materiality matrix, which reflects the risks and opportunities impacting our ability to create value, has been retained due to its continued relevance. This report outlines our strategic approach to managing these matters, consistent with our Sustainability Report FY2024 ("**SR 2024**"). The Board of Directors (the "**Board**" or "**BOD**") of EcoWorld Malaysia validated the materiality assessment, which is detailed on page 33.



THE CORNERSTONES OF OUR REPORTING

The Group's suite of corporate reports for this reporting year consists of the Integrated Annual Report, Sustainability Report, and Corporate Governance Report. The development of the IAR 2024 and SR 2024 was guided by both national and international principles, ensuring alignment with global standards and regulatory requirements.

Integrated Annual Report 2024



Frameworks, Standards and Guidelines

- Bursa Malaysia Securities Berhad MMLR
- Task Force on Climate-related Financial Disclosures ("TCFD")
- Integrated Reporting <IR> Framework
- International Financial Reporting Standards ("IFRS")
- Malaysian Code on Corporate Governance 2021 ("MCCG")
- Malaysian Financial Reporting Standards ("MFRS")
- Companies Act 2016
- GRI Standards
- FTSE4Good Bursa Malaysia Index
- United Nations Sustainable Development Goals ("UN SDGs")

Sustainability Report 2024



Frameworks, Standards and Guidelines

- Bursa Malaysia Securities Berhad MMLR
- Bursa Malaysia's Enhanced Sustainability Reporting Guide (3rd edition)
- TCFD
- IFRS
- GRI Standards
- FTSE4Good Bursa Malaysia Index
- UN SDGs



ENSURING ACCURACY AND RELIABILITY

The audited financial statements for the current reporting period provide the foundation for the financial performance presented in the IAR 2024. This report adheres to the principles of <IR>, delivering a balanced view of our financial and non-financial performance. The <IR> principles of connectivity of information, strategic focus and future orientation, stakeholder inclusiveness, materiality, completeness, accuracy, consistency, comparability, and reliability have been applied in determining the topics and data included in the IAR 2024.

All data disclosed in this report has been verified by the relevant information owners and aligns with our material sustainability matters. The Board has reviewed the IAR 2024 and confirms its compliance with regulatory requirements and its accurate representation of the Group's ESG performance for FY2024.



ANTICIPATING TOMORROW'S OUTLOOK

The IAR 2024 includes forward-looking statements pertaining to the Group's financial outlook, strategic priorities, and growth prospects. These statements are grounded in current assumptions and do not guarantee future performance. It is crucial to recognise that our business is subject to uncertainties and external factors that may influence actual results. Consequently, we cannot definitively assert that the anticipated outcomes outlined in these forward-looking statements will materialise. Nevertheless, we remain steadfast in our commitment to closely monitoring developments and adapting our strategies to mitigate potential risks and capitalise on emerging opportunities.



LEADERSHIP AND ACCOUNTABILITY

The Board reaffirms its commitment to the integrity of the IAR 2024, which has been prepared under the management's supervision and is subject to rigorous internal review processes. Following a thorough assessment, the Board concludes that the report offers a comprehensive and balanced evaluation of EcoWorld Malaysia's material matters, strategic direction, and capacity to generate sustainable value. The IAR 2024 effectively illustrates how the Group leverages and impacts various capitals, aligning with our strategic objectives and business model. Furthermore, the Board confirms the report's compliance with the International Integrated Reporting Framework.



VALUABLE PERSPECTIVES

At EcoWorld, we are committed to constantly improving the quality of our reporting, ensuring it reflects our ongoing efforts and progress. We value the input of our stakeholders and believe that your feedback is instrumental in helping us refine our approach. If you have any questions, suggestions, or would like to share your thoughts on this report, we encourage you to get in touch with us. For more information or to provide feedback, please find our contact details as below:

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Address : Unit No. 19-01, Menara EcoWorld
Bukit Bintang City Centre
No. 2, Jalan Hang Tuah
55100 Kuala Lumpur
Tel : +603 2110 4255

ABOUT OUR INTEGRATED REPORT



A VISUAL GUIDE TO NAVIGATING OUR REPORT

The navigational icons included in this report visually illustrate the interconnectedness of key elements such as capitals, sustainability pillars, material matters, key risks, and key stakeholders. These icons enhance reader comprehension by providing a contextual understanding of the report's various components.

Our Capitals



Financial Capital

Responsible financial and liquidity management to maintain strong capital base, support growth and maximise shareholder value.



Manufactured Capital

Optimisation of physical assets and infrastructure with an emphasis on enhancing quality and value, contributing to economic growth and operational efficiency.



Intellectual Capital

Strategic management of intangible assets, including innovation and digitalisation to create and maintain a competitive advantage.



Social & Relationship Capital

Building a network of trust and positive relationships with stakeholders, fostering collaboration, collective wellbeing and long-term prosperity.



Human Capital

Development of skilled workforce, including leadership with expertise in strategic planning and execution to drive operational success and growth.



Natural Capital

Integration of energy-efficient features and sustainable practices into our developments, ensuring resilience against climate-related risks.

Sustainability Pillars



Economic Growth Through Integrity-Driven Governance



Upholding the Principles of Environmental Stewardship



Empowering Resilience among People and Communities

Material Matters



B Biodiversity



CD Community Development



CGA Corporate Governance and Anti-Corruption



CEB RDP Customer Experience, Brand Reputation and Data Privacy



DTM Diversity and Talent Management



EP Economic Performance



EECR Energy Efficiency and Climate Resilience



LPDW Labour Practices and Decent Work



MWM Material and Waste Management



OHS Occupational Health and Safety



SCM Supply Chain Management



SD Sustainable Design



WS Water Stewardship

Key Stakeholder Groups



Civil Society Organisations ("CSOs") and Communities



Contractors/Vendors/Suppliers



Customers



Employees



Investors



Media



Regulators

Key Risks



AUL Acquisition of Unsuitable Land



ECR Environmental and Climate Change Risk



ICC Increasing Cost of Construction



LII Lack of Interest from Investors



L Liquidity



NC Non-performing Contractors



WMS Weak Market Sentiment

SHAPING A BETTER TOMORROW

Building on a decade of accomplishments, EcoWorld embarks on a new chapter as a distinguished Malaysian property developer, renowned for our accomplished project developments across the dynamic regions of Klang Valley, Iskandar Malaysia, and Penang. Through EcoWorld International Berhad, the brand is also represented in the United Kingdom and Australia.

As a company grounded in ESG principles, we remain committed to delivering eco-friendly and forward-thinking projects, from luxury homes to integrated townships that cater to the evolving needs of our diverse homebuyers.

In this new chapter, we continue to elevate our sustainability agenda, embedding ESG principles into every facet of our business. Our commitment to the UN SDGs – People, Planet, Prosperity, Peace, and Partnership – guides our efforts to create innovative and sustainable living environments that enrich communities. With a clear focus on responsible growth, we are shaping spaces that reflect timeless and enduring values.



OUR VISION

The brand is about the pursuit of better, greater ways to complete people's living experience. We want to be thought leaders and innovators – a non-traditional business with positive economic, social and environmental impact. We push boundaries in our vision of Creating Tomorrow & Beyond.



OUR MISSION

- Create world-class Eco-Living by providing products and services that continue to exceed expectations
- Generate and initiate ideas that disrupt the status quo and inspire people
- Continuously raise the bar of excellence, through borderless teamwork across EcoWorld
- Unleash, support and grow everyone's potential in Team EcoWorld
- Commit 2x2x5x5 = 100% energy, focus and passion in everything we do



OUR CORE VALUES

- Sustainability
- Solidarity
- Collaboration
- Tenacity
- Innovation
- Inclusion

CREATING TOMORROW & BEYOND

In the past year, we have made significant strides towards realising our vision of a sustainable future.

Three Core Brand Pillars

- Our commitment to **People Centric Offerings** has led to the development of groundbreaking solutions that address the evolving needs of our communities.
- Through **Wholesome Sustainable Communities**, we have fostered partnerships with local stakeholders to create vibrant and inclusive neighbourhoods.
- Our focus on **Enduring Impact & Legacy** has driven us to implement sustainable practices that minimise our environmental footprint and contribute to a healthier planet.

KEY PERFORMANCE HIGHLIGHTS FOR FY2024

In FY2024, the Group achieved notable financial and non-financial results, demonstrating continued growth while reinforcing our sustainability efforts as a responsible corporate citizen. Looking ahead, we are committed to further enhancing our financial performance and advancing ESG initiatives.

Financial Highlights



Revenue
RM2.26 billion
(FY2023: RM2.23 billion)



Total Assets
RM8.92 billion
(FY2023: RM8.90 billion)



Profit After Tax
RM303.54 million
(FY2023: RM189.32 million)



Net Gearing Ratio
0.19 times
(FY2023: RM 0.25 times)

Business Highlights



Total Landbank
8,978 acres
(FY2023: 8,729 acres)



Undeveloped Landbank
3,052 acres
(FY2023: 3,400 acres)



Sales
RM4.07 billion
(FY2023: RM 3.61 billion)

MARKING SUSTAINABLE MILESTONES

ECONOMIC GROWTH THROUGH INTEGRITY-DRIVEN GOVERNANCE

Economic Performance



Distributed **RM176.84 million** in dividends to capital providers



Allocated **100%** of our procurement budget to local suppliers and vendors

Data Privacy



Zero substantiated complaints concerning breaches of customer privacy and losses of customer data

Corporate Governance and Anti-Corruption



100% of our operations assessed for corruption-related risks



Zero reported or confirmed incidents of bribery and corruption



100% of employees completed our annual Anti-Bribery and Corruption ("ABC") Policy compliance assessment



Zero reported whistleblowing incidents



Maintained **36%** women directors on the Board, above MCCG's 30% recommendation



211 hours and **1,311 hours** of ESG training attended by the Board and Senior Management

UPHOLDING THE PRINCIPLES OF ENVIRONMENTAL STEWARDSHIP

Biodiversity



Conducted the flora and fauna biodiversity assessment as part of Eco Grandeur's Biodiversity Masterplan



Completed the Biodiversity Education Ribbons, a biodiversity trail at Eco Grandeur

Materials and Waste Management



Recycled **9%** of construction waste and **33%** of office waste generated

Sustainable Design



Achieved **20%** of open green areas within our developments, surpassing our **15%** target



89%* of our launched development projects have obtained Green Certifications from either GreenRE, Green Building Index ("GBI"), Leadership in Energy and Environmental Design ("LEED"), or Green Mark

*(excluding new projects launched less than 3 years ago)

Water Stewardship



Achieved **28%** reduction in water use intensity

Energy Efficiency and Climate Resilience



Installed Solar PV systems with a total capacity of **1,955 kWp** at The Tomorrow Centre ("TTC") Office, the Eco Grandeur, Eco Ardence and se.duduk D' Kajang sales galleries and Sanctuary Mall



Generated **809,519 kWh** of on-site solar powered electricity and avoided **627 tCO₂e** Scope 2 greenhouse gas ("GHG") emissions



Reduced our Scope 2 GHG emissions by **36%** from FY2019 baseline year



Expanded our Scope 3 emissions reporting which include **Categories 5** (Waste Generated), **6** (Business Travel), **7** (Employee Commute) and **13** (Downstream Leased Assets)

EMPOWERING RESILIENCE AMONG PEOPLE AND COMMUNITIES

Diversity and Talent Management



Invested **RM1.56 million** into employee training and development programmes



>50% of senior management and management positions are held by women



45% women representation among our workforce

Supply Chain Management



100% of existing contractors and suppliers underwent ESG risk assessment



100% of suppliers and contractors were assessed for climate readiness in collaboration with Alliance Bank Berhad and UN Global Compact Network Malaysia & Brunei ("UNGCMYB")

Occupational Health and Safety



Zero work-related incidents, fatalities and lost-time injuries were recorded over a total of **46.96 million** hours worked



12,814 hours of health and safety training programmes attended by **292** staff and **10,869** contractors

Labour Practices and Decent Work



100% employees underwent the annual performance appraisal



10.4% employee attrition rate (compared to 11.9% in FY2023)



99.7% return-to-work rate among employees who took parental leave

Community Development



Invested **RM2.34 million** into Corporate Social Responsibility ("CSR") initiatives and sponsorships



Supported **1,987 students** through EcoWorld Foundation's Students Aid Programme

Customer Experience & Brand Reputation



Achieved customer satisfaction scores of **>80%** for the Sales and Marketing, Sales Administration and EcoWorld Residence Club divisions

OUR ACCOLADES

EcoWorld is honoured to receive these prestigious awards, recognising our sustainability efforts. These accolades reaffirm our commitment to building a sustainable future and inspire us to continue pursuing excellence in all that we do.

MINORITY SHAREHOLDERS WATCH GROUP'S NATIONAL CORPORATE GOVERNANCE AND SUSTAINABILITY AWARDS 2024

- Mid Cap Excellence Award
(Market Capitalisation between
RM1 billion to RM2 billion)
- Top 50 Public Listed Companies



FIABCI MALAYSIA PROPERTY AWARD 2024

Dato' Chang Khim Wah - Property CEO of the Year



THE EDGE TOP PROPERTY DEVELOPMENT EXCELLENCE AWARDS 2024

Master Plan Excellence for Eco Botanic



THE EDGE BILLION RINGGIT CLUB AWARDS 2024

Highest Returns to Shareholders over Three Years



CIMB BLUEPRINT TO GREENPRINT 2024

Top Green Home Financed Award

CORPORATE INFORMATION

BOARD OF DIRECTORS

Founder & Non-Independent Non-Executive Director

Tan Sri Abdul Rashid Bin Abdul Manaf

Executive Chairman

Tan Sri Dato' Sri Liew Kee Sin

Non-Independent Non-Executive Director

Dato' Leong Kok Wah

Executive Director, President & Chief Executive Officer

Dato' Chang Khim Wah

Executive Director, Deputy President & Deputy Chief
Executive Officer

Liew Tian Xiong

Senior Independent Non-Executive Director

Low Mei Ling

Independent Non-Executive Directors

Lim Hiah Eng (Mrs. Lucy Chong)

Sar Sau Yee

Dato' Seri Rosman Bin Mohamed

Ng Soon Lai @ Ng Siek Chuan

Nor Rejina Binti Abdul Rahim

Alternate Director to Tan Sri Dato' Sri Liew Kee Sin &
Chief Financial Officer

Datuk Heah Kok Boon



AUDIT COMMITTEE

Low Mei Ling (*Chairperson*)

Dato' Seri Rosman Bin Mohamed

Ng Soon Lai @ Ng Siek Chuan

Mrs. Lucy Chong

INVESTMENT COMMITTEE

Low Mei Ling (*Chairperson*)

Sar Sau Yee

Datuk Heah Kok Boon

NOMINATION COMMITTEE

Mrs. Lucy Chong (*Chairperson*)

Sar Sau Yee

Ng Soon Lai @ Ng Siek Chuan

REMUNERATION COMMITTEE

Dato' Seri Rosman Bin Mohamed
(*Chairman*)

Low Mei Ling

Nor Rejina Binti Abdul Rahim

WHISTLEBLOWING COMMITTEE

Sar Sau Yee (*Chairperson*)

Mrs. Lucy Chong

Dato' Seri Rosman Bin Mohamed

RISK MANAGEMENT COMMITTEE

Datuk Heah Kok Boon (*Chairman*)

Dato' Soo Chan Fai

Dato' Ho Kwee Hong

Phan Yan Chan

Lim Eng Tiong

Ong Yew Leng

COMPANY SECRETARIES

Chua Siew Chuan

(SSM PC No. 201908002648)

(MAICSA 0777689)

Tan Ley Theng

(SSM PC No. 201908001685)

(MAICSA 7030358)

REGISTERED OFFICE

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Jalan Damanlela

Pusat Bandar Damansara

Damansara Heights

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Tel : 03-2084 9000

Fax : 03-2094 9940, 03-2095 0292

Email: info@sshshb.com.my

REGISTRAR

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(197701005827 (36869-T))

Level 7, Menara Milenium
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Pusat Bandar Damansara
Damansara Heights

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Tel : 03-2084 9000

Fax : 03-2094 9940, 03-2095 0292

Email: info@sshshb.com.my

AUDITORS

Baker Tilly Monteiro Heng PLT
(LLP0019411-LCA & AF 0117)

Chartered Accountants

Baker Tilly Tower

Level 10, Tower 1, Avenue 5

Bangsar South City

59200 Kuala Lumpur

STOCK EXCHANGE LISTING

Bursa Malaysia Securities Berhad
(Main Market)

WEBSITE

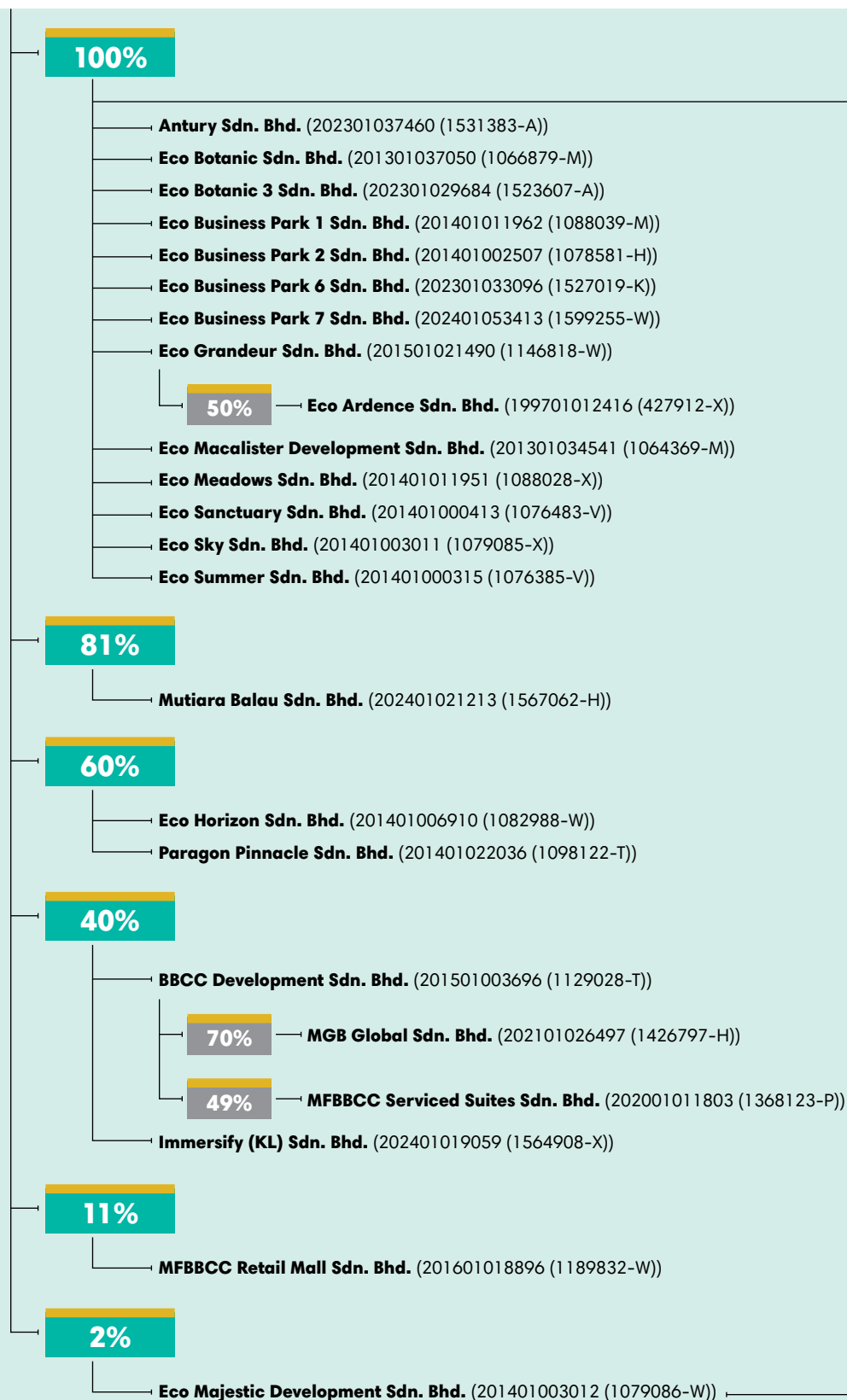
www.ecoworld.my

CORPORATE STRUCTURE

AS AT 20 JANUARY 2025

ECO WORLD DEVELOPMENT GROUP BERHAD

(197401000725 (17777-V))



→ **Eco Terraces Sdn. Bhd.** (201401000161 (1076231-P))

→ **Eco Verdance Sdn. Bhd.** (202301043306 (1537222-H))

→ **Eco World Capital (International) Sdn. Bhd.** (201601003766 (1174692-P))

29%

→ **Eco World International Berhad** (201301030020 (1059850-A))

→ **Eco World Capital Assets Berhad** (201601018863 (1189799-V))

→ **Eco World Capital Berhad** (202201025480 (1471177-K))

→ **Eco World Capital Services Berhad** (201401011942 (1088019-D))

→ **Eco World Development (S) Pte. Ltd.** (201417197R)

→ **Eco World Development Management Sdn. Bhd.** (201401020547 (1096633-W))
(Formerly known as *Eco World Development Management (BBCC) Sdn. Bhd.*)

→ **Eco World Digital Services Sdn. Bhd.** (201401013249 (1089333-D))

→ **Eco World IBS Sdn. Bhd.** (201401010983 (1087059-U))

→ **Eco World Project Management Sdn. Bhd.** (201201005078 (978603-W))

100%

→ **Eco World DM Services Sdn. Bhd.** (201401019982 (1096068-V))

49%

→ **Neighbourhood Property Management Sdn. Bhd.** (201501010259 (1135594-U))
(Formerly known as *Hara Kecil Property Management Sdn. Bhd.*)

→ **Eco World Property Services (Eco Central) Sdn. Bhd.** (201501027328 (1152652-W))

→ **Eco World Property Services (Eco North) Sdn. Bhd.** (201401021689 (1097775-M))

→ **Eco World Property Services (Eco South) Sdn. Bhd.** (201401011941 (1088018-V))

→ **Eco World Strategic Capital 1 Sdn. Bhd.** (202101037789 (1438089-H))

→ **Eco World Trading Sdn. Bhd.** (201401010069 (1086148-X))

→ **Eco World Ukay Sdn. Bhd.** (201401000319 (1076389-M))

→ **Focal Aims Land Sdn. Bhd.** (199401033752 (319435-X))

→ **Focal Aims Properties Sdn. Bhd.** (199801014972 (471101-H))

100%

→ **Eco Tropics Development Sdn. Bhd.** (199401030842 (316524-U))

→ **Hasrat Budi Sdn. Bhd.** (202101027399 (1427699-A))

→ **Jasa Hektar Sdn. Bhd.** (201401022034 (1098120-M))

→ **Melia Spring Sdn. Bhd.** (201401019246 (1095333-H))

→ **Meridian Insight Sdn. Bhd.** (201401014927 (1091013-W))

→ **Quantum Alpha Sdn. Bhd.** (202401053423 (1599265-M))

→ **Quantum Mega Sdn. Bhd.** (202401053420 (1599262-D))

→ **Rentas Prestasi Sdn. Bhd.** (201401021079 (1097165-X))

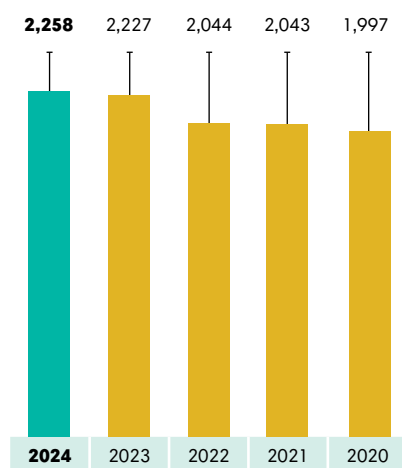
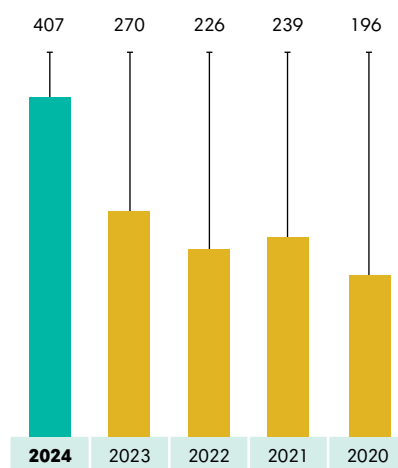
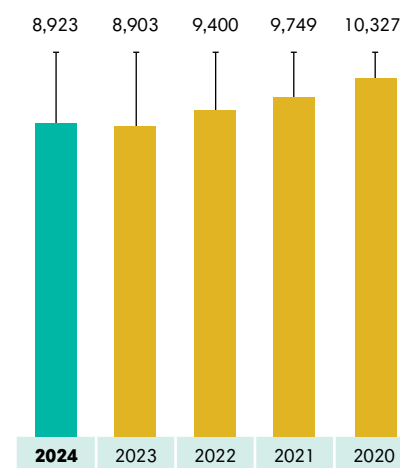
98%

FINANCIAL HIGHLIGHTS

Year Ended	31 October 2024	31 October 2023	31 October 2022	31 October 2021	31 October 2020 [^]
FINANCIAL RESULTS (RM'000)					
Revenue	2,258,213	2,226,862	2,043,570	2,042,767	1,996,681
Profit before tax	406,906	270,023	225,761	239,316	196,422
Profit attributable to owners of the Company	303,539	189,323	157,209	182,740	160,150
FINANCIAL POSITION (RM'000)					
Total short-term funds, cash and deposits	1,356,636	1,356,564	1,335,962	784,724	456,437
Total assets	8,923,201	8,902,843	9,399,726	9,749,262	10,326,530
Total borrowings	2,274,139	2,540,835	2,804,779	2,880,172	3,316,632
Total net tangible assets	4,893,690	4,773,527	4,738,471	4,765,304	4,645,151
Share capital	3,619,931	3,614,868	3,614,868	3,614,865	3,614,865
Equity attributable to owners of the Company	4,893,690	4,773,527	4,738,471	4,765,304	4,645,151
FINANCIAL RATIOS					
Basic earnings per share (sen)	10.30	6.43	5.34	6.21	5.44
Diluted earnings per share (sen)	9.84	6.43*	5.34*	6.21*	5.44*
Net assets per share attributable to owners of the Company (RM)	1.66	1.62	1.61	1.62	1.58
Return on equity (%)	6.20	3.97	3.32	3.83	3.45
Net gearing ratio (times)	0.19	0.25	0.31	0.44	0.62
Share price - High (RM)	1.89	1.12	1.14	1.25	0.83
- Low (RM)	0.99	0.59	0.55	0.37	0.30

[^] Included effects from the adoption of the IFRS Interpretations Committee ("IFRIC") Agenda Decision on IAS 23 Borrowing Costs

* Anti-dilutive

REVENUE
(RM' MIL)**PROFIT BEFORE TAX**
(RM' MIL)**TOTAL ASSETS**
(RM' MIL)**GROUP 2024 SUMMARY**

Period Ended	3 months ended 31 October 2024	3 months ended 31 July 2024	3 months ended 30 April 2024	3 months ended 31 January 2024
(RM'000)				
Revenue	638,450	526,216	555,761	537,786
Profit before tax	104,556	111,393	98,523	92,434
Profit attributable to owners of the Company	83,420	80,442	70,049	69,628
Total assets	8,923,201	9,159,438	9,056,793	8,934,027
Total net tangible assets	4,893,690	4,881,640	4,864,484	4,796,008
Share capital	3,619,931	3,619,931	3,614,869	3,614,868
Equity attributable to owners of the Company	4,893,690	4,881,640	4,864,484	4,796,008
Basic earnings per share (sen)	2.83	2.73	2.38	2.36
Diluted earnings per share (sen)	2.66	2.59	2.30	2.36
Net assets per share attributable to owners of the Company (RM)	1.66	1.66	1.65	1.63

TRANSFORMING FUTURE SPACES

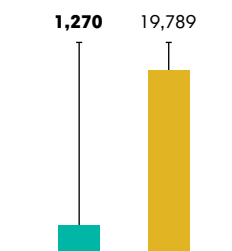
ECO CENTRAL



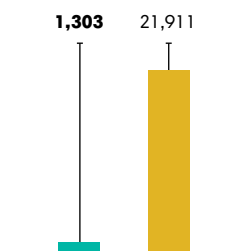
Total landbank
4,751 acres

Remaining landbank
1,656 acres

SALES VALUE (RM' MIL)



UNITS SOLD



■ FY2024 ■ Cumulative
FY2014-FY2024

Projects:

- Bukit Bintang City Centre (BBCC)
- Eco Majestic
- Eco Forest
- Eco Ardence
- Eco Grandeur
- Eco Sanctuary
- Eco Business Park V
- Se.duduk D' Kajang
- Eco Sky

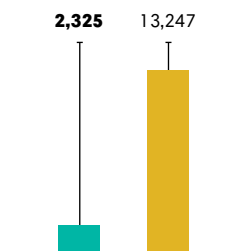
ECO SOUTH



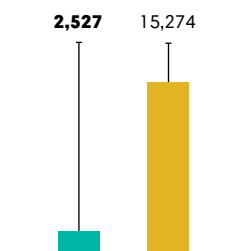
Total landbank
3,763 acres

Remaining landbank
1,223 acres

SALES VALUE (RM' MIL)



UNITS SOLD



■ FY2024 ■ Cumulative
FY2014-FY2024

Projects:

- Eco Botanic
- Eco Botanic 2
- Eco Tropics
- Eco Spring
- Eco Summer
- Eco Business Park I
- Eco Business Park II
- Eco Business Park III
- QUANTUM Edge

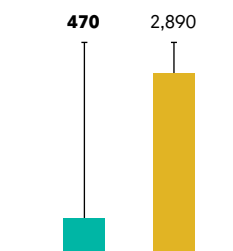
ECO NORTH



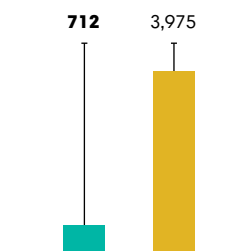
Total landbank
464 acres

Remaining landbank
173 acres

SALES VALUE (RM' MIL)



UNITS SOLD



■ FY2024 ■ Cumulative
FY2014-FY2024

Projects:

- Eco Horizon
- Eco Terraces
- Eco Meadows
- Eco Sun

PAVING THE PATH TO A LOW CARBON FUTURE

EcoWorld commenced 2024 with renewed momentum, continuing to advance our sustainability agenda. From the outset of our sustainability journey, each year has seen significant progress, reflecting our approach to creating sustainable communities and enhancing environmental impact. Looking ahead, we will focus on driving innovation in sustainable design and environmentally-friendly developments, guided by EcoWorld's DNA. Our participation in Malaysia's inaugural REC auction in June 2024 is a natural progression of our green initiatives, reinforcing our efforts to offset carbon emissions while fostering sustainable developments for generations to come.



Our Sustainability Journey

2024

- Participated in Bursa Malaysia's inaugural Renewable Energy Certificates ("RECs") Auction
- Conducted Supplier ESG Risk and Climate Readiness assessments for 100% of existing suppliers
- Enhanced Sustainability Key Performance Indicators ("KPIs")

2023

- Released our inaugural Integrated Annual Report
- Formalised the Climate Change Policy
- Improved reporting in alignment with the TCFD
- Conducted a Climate Scenario Analysis
- Developed a roadmap for achieving Net Zero by 2050
- Embarked on the solarisation of sales galleries to utilise renewable energy

2021 - 2022

- Strengthened the <IR> elements within the Sustainability Report
- Enhanced the Sustainability Policy
- Improved the Sustainability Procurement Policy
- Initiated reporting in accordance with TCFD
- Incorporated Environmental and Climate Change Risks into the Group's Enterprise Risk Management framework
- Conducted studies on carbon sequestration at Eco Ardence and Eco Grandeur

2020

- Implemented the <IR> Framework and reported under six capitals
- Developed the Value Creation Model
- Listed on the FTSE4Good Bursa Malaysia Index and the FTSE4Good Bursa Malaysia Shariah Index

2019

- Established Sustainability KPIs
- Engaged stakeholders to review and validate material matters

2018

- Established our inaugural standalone Sustainability Report
- Developed and implemented the Sustainability Policy
- Conducted materiality assessments

2017

- Published our inaugural Sustainability Statement
- Implemented a three-tiered sustainability governance structure
- Integrated the UN SDGs into our operations

ECOWORLD'S PURSUIT OF DECARBONISATION

EcoWorld Malaysia continued our commitment to advancing climate-related disclosures in FY2024, initiating the transition to integrate TCFD recommendations into the IFRS S2 in alignment with the newly established National Sustainability Reporting Framework ("NSRF").

The table below summarises how EcoWorld has incorporated both the TCFD and IFRS S2 recommendations into its disclosures, with references to further details within the SR 2024 where applicable.

Climate-Related Disclosures	EcoWorld's Adoption of Recommendations
GOVERNANCE	
Describe the Board's oversight of climate-related risks and opportunities	<ul style="list-style-type: none"> The Group's sustainability governance structure is helmed by EcoWorld's Board of Directors which provides strategic oversight over ESG-related matters, including climate-related risks and opportunities The Board's commitment to addressing climate-related risks and opportunities is underscored by our Climate Change Policy As outlined in our Corporate Governance Report, 100% of the Board has completed the Mandatory Accreditation Programme Part II on sustainability The Board is briefed on sustainability developments, including climate-related matters, three times a year In reviewing major capital expenditures, acquisitions, and divestitures, the Board also considers climate-related issues as part of the review The Board undertakes an annual review of the Group's sustainability policies, initiatives and KPIs
Describe management's role in assessing and managing climate-related risks and opportunities	<ul style="list-style-type: none"> The Sustainability Committee ("SC") reports and presents relevant climate-related matters to the Board for consideration or approval as required The Green and Operations Council ("GOC") is responsible for managing climate-related initiatives across our operations and addressing environmental concerns Senior Executives stay informed on climate-related matters by attending periodic meetings, supporting the GOC in its mandate The GOC gains valuable insights into industry trends, sustainable practices, green building standards, and sustainable finance by participating in regular training sessions and webinars, ensuring it remains up to date with evolving climate change regulations
STRATEGY	
Climate-related risks and opportunities the organisation has identified over the short-, medium- and long-term	<ul style="list-style-type: none"> EcoWorld has categorised climate-related risks and opportunities across our value chain into transitional and physical risks, addressing short-, medium-, and long-term periods To assess the potential impacts of climate change on EcoWorld's operations and financial performance, we conducted a qualitative scenario analysis. This analysis considered two scenarios: the 'Paris Agreement' scenario, which limits warming to below 2°C, and the 'Worst-Case Scenario', projecting a 4-5°C temperature increase by the year 2100 A detailed account of our comprehensive assessment and strategy can be found in our SR 2024
Impact of climate-related risks and opportunities on the organisation's businesses, strategy and financial planning	
The resilience of the organisation's strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario	

Climate-Related Disclosures	EcoWorld's Adoption of Recommendations
RISK MANAGEMENT	
Processes for identifying and assessing climate-related risks	<ul style="list-style-type: none"> EcoWorld's Enterprise Risk Management ("ERM") framework is benchmarked against ISO 31000:2018 Risk Management A rigorous process is employed encompassing risk identification, assessment, the development of action plans, and ongoing monitoring and integration Key risks are identified by considering various factors, such as strategic, operational, financial, and regulatory compliance. Among these, Environmental and Climate Change Risk is recognised as a significant risk for the Group To realise the Group's climate resilience objectives, the ERM is supported by materiality assessments The Risk Management Committee ("RMC"), comprising Senior Management, conducts annual reviews of the Group's risk parameters
Processes for managing climate-related risks	<ul style="list-style-type: none"> We benchmark our approach to monitoring and evaluating environmental performance and risks against the ISO 14001:2015 Environmental Management System Standardised processes for managing key risks, including climate-related risks, have been implemented by the Group. These processes include periodic testing to assess the effectiveness and efficiency of internal control procedures In response to changes in the business environment and regulatory guidelines, our system of internal controls is regularly updated
Integration into overall risk management	<ul style="list-style-type: none"> By integrating climate-related risk processes into the Group's ERM framework, we ensure a seamless approach to identifying, assessing, and managing these risks The Group's risk management strategy treats climate-related risk management on par with other key risks This integration ensures that risk mitigation and control are applied uniformly and effectively across all categories
METRICS AND TARGETS	
Disclose the metrics used by the organisation to assess climate-related risks and opportunities in line with its strategy and risk management process	<ul style="list-style-type: none"> Carbon emissions, waste, and energy consumption are key environmental metrics quantified by the Group. Carbon emissions are measured in tonnes of carbon dioxide equivalent (tCO₂e), electricity in kilowatt hours (kWh), and waste in metric tonnes. To calculate GHG emissions and energy intensities, we divide absolute values by the total occupied floor space
Disclose Scope 1, Scope 2 and if appropriate, Scope 3 GHG emissions, and the related risks	<p>The Group tracks and reports its Scope 1, Scope 2, and limited Scope 3 emissions. Our Scope 3 reporting encompasses emissions from:</p> <ul style="list-style-type: none"> Waste Generated Business Travel Employee Commuting Downstream Leased Assets <p>For more information on our management approach and performance data, please refer to our SR 2024</p>
Describe the targets used by the organisation to manage climate-related risks and opportunities and performance against targets	<ul style="list-style-type: none"> In 2023, we formalised the Climate Change Policy and set a Group-wide target to reduce Scope 2 GHG emissions by 20% by 2025 and by 30% by 2030, based on our 2019 baseline of 6,976 tCO₂e. Given that these targets were exceeded in 2024, the reduction targets will be reviewed to identify additional opportunities for climate action, taking into account evolving sustainability commitments and the integration of expanded operations and new projects

CHAIRMAN'S STATEMENT

Dear Shareholders,

2024 marks the beginning of EcoWorld Malaysia's second decade and what a tremendous start it has been. We achieved our highest ever sales of RM4.07 billion, surpassing the RM4 billion mark for the first time. The Group's FY2024 Profit After Tax ("PAT") of RM303.5 million was also a record high, 60.3% higher than FY2023.

Our balance sheet and cash position have further strengthened in FY2024, with a healthy future revenue of RM3.96 billion, as well as record low gross and net gearing levels. This establishes a solid base for us to chart the next era of growth for EcoWorld Malaysia whilst holding steadfast to our commitment to reward our shareholders with healthy dividends, totalling 6 sen in FY2024.

EXPANDING AND DIVERSIFYING OUR REVENUE PILLARS

The Group's increasing profitability and high cash-generative ability is attributable to the size, strength and maturity of our established revenue pillars, namely **Eco Townships**, **Eco Rise**, **Eco Hubs** and **Eco Business Parks**. Each pillar focuses on offering distinctive and innovative products designed to suit the needs of different market segments, enabling us to serve a wide range of customers across the residential, commercial and industrial markets.

Through **Eco Townships** we are able to meet the needs of upgraders seeking landed homes for their growing families whilst the **Eco Rise** pillar offers a variety of products suitable for first-time homeowners and others drawn to the convenience of high-rise living. Our Eco Hubs offer urban and suburban retail properties, shop-offices and strata offices to both business owners and investors who are attracted by the commercial vibrancy of our projects.

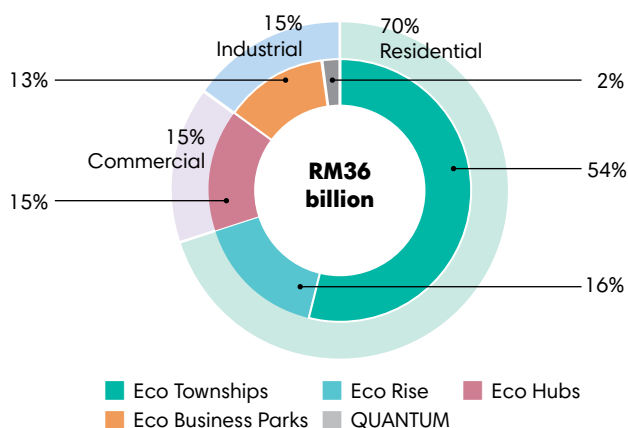
On the industrial front, the proactive, adaptive and flexible strategies we have employed to cater to the needs of local SMEs, large-scale manufacturers as well as global multinationals have enabled our **Eco Business Parks** to grow from strength to strength.

In FY2024, we launched our fifth revenue pillar, **QUANTUM**, recognising the huge potential for growth in digital and high-technology ventures under the industrial segment. Our first industrial park under this pillar is **QUANTUM Edge**, situated on 403.8 acres in Kulai, Iskandar Malaysia. By August 2024, we had entered into two significant deals to sell more than 180 acres of industrial lands at this park to Microsoft Payments (Malaysia) Sdn Bhd and Princeton Digital Group, for their construction of data centre facilities. These deals are in line with our strategy of identifying market leading players to catalyse and accelerate the development timeline of our projects, thus creating positive spillover effects not just for the Group but also our surrounding communities.



TAN SRI DATO' SRI LIEW KEE SIN
Non-Independent Executive Chairman

Cumulative sales FY2014-FY2024



Pillar	RM'bil	Segment	RM'bil
Eco Townships	19.3	Residential	25.2
Eco Rise	5.9		
Eco Hubs	5.5	Commercial	5.5
Eco Business Parks	4.7	Industrial	5.3
QUANTUM	0.6		

5 sizeable & diversified revenue pillars to sustain earnings growth with substantial cash generated from matured projects.

LANDBANKING STRATEGY FOR ROBUST & SUSTAINABLE GROWTH

Our strong balance sheet has positioned us well to expand our land bank thereby increasing the future project pipeline to further broaden and deepen our market share.

During the year under review, we have been active, but also selective, in our landbanking efforts. This is with the aim of ensuring we are able to maximise our capacity to secure strategic lands that offer us the best prospects not just for growth, but also extended value creation.

Landbank acquisitions entered into from January to November 2024 are as follows:

240.314 acres adjacent to **Eco Botanic** and **Eco Botanic 2** for the planned development of **Eco Botanic 3** in Iskandar Malaysia

8.9 acres situated next to our matured **Eco Sanctuary** township for the development of serviced apartments with a commercial component

847.249 acres land in the Semenyih corridor located right beside **Eco Forest** and only 6 km from **Eco Majestic** for a new township development

These acquisitions will strengthen our **Eco Townships**, **Eco Rise** and **Eco Hubs** pillars. Notably, all three parcels are situated adjacent to our existing matured townships, enabling us to enjoy economies of scale and benefit from the established brand presence and customer following that we have cultivated in the locality.

We will also be able to leverage off the substantial investments we have made in both infrastructure and lifestyle amenities in the immediate vicinity to positively differentiate our new projects at minimal incremental cost. In addition, the increased population from the sale of properties at the upcoming developments will further enhance the value of the Group's matured undeveloped lands, setting off a virtuous cycle of extended value creation to boost future returns.

To expand our industrial market share, in December 2024, we announced the signing of a Memorandum of Understanding to jointly develop a 1,166-acre industrial park in Bukit Pelandok, Negeri Sembilan with SD Guthrie Berhad and NS Corporation. The site is situated close to the Kuala Lumpur International Airport and is served by major highways with good access to seaports. This offers both connectivity and logistical advantages that is conducive to business growth, making it an ideal location for local, regional as well as global industrialists.

We are grateful to be given the opportunity to expand our development presence into the Malaysian Vision Valley 2.0 economic corridor, as part of a larger initiative to advance sustainable development in Negeri Sembilan. The planned industrial park has an estimated Gross Development Value of RM2.95 billion, to be developed over eight years. It will feature industrial lots, ready-built factories, and commercial properties tailored to high-growth sectors, including those in the aerospace, electrical and electronics, logistics, and biotechnology industries.

BUILDING A STRONG RECURRENT INCOME PORTFOLIO

EcoWorld Malaysia has been gradually building up a strategic portfolio of recurring income properties. We started with our series of Labs retail spaces such as **Ardence Labs**, **Grandeur Labs** and **Spring Labs**, which will soon include the upcoming **Majestic Labs** in 2025. Subsequently, we developed retail and neighbourhood malls such as the **Sanctuary Mall**, as well as purpose-built commercial spaces anchored by notable franchises.

To further bolster our investment properties portfolio, we recently acquired 108 strata office units at The Stride (now renamed **Menara EcoWorld**) at **Bukit Bintang City Centre** ("**BBCC**"), through which we expect to generate healthy and growing rental income with long-term capital appreciation.

This is premised on exciting transformation plans for the overall **BBCC** development that will be progressively unveiled in 2025. **TUAH 1895**, opened in January 2025, is an exciting new food and lifestyle hub facing the major Jalan Hang Tuah thoroughfare. Thereafter, **immersify Kuala Lumpur**, will commence operations in February 2025.

CHAIRMAN'S STATEMENT

It will present a first of its kind digital media art gallery and museum to Malaysian audiences and will be jointly operated with the Bitgrim Immersify Group from Korea. Meanwhile, **BBCC's** existing entertainment hub has been rebranded as **The Labs**, housing the popular concert venue, **Sony Zepp Hall, Golden Screen Cinemas**, and a brand new themed-wedding event venue known as the **Andaman Grand Ballroom**.

Moving into 2025, the Group will be revealing further plans to grow our portfolio of investment assets in the commercial as well as industrial space. This is with the aim of establishing substantial new recurring income sources to anchor future earnings growth that will complement our trading revenue generation from the sale of development properties.

MAKING STEADY PROGRESS ON OUR SUSTAINABILITY ASPIRATIONS

EcoWorld Malaysia's approach to Environment, Social & Governance ("ESG") has always been guided by a deep commitment to make a positive difference in all that we do. We are conscious of the moral imperative to operate responsibly and sustainably by being good stewards of the time, talent and resources entrusted to us, to ensure that we are able to deliver lasting value for every stakeholder group.

Green Energy & Green Mobility

In FY2024, we made the decision to transition towards renewable energy adoption where feasible, in line with our goal of achieving Net Zero by 2050. Solar PV systems were installed on the rooftops of our **Eco Grandeur, Eco Ardence** and **Se.duduk D' Kajang** sales galleries, the **Tomorrow Centre Office** at Eco South and our **Sanctuary Mall** retail development. With a total system size of 1,955 kWp installed across the Group to-date, we were able to generate approximately 2,479 MWh of solar energy, resulting in the avoidance of 1,879 tonnes of emissions annually.

Electric Vehicle (EV) charging stations continued to be installed across our projects to provide the infrastructure needed for the transition to green transportation. In FY2024, new stations were added at **Eco Spring, Eco Botanic** and **Eco Majestic** for public use. We also provided monetary incentives for our own employees to make the EV transition – this was well taken up with 60% of eligible employees utilising the incentive this year to purchase green vehicles.

The staff on our construction sites were also not forgotten. An initiative we began in FY2023 in partnership with RydEV to introduce the use of electric motorbikes for our site staff at **Eco Grandeur** and **Eco Sanctuary** was further expanded to include **Eco Ardence** and **Eco Majestic** in the Klang Valley as well as **Eco Summer, Eco Spring** and **Eco Botanic** in Iskandar Malaysia.



Total Solar PV System installed across the Group:

1,955 kWp

To-date, we were able to generate approximately 2,479 MWh of solar energy, resulting in the avoidance of 1,879 tonnes of emissions annually.

Biodiversity Masterplanning

Our largest township, **Eco Grandeur** is located along the Asian-Australian Flyway, close to the Titiwangsa Mountains' foothill forests and coastal Selangor's mangroves, which positions it as a vital corridor for local and regional bird migration.

Recognising this, we established a 10-year Biodiversity Masterplan from 2018 to 2028. The Masterplan guides us in recreating habitats with green and blue spaces, such as parks and ponds to enhance **Eco Grandeur's** capacity to support diverse bird & insect species as well as flora & fish populations.

In FY2024, after 6 years of careful implementation, we conducted a detailed biodiversity assessment to evaluate the actual diversity of species, habitats and ecosystems achieved within the township and its immediate surroundings. The results revealed a marked increase in the numbers of bird, fish and insect species observed on site, indicating the effectiveness of **Eco Grandeur's** landscaping efforts and waterbodies in creating a healthy ecosystem with an abundance of life to support and promote ecological balance.

To create awareness and educate residents about local biodiversity, we also established a network of Biodiversity Education Ribbons ("**BER**") across targeted locations. The BER was completed and opened to the public in 2024.

These initiatives reflect our commitment towards achieving tangible results in support of SDG 4 Quality Education, SDG 14 Life Below Water and SDG 15 Life on Land.

Assessing our Supply Chain's ESG Performance & Climate Readiness

In FY2023, we introduced a Supplier ESG Checklist to prioritise suppliers who are committed to upholding responsible operational practices, in line with the requirements of our Sustainable Procurement Policy. Initially this effort covered only the top 20% of our existing suppliers. In FY2024 we extended it to 100% of our current and new suppliers and vendors to promote sustainability throughout our value chain.

To ensure that our valued partners are adequately equipped for the transition to a low-carbon economy, we collaborated with Alliance Bank Berhad and UNGCMYB to conduct climate readiness & maturity assessments for our suppliers and contractors this year.



Climate Action Workshop in Iskandar Malaysia

Following the assessment, Climate Action workshops were organised across the Klang Valley and Iskandar Malaysia for our supply chain partners who needed support to address gaps in their sustainability journey. These workshops offered them essential insights into climate-related risks as well as opportunities to encourage them to take measures to improve their climate readiness.

We were very pleased to note our suppliers' & contractors' commitment to level-up their climate preparedness by sending their key staff to the workshops. Through this collaborative approach, we aim to retain loyal, reliable partners by supporting their long-term growth and ensuring that collectively, we are able to meet the increasing demands for ESG compliance from customers and regulatory bodies.

Getting Ready for IFRS S2 in 2025

EcoWorld Malaysia is focused on continually enhancing our climate-related disclosures. As we transition from the former TCFD recommendations to take into consideration the newly established National Sustainability Reporting Framework ("NSRF"), we are integrating key elements of both frameworks into our disclosures.

We also signed up for Bursa Malaysia's Centralised Sustainability Reporting (CSI) Solution when it was introduced in June 2024, to broaden our understanding on Scope 3 emissions reporting. These measures will help to ensure the Group's smooth full adoption of the IFRS S2 by 2027, as required by the NSRF.

Promoting Equality, Diversity & Inclusion

At EcoWorld, cultivating a diverse and inclusive workplace, with equal opportunities for all members of Team EcoWorld irrespective of race, religion, gender or age, has always been a strategic priority. Our commitment to nurturing a high-performance workforce, where individuals are rewarded and recognised based on merit, has been the lynchpin for the strong performance we are able to consistently deliver.

We are also pleased to report that currently, the representation of women in senior management stands at 54% and they also hold 53% of all management positions. The Group's turnover rate also decreased to 10.4% in FY2024. These are the fruits of many talent management initiatives we have put in place over the years to build strong employee engagement and foster a supportive work environment that contributes to their satisfaction and well-being.

Caring for the community

The Eco World Foundation's efforts to help underprivileged youth progress with their education continued through the Students Aid Programme (SAP), with 1,987 students currently supported in primary and secondary schools. We are also very happy that the SAP has seen 104 of its students graduate from tertiary education with another 8 on track to graduate soon.

In FY2024 RM2.34 million was invested in CSR programmes and sponsorships that were carried out over 2,001 hours, benefitting 12,912 beneficiaries. This could not have been achieved without the 455 volunteers from Team EcoWorld who generously set aside time to support the SAP and rolled up their sleeves to undertake school refurbishments, painting, tree-planting, beach clean-ups and many other works that helped us fulfil our responsibilities to be a good corporate citizen.

NOTE OF APPRECIATION

On behalf of the Board, I wish to express our utmost appreciation to our customers, business associates, bankers and shareholders for your steadfast support over the years. We are grateful to have you as part of our growing EcoWorld community.

I also want to take this opportunity to welcome Puan Nor Rejina Binti Abdul Rahim as our new Independent Non-Executive Director, effective 20 June 2024. She brings with her over 25 years of capital markets experience in Malaysia, where she was actively involved in investment management as well as capital market compliance and governance, through her roles in various industry committees. We look forward to receiving her valuable contributions to the Board.

To Team EcoWorld, our achievements to date are the result of your creativity, resilience, excellent teamwork, unwavering dedication, passion and tenacity. This new decade holds immense promise and great opportunities for us which we are very well positioned to take advantage of. It will also be a decade of transformation as we strategically diversify and further strengthen our business model to ensure that we stay at the forefront of the industry. I look forward to many good years ahead as we continue to push boundaries in our pursuit of better and greater ways to Create Tomorrow & Beyond, for the benefit of all our stakeholders and the generations to come.

Tan Sri Dato' Sri Liew Kee Sin

Non-Independent Executive Chairman

PRESIDENT'S MANAGEMENT DISCUSSION & ANALYSIS

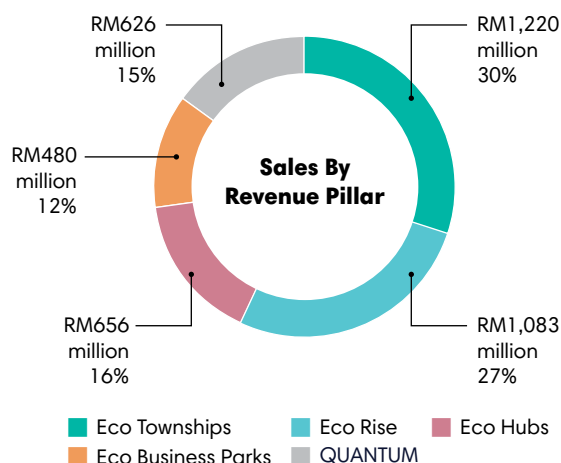
EcoWorld Malaysia ended FY2024 on a high, with a new sales record of RM4.07 billion, exceeding our FY2024 sales target of RM3.5 billion as well as the previous record sales achieved in FY2022 of RM3.8 billion.

OVERVIEW OF FY2024 SALES BY REGION

Our projects in Iskandar Malaysia contributed RM2.33 billion or 57% to total Group sales which is a phenomenal result from a single region. This is the culmination of years of focused effort and strategic execution to create value at every development, which has given EcoWorld top-of-mind brand positioning in the southern state. All five of our revenue pillars namely **Eco Townships**, **Eco Rise**, **Eco Hubs**, **Eco Business Parks** and **QUANTUM** are represented here. Accordingly, we were able to offer our broadest range of products to cater to the diverse needs of customers across every market segment, from residential to commercial and industrial.

Sales from our projects in the Klang Valley and Penang were also strong at RM1.27 billion (31%) and RM470 million (12%) respectively. The strong sales performance across every region is evidence of EcoWorld Malaysia's ongoing transformation into a highly-diversified developer with five robust revenue pillars enabling us to serve a wide range of customers, from homeowners, individual and institutional investors, industrialists, business owners and entrepreneurs.

OVERVIEW OF FY2024 SALES BY REVENUE PILLAR



DATO' CHANG KHIM WAH
President & Chief Executive Officer

Residential segment

Combined sales under the Eco Townships and Eco Rise pillars in FY2024 were RM2.30 billion, representing 57% of the Group's total sales.

Sales under **Eco Townships** were largely contributed by landed residential homes priced above RM650,000, demonstrating sustained demand for EcoWorld's upgrader products. Buyers continue to be drawn to these distinctive developments, characterised by the EcoWorld DNA of beautifully designed homes set amidst verdant landscaping and artistic built environments, with ample lifestyle and recreational amenities all situated nearby.

Our **Eco Rise** pillar recorded the highest growth rate with RM1.08 billion sales in FY2024, more than double the RM509 million achieved in FY2023. This was largely driven by sales under the Group's highly popular **duduk** series of apartments offering high-rise living at attainable prices, which contributed RM900 million, representing 83% of sales under this pillar.

The Group has launched 8 parcels of **duduk** apartments across all three regions with more than 5,600 units sold in just under 5 years. The success of **duduk** is especially gratifying as this series of products have enabled us to serve an important societal need, which is to help new homeowners and young families buy their first home.

2024 is especially significant for **duduk** as we handed over close to 2,700 units from our first two launches, namely **Huni D' Eco Ardence** and **Se.Ruang D' Eco Sanctuary** in the Klang Valley. The availability of two completed projects to showcase the exceptional value of **duduk** certainly contributed to the marked increase in sales achieved this year. By capturing the hearts and minds of a new generation of urban homebuyers, we are also building up a large pool of future upgraders for other residential products at our matured townships where the **duduk** apartments are mainly situated.

Commercial segment

The Eco Hubs pillar achieved RM656 million sales during the year, an encouraging increase of 27% from FY2023. These mainly comprise landed shop offices and strata shops, as well as commercial units purposed for place-making, particularly those located within the Group's Eco Township and duduk developments.

Additionally, we launched **RUBIX Space** in **Eco Business Park ("EBP") V** in the Klang Valley this year, a novel product which offers flexible and adaptable commercial spaces within an industrial park. This opens up our **EBPs**

for an even wider variety of use, with more options for those seeking logistics, showroom, support centre and backroom office facilities. **RUBIX Space** was very well-received, with a take-up rate of more than 70% to-date.

Through a range of conventional and new-to-market commercial products, the Group has been able to attract an increasing number of investors and support more business owners, retailers and F&B operators to own, operate and expand their businesses.

Demand for our commercial properties is expected to continue growing in tandem with the increasing maturity of our townships, boosted by the significantly higher consumption demand that each new parcel of high-rise apartments will bring upon its completion. This demonstrates the mutually beneficial and symbiotic relationship between **Eco Township/Eco Rise** and **Eco Hubs**, as the success of one pillar creates positive spillover effects that help accelerate value creation of the other pillars.

Industrial segment

This year, EcoWorld Malaysia launched a new fifth revenue pillar, QUANTUM, which focuses on industrialists and service providers in the digital and high-technology space. Under this new revenue pillar, we debuted QUANTUM Edge in Iskandar Malaysia, our first QUANTUM park, with sales totalling RM626 million for FY2024.

This comprised the sale of 123.141 acres of industrial land to Microsoft Payments (Malaysia) Sdn. Bhd. and 57.081 acres to Princeton Digital Group for their construction of data centre facilities.

Meanwhile, sustained demand for ready-built and customised built-to-suit industrial units, as well as smaller plots of industrial lands across our existing **EBPs** in the Klang Valley and in Iskandar Malaysia, collectively contributed sales amounting to RM480 million during the year.

Overall, combined sales under our four **EBPs** and **QUANTUM Edge** were RM1.11 billion in FY2024, representing 27% of total Group sales, surpassing the previous record-high achieved by the industrial segment in FY2023.

Prospects for the Group's industrial products remain very bright due to the strength of both local and foreign demand. Notably, the exponential growth recorded over the past 4 years from FY2021 - 2024 actually began with broad-based demand from Malaysian industrialists. Many SMEs, as well as larger local players who were looking to expand, flocked to our **EBPs** in Iskandar Malaysia and the Klang Valley in the post-pandemic years.

PRESIDENT'S MANAGEMENT DISCUSSION & ANALYSIS



EcoWorld Malaysia's future revenue as at 31 October 2024 stands at **RM3.96 billion**, an increase from FY2023, which underpins both earnings and cash flow visibility in the near and mid-term.

They were drawn to the unique value propositions our business parks offered, which include comprehensive one-stop services and customisable solutions to suit their business needs, combined with best-in-class infrastructure and innovative facilities, all situated within well secured enclaves.

The above distinguishing features, coupled with the Group's strong execution track record, also drew in global players in both the traditional manufacturing as well as high technology and digital space. Backed by proactive Government initiatives which have gained Malaysia an excellent international reputation as an ideal location for high-value added foreign direct investment, the already strong industrial demand we have experienced to date is set to be further amplified in the years ahead.

FINANCIAL REVIEW

EcoWorld Malaysia recorded revenue of RM2.26 billion in FY2024, a slight increase from FY2023. Gross profit was RM610.5 million, 13.3% higher than FY2023, whilst gross profit margin improved from 24.2% in FY2023 to 27.0% in FY2024.

The Group's share of results from our Malaysian joint ventures of RM118.3 million – mainly contributed by **Eco Grandeur**, **EBP V**, **Eco Ardence**, **Eco Horizon** and **BBCC**, was also higher than FY2023.

PAT from our Malaysian operations amounted to RM343.1 million for FY2024, an increase of 20.5% from FY2023, mainly due to improvement in gross profit margins recorded by the Group's subsidiaries.

The markedly higher PAT and gross margin achieved arose from concerted efforts over the years to:

- Accelerate value creation at all our developments which have enhanced our pricing power, enabling profit margins to steadily increase;
- Broaden and deepen our product range and customer reach through five sizeable revenue pillars, enabling us to serve every segment of the residential, industrial and commercial markets; and
- Continuously digitalise our operations and improve processes, resulting in faster turnaround times and more efficient and effective use of resources, which successfully contained operational and overhead costs.

In May 2024, **Eco World International Berhad** ("EWI") ceased to be a joint venture of the Group and was re-assessed as an associate company of the Group. Overall, EWI recorded a lower loss in FY2024, of which EcoWorld Malaysia's share of loss amounted to RM1.6 million. This was mainly due to improved results from EcoWorld-Ballymore, lower impairment loss on amount due from EcoWorld London, and no finance cost incurred following full settlement of all borrowings in FY2023.

During the year, the Group reassessed the carrying value of its investment in EWI, resulting in an additional impairment of RM38 million recognised in FY2024.

The Group's PAT for FY2024 (after taking into consideration EWI's loss and the impairment in investment mentioned above) amounted to RM303.5 million, which is 60.3% higher than FY2023.

The combination of strong sales, substantially improved profits and increasing maturity of our projects generated net cash flows from operating activities totalling RM890.0 million in FY2024. This is 56% above that of FY2023 and close to 3 times the current year PAT.

Cash and bank balances (including deposits and short-term funds) were also very high at RM1.36 billion. As a result, the Group's gross and net gearing as at 31 October 2024 are at historic low levels of 0.46 and 0.19 times respectively.

Based on the above, EcoWorld Malaysia was able to maintain a total dividend payout of 6 sen per share for FY2024. This is in line with our commitment to deliver sustainable rewards to our shareholders, even as we continue actively seeking out new landbank and other opportunities to lock in future growth.

OUTLOOK AND PLANS FOR 2025

EcoWorld Malaysia's future revenue as at 31 October 2024 stands at RM3.96 billion, an increase from FY2023, which underpins both earnings and cash flow visibility in the near and mid-term.

For FY2025, pending completion and launch of the Group's new landbanks, management is maintaining our sales target at RM3.5 billion. This takes into consideration the highly cash generative phase the majority of the Group's matured projects are currently at, where the focus should be on landbank preservation to increase profit margins and grow long-term absolute returns.

Regarding the Group's recent acquisitions, we have exciting plans for these lands.

The 240.3 acres in Iskandar Malaysia acquired in FY2024 will be developed as **Eco Botanic 3**. Its strategic location right next to **Eco Botanic** and **Eco Botanic 2** will enable it to leverage off the success of the two earlier townships and contribute towards the enhancement of the remaining matured landbank there.



Eco Botanic, Iskandar Malaysia



Purchasers will be able to immediately enjoy the extensive public parks and gardens as well as comprehensive lifestyle and recreational amenities available at the existing developments. In turn, the increased patronage from new residents will further enhance value creation at **Eco Botanic City**, boosting demand for the wide range of local and international businesses from fashion & retail, food & beverage, education, edutainment, wellness and many others that are operating at **Eco Boulevard** and **Eco Galleria**. All this augurs well for the Group's future residential and commercial launches in the locality which is fast becoming the preferred residential address and most vibrant commercial hub in Iskandar Puteri.

Our other FY2024 acquisition of 8.9 acres that is situated next to the Group's matured **Eco Sanctuary** township in the Klang Valley is being planned for the development of serviced apartments with a commercial component. The land is located right opposite **Se.Ruang D' Eco Sanctuary**, the Group's first **duduk** development which is completed and fully sold-out, and is also within walking distance to the main commercial precinct. **Eco Sanctuary's** sold-out **Parque Residences** and **Eden by the Parque** condominiums, with its beautiful resort styled facilities, are also located nearby. This demonstrates the strong demand that has been built up here for a wider range of the Group's **Eco Rise** and **Eco Hubs** products, which stands the new project in good stead upon its eventual launch.

At the start of FY2025, we entered into several agreements to acquire 847.2 acres of land located right beside **Eco Forest** and only 6 km away from **Eco Majestic**. The new land has two access routes to the LEKAS Highway through Jalan Broga as well as via **Eco Majestic**, the Group's first township in the Klang Valley, which is now fully matured with a vibrant and fast-growing commercial precinct known as **Eco Majestic City**. Other amenities include the world-renowned University of Nottingham's Malaysia campus which is situated opposite the land.

The land is also close to many beautiful natural and scenic attractions. This includes Broga Hills, where hiking trails provide easy access to some of Malaysia's most breathtaking panoramic views of rolling hills and distant mountains. The Sungai Tekala Waterfall, with its cascading waters and lush tropical landscape, is also merely a short drive away.

The site's unique locational advantages offer the Group an unrivalled opportunity to craft a 3rd **Eco Township** where thriving communities can co-exist in harmony with nature. This will build upon, complement and extend the success of the Group's established presence in the Semenyih corridor, where we now have a combined acreage of over 2,400 acres for development.

We will also be working closely with SD Guthrie Berhad and NS Corporation to finalise the terms for the joint development of a 1,166-acre industrial park in Bukit Pelandok, Negeri Sembilan. The project is expected to help drive the state's economic growth agenda as well as complement the growth of Greater Kuala Lumpur.

Prospects for the proposed industrial development of **Eco Business Park VII** on the land, which is situated within the Malaysian Vision Valley 2.0 economic corridor, are very bright. This is based on the keen interest we have been receiving from our network of more than 1,400 businesses operating at our existing business parks as well as new inquiries from local and foreign industrialists that we are continually engaging.

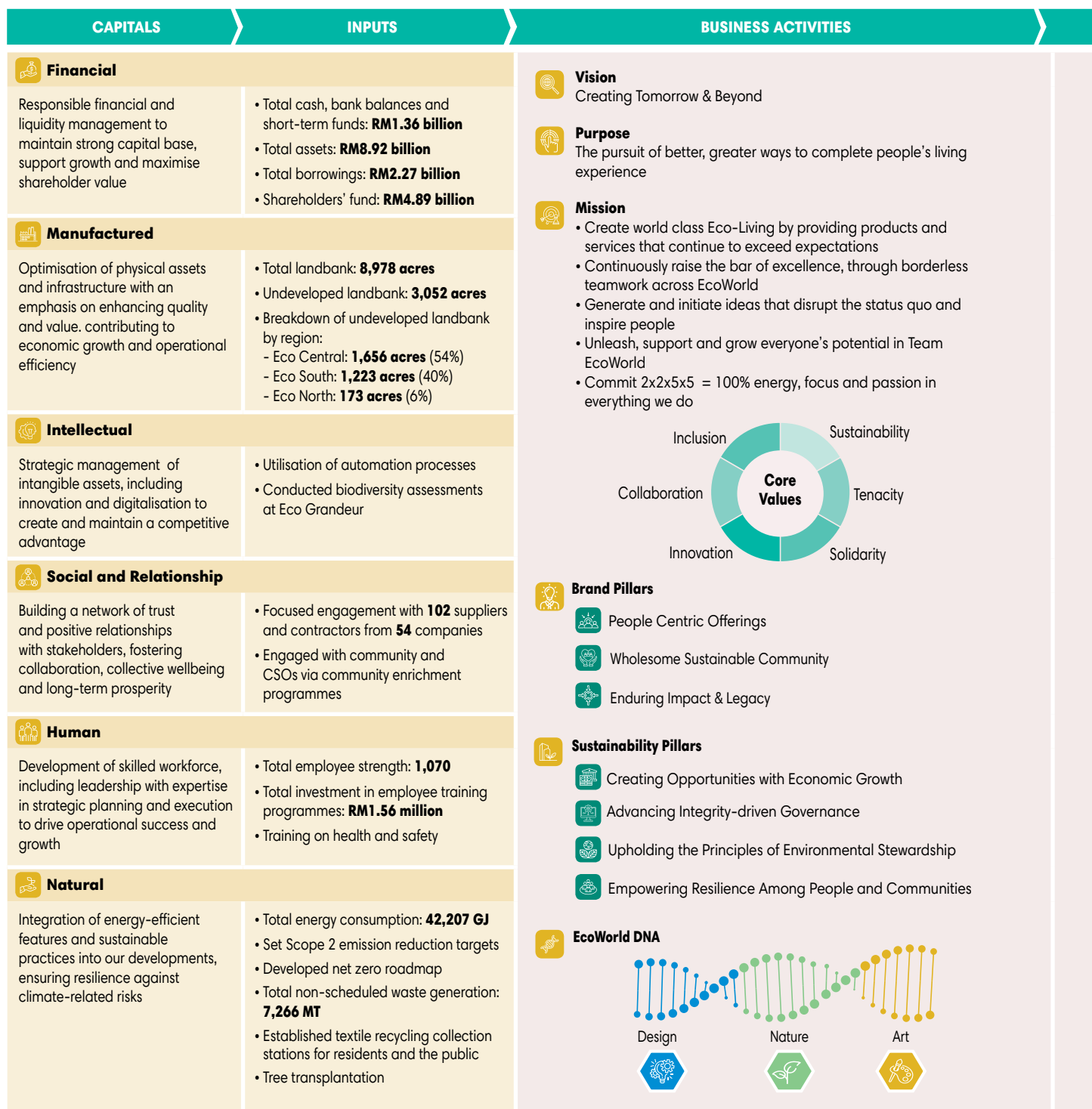
With so many new projects in the pipeline, combined with the strong demand we have been experiencing across all five revenue pillars, EcoWorld Malaysia's growth momentum is solidly on track. This 2nd decade promises to be a fast-paced and transformational one for the Group. We look forward to be able to continue delivering exciting and sustainable returns that will enable us to reward our shareholders well whilst delivering positive outcomes to all our other stakeholders.

Dato' Chang Khim Wah
President & Chief Executive Officer

OUR VALUE CREATION MODEL

OUR VALUE CREATION MODEL













Our Value Creation Model balances profitability with ESG considerations, providing a structured framework for integrating sustainability into our operations. It facilitates the development of targeted initiatives that drive sustainable growth, leveraging resources to generate long-term, medium-term, and short-term value across the six core capitals.



EcoWorld's Competitive Advantages

Constituent of the FTSE4Good Bursa Malaysia Index, demonstrating commitment to ESG best practices

Strong climate resilience through proactive risk management and adaptation strategies, ensuring long-term sustainability and safeguarding shareholder value













OUTPUTS		OUTCOMES	STAKEHOLDERS IMPACTED	UN SDGs
Material Matters EP Economic Performance SCM Supply Chain Management SD Sustainable Design CEB RDP Customer Experience, Brand Reputation and Data Privacy CGA Corporate Governance and Anti-Corruption OHS Occupational Health and Safety DTM Diversity and Talent Management LPDW Labour Practices and Decent Work CD Community Development EECR Energy Efficiency and Climate Resilience MWM Material and Waste Management WS Water Stewardship B Biodiversity	<ul style="list-style-type: none"> Revenue: RM2.26 billion Profit before tax: RM406.91 million Profit after tax: RM303.54 million 	<ul style="list-style-type: none"> Dividend payout: RM176.84 million Income tax expense: RM103.37 million Staff costs: RM201.35 million 		
	<ul style="list-style-type: none"> Sales achieved: RM4.07 billion Number of units completed: 5,593 Future revenue: RM3.96 billion 	<ul style="list-style-type: none"> Projects with green certification: 89% Total number of certifications from GBI, LEED, GreenRE and GreenMark: 33 		
	<ul style="list-style-type: none"> Implementation of new systems Implementation of automated processes Implementation of business process reengineering Conducted Biodiversity Audit 	<ul style="list-style-type: none"> Processing time reduction by >300,000 man hours Total number of cybersecurity breaches: zero Increased awareness on biodiversity Improved landscape maintenance practices 		
	<ul style="list-style-type: none"> Procurement budget spent on local suppliers and vendors: 100% Total allocation on CSR activities: RM2.34 billion Number of volunteers conducting community programmes: 455 	<ul style="list-style-type: none"> Contracted 100% local suppliers and vendors Total number of beneficiaries from community enrichment programmes: 12,912 		
Key Risks AUL Acquisition of Unsuitable Land ECR Environmental and Climate Change Risk ICC Increasing Cost of Construction LII Lack of Interest from Investors L Liquidity NC Non-performing Contractors WMS Weak Market Sentiment	<ul style="list-style-type: none"> Total hours of training programmes provided to employees: 40,419 Total hours of training provided on health and safety: 12,814 	<ul style="list-style-type: none"> Total number of human rights violations: zero Total number of workplace fatalities recorded: zero Employee turnover: 10.4% 		
	<ul style="list-style-type: none"> Scope 2 GHG emissions: 4,478 tCO₂e Amount of non-scheduled waste recycled: 9% Total textiles collected from residents and the public: 27,527 kg Total number of trees planted: 89,207 	<ul style="list-style-type: none"> Reduced Scope 2 GHG emissions compared to FY2023 by 24% Increased recycling rate Increased awareness on responsible waste management among residents and the public 		















Own strategically located landbanks across prime development areas to deliver high-value properties with strong market demand

Provide customer-focused and community-centric offerings, ensuring we consistently exceed expectations and foster sustainable, inclusive communities

OUR CAPITALS

Capital, in both tangible and intangible forms, is essential for sustainable corporate growth. At EcoWorld, we utilise a diverse range of resources and capital to generate value through both financial and non-financial gains in our property development endeavours. Effective capital management necessitates a clear understanding of our resource base and its boundaries.





	Our Key Capitals	Value Created by Capitals	Impacted Stakeholders
	FINANCIAL CAPITAL		
	Comprising an investment portfolio that spans residential, industrial, commercial, and township sectors. The synergy between these assets and our technological Infrastructure underpins our profitability and productivity as a property developer, driving sustained success across our core business segments.	Our financial capital consists of our total cash balances and short-term funds of RM1.4 billion, RM8.9 billion in assets, RM2.3 billion in borrowings and RM4.9 billion in shareholders' fund. Through our business activities, our financial capital generated RM2.3 billion in revenue and RM303.5 million in PAT. This reduced our net gearing to 0.19 times which allowed us to reward our shareholders with a total dividend of 6 sen per share in FY2024.	  
	MANUFACTURED CAPITAL		
	Reflecting assets generated from human innovation and skill, manufactured capital is a vital component of EcoWorld's strategic investments. It comprises various elements that drive business growth and foster success across our core business segments.	Our landbank is developed through our five revenue pillars: Eco Townships, Eco Rise, Eco Hubs, Eco Business Parks and our newest revenue pillar QUANTUM. In total, the 5 revenue pillars generated RM4.07 billion in sales in FY2024. We plan to expand our landbank and diversify our developments across these pillars by utilising the remaining 3,052 acres and acquiring more land for future growth.	  
	INTELLECTUAL CAPITAL		
	In addition to physical assets, EcoWorld invests in intellectual capital by nurturing knowledge and expertise. Our talent management strategy is centered on enhancing our employees' skills and competencies, ensuring sustainable business growth in the long term.	At Eco Grandeur, we conducted biodiversity assessments to measure the impact of our developments on bird, insect, and plant life. These assessments help us establish benchmarks for sustainable landscaping and biodiversity-focused design. 176 processes were automated or reengineered, reducing processing time by more than 300,000 man hours.	  

	Our Key Capitals	Value Created by Capitals	Impacted Stakeholders
	SOCIAL AND RELATIONSHIP CAPITAL		
	Cultivating strong relationships with our partners, employees, business associates, regulators, and communities enables us to establish enduring connections that enhance our capacity to develop long-term value-generating initiatives and effectively ensure the longevity of our properties.	EcoWorld addresses key stakeholder concerns through regular engagement, as outlined in Nurturing Stakeholders Connections on page 30. We prioritise local sourcing, with 100% of our procurement budget allocated to local suppliers and vendors. Our CSR initiatives received RM2.34 million in funding, and benefited a total of 12,912 individuals.	    
	HUMAN CAPITAL		
	Employee growth serves as a vital cornerstone of our business, significantly contributing to our success. We nurture an inclusive workplace culture that prioritises collaboration, innovation, and an enterprising spirit, empowering our team members to advance their careers while driving EcoWorld's sustainable growth.	Currently, our human capital comprises 1,070 skilled individuals. The Group invested RM1.56 million into upskilling our workforce, while conducting various employee engagement initiatives. The Group's employee turnover rate decreased to 10.4%.	 
	NATURAL CAPITAL		
	Protecting our natural capital involves integrating sustainability into our developments, creating spaces that enhance biodiversity and coexist harmoniously with existing ecosystems. This approach transcends traditional landscaping, ensuring a lasting green legacy that benefits future generations.	EcoWorld's recycling and waste management programmes reduce our environmental footprint. We achieved a 24% reduction in Scope 2 GHG emissions as part of our efforts to contribute to global decarbonisation. Across our developments, a total of 20% are green and blue spaces, enhancing both aesthetic appeal and environmental preservation while increasing property value.	   

NURTURING STAKEHOLDER CONNECTIONS

EcoWorld proactively engages with a diverse spectrum of stakeholders to gain valuable insights into their priorities. Their feedback is instrumental in pinpointing strategic focus areas, enabling informed decision-making and keeping us ahead of market trends. Effectively addressing stakeholder concerns also strengthens long-term stakeholder relationships, driving sustainable business growth and our ESG commitments.

Areas of Interest	Method and Frequency	Our Approach
Investors Consistent communication with our investors enables us to address their needs, align their interests with our business strategies, and build trust and credibility, contributing to strong and stable relationships		
<ul style="list-style-type: none"> • Risk management • Corporate governance • Growth trajectory • Market diversification • Acquisitions and expansions • ESG indicators, performance and monitoring • Climate change initiatives 	<ul style="list-style-type: none"> Q Post-results briefings with analysts and fund managers AD Post-announcement briefings with analysts and fund managers AD Meetings and site-visits with financial institutions, investors, analysts, and fund managers 	<ul style="list-style-type: none"> • Established comprehensive corporate governance policies, such as the ABC Policy, Whistleblowing Policy, and Board Diversity Policy • Identified and mitigated potential risks through thorough risk assessments • Ensured accountability for sustainable practices by publishing Sustainability Report
Regulators Proactive monitoring of updates in laws and regulations ensures ethical operations and helps prevent non-compliance		
<ul style="list-style-type: none"> • Legal compliance • Security issues • Environmental management • Public nuisance management • Labour practices • Anti-corruption measures 	<ul style="list-style-type: none"> AD Site inspections AD Audits AD Meetings with regulators, legal advisors, and consultants to stay up-to-date on latest requirements 	<ul style="list-style-type: none"> • Developed policies to ensure compliance with applicable legislations and regulatory requirements • Ensured that legal registers are kept up-to-date
Customers The ongoing support of our customers is instrumental to EcoWorld's success and growth, positively influencing our operations. Their feedback offers crucial insights into prevailing trends		
<ul style="list-style-type: none"> • Pricing • Quality and workmanship • Energy conservation • Property design features • Product safety • Defect rectification • Customer service and experience • Resource efficiency and utility savings • Data privacy 	<ul style="list-style-type: none"> AD Corporate website and social media TH Advertisements and marketing promotions TH Customer Satisfaction Survey TH Marketing events and workshops at sales galleries TH EcoWorld Residence Club activities 	<ul style="list-style-type: none"> • Developed green projects and townships incorporating amenities that promote healthy lifestyles • Conducted frequent engagements with customers to obtain feedback and assess satisfaction

Areas of Interest	Method and Frequency	Our Approach
Employees  Our employees are our top priority, playing a crucial role in our success. We provide them with opportunities and training to enhance their performance and growth while prioritising their safety and well-being		
<ul style="list-style-type: none"> Corporate direction and growth plans Job security Remuneration and benefits Occupational health and safety Labour and human rights Work-life balance Volunteering opportunities 	<ul style="list-style-type: none"> AD Management meetings with employees A Salary Benchmark Survey A Employee Engagement Survey B CEO Dialogue (Physical) AD Leadership, soft skills, technical and non-technical training programmes 	<ul style="list-style-type: none"> Implemented employee engagement programmes to motivate staff and ensure close communication Offered comprehensive benefits and competitive remuneration packages Enforced stringent occupational safety and health policies and procedures Provided training programmes for career growth, personal development, and to foster a culture of teamwork and excellence
Contractors/Vendors/Suppliers  We collaborate closely with our contractors, vendors, and suppliers to establish strong partnerships that promote sustainability throughout our entire value chain		
<ul style="list-style-type: none"> Legal compliance Payment terms Service pricing Product quality and inventory/supply commitment 	<ul style="list-style-type: none"> AD Contract negotiation B Supplier audit and evaluation (Physical) AD Vendor registration AD Contractors and consultant townhall meetings 	<ul style="list-style-type: none"> Maintained a fair and transparent tender process Conducted evaluations of suppliers and vendors Conducted training for and held dialogues with contractors, consultants, and suppliers
CSOs and Communities  We enhance local livelihoods through strategic partnerships with CSOs and initiatives such as infrastructure development, provision of public amenities, and community-focused contributions		
<ul style="list-style-type: none"> Environmental and social impacts of business operations Contributions made to surrounding communities 	<ul style="list-style-type: none"> TH Donations and financial aid such as contributions to the EcoWorld Foundation's Students Aid Programme AD Contribution to environmental protection and social enhancement AD Enhance sustainability and related awareness for employees, supply chain and communities TH Building infrastructure beyond boundaries of own project which benefit the surrounding communities 	<ul style="list-style-type: none"> Empowered the community through EcoWorld Foundation Engaged with beneficiaries of the Students Aid Programme Fostered a culture of volunteerism among employees to support underprivileged communities and promote environmental conservation Co-created sustainable lifestyles within our communities Invested in infrastructure such as LATAR Highway Interchange to enhance accessibility for the community
Media  The media communicates news and updates to our stakeholders, enhancing transparency, strengthening our brand image, and building public trust		
<ul style="list-style-type: none"> Corporate reputation Advocating green consumerism and sustainable lifestyle 	<ul style="list-style-type: none"> AD Interviews and engagement sessions AD Press releases AD Press conferences 	<ul style="list-style-type: none"> Cultivated positive relationships with the media to ensure balanced and accurate coverage of EcoWorld Briefings with the media to update them on EcoWorld's performance and new business strategies Organised exclusive media events to enhance brand reputation and showcase new property developments

Legend**AD** Ad-hoc**A** Annually**Q** Quarterly**B** Bi-annually**TH** Throughout

FUTURE-ORIENTED STRATEGIES

In today's dynamic business environment, ESG factors and stakeholder expectations are crucial to success and maintaining our competitiveness. EcoWorld has identified the following four strategic priorities to guide our growth and position ourselves as a leading property developer.



Driving Profitability Through Continuous Innovation and Digital Transformation

EcoWorld focuses on driving value creation, leveraging digital transformation and product innovation to augment our profit margins and strengthen our competitive edge.

Capitals employed



Continuing EcoWorld's Digital Transformation

We continue our digital transformation process by adopting new technologies that improve overall productivity and optimise our operations.

Capitals employed



Improving ESG Integration and Sustainability Reporting

In line with our commitment to transparency, ethical conduct and sustainability, we are continually improving our sustainability reporting practices and ESG commitments to align with stakeholder expectations. We are also focused on refining our <IR> adoption process.

Capitals employed



Increasing Engagement with Stakeholders with Regards to ESG-Related Matters

By prioritising ESG-related matters in our stakeholder engagements, EcoWorld demonstrates our responsiveness to evolving concerns and expectations, while enabling us to carry-out meaningful initiatives.

Capitals employed



- Further enhancing the Group's ESG and climate change commitment by setting a short-, mid-, and long-term targets to achieve net zero carbon by 2050;
- Launching more innovative and affordable products such as *duduk* apartments to address the concerns on rising costs of living;
- Continue improving profit margin and maximising value for shareholders;
- Expanding the Group's industrial development;
- Developing a robust succession planning strategy to ensure organisational stability and business sustainability to prepare for eventual leadership transitions.

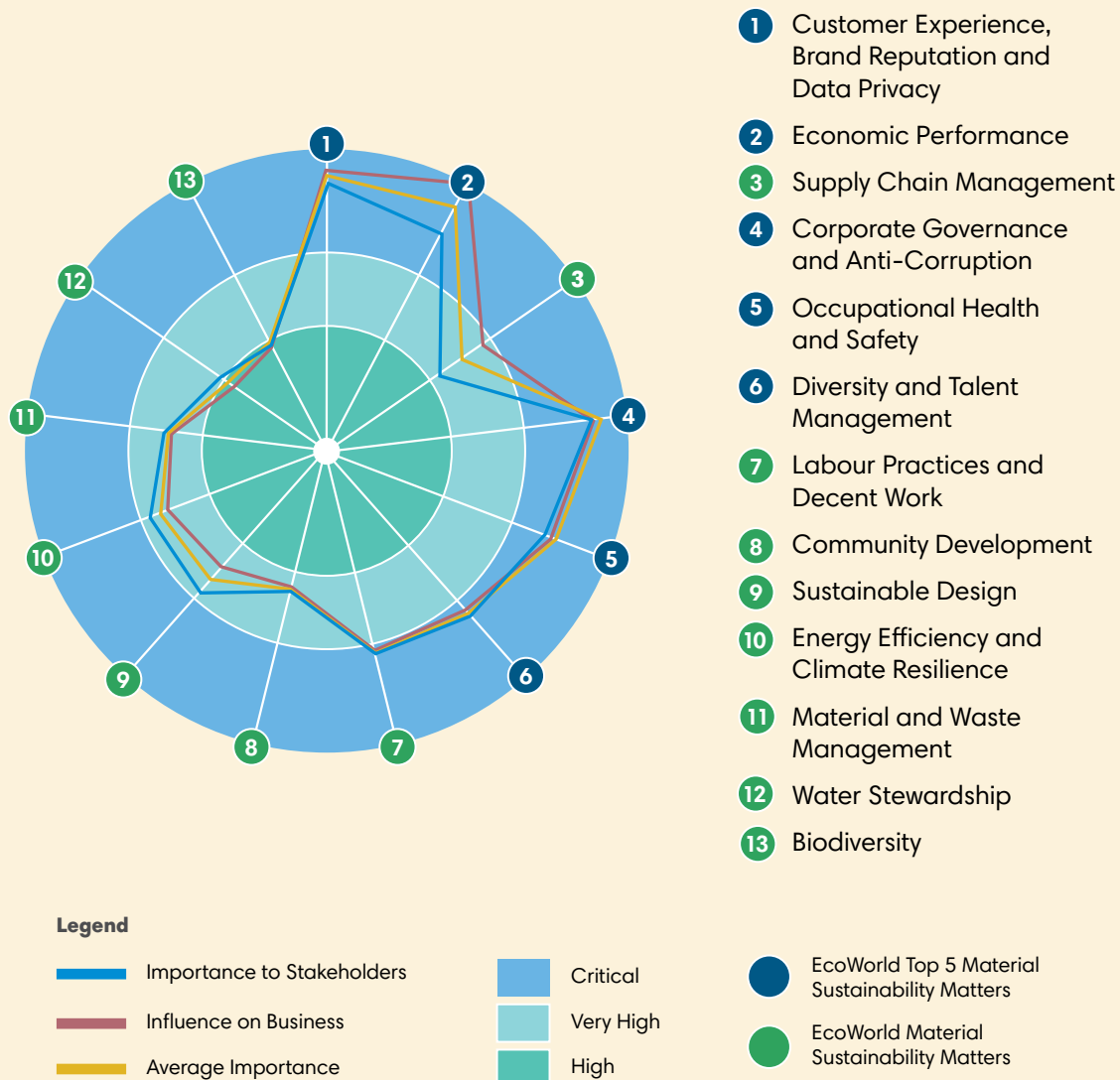
MATERIALITY ASSESSMENT

Materiality assessments are a key component of EcoWorld's value creation strategy, enabling us to identify key issues impacting our business and stakeholders. The process involves a thorough review of identified issues, ranking them based on their significance, visualisation for clarity and communication, and finally validation to ensure alignment with our strategic objectives and stakeholder expectations. These assessments guide our prioritisation, allowing for informed decisions and effective resource allocation to manage risks and seize opportunities.

We have strengthened our stakeholder engagement, aligning with their expectations and refining our approach to material matters. In FY2022, we identified 13 material matters that now form the foundation of our sustainability efforts, with three renamed in FY2023 to align with Bursa Malaysia's common material matters.

Our Materiality Matrix

We retained all 13 material matters and the corresponding matrix in FY2024 due to their continued applicability to our operations.



ANALYSING OUR MATERIAL IMPACT

We are cognisant of how our six capitals contribute to value creation and actively align our strategic initiatives with our sustainability goals, mitigating risks and seizing opportunities more effectively as a result.



FINANCIAL CAPITAL

Material Matters



Stakeholders



UN SDGs



Importance to Value Creation

By transforming financial resources into high-quality offerings, we directly and indirectly drive economic growth, benefitting local businesses and creating value for all stakeholders.

Refer to the following section in our SR 2024:

- Economic Growth Through Integrity-driven Governance

Strategic Priorities

- Effective management of cash flow and capital
- Alignment of product offerings with market demand
- Advancement of land bank management and monetisation

How we Measure our Value Creation

- Revenue and profit
- Value distributed to
 - Capital providers
 - Government
 - Employees
 - Reinvestments and future growth
 - Community infrastructure investment

Risks



Opportunities

- Explore green financing options and incentives to promote sustainability initiatives and projects
- Attract investors and partners who align with the Group's ESG objectives, ensuring shared values



MANUFACTURED CAPITAL

Material Matters



Stakeholders



UN SDGs



Importance to Value Creation

EcoWorld leverages manufactured capital to build sustainable industrial, commercial, and residential properties that implement resource conservation and environmental enhancement initiatives. Our green portfolio offers long-term, future-ready solutions for the community.

Refer to the following section in our SR 2024:

- Upholding the Principles of Environmental Stewardship
- Empowering Resilience Among People and Communities

Strategic Priorities

- Development of a supplier ESG risk assessment to ensure responsible procurement
- Investment in innovative design and construction techniques to create sustainable, eco-friendly properties

How we Measure our Value Creation

- Percentage of projects with Green Certification
- Property sales
- Procurement budget allocated to local suppliers

Risks



Opportunities

- Revitalise existing brownfield development for sustainable development
- Explore sustainable construction methods and green technologies



INTELLECTUAL CAPITAL

Material Matters

SD

Stakeholders



UN SDGs



Importance to Value Creation

Our knowledgeable and enterprising team drives innovation at EcoWorld, resulting in designs that enhance our reputation and competitive edge. We leverage technology and digitalisation to advance sustainable living.

Refer to the following sections in our SR 2024:

- Economic Growth Through Integrity-driven Governance
- Upholding the Principles of Environmental Stewardship
- Empowering Resilience Among People and Communities

Strategic Priorities

- Collaboration with ChargeEV to establish EV charging stations at our development projects
- Implementation of Housing Integrated Management Systems to enhance efficiency in ESG monitoring at our properties

How we Measure our Value Creation

- Investment into digital technologies
- Breaches in cybersecurity
- Hours saved from improved efficiency

Risks

ICC

Opportunities

- Collaborate with industry players and research institutions to remain at the forefront of sustainable design
- Develop innovative sustainable building designs to set EcoWorld apart in the market



SOCIAL AND RELATIONSHIP CAPITAL

Material Matters

CD

CGA

CEB RDP

SCM

Stakeholders



UN SDGs



Importance to Value Creation

Through fostering meaningful connections with our communities, we raise awareness of social and environmental issues, build brand trust and create lasting value for both EcoWorld and the people we serve.

Refer to the following section in our SR 2024:

- Empowering Resilience Among People and Communities

Strategic Priorities

- Increase in awareness of sustainability practices among our staff
- Sustaining high levels of customer satisfaction
- Strengthening stakeholder engagement

How we Measure our Value Creation

- Number of beneficiaries from community enrichment projects
- Investment into community programmes

Risks

LII

NC

WMS

Opportunities

- Strengthen relationships with the local community and provide support by engaging in community outreach and partnership programmes
- Develop marketing campaigns that highlight the Group's commitment to social responsibility and community well-being

ANALYSING OUR MATERIAL IMPACT



HUMAN CAPITAL

Material Matters



Stakeholders



UN SDGs



Importance to Value Creation

Our dedicated team drives our operational and business success. By fostering a supportive work environment, we encourage the growth of diverse skills, knowledge and experience that contributes to our sustainable growth.

Refer to the following sections in our SR 2024:

- Economic Growth Through Integrity-driven Governance
- Empowering Resilience Among People and Communities

Strategic Priorities

- Enhancement of talent attraction and retention
- Investment in training and development
- Ensuring that our staff and contractors are trained on health and safety

How we Measure our Value Creation

- Talent retentions
- Amount spent on capacity building
- Training hours
- Workplace health and safety

Risks

NC

Opportunities

- Invest in training and development programmes to enhance employee skills
- Foster a culture of sustainability and innovation in the workforce



NATURAL CAPITAL

Material Matters



Stakeholders



UN SDGs



Importance to Value Creation

Investing in sustainable practices like resource conservation and net-zero initiatives, EcoWorld creates value for present and future generations by reducing our carbon footprint and enhancing our resilience to climate change.

Refer to the following section in our SR 2024:

- Upholding the Principles of Environmental Stewardship

Strategic Priorities

- Development of our Net Zero 2050 Roadmap
- Expansion of Scope 3 coverage
- Improvement of climate-related disclosures

How we Measure our Value Creation

- Scope 1, 2 and 3 GHG emissions
- Waste diverted from landfill
- Numbers of trees planted
- Biodiversity assessments

Risks

AUL ECR ICC NC

Opportunities

- Strengthen the natural ecosystems within future and existing development projects
- Collaborate with organisations to create programmes aimed at carbon sequestration, including tree planting initiatives

MANAGING OUR KEY RISKS AND THEIR IMPACTS

Various risk factors can influence the Group's financial performance and operations, directly impacting our value creation strategies. To safeguard our business operations and protect the long-term value we create for our stakeholders, we proactively identify and assess these risks, implementing robust management and mitigation measures.

AUL

ACQUISITION OF UNSUITABLE LAND

Risk Category: **Strategic Risk**



Risk Drivers

- Acquiring land with high organic carbon content may deter financial institutions from financing the acquisition due to ESG considerations.
- Hidden adverse topographical features, encumbrances, or inflated prices on land may erode the Group's profit margins, leading to financial losses, or tied up cash for extended period.

Potential Impact to Value Creation

- Delay in project launches and development plans.
- Detrimental effects on financial performance and returns on investment.

Potential Opportunities and Mitigation Actions

- Avoid acquiring land with high conservation value for future development projects.
- Conduct thorough market and feasibility studies to assess viability and potential risks.
- Develop detailed business projections, factoring in cash flow, payback periods, and internal rates of return.
- Evaluate site accessibility, land conditions, topography, and statutory requirements, including land use regulations.
- Analyse property trends, historical cost data, and verified information from local agencies and nearby developments.
- Engage experienced consultants at the planning stage to conduct comprehensive due diligence, including land searches.

Capitals Impacted



Material Matters



Key Stakeholders Affected



L

LIQUIDITY

Risk Category: **Financial Risk**



Risk Drivers

- Funds from property sales, equity, and borrowings support the Group's operations.
- Sufficient liquidity is essential for funding developments, covering overheads, and pursuing strategic opportunities, including landbank acquisitions, joint ventures, and exploring new business ventures.

Potential Impact to Value Creation

- Insufficient funding may impede existing and future projects, leading to delays or postponement of completion and new launches.
- Possible hindrance of the Group's ability to meet loan repayment obligations.
- Negative effects on the Group's credit rating may arise.

Potential Opportunities and Mitigation Actions

- Closely monitor and conduct regular cash flow forecasting to anticipate liquidity needs and proactively manage resources, preventing potential shortfalls to support current and future needs.
- Maintain sufficient financial facilities to ensure access to necessary funds when required.
- Foster strong relationships with key bankers to align with their lending priorities and explore new funding opportunities in capital markets.
- Implement continuous financial planning to address contractual obligations, liquidity needs, and financial impacts while optimising assets and ensuring compliance with financial covenants.
- Regularly monitor the Group's gearing ratio through effective credit utilisation, keeping leverage aligned with growth plans and repayment capabilities.
- Enhance liquidity by actively converting unsold completed stocks into cash.
- Exercise strict financial discipline by leveraging digitalisation to improve process efficiency and reduce costs, ultimately preserving cash.
- Strengthen overall financial performance to support long-term sustainable growth through increased contributions across our five revenue pillars from all business units across all regions.
- Build strategic relationships with like-minded partners as part of the Group's Partnership-for-Growth business model, fostering collaboration on joint development projects when promising opportunities arise.

Capitals Impacted



Material Matters



Key Stakeholders Affected



MANAGING OUR KEY RISKS AND THEIR IMPACTS

WMS WEAK MARKET SENTIMENT

Risk Category: **Strategic Risk**

Risk Drivers

- Deteriorating market sentiments among investors and buyers, along with increased caution, impact the broader property market.
- This reduces the Group's sales performance, profit margins, and cash flow positions.

Potential Impact to Value Creation

- Reduced profit margins and negative implications for cash flow
- Subdued sales performance resulting from weak market demand

Potential Opportunities and Mitigation Actions

- Remain proactive in monitoring key factors that influence market sentiment, including economic indicators, geopolitical events, government policies, and consumer behaviour.
- Gain insights into customer preferences to tailor product offerings effectively. The continuous rollout of the Group's *duduk* series across regions exemplifies a strategic approach to providing affordable and practical residential properties aimed at attracting key buyers.
- Cater to strong demand in the high technology industrial segment through the launch of the Group's fifth revenue pillar, **QUANTUM**, to serve a wide range of players in the digital and high-tech sectors.
- Strengthen partnerships with financial institutions to provide tailored end-financing packages for projects featuring green certification, aligning with the Group's ESG commitment.
- Continue advancing digitalisation initiatives within the Group to enhance the customer experience, enabling seamless online sales bookings and responsive after-sales support.
- Implement innovative and proactive marketing strategies to engage a broader audience of property purchasers.

Capitals Impacted



Material Matters



Key Stakeholders Affected



ICC INCREASING COST OF CONSTRUCTION

Risk Category: **Strategic Risk**

Risk Drivers

- Construction costs, including contractor fees and building materials such as steel bars, bricks, cement, and steel reinforcement mesh, directly affect the Group's ability to meet profitability targets.

Potential Impact to Value Creation

- Fluctuations in building material prices can negatively affect the Group's profitability.
- Increasing contractors' tender prices may pose challenges to the Group's profitability.

Potential Opportunities and Mitigation Actions

- Implement value engineering initiatives to enhance building design efficiency, optimising material usage and costs.
- Invite contractors with proven track records to pre-tender for upcoming projects, allowing for more accurate cost estimates before project initiation.
- The contracts division and business units maintain vigilance and conduct rigorous oversight of any cost increases during the construction phase.
- Ongoing monitoring of actual construction costs against project budgets will enable timely remedial actions to address significant discrepancies.
- The Group's trading arm remains attuned to market trends while actively seeking alternative suppliers of building materials that provide competitive pricing.
- Broaden existing suppliers pool to include providers of eco-friendly building materials and goods at competitive prices as part of supply chain management.
- Material purchase requirements across all of the Group's projects will be consolidated to leverage bulk purchasing rates.

Capitals Impacted



Material Matters



Key Stakeholders Affected



NC

NON-PERFORMING CONTRACTORS

Risk Category: **Operational Risk****Risk Drivers**

- Poor contractor performance and inadequate health and safety management increase the risk of site safety issues, work quality problems, cost overruns, and project delays.

Potential Impact to Value Creation

- Serious site incidents leading to stop work orders can delay construction progress.
- Unsafe practices on site increase the risk of injuries to workers.
- Delivering poor quality products can damage the Group's reputation.
- Project completion delays may result in liquidated ascertained damages payable to purchasers.
- Improper disposal of construction waste can cause environmental harm.

Potential Opportunities and Mitigation Actions

- Implement a rigorous contractor selection process that includes comprehensive due diligence and thorough evaluation of contractors' track records, health and safety practices, financial stability, project management capabilities and ESG consciousness.
- Engage in proactive and systematic monitoring of contractor performance during the construction phase to foresee and mitigate potential work disruption.
- Utilise an electronic Inspection Test Plan ("e-ITP") to efficiently track progress and manage site work.
- Conduct biannual evaluations of the awarded contractors to ensure continuous assessment and improvement.
- Require active contractors to undergo new pre-qualification assessments every five years, while non-active contractors are re-evaluated when awarded new contracts.
- Carry out ESG risk and climate maturity assessments on the contractors and suppliers to evaluate their awareness of and compliance with ESG-related matters.

Capitals Impacted**Material Matters****Key Stakeholders Affected**

LII

LACK OF INTEREST FROM INVESTORS

Risk Category: **Strategic Risk****Risk Drivers**

- Reduced investor interest in the property market could lead to financial losses for the Group, including higher holding costs and prolonged tied-up capital in unsold completed stock.
- A strategic approach is needed to attract investors to the Group's townships, commercial hubs, business parks, and high-rise projects by highlighting return on investment potential.

Potential Impact to Value Creation

- Accumulation of unsold completed stock leading to tied-up funds.
- Negative impact on the Group's performance and returns.

Potential Opportunities and Mitigation Actions

- EcoWorld's experienced design and planning team to continue close collaboration with the marketing team and external consultants to develop masterplans that feature an optimal product mix in alignment with market demand and to generate strong interest.
- Conduct in-depth market research and analyse the corporate and investment strategies of potential investors, gathering intelligence on surrounding areas and ensuring our developments align with investors' expectations and long-term needs.
- Leverage the expertise of the leasing team to assist purchasers in sourcing tenants through a matchmaking service, ensuring the selection of quality tenants for the Group's commercial hubs and business parks.
- Establish partnership with institutional investors who have the financial strength to ride through short-term market fluctuations and are aligned with the Group's long-term strategies.

Capitals Impacted**Material Matters****Key Stakeholders Affected**

MANAGING OUR KEY RISKS AND THEIR IMPACTS

ECR

ENVIRONMENTAL AND CLIMATE CHANGE RISK

Risk Category: **Operational Risk**

Risk Drivers

- ESG issues are gaining prominence as stakeholders prioritise sustainable and responsible business practices.
- These issues significantly affect ecosystems, biodiversity, human health, and the planet's overall sustainability.
- The Group must anticipate physical risks from floods and storms, as well as transition risks related to regulatory compliance and stakeholder expectations on climate change.

Potential Impact to Value Creation

- Interruptions and delays to development projects.
- Escalating costs associated with construction activities.
- Environmental degradation caused by pollution, heat, hazardous emissions, etc.
- Property value fluctuations due to physical risks.
- Supply chain disruption caused by extreme weather events.

Potential Opportunities and Mitigation Actions

- Developed Net Zero by 2050 Roadmap which includes emissions reduction targets for Scope 2 - reduce by 20% by 2025, 30% by 2030. The roadmap's action plan to reduce emissions involve the use of renewable energy through installation of Solar Photo Voltaic Systems at the Group's sales galleries, retrofitting offices to change lights to LED, installation of energy-efficient air-conditioning units and promoting energy-efficient habits.
- Adhere to Environmental Management System ISO 14001:2015 to ensure compliance with environmental laws and regulations, mitigating environmental impacts during planning and construction stages.
- Contractors must acknowledge and adhere to Group-wide policies, including the Sustainability Policy and Sustainable Procurement Policy, as well as ISO 14001:2015.
- Conduct workshops to raise awareness among contractors and suppliers about climate change risks and opportunities, including how to measure their own Scope 1 and 2 GHG emissions.
- Implement key performance indicators such as achieving Green Certification and providing at least 15% green and open spaces allocation in developments.
- Conducting studies to assess the carbon sequestration potential of common trees and shrubs planted in developments.
- Participation in Bursa Carbon Exchange's inaugural Renewable Energy Certificate (REC) auction.
- Utilise Bursa's Centralised Sustainability Intelligence (CSI) platform to estimate Scope 3 emissions from the Group's supply chain.

Capitals Impacted



Material Matters



Key Stakeholders Affected



Risk Trend



Increased



Decreased



Unchanged

SUSTAINABILITY STATEMENT

EcoWorld remains committed to advancing our ESG aspirations, the principles of which are firmly embedded in our EcoWorld DNA and Value Creation Model. Sustainability is central to our approach, ensuring a balance between environmental stewardship, local socio-economic development, and the interests of our stakeholders.












In this fiscal year, we furthered our commitment to achieving carbon neutrality, deepened our focus on biodiversity initiatives, and prioritised strategic investments in workforce development, driving substantial progress towards our sustainable development objectives.

Full details of our sustainability practices and initiatives are outlined in our Sustainability Report FY2024, available on our corporate website at www.ecoworld.my.

While the sustainability statement has not been reviewed by the internal auditor or undergone independent assurance performed in accordance with recognised assurance standards, EcoWorld has engaged with an independent third-party to verify ESG data on water consumption, office and construction waste, and health and safety man-hours for FY2024, and electricity consumption for FY2019, FY2022, FY2023 and FY2024.

MAKING PROGRESS, MEETING TARGETS

EcoWorld is committed to achieving our ESG goals through data-driven decision-making, establishing sustainability Key Performance Indicators ("KPIs") to monitor our progress using quantifiable metrics. We periodically review and refine these KPIs to align with our evolving long-term objectives, fostering continuous improvement.

Goals and Targets		Performance		
		FY2022	FY2023	FY2024
Upholding the Principles of Environmental Stewardship	 Green Certification Obtain certification from a Green Accreditation body for all projects within 3 years from its launch	89%	89%	89%
	 Accessibility for Electric Vehicles Install at least one EV charging station at all new projects within 1 year of the first handover of each commercial parcel	100%	100%	100%
	 Providing Open Spaces and a Natural Environment Maintain at least 15% of development areas as open green spaces	23%	22%	20%*
	 Growing Valuable and Quality Foliage Plant at least 10% edible fruit trees and 10% edible shrubs across all developments (of the overall tree coverage and shrubbery coverage planted in residential precincts)	27% edible fruit trees 27% edible shrubs	27% edible fruit trees 28% edible shrubs	16% edible fruit trees 12% edible shrubs
	 GHG Emissions Reduce Scope 2 GHG emissions by 20% by 2025 and 30% by 2030 Group-wide (FY2019 Baseline: 6,976 tCO ₂ e)	14% reduction	15% reduction	36% reduction
Empowering Resilience Among People and Communities	 Workplace Safety Achieve zero workplace incidents, including contractors, across all project sites by 2026	2	1	0
	 Workplace Safety Maintain zero workplace fatalities, including contractors, across all project sites	1	0	0
	 Opportunities for Employee Training Achieve 85% staff participation in training	99%	98%	96%
	 Employee Satisfaction Achieve an Employee Engagement score of 82% or higher by 2024	76%	85%	Employee Engagement Survey postponed to FY2025
	 Employee Turnover Record a staff attrition rate below 14%	18%	12%	10%
	 Contributing to the Local Community Achieve 1,500 CSR hours annually	1,680 hours	2,041 hours	2,001 hours

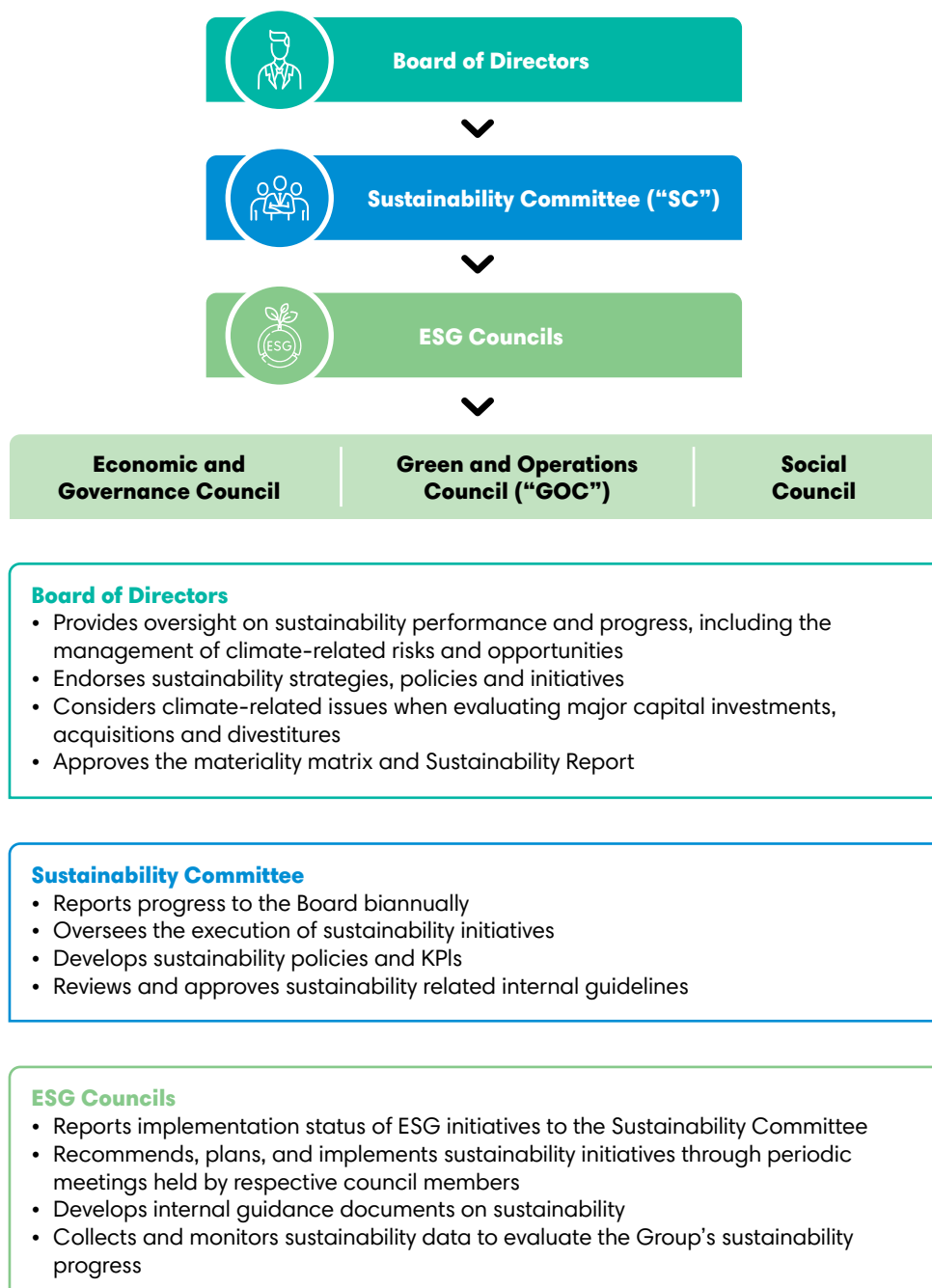
* Due to the Group's practice of developing common infrastructure and amenities including parks, gardens and green recreational areas upfront during the early stages of each project, the % allocated will trend closer to the targeted 15% as the development matures

Legend  New  Enhanced  Retained

SUSTAINABILITY STATEMENT

SUSTAINABILITY GOVERNANCE STRUCTURE

Under the leadership of the Board of Directors, EcoWorld's three-tier sustainability governance structure establishes the roles and responsibilities of each tier. Clearly defining these responsibilities enables us to efficiently implement our ESG strategy and foster accountability, driving our sustainable development initiatives to achieve our vision of "Creating Tomorrow & Beyond."



CONTRIBUTING TO GLOBAL ASPIRATIONS

The UN SDGs serve as a framework of 17 goals designed to address global challenges such as poverty, inequality and climate change, fostering a sustainable future for all by 2030. EcoWorld contributes to these aspirations by strategically aligning our initiatives with 13 UN SDGs, in which we are able to deliver meaningful impact based on our business as a property developer. This focused approach guides our efforts to drive positive change in support of the 12th Malaysia Plan and the United Nations 2030 Agenda for Sustainable Development.



3.8: Achieve universal health coverage, including access to quality essential health-care services

- Health benefits are offered to employees, including medical coverage and insurance
- Regular wellness talks and sharing sessions are organised to promote health and well-being



4.4: Substantially increase the number of youth and adults who have relevant skills including technical and vocational skills for employment, decent jobs and entrepreneurship

- The Group provides training programmes to our employees to support their career development
- As of FY2024, EcoWorld Foundation's Students Aid Programme has provided educational support to a total of 8,688 underprivileged students, with 1,987 receiving support at present



5.1: End all forms of discrimination against all women and girls everywhere

- Our hiring and remuneration practices are non-discriminatory, ensuring fair and equal opportunity irrespective of gender
- We have adopted an Equality, Diversity and Inclusion Policy that upholds gender equality



5.5: Ensure women's full and effective participation and equal opportunities for leadership at all levels of decision-making in political, economic and public life

- Women constitute 36% of our Board, 54% of our Senior Management and 53% of our Management
- We organised the EcoWorld Women's Summit 2024 to foster discussion on women's empowerment



7.2: Increase the share of renewable energy in the global energy mix

- Solar PV systems have been installed at our sales galleries and offices at TTC, Eco Grandeur, Eco Ardence, Se.duduk D' Kajang and at our commercial asset, Sanctuary Mall
- Plans are in place to install additional solar PV systems at other galleries and offices
- Roadshows and sharing sessions have been conducted with partners to educate and encourage residents within EcoWorld Communities to install solar PV systems for purchased properties



8.3: Promote decent job creation, and entrepreneurship

- EcoWorld provides employment for 1,070 people across Malaysia
- We offer attractive remuneration packages and benefits to support employees' health and financial security
- The Group supported local small and medium-sized enterprises ("SMEs") through commercial hubs such as Ardence Labs, Grandeur Labs and Spring Labs, as well as various commercial hubs within EcoWorld townships



8.8: Protect labour rights and promote safe and secure working environments for all workers

- The Group implements robust OHS management practices, including policies, OHS committees, site inspections, HSE audits and PPE to ensure safety at construction sites
- Our staff and workers received 12,814 hours of training on OHS, including daily toolbox talks



9.1: Develop quality, reliable, sustainable and resilient infrastructure, including regional and transborder infrastructure, to support economic development and human well-being, with a focus on affordable and equitable access for all

- Innovative design features and green infrastructure have been integrated across our projects
- We focus on creating practical, liveable and affordable housing designs that meet the needs of homebuyers
- EcoWorld has invested in developing infrastructure beyond the boundaries of our developments, such as the LATAR highway interchange
- We invested into school refurbishments to enhance the environment towards becoming more conducive for learning

SUSTAINABILITY STATEMENT



11.2: Provide access to accessible and sustainable transport systems

- A total of 26 electric motorcycles have been provided for staff, along with the establishment of 9 battery swapping stations across Eco Grandeur, Eco Ardence, Eco Majestic, Eco Sanctuary, Eco Summer, and Eco Botanic to enhance access to convenient modes of transport
- EV charging stations are installed at our development projects to provide low carbon infrastructure for EVs



11.3: Enhance inclusive and sustainable urbanisation and capacity for participatory, integrated and sustainable human settlement planning and management



11.7: Provide universal access to safe, inclusive and accessible, green and public spaces

- 89% of our launched projects have obtained green certifications
- We implement good accessibility functions, such as wheelchair-friendly facilities, ensuring universal access to amenities within our townships and developments
- To support sustainable lifestyles, we offer green areas that serve as recreational and community spaces such as town parks, lakes and retail/shop offices



12.2: By 2030, achieve the sustainable management and efficient use of natural resources

- EcoWorld conserves and reduces the use of municipal water supply by utilising rainwater from detention ponds at our construction sites
- We recycle our building materials, such as metal, bricks and concrete, to minimise waste and reduce the demand for new raw materials



12.6: Encourage companies, especially large and transnational companies, to adopt sustainable practices and to integrate sustainability information into their reporting cycle

- The Group publishes our annual Sustainability Report to transparently share our progress and commitments
- We collaborate with waste and recycling partners to manage the collection of recyclable materials across our townships



12.7: Promote public procurement practices that are sustainable, in accordance with national policies and priorities

- To advance sustainability within our supply chain, we employ the Sustainable Procurement Policy in our engagement with our vendors and suppliers
- All contractors and suppliers are evaluated through the ESG risk assessment
- The Group conducted climate readiness assessment for 100% of our contractors and suppliers



13.1: Strengthen resilience and adaptive capacity to climate-related hazards and natural disasters in all countries

- EcoWorld has developed a Net Zero 2050 Roadmap, a Group-wide Climate Change Policy and identified our climate-related risks and opportunities
- We disclose our Scope 1, 2 and 3 GHG emissions and set Scope 2 emission reduction targets
- Green areas constitute 20% of our developmental area



14.2: Sustainably manage and protect marine and coastal ecosystems to avoid significant adverse impacts

- Through our biodiversity masterplan, we conserve aquatic life by ensuring that only native fish and plants are introduced to the ponds to support the local ecosystems in Eco Grandeur
- We organise annual beach clean-ups in conjunction with International Coastal Cleanup day to protect marine life from pollution



15.5: Take urgent and significant action to reduce the degradation of natural habitats and halt the loss of biodiversity

- We conducted biodiversity assessments for bird, fish, insect and flora species at Eco Grandeur
- To date, the Group has transplanted 3,284 trees as well as planted 12.6 million shrubs and 89,207 trees across our developments



15.9: Integrate ecosystem and biodiversity values into local planning, development processes, poverty reduction strategies and accounts

- We have integrated the preservation of local flora and fauna throughout our conceptualisation, master-planning and project execution phases



16.5: Reduce corruption and bribery in all their forms

- Our ABC Policy outlines our zero tolerance for all forms of bribery and corruption
- The Group has recorded zero cases of corruption, bribery and discrimination
- We are fully compliant with the principles of the MCCG
- All staff have completed the annual assessment on the ABC Policy



17.17: Encourage and promote effective public, public-private and civil society partnerships, building on the experience and resourcing strategies of partnerships

- EcoWorld has been a member of the UNGCMYB since 2021
- We actively collaborate with corporations, business partners, NGOs and industry leaders to enhance our sustainability performance

CHARTING A PATH TO CLIMATE RESILIENCE AND NET ZERO

EcoWorld is committed to addressing climate change and reducing climate-related risks. In line with our goal to achieve net zero by 2050, we have intensified our climate initiatives to advance our low-carbon transition. These efforts include the implementation of a Climate Change Policy and the development of a Net Zero Roadmap.

Climate Change Policy

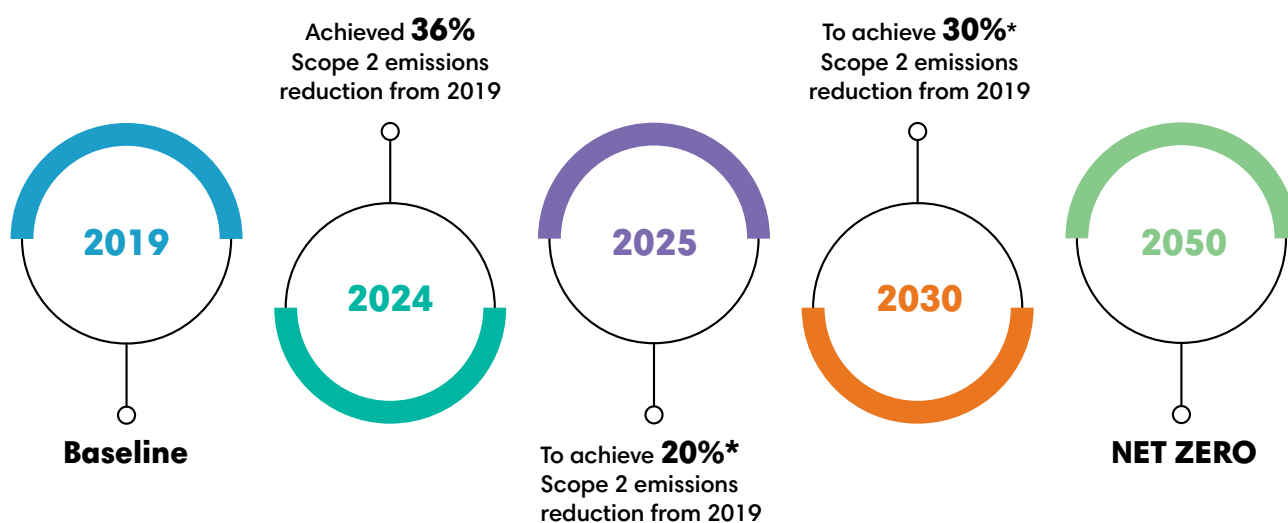
Our Climate Change Policy outlines EcoWorld's commitment to enhancing resilience and mitigating climate impacts. We are accelerating Scope 2 GHG emissions reductions, with targets of 20% by 2025 and 30% by 2030, while working towards net zero by 2050. This is part of our broader efforts to address climate risks through board oversight, integrate climate change considerations into our operations, and promote sustainable practices like waste reduction, recycling, and carbon sequestration to support long-term climate resilience.



For the full version of EcoWorld's Climate Change Policy, kindly refer to https://ecoworld.my/climate_change_policy/

Net Zero Roadmap

The Group's carbon neutrality commitments and emissions reduction action plans for 2025, 2030 and 2050 are detailed within our Net Zero 2050 Roadmap. This year, we exceeded both our Scope 2 emissions reduction targets by achieving a 36% reduction.



* Given that these targets were exceeded in FY2024, the reduction targets will be reviewed taking into account evolving sustainability commitments and the integration of expanded operations and new projects

SUSTAINABILITY STATEMENT

Our Current Achievements



Established Climate Change Policy



Monitored and disclosed Scope 1, Scope 2 and Scope 3 (business travel, employee commute, waste generation, and leased assets) emissions



Utilised Bursa Malaysia's CSI platform to enhance understanding of Scope 3 emissions from supply chain



Procured green construction materials with recycled content and prioritised sourcing materials regionally



Utilised rainwater at sales galleries and sourced water from detention ponds at construction sites



Recycled construction and office waste



Increased adoption of solar-powered electricity at offices and sales galleries, utilised solar street lights and encouraged customers to install solar panels



Provided 26 electric motorbikes for staff on site and set up 9 battery swapping stations



Installed EV charging stations at development project sites



Participated in Bursa Malaysia's inaugural REC auction



Conducted Climate Maturity Assessment for 100% of our active suppliers and contractors, in collaboration with Alliance Bank Berhad and UNGCMYB



Conducted climate action workshop for 54 supply chain partners including suppliers, contractors and consultants



For the full version of EcoWorld's Net Zero Roadmap, kindly refer to the Sustainability Report 2024

Our Climate-related Disclosures

To enhance our climate-related disclosures, we incorporated key aspects of IFRS S2 in alignment with the newly established NSRF, marking the transition from TCFD recommendations. Our efforts are further guided by a climate strategy that outlines a methodology for identifying, evaluating, and addressing climate-related risks and opportunities.

GOVERNANCE

Climate considerations are embedded into our governance framework. Our Board of Directors holds strategic oversight of ESG and climate-related risks and opportunities, and climate considerations are integrated into decision-making processes for major investments. Annually, the Board reviews sustainability policies, initiatives and KPIs to ensure alignment with our long-term goals.





The SC, reporting directly to the Board, is tasked with managing and assessing climate-related risks and opportunities, while the GOC oversees climate-related initiatives and addresses environmental challenges.

STRATEGY

The Group has carried out a qualitative scenario analysis to assess the implications of future climate scenarios for the Group's operations. Two climate scenarios for global temperature rise by the year 2100 were explored: the "Paris Agreement" scenario, which aims to limit warming to below 2°C, and a "Worst Case Scenario" with a temperature rise of 4–5°C. For each scenario, the physical and transitional risks and opportunities across various timeframes, including short-, medium-, and long-term horizons, were identified.

This year, the Group has developed a climate strategy to guide adaptation and mitigation efforts, offering a structured approach to identifying, assessing and managing climate-related risks and opportunities.

EcoWorld's Climate Strategy

Climate Vision	Our Climate Vision: Net Zero by 2050				
Core Areas	Decarbonisation		Renewable Energy Adoption	Sustainable Business Practices	
	Managing Short to Medium-term Climate Risks		Managing Medium to Long-term Climate Risks		
Adaptation Strategies	<ul style="list-style-type: none">• Integrate climate-change risks into Group Enterprise Risk Management• Conduct climate scenario analysis to guide long-term climate resilience measures		<ul style="list-style-type: none">• Conduct supplier climate maturity assessment to enhance climate resilience across value chain• Employ low impact development (“LID”) techniques to manage stormwater, enhance biodiversity, and promote urban cooling• Incorporate water-efficient solutions to reduce dependence on municipal water supplies		
Mitigation Strategies	<ul style="list-style-type: none">• Monitor and disclose Scope 1, 2 and 3 GHG emissions• Set Scope 2 GHG emissions targets• Enhance Scope 3 GHG emissions disclosure• Participate in Bursa Malaysia’s REC Auction• Implement efficient recycling and waste reduction methods in construction and building operation phases to reduce GHG emissions and support a circular economy		<ul style="list-style-type: none">• Conduct carbon sequestration studies and integrate findings into long-term carbon reduction plans• Adopt sustainable sourcing to mitigate supply chain disruptions• Adopt use of green materials in developments to enhance resource efficiency while reducing carbon footprint of projects• Invest in renewable energy sources to reduce GHG emissions and enhance energy security• Implement low carbon measures to reduce urban heat island (“UHI”) effect		
UN SDGs	<div><div></div><div></div><div></div><div></div></div>				
Enablers	Financial Resources	Policy and Governance	Technology and Innovation	Data and Reporting	Stakeholder Engagement

RISK MANAGEMENT

The Group's ERM framework adheres to ISO 31000:2018 Risk Management guidelines and is supported by risk assessments to manage key physical and transition risks across our operations and supply chain. These assessments identify risks through the evaluation of strategic, operational, financial, and regulatory compliance factors, enabling us to identify material risks such as Environmental and Climate Change Risk.

We have established standardised processes and periodic evaluations to ensure the effectiveness and adaptability of internal systems in response to evolving business and regulatory landscapes. By prioritising climate-related risks alongside other key risks, we maintain a cohesive approach to risk mitigation across all categories.

METRICS AND TARGETS

We are tracking our GHG emissions against our targets to reduce Scope 2 emissions by 20% by 2025 and 30% by 2030, based on the 2019 baseline. Our GHG emissions are calculated in accordance with methodology outlined in the GHG Protocol.

GHG emissions are quantified in tonnes of CO₂ equivalent ("tCO₂e"), fuel consumption in litres ("L") and gigajoules ("GJ"), energy consumption in kilowatt-hours ("kWh") and GJ, and waste generation in metric tonnes ("MT").



For the full climate disclosures, kindly refer to the Sustainability Report 2024

SUSTAINABILITY STATEMENT



ECONOMIC GROWTH THROUGH INTEGRITY-DRIVEN GOVERNANCE



Our goal is to create thriving spaces that foster societal growth and prosperity in our property developments, advocating for human rights as well as maintaining high workplace health and safety standards to cultivate meaningful community connections.

Capitals



Key Risks



BOLSTERING SUSTAINED VALUE WITH ECONOMIC EXCELLENCE

Strengthening our bottom line empowers us to seize emerging market opportunities and strengthen operational resilience. Our economic performance strategies enhance our competitive position and generate jobs and entrepreneurial opportunities within the communities we serve, fostering equitable wealth distribution and driving sustainable value for all stakeholders.

In FY2024, the Group saw a recorded total revenue of RM2.26 billion, with RM201.35 million redistributed to our employees, RM148.68 million channelled into reinvestments and future growth opportunities and RM103.37 million paid to the government.

EcoWorld strives to generate local socio-economic growth by contributing towards essential infrastructure within the communities where we operate. We invested approximately RM150 million in the LATAR Highway interchange which is targeted to complete in mid 2025. This highway is constructed to enhance accessibility and connectivity to major highway networks for Eco Business Park V, Eco Grandeur and surrounding communities.

Additionally, we contributed to the development of conducive school environments through various initiatives.

School Infrastructure Projects

- Constructed covered walkways and new waiting areas
- Upgraded school facilities
- Completed painting work
- Donated furniture
- Carried out landscaping projects
- Constructed an eco-friendly open classroom featuring rainwater harvesting, natural lighting, ventilation and greenery by utilising recycled materials

We further reinforced our support for local economic development by allocating 100% of our procurement budget to local suppliers and vendors.



RM2.26 billion
total revenue generated

100%

procurement spent on
local suppliers



SECURING CONFIDENCE WITH ETHICAL LEADERSHIP

Excellence in corporate governance is integral to consistent operational performance and delivering value. EcoWorld maintains operational integrity by implementing ethical management practices and appointing Board and Senior Management candidates based on competence and merit. These efforts are complemented by ESG performance-linked remuneration and training programmes.

Our corporate governance practices are reinforced by the Board Charter. Compliant with Bursa Malaysia's MMLR and the MCCG 2021, it defines Board roles and responsibilities to foster transparency and sustainability-focused decision-making. For three consecutive years, we surpassed the MCCG's recommended 30% women directors on the Board, demonstrating our commitment to diversity.

Board Diversity by Gender

64% Male • 36% Female



Board Diversity by Age

18% aged between 30–59 years
82% aged 60 and above years

Director Policies

Our Directors and Senior Management comply with the following ethical governance and integrity policies to ensure our leadership exemplifies responsible conduct.

Director and Senior Management Policies

- Directors' Code of Conduct and Ethics
- Directors' Fit and Proper Policy
- Directors' Remuneration Policy
- C-Suite Remuneration Policy
- Equality, Diversity & Inclusion Policy

Corporate Policies

The following corporate governance policies promotes ethical conduct among our employees in their daily roles.

Code of Conduct and Business Ethics

The Code establishes the professional and ethical standards that all employees, contractors and associated parties must adhere to, governing our business operations in conjunction with the ABC Policy, Whistleblowing Policy, and other relevant policies.



For more information on the code, please visit https://ecoworld.my/wp-content/uploads/2022/05/EWDG_Code_of_Conduct_and_Business_Ethics.pdf

Anti-Bribery and Corruption Policy

Developed in alignment with the Malaysia Anti-Corruption Commission Act 2009 (revised 2018) ("MACC"), our ABC Policy addresses bribery and corruption prevention. The Board oversees the implementation of the ABC Policy, and staff are assessed for compliance annually, with a minimum score of 90% required for successful completion.



For more information on the ABC Policy, please visit https://ecoworld.my/wp-content/uploads/2023/05/Anti-Bribery_and_Anti-Corruption_Policy_EN.pdf

Whistleblowing Policy

The Policy provides our employees a secure platform to report misconduct, shielding them from possible reprisals. We encourage our employees to report any unethical conduct or breaches of the Code across the Group's divisions directly to their supervisors or the Integrity Team. All reports remain anonymous and are forwarded to the Whistleblowing Committee for appropriate action.



The detailed Whistleblowing Policy and access to the Whistleblower Reporting Form are available at our website: <https://ecoworld.my/whistleblowing-policy/>

Over the past three reporting years, 100% of our operations underwent corruption-related risk assessments, and we are pleased to report that there were no substantiated incidents of corruption or bribery.

FORTIFYING DATA CONFIDENTIALITY

As EcoWorld further incorporates digital technology within our operations, stringent data security measures become necessary to protect sensitive data information from cybersecurity risks and maintain legal compliance.

The Group's data handling processes outlined in our Privacy Notice and cybersecurity system protocols fully adhere to the Personal Data Protection Act 2010 ("PDPA"). These initiatives have enabled us to maintain zero substantiated complaints concerning breaches of customer privacy and losses of customer data since FY2021.



Zero

substantiated complaints concerning breaches of customer privacy and losses of customer data in FY2024

EcoWorld's Cybersecurity System

Utilises robust backup protocols to maintain secure servers.

All communications occur within secure server environments to ensure data privacy.

Conducts regular phishing simulations to keep employees vigilant against threats by educating them on how to identify malicious emails and links.

Proactively identifies and addresses potential data privacy and cybersecurity risks through ongoing assessments and risk register updates.

LEVERAGING DIGITALISATION FOR GROWTH

EcoWorld incorporates intelligent technologies into our operations to optimise business efficiency and resource utilisation. Among these is our automated billing system introduced in FY2023, which streamlines the billing process by generating and digitally storing bills before distributing them via email, eliminating physical exchanges and reducing paper consumption.

In FY2024, the Group further refined this process by revising our standard operating procedures ("SOPs") to minimise physical bill printing, limiting it to explicit consumer requests and utilising single 70gsm A4 paper instead of multi-plies for any necessary physical documentation.

SUSTAINABILITY STATEMENT



UPHOLDING THE PRINCIPLES OF ENVIRONMENTAL STEWARDSHIP



As a responsible property developer, EcoWorld is cognisant of the environmental impact of our development operations and is committed to addressing this industry challenge. We work to build ecologically attuned properties and maintain stringent environmental management systems, prioritising ecological sustainability in our operations.

Capitals



Key Risks



SUSTAINABILITY BEYOND DESIGN

Guided by the EcoWorld DNA, we embed sustainable design principles into our development projects. Our energy-efficient designs blend strategic landscaping, responsible urban planning, effective water management and dynamic spaces to foster vibrant community interactions, ensuring we meet the needs of current and future generations.

EcoWorld considers accessibility to public transport within our developments' design, engaging with RapidBus

in FY2024 to implement new public bus facilities at Eco Majestic. The goal is to enhance connectivity for residents and reduce reliance on private vehicles as well as traffic congestion in line with responsible urban planning principles.

Design Features of the Transportation Systems

- Direct access to major public transit networks
- Extensive pedestrian and bicycle pathways
- Strategically located bus stops

Showcasing Excellence in Township Planning

Eco Majestic – Introducing Eco-Intelligent Suburbia

A 1,089-acre development in Semenyih, the Eco Majestic stands among Malaysia's largest strata townships. From the outset of its development, we prioritised the ecological preservation of existing flora, identifying and transplanting the healthiest trees of the former oil palm plantation to frame the project's majestic Swan Lake.

40 acres of the township were dedicated to eight detention ponds serving multiple purposes, such as managing stormwater, providing natural cooling, supporting wildlife habitats and creating open leisure spaces for the community.

Eco Majestic homes are designed to minimise resource waste post-occupancy, and incorporate practical design concepts that enhance natural lighting and ventilation. Furthermore, Eco Majestic's 20-acre City Park, Semenyih's largest park, features a central lake, a 1-kilometre jogging trail, two football fields and the Ivory Bridge. It was unveiled in conjunction with the #AnakAnakMalaysia run held in September 2024.

15,955 trees and
2.5 million shrubs

have been planted across
Eco Majestic



BBCC – Setting a New Benchmark in Urban Regeneration

BBCC is a collaborative urban regeneration project between EcoWorld, UDA Holdings Berhad, and the Employees Provident Fund (“EPF”) Board, developed on the site of the former Pudu Prison. The project integrates sustainable design elements, including an Urban Heat Island Reduction strategy and a Green Transport Masterplan.

It also strategically incorporates natural lighting and reflective surfaces to enhance energy efficiency, and has a rainwater harvesting system to support the lush greenery and open spaces, nurturing local biodiversity and environmental health.



The project's first phase, completed in 2021, was awarded a GBI Gold certification for its sustainability achievements.



Bukit Bintang City Centre, KL

We are pleased to report our advancements within the field of sustainable design, with 89% of our development projects achieving green certification this year. Collectively, our projects hold 33 certifications from GBI, LEED, GreenRE and Green Mark.



89%

of development projects received green certification



33

total certifications from GreenRE, GBI, LEED and GreenMark

ENERGY EFFICIENCY AND CLIMATE RESILIENCE

As the impacts of climate change become increasingly evident across economies, communities and ecosystems, the transition to net-zero has become a necessity. Acknowledging our shared responsibility in advancing a low-carbon economy, EcoWorld adopted renewable energy and energy efficiency initiatives that reduce our carbon footprint and strengthen our resilience against climate challenges. Our efforts align with Malaysia's national objectives of reducing GHG emissions intensity by 45% by 2030 and achieving net-zero by 2050.

Energy Consumption

EcoWorld's primary energy consumption stems from purchased electricity, followed by fuel usage from company-owned vehicles. In FY2024, the Group's total energy consumption amounted to 42,191 GJ, comprising 23,740 GJ from electricity and 18,450 GJ from fuel.

Total GHG Emissions

In FY2024, we recorded total GHG emissions of 95,922 tCO₂e in GHG emissions, which include 1,254 tCO₂e under Scope 1, 4,478 tCO₂e under Scope 2 and 90,190 tCO₂e under limited Scope 3 (employee commute, business travel, waste generated, downstream leased assets).

The Group successfully avoided 627 tCO₂e in emissions through the implementation of on-site solar PV systems at sales galleries, offices and retail malls, contributing to a higher proportion of clean energy within our overall energy consumption.



42,191 GJ

total energy consumed

95,922 tCO₂e

total GHG emissions



Scope 1

1,254 tCO₂e

Scope 2

4,478 tCO₂e

Scope 3

90,190 tCO₂e



627 tCO₂e

emissions avoided

SUSTAINABILITY STATEMENT

ESG Initiatives: Transitioning to Green Energy



Eco Ardence Sales Gallery

EcoWorld incorporates sustainable design principles to develop energy-efficient projects, optimising building orientation, utilising high-performance insulation and installing energy-efficient heating and air conditioning ("HVAC") systems. Renewable energy systems are incorporated, with developments featuring EV charging stations and solar PV-ready infrastructure.

To reduce our reliance on fossil fuel, EcoWorld integrated solar power in our operations where feasible, installing solar PV systems at:

- The Tomorrow Centre Office
- Eco Grandeur
- Eco Ardence
- Se.duduk D' Kajang
- Sanctuary Mall

Through our partnership with RydEV, we provided electric motorbikes to site staff at Eco Grandeur and Eco Sanctuary in FY2023. This initiative was expanded in FY2024 to further provide the EV bikes at:

- Eco Ardence
- Eco Majestic
- Eco Summer
- Eco Spring
- Eco Botanic

FOCUSING ON WATER CONSCIOUS DEVELOPMENTS

Climate change poses a myriad of challenges to the environment, including potential water scarcity issues that could lead to supply disruptions and rationing. Acknowledging these risks, EcoWorld adopts proactive water management practices, particularly in states experiencing rapid urbanisation. While our projects are not located in water-stressed regions, we remain committed to sustainable water stewardship to mitigate future risks.

Water Conservation

We harvest rainwater and utilise water from existing detention ponds for dust suppression and landscape irrigation during our construction operations. These efforts minimise the use of municipal water or water abstraction from river systems.

ESG in Action: Water Efficiency Measures at EcoWorld Properties

Our property developments are designed with water efficiency in mind, incorporating water-efficient plumbing fixtures such as showerheads, taps and pipes to support water management.

Selected EcoWorld developments are currently equipped with rainwater harvesting systems ("RWHS"). These energy-efficient systems require no chemical treatment, capturing and recycling rainwater for various purposes such as cleaning, garden irrigation and car washing to reduce potable water consumption and support water management.



Rainwater Cisterns at Bayfield, Eco Spring

For FY2024, our total water withdrawal is 113,111 m³, with our municipal water withdrawal intensity at our sales galleries and offices at 1.26 m³/m². This is a reduction of 28%, attributed to the relocation of our offices to smaller spaces.








28% reduction
in total water withdrawn

BUILDING TOWARDS THE CIRCULAR ECONOMY

EcoWorld supports the transition to a circular economy by prioritising resource efficiency throughout our development operations. We opt for eco-friendly alternative materials and implement waste management strategies, practicing responsible consumption of key building materials and reducing waste generation. Furthermore, to reinforce our commitment to sustainability and reduce resource use, we aim to incorporate clear principles on resource management, pollution reduction, and waste reduction into our Sustainability Policy by 2028.

Construction Materials Management

-  Purchased building materials with recycled content for construction
-  Prioritised engagement with companies and trading houses registered in Malaysia
-  Prioritised utilising eco-friendly building materials and products
-  Replaced British Reinforced Concrete ("BRC") steel with fibre-reinforced bars to enhance durability, reduce maintenance needs and lower environmental impact
-  Employed Autoclaved Aerated Concrete ("AAC") blocks that require fewer raw materials and generate zero material waste

Waste Management

Effective and responsible waste management is integral to minimising the environmental impact of our construction activities across the project lifecycle. EcoWorld prioritises waste reduction, recycling and proper disposal practices in alignment with the National Policy on Solid Waste Management 2007. Furthermore, we are compliant with the following waste management regulations.

- Environmental Quality Act 1974
- Environmental Quality (Scheduled Wastes) Regulations 2005
- Hazardous Substances (Scheduled Wastes) (Notification of Generation) Order 2005

Our Waste Reduction Initiatives at Construction Sites

Prevention

- Delivery of construction materials in stages to prevent excess waste
- Adoption of compact efficiency design concepts to minimise material use and reduce waste
- Implementation of eITP to ensure quality control, minimising waste from rework and ensuring regulatory compliance throughout construction phases

Reduction

- Utilisation of aluminium formwork to reduce timber waste, minimise concrete spillage, allow for multiple reuses and simplify installation
- Minimisation of Brick Walls construction to decrease wet works and associated waste
- Transition to eITP to significantly reduce paper usage

Reuse

- Reuse of concrete waste to construct stable foundations for temporary access roads, minimising material waste and reducing reliance on new raw materials
- Reuse of aluminium formwork by modifying it to align with the specifications of the next project, minimising material waste

Recycle

- Recycling of concrete and bricks to be re-purposed for different site uses

SUSTAINABILITY STATEMENT

We properly store, label and dispose of scheduled waste in full compliance with the Environmental Quality (Scheduled Wastes) Regulations 2005 mandated by the Department of Environment ("DOE"). Scheduled waste is managed by DOE-certified waste transportation companies and disposed of at designated facilities. For non-scheduled waste, we work with our contractors to prioritise recycling wherever feasible in alignment with the circular economy.


33%

of office waste recycled

MEASURING IMPACTS THROUGH ENVIRONMENTAL MONITORING

The Group employs environmental monitoring systems across our construction sites to assess potential environmental impacts and proactively mitigate them. We strictly comply with all pertinent regulations and permits, as EcoWorld Project Management Sdn Bhd is ISO 14001-certified managing 100% of the projects undertaken by the Group's subsidiaries and 80% of the projects undertaken via joint ventures.

Erosion and Sediment Control

Erosion and sediment management practices in line with the Guideline for Erosion and Sediment Control set by the Department of Irrigation and Drainage ("DID") Malaysia were implemented across EcoWorld's projects. These practices maintain site integrity and the quality of runoff water, maintaining total suspended solids ("TSS") levels below 50mg/L.

Erosion and Sediment Control Measures

Installed slit fences and earth bunds

Built sedimentation ponds within construction sites

Installed earth drains and silt traps

Implemented slope stabilisation measures that are monitored for two years

Implemented strategies in accordance with the Malaysian Stormwater Management Manual ("MASMA"), such as equipping construction sites with onsite stormwater detention ("OSD")

Air Quality Management

EcoWorld monitors emissions and airborne pollutants, such as particulate matter ("PM") from vehicular exhaust and construction activities, which are monitored on a quarterly or monthly basis to ensure compliance with DOE standards under the Malaysian Ambient Air Quality Standards ("MAAQS") 2013. Air quality is managed utilising the following measures to ensure worker and the public's health and well-being.

Dust Suppression Measures

Utilised water from detention ponds at construction sites for surface damping to minimise airborne dust

Watered construction sites during dry weather to reduce dust

Cleaned vehicles entering and exiting the sites using wash troughs to prevent the spread of dusty soil

Conducted monthly air monitoring to ensure compliance with air quality standards

Noise Control Management

Our noise reduction and control measures ensure compliance with the Guideline for Environmental Noise Limits and Control. Noise monitoring is conducted on a monthly basis at township development areas to assess both day and night noise levels to adhere to DOE permissible limits.



Noise Control Measures

Adhered to specific construction times to minimise noise effects

Installed noise hoardings to reduce noise transmission to adjacent areas

Utilised jack-in piles for pilling to lower noise levels

CONTRIBUTING TO THE CONSERVATION OF BIODIVERSE SYSTEMS

Promoting ecosystem preservation within our development projects supports biodiversity conservation, safeguarding diverse flora and fauna while enhancing both the liveability and aesthetic appeal of our communities. To this end, we conduct biodiversity assessments for our developments to avoid areas of high conservation value and facilitate ecological preservation. Environmental impact assessments ("EIA") are conducted where required in accordance with DOE guidelines prior to commencing potential development projects.

Our project designs prioritise maintaining the ecological balance of the landscape, with 15% of our development areas dedicated to open green spaces. We commit to planting at least 10% edible fruit trees and 10% edible shrubs to support local biodiversity.

Total green space currently covers 20% of our developments, with 16% edible fruit trees and 12% edible shrubs within residential precincts.

- Planted **12.6 million** shrubs
- Planted **89,207** trees
- Transplanted **3,284** trees

Biodiversity Masterplan 2018-2028 at Eco Grandeur

Given Eco Grandeur's proximity to two important migratory corridors for local and migratory bird species, we developed the Biodiversity Masterplan 2018-2028 to enhance the townships' capacity to support diverse species through various landscaping initiatives.

Landscaping Strategy to Support the Natural Movement of Local and Migratory Birds

Developed landscaping zones with a curated selection of trees and shrubs that serve as food sources

Developed movement corridors and stepping-stone habitats, ensuring safe pathways for birds within the development and establish evidence-based bioindicator monitoring systems for continuous improvement

Established a network of Biodiversity Education Ribbons ("BER") across targeted locations to create awareness and educate residents about local biodiversity, with the initiative completed in FY2024

Biodiversity Assessment at Eco Grandeur: Understanding the Effectiveness of Landscape Designs Biodiversity Programmes

In FY2024, we conducted bird, fish, insect and flora biodiversity assessments to deepen our understanding of local ecosystems and guide the development of landscape designs that foster ecological balance.

Bird Biodiversity Assessment

The assessment identified **63** species, including five newly observed fish-eating wetland bird species.

These results indicate that Eco Grandeur is capable of supporting insectivorous and carnivorous bird species, alongside a healthy fish population.



White-Throated Kingfisher

Insect Biodiversity Assessment

The insect biodiversity assessment focused on butterflies, damselflies and dragonflies which serve as bioindicators of pond and drainage system water quality. Such insect species also signify an ecosystem capable of supporting insectivorous birds.



Acraea violae (caterpillar)

Butterfly Diversity

- Recorded **31** species of butterfly, including six newly observed species.
- These highlight areas within Eco Grandeur capable of attracting and supporting diverse butterfly species.

Damselfly and Dragonfly

- Observed **7** damselfly species and **20** dragonfly species.
- Their presence indicates the water at the townships' drains, ponds and marshes are generally unpolluted.

SUSTAINABILITY STATEMENT

Fish Biodiversity Assessment

The fish biodiversity assessment found 10 native and 10 introduced species, with no rare or endangered species. However, the high number of introduced species may disrupt the ecosystem, and therefore, we are enhancing our ponds to be more suited towards native fish. The study also demonstrates that the water bodies are generally unpolluted and healthy, which is able to support marine life.



Haruan (*Channa striata*)

Flora Biodiversity Assessment

Shifts in botanical characteristics and distribution are expected as development progresses. To address this, the assessment was conducted to establish baseline data that supports ongoing environmental impact monitoring, mitigation and enhancements in landscaping and plant selection

High Botanical Biodiversity

- **290** plant species were identified at Eco Grandeur, with developed areas landscaped with ornamental species and undeveloped areas supporting a greater diversity of wild species.
- Findings revealed no endangered, threatened or priority plant species within the site.
- Species variety at the township represent approximately **58%** of that found in a nearby natural area.



Turnera ulmifolia

Nature Restoration Initiatives

The Group participated in collaborative tree planting events and initiatives, contributing to the broader effort to preserve biodiversity and enhance green spaces across various locations.

One Million Tree Planting Event

Eco Horizon participated in the One Million Tree Planting Event held in conjunction with Earth Day organised by the Penang Governor's Charity Foundation in collaboration with the Office of the State Housing and Environment Committee.

The Eco North team contributed by planting trees and shrubs around the Eco Horizon Sales Gallery, dividing into several groups to facilitate the planting efforts. This event is listed in The Malaysia Book of Records for the most trees planted in a single day.

Various Tree Planting Initiatives

- Planted 10,906 trees and shrubs at 100ft Boulevard, Flamingo Pond and within the Camdon and Beldon precincts of Eco Horizon.
- Supplied and delivered 5,000 shrubs to selected planting locations.
- Organised a tree planting event at SJK (C) Pei Yu, Penang, planting a total of 1,810 shrubs around the school.





EMPOWERING RESILIENCE AMONG PEOPLE AND COMMUNITIES



Our goal is to create thriving spaces that foster societal growth and prosperity in our property developments, advocating for human rights as well as maintaining high workplace health and safety standards to cultivate meaningful community connections.

Capitals



Key Risks



SYNERGISING GROWTH THROUGH DIVERSITY AND TALENT MANAGEMENT

Fostering an inclusive workplace is among our strategic priorities. Our effort is underpinned by our Equality, Diversity and Inclusion Policy that enforces a strict zero-tolerance approach towards discrimination, bullying or harassment. It is regularly reviewed and updated, ensuring alignment with evolving legal standards, business needs and demographic trends. We also train our management team to swiftly identify and effectively address harassment.

Key Tenets of the Equality, Diversity and Inclusion Policy

Healthy and Productive Environment

To promote a healthy work environment that provides equal opportunities

Respect and Value Differences

Fostering a diverse workplace that encourages a wide range of ideas

Dignity and Respect for All

Our commitment to upholding a zero-tolerance policy towards any misconduct and harassment

Commitment to Equality, Diversity & Inclusion

Cultivate a workplace environment and support community initiatives that reinforce these values

Our commitment to fostering an inclusive workplace is further supported through various workplace initiatives and our hiring process guarantees equal opportunities for all applicants. Individuals are assessed based on merit and fair compensation is provided for equal work.

Promoting Inclusivity at the Workplace

- Redesigned workspaces to enhance accessibility as well as support mental and physical well-being
- Provided training for new hires to facilitate acclimatisation
- Established platforms to facilitate communication at all levels of the Group
- Provided managers with upskilling training on para-counselling to facilitate open discussions with employees and encourage them to share work-related stress
- Organised festive celebrations and cultural awareness events to promote mutual respect and understanding among employees and communities

Providing Equal Opportunity in the Hiring Process

- Clearly delineated job qualifications to mitigate biases
- Ensured accessible job postings to reach diverse candidates
- Utilised AI-driven screening tools to assess resumes based on specified qualifications
- Provided flexibility by offering both virtual and in-person interview options
- Standardised interview processes with pre-set questioning, focusing on relevant skills and expertise
- Evaluated candidates for their suitability using psychometric assessments

SUSTAINABILITY STATEMENT

Talent Management

EcoWorld develops a high-performing workforce by recruiting skilled and experienced talent while fostering well-rounded employees with diverse skill sets by investing in training programmes. We provided personal development training on various topics, including technical, soft skills, health and safety, business planning and strategy. In FY2024, we recorded a cumulative 40,419 training hours, averaging 37.4 hours per employee.

Employee Training Highlights

RM1.56 million

Invested in **145 employee training and awareness programmes** in FY2024



79

In-House Training

66

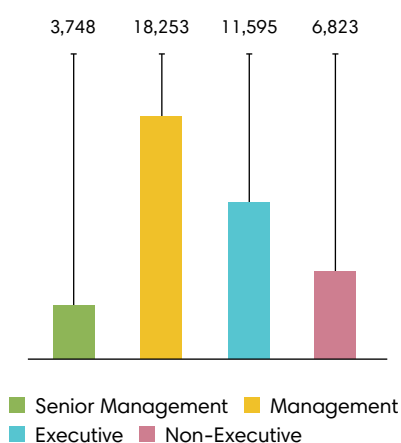
External Training



Types of Training Programmes

- Business Planning & Strategy
- Soft Skills
- Technical
- Software and Technology
- Sustainability and ESG
- Environmental, Health and Safety
- Finance, Tax & Compliance

Total Training Hours in FY2024



2023/2024 KPIs & Business Plan Workshop



EcoWorld Class 2.0 – Sales & Marketing Service Excellence Workshop



Para-counsellors Upskilling Programme



Standardising Construction Work Programmes for Operational Excellence

Employee Engagement

We organised several employee engagement programmes and initiatives aimed at enhancing organisational performance and bolster morale.

Festive and Cultural Celebrations

Hari Raya Luncheon 2024



Organised cultural celebrations that celebrate traditions and significant occasions to strengthen bonds among employees.

Women Empowerment and Gender Equality

International Women's Summit 2024



Supported local female entrepreneurs and invited successful women as speakers to the International Women's Summit 2024.

Health and Wellness

Blood Donation Drive



Encourage healthy lifestyles and employee well-being through blood donation drives, World Health Day, Health Awareness Day, and fire & evacuation drills.

Social Gatherings and Professional Engagement

"State of Artificial Intelligence: 2024 & Beyond" Talk



Hosted get-togethers, business workshops and roadshows to strengthen team spirit and align employees with EcoWorld's goals and objectives.

Community Engagement

Beach Clean-up



Encourage employees to give back to society through CSR activities such as tree planting, gotong-royong and beach clean-ups.

SUSTAINABILITY STATEMENT

Employee Engagement Initiatives

- Tailored personalised development plans based on employee skills and goals
- Conducted anonymous employee engagement surveys to gather employee feedback and develop improvement action plans
- Mapped employee journey to identify concerns and enhance the overall employee experience
- Implemented structured onboarding programmes that facilitate integration into company culture
- Offered initiatives, such as physical wellness programmes and counselling services
- Encouraged employees to participate in social and environmental conservation efforts
- Equipped managers with leadership, communication and conflict resolution skills
- Introduced 360-degree feedback that fosters transparent and growth-oriented communication across the Group
- Recognised employee milestones with personalised gestures and organised team-building events or virtual meetups

In FY2024, 100% of employees received an annual performance appraisal based on role-specific performance indicators. The appraisal identifies areas for improvement and forms the basis for developing individualised training and career development plans. Evaluations are conducted by respective supervisors in collaboration with the Divisional General Manager or General Manager.

We also identify areas for organisational improvement by conducting employee engagement surveys focusing on Leadership, Infrastructure, People Management and Culture topics. Insights from these surveys inform the design of targeted training and development programmes. EcoWorld plans to conduct the Employee Engagement survey in the second quarter of FY2025 as we are working towards enhancing the evaluation process.



100%

of employees received annual performance appraisal

PROMOTING FAIR LABOUR PRACTICES AND DECENT WORK TO ENSURE AN EQUITABLE WORK ENVIRONMENT

The Group upholds employee rights through implementing fair employment practices and ensuring decent working conditions across our operations, increasing overall job satisfaction and cultivating mutual respect.

We fully comply with the Employment Act (Amendment) 2022, the Minimum Wage Act 2022 and regulations pertaining to working hours and overtime, while

providing employees with remuneration that exceeds the national minimum wage. Furthermore, we ensure global communication of our Sustainability Policy and Code of Conduct to all employees, translating them into relevant languages to improve accessibility, ensure understanding and promote consistent adherence across our workforce.



Zero

complaints of human rights violations and non-compliance incidents with labour standards

Construction Worker Accommodation

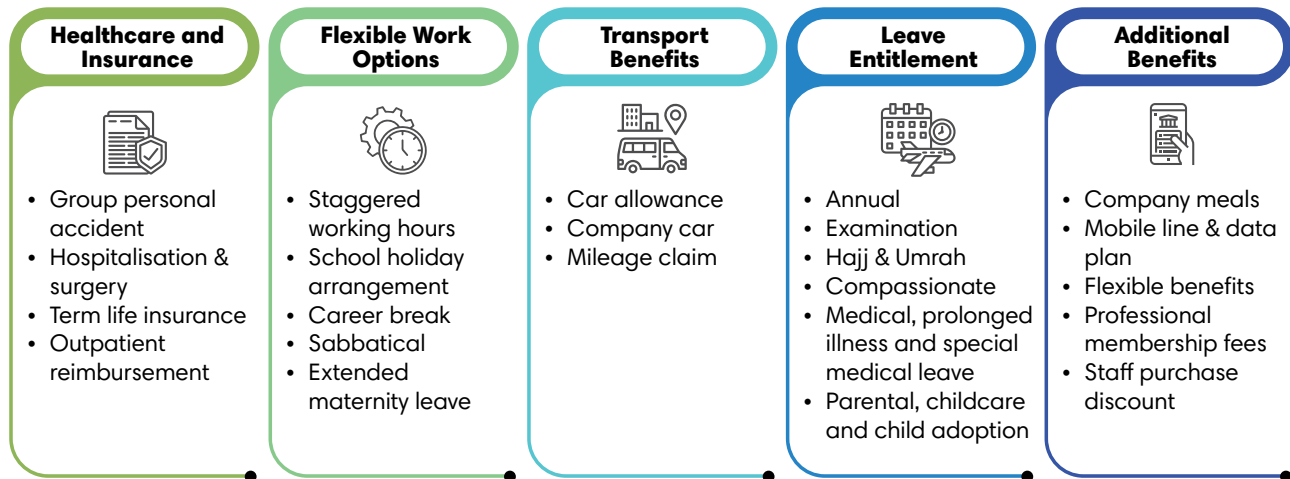
Regarding the accommodation provided for our construction workers, we rigorously adhere to all applicable regulations, including but not limited to the following:

- Employees' Minimum Standards of Housing
- Accommodations and Amenities Act 1990
- The Guideline on Centralised and Temporary Labour Quarters as outlined by the Ministry of Housing and Local Government

Accommodations are inspected during cross audits and we swiftly rectify non-compliance with any standards with a targeted action plan.

Employee Benefits

Offering an employee benefits scheme that prioritises financial security and quality of life enables us to foster a highly satisfied and productive workforce. Our benefits programme includes healthcare and insurance, flexible work arrangements, transport benefits, leave entitlement and other additional benefits. These benefits enhance overall employee well-being and provide crucial support for new families and parents, resulting in high employee retention rates.



OCCUPATIONAL HEALTH AND SAFETY FOR A SECURE WORKPLACE

Occupational Health and Safety ("OHS") is crucial for preventing safety incidents during the construction process. Aligned with our Quality, Environment, Health and Safety ("QEHS") policy, our OHS management system safeguards employee and business partner well-being. The Health, Safety, and Environment ("HSE") Committee, together with the Risk Management Committee, provides the Board with regular updates on key OHS metrics, enabling effective monitoring of our OHS performance. These HSE Committees serve as platforms for discussing health and safety concerns directly with management within each Business Unit.



To learn more about QHES Policy, visit <https://ecoworld.my/quality-environment-health-safety-policy/>

Compliance with Health and Safety Standards

EcoWorld is compliant with the Occupational Safety and Health (Amendment) Act 2022, the Factories and Machinery Act 1967, and the regulations, guidelines and codes of practice set by the Department of Occupational Safety and Health ("DOSH").

HSE Processes and Practices

Daily Monitoring and Awareness

Provided by contractors daily, with EcoWorld staff overseeing and monitoring contractors' compliance to safety standards

Fire Drill Training

Conducted annually at offices and sales galleries

Environmental Inspections

Conducted on a fortnightly basis with a report and checklist prepared

PPE Compliance

Enforced zero-tolerance policy for Personal Protective Equipment ("PPE") violations and ensured provision of necessary PPE

HSE Meeting

Held monthly with contractors and quarterly on a regional basis with all HSE personnel

HSE Inspections

Conducted by HSE personnel who prepare and email findings reports and inspection scores to respective contractors and business unit PICs

SUSTAINABILITY
STATEMENT

Health and Safety Performance

HSE training is provided to all EcoWorld employees and contractors to ensure their compliance with industry best practices and minimise the risk of occupational injury and illness. Our staff and contractors collectively recorded 46,960,842 man-hours and achieved zero workplace incidents and fatalities across our construction sites in FY2024.

12,814 hours

HSE training provided in
FY2024

292

EcoWorld staff attended

10,869

Contractors attended

46,960,842

Total Man-hours

0

Lost-time Incident Rate
("LTIR")¹

0

Incidents Recorded

0

Work-related Fatalities

¹ The LTIR is calculated using the following formula: (no. lost time injuries x 200,000) / (total man-hours). A lost time injury is defined as any injury which results in at least one day away from work for recovery. The LTIR includes fatalities.



BUILDING CUSTOMER TRUST AND ENHANCING BRAND PERCEPTION

EcoWorld enhances the quality of our services and product offerings through various initiatives to deliver exceptional customer experiences, fostering strong customer retention and long-term value. During the construction phase, we conduct stringent monthly inspections to proactively identify and promptly address issues, ensuring timely project delivery while adhering to our stringent quality standards.

We implemented a quality assessment process to uphold high standards across our projects, ensuring we maintain exceptional workmanship, driving continuous improvements and enabling prompt resolution of identified issues.



Quality Assessment System

Product Quality Checks conducted upon completion of each building trade of work by the Business Units' Quality Management department

Conducted Pre-Completion Practical Completion and Post-Completion Review Assessments at key stages

Conducted Quality Assessment System in Construction evaluations

Ensured consistent quality oversight throughout the course of the project through monthly Internal Quality Findings and our digital monitoring system eITP

We routinely conduct Customer Satisfaction Surveys, allowing homebuyers to assess our performance. Survey results are reviewed by our Heads of Departments ("HOD") to ensure immediate resolution to concerns raised.

Product Readiness Assessment ("PRA") Framework

Pre-Handover

We conduct rigorous evaluations of finish quality, tiling, interior paintwork, electrical and plumbing functionality, cleanliness and leaks to ensure the highest standards are met.



Post-Handover

EcoWorld offers a 24-month liability period for new homeowners to report any issues, ensuring prompt resolution. Our target is to address and rectify complaints within 30 days to uphold customer satisfaction.



We implemented several customer satisfaction measures across various departments in FY2024, aiming to enhance the overall customer experience by elevating engagement and streamline service delivery.

Technology Integration

The use of applications, such as the Neighbourhood App, SBO, NiuAce, and LMS, was emphasised by Sales Administration, EcoWorld Residence Club ("EWRC") and EcoWorld Property Services ("EWPS") to improve responsiveness and anticipate customer needs.

Service Quality and Property Management

EWPS places strong emphasis on service quality when establishing their Neighbourhood Property Management Division.

Faster Response Time

EWRC and EWPS prioritise faster response times in addressing reported customer issues.

Departmental KPI

We have integrated Customer Service Satisfaction scores into our departmental KPIs.

EW Class 2.0

The Sales and Marketing team follow EW Class 2.0 focusing on providing world-class customer service.

Throughout the reporting year, we organised various engagement programmes for our customers and tenants at our Sales Galleries across the regions, including cultural celebrations, community initiatives, sports sponsorships, educational workshops, and entertainment events.

Cultural Celebrations



Raya Celebration 2024

Community Engagement



Zero Waste Picnic

Entertainment & Thematic Events



Ya-Ya Duck Carnival

SUSTAINABILITY STATEMENT

UPHOLDING STANDARDS FOR ETHICAL SOURCING

Adhering to ethical procurement practices enables us to integrate sustainable business practices across our diverse supplier ecosystem and foster their socio-economic growth. Our responsible sourcing commitments are outlined within our Sustainability Procurement Policy and circulated among affiliated vendors and suppliers. It is periodically reviewed to ensure alignment with relevant procurement standards and regulations.

Principles of the Procurement Policy

Partnership for Growth

EcoWorld values partnerships promoting ethical transactions and mutual learning for continuous improvement.

Equal Opportunity Entry for All

EcoWorld commits to conducting supplier pre-qualification and tender evaluations in a fair and transparent manner.

Stimulation of Local Economy

EcoWorld prioritises local supply chain partners and materials to optimise local economic development.

Environmental Consciousness

EcoWorld supports suppliers that consider resource efficiency, climate impact and biodiversity conservation.

Social Responsibility

EcoWorld values suppliers that prioritise human rights, labour practices and community well-being, with zero tolerance for forced or child labour.

Strict SOPs regulate our due diligence process and guide our supplier screening evaluations, enabling us to select business partners that align with our sustainability commitments and preserve the integrity of our value chain.

We intend to improve our pre-qualification criteria through the inclusion of ESG standards, with suppliers being required to meet specific prerequisites related to environmental and social impact.

Supplier ESG Checklist

Utilising our Supplier ESG Risk Assessment introduced in FY2023, we assessed our suppliers on critical aspects such as strong governance, net-zero commitments, human rights and labour standards as well as quality assurance procedures. In FY2024, we successfully expanded the application of this assessment to encompass all existing and new suppliers and vendors, ensuring we partner with suppliers who uphold ethical business practices and align with our sustainability objectives.

ESG Highlight: EcoWorld Supplier Climate Readiness Assessment

In collaboration with Alliance Bank Berhad and the UNGCMYB, EcoWorld conducted a climate maturity assessment for suppliers, consultants and contractors that enable us to develop measures that support their initiatives and address identified gaps. Questionnaires evaluated suppliers' climate action maturity levels across three dimensions: Climate Governance, GHG Emissions Reduction and Business Strategy Integration.

Overview of EcoWorld's Supplier Climate Readiness Assessment Results

- **15%** Suppliers are in the top three levels (Intermediate, Advanced and Leader)
- **85%** Suppliers fall into Laggard & Beginner-levels



100% of current active suppliers underwent the climate maturity assessment

Climate Action Workshops

Following the assessment, we organised Climate Action workshops again in collaboration with Alliance Bank Berhad and UNGCMYB across Klang Valley and Iskandar Malaysia. These workshops provided valuable insights into climate-related risks and opportunities and engaged more than 50 supply chain partners.

EMPOWERING COMMUNITY GROWTH TO A SUSTAINABLE FUTURE

Our philanthropic initiatives and CSR activities are aimed at encouraging local social economic growth, allowing us to develop long-term relationships with local residents. In FY2024, we invested RM2,343,957 towards various community development programmes.

FY2024 CSR CONTRIBUTION



RM2.34 million
Total Amount Invested



12,912
Beneficiaries



2,001 hours
CSR Programmes



455
Volunteers

CSR Programmes Conducted

- Hiking and Cleanup at Shah Alam Community Forest
- Eco Horizon's contribution to Penang's 1 million Trees Initiative by planting 10,626 shrubs and 50 trees
- 500 kg of Waste cleared during beach clean-ups at Pantai Remis, Selangor and Pantai Stulang Laut, Iskandar Malaysia
- #AnakAnak Malaysia 2024: duduk Fun Run and Bazaar
- Surplus Collection Initiative at Rumah Amal Cheshire, Selayang
- Recycling activity at Rumah Baitul Rawang Kasih Children
- Donation of Essential Items to Yayasan Chow Kit
- Blood Donations
- Volunteer programmes at Zoo Negara
- Caring Paws Initiative: Enhancing SI Home Shelter



Climate Action Workshop



Nature Guardian: Hiking and Cleanup at Shah Alam Community Forest



Caring Paws Initiative: Enhancing SI Home Shelter



#AnakAnakMalaysia 2024: duduk Fun Run and Bazaar

SUSTAINABILITY STATEMENT

EcoWorld Foundation

Founded in 2014, the EcoWorld Foundation serves as the driving force behind our CSR objectives which focus on health and well-being, education and literacy, poverty alleviation and community infrastructure development.

Students Aid Programme

The SAP has supported a cumulative total of **8,688 underprivileged students** to date, with **1,987 students receiving aid** in the **current year** alone.

Among our flagship CSR programmes is the Student Aid Programme ("SAP"), created to support disadvantaged children in continuing their education through initiatives such as school refurbishments and financial assistance.

Various schools refurbishments completed

- Mural Painting and Desk Donation at SJK (C) Yu Hua
- Open Classroom project for SJK (C) Chung Wah
- School Garden Enhancement project at SJK (C) Pei Yu
- School Environment Enhancement at SK Sungai Binjai
- Construction of "Laman Eco Green" area at SK Gelang Patah
- Desks and Chairs Donation to SJK (C) Ming Terk
- Student Waiting Area Enhancement at SJK (T) Taman Tun Aminah
- Walkway for Special Education Classrooms at SMK Selayang Bahru



SK Sungai Binjai

ESG PERFORMANCE DATA TABLE

Economic Growth Through Integrity-Driven Governance

Indicator	Unit	FY2022	FY2023	FY2024
Anti-Corruption				
Bursa C1(a) Percentage of employees who have received training on anti-corruption by employee category				
• Senior Management	%	100	100	100
• Management	%	100	100	100
• Executive	%	100	100	100
• Non-Executive	%	100	100	100
Bursa C1(b) Percentage of operations assessed for corruption related risks	%	100	100	100
Bursa C1(c) Confirmed incidents of corruption and actions taken	Number	0	0	0
Data Privacy and Security				
Bursa C8(a) Number of substantiated complaints concerning breaches of customer privacy or losses of customer data	Number	0	0	0
Supply Chain Management				
Bursa C7(a) Proportion of spending on local suppliers	%	100	100	100

Upholding the Principles of Environmental Stewardship

Indicator	Unit	FY2022	FY2023	FY2024
Energy Management				
Bursa C4(a) Total energy consumption	GJ	42,328	42,234	42,191
Emissions Management				
Bursa C11(a) Scope 1 emissions in tonnes of CO ₂ e	tCO ₂ e	1,010	1,012	1,254
Bursa C11(b) Scope 2 emissions in tonnes of CO ₂ e	tCO ₂ e	5,909	5,850	4,478
Bursa C11(c) Scope 3 emissions in tonnes of CO ₂ e (waste generated, business travel, employee commuting and downstream leased assets)	tCO ₂ e	3,100	4,167	90,190
Waste Management				
Bursa C10(a) Total waste generated (Non-scheduled waste)	MT	4,347	8,031	7,228
Bursa C10(a)(i) Total waste diverted from disposal (Non-scheduled waste)	MT	847	1,593	677
Bursa C10(a)(ii) Total waste directed to disposal (Non-scheduled waste)	MT	3,500	6,438	6,551
Waste Management				
Bursa C10(a) Total waste generated Bursa C10(a)(ii) Total waste directed to disposal (Scheduled waste)				
SW305	L	61.320	12.322	22.710
SW408	MT	0.670	8.625	1.436
SW409	MT	0.860	0.001	0.000
SW410	MT	0.370	1.946	0.714
SW404	MT	0.560	0.096	0.000
Water				
Bursa C9(a) Total volume of water used	m ³	134,564	141,538	113,111

Notes:

1. Protocol Scope 3 Guidance, and the emission factors were sourced from the UK Government's GHG Conversion Factor 2023.
2. Emissions from business travel was calculated using distance-based method for air travel and fuel-based method for land travel by the IPCC.
3. Emissions from waste generated were calculated using the waste-type-specific method, specifically accounting for recycled construction waste for 2024. The analysis encompassed emissions from four types of construction waste generated at EcoWorld, utilising conversion factors outlined in the UK Government's GHG Conversion Factor 2023.
4. Scope 3 emissions increased significantly for FY2024 due to the addition of Category 13 Downstream Leased Assets
5. Scope 1 GHG emissions for FY2022 and FY2023 have been restated due to enhanced data collection process.
6. Scope 2 GHG emissions for FY2022 and FY2023 have been restated to reflect updated emission factors.
7. Emissions from business travel for FY2023 have been restated to reflect updated air travel emission factor and to account for round-trip emissions.
8. Waste management data and their Scope 3 emissions for FY2022 and FY2023 has been restated due to enhanced data collection process.

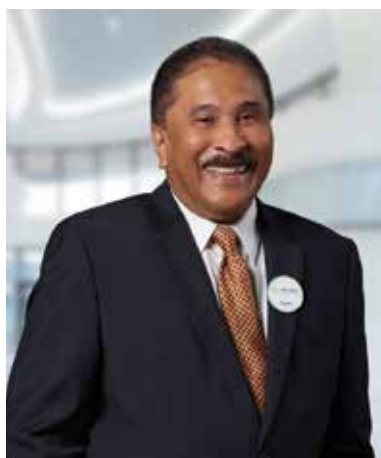
SUSTAINABILITY STATEMENT

Empowering Resilience among People and Communities

Indicator	Unit	FY2022	FY2023	FY2024
Occupational Health and Safety (including contractor employees)				
Bursa C5(a) Number of work-related fatalities	Number	1	0	0
Bursa C5(b) Lost time incident rate ("LTIR")	Rate	0.035	0.014	0.000
Bursa C5(c) Number of employees trained on health and safety standards	Number	3,116	9,831	11,161
Diversity				
Bursa C3(a) Percentage of employees by gender and age group, for each employee category				
Gender group by employee category				
• Senior Management (Male)	%	51	45	46
• Senior Management (Female)	%	49	55	54
• Management (Male)	%	52	46	47
• Management (Female)	%	48	54	53
• Executive (Male)	%	40	46	45
• Executive (Female)	%	60	54	55
• Non-Executive (Male)	%	81	82	82
• Non-Executive (Female)	%	19	18	18
Age group by employee category				
• Senior Management (<30)	%	0	0	0
• Senior Management (30-50)	%	49	62	57
• Senior Management (>50)	%	51	38	43
• Management (<30)	%	4	8	8
• Management (30-50)	%	87	83	82
• Management (>50)	%	9	9	10
• Executive (<30)	%	42	41	40
• Executive (30-50)	%	54	54	55
• Executive (>50)	%	4	5	5
• Non-Executive (<30)	%	30	25	22
• Non-Executive (30-50)	%	59	66	67
• Non-Executive (>50)	%	11	9	11

Indicator	Unit	FY2022	FY2023	FY2024
Bursa C3(b) Percentage of directors by gender and age				
Male	%	67	64	64
Female	%	33	36	36
30-59 Years	%	16	18	18
≥ 60 Years	%	84	82	82
Labour Practices and Standards				
Bursa C6(a) Total hours of training by employee category				
• Senior Management	Hours	691	3,388	3,748
• Management	Hours	6,167	11,780	18,253
• Executive	Hours	6,442	8,609	11,595
• Non-Executive	Hours	7,585	5,119	6,823
Bursa C6(b) Percentage of employees that are contractors or temporary staff				
• Permanent	%	99	99	98
• Contract	%	1	1	2
Bursa C6(c) Total number of employee turnover by employee category				
• Senior Management	Number	5	5	2
• Management	Number	64	33	48
• Executive	Number	100	57	46
• Non-Executive	Number	42	38	16
Bursa C6(d) Number of substantiated complaints concerning human rights violation	Number	0	0	0
Supply Chain Management				
Bursa S6(a) Percentage of new suppliers that were screened using environmental criteria	%	-	100	100
Bursa S7(a) Percentage of new suppliers that were screened using social criteria	%	-	100	100
Community / Society				
Bursa C2(a) Total amount invested in the community where the target beneficiaries are external to the listed issuer	RM' mil	1.70	2.66	2.34
Bursa C2(b) Total number of beneficiaries of the investment in communities	Number	-	5,409	12,912

PROFILE OF DIRECTORS



**TAN SRI ABDUL RASHID
BIN ABDUL MANAF**

Founder & Non-Independent
Non-Executive Director



GENDER
Male

AGE
78

Date of Appointment/Redesignation

- 29 November 2013 - Non-Independent Non-Executive Chairman
- 20 March 2015 - Re-designated as Founder & Non-Independent Non-Executive Director

Membership of Board Committee

Nil

Academic/Professional Qualification/ Membership

- Barrister-at-Law (Middle Temple London)

Other Present Directorship

Listed Company

- Chairman of Salcon Berhad

Public Company

Nil

Skills and Experience

- Full-time businessman (2006-present)
- Chairman of Perak Corporation Berhad (2020-2022)
- Group Chairman of Cahya Mata Sarawak Berhad (2018-2021)
- Chairman of the Board of S P Setia Berhad (1997-2012)
- Senior Partner of a legal firm in Kuala Lumpur before his retirement (1977-2006)
- Held the following positions in the Malaysian judicial and legal service (1970-1977):
 - Magistrate at Kuala Lumpur
 - President of the Sessions Court in Klang
 - Senior Federal Counsel for the Income Tax Department



**TAN SRI DATO' SRI
LIEW KEE SIN**

Executive Chairman



GENDER
Male

AGE
66

Date of Appointment/Redesignation

- 5 May 2014 - Non-Independent Non-Executive Director
- 20 March 2015 - Re-designated as Non-Independent Non-Executive Chairman
- 1 April 2020 - Re-designated as Executive Chairman

Membership of Board Committee

Nil

Academic/Professional Qualification/ Membership

- Honorary Doctorates by Heriot-Watt University Malaysia, INTI International University, MAHSA University, and Binary University of Management & Entrepreneurship
- Bachelor of Economics (Business Administration), University Malaya

Other Present Directorship

Listed Company

- Executive Vice Chairman of Eco World International Berhad

Public Company

Nil

Skills and Experience

- First Chairman of the Battersea Project Holding Company Limited (2012-2015)
- Led the Malaysian consortium of S P Setia Berhad, Sime Darby Berhad and the Employees Provident Fund Board (EPF) in successfully bidding for the Battersea Power Station site in London, United Kingdom (2012)
- President & CEO/Group Managing Director of S P Setia Berhad (1996-2014)
- Member of Authority of the Iskandar Regional Development Authority (2013-2019)
- Set up own property development business (1990-1996)
- Joined a property development company (1986-1990)
- Worked at Asiavest Merchant Bankers (M) Berhad (1981-1985)

International Awards/Recognition

- Honorary Commander of the Most Excellent Order of the British Empire (CBE) 2022
- UK-Malaysia Business Personality of the Year by the British Malaysian Chamber of Commerce - Business Excellence Awards 2018
- Malaysia Country Winner (2011) and Judge (2014 & 2015) at the Ernst & Young World Entrepreneur of the Year Awards



**DATO' LEONG
KOK WAH**

Non-Independent
Non-Executive Director



GENDER
Male

AGE
71

Date of Appointment/Redesignation

- 29 November 2013 – Non-Independent Non-Executive Deputy Chairman
- 12 December 2024 – Re-designated as Non-Independent Non-Executive Director

Membership of Board Committee

Nil

Academic/Professional Qualification/ Membership

- Master of Business Administration (MBA), University of Hull, United Kingdom
- Member of Institute of Bankers, United Kingdom
- Member of Asian Institute of Chartered Bankers
- Member of Institute of Credit Management, United Kingdom
- Member of Institute of Marketing, United Kingdom

Other Present Directorship

Listed Company

- Salcon Berhad

Public Company

Nil

Skills and Experience

- Has vast experience in stockbroking, asset management and options and futures trading
- Held senior positions in the financial industry
- Director of various companies in Malaysia
- Director of MUI Continental Berhad (2015-2021)
- Director of S P Setia Berhad (2000-2013)



**DATO' CHANG
KHIM WAH**

Executive Director, President &
Chief Executive Officer



GENDER
Male

AGE
60

Date of Appointment/Redesignation

- 7 October 2013 – Executive Director
- 12 December 2013 – Re-designated as Executive Director, President & Chief Executive Officer

Membership of Board Committee

Nil

Academic/Professional Qualification/ Membership

- Bachelor of Engineering, University of New South Wales, Australia
- Professional Engineer registered with the Board of Engineers, Malaysia
- Member of the Institute of Engineers, Malaysia
- Member of the Institute of Engineers, Australia

Other Present Directorship

Listed Company

Nil

Public Company

- Eco World Capital Berhad
- Eco World Capital Assets Berhad
- Eco World Capital Services Berhad

Skills and Experience

- Has vast experience in the property development industry
- Non-Independent and Non-Executive Director of Eco World International Berhad (2020-2023)
- Director and Executive Vice President of S P Setia Berhad (Southern and Northern property divisions including its offices in Singapore and Indonesia) (2007-2013)
- Joined S P Setia Berhad in 1994 and promoted to be the General Manager of Property South in 2000
- Joined KTA-Tenaga Sdn. Bhd. as Civil Engineer, one of the biggest consultancy firms in Malaysia, specialising in dam designs and water supply systems (1991-1994)
- Consultant Engineer of Lyall & Macoun Consulting Engineers, in Australia (1989-1991)

Awards

- The Edge Malaysia Property Excellence Award – Outstanding Property CEO Award 2015
- FIABCI Malaysia Property Award (MPA) 2024 – Property CEO of the Year

PROFILE OF DIRECTORS



LIEW TIAN XIONG

Executive Director,
Deputy President & Deputy
Chief Executive Officer



GENDER
Male

AGE
33

Date of Appointment

- 29 November 2013 – Executive Director
- 1 January 2022 – Deputy President & Deputy Chief Executive Officer

Membership of Board Committee

Nil

Academic/Professional Qualification/ Membership

- Bachelor of Commerce, University of Melbourne, Australia

Other Present Directorship

Listed Company

Nil

Public Company

Eco World Foundation

Skills and Experience

- Held various positions under EcoWorld Malaysia prior to his promotion to Deputy President & Deputy Chief Executive Officer (2013 – 2021):
 - Divisional General Manager of Digital Technology Services department (merger of Group Management Information System and EcoWorld X departments)

- Divisional General Manager of EcoWorld X, the digital innovation arm of EcoWorld Malaysia for developing technology and applications to better meet the needs and lifestyle aspirations of EcoWorld communities
- Joint Divisional General Manager of Eco Ardence project
- Attached with Group Corporate Finance and Group Branding departments
- Attachment with Pheim Asset Management Sdn. Bhd. (2010 and 2011)
- Attachment with AmBank (M) Berhad (2010)

Award

- Life at Work Awards 2023 – 2nd Runner Up for the CEO Champion Award



LOW MEI LING

Senior Independent
Non-Executive Director



GENDER
Female

AGE
63

Date of Appointment/Redesignation

- 29 March 2018 – Independent Non-Executive Director
- 14 December 2023 – Re-designated as Senior Independent Non-Executive Director

Membership of Board Committees

- Chairperson of Audit Committee
- Chairperson of Investment Committee
- Member of Remuneration Committee

Academic/Professional Qualification/ Membership

- Master of Business Administration (MBA) in Finance (City, University of London)
- Bachelor of Science (Hons) in Banking & International Finance (City, University of London)

Other Present Directorship

Listed Company

Nil

Public Company

Nil

Skills and Experience

- One of the pioneers in Malaysian equity research
- Research Advisor & Senior General Manager, Institutional Sales of Affin Securities Sdn. Bhd. prior to early retirement (1997–2004)
- General Manager, Institutional Sales of Mayban Securities Sdn. Bhd. (1996–1997)
- CEO of SBB Securities Sdn. Bhd., spearheaded Southern Bank's diversification into stockbroking (1991–1996)
- Held various positions under Jardine Fleming (now part of JP Morgan) (1985–1990):
 - Director of Jardine Fleming Broking, Hong Kong
 - Research Head of Singapore and Malaysia markets
 - General Manager and Head of Kuala Lumpur office
 - Research Manager
 - Investment Analyst



MRS. LUCY CHONG

Independent Non-Executive
Director



GENDER
Female

AGE
68

Date of Appointment

- 20 May 2020

Membership of Board Committees

- Chairperson of Nomination Committee
- Member of Audit Committee
- Member of Whistleblowing Committee

Academic/Professional Qualification/ Membership

- Bachelor of Economics, First Class Honours, University Malaya

Other Present Directorship

Listed Company

Nil

Public Company

- Good Shepherd Services
- BOS Wealth Management Malaysia Berhad

Skills and Experience

- A retired equities specialist with 40 years of solid experience in fund management and stockbroking, covering Malaysia and the ASEAN
- Held various positions in Maybank Group prior to her retirement:
 - Assumed the twin roles of Regional Co-Head of Institutional Equities and Regional Head of Corporate Access (2017- 2019)

- Regional Head of ASEAN Sales (2015-2017)
- Headed Malaysia Institutional Sales team and appointed as the Regional Head of Corporate Access (2014-2019)
- Co-Head of Maybank Investment Bank's Institutional Equities Team and led the team to become the top brokerage house in Malaysia and ranked no. 1 for Overall Brokerage, Sales Services and Corporate Access in Malaysia (2012-2014)
- Head of a boutique team handling sales to institutional clients (1998-2012)
- Sales person at various stockbroking houses (1993-1998)
- Joined Aseambankers Malaysia Berhad (now known as Maybank Investment Bank Berhad) as an Investment Executive with last position held as Head of Investment and Treasury Department (1979-1993) managing many government funds (ranked top 2 under her portfolio) such as:
 - Employees Provident Fund (EPF)
 - Lembaga Tabung Angkatan Tentera (LTAT)
 - Federal Land Development Authority (FELDA)

Award

- Asiamoney - Best Sales Person for Malaysia for years 2012 to 2016



SAR SAU YEE

Independent Non-Executive
Director



GENDER
Female

AGE
68

Date of Appointment

- 1 October 2021

Membership of Board Committees

- Chairperson of Whistleblowing Committee
- Member of Investment Committee
- Member of Nomination Committee

Academic/Professional Qualification/ Membership

- Barrister-at-Law (Lincoln's Inn), England & Wales
- Advocate & Solicitor, High Court of Malaya
- Member of the Malaysian Bar

Other Present Directorship

Listed Company

Nil

Public Company

Nil

Skills and Experience

- Over 40 years of experience as an Advocate & Solicitor, dealing mainly with real estate transactions
- Consultant with Julius Leonie Chai (1 January 2024-present)
- Consultant with Shearn Delamore & Co (2022-2023)
- Commenced pupillage with Shearn Delamore & Co in 1978. Head of the Real Estate Practice Group of the said firm until her retirement as Partner on 31 December 2021. Had a short stint as a legal officer with an international petroleum company from September 1987 to February 1988 (1978-2021)

PROFILE OF DIRECTORS



DATO' SERI ROSMAN BIN MOHAMED

Independent Non-Executive
Director



GENDER
Male

AGE
63

Date of Appointment

- 16 June 2022

Membership of Board Committees

- Chairman of Remuneration Committee
- Member of Audit Committee
- Member of Whistleblowing Committee

Academic/Professional Qualification/ Membership

- Master of Business Administration, Saint Louis University, Missouri, United States of America
- Bachelor of Business Administration (Accounting), Urbana University, Ohio, United States of America
- Executive Diploma in Marketing & Selling Bank Services, International Management Centre, Buckingham, United Kingdom
- Diploma in Accountancy, Ungku Omar Polytechnic, Perak, Malaysia

Other Present Directorship

Listed Company

- Khind Holdings Bhd.
- Progressive Impact Corporation Berhad

Public Company

- Boustead Holdings Berhad

Skills and Experience

- Has over 38 years of local and international experience, in devising and executing strategies revolving around organisational effectiveness, services enhancement, people management, mobilisation and team-motivation
- Currently holds the following roles:
 - Chairman of a few private limited companies in Malaysia

- Professor of Practice of Putra Business School, University Putra Malaysia
- Consultant of Cisco (M) Sdn. Bhd. (2022-2024)
- Director of Ni Hsin Group Berhad (2021-2022)
- Joined Bank Kerjasama Rakyat Malaysia Berhad ("Bank Rakyat") as the Chief Executive Officer/Acting Managing Director/Board Member (2019-2021)
- Held the following positions prior to joining Bank Rakyat:
 - Managing Director (Centre of Excellence) of Abdul Latif Jameel, Saudi Arabia (Toyota Saudi) ("ALJ") (2015-2018)
 - Managing Partner of LDS (M) Sdn. Bhd. and Top Performers Leadership Centre, Malaysia (2014-2015)
 - Senior General Manager (Corporate Services) of Bank Rakyat (2012-2013)
 - Managing Director (Kaizen Business Development and Human Resources, Jeddah Saudi Arabia) of ALJ (2008-2012)
 - Regional Business Development & Human Resources Director for Asia Pacific of Cabot Corporation, United States of America (2001-2008)
 - Senior Manager (Change Management) of British American Tobacco Malaysia (1998-2001)
 - Founder and Consultant of Growthworks (Asia) Sdn. Bhd. (1993-1997)
 - Head of Training/Credit Manager of Malayan Banking Berhad (1988-1993)
 - Executive Accounting Officer of Road Transport Department of Malaysia (1982-1983)



NG SOON LAI @ NG SIEK CHUAN

Independent Non-Executive
Director



GENDER
Male

AGE
70

Date of Appointment

- 22 June 2023

Membership of Board Committees

- Member of Audit Committee
- Member of Nomination Committee

Academic/Professional Qualification/ Membership

- Fellow of the Institute of Chartered Accountants in England & Wales

Other Present Directorship

Listed Company

- WCT Holdings Berhad

Public Company

Nil

Skills and Experience

- Has over 47 years of experience in the audit and financial services industry
- Was a director of the following companies:
 - ELK-Desa Resources Berhad
 - S P Setia Berhad
 - Hiap Teck Venture Berhad
 - Unico-Desa Plantations Berhad

- Tune Insurance Malaysia Berhad
- Tune Protect Group Berhad
- Deutsche Bank (Malaysia) Berhad
- China Construction Bank (Malaysia) Berhad
- Held various positions in Alliance Bank Malaysia Berhad Group:
 - Member of the board of Alliance Merchant Bank Berhad (now known as Alliance Investment Bank Berhad) (2002-2005)
 - Chief Executive Director of Alliance Bank Malaysia Berhad (1994-2005)
 - General Manager of Credit and Marketing of Alliance Bank Malaysia Berhad (1991-1993)
- Served in various positions in the following merchant bank and financial institution prior to joining Alliance Bank Malaysia Berhad (1980-1991):
 - Arab-Malaysian Merchant Bank Berhad (now known as AmlInvestment Bank Berhad)
 - Kuala Lumpur Finance Berhad
- Began his career in accounting profession with Coopers & Lybrand in London and Kuala Lumpur (1977-1979)



**NOR REJINA BINTI
ABDUL RAHIM**

Independent Non-Executive
Director



GENDER
Female

AGE
52

Date of Appointment

- 20 June 2024

Membership of Board Committee

- Member of Remuneration Committee

Academic/Professional Qualification/ Membership

- Barrister-at-Law (Lincoln's Inn), England & Wales
- Bachelor of Laws, Honours, University of Kent, Canterbury, United Kingdom
- Certified Capital Market Professional-Compliance Advocate, Securities Industry Development Corporation

Other Present Directorship

Listed Issuer

- Pavilion REIT Management Sdn. Bhd., the Manager of Pavilion Real Estate Investment Trust

Public Company

- KAF Investment Bank Berhad
- KAF Investment Funds Berhad

Skills and Experience

- A well-known veteran in the investment management industry with over 26 years of experience in capital markets in Malaysia

- Currently holds the following roles:

- Managing Founder of Wahine Capital Sdn. Bhd.
- Director of a few private limited companies in Malaysia
- Advisor to the Institutional Investors Council Malaysia
- Chairperson of the Steering Committee of the Sustainable Investment Platform of the Securities Commission
- Council member of the Malaysia International Islamic Financial Centre (MIFC) Leadership Council
- Founding Committee member of the Malaysia Co-Investment Fund (MYCIF)
- Held the following positions in Nomura Asset Management Malaysia Sdn. Bhd.:
 - Advisor (2021-2023)
 - Founding Managing Director & Country Head (2006-2021)
- Joined Principal Asset Management Berhad (previously known as CIMB Principal Asset Management) and left as Associate Director (1998-2006)
- Began her career as a legal officer at Pengkalen Securities Sdn. Bhd. (1997-1998)



**DATUK HEAH
KOK BOON**

Alternate Director &
Chief Financial Officer



GENDER
Male

AGE
57

Date of Appointment

- 28 November 2013 – Chief Financial Officer
- 1 April 2022 – Alternate Director to Tan Sri Dato' Sri Liew Kee Sin

Membership of Board Committee

- Member of Investment Committee (Management Representative)

Academic/Professional Qualification/ Membership

- Bachelor of Commerce (majoring in Accounting and Commercial Law), University of Melbourne, Australia
- Chartered Accountant of Malaysian Institute of Accountants

Other Present Directorship

Listed Company

- Eco World International Berhad

Public Company

- Eco World Capital Berhad
- Eco World Capital Assets Berhad
- Eco World Capital Services Berhad

Skills and Experience

- Over 36 years of experience in audit, corporate finance and corporate investment
- Involved in various corporate exercises to grow EcoWorld Malaysia from a property company with GDV of RM1 billion to the present GDV of over RM80 billion (2013-present) and served as Executive Director of Eco World Development Group Berhad (2013-2022)
- Held the following key positions before joining EcoWorld Malaysia:
 - Head of Corporate Affairs, S P Setia Berhad (2007-2013)
 - Executive Vice President, Corporate Finance Department of Aseambankers Malaysia Berhad (now known as Maybank Investment Bank Berhad) (1993-2007)
- Gained extensive audit experience at KPMG Malaysia (1989-1993)

Notes:

- Tan Sri Dato' Sri Liew Kee Sin who is the Executive Chairman and substantial shareholder of the Company, is also the father of Mr. Liew Tian Xiong, the Executive Director/Deputy President & Deputy CEO, who is also a substantial shareholder of the Company.
- The details of potential conflict of interest disclosed by Tan Sri Dato' Sri Liew Kee Sin, Datuk Heah Kok Boon and Dato' Seri Rosman Bin Mohamed are disclosed in the Audit Committee Report on pages 88 to 93 of this Integrated Annual Report 2024.

- Save as disclosed above, none of the other Directors have:
 - any family relationship with any Director and/or major shareholder of the Company.
 - any conflict of interest or potential conflict of interest, including interest in any competing business with the Company or its subsidiaries.
 - any conviction for offence within the past 5 years (other than traffic offences, if any), or any public sanction or penalties imposed by the regulatory bodies during the financial year ended 31 October 2024.
- The attendance of the Directors at Board Meetings held during the financial year ended 31 October 2024 is disclosed in the Corporate Governance Overview Statement.

PROFILE OF KEY SENIOR MANAGEMENT



DATO' HO KWEE HONG

Divisional General Manager,
Eco Central



GENDER
Female

AGE
49

Date of Appointment

- 1 July 2016

Academic/Professional Qualification/Membership

- Master of Science in Water Resources Engineering, University Putra Malaysia
- Bachelor of Civil Engineering, University Putra Malaysia

Skills and Experience

- A qualified engineer with more than 25 years of experience in consultancy, construction and property development industries
- Divisional General Manager of EcoWorld Malaysia in-charge of the following projects, which involves setting the strategic direction and overseeing the overall master planning, product development, sales & marketing, credit control, project budgeting and project delivery (2014-present):
 - Eco Sanctuary, Eco Grandeur, Eco Business Park V and Eco Ardence in Klang Valley
 - Eco Horizon and Eco Sun in Penang
- Joined S P Setia Berhad with last position held as General Manager. Spearheaded the Quality Department and formulated strategic direction of group-wide product & service quality programme. In-charge of the award-winning Setia Alam and Setia Ecohill projects with a combined GDV of more than RM10 billion, and was responsible for all aspects of property development, including overall master planning, product development, sales & marketing, quality control and project delivery (2003-2014)
- Joined Sepakat Setia Perunding Sdn. Bhd. as Design Engineer, specialising in hydrology and flood mitigation and participated in various mega infrastructure projects in Malaysia, such as Kelantan River Flood Forecasting, Electrified Double Track and SMART Tunnel (2000-2003)



PHAN YAN CHAN

Divisional General Manager,
Eco South



GENDER
Male

AGE
55

Date of Appointment

- 1 May 2013

Academic/Professional Qualification/Membership

- Chartered Accountant of Malaysian Institute of Accountants
- Fellow of the Association of Chartered Certified Accountants, United Kingdom

Skills and Experience

- More than 33 years of experience in property development industry
- Overseeing the following in Eco South (2013-present):
 - Development of Eco Spring, Eco Summer and Eco Tropics projects
 - Development of Eco Botanic and Eco Business Park projects in Iskandar Malaysia
 - Formulation of sales and marketing strategies, overall project coordination, quality control and every aspect of property development in Johor Bahru
- Divisional General Manager of S P Setia Berhad in charge of projects in Johor Bahru, namely Setia Indah, Setia Tropika and Setia Eco Cascadia with a combined GDV of approximately RM10 billion (2007-2013)



YAP YOKE CHING

Divisional General Manager,
Eco Central



GENDER
Female

AGE
51

Date of Appointment

- 1 July 2016

Academic/Professional Qualification/Membership

- Bachelor of Degree in Business Administration, RMIT University, Melbourne, Australia

Skills and Experience

- Overseeing the development of Eco Majestic, Eco Sky, Eco Forest, Eco Radiance and Se.duduk D' Kajang projects (2014-present)
- Held the following positions in S P Setia Berhad (2004-2012):
 - Deputy General Manager in charge of the Setia Alam project, an award-winning township in the Klang Valley
 - Head of Sales and Marketing of numerous development projects, namely Pusat Bandar Puchong, Bukit Indah Johor, Setia Putrajaya, Setia Alam and Eco Lakes (Vietnam), which involved launching and managing of turnkey projects, opening of new markets, formulating sales strategy as well as marketing and branding of products



DATO' IR. CHAN SOO HOW

Divisional General Manager,
Eco North



GENDER
Male

AGE
57

Date of Appointment

- 1 July 2018

Academic/Professional Qualification/Membership

- Bachelor of Engineering, University of Leeds, United Kingdom
- Professional Engineer registered with the Board of Engineers, Malaysia
- Member of the Institution of Engineers, Malaysia

Skills and Experience

- 33 years of experience in civil engineering, planning and design; construction and project management for implementation stage; site management through involvement in numerous development projects, namely KL Eco City, Tun Razak Exchange, Southkey Megamall, Sunway Iskandar and Alam Impian
- In charge of the following in EcoWorld Malaysia:
 - Managing operation of development in Northern region, projects include Eco Meadows, Eco Horizon, Eco Sun and Eco Terraces (2018-present)
 - Project planning and implementation in Eco Sanctuary and Eco Grandeur (2015-2018)
- Senior Manager (Infrastructure) of S P Setia Berhad in charge of KL Eco City project (2013-2015)

PROFILE OF KEY SENIOR MANAGEMENT



SRI RAM A/L SIVASAMBU

Chief Executive Officer,
BBCC Development Sdn. Bhd.



GENDER
Male

AGE
49

Date of Appointment

- 10 August 2023

Academic/Professional Qualification/Membership

- Master of Business Administration, University Technology Malaysia
- Bachelor of Civil Engineering, University of Science Malaysia

Skills and Experience

- More than 24 years of experience in managing large-scale integrated developments and construction projects
- Overseeing the Bukit Bintang City Centre development (2023-present)
- Chief Operating Officer of BBCC Development Sdn. Bhd. ("BBCC"), managing the planning and construction of the Bukit Bintang City Centre development (2018-2023)
- Project Director of S P Setia Berhad for the 21-acre KL Eco City integrated development project (2013-2015)
- Held the following positions in Lend Lease Projects (M) Sdn. Bhd. (2009-2013):
 - Senior Project Manager, headed the Project Management Team for the KL Eco City integrated development of S P Setia Berhad
 - Project Manager, managed the design and construction of Platinum Park Phases 3 & 4 for Naza TTDI Development Sdn. Bhd.
- Worked in the Middle East region on various building projects in a construction management role (2006-2009)
- Senior Project Engineer of Peremba Construction Sdn. Bhd. (2002-2007)
- Design Engineer of Ranhill Bersekutu Sdn. Bhd. (2000-2002)

Notes:

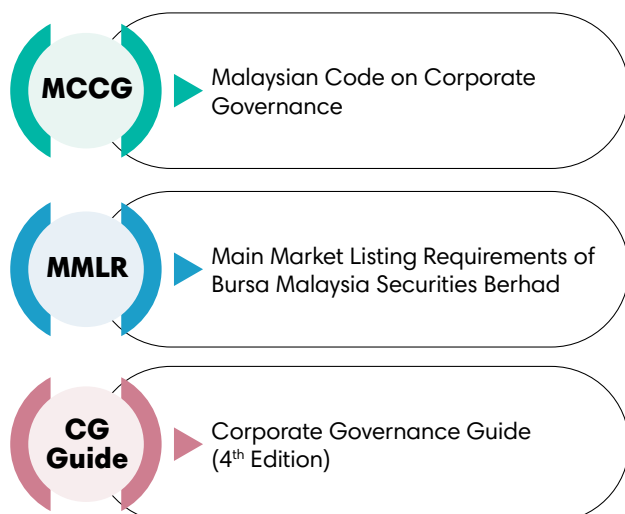
None of the Senior Management has:

- any directorship in any listed companies and public companies.
- any family relationship with any Director and/or major shareholder of the Company.
- any conflict of interest or potential conflict of interest, including interest in any competing business with the Company or its subsidiaries.
- any conviction for offence within the past 5 years (other than traffic offences, if any), or any public sanction or penalties imposed by the regulatory bodies during the financial year ended 31 October 2024.

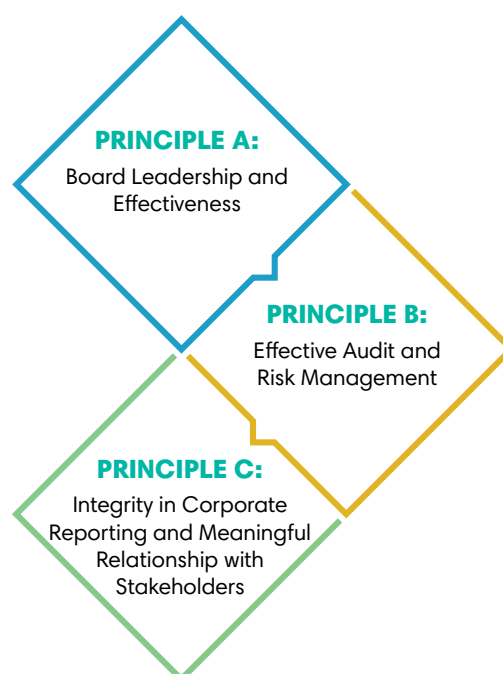
CORPORATE GOVERNANCE OVERVIEW STATEMENT

Eco World Development Group Berhad (“the Company”) and its subsidiaries (“the Group” or “EcoWorld”) are committed to upholding an exemplary corporate governance culture across its operations while conducting business in an ethical and professional manner. The Corporate Governance Overview Statement (“CG Statement”) provides an overview of the Company’s corporate governance approaches and practices during the financial year ended 31 October 2024 (“FY2024”), guided by the principles and best practices set out in the Malaysian Code on Corporate Governance (“MCCG”).

The Board of Directors of the Company (“Board”) is dedicated to upholding top-tier governance, ethics and integrity. This commitment is rooted in our mission to create sustained value and safeguard stakeholder interests. The Board is guided by the Group’s governance framework, which is consistently refined and enhanced in alignment with the following best practices, requirements and guidelines:



This CG Statement articulates the application of the Group’s corporate governance practices following the three key principles of the MCCG.



Application of Recommended Corporate Governance Practices

	Total	Applied	Departure	Not Applicable	Not Adopted
Recommended Practices	43	41	2	0	0
Step-Up Practices	5	2	0	0	3

The Group has applied 41 out of 43 recommended Practices in the MCCG and 2 out of 5 Step-Up Practices in FY2024. The 2 departures are outlined below:

PRACTICE 6.1

For large companies, the Board engages independent experts at least every three years to facilitate objective and candid board evaluation.

PRACTICE 8.2

The Board discloses on a named basis the top five Senior Management’s remuneration component including salary, bonus, benefits in-kind and other emoluments in bands of RM50,000.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

This CG Statement supplements the Corporate Governance Report ("the CG Report") set out in the format pursuant to Paragraph 15.25(2) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Malaysia Securities") ("MMLR"), available on the Company's website at www.ecoworld.my, as well as the website of Bursa Malaysia Securities. The CG Report outlines the application of the Group towards each Practice established in the MCCG during FY2024 as well as explanations for any departures from the recommended Practices.

The CG Statement which incorporates the Audit Committee ("AC") Report, Nomination Committee ("NC") Report and Remuneration Committee ("RC") Report, together with the CG Report, were approved by the Board on 13 February 2025.

PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS

The Board strives to optimise value by fulfilling our purpose of pursuing better and greater ways to enrich people's living experience. EcoWorld believes that sound governance contributes to living our values through enhanced accountability, strong risk and performance management. The Board is responsible for the effective leadership and strategic direction of the Company to achieve long-term goals and deliver sustainable value to stakeholders. In doing so, the Board adopts policies and procedures and secures necessary resources to enhance the strategic focus and effectiveness of the Group in achieving its objectives.

I. BOARD RESPONSIBILITIES

The following is a summary of the Board's duties in achieving the goals and overall vision of the Group in pursuit of **Creating Tomorrow & Beyond**:

BOARD'S KEY ROLES AND RESPONSIBILITIES

- Strategic oversight over business conduct and management;
- Reviewing the adequacy and integrity of management information and internal control systems;
- Identifying principal risks and ensuring the implementation of appropriate systems to manage these risks;
- Reviewing and adopting a strategic plan that supports long-term value creation and business sustainability;
- Advocating the values of sound corporate governance across the Group;
- Ensuring adherence to high standards of integrity, ethics and professional behaviour;

- Strategic oversight on sustainability performance and progress, including ESG-related risks and opportunities such as climate change;
- Succession planning; and
- Ensuring effective engagement with stakeholders.

The Board works to ensure that our strategic and sustainability goals and objectives align with our brand core values of Sustainability, Tenacity, Solidarity, Innovation, Collaboration and Inclusion.

Board Focus Areas during FY2024

Throughout FY2024, the Board deliberated on the following matters in addition to routine business:

(i) Governance

- Appointment of a new Independent Director to comply with the MCCG and changes to the composition of the board committees.
- Benchmarked the performance of the Company's corporate governance practices against the industry levels as reported in the CG Monitor Report 2024 published by the Securities Commission Malaysia.

(ii) Group's operations

- Enhancement of the Group's digital platform to more effectively engage with prospective customers, expedite sales conversion and loan approvals, as well as to improve the efficiency of daily operations of technical and support teams.
- Replenish the Group's landbank.
- Review and approval of potential joint investment in a new business, including its potential returns, capital contribution requirements, and associated key risks.
- Acquisition of additional office units at Menara EcoWorld for the purpose of building a portfolio of investment properties for recurring income.

(iii) Financial

- Upsizing of programme limit for the existing rated Islamic Medium Term Note programme (Sukuk Wakalah) from RM1.2 billion to RM3.0 billion in nominal value, based on the Shariah principle of Wakalah Bi Al-Istithmar established by Eco World Capital Berhad, a wholly-owned subsidiary of the Company.

(iv) Risk matters

- Revision of the Group's risk parameters to incorporate a new risk factor for enhanced assessment.
- Revision of the Group's risk management policy and guidelines ("RMPG") document to align with the Group's current practices and updated risk parameters.

(v) Sustainability matters

- Adoption of the Terms of Reference ("TOR") of the Sustainability Committee to outline their roles and responsibilities, composition and authority.
- Review of the Group's progress towards achieving net-zero carbon emissions by 2050, in alignment with the Net Zero 2050 Roadmap adopted by the Group in financial year ("FY") 2023.
- Review of the Group's progress in meeting the reporting milestones outlined in the National Sustainability Reporting Framework.

(vi) Remuneration

- Endorsed the revised parameters and incentives under an annual performance incentive scheme for eligible employees to ensure long-term sustainability and to reward, motivate and retain high performing staff.
- Adjustment of salary for eligible employees to align with inflation and market trends.

(vii) Policy

- Adoption of the conflict of interest ("COI") Policy to set out the guidelines, procedures, appropriate controls and measures to ensure systematic identification and management of potential, actual, perceived or persisting COI involving all Directors and key senior management of the Company in an effective and timely manner.
- Revision of the Anti-Bribery and Anti-Corruption Policy ("ABC Policy") to enhance clarity and reinforce requirements, including reporting procedures related to corruption, gratification, and facilitation payments.

(viii) Succession planning

- Approval on the extension of employment for the President & Chief Executive Officer ("President & CEO") of the Group, who has attained the legal retirement age, to enable the Group to continue benefit from his leadership and vast experience in the property industry as well as allow more time for succession planning.

Future Priorities

Moving forward, the priorities of the Board for FY2025 will be in the following areas:

- Continue enhancing the Group's ESG and climate change commitment by setting a short, mid, and long-term target to achieve net zero carbon by 2050;
- Construction of more affordable *Duduk* apartments to address the concerns on rising cost of living;
- Continue improving profit margins or absolute returns per square foot of land developed to maximise value for shareholders;
- Continue with the digital transformation journey;
- Expanding the Group's industrial development;
- Exploring opportunities to expand the Group's recurring income asset base; and
- Developing a robust succession planning strategy to ensure organisational stability and business sustainability with smooth eventual leadership transitions.

Board Charter and Terms of Reference

The Board Charter details the roles and responsibilities of the Board, board committees, individual Directors, the President & CEO and Management.

It guides the Board in matters related to board governance and delineates the protocols for conducting Board meetings. Issues specifically pertaining to the Board and those assigned to board committees are clearly addressed in the Board Charter.

The Board Charter is revised as and when necessary. It was last revised in FY2023 to be aligned with the amendments to the MMLR in relation to COI, and the revised guide on Code of Ethics for Company Director & Company Secretary, issued by the Companies Commission of Malaysia ("Guide on Code for Company Director & Company Secretary"). The review and approval of sustainability matters such as strategies, key targets, performance, progress, issues and related policies have also been included as the Board's reserved matters. The Board Charter is available on the Company's website at www.ecoworld.my.

The Board is assisted by 5 board committees, namely the AC, Investment Committee ("IC"), NC, RC and Whistleblowing Committee ("WC") (collectively referred to as "Board Committees").

CORPORATE GOVERNANCE OVERVIEW STATEMENT

The TOR of the Board Committees are updated regularly and aligned with the latest MCGG and MMLR requirements. The Board Committees assist the Board in oversight and management of matters related to governance and compliance. The Board is briefed on matters discussed by the Board Committees at its meetings.

The role of the Chairman of the Board and the President & CEO

The roles of the Chairman and the President & CEO are held by separate persons to facilitate the segregation of roles and responsibilities between them and even distribution of power and authority, in line with the intention of the Board Charter.

The Chairman of the Board, Tan Sri Dato' Sri Liew Kee Sin ("Tan Sri Liew"), is a strong believer in good corporate governance and has vast experience in the property sector, providing effective leadership to the Board. Tan Sri Liew is not a member of any of the Board Committees for check and balance purposes as well as to ensure an objective review by the Board pertaining to all issues brought up by the Board Committees. Tan Sri Liew was also not invited to attend any of the Board Committees meetings as an invitee.

The President & CEO of the Group, Dato' Chang Khim Wah ("Dato' Chang"), oversees the daily business operations carried out by the Management team, including overseeing the implementation of strategies directed by the Board. Regular meetings are held by Management to discuss and resolve issues involving operations. Dato' Chang and Management are accountable to the Board for the authority assigned to them as well as for the Group's performance.

Senior Independent Director

The Board has appointed Low Mei Ling as the Senior Independent Director to coordinate the activities of the Independent Directors. As such, any questions or concerns about the Group may be directed to her at meiling.low@ecoworld.my.

Company Secretaries

The Board is supported by qualified and competent Company Secretaries. All Directors have unrestricted access to the Company Secretaries, who give advice and support to the Board.

Board Meetings

The Board meets regularly, at least 5 times annually, and will hold either physical or remote meetings to consider and deliberate special matters as and when required. The Board meetings for each financial year are scheduled before the end of the preceding financial year to allow Directors to have sufficient time to plan and attend the meetings.

A total of 7 Board meetings were held during FY2024. The Directors' attendance record is as follows:

Name of Board Member	Attendance
Tan Sri Abdul Rashid Bin Abdul Manaf	7/7
Tan Sri Dato' Sri Liew Kee Sin	7/7
Dato' Leong Kok Wah	7/7
Dato' Chang Khim Wah	7/7
Liew Tian Xiong	7/7
Low Mei Ling	7/7
Mrs. Lucy Chong	7/7
Sar Sau Yee	7/7
Dato' Seri Rosman Bin Mohamed	7/7
Ng Soon Lai @ Ng Siek Chuan	7/7
Nor Rejina Binti Abdul Rahim ¹	3/3
The late Dato' Noor Farida Binti Mohd Ariffin ²	3/3

Notes:

¹ Appointed on 20 June 2024.

² Retired on 25 March 2024.

The meeting agenda is set and meeting materials such as board papers are provided electronically to all Board members, in a timely manner prior to the scheduled Board meetings. This enables paperless Board meetings and the Directors are able to access meeting materials wherever they are located. The minutes of meeting will be distributed in a timely manner with action items for follow-up by Management.

Time Commitment

Directors are expected to devote adequate time and focus to fulfilling their duties. Before candidates are appointed as Directors, they are required to disclose their external directorships to ensure that they have sufficient time to carry out their responsibilities on the Board.

All Directors attended more than 50% of Board meetings held, being the minimum stipulated under Paragraph 15.05 of the MMLR. Additionally, the Board also approves non-material matters by way of circular resolutions.

Director's Training and Development

As part of the induction process, newly appointed Directors will meet with Senior Management who brief them on important aspects of the Group, including the Group's history, culture, operations, environment, business, strategies and financial position. They were also informed of their fiduciary duties and the Board's expectations of their performance and commitment.

All Directors have completed the Mandatory Accreditation Programme ("MAP") as prescribed by Bursa Malaysia Securities, comprising Part I (Director's Roles, Duties and Responsibilities) and Part II (Sustainability and Related Roles of a Director).

During FY2024, the Directors have attended training programmes and seminars to keep abreast of changes in law, regulations, the business environment, risk management practices, sustainability matters as well as general economic and industry developments. The training programmes and seminars attended by each Director during FY2024 are detailed in the CG Report which is available on the Company's website at www.ecoworld.my.

Code of Conduct and Ethics

In creating a robust corporate culture that fosters high standards of ethical conduct, transparency and accountability, the Board has adopted several policies, programmes and codes to guide Directors, employees and stakeholders in their commitment to perform with integrity. These include the Anti-Corruption Compliance Programme ("ACC Programme"), the ABC Policy, the Directors' Code of Conduct and Ethics ("Code for Directors"), the Code of Conduct and Business Ethics for Employees ("Code for Employees") and the COI Policy.

The ACC Programme, which is based on the Guidelines on Adequate Procedures issued under Section 17A(5) of the Malaysian Anti-Corruption Commission Act 2009 (Amended 2018), was launched on a Group-wide basis in year 2020. The ACC Programme is reviewed annually to assess the effectiveness of anti-corruption efforts implemented by the Group.

The ABC Policy was revised on 19 September 2024 to enhance clarity and reinforce requirements, including reporting procedures related to corruption, gratification, and facilitation payments. The Code for Directors was last revised in FY2023 to reflect the relevant updates under the revised Guide on Code for Company Director & Company Secretary, whereas the Code for Employees was last revised in FY2020 to incorporate elements of the ABC Policy.

The COI Policy was newly adopted by the Board on 20 June 2024 to guide the identification and management of COI (including potential, actual, perceived, and persisting) involving all Directors and key senior management of the Company, ensuring that business decisions are made in the best interests of the Group.

All Directors of the Company have signed the Integrity Pledge to demonstrate their personal and collective commitment at the Board level against corrupt practices.

The ABC Policy, Code for Directors and Code for Employees are available on the Company's website at www.ecoworld.my.

Whistleblowing

The Whistleblowing Policy promotes an open working environment where employees and/or stakeholders may report any incident of alleged improper conduct confidentially to the WC without fear of reprisal. The Whistleblowing Policy outlines the procedures for dealing with matters lodged by whistleblowers. The Whistleblowing Policy and written procedures were last revised by the Board in FY2023 to be aligned with the Whistleblower Protection Act 2010.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

The WC is responsible for investigating complaints of alleged improper conduct on an independent and confidential basis, including taking any other necessary action. The WC comprises 3 Independent Directors.

Composition of the WC

Sar Sau Yee
Chairperson, Independent Director

Mrs. Lucy Chong
Member, Independent Director

Dato' Seri Rosman Bin Mohamed
Member, Independent Director

The WC received 1 complaint during FY2024. The WC commenced preliminary investigations but the complaint was withdrawn by the complainant shortly thereafter. Nevertheless, the Board was briefed on the case during the Board meeting held on 19 September 2024.

The Whistleblowing Policy and the TOR of the WC are available on the Company's website at www.ecoworld.my.

Investment Framework

The Board has adopted the Investment Policy in FY2023 which outlines the principles and criteria of investment with the aim to achieve sustainable and profitable returns while minimising risks.

EcoWorld's investment philosophy is rooted in the principles of value investing, which prioritise understanding businesses, seeking a margin of safety, adopting a long-term perspective, emphasising quality management, and financial discipline to drive healthy profits and cash generation.

The IC is responsible for assisting the Board to review and consider investment proposals outside the ordinary course of business of the Group and to make its recommendations on the proposals to the Board for approval. The IC comprises 2 Independent Directors and 1 Management Representative.

Composition of the IC

Low Mei Ling
Chairperson, Senior Independent Director

Sar Sau Yee
Member, Independent Director

Datuk Heah Kok Boon
Member, Management Representative

During FY2024, the Board deliberated on an investment proposal to invest in a digital media art gallery and museum at Bukit Bintang City Centre, which is outside the ordinary course of business of the Group. In this instance, the merits of the proposal were studied by the Board as a whole instead of the IC in view of a COI situation whereby 2 out of the 3 IC members were deemed interested in the proposal. Further details on the digital media art gallery and museum are disclosed under the Chairman's Statement in the Building a Strong Recurrent Income Portfolio section on pages 19 to 20 of this Integrated Annual Report ("IAR").

The TOR of the IC is available on the Company's website at www.ecoworld.my.

Sustainability

The Board and Management are dedicated to advancing sustainability throughout the Group's activities and the communities it serves. The implementation of the Group's business sustainability practices has been overseen by the Sustainability Committee since the year 2017. The Board had on 20 June 2024, adopted the TOR of the Sustainability Committee to formalise their roles and responsibilities, as well as composition and authority.

The Sustainability Report 2024 ("SR 2024") and the Sustainability Statement on pages 41 to 69 of this IAR provides comprehensive information on the Group's sustainability governance framework and efforts.

II. BOARD COMPOSITION

The NC assists the Board in the evaluation of the performance of the Board, Board Committees and individual Directors as well as in the consideration of potential candidates for appointment to the Board. The NC consists exclusively of Independent Directors.

The Board now comprises 11 Directors, with a majority (55%) of Independent Directors and 36% women Directors. Datuk Heah Kok Boon, who is the Alternate Director of Tan Sri Liew, is not taken into account in computing the Board composition.

Following the retirement of the late Dato' Noor Farida Binti Mohd Ariffin at the 50th Annual General Meeting of the Company ("AGM") and the appointment of Nor Rejina Binti Abdul Rahim to the Board on 20 June 2024, changes were also made to the composition of the Board Committees.

Given the recent refreshment in both the composition of the Board and its Board Committees, with the latest Board member having served her role for only 4 months during FY2024, the Board has decided to defer the engagement of independent experts to an appropriate time to ensure a formal and objective Board evaluation, as required under Practice 6.1 of the MCCG. Further details on the annual Board evaluation conducted by the NC are set out in the NC Report on page 98 of this IAR.

The composition, authority, duties and responsibilities of the NC and the summary of work carried out to discharge its duties for FY2024 are set out in the NC Report on pages 94 to 98 of this IAR.

III. REMUNERATION

Remuneration policies and procedures for Directors and Senior Management in the C-Suite category are developed, reviewed, revised and implemented by the RC, which consists exclusively of Independent Directors.

Since the year 2020, the Group has departed from Practice 8.2 of the MCCG which requires disclosure of the remuneration of the top 5 Senior Management personnel on a named basis in bands of RM50,000 as the Board is of the view that such information, if disclosed, raises personal security concerns on the part of the Senior Management personnel and could result in employee poaching by competitors. The alternative form of disclosure (on an unnamed basis in bands of RM50,000) is outlined in the CG Report which is available on the Company's website at www.ecoworld.my.

The detailed composition, authority, duties and responsibilities of the RC and the summary of work carried out to discharge its duties for FY2024 are detailed in the RC Report on pages 99 to 100 of this IAR.

PRINCIPLE B: EFFECTIVE AUDIT AND RISK MANAGEMENT

I. AUDIT COMMITTEE

The AC is made up solely of Independent Directors. In the AC Report on pages 88 to 93 of this IAR, the detailed duties and responsibilities of the AC as well as a summary of the work performed to fulfil its duties for FY2024, are described.

Assessment of Suitability, Objectivity and Independence of the External Auditors

The AC is responsible for the audit quality as well as the suitability, objectivity, effectiveness and independence of external auditors in establishing the standards and reliability of the audited financial

statements and it conducts an assessment annually. The AC ensures that any non-audit services provided by the external auditors do not conflict with their principal role as auditors and that the non-audit fees incurred are not significant (constitute less than 50% of the total amount of audit fees payable to the external auditors).

The Board has in place an External Auditors Assessment Policy ("EAA Policy") which outlines the necessary guidelines and procedures in evaluating the performance of the external auditors. A minimum of 3 years cooling-off period has to be observed before a former partner of the external audit firm can be appointed as a member of the AC. The EAA Policy is available on the Company's website at www.ecoworld.my.

On 6 November 2024, the AC assessed the performance, competency, independence, technical capabilities and resource sufficiency of the external auditors. As part of the assessment, the AC referred to the Annual Transparency Report issued by our external auditors, Baker Tilly Monteiro Heng PLT ("Baker Tilly"). Based on the assessment, the AC was satisfied with the independence and performance of Baker Tilly and recommended to the Board to put forth a proposal for the re-appointment of Baker Tilly at the forthcoming 51st AGM.

Assessment of the Internal Audit Function

The AC is also responsible for assessing the internal audit function, including reviewing the adequacy of scope, functions, competency, resources, and independence carried out by the Group Corporate Governance ("GCG") team.

The internal audit annual plan was reviewed and approved by the AC. GCG reports to the AC on its audit findings on a quarterly basis.

The AC had engaged the Institute of Internal Auditors Malaysia ("IIAM") in FY2023, to perform an external Quality Assurance Review ("QAR") on GCG, based on a self-assessment undertaken by GCG, with independent validation by IIAM on the self-assessment result. The AC noted that based on the QAR, GCG has been assessed to have generally conformed with all applicable standards of the Institute of Internal Auditors ("IIA").

On 6 November 2024, the AC assessed the performance, competency, independence, technical capabilities and resource sufficiency of the GCG team and was satisfied with the overall performance of GCG in FY2024.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

II. RISK MANAGEMENT AND INTERNAL CONTROL FRAMEWORK

The Board is responsible for ensuring both the adequacy and integrity of the Group's internal control systems and the existence of a sound framework for internal controls and risk management.

The Board has in place an effective Enterprise Risk Management ("ERM") framework that outlines the Group's risk management system including risk identification, assessment, management, mitigation, monitoring and governance.

The Risk Management Committee ("RMC") comprising Senior Management and it oversees risk management matters within the Group. The Chairman of the RMC reports to the AC regularly on significant risk management matters, and half-yearly on the Group's aggregated risk position and significant risk issues. The RMC ensures that the implementation of the RMPG is properly carried out throughout the Group by Management. Additionally, the RMC also conducts an annual review of the Group's risk parameters, to ensure that any circumstances which may require a change in the risk appetite are accurately reflected in the risk parameters.

GCG undertakes the internal audit function and assists the AC in assessing the effectiveness of the Group's governance, risk management and internal control processes. The Integrity Team is responsible for the effective operation of the ACC Programme.

The RMC comprises the following members:

Member	Executive Position
Datuk Heah Kok Boon (Chairman)	Chief Financial Officer
Dato' Soo Chan Fai	Group Financial Controller
Dato' Ho Kwee Hong	Divisional General Manager, Eco Central
Phan Yan Chan	Divisional General Manager, Eco South
Lim Eng Tiong	Divisional General Manager, Group Contracts Division
Ong Yew Leng	General Manager, Digital Technology Services

The Group's ERM framework is based on the ISO 31000:2018 Risk Management Guidelines where its elements have been integrated into the Group's RMPG, which was approved by the Board in June 2018. The Group's risk management process and the communication of these risks have been laid out in the RMPG.

The Group's Risk Appetite Statement was issued during FY2022. This statement clearly outlines the amount of risk the Group is willing to take, or the Group's risk capacity. It was issued to provide clear guidelines on the risk parameters that must be observed in the attainment of the Group's strategic goals and targets.

The Group's Risk Appetite Statement is reviewed annually and was last revised in FY2023 to incorporate elements of climate change risk.

During FY2024, the following risk documents were updated:

- Risk Parameters – a new risk factor has been incorporated to enhance assessment; and
- RMPG document – to align with the Group's current practices and updated risk parameters.

EcoWorld recognises the critical significance of adhering to internal control processes. The Group has established the Quality Management System ("QMS") and Environment Management System ("EMS"), both of which have received successful accreditation from SIRIM since the year 2014, aligning with the ISO 9001:2015 standard for QMS and ISO 14001:2015 standard for EMS. A clearly defined set of business operations and processes has been implemented and maintained to foster consistent practices. As part of its commitment to operational excellence, the Group has conducted comprehensive internal audits on a regular basis. The Group Quality Management team diligently examines key processes, identifying opportunities for refinement and addressing any non-conformities. By cultivating a culture of transparency and accountability, the internal audit process not only sustains the Group's certification but also actively contributes to elevating overall quality and customer satisfaction within the organisation.

The Statement on Risk Management and Internal Control found on pages 103 to 112 of this IAR delineates the Group's risk organisational structure, risk management practices, the ERM framework and internal controls within the Group. The function of the internal auditors and the work carried out to discharge their duties for FY2024 are set out in the AC Report on pages 92 to 93 of this IAR.

PRINCIPLE C: INTEGRITY IN CORPORATE REPORTING AND MEANINGFUL RELATIONSHIP WITH STAKEHOLDERS

I. COMMUNICATION WITH STAKEHOLDERS

The Company is committed to maintaining regular, transparent and efficient communication with all our stakeholders, providing a clear representation of our financial, business, operational and sustainability performance. The Company communicates with stakeholders and the public through various channels to ensure effective dissemination of information on our continuous development.

The Group continues to utilise technological advancements to enhance the quality of engagement with shareholders. The Company has fully adopted the Integrated Reporting Framework and issued its first-ever IAR 2023 on 23 February 2024. The IAR improves the quality of information available to investors and promotes greater transparency and accountability.

Communication with Stakeholders

- Integrated Annual Report
- Company website
- Announcements and disclosures to Bursa Malaysia Securities
- AGMs

Communication with Media

- Press Releases
- Press Conferences

Communication with Analysts and Investors

- Investor conferences
- Analyst briefings

II. CONDUCT OF GENERAL MEETINGS

The Board views the shareholders' general meetings as a useful communication platform with its shareholders. To be in line with good corporate governance practices, the Company has provided at least 28 days' notice for its AGMs since the Company's 44th AGM. The Board has also incorporated the 28-day notice period into its Board Charter. All Directors and external auditors are expected to attend all shareholders' meetings and to respond to questions or concerns raised by shareholders at the meetings.

Since the COVID-19 pandemic, the Company has held its AGMs virtually where shareholders were able to participate using remote participation and voting facilities ("RPV"). The Company strived to ensure that the required infrastructure, equipment, and proper settings were in place for seamless meeting proceedings, and took the necessary measures to ensure cyber security practices were in place to address potential cyber threats.

The 50th AGM was live-streamed using the RPV provided by SS E Solutions Sdn. Bhd. via its online meeting platform. During the 50th AGM, in addition to answering questions posed by shareholders, the President & CEO gave a presentation on the performance and outlook of the Group. To encourage shareholders' participation at the 50th AGM, shareholders were allowed to submit questions prior to the 50th AGM electronically by email to eservices@sshshb.com.my.

During the 50th AGM, they were also allowed to submit questions in the form of typed texts through a text box within the meeting platform. Questions submitted by shareholders were read out and answered verbally by the President & CEO. The poll voting results were displayed on the live streaming screen while they were announced by the Chairman of the 50th AGM. The minutes of the 50th AGM including the questions raised at the meeting and the answers provided were uploaded onto the Company's website at www.ecoworld.my on 3 May 2024, which was no later than 30 business days after the conclusion of the 50th AGM.

AUDIT COMMITTEE REPORT

As of the financial year ended 31 October 2024 ("FY2024"), the Audit Committee ("AC") comprises 4 members, all of whom are Independent Directors.

Composition of the AC

Low Mei Ling

Chairperson, Senior Independent Director

Dato' Seri Rosman Bin Mohamed

Member, Independent Director

Ng Soon Lai @ Ng Siek Chuan

Member, Independent Director

Mrs. Lucy Chong

Member, Independent Director

(Appointed on 20 June 2024)

Meetings

During FY2024, the AC held 6 meetings attended by all the AC members and chaired by Low Mei Ling. The attendance record of each AC member is as follows:

Name of AC Member	Attendance
Low Mei Ling	6/6
Dato' Seri Rosman Bin Mohamed	6/6
Ng Soon Lai @ Ng Siek Chuan	6/6
Mrs. Lucy Chong ¹	1/1
The late Dato' Noor Farida Binti Mohd Ariffin ²	4/4

Notes:

¹ Appointed on 20 June 2024.

² Retired from the Board of Directors of the Company ("Board") on 25 March 2024.

The President & Chief Executive Officer, Deputy President & Deputy Chief Executive Officer, Chief Financial Officer, Group Financial Controller, Head of Group Finance and Head of Group Corporate Governance ("GCG") are invited to attend the AC meetings. Other Senior Management members may also be invited to brief the AC on specific matters from time to time.

External auditors are invited to present their audit plan, audit findings, other significant external audit matters, and to assist the AC in evaluating the unaudited quarterly financial reports and statutory financial statements. For the avoidance of doubt, the assistance provided by the external auditors does not constitute a review of the unaudited quarterly financial reports by the external auditors.

The AC Chairperson engages continuously with Senior Management as well as the external and internal auditors to stay up-to-date on matters affecting Eco World Development Group Berhad ("the Company") and its subsidiaries ("the Group"). Where significant issues are identified, the AC Chairperson communicates and consults with the other AC members by means of email or through meetings.

Authority, Duties and Responsibilities of the AC

The AC is governed by its Terms of Reference ("TOR"), which is available on the Company's website at www.ecoworld.my.

The TOR of the AC was revised on 20 June 2024 to (i) reflect the amendments made to the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Malaysia Securities") ("MMLR"), in relation to conflict of interest ("COI"), by expanding the AC scope to cover the review of COI situations (including those that arose or persist, in addition to those that may arise) involving Directors and key senior management, and the measures taken to resolve, eliminate, or mitigate the COI; (ii) incorporate the recommendations made by the Institute of Internal Auditors Malaysia ("IIAM") during the external Quality Assurance Review ("QAR") on the function of internal audits; and (iii) update the duties and responsibilities of the AC in relation to risk management and internal control.

Summary of Work

In line with its responsibilities outlined in its TOR, the AC discharged its functions and duties for FY2024 through the completion of the following work:

1. Financial Statements

- (a) Reviewed the unaudited quarterly financial reports and statutory financial statements prior to recommending to the Board for approval.
- (b) Reviewed matters highlighted by external auditors with regard to the financial statements, discussed with Management and the external auditors the financial reporting standards applied, including the judgments exercised in the application of those standards.
- (c) In addition to the usual updates on financial matters, the following key matters were also deliberated:
 - Impairment assessment of the Group's investment in Eco World International Berhad ("EWI"); and
 - Re-assessment of the Group's investment in EWI upon conclusion of the shareholders' agreement entered into between, amongst others, GuocoLand Limited and the Company.

2. External Audit

- (a) Reviewed the external auditors' audit plan for FY2024 which consists of the risk assessment and audit approach, and scope of work.
- (b) Reviewed the external auditors' audit report which consists of the significant audit findings, potential key audit matters, matters for control improvements, and financial reporting matters.
The audit findings were presented upon the completion of the interim field audit and also upon the completion of the final field audit.
- (c) Noted that in response to an enquiry by the external auditors, the Management, the internal auditors, and the AC members, verbally confirmed that they had no knowledge of any actual, suspected or alleged fraud and non-compliance or suspected non-compliance with laws and regulations affecting the Group.
- (d) Met with external auditors without the presence of Management twice, on 18 September 2024 and 11 December 2024 in order for the external auditors to express any concerns they may have.
- (e) Obtained written assurance of external auditors' professional independence.

- (f) Evaluated the external auditors' suitability, objectivity and independence, taking into consideration their technical competencies, audit quality and manpower resource sufficiency to perform the audit of the Group. The evaluation was performed with reference to the Annual Transparency Report issued by the audit firm. Also reviewed the reasonableness of the audit fees charged against the size and complexity of the Group.
- (g) Reviewed and approved the engagement of external auditors for non-assurance services, to safeguard the independence and objectivity of the audit function by minimising potential COI arising from the performance of non-audit services.
- (h) Subsequent to evaluating the performance and independence of the external auditors, recommended to the Board to propose the re-appointment of the external auditors at the forthcoming 51st Annual General Meeting of the Company.

3. Internal Audit

- (a) Reviewed and approved the internal audit annual plan ("IAAP") proposed by GCG for FY2024 to ensure the adequacy of audit scope and coverage of the Group's activities and that the IAAP remains resilient with regard to potential risks in the business environment.
- (b) Reviewed the internal audit reports prepared by GCG and provided constructive feedback in ensuring the adequacy and effectiveness of governance, risk management and internal control systems of the Group.
- (c) Monitored the outcome of follow-up audits to ascertain the extent of implementation of agreed action plans by Management.
- (d) Held two private sessions with GCG without the presence of Management on 18 September 2024 and 11 December 2024 respectively, in assuring that corporate accountability mechanisms were well-established and functioning as intended, while providing GCG an opportunity to express any concerns they may have.
- (e) Reviewed the external QAR report on GCG, (based on self-assessment with independent validation (SAIV) approach, and deliberated on key observations and recommendations provided by the service provider. Overall, the QAR report concluded that GCG generally conformed to the mandatory elements and standards of the Professional Practices of Internal Auditing (IPPF).

AUDIT COMMITTEE REPORT

- (f) Reviewed and approved the revised Internal Audit Charter and Internal Audit Methodology, which was revised to align with the Global Internal Audit Standards ("GIA Standards") issued by the Institute of Internal Auditors ("IIA") on 9 January 2024.
- (g) Reviewed and approved the Internal Audit Strategic Plan ("IASP") from 2025 to 2027, which outlines the priorities of GCG.
- (h) Reviewed and approved the IAAP for the financial year ending 31 October 2025 ("FY2025") which was prepared based on a risk-based approach.
- (i) Reviewed the related party transactions on a quarterly basis.
- (j) Reviewed and approved the appointment of Chief Audit Executive of the Company with effect from 1 November 2024.
- (k) Evaluated the performance of GCG during FY2024 as well as the adequacy and competency of the GCG's resources to carry out internal audit engagement works. The overall performance of GCG has met the AC's expectation.

4. Risk Management and Internal Control

Discussed and reviewed the following matters with the Chairman of the Risk Management Committee ("RMC"):

- proposed changes to the Risk Management Policy and Guidelines documents to align with the Group's current practices and updated risk parameters, for the Board's approval;
- reports on the Group's risk profile and the mitigation controls implemented to manage identified risks at the second and fourth quarterly AC meetings;
- standardisation of the fraud risk assessment process, with the aim to create a consolidated fraud risk register to facilitate the monitoring of identified risks, controls, and residual risk ratings across similar departments of all the business units;
- proposed changes to the Group's risk parameters including the adoption of a new risk impact factor to measure the risk impact of the Group's gross gearing ratio (including proportionate joint venture borrowings), for the Board's approval;

- proposed assessment on the vulnerabilities of the Group's IT security system towards cyber security threats, and the disaster recovery procedures in place to ensure timely recovery of the Group's operations in the event of a cyber attack;
- the annual updates to the Anti-Corruption Compliance Programme ("ACC Programme") for FY2024 in accordance with the Guidelines on Adequate Procedures issued under Section 17A(5) of the Malaysian Anti-Corruption Commission Act 2009 (Amended 2018) as implemented by the Integrity Team; and
- the proposed ACC Programme for the FY2025.

5. Related Party Transactions ("RPTs")

- (a) Took note of RPTs, both on a quarterly basis and as they arise, to ensure that those transactions were on terms not more favourable than those generally available to the public and are in the best interest of the Group; are fair, reasonable and on normal commercial terms; and are not detrimental to the interests of the minority shareholders of the Company.
- (b) On a quarterly basis, took note of all recurrent RPTs, to ensure that those transactions were in accordance with the mandate approved by the Board and the shareholders, whichever applicable.

6. COI

- (a) Reviewed the COI Policy to ensure that it sets out the guidelines, procedures, appropriate controls and measures to ensure systematic identification and management of potential, actual, perceived or persisting COI in an effective and timely manner, and recommended to the Board for approval and adoption.
- (b) On a quarterly basis, reviewed all COI declarations/confirmations received from the Directors and key senior management of the Company and the measures taken to resolve, eliminate, or mitigate such conflicts.

In respect of the above, details on the COI situations involving Directors and key senior management of the Company for FY2024 are disclosed as follows:

Name & designation	Type of COI & Nature of interest	Details of the COI	Summary of the deliberation and mitigation/action plan agreed by the AC
Dato' Seri Rosman Bin Mohamed (Independent Non-Executive Director)	Potential/Perceived COI Holds directorship in the holding company of a party to a potential land deal with the Company, whereby he has no direct involvement in the deal.	He sits on the Board of Boustead Holdings Berhad ("Boustead") and has been made aware of potential land deals between the Company and the Boustead group of companies. Subsequently, the sale and purchase agreements on the deal have been signed on 6 November 2024 ("Transaction").	There were no actual COI situations as he was merely holding directorship (without shareholding) in both the Company and Boustead. He has declared his directorship in Boustead to the Board of the Company and has maintained his independency by abstaining from deliberation and voting on the Transaction in both Boards.
Tan Sri Dato' Sri Liew Kee Sin (Executive Chairman)	Potential/Perceived COI Holds directorship in EWI, a company engaged in a similar business with the Group, which currently operates in a different geographical location but could potentially compete with the Group if it expands its operations subsequently.	He sits on the Board of EWI, whose core business involves property development outside Malaysia (i.e. United Kingdom and Australia). Currently, EWI is not competing with the Group, but might be competing if it expands its venture subsequently (subject to compliance with the relevant regulations).	The following mitigation plans are in place: (1) Pursuant to the collaboration agreement dated 27 October 2016 entered into between the Company and EWI ("Collaboration Agreement"), the parties have agreed to collaborate and form a strategic alliance, among others, to mitigate any COI situations – in particular, the Company will not undertake any property development or investments in countries other than Malaysia, except through EWI; and EWI will not undertake any property development or investments in Malaysia; (2) Quarterly declaration by him to the AC and the Board of the Company until such potential/perceived COI is no longer relevant; (3) He shall abstain from deliberation should there be any dealings between the Group and EWI; and (4) He has to sign confidentiality agreements.

AUDIT COMMITTEE REPORT

Name & designation	Type of COI & Nature of interest	Details of the COI	Summary of the deliberation and mitigation/action plan agreed by the AC
Datuk Heah Kok Boon (Alternate Director & Chief Financial Officer)	Potential/Perceived COI Holds directorship in EWI, a company engaged in a similar business with the Group, which currently operates in a different geographical location but could potentially compete with the Group if it expands its operations subsequently.	He sits on the Board of EWI, representing Eco World Capital (International) Sdn. Bhd. (a wholly-owned subsidiary of the Company) (currently holds 29% of the shareholdings in EWI). EWI's core business involves property development outside Malaysia (i.e. United Kingdom and Australia). Currently, EWI is not competing with the Group, but might be competing if it expands its venture subsequently (subject to compliance with the relevant regulations).	The following mitigation plans are in place: (1) Pursuant to the Collaboration Agreement, the parties have agreed to collaborate and form a strategic alliance, among others, to mitigate any COI situations – in particular, the Company will not undertake any property development or investments in countries other than Malaysia, except through EWI; and EWI will not undertake any property development or investments in Malaysia; (2) Quarterly declaration by him to the AC and the Board of the Company until such potential/perceived COI is no longer relevant; (3) He shall abstain from deliberation should there be any dealings between the Group and EWI; and (4) He has to sign confidentiality agreements.

7. Other Matters

- (a) Reviewed and recommended to the Board for approval, the revised TOR of the AC, to reflect the amendments made to the MMLR to address issues associated with COI, the QAR on the function of internal audits conducted by the IIAM, and the duties and responsibilities of the AC in relation to risk management and internal control.
- (b) Reviewed the Statement on Risk Management and Internal Control, the Corporate Governance Report ("CG Report") and the Corporate Governance Overview Statement incorporating this AC Report, the Nomination Committee ("NC") Report, the Remuneration Committee Report as well as the Additional Compliance Information and recommended to the Board for approval and inclusion in this Integrated Annual Report.
- (c) Reviewed and recommended to the Board for approval the circular to shareholders in relation to the proposed renewal of shareholders' mandate for recurrent RPTs of a revenue or trading nature.

- (d) Reviewed the revised Anti-Bribery and Anti-Corruption Policy to enhance clarity and reinforce requirements, including reporting procedures related to corruption, gratification, and facilitation payments.

Evaluation of the AC

For FY2024, in view that 2 out of the 3 NC members are also a member of the AC, the assessment of the AC in terms of office, competency and performance was done by all Directors (save for the AC members).

Internal audit function

GCG is the in-house internal audit function established to provide independent and objective assurance on the adequacy and effectiveness of the governance, risk management and internal control systems and processes. The Head of GCG reports functionally to the AC and administratively to the Chief Financial Officer.

The AC reviews GCG's resource requirements, authority and functionality, and staff competency on an annual basis to ensure that the internal audit function is adequately and appropriately resourced and equipped to carry out its duties effectively. The qualifications of the Head of GCG and the departmental resources are comprehensively outlined in the CG Report, which can be accessed on the Company's website at www.ecoworld.my.

GCG conducts its internal audits in accordance with the approved IAAP 2024 approved by the AC on 13 December 2023. The IAAP 2024 was developed based on a risk-based approach while the COSO Internal Control – Integrated Framework Principles was used to assess the adequacy and effectiveness of internal controls. The IAAP 2024 also took into consideration the Group's key strategies, AC's and Management's feedback on their areas of concerns and potential risks. GCG is guided by the Audit Charter and Audit Methodology, which was revised during the year to align with the newly issued GIA Standards issued in January 2024 by IIA.

The works carried out by GCG for FY2024 included the following:

- Developed the risk-based IAAP 2024 for FY2024 and revised the IAAP 2024 accordingly, taking into consideration of the latest developments surrounding the business operating environment, and the needs to address uncertainties and concerns arising from current audits;
- Reviewed and tested the system of internal control on key operating processes based on the approved IAAP using a risk-based approach and progressively issued detailed internal audit reports to the AC;
- Follow-up audits were conducted to assess the implementation status of recommendations from previous audits;
- During FY2024, GCG completed 10 assurance assignments, focusing on key processes within both support units and business units across the Northern, Southern and Central regions. These reports together with follow-up reports were tabled at the quarterly AC meetings for deliberation;

- Reviewed RPTs quarterly to ensure that they were carried out on normal commercial terms and not under terms more favourable than those generally available to the public;
- Reviewed recurrent RPTs quarterly in line with the guidelines set out in the Board's mandate and the circular to shareholders for recurrent RPTs of a revenue or trading nature;
- Reviewed the automation processes and procurement of new systems to complement the digitalisation journey of the Group, ensuring that all necessary control elements are embedded in the new systems and processes which are being automated;
- Explored the use of technology on a continuous basis to enable a more frequent and real-time performance of audit-related activities;
- Updated the Internal Audit Charter and Internal Audit Methodology to align with the GIA Standards issued by the IIA on 9 January 2024; and
- Developed the IASP from 2025 to 2027 to focus on (i) enhancing the efficiency of core processes; (ii) strengthening risk management and control framework; and (iii) driving innovation and IT knowledge enhancement in auditing, and recommended to the AC for approval.

The total cost incurred in maintaining the internal audit function for FY2024 was RM0.94 million (FY2023: RM0.84 million).

NOMINATION COMMITTEE REPORT

As of the financial year ended 31 October 2024 ("FY2024"), the Nomination Committee ("NC") comprises 3 members, all of whom are Independent Directors.

Composition of the NC

Mrs. Lucy Chong
Chairperson, Independent Director

Sar Sau Yee
Member, Independent Director

Ng Soon Lai @ Ng Siek Chuan
Member, Independent Director
(Appointed on 20 June 2024)

During FY2024, the NC held 3 meetings chaired by Mrs. Lucy Chong. Save for Ng Soon Lai @ Ng Siek Chuan who was appointed on 20 June 2024, all NC members attended the NC meetings during their tenure in FY2024. The attendance record of each NC member is as follows:

Name of NC Member	Attendance
Mrs. Lucy Chong	3/3
Sar Sau Yee	3/3
Ng Soon Lai @ Ng Siek Chuan ¹	0/0
The late Dato' Noor Farida Binti Mohd Ariffin ²	2/2

Notes:

¹ Appointed on 20 June 2024. There were no NC meetings held since then.

² Retired from the Board of Directors of the Company ("Board") on 25 March 2024.

Authority, Duties and Responsibilities of the NC

In overseeing the selection of Directors, the NC ensures that the composition of the Board comprises an appropriate mix of skills, knowledge, experience, independence, core competencies and diversity and that there are succession plans in place for Directors and Senior Management. The NC is governed by its Terms of Reference ("TOR") which is available on the Company's website at www.ecoworld.my.

The TOR of the NC was last revised on 14 December 2023 to reflect the amendments to the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Malaysia Securities") ("MMLR"), in relation to conflict of interest ("COI") involving Directors and key senior management, and to formalise the recommendation on the appointment of a Senior Independent Director as part of the NC's duties and responsibilities.

Summary of Work

The NC carried out the following work in discharging its duties for FY2024:

1. Composition of the Board and Board Committees

- Reviewed and assessed the profile, potential COI as well as fitness and probity of Nor Rejina Binti Abdul Rahim ("Ms. Rejina") and, recommended her appointment as an Independent Director to the Board for approval.
- Reviewed the changes in the composition of the Board Committees, including the Audit Committee ("AC"), NC, and Remuneration Committee, and recommended to the Board for approval.

2. Retirement and Re-election

Prior to recommending the re-election of the Directors to be tabled at the forthcoming 51st Annual General Meeting of the Company ("AGM"), the NC also reviewed and assessed the retiring Directors in terms of their performance and contribution. The assessment took into consideration the criteria prescribed in the Directors' Fit and Proper Policy ("Fit & Proper Policy").

3. Annual Performance Assessment

- The questionnaires in the evaluation forms were reviewed prior to undertaking the evaluation process. The evaluation forms were amended to align with the COI Policy, and the revised duties and responsibilities of the AC in relation to risk management and internal control.
- The Board was evaluated in terms of the required mix of skills, expertise, composition, size and experience.
- The performance of Directors was reviewed whereby each Director underwent an evaluation process involving self-assessment.
- The independence of the Independent Directors was evaluated based on the criteria of the MMLR.
- The effectiveness of the Board and Board Committees in carrying out their respective duties was evaluated.
- The term of office, competency and performance of the AC were reviewed.
- The competency of the Company Secretaries was evaluated along with their performance.

4. Succession Planning

- (a) Noted on the succession planning for management with focus on human capital planning and development.
- (b) Reviewed the proposed extension of employment for the President & Chief Executive Officer ("President & CEO") of the Group (referring to Eco World Development Group Berhad ("the Company") and its subsidiaries), who has attained the legal retirement age, and recommended to the Board for approval. This proposal is to enable the Group to continue to benefit from his leadership and vast experience in the property industry as well as allow more time for succession planning.

5. Other Matters

The NC Report was reviewed and issued for inclusion in this Integrated Annual Report ("IAR").

Board Composition

The Board

To ensure the Board efficiently discharges its duties, the NC annually reviews the structure, size and composition of the Board.

Following the changes to the Board composition in FY2024 as noted below:

- retirement of the late Dato' Noor Farida Binti Mohd Ariffin as Independent Director on 25 March 2024; and
- appointment of Ms. Rejina as Independent Director on 20 June 2024,

the Board now comprises 11 Directors, with a majority (55%) of Independent Directors and 36% women Directors. Datuk Heah Kok Boon who is the Alternate Director to Tan Sri Dato' Sri Liew Kee Sin, is not taken into account in computing Board composition.

Independent Directors

According to Practice 5.3 of the MCCG, the tenure of an independent director shall not exceed a cumulative term limit of 9 years. Upon completion of the 9 years, an independent director may continue to serve on the board as a non-independent director. If the board intends to retain an independent director beyond the 9-year tenure (but shall not exceed 12 years), it should justify and seek annual shareholders' approval through a two-tier voting process subject to prior assessment by the NC.

None of the existing Independent Directors have served on the Board for more than 9 years.

Board Diversity

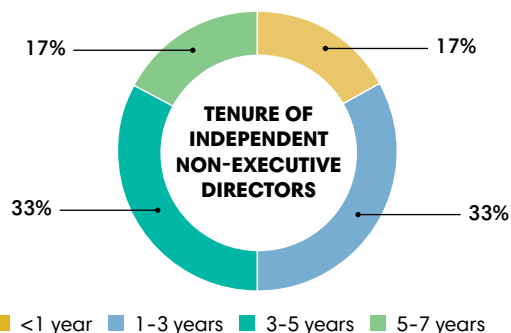
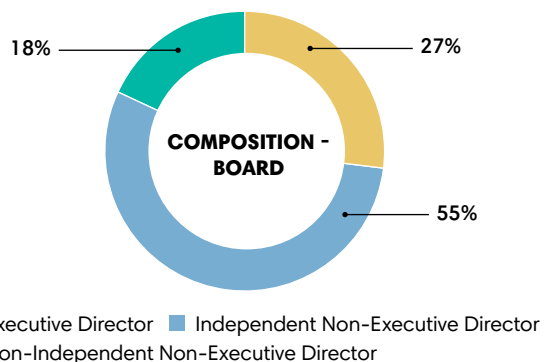
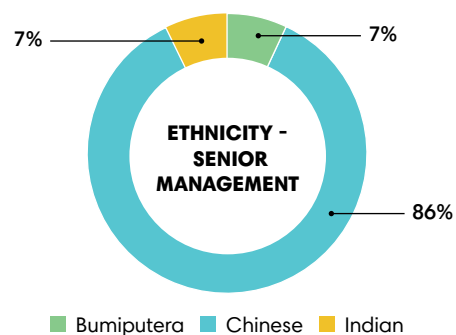
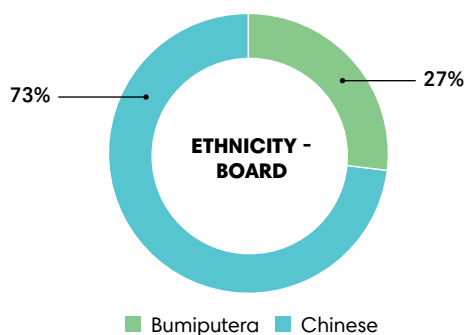
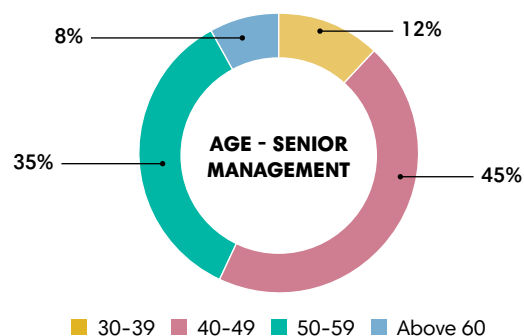
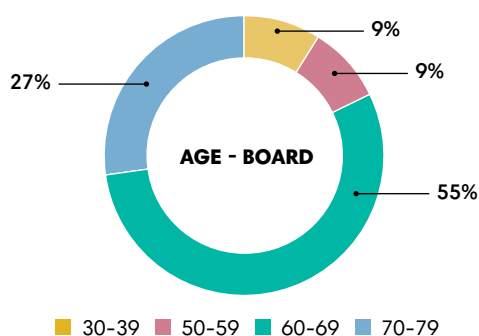
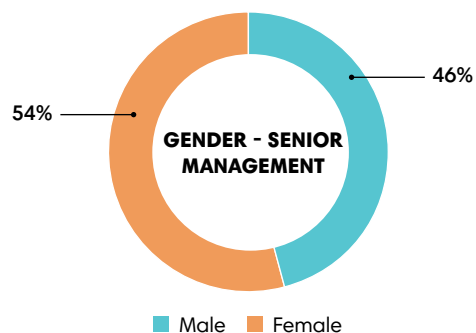
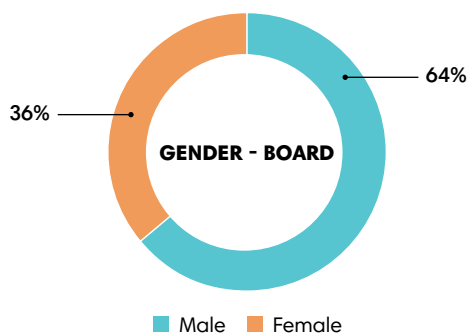
The Board recognises that diversity in perspective, skills, experience, expertise, age and gender as well as the requisite independence among Board members ensures the competitive advantage of the Group in the industry. As such, the Board adopted an Equality, Diversity and Inclusion ("EDI") Policy with the aim of maintaining a Board comprising Directors from a diverse blend of backgrounds for its successful functioning. The Fit & Proper Policy was also adopted to serve as a guide to ensure all Directors of the Group have the requisite character, experience, integrity, competence, and time to effectively discharge their roles as Directors of the Group.

The Fit & Proper Policy was last revised in FY2024 to include the requirement of conducting background checks on board candidates as part of the pre-requisites prior to their appointments.

Both the Fit & Proper Policy and the EDI Policy are available on the Company's website at www.ecoworld.my.

NOMINATION COMMITTEE REPORT

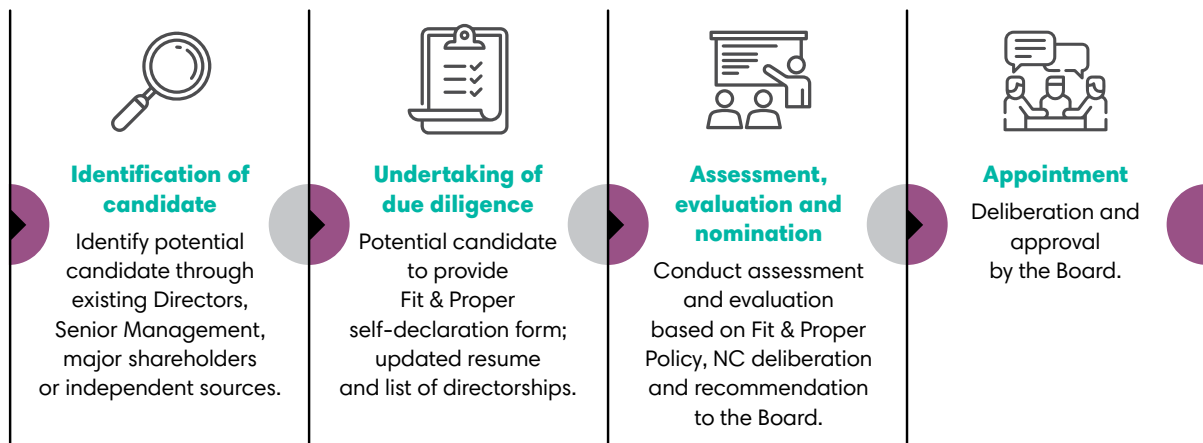
The Group also views gender diversity as an essential element for a dynamic workplace. As of FY2024, the Group has 36% women Directors and 54% women in Senior Management, a testament to the Group's commitment to gender diversity and successful implementation of the gender diversity principles espoused in the EDI Policy, thus achieving a balanced gender ratio. The profile of the Board and Senior Management is summarised as below:



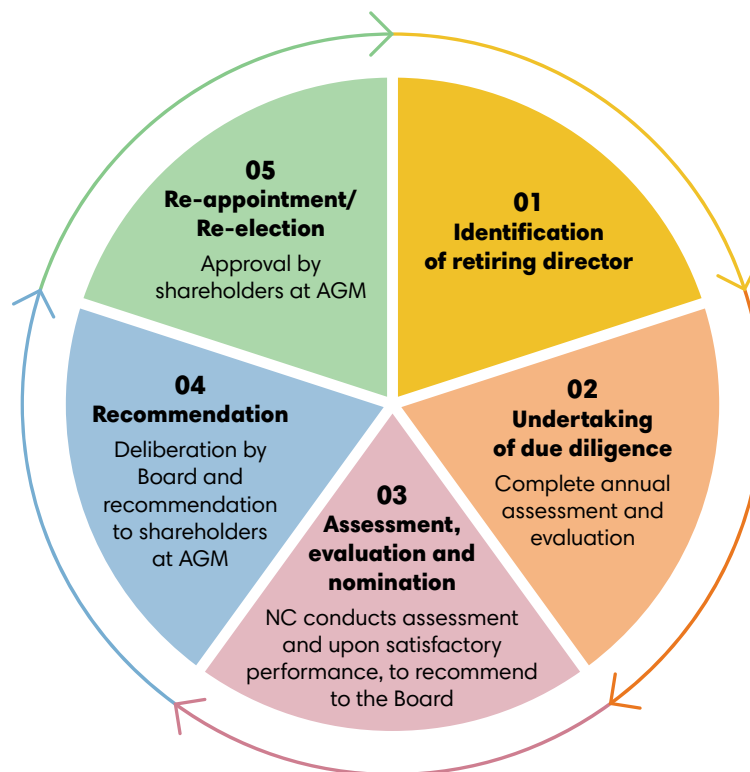
Board Selection, Appointment, Re-appointment and Re-election

The Fit & Proper Policy was adopted on 16 June 2022 and includes guidelines and methods to ensure a formal, rigorous and transparent process for the appointment, re-appointment and/or re-election of Directors of the Group. The processes and procedures for the appointment, re-appointment and/or re-election of Directors of the Company are illustrated as follows:

1. Appointment of Director



2. Re-appointment and/or re-election of existing Director



NOMINATION COMMITTEE REPORT

In appointing Directors, certain factors are considered by the NC. These include background, knowledge, fit and proper criteria (integrity, competency, experience and commitment), potential contribution to the Group, the current composition of the Board and Board Committees, the current and future needs of the Group, boardroom diversity, tenure of each Director, any existing or potential COI, and for appointment as Independent Directors, the candidates' independence. This is in line with the Group's practice of being an equal opportunity employer where all appointments are strictly based on merit.

For the recommendation on the re-election of retiring Directors, a satisfactory evaluation based on performance and contribution to the Board is required. The assessment and recommendation of the NC and the Board on the proposed re-election of the retiring Directors at the forthcoming 51st AGM are set out in the explanatory notes to the Notice of the 51st AGM. The profiles of the retiring Directors are set out in the Board Profiles on pages 71 to 73 and 75 of this Integrated Annual Report ("IAR").

Board Evaluation

The Board has deferred the engagement of independent experts to perform a Board evaluation as mentioned on page 85 of this IAR. For FY2024, the NC continued to carry out the annual assessment and evaluation of the Board and Board Committees in terms of its effectiveness in areas including responsibilities, composition, decision-making and boardroom activities. This also included reviewing its performance in addressing the Company's material sustainability risks and opportunities.

The Board and Board Committees were assessed collectively, based on structure, processes and responsibilities. The individual Directors self-assessed their commitment, integrity, skills, contribution, performance, character and personality, COI, as well as understanding of the Group's environmental, social & governance strategy. With regard to Independent Directors, their independence was also assessed.

The NC had on 6 November 2024 reviewed and updated the questionnaires in the performance evaluation forms to ensure that they remained relevant.

The evaluation results were reviewed by the NC. Upon assessing the results, the NC concluded that they were generally satisfied with the effectiveness of the Board as a whole as well as the effectiveness of various committees. The NC was also satisfied with the contribution and performance of each Director, the Chairman of the Board, the current size and composition of the Board as well as their skill sets, and the independence of the Independent Directors.

The Corporate Governance Report sets out the details of the processes and criteria used in the evaluation as well as the evaluation results, which is available on the Company's website at www.ecoworld.my.

REMUNERATION COMMITTEE REPORT

As of the financial year ended 31 October 2024 ("FY2024"), the Remuneration Committee ("RC") comprises 3 members, all of whom are Independent Directors.

Composition of the RC

Dato' Seri Rosman Bin Mohamed
Chairman, Independent Director
(Appointed on 20 June 2024)

Low Mei Ling
Member, Senior Independent Director

Nor Rejina Binti Abdul Rahim
Member, Independent Director
(Appointed on 20 June 2024)

During FY2024, the RC held 1 meeting on 12 December 2023 attended by all 3 members and chaired by the late Dato' Noor Farida Binti Mohd Ariffin. The attendance record of each RC member is as follows:

Name of RC Member	Attendance
Dato' Seri Rosman Bin Mohamed ¹	0/0
Low Mei Ling	1/1
Nor Rejina Binti Abdul Rahim ¹	0/0
The late Dato' Noor Farida Binti Mohd Ariffin ²	1/1
Mrs. Lucy Chong ³	1/1

Notes:

¹ Appointed on 20 June 2024. There were no RC meetings held since then.

² Retired from the Board of Directors of the Company ("Board") on 25 March 2024.

³ Ceased as RC member on 20 June 2024.

Authority, Duties and Responsibilities of the RC

The role of the RC is to establish, review and recommend to the Board, remuneration policies for Directors and Senior Management in the C-Suite category ("C-Suite Management Personnel"). The RC is governed by its Terms of Reference ("TOR") which is available on the Company's website at www.ecoworld.my.

Summary of Work

The RC performed the following work in discharging its duties for FY2024:

1. Remuneration Matters

Reviewed the proposed payment of remuneration (including Directors' fees, meeting allowance and security fees) of the Non-Executive Directors to reflect the experience and time demanded to discharge their duties and responsibilities undertaken and recommended to the Board to propose to shareholders for approval.

2. Additional Benefits

Reviewed the proposed payment of performance incentive schemes to the C-Suite Management Personnel and employees of the Group as well as special bonus to the Executive Chairman and President & Chief Executive Officer, and recommended to the Board for approval.

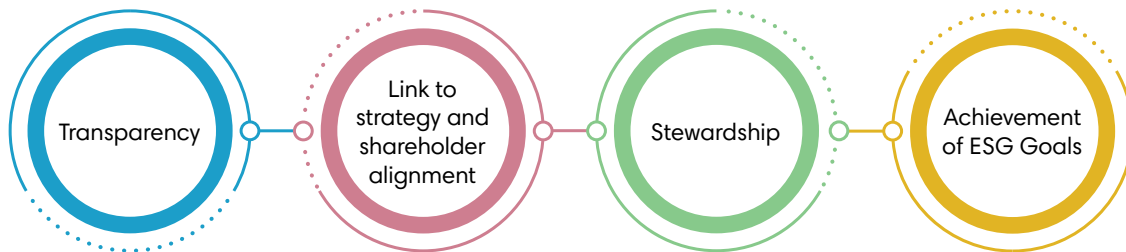
3. Other Matters

Reviewed and issued this RC Report for inclusion in the Integrated Annual Report.

REMUNERATION COMMITTEE REPORT

Remuneration Policy and Procedures for Directors and C-Suite Management Personnel

The Director's and C-Suite Remuneration Policies are guided by these principles:



The remuneration packages for both Executive Directors and C-Suite Management Personnel reward both corporate and individual performance and comprise both fixed and variable elements. The remuneration is competitive and consistent with industry standards as well as the complexity of the business and the role. Executive Directors do not deliberate on their own remuneration and excuse themselves from the meeting during the relevant agenda.

The remuneration packages of the Non-Executive Directors comprise a fixed fee, meeting allowances and benefits that are not linked to financial results. The remuneration packages are structured to reflect the roles, responsibilities, experience required and time demanded in discharging their duties and responsibilities. The remuneration payable to the Non-Executive Directors is subject to the approval of shareholders at the Company's annual general meeting ("AGM"). Directors who are also shareholders will abstain from voting at the AGM to approve their own remuneration.

The Directors' Remuneration Policy and the C-Suite Remuneration Policy are available on the Company's website at www.ecoworld.my.

Remuneration of Directors and Top 5 Senior Management Personnel

The remuneration of Directors on a named basis for FY2024 is disclosed in the CG Report which is available on the Company's website at www.ecoworld.my.

As explained in the Corporate Governance Overview Statement, the Board has decided not to apply Practice 8.2 of the Malaysian Code on Corporate Governance which requires the disclosure of the remuneration of the top 5 Senior Management personnel on a named basis in bands of RM50,000. The alternative form of disclosure is set out in the Corporate Governance Report which is available on the Company's website at www.ecoworld.my.

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The Directors are responsible to ensure that the financial statements give a true and fair view of the state of affairs of the Group and of the Company as at the end of each financial year, and of the results and cash flows of the Group and of the Company for that year then ended.

The Directors consider that in preparing the financial statements:

- The Group and the Company have used appropriate accounting policies that are consistently applied;
- Reasonable and prudent judgments and estimates have been made; and
- All applicable approved accounting standards in Malaysia have been adhered to.

The Directors are responsible for ensuring that the Company maintains accounting records that disclose the financial position of the Group and of the Company with reasonable accuracy, and that the financial statements comply with regulatory requirements.

The Directors have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Group and of the Company and to prevent and detect fraud and other irregularities.

ADDITIONAL COMPLIANCE INFORMATION

UTILISATION OF PROCEEDS

There were no proceeds raised from any corporate proposal during the financial year ended 31 October 2024.

AUDIT AND NON-AUDIT FEES

The amount of audit fees and non-audit fees paid or payable to the Company's external auditors and a firm affiliated to the external auditors' firm by the Group and the Company for the financial year ended 31 October 2024 are as follows:

	Group (RM)	Company (RM)
Audit Fees	720,500	207,000
Non-audit Fees	46,200	6,000
Total	766,700	213,000

RECURRENT RELATED PARTY TRANSACTIONS OF REVENUE OR TRADING NATURE

At the last Annual General Meeting held on 25 March 2024, the Company had obtained a general mandate from its shareholders for the Company and its subsidiaries to enter into recurrent related party transactions of a revenue or trading nature ("RRPT Mandate").

The details of the recurrent related party transactions conducted during the financial year ended 31 October 2024 pursuant to the RRPT Mandate are disclosed in page 174, Note 37(b) to the financial statements in this Annual Report.

The aggregate value of the recurrent related party transactions of a revenue or trading nature conducted pursuant to the RRPT Mandate for the financial year ended 31 October 2024 did not exceed 10% of the percentage ratios as prescribed under Section 3.3(a) of the Practice Note 12 of Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

MATERIAL CONTRACTS

Save as disclosed in Note 37 to the financial statements in this Annual Report, there were no material contracts entered into by the Company and its subsidiaries involving Directors' and major shareholders' interest which were still subsisting as at the end of the financial year or which were entered into since the end of the previous financial year.

STATEMENT ON RISK MANAGEMENT & INTERNAL CONTROL

The Board of EcoWorld Malaysia is pleased to present our Statement on Risk Management and Internal Control for the financial year ended 31 October 2024. The Statement is in line with Paragraph 15.26(b) of the Main Market Listing Requirements of Bursa Malaysia and in compliance with the Statement on Risk Management and Internal Control: Guidelines for Directors of Listed Issuers endorsed by Bursa Malaysia.

The Group also complies with Principle B of the Malaysian Code on Corporate Governance 2021 which requires the Board of a listed issuer to establish and maintain a sound risk management framework and internal control system.

BOARD RESPONSIBILITY

A governance structure has been established by the Board to ensure the effective oversight of risks and internal controls within the Group at all levels, including fraud risk, corruption risk and climate-related risks and opportunities.







The Board is assisted by the Audit Committee (“AC”), which is empowered by its terms of reference to ensure independent oversight of internal control and risk management. Notwithstanding this, the Board affirms its commitment and acknowledges its responsibility for ensuring and maintaining a sound risk management framework and internal control system. The Board is also cognisant of its role in setting the tone and in nurturing a culture towards managing key risks to achieve the Group’s business objectives.

Due to the inherent limitations in any system of internal control and risk management, the Board recognises that the Group’s risk management framework and internal control system are designed to manage or mitigate, rather than eliminate, risks that may hinder the Group from achieving its goals and business objectives. Hence, the system provides reasonable but not absolute assurance against any occurrence of material misstatement, loss or fraud.

MANAGEMENT RESPONSIBILITY

The Management is responsible in ensuring the effective implementation of approved frameworks, policies and procedures related to risk management and internal controls. The Management is also responsible for continuously monitoring the residual risks that may impede the Group’s goals and objectives as well as taking timely and proper remedial actions to address any deficiencies and non-compliance with internal controls.

Management’s responsibilities include but are not limited to:

-  Implementing and executing policies approved by the Board;
-  Designing, implementing and monitoring the effective implementation of risk management and internal control systems;
-  Identifying and assessing risks that are pertinent to the Group’s business objectives and strategies;
-  Developing relevant policies and procedures to manage risks in accordance with the Group’s strategic vision and overall risk appetite;
-  Implementing remedial actions to address compliance deficiencies as directed by the Board; and
-  Reporting in a timely manner to the Board any changes to risks and the corrective actions taken.

STATEMENT ON RISK MANAGEMENT & INTERNAL CONTROL

RISK MANAGEMENT AND INTERNAL CONTROL SYSTEM






I RISK MANAGEMENT

Risk Management Framework

The Group adopts an Enterprise Risk Management (“**ERM**”) framework, which includes fraud risk management. The framework is benchmarked against the ISO 31000:2018 Risk Management – Guidelines and is embedded into the Group’s key activities, initiatives and processes.

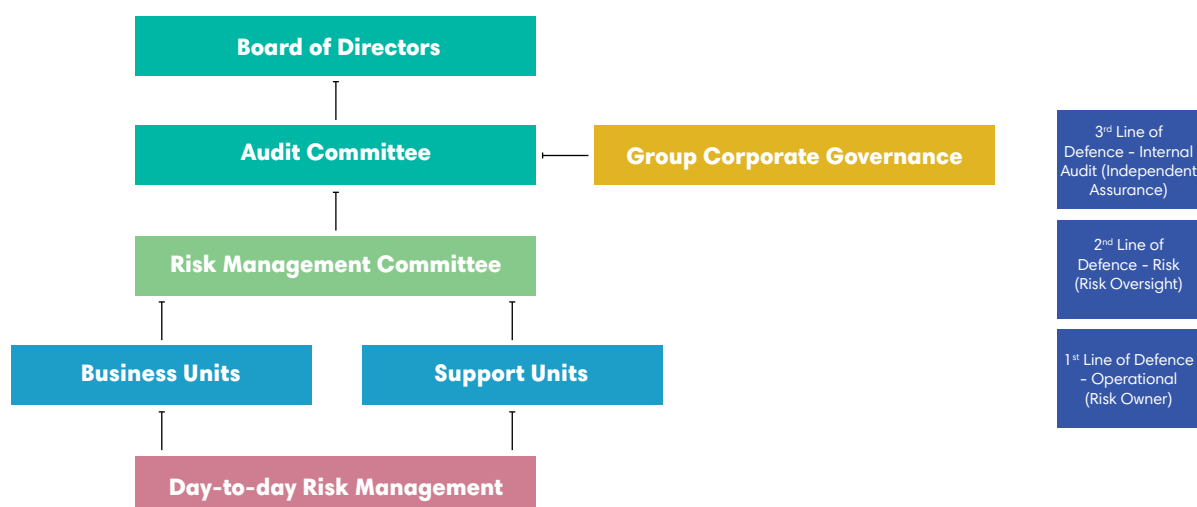
The ERM framework provides a standard and consistent approach to implementing risk management process across the Group. It outlines the processes for identifying, assessing, treating and managing risks that may affect the achievement of business objectives. The ERM framework is constantly reviewed to ensure its robustness in addressing evolving business challenges and changes.

Under the framework, risks are categorised according to strategic, operational, financial and compliance matters based on the Group’s business objectives. The ERM framework comprises five elements, as outlined below. It is structured to align with the Group’s strategy, processes, people, technology and knowledge with the purpose of evaluating and managing the risks faced when carrying out its operations.

ERM Framework Element	Description
 Risk Governance	Establish an approach to develop, support and embed risk strategy and accountability
 Risk Assessment	Identify and analyse risks (including fraud risk) across the Group
 Control Activities	Develop and deploy control activities to mitigate the risk identified
 Information & Communication	Continuous communication to obtain information to support risk management
 Monitoring Activities	Report, monitor and conduct activities to provide insight on risk management strengths and weaknesses

Risk Management Oversight

The diagram below provides an overview of the Group’s governance structure for risk management:



The Risk Management Committee (“**RMC**”) oversees risk management matters within the Group. Members of the RMC comprise senior management from all business units and relevant Head Office support units. It is chaired by the Chief Financial Officer who reports to the AC on behalf of the RMC.

The RMC meets on a quarterly basis and the RMC meeting minutes are presented to the AC at its quarterly meetings for clarifications and comments. The Group's aggregated risk position and specific significant risk issues are reported to the AC on a half-yearly basis.

The RMC is assisted by a risk coordinator who acts as the focal point for all risk management activities within the Group.

Day-to-day risk management responsibilities reside with the respective business units and support units, where action plans are developed and implemented to manage and mitigate risks.

Risk Management Process

The risk management framework outlines the context of risk in relation to the Group's business and sets out the process for risk identification, assessment and management with continuous monitoring, review and communication.

All key risks identified are captured in a risk template and reviewed by the heads of business units and support units. The risk template includes detailed assessments of the risks and the corresponding mitigating controls implemented or to be implemented to address the risks.

All key risks are consolidated and presented for deliberation at the quarterly RMC meetings. Significant risk management matters and meeting minutes are shared with the AC every quarter, allowing AC members to seek clarification and address concerns promptly. Key findings on significant risk issues, along with updates on RMC activities are presented to the AC at least twice a year to ensure its continued application and relevance.

Risk Appetite and Tolerance

The Board, through the RMC, establishes the risk appetite and risk parameters for the Group and its joint ventures. As an integral part of the ERM framework, risk appetite sets the tone for risk-taking in general and provides guidance on assessing whether the Group operates within acceptable limits while pursuing its strategic objectives.

Defined risk parameters are aligned with the Group's risk appetite. They serve as a guide for consistent evaluation of risks and the prioritisation of risk mitigation actions. Both financial and non-financial risk parameters are reviewed by the Management and RMC as needed, ensuring that they reflect changes in risk appetite or circumstances in a fair and timely manner.

II KEY RISKS

Risk identification and assessment are conducted on an ongoing basis for existing, new and emerging risks, to evaluate their impact on financial performance and operations across the Group. Details on the management of our key risks can be found on "Our Key Risks and Their Impacts" on page 37.

Our Key Risks and Their Impacts:

1 Acquisition of unsuitable land

Risk category: Strategic Risk

Risk trend: Unchanged

Description

Landbank in strategic locations is crucial for the success and sustainability of the Group's operations. The Group is committed to sourcing deforestation-free and peat-free land for future development, aligning with ESG principles.

Land acquisition requires substantial capital allocations, sourced either internally or through external financing. Acquiring unsuitable land such as peatland with high carbon content, may deter financial institutions from financing the acquisition due to ESG considerations.

Additionally, land with hidden adverse topography features, encumbrances, or inflated prices due to overly optimistic commercial projections can erode profit margins, leading to project losses, or tie up cash for extended periods.

Impact on value creation

- Delay in project launches and development plans.
- Adverse impact on financial performance and returns on investment.

Capitals impacted

Financial, Manufactured, Natural, Social and Relationship

Mitigation actions

Thorough feasibility studies, land searches and market surveys are conducted prior to each land acquisition to ensure acquisition of the right land at the right price and time. This involves the following actions:

- Detailed business projections covering cash flow projections, payback period and internal rate of return will be prepared, evaluated and considered.
- Carry out studies on site accessibility, land condition, topography of the area and statutory requirements (e.g. condition of land use). Experienced consultants are engaged at the inception stage to perform due diligence including land searches.

STATEMENT ON RISK MANAGEMENT & INTERNAL CONTROL

- Complement the feasibility studies with analysis of property trends, historical cost data and information obtained from local agencies and neighbouring developments.

2 Liquidity

Risk category: Financial Risk

Risk trend: Unchanged

Description

In addition to cash generated from sales, the Group's operations are funded by a combination of equity and borrowings. Maintaining sufficient liquidity enables the Group to fund its development, overheads and financing costs across various projects. Adequate funding is also critical for pursuing strategic opportunities, including acquiring new landbanks, investment in joint ventures and exploring new business ventures.

Impact on value creation

- Insufficient funding may impede both existing and future development projects, causing delays or deferment of project completion and new launches.
- Could affect the Group's ability to service loan repayments.
- May result in an adverse impact on the Group's credit rating.

Capitals impacted

Financial

Mitigation actions

- Closely monitor cash flow requirements to ensure adequate financial facilities are available to support current and future needs.
- Maintain sufficient financial facilities to provide access to ready funds as needed.
- Foster strong relationships with key bankers to stay informed about lending appetites and priorities, and regularly explore new funding opportunities in the capital market.
- Undertake continuous financial planning to consider contractual obligations, assess financial impact and liquidity needs, and optimise assets to maintain healthy cash flow while adhering to financial covenants.
- Monitor gearing ratio regularly through effective credit utilisation to ensure leverage remains within acceptable levels and aligns with Group's growth aspirations and repayment capabilities.
- Ensure liquidity by continuously monetising unsold completed stocks into cash.

- Exercise financial discipline by achieving cost-effectiveness through the ongoing digitalisation of processes to enhance efficiency and effectiveness, translating to cash preservation.
- Strengthen the Group's financial performance to ensure long-term sustainable growth by increasing contributions across our five revenue pillars from all business units across all regions.
- Build strategic relationships with like-minded partners as part of the Group's Partnership-for-Growth business model, fostering collaboration on joint development projects when promising opportunities arise.

3 Weak Market Sentiment

Risk category: Strategic Risk

Risk trend: Unchanged

Description

Weak market sentiment among purchasers and investors presents a potential challenge to the Group's businesses. A cautious approach by purchasers and investors can lead to slower decision-making, thereby impacting sales performance. Additionally, intensified competition among property developers may exert pressure on profit margins, necessitating strategic pricing and enhanced value propositions. Prolonged weak sentiment could also result in slower sales cycles, which may negatively affect cashflow.

Impact on value creation

- Reduced profit margins and adverse impact on cashflow.
- Poor sales performance due to weak market demand.

Capitals impacted

Financial, Intellectual, Social and Relationship

Mitigation actions

- Remain vigilant by closely monitoring factors influencing market sentiment, including economic indicators, geopolitical events, government policies and consumer behaviour.
- Expand the Group's product portfolio to cater to various market segments, such as first-time homebuyers, upgraders, and industrial clients. For example, the duduk series comprising attainable apartments was launched across all three regions, targeting urban homeowners across generations.
- Cater to strong demand in the high technology industrial segment through the launch of the Group's fifth revenue pillar, **QUANTUM**, to serve a wide range of players in the digital and high-tech sectors.

- Collaborate with financial institutions to offer purchasers special end-financing packages for projects with green certification, aligning with the Group's ESG commitment.
- Continue advancing digitalisation within the Group to enhance customer experience through online sales booking and responsive after-sales service.
- Implement innovative and aggressive marketing strategies to attract a broader audience of property purchasers.

4 Increasing cost of construction

Risk category: Strategic Risk

Risk trend: Unchanged

Description

The Group's ability to achieve its targeted profitability is directly influenced by construction cost, which primarily consists of payments to contractors and cost of building materials such as steel bars, bricks, cement and steel reinforcement mesh.

Impact on value creation

- Adverse fluctuation in building material prices affects the Group's profitability.
- Increase in contractors' tender prices also impacts the Group's profitability.

Capitals impacted

Financial, Intellectual, Manufactured, Natural

Mitigation actions

- Implement value engineering to enhance building design efficiency, optimising material use without compromising quality.
- Invite contractors with proven track records to pre-tender for upcoming projects, thus allowing for more accurate estimates of contract costs before project launches.
- The contracts division and business units maintain strict oversight of cost surges during construction stage.
- Continuously monitor and track actual construction cost against project budgets to promptly address significant variances with remedial action.
- The Group's trading arm remains informed of market trends and actively sources alternative building material suppliers offering competitive prices.
- Broaden existing suppliers pool to include providers of eco-friendly building materials and goods at competitive prices as part of supply chain management.
- Consolidate materials purchase requirements across the Group's projects to enable bulk purchase negotiation to secure favourable rates.

5 Non-performing contractors

Risk category: Operational Risk

Risk trend: Unchanged

Description

The capability of contractors to manage health and safety aspects of construction sites is crucial. Poor performing contractors can lead to site safety and work quality issues, cost overruns and project delays.

Impact on value creation

- Stop work orders issued due to serious site incidents can cause delay on construction progress.
- Unsafe practices on site increase the risk of injuries to workers.
- Delay in project completion may result in liquidated ascertained damages payable to purchasers.
- Mishandling of construction waste disposal could cause environmental harm or incur fines and penalties due to non-compliance of regulatory requirements.
- Poor-quality of products delivered may result in reputational damage.

Capitals impacted

Intellectual, Manufactured, Human

Mitigation actions

- Conduct rigorous pre-qualification processes for contractors, reviewing their track record, to ensure a strong history of timely and high-quality project delivery. Assess contractors' health and safety practices, financial stability, project management capabilities and ESG consciousness.
- Implement systematic monitoring of contractor performance throughout the construction stages to identify early signs of contractor underperformance, such as delays in resource mobilisation or missed key milestones, which could disrupt work.
- Utilise e-ITP system to efficiently track progress and manage site works.
- Conduct biannual evaluations of the awarded contractors to ensure continuous assessment and improvement.
- Require active contractors to undergo fresh pre-qualification assessments every five years, while non-active contractors are re-evaluated when awarded new contracts.
- Perform ESG risk and climate maturity assessments on contractors and suppliers to evaluate their awareness of and compliance with ESG-related matters.

STATEMENT ON RISK MANAGEMENT & INTERNAL CONTROL

6 Lack of interest from investors

Risk category: Strategic Risk

Risk trend: Unchanged

Description

Attracting investors to the commercial components of the Group's projects and business parks is critical to maintaining healthy occupancy rates, which are essential for sustaining the project's commercial value.

Impact on value creation

- Tied-up funds resulting from accumulated unsold completed stock.
- Adverse impact on the Group's performance, reducing its market attractiveness and eroding stakeholder confidence.

Capitals impacted

Financial, Intellectual, Social and Relationship

Mitigation actions

- The experienced design and planning team collaborates closely with the marketing team and external consultants to develop masterplans with the right product mix that are aligned with current market demand.
- Conduct thorough market research on the surrounding area and regions, including the corporate or investment strategies of potential investors. Stay attuned to investor sentiment and adjust strategies to align with emerging market trends and opportunities.
- Leverage the expertise of the leasing team to assist purchasers in sourcing tenants through a matchmaking service, ensuring the selection of quality tenants for the Group's commercial hubs and business parks.
- Establish partnership with institutional investors who have the financial strength to ride through short-term market fluctuations and are aligned with the Group's long-term strategies.

7 Environmental and Climate Change Risk

Risk category: Operational Risk

Risk trend: Increasing Risk

Description

ESG issues are gaining prominence as stakeholders recognise the importance of sustainable and responsible business practices. These practices significantly impact ecosystems, biodiversity, human health, and the overall sustainability of the planet. The Group's projects face physical risks, such as floods and storms, as well as transition risks,

including non-compliance with regulatory requirements such as future carbon tax and/or failure to meet stakeholders' expectations regarding climate change.

Impact on value creation

- Disruption to development projects.
- Rising construction costs.
- Environmental damage from pollution, heat and hazardous emissions.
- Property value fluctuations due to physical risks.
- Supply chain disruption caused by extreme weather events.

Capitals impacted

Financial, Natural

Mitigation actions

- Developed Net Zero by 2050 Roadmap which includes emissions reduction targets for Scope 2 - reduce by 20% by 2025, 30% by 2030. The roadmap's action plan to reduce emissions involve the use of renewable energy through installation of Solar Photo Voltaic Systems at the Group's sales galleries, retrofitting offices to change lights to LED, installation of energy-efficient air-conditioning units and promoting energy-efficient habits.
- Adhere to the Environmental Management System ISO 14001:2015 to ensure compliance with environmental laws and regulations during planning and construction stages.
- Require contractors to acknowledge and comply with the Group-wide policies, including the Sustainability Policy and Sustainable Procurement Policy, and conform to ISO 14001:2015.
- Conduct workshops to raise awareness among contractors and suppliers about climate change risks and opportunities, including how to measure their own Scope 1 and 2 GHG emissions.
- Implement key performance indicators such as achieving Green Certification and providing at least 15% green and open spaces allocation in developments.
- Conduct studies to assess the carbon sequestration potential of common trees and shrubs planted in developments.
- Participation in Bursa Carbon Exchange's inaugural Renewable Energy Certificate (REC) auction.
- Utilise Bursa's Centralised Sustainability Intelligence (CSI) platform to estimate Scope 3 emissions from the Group's supply chain.

III INTERNAL CONTROL

The Group has established a system of internal control that ensures robust and effective governance, supported by diligent oversight of internal control. This system encompasses a set of mechanisms and processes aimed at preventing, identifying, assessing and managing the key risks faced by the Group. The system is continuously reviewed and updated to adapt to changes in the business environment and evolving regulatory guidelines. Additionally, the effectiveness and efficiency of internal control procedures are tested periodically to ensure optimal functionality while maintaining operational simplicity.

These structured processes were in place for the financial year ended 31 October 2024 and up to the date of approval of this Statement on Risk Management and Internal Control. The key elements of the Group's system of internal control are as follows:

Board Committees

The Board discharges its duties with the assistance of several board committees, namely the Audit Committee, Nomination Committee, Remuneration Committee, Investment Committee and Whistleblowing Committee. These board committees are governed by their respective terms of reference which outline specific duties to review and consider all matters within their scope of responsibility.

Associate-controlled entities and jointly-controlled businesses, over which the Group does not have complete management authority, are exempted from the Group's internal control system. The implementation and maintenance of governance, risk management and internal control of these entities and businesses are under the purview of their respective established governing procedures. Board representation in these entities and businesses ensures that the Group's interests are secured and safeguarded.

Governance and Reporting Structure

The formal organisational structure of the Group clearly delineates the reporting lines, authority, accountabilities and responsibilities across the Board, its board committees and respective functions within the Group. In addition, the Board and its various board committees operate under comprehensive and well-defined terms of reference, ensuring robust governance and clarity in their roles and duties.

Values, Policies and Procedures

The Group's culture is deeply rooted in its core values, which shape behaviours and guide decision-making across all levels of the organisation. Values such as sustainability, tenacity, solidarity, innovation, collaboration, and inclusion form the bedrock of an effective internal control system, ensuring seamless day-to-day operations and fostering a unified approach to achieving organisational goals.

Key elements of internal control have been meticulously integrated into the policies and operating procedures of the Group, which are continually reviewed and updated to ensure its relevance, applicability and effectiveness. Accountability and responsibility for critical processes are clearly defined and embedded within these policies and operating procedures, fostering consistency, transparency and operational excellence.

Code of Conduct and Business Ethics

On 2 May 2014, the Group issued a Code of Conduct and Business Ethics ("**CCBE**") for employees and business representatives such as vendors, suppliers and contractors, to reflect the Group's commitment to a strong culture of integrity and ethical values. The CCBE, last updated on 17 March 2020, is reviewed as and when necessary to remain relevant in addressing any ethical issues that may arise within the organisation.

All employees are required to acknowledge that they have read and understood the CCBE upon commencement of employment and subsequently on an annual basis. The directors' Code of Conduct and Ethics ("**CCE**") is embedded into the Board Charter, with its first adoption of CCE in 2014. Both the Board Charter and the CCE were last updated on 26 October 2023. CCE is reviewed as and when necessary to maintain its relevance.

Anti-Bribery and Anti-Corruption Policy

The Group upholds a zero-tolerance stance on bribery and corruption in all forms, underscoring its unwavering commitment to conducting business with the highest standards of ethics and integrity. The Group established its Anti-Bribery and Anti-Corruption Policy ("**ABC Policy**") on 9 March 2020, explicitly prohibiting all forms of bribery and corrupt practices, in line with Section 17A of the Malaysian Anti-Corruption Commission Act 2009. The Policy underwent its most recent update on 19 September 2024 with further refinement to enhance its effectiveness.

STATEMENT ON RISK MANAGEMENT & INTERNAL CONTROL

The Group mandates that all employees read and understand the ABC Policy and complete an annual online assessment test to evaluate their knowledge of the subject. In addition, the policy requires all business partners, including consultants and contractors, to formally acknowledge and adhere to its provisions. For detailed information, please refer to page 48 within the Sustainability Statement.

Whistleblowing Policy

The Group has established a robust Whistleblowing Policy which underscores its unwavering commitment to fostering a culture of transparency, accountability and integrity. This policy empowers and encourages employees and stakeholders to raise concerns responsibly, ensuring they are supported and protected from victimisation or discriminatory treatment. These concerns entail any wrongdoings, malpractices or illegal activities within the Group. The policy was last revised on 26 October 2023, reflecting the Group's dedication to upholding the highest standards of governance and ethical conduct.

To ensure effective management of whistleblowing cases, the policy provides a structured and systematic process. The Group's whistleblowing mechanism and channels are managed by Whistleblowing Committee, comprising three independent non-executive directors, ensuring independence and impartiality from Management. The committee is tasked with investigating suspected misconduct, improprieties or breaches related to financial reporting, compliance or violations of the Group's CCBE and ABC Policy. Furthermore, the WC is committed to safeguarding whistleblowers who step forward to report such activities.

To reinforce the Group's values and educate employees, a periodic educational newsletter titled 'Integrity Observer' on the themes of integrity, anti-bribery and anti-corruption is circulated among employees, serving as a reminder or refresher to employees on the Do's and Don'ts, and the key matters that should be reported to the WC and/or the Integrity Team. Through these initiatives, the Group demonstrates its proactive approach to promoting an ethical work environment and ensuring compliance with its policies.

Group Performance Review

Senior management meetings are conducted quarterly to discuss financial performance, business development, operational and corporate matters of the Group. In addition, comprehensive information on the Group's financial performance, achievement of KPIs and progress of key projects are presented by Senior Management to the Board on a quarterly basis to ensure open and transparent communication through periodic updates.

Limits of Authority

The Group has established the Limits of Authority ("LOA") to provide a well-defined framework of authority and accountability that provides clear demarcation of authorisation and decision-making limits assigned and delegated to each approving authority to govern business decision process within the organisation.

The LOA is reviewed periodically or as necessary, adapting to shifts in organisational structure and business needs to enhance effective decision-making.

Financial Budgeting

The Group undertakes an annual budgeting and forecasting exercise that encompasses formulation of business strategies, development of annual business plans and budgets, and establishment of KPIs to evaluate the overall performance of its business units at the start of each financial year.

The Group's actual performances are tracked and assessed against the set target through systematic internal reviews. This enables prompt identification of variances and the implementation of corrective actions where necessary. The Group's strategic direction is also refined through a rigorous assessment process that considers evolving market conditions, emerging trends and significant business risks. This proactive approach ensures the Group remains agile, resilient, and well-positioned to seize opportunities while mitigating challenges in a dynamic business environment.

These annual business plans and budgets are prepared by Senior Management and approved by the Board.

Talent Management

The Group has implemented guidelines on talent management, including robust recruitment strategies to attract skilled and competent talents to join the Group. Continuous on-the-job trainings and talent development programmes are conducted to ensure the employees are adequately trained and fit to carry out their duties and responsibilities. Annual performance appraisals are in place to ensure employees meet the set expectation and maintain high competency and capability levels, and are compensated accordingly.

In 2024, the Group launched a Competency Assessment Framework to align employee behaviours with its mission and strategic goals. This framework sets clear expectations, incorporates regular feed-forward for proactive guidance, and emphasises career enrichment to support skill development and growth. By linking individual performance with organisational objectives, it fosters a culture of excellence and shared success.

Workplace Safety and Health

The Group is committed towards the well-being of its workforce by upholding high standards of occupational safety and health at construction sites and all business premises. Robust internal controls for health and safety are vital to fostering a safe, compliant and productive work environment. These controls encompass the implementation of comprehensive policies and procedures designed to prevent accidents, promote well-being and ensure compliance with regulatory requirements. Central to this framework are regular risk assessments which identify potential hazards with proactive mitigation measures tailored to minimize risks, and ongoing awareness programmes and targeted training initiatives to equip employees and stakeholders with the knowledge and skills needed to prioritise and uphold health and safety in all aspects of operations.

Regular health and safety audits are performed by the in-house health & safety officer, to ensure a comprehensive evaluation of workplace practices, including compliance checks for contractors operating at site. Potential hazards are proactively identified at an early stage through systematic inspections and risk assessment, allowing for the timely implementation of appropriate measures to reduce workplace dangers and minimise safety incidents.

Regular building maintenance and physical checks on Group facilities are also performed at all offices and sales galleries to ensure the safety of employees and visitors. For more information, please refer to pages 61 and 62 within the Sustainability Statement.

Information Technology Management and Cyber Security

The Group has established comprehensive management information systems that enable data-driven decision-making by Management, ensuring accuracy and timeliness. The systems support the seamless data capturing, compilation, analysis and reporting of critical data across the Group, empowering leaders to act with precision and confidence.

The Group maintains a dedicated team of Information Technology ("IT") professionals, combining in-house expertise and outsourced specialists, who implement IT security policies and procedures aligned with globally recognised data security standards and industry-recommended practices. Independent, external assessments are conducted semi-annually to ensure that the IT systems are robust, effective and continuously improved to reinforce the Group's cyber resilience.

A multi-layered defence strategy is implemented to combat the ever-evolving landscape of cyber threats. This approach combines advanced software solutions, including anti-virus programs and robust firewalls, with human-centric measures such as a meticulously maintained user access matrix and annual penetration testing. Layers of new controls are regularly enforced and proactively monitored to protect the Group's critical business systems. Ongoing educational briefings, awareness emails, roadshows and phishing simulations are held to keep employees vigilant against evolving cyber threats.

Another cornerstone of the Group's technology strategy is the Group-wide digital transformation programme which aims to minimise human intervention risks and improve process efficiency through automation of critical workflows, the integration of cloud-based platforms like Microsoft Teams, while replacing outdated, non-digital processes with enhanced applications.

Investor Relations

The Group conducts quarterly results briefings following the release of Group financial results and holds regular meetings to provide corporate updates to the investment and financial communities. These sessions offer fund managers, investment analysts and bankers ample opportunities to engage with Senior Management, seek clarification, and gain insights into the Group's performance and strategic direction.

Sustainability and ESG

The Group's Sustainability Committee ("SC") was established in 2017 to assist the Board in the implementation of the Group's sustainability goals and initiatives. It is chaired by the Chief Executive Officer and comprises key senior management across all disciplines, regions of operation and support functions. The Board retains ultimate authority over the Group's sustainability strategy and governance, reviewing and approving all sustainability-related policies and initiatives.

An independent non-executive director serves as a member of the SC, offering valuable insights on sustainability from both a governance perspective and the viewpoint of external stakeholders, thereby enhancing the Board's oversight of sustainability matters.

The SC reports to the Board on a half-yearly basis regarding the Group's sustainability initiatives and the holistic approach taken to identify and manage material sustainability matters that represent the Group's ESG risks and opportunities. For more information, please refer to page 34 within the Sustainability Statement and the Sustainability Report 2024 which can be downloaded from the Group's corporate website.

STATEMENT ON RISK MANAGEMENT & INTERNAL CONTROL

IV INTERNAL AUDIT

The internal audit function of the Group is performed in-house and undertaken by Group Corporate Governance ("GCG"). GCG reports to the Audit Committee on the adequacy and effectiveness of the Group's governance, risk management and internal control systems.

A description of the GCG's activities during the financial year ended 31 October 2024 can be found in the Audit Committee Report included in this Annual Report on page 88.

V ASSURANCE TO THE BOARD

The Board has received assurance from the Chief Executive Officer and Chief Financial Officer that the Group's risk management and internal control system is operating adequately and effectively in all material respects.

VI REVIEW BY THE BOARD

After considering the assurances of the Chief Executive Officer and Chief Financial Officer, the Board is of the opinion that the risk management processes and system of internal control are adequate and sound to provide reasonable assurance to protect and safeguard the shareholders' investments and the Group's assets. This includes addressing key risks impacting the Group for the financial year under review and through the date of approval of this Statement on Risk Management and Internal Control.

During the financial year, no major internal control issue was identified that may result in any material loss or uncertainty that would require disclosure in this Annual Report.

All major risks affecting the Group will be continuously monitored with necessary measures taken to mitigate them. The Group's risk management and system of internal control will be constantly reviewed and strengthened to ensure its adequacy and effectiveness in safeguarding shareholders' investments and the Group's assets.

VII REVIEW OF THIS STATEMENT BY EXTERNAL AUDITORS

The external auditors have reviewed this Statement on Risk Management and Internal Control as required by Paragraph 15.23 of the Main Market Listing Requirements of Bursa Malaysia for the financial year ended 31 October 2024. Their review was performed under a limited assurance engagement in accordance with Audit and Assurance Practice Guide 3: Guidance for Auditors on Engagements to Report on the Statement on Risk Management and Internal Control included in the Annual Report, issued by the Malaysian Institute of Accountants. The external auditors are not required to form an opinion on the adequacy and effectiveness of the risk management and internal control system of the Group.

Based on the procedures performed and evidence obtained, nothing has come to the external auditors' attention that causes them to believe that:

1. this Statement on Risk Management and Internal Control intended to be included in the Annual Report has not been prepared, in all material respects, in accordance with the disclosures required by paragraphs 41 and 42 of the Statement on Risk Management and Internal Control: Guidelines for Directors of Listed Issuers; or
2. this Statement on Risk Management and Internal Control is factually inaccurate.

This statement was approved by the Board of Directors on 13 February 2025.



FINANCIAL STATEMENTS



Directors' Report	114
Statements of Financial Position	119
Statements of Comprehensive Income	121
Statements of Changes in Equity	122
Statements of Cash Flows	123
Notes to the Financial Statements	126
Statement by Directors	186
Statutory Declaration	186
Independent Auditors' Report	187

DIRECTORS' REPORT

The directors hereby submit their report together with the audited financial statements of the Group and of the Company for the financial year ended 31 October 2024.

PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding whilst its subsidiaries are principally involved in property development, investment holding, property investment holding, project management, provision of digital solution services, property management services, business of building materials, provision of consultancy, property development project management services and marketing services.

There have been no significant changes in the nature of these activities during the financial year.

RESULTS

	Group RM'000	Company RM'000
Profit for the financial year, net of tax	303,539	38,024
Attributable to:		
Owners of the Company	303,539	38,024
Non-controlling interests	-	-
	303,539	38,024

DIVIDENDS

The amount of dividends declared and paid by the Company since the end of the previous financial year were as follows:

	RM'000
Final dividend of 2 sen per ordinary share in respect of the financial year ended 31 October 2023, paid on 19 January 2024	58,887
First interim dividend of 2 sen per ordinary share in respect of the financial year ended 31 October 2024, paid on 19 July 2024	58,975
Second interim dividend of 2 sen per ordinary share in respect of the financial year ended 31 October 2024, paid on 23 October 2024	58,975
	176,837

On 12 December 2024, the directors declared a final dividend of 2 sen per ordinary share amounting to RM59,125,222 in respect of the financial year ended 31 October 2024, which was paid on 14 January 2025. This final dividend will be accounted for in equity as an appropriation of retained earnings in the financial year ending 31 October 2025.

RESERVES OR PROVISIONS

There were no material transfers to or from reserves or provisions during the financial year other than those disclosed in the financial statements.

BAD AND DOUBTFUL DEBTS

Before the financial statements of the Group and of the Company were prepared, the directors took reasonable steps to ascertain that action had been taken in relation to the writing off of bad debts and the making of allowance for doubtful debts and had satisfied themselves that all known bad debts had been written off and that adequate allowance had been made for doubtful debts.

At the date of this report, the directors are not aware of any circumstances which would render the amount written off for bad debts or the amount of allowance for doubtful debts in the financial statements of the Group and of the Company inadequate to any substantial extent.

DIRECTORS' REPORT

CURRENT ASSETS

Before the financial statements of the Group and of the Company were prepared, the directors took reasonable steps to ensure that any current assets which were unlikely to be realised in the ordinary course of business including their values as shown in the accounting records of the Group and of the Company had been written down to an amount which they might be expected so to realise.

At the date of this report, the directors are not aware of any circumstances which would render the values attributed to the current assets in the financial statements of the Group and of the Company misleading.

VALUATION METHODS

At the date of this report, the directors are not aware of any circumstances which have arisen which render adherence to the existing method of valuation of assets or liabilities of the Group and of the Company misleading or inappropriate.

CONTINGENT AND OTHER LIABILITIES

At the date of this report, there does not exist:

- (i) any charge on the assets of the Group or of the Company which has arisen since the end of the financial year which secures the liabilities of any other person; and
- (ii) any contingent liabilities in respect of the Group or of the Company which has arisen since the end of the financial year.

In the opinion of the directors, no contingent or other liability of the Group or of the Company has become enforceable, or is likely to become enforceable, within the period of twelve months after the end of the financial year which will or may affect the ability of the Group or of the Company to meet their obligations as and when they fall due.

CHANGE OF CIRCUMSTANCES

At the date of this report, the directors are not aware of any circumstances not otherwise dealt with in this report or the financial statements of the Group and of the Company which would render any amount stated in the financial statements misleading.

ITEMS OF A MATERIAL AND UNUSUAL NATURE

In the opinion of the directors,

- (i) the results of the operations of the Group and of the Company for the financial year were not substantially affected by any item, transaction and event of a material and unusual nature; and
- (ii) no item, transaction or event of a material and unusual nature has arisen in the interval between the end of the financial year and the date of this report which is likely to affect substantially the results of the operations of the Group and of the Company for the financial year in which this report is made.

AUDITORS' REMUNERATION AND INDEMNITY

The remuneration paid or payable to auditors of the Group and of the Company during the financial year were RM772,000 and RM213,000, respectively.

The Company has agreed to indemnify the auditors of the Company as permitted under Section 289 of the Companies Act 2016 ("the Act") in Malaysia.

DIRECTORS' REPORT

ISSUE OF SHARES AND DEBENTURES

During the financial year, the Company issued 4,365,260 new ordinary shares ("New Ordinary Shares") pursuant to the conversion of 4,365,260 Warrants 2022/2029 at an issue price of RM1.16 per ordinary share.

The New Ordinary Shares issued during the financial year rank pari passu in all respects with the existing ordinary shares of the Company.

During the financial year, no debentures were issued by the Company.

WARRANTS 2022/2029

The salient terms of the Warrants 2022/2029 are disclosed in Note 19 to the financial statements.

During the financial year, 4,365,260 Warrants 2022/2029 were exercised and converted into 4,365,260 New Ordinary Shares at an issue price of RM1.16 per ordinary share. As at 31 October 2024, 584,508,576 Warrants 2022/2029 remained unexercised.

DIRECTORS OF THE COMPANY

The directors in office during the financial year and during the period from the end of the financial year to the date of this report are:

Tan Sri Abdul Rashid bin Abdul Manaf

Tan Sri Dato' Sri Liew Kee Sin *

Dato' Leong Kok Wah

Dato' Chang Khim Wah *

Liew Tian Xiong *

Low Mei Ling

Lim Hiah Eng (Mrs. Lucy Chong)

Sar Sau Yee

Dato' Seri Rosman bin Mohamed

Ng Soon Lai @ Ng Siek Chuan

Nor Rejina binti Abdul Rahim

Datuk Heah Kok Boon (Alternate Director to Tan Sri Dato' Sri Liew Kee Sin) *

The late Dato' Noor Farida binti Mohd Ariffin

(Appointed on 20 June 2024)

(Retired on 25 March 2024)

* Also directors of certain subsidiaries

DIRECTORS OF SUBSIDIARIES

The following persons (in addition to those who are also directors of the Company as indicated above) served as directors of certain subsidiaries during the financial year and during the period from the end of the financial year to the date of this report:

Phan Yan Chan

Dato' Ho Kwee Hong

Yap Yoke Ching

Catherine Lim Siew Kia

Dato' Ir. Chan Soo How

Tan Yee Ling

Ling Tien Heng

Ngu Poi Shu

Lim Eng Tiong

Sri Ram A/L Sivasambu

DIRECTORS' REPORT

DIRECTORS' INTERESTS IN SHARES AND DEBENTURES

According to the Register of Directors' Shareholdings required to be kept by the Company under Section 59 of the Act, the interests of directors in office at the end of the financial year in shares in the Company and its related corporations during the financial year were as follows:

Interests in the Company

	At 1 November 2023 Unit '000	Number of ordinary shares		At 31 October 2024 Unit '000
		Bought Unit '000	Sold/ Transferred Unit '000	
Direct interests:				
Tan Sri Dato' Sri Liew Kee Sin	276,988	-	(20,000)	256,988
Dato' Chang Khim Wah	8,650	-	-	8,650
Liew Tian Xiong	216,028	160	-	216,188
Datuk Heah Kok Boon	1,609	-	-	1,609
Deemed/Indirect interests:				
Tan Sri Abdul Rashid bin Abdul Manaf @	219,875	-	(219,875)	-
Tan Sri Dato' Sri Liew Kee Sin	158,250 [^]	239,875	-	398,125^{^^}
Dato' Leong Kok Wah	1,189,794 [#]	-	(219,875)	969,919^{##}
Liew Tian Xiong *	210	-	-	210
Sar Sau Yee **	15	-	-	15

	At 1 November 2023 Unit '000	Number of Warrants 2022/2029		At 31 October 2024 Unit '000
		Bought Unit '000	Sold Unit '000	
Direct interests:				
Tan Sri Dato' Sri Liew Kee Sin	55,397	-	-	55,397
Dato' Chang Khim Wah	1,730	-	-	1,730
Liew Tian Xiong	43,156	26,913	-	70,069
Datuk Heah Kok Boon	322	-	-	322
Deemed/Indirect interests:				
Tan Sri Abdul Rashid bin Abdul Manaf @	44,495	-	(44,495)	-
Tan Sri Dato' Sri Liew Kee Sin	31,650 [^]	44,495	-	76,145^{^^}
Dato' Leong Kok Wah	238,479 [#]	-	(44,495)	193,984^{##}
Liew Tian Xiong *	-	606	-	606
Sar Sau Yee **	3	-	-	3

Notes:

@ Deemed interest by virtue of his interest in Eco World Development Holdings Sdn. Bhd. pursuant to Section 8 of the Act.

[^] Deemed interest by virtue of his interest in Jernih Padu Sdn. Bhd. pursuant to Section 8 of the Act and indirect interest by virtue of his spouse's interest in the Company pursuant to Section 59(11)(c) of the Act.

^{^^} Deemed interest by virtue of his interests in Jernih Padu Sdn. Bhd. and Eco World Development Holdings Sdn. Bhd. pursuant to Section 8 of the Act and indirect interest by virtue of his spouse's interest in the Company pursuant to Section 59(11)(c) of the Act.

[#] Deemed interest by virtue of his interests in Eco World Development Holdings Sdn. Bhd. and Syabas Tropikal Sdn. Bhd. pursuant to Section 8 of the Act.

^{##} Deemed interest by virtue of his interest in Syabas Tropikal Sdn. Bhd. pursuant to Section 8 of the Act.

* Deemed interest by virtue of his interest in Tian Yuan Capital Sdn. Bhd. pursuant to Section 8 of the Act.

** Indirect interest by virtue of her spouse's interest in the Company pursuant to Section 59(11)(c) of the Act.

By virtue of their interests in ordinary shares in the Company and pursuant to Section 8 of the Act, Tan Sri Dato' Sri Liew Kee Sin and Dato' Leong Kok Wah are deemed to have an interest in shares in the subsidiaries to the extent that the Company has an interest.

Other than as stated above, none of the other directors in office at the end of the financial year had any interest in shares in, or debentures of the Company and its related corporations during the financial year.

DIRECTORS' REPORT

DIRECTORS' BENEFITS

Since the end of the previous financial year, no director of the Company has received or become entitled to receive any benefit (other than benefits included in the aggregate amount of emoluments received or due and receivable by the directors as shown below) by reason of a contract made by the Company or a related corporation with the director or with a firm of which the director is a member, or with a company in which the director has a substantial financial interest.

The details of remuneration received and receivable by directors of the Company during the financial year are as follows:

	Group RM'000	Company RM'000
Directors of the Company		
Salaries, bonus and other emoluments	35,221	294
Defined contribution plan	4,156	-
Fees	1,337	1,337
Estimated monetary value of benefits-in-kind	3,104	215
Total directors' remuneration	43,818	1,846

Neither during nor at the end of the financial year, was the Company a party to any arrangements where the object is to enable the directors to acquire benefits by means of the acquisition of shares in, or debentures of the Company or any other body corporate.

INDEMNITY TO DIRECTORS AND OFFICERS

The directors and officers of the Company and its subsidiaries are covered by Directors and Officers Liability Insurance ("D&O Insurance") for any liability incurred in the discharge of their duties, provided that they have not acted fraudulently or dishonestly or derived any personal profit or advantage. The total amount of D&O Insurance effected was RM20,000,000. The insurance premium for the D&O Insurance paid during the financial year amounted to RM33,000.

SUBSIDIARIES

The details of the subsidiaries are disclosed in Note 8 to the financial statements.

The auditors' reports that are available on the financial statements of the subsidiaries did not contain any qualification.

SIGNIFICANT EVENTS DURING AND SUBSEQUENT TO THE END OF THE FINANCIAL YEAR

Details of the significant events during and subsequent to the end of the financial year are disclosed in Note 43 and 44, respectively, to the financial statements.

AUDITORS

The auditors, Messrs Baker Tilly Monteiro Heng PLT, have expressed their willingness to continue in office.

This report was approved and signed on behalf of the Board of Directors in accordance with a resolution of the directors:

DATO' CHANG KHIM WAH

Director

LIEW TIAN XIONG

Director

Date: 13 February 2025

STATEMENTS OF FINANCIAL POSITION

AS AT 31 OCTOBER 2024

		Group		Company	
	Note	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
ASSETS					
Non-current assets					
Property, plant and equipment	5	130,736	144,300	-	-
Investment property	6	20,648	20,434	-	-
Inventories	7	3,095,564	3,212,740	-	-
Investment in subsidiaries	8	-	-	3,221,475	3,089,225
Investment in associates	9	331,805	54,056	48,596	83,865
Investment in joint ventures	10	709,004	1,056,568	19,207	14,000
Trade and other receivables	11	1,176,980	1,064,707	1,466,159	1,637,529
Lease receivables	12	-	432	-	-
Deferred tax assets	13	103,842	93,170	-	-
Deposits	18	-	20,000	-	-
Total non-current assets		5,568,579	5,666,407	4,755,437	4,824,619
Current assets					
Inventories	7	1,167,096	989,742	-	-
Contract assets	14	207,673	169,954	-	-
Current tax assets		84,233	96,252	-	-
Trade and other receivables	15	498,668	617,569	248,261	340,744
Lease receivables	12	-	1,278	-	-
Other current assets	16	40,316	25,077	-	-
Short-term funds	17	502,425	642,737	502,425	642,737
Cash and deposits	18	854,211	693,827	194,869	195,923
Total current assets		3,354,622	3,236,436	945,555	1,179,404
TOTAL ASSETS		8,923,201	8,902,843	5,700,992	6,004,023

STATEMENTS OF FINANCIAL POSITION

AS AT 31 OCTOBER 2024

		Group		Company	
	Note	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
EQUITY AND LIABILITIES					
Equity attributable to owners of the Company					
Share capital	19	3,619,931	3,614,868	3,619,931	3,614,868
Foreign currency translation reserve		10,577	22,179	-	-
Retained earnings		1,263,182	1,136,480	274,994	413,807
TOTAL EQUITY		4,893,690	4,773,527	3,894,925	4,028,675
Non-current liabilities					
Loans and borrowings	20	1,763,442	1,800,878	-	-
Lease liabilities	21	4,515	3,524	-	-
Other payables	22	76,230	152,460	1,153,469	1,266,971
Deferred tax liabilities	13	124,832	120,773	-	-
Total non-current liabilities		1,969,019	2,077,635	1,153,469	1,266,971
Current liabilities					
Trade and other payables	23	798,093	790,123	312,365	366,742
Contract liabilities	14	672,296	460,570	-	-
Other current liabilities	24	68,130	54,261	-	-
Bank overdrafts	25	15,252	9,232	-	-
Loans and borrowings	20	495,445	730,725	340,000	340,000
Lease liabilities	21	3,148	3,993	-	-
Current tax liabilities		8,128	2,777	233	1,635
Total current liabilities		2,060,492	2,051,681	652,598	708,377
TOTAL LIABILITIES		4,029,511	4,129,316	1,806,067	1,975,348
TOTAL EQUITY AND LIABILITIES		8,923,201	8,902,843	5,700,992	6,004,023

The accompanying notes form an integral part of these financial statements.

STATEMENTS OF COMPREHENSIVE INCOME

FOR THE FINANCIAL YEAR ENDED 31 OCTOBER 2024

		Group		Company	
	Note	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Revenue	26	2,258,213	2,226,862	105,000	519,350
Cost of sales		(1,647,763)	(1,688,296)	-	-
Gross profit		610,450	538,566	105,000	519,350
Other income	27	111,952	102,818	145,472	141,082
Selling and marketing expenses		(41,738)	(66,745)	-	-
Administrative expenses		(212,443)	(185,430)	(3,988)	(4,008)
Net impairment loss on investment in subsidiaries		-	-	(39,000)	(93,550)
Impairment loss on investment in a joint venture		-	(82,000)	-	-
Impairment loss on investment in associates		(38,000)	-	(44,630)	-
Net impairment loss on financial instruments		(6,981)	(1,416)	(2,288)	(4,095)
Operating profit		423,240	305,793	160,566	558,779
Finance costs	28	(117,351)	(122,730)	(119,450)	(124,630)
Share of results in joint ventures, net of tax		118,367	104,106	-	-
Share of results in associates, net of tax		(17,350)	(17,146)	-	-
Profit before tax	29	406,906	270,023	41,116	434,149
Income tax expense	32	(103,367)	(80,700)	(3,092)	(5,397)
Profit for the financial year		303,539	189,323	38,024	428,752
Other comprehensive income/(loss), net of tax					
<i>Items that may be reclassified subsequently to profit or loss</i>					
Exchange differences on translation of foreign operation		827	(560)	-	-
Share of other comprehensive (loss)/income of an associate/a joint venture		(12,429)	22,954	-	-
Total comprehensive income for the financial year		291,937	211,717	38,024	428,752
Profit attributable to:					
Owners of the Company		303,539	189,323	38,024	428,752
Non-controlling interests		-	-	-	-
		303,539	189,323	38,024	428,752
Total comprehensive income attributable to:					
Owners of the Company		291,937	211,717	38,024	428,752
Non-controlling interests		-	-	-	-
		291,937	211,717	38,024	428,752
Earnings per share (sen):					
- basic	33	10.30	6.43		
- diluted	33	9.84	6.43		

The accompanying notes form an integral part of these financial statements.

STATEMENTS OF CHANGES IN EQUITY

FOR THE FINANCIAL YEAR ENDED 31 OCTOBER 2024

	Share capital RM'000	Foreign currency translation reserve RM'000	Cash flow hedge reserve RM'000	Retained earnings RM'000	Total equity RM'000
Group					
At 1 November 2022	3,614,868	10	(225)	1,123,818	4,738,471
Total comprehensive income for the financial year					
Profit for the financial year	-	-	-	189,323	189,323
Other comprehensive income for the financial year	-	22,169	225	-	22,394
Total comprehensive income	-	22,169	225	189,323	211,717
Transaction with owners:					
- Dividends paid (Note 34)	-	-	-	(176,661)	(176,661)
At 31 October 2023	3,614,868	22,179	-	1,136,480	4,773,527
Total comprehensive income for the financial year					
Profit for the financial year	-	-	-	303,539	303,539
Other comprehensive loss for the financial year	-	(11,602)	-	-	(11,602)
Total comprehensive (loss)/income	-	(11,602)	-	303,539	291,937
Transactions with owners:					
- Conversion of Warrants 2022/2029	5,063	-	-	-	5,063
- Dividends paid (Note 34)	-	-	-	(176,837)	(176,837)
At 31 October 2024	3,619,931	10,577	-	1,263,182	4,893,690
Company					
At 1 November 2022	3,614,868	-	-	161,716	3,776,584
Total comprehensive income for the financial year	-	-	-	428,752	428,752
Transaction with owners:					
- Dividends paid (Note 34)	-	-	-	(176,661)	(176,661)
At 31 October 2023	3,614,868	-	-	413,807	4,028,675
Total comprehensive income for the financial year	-	-	-	38,024	38,024
Transactions with owners:					
- Conversion of Warrants 2022/2029	5,063	-	-	-	5,063
- Dividends paid (Note 34)	-	-	-	(176,837)	(176,837)
At 31 October 2024	3,619,931	-	-	274,994	3,894,925

The accompanying notes form an integral part of these financial statements.

STATEMENTS OF CASH FLOWS

FOR THE FINANCIAL YEAR ENDED 31 OCTOBER 2024

		Group		Company	
	Note	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Cash flows from operating activities					
Profit before tax		406,906	270,023	41,116	434,149
Adjustments for:					
Depreciation of property, plant and equipment		21,980	22,346	-	-
Dividend income from subsidiaries		-	-	(105,000)	(519,350)
Gain on disposal of property, plant and equipment		(1,454)	(307)	-	-
Gain on termination/derecognition of leases		(521)	(344)	-	-
Impairment loss on right-of-use assets		5,296	-	-	-
Impairment loss on trade receivables		7,670	2,188	-	-
Reversal of impairment loss on trade receivables		(689)	(772)	-	-
Impairment loss on amounts due from subsidiaries		-	-	2,288	4,095
Impairment loss on investment in a subsidiary		-	-	60,000	94,000
Reversal of impairment loss on investment in subsidiaries		-	-	(21,000)	(450)
Impairment loss on investment in a joint venture		-	82,000	-	-
Impairment loss on investment in associates		38,000	-	44,630	-
Interest expense		117,351	122,730	119,450	124,630
Interest income		(79,895)	(76,618)	(136,079)	(136,997)
Bad debts written off		369	-	-	-
Property, plant and equipment written off		4	613	-	-
Share of results in joint ventures		(118,367)	(104,106)	-	-
Share of results in associates		17,350	17,146	-	-
Unrealised loss/(gain) on foreign exchange		839	(582)	-	-
Fair value gain on financial instruments		(9,103)	(3,438)	(9,103)	(3,438)
Net write down of inventories		615	673	-	-
Operating profit/(loss) before changes in working capital		406,351	331,552	(3,698)	(3,361)
Changes in working capital:					
Inventories - property under development		323,645	618,011	-	-
Inventories - completed properties		61,892	132,725	-	-
Contract assets/liabilities		174,007	(191,414)	-	-
Receivables		150,998	(110,426)	152	-
Payables		2,184	(22,812)	(877)	(581)
Net cash generated from/(used in) operations		1,119,077	757,636	(4,423)	(3,942)
Interest paid		(146,400)	(141,980)	-	-
Interest received		15,206	8,490	2,005	3,075
Dividends received from subsidiaries		-	-	-	149,350
Income taxes paid		(97,892)	(51,946)	(4,494)	(3,542)
Net cash from/(used in) operating activities		889,991	572,200	(6,912)	144,941

STATEMENTS OF CASH FLOWS

FOR THE FINANCIAL YEAR ENDED 31 OCTOBER 2024

Note	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Cash flows from investing activities				
Additions to investment property	(214)	(461)	-	-
Additions to inventories - land held for property development	(475,261)	(339,217)	-	-
Proceeds from disposal of property, plant and equipment	8,684	595	-	-
Purchase of property, plant and equipment	(15,439)	(16,886)	-	-
Subscription of shares in subsidiaries	-	-	(10,250)	-
Redemption of preference shares in subsidiaries	-	-	148,000	450
Subscription of shares in a joint venture	(5,207)	-	(5,207)	-
Subscription of shares in an associate	(9,361)	(3,754)	(9,361)	(3,754)
Acquisition of additional shares in an associate	(17,760)	-	-	-
Deposit paid for acquisition of properties	(28,023)	-	-	-
Deposits paid for acquisition of lands	(11,016)	(21,107)	-	-
Interest received from deposits	19,683	19,650	14,330	15,794
Interest received from joint ventures	49,577	55,200	48,703	55,200
Interest received from subsidiaries	-	-	82,118	72,364
Dividends received from joint ventures	88,880	240,840	-	-
Dividends received from associates	41,883	-	-	-
Advances to subsidiaries	-	-	(851,875)	(712,874)
Repayment from subsidiaries	-	-	719,302	637,369
Net advances to joint ventures	(101,977)	(36,000)	(101,977)	(36,000)
Withdrawal/(Placement) of deposits pledged and/or with maturity of more than 3 months and short-term funds	153,083	(589,419)	149,401	(639,312)
Net cash (used in)/from investing activities	(302,468)	(690,559)	183,184	(610,763)
Cash flows from financing activities				
Proceeds from conversion of warrants	5,063	-	5,063	-
Dividends paid on ordinary shares	(176,837)	(176,661)	(176,837)	(176,661)
Drawdown of bank borrowings (a)	290,359	856,046	-	75,000
Repayment of bank borrowings (a)	(564,209)	(1,111,249)	-	(380,000)
Payment of lease liabilities (a)	(3,839)	(4,272)	-	-
Advances from subsidiaries	-	-	23,637	611,686
Repayment to subsidiaries	-	-	(12,237)	(129,471)
Interest paid	-	(5,591)	(16,966)	(29,812)
Net cash used in financing activities	(449,463)	(441,727)	(177,340)	(29,258)
Net increase/(decrease) in cash and cash equivalents	138,060	(560,086)	(1,068)	(495,080)
Cash and cash equivalents at the beginning of the financial year	674,980	1,235,035	195,426	690,506
Effects of exchange rate changes on cash and cash equivalents	(28)	31	-	-
Cash and cash equivalents at the end of the financial year	813,012	674,980	194,358	195,426

STATEMENTS OF CASH FLOWS

FOR THE FINANCIAL YEAR ENDED 31 OCTOBER 2024

		Group		Company	
	Note	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Cash and cash equivalents included in the statements of cash flows comprise the following amounts:					
Deposits with licensed banks	18	293,560	228,451	127,188	88,448
Cash in hand and at banks	18	560,651	485,376	67,681	107,475
Bank overdrafts	25	(15,252)	(9,232)	-	-
		838,959	704,595	194,869	195,923
Less: Deposits pledged and/or with maturity of more than 3 months		(25,947)	(29,615)	(511)	(497)
		813,012	674,980	194,358	195,426

(a) Reconciliation of liabilities arising from financing activities:

	At 1 November 2023 RM'000	Cash flows RM'000	Non-cash transaction cost/ Remeasurement RM'000	At 31 October 2024 RM'000
Group				
Term loans	253,999	15,232	387	269,618
Bridging loans	203,136	(30,903)	(80)	172,153
Medium term notes	269,781	(250,000)	219	20,000
Sukuk	1,278,009	-	608	1,278,617
Revolving credits	526,678	(8,179)	-	518,499
Lease liabilities	7,517	(3,839)	3,985	7,663
	2,539,120	(277,689)	5,119	2,266,550

	At 1 November 2022 RM'000	Cash flows RM'000	Non-cash transaction cost/ Remeasurement RM'000	At 31 October 2023 RM'000
Group				
Term loans	418,643	(167,270)	2,626	253,999
Bridging loans	304,357	(101,438)	217	203,136
Medium term notes	319,462	(50,000)	319	269,781
Sukuk	727,719	550,000	290	1,278,009
Revolving credits	1,013,118	(486,495)	55	526,678
Lease liabilities	11,030	(4,272)	759	7,517
	2,794,329	(259,475)	4,266	2,539,120

Company

Changes in liabilities arising from financing activities comprise entirely of changes arising from cash flows.

(b) Total cash outflows for leases

During the financial year, the Group had total cash outflows for leases of RM5,589,000 (2023: RM6,217,000).

The accompanying notes form an integral part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS

1. CORPORATE INFORMATION

Eco World Development Group Berhad ("the Company") is a public limited liability company, incorporated and domiciled in Malaysia and listed on the Main Market of Bursa Malaysia Securities Berhad.

The registered office of the Company is located at Level 7, Menara Milenium, Jalan Damanlela, Pusat Bandar Damansara, Damansara Heights, 50490 Kuala Lumpur.

The principal place of business of the Company is located at Unit No. 19-01, Menara EcoWorld (*formerly known as Menara The Stride*), Bukit Bintang City Centre, No. 2, Jalan Hang Tuah, 55100 Kuala Lumpur, W.P. Kuala Lumpur, Malaysia.

The principal activity of the Company is investment holding. The principal activities of its subsidiaries, associates and joint ventures are disclosed in Notes 8, 9 and 10, respectively, to the financial statements.

There have been no significant changes in the nature of these activities during the financial year.

The financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the directors on 13 February 2025.

2. BASIS OF PREPARATION

2.1 Statement of compliance

The financial statements of the Group and of the Company have been prepared in accordance with Malaysian Financial Reporting Standards ("MFRSs"), International Financial Reporting Standards ("IFRSs") and the requirements of the Companies Act 2016 in Malaysia.

2.2 Adoption of new MFRS and amendments to MFRSs

The Group and the Company have adopted the following new MFRS and amendments to MFRSs for the current financial year:

New MFRS

MFRS 17	Insurance Contracts
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Amendments to MFRSs

MFRS 17	Insurance Contracts
MFRS 101	Presentation of Financial Statements
MFRS 108	Accounting Policies, Changes in Accounting Estimates and Errors
MFRS 112	Income Taxes

The adoption of the above new MFRS and amendments to MFRSs did not have any significant effect on the financial statements of the Group and of the Company and did not result in significant changes to the Group's and the Company's existing accounting policies, except as discussed below:

Amendments to MFRS 101 Presentation of Financial Statements

The amendments require an entity to disclose its material accounting policy information rather than significant accounting policies. The amendments, amongst others, also include examples of circumstances in which an entity is likely to consider an accounting policy information to be material to its financial statements.

Accordingly, the Group and the Company disclosed their material accounting policy information in these financial statements. However, the amendments did not result in changes to the accounting policies of the Group and of the Company.

NOTES TO THE FINANCIAL STATEMENTS

2. BASIS OF PREPARATION (CONTINUED)

2.3 New MFRSs and amendments to MFRSs that have been issued, but yet to be effective

The Group and the Company have not adopted the following new MFRSs and amendments to MFRSs that have been issued, but yet to be effective:

		Effective for financial periods beginning on or after
<u>New MFRSs</u>		
MFRS 18	Presentation and Disclosure in Financial Statements	1 January 2027
MFRS 19	Subsidiaries without Public Accountability: Disclosures	1 January 2027
<u>Amendments to MFRSs</u>		
MFRS 1	First-time Adoption of Malaysian Financial Reporting Standards	1 January 2026
MFRS 7	Financial Instruments: Disclosures	1 January 2024/1 January 2026
MFRS 9	Financial Instruments	1 January 2026
MFRS 10	Consolidated Financial Statements	1 January 2026/Deferred
MFRS 16	Leases	1 January 2024
MFRS 101	Presentation of Financial Statements	1 January 2024
MFRS 107	Statement of Cash Flows	1 January 2024/1 January 2026
MFRS 121	The Effects of Changes in Foreign Exchange Rates	1 January 2025
MFRS 128	Investments in Associates and Joint Ventures	Deferred

The Group and the Company plan to adopt the above applicable new MFRSs and amendments to MFRSs when they become effective. A brief discussion on the above significant new MFRSs and amendments to MFRSs that may be applicable to the Group and the Company are summarised below.

MFRS 18 Presentation and Disclosure in Financial Statements

MFRS 18 replaces MFRS 101. It retains many requirements from MFRS 101 without modification.

MFRS 18 introduces two subtotals which are to be presented in the statement of profit or loss – including “operating profit”, which has been specifically defined. Income and expenses shall be presented in five categories: operating, investing, financing, income taxes and discontinued operations.

MFRS 18 requires disclosure of explanations of the entity’s company-specific measures that are related to the statement of profit or loss, referred to as management-defined performance measures (“MPMs”). The entity is required to reconcile MPMs to a total or subtotal required by MFRS 18 or another MFRS Accounting Standards. MFRS 18 also requires other disclosures, including how each MPM is calculated, what the MPM communication about the entity’s financial performance, and any changes made to the MPMs in the year.

MFRS 18 adds new principles for aggregation and disaggregation of information. It requires the entity to classify the expenses in the “operating” category in the profit or loss by nature or function, or both. The entity that classifies operating expenses by functions are required to disclose in the notes to the financial statements, the amount of depreciation, amortisation, employee benefits, impairment losses and write-downs of inventories included in each line in the operating category. Subject to materiality, MFRS 18 requires items presented or disclosed as “other” to be labelled and/or described in as faithfully representative and precise a way as possible.

NOTES TO THE FINANCIAL STATEMENTS

2. BASIS OF PREPARATION (CONTINUED)

2.3 New MFRSs and amendments to MFRSs that have been issued, but yet to be effective (Continued)

Amendments to MFRS 16 Leases

The amendments clarify how an entity should subsequently measure the leaseback liability that arise in a sale and leaseback transaction. Although MFRS 16 includes requirements on how to account for a sale and leaseback at the date the transaction takes place, it has not specified how to measure the sale and leaseback transaction when reporting after that date.

The amendments add subsequent measurement requirements for the right-of-use assets and lease liability arising from a sale and leaseback transaction by clarifying that a seller-lessee in a sale and leaseback transaction shall apply paragraphs 29 to 35 to the right-of-use asset arising from the leaseback and paragraphs 36 to 46 to the lease liability arising from the leaseback. The amendments will not change the accounting for leases other than those arising in a sale and leaseback transaction.

Amendments to MFRS 101 Presentation of Financial Statements

The amendments include specifying that an entity's right to defer settlement of a liability for at least twelve months after the reporting period must have substance and must exist at the end of the reporting period; clarifying that classification of liability is unaffected by the likelihood of the entity to exercise its right to defer settlement of the liability for at least 12 months after the reporting period; clarifying how lending conditions affect classification of a liability; and clarifying requirements for classifying liabilities an entity will or may settle by issuing its own equity instruments.

The latest amendments to MFRS 101 clarify how conditions with which an entity must comply within 12 months after the reporting period affect the classification of a liability. As such, the amendments specify that covenants to be complied with after the reporting date do not affect the classification of debt as current or non-current at the reporting date. Instead, the amendments require an entity to disclose information about these covenants in the notes to the financial statements.

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

Amendments to MFRS 121 respond to stakeholder feedback and concerns about diversity in practice in accounting for a lack of exchangeability between currencies.

Applying the amendments, entities will be applying a consistent approach in determining if a currency can be exchanged into another currency. These amendments provide guidance on the spot exchange rate to use when a currency is not exchangeable into another currency and the disclosures entities need to provide to enable users of financial statements to understand the impact on the entities' financial performance, financial position and cash flows as a result of a currency being not exchangeable into another currency.

Amendments to MFRS 9 Financial Instruments and MFRS 7 Financial Instruments: Disclosures

These narrow scope amendments to MFRS 9 clarify the classification and measurement requirements, including:

- clarifying how the contractual cash flows on financial assets with environmental, social and corporate governance and similar features should be assessed, specifically the assessment of interest focuses on what an entity is being compensated for, rather than how much compensation it receives. Nonetheless, the amount of compensation the entity receives may indicate that it is being compensated for something other than basic lending risks and costs; and
- clarifying the date on which a financial asset or a financial liability settled via electronic payment systems is derecognised. The amendments permit an entity to derecognise a financial liability before it delivers cash on the settlement date if specified criteria are met.

Amendments to MFRS 7 introduces new disclosure requirements relating to investments in equity instruments designated at fair value through other comprehensive income and financial instruments with contingent features that do not relate directly to basic lending risks and costs.

The initial application of the above applicable new MFRSs and amendments to MFRSs is not expected to have material financial impact to the current and prior years financial statements of the Group and of the Company.

NOTES TO THE FINANCIAL STATEMENTS

2. BASIS OF PREPARATION (CONTINUED)

2.4 Functional and presentation currency

The individual financial statements of each entity in the Group are measured using the currency of the primary economic environment in which they operate ("the functional currency"). The consolidated financial statements are presented in Ringgit Malaysia ("RM"), which is also the Company's functional currency, and has been rounded to the nearest thousand, unless otherwise stated.

2.5 Basis of measurement

The financial statements of the Group and of the Company have been prepared on the historical cost basis, except as otherwise disclosed.

2.6 Use of estimates and judgement

The preparation of financial statements in conformity with MFRSs requires the use of certain critical accounting estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the financial year. It also requires the Group and the Company to exercise judgement in the process of applying their accounting policies. Although these estimates and judgements are based on the Group's best knowledge of current events and actions, actual results may differ.

The areas where assumptions and major sources of estimation uncertainty at the end of the reporting period that have significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities within the next financial year, or areas involving judgements that have most effect on the amounts recognised in the financial statements are disclosed in Note 4 to the financial statements.

3. MATERIAL ACCOUNTING POLICY INFORMATION

Unless otherwise stated, the following accounting policies have been applied consistently to all financial years presented in these financial statements of the Group and of the Company.

3.1 Basis of consolidation and economic entities

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries. The financial statements of the subsidiaries, associates and joint ventures used in the preparation of the consolidated financial statements are prepared for the same financial year as the Company. Consistent accounting policies are applied to like transactions and events in similar circumstances.

(a) Subsidiaries and business combinations

Subsidiaries are entities over which the Group is exposed, or has rights, to variable returns from its involvement with the acquirees and has the ability to affect those return through its power over the acquirees.

The Group applies the acquisition method to account for business combinations from the acquisition date when the acquired set of activities meets the definition of a business and control is transferred to the Group.

(b) Associates and joint ventures

The Group classifies its joint arrangements as joint ventures as it has right to the net assets of the arrangements.

Investment in associates or joint ventures are accounted for in the consolidated financial statements using the equity method unless it is classified as held for sale (or included in a disposal group that is classified as held for sale).

Under the equity method, the investment in associates or joint ventures are initially recognised at cost. The cost of investment includes transaction costs. Subsequently, the carrying amount is adjusted to recognise changes in the Group's share of net assets of the associates or joint ventures.

NOTES TO THE FINANCIAL STATEMENTS

3. MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

3.2 Separate financial statements

In the Company's statement of financial position, investment in subsidiaries, joint ventures and associates are measured at cost less any accumulated impairment losses.

3.3 Financial instruments

Financial instruments are recognised in the statements of financial position when, and only when, the Group and the Company become a party to the contractual provisions of the financial instrument.

Except for the trade receivables that do not contain a significant financing component, the financial instruments are recognised initially at its fair value plus or minus, in the case of a financial asset or financial liability not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition or issue of the financial asset and financial liability. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss. Trade receivables that do not contain a significant financing component are measured at the transaction price determined under MFRS 15 *Revenue from Contracts with Customers*.

Financial assets - subsequent measurement and gains and losses

Financial assets at fair value through profit or loss

The Group and the Company subsequently measure these assets at fair value. Net gains and losses, including any interest and dividend income, are recognised in profit or loss.

Debt instruments at amortised cost

The Group and the Company subsequently measure these assets at amortised cost under the effective interest method. The gross carrying amount is reduced by impairment losses. Interest income, foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.

Financial liabilities - subsequent measurement and gains and losses

The Group and the Company subsequently measure these liabilities at amortised cost under the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

3.4 Property, plant and equipment and depreciation

(a) Recognition and measurement

Property, plant and equipment are measured at cost less accumulated depreciation and any accumulated impairment losses.

(b) Depreciation

Freehold land and capital work-in-progress are not depreciated.

All other property, plant and equipment (other than right-of-use assets as disclosed in Note 3.5 to the financial statements) are depreciated on a straight-line basis by allocating their depreciable amounts over their remaining useful lives at the following rates:

Buildings	2% - 13%
Motor vehicles	16% - 20%
Office equipment and fittings	10% - 33%
Office renovation, site equipment and communication equipment	10% - 20%

The residual values, useful lives and depreciation methods are reviewed at the end of each reporting period and adjusted as appropriate.

NOTES TO THE FINANCIAL STATEMENTS

3. MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

3.5 Leases

At the lease commencement date, the Group recognises a right-of-use asset and a lease liability with respect to all lease agreements in which it is the lessee, except for short-term leases (defined as leases with a lease term of 12 months or less) and leases of low value assets.

(a) Lessee accounting

The Group presents right-of-use assets that do not meet the definition of investment property as property, plant and equipment and lease liabilities in Note 5 and 21, respectively, to the financial statements.

Short-term leases and leases of low-value assets

The Group has elected not to recognise right-of-use assets and lease liabilities for short-term leases (defined as leases with a lease term of 12 months or less) and leases of low value assets. The Group recognises the lease payments associated with these leases on a straight-line basis over the lease term in profit or loss.

Right-of-use assets

The right-of-use assets are measured at cost less accumulated depreciation and any accumulated impairment losses and adjust for any remeasurement of the lease liabilities. The right-of-use assets are depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term.

The annual depreciation rates of the Group's right-of-use assets are as follows:

Signboards	12%
Motor vehicles	33%
Buildings	16% - 80%

The lease liabilities are initially measured at the present value of the lease payments that are not paid at the commencement date, discounted by using the incremental borrowing rate.

The Group has elected not to separate non-lease components and account for the lease and non-lease components as a single lease component.

(b) Lessor accounting

The Group recognises lease payments received from investment properties under operating leases as income on a straight-line basis over the lease term as part of revenue. Rental income from sublease properties is recognised as other income.

3.6 Investment properties

Investment properties are stated at cost less accumulated depreciation and any accumulated impairment losses.

Freehold land has an unlimited useful life and therefore is not depreciated.

NOTES TO THE FINANCIAL STATEMENTS

3. MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

3.7 Inventories

Inventories comprising properties held for sale are valued at the lower of cost and net realisable value.

Land held for property development

Land held for property development consists of land where no significant development activities have been carried out or where development activities are not expected to be completed within the normal operating cycle. Cost includes cost of land and attributable development expenditures.

Land held for property development will be reclassified to properties under development when significant development work has been undertaken and is expected to be completed within the normal operating cycle.

Property under development and completed properties

Property under development consists of the cost of land and all costs that are directly attributable to development activities or that can be allocated on a reasonable basis to such activities, including common costs such as the cost of constructing mandatory infrastructure, amenities and affordable houses (net of estimated approved selling prices) and other related costs.

The cost of unsold completed properties is determined on a specific identification basis.

3.8 Contract acquisition cost

The Group has applied the practical expedient to recognise contract acquisition cost as an expense when incurred for contracts with an amortisation period of one year or less.

3.9 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, bank balances and deposits and other short-term, highly liquid investments with a maturity of three months or less, that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

For the purpose of the statements of cash flows, cash and cash equivalents are presented net of bank overdrafts and exclude deposits which have maturity of more than three months.

3.10 Revenue and other income

(a) Revenue

Financing components

The Group has applied the practical expedient of not adjusting the promised amount of consideration for the effects of significant financing components if the Group expects the period between the transfer of the promised goods or services to the customer and payment by the customer to be one year or less.

(i) Property development

The Group develops and sells lands, residential and commercial properties.

Contracts with customers may include multiple distinct promises to customers and these are accounted for as separate performance obligations. Where the stand-alone selling prices are not directly observable, they are estimated based on expected cost plus margins.

Revenue from the sales of properties under development is recognised as and when the control of the property is transferred to the customer. Based on the terms of the contract and applicable laws, control is transferred over time as the Group's performance does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to-date.

NOTES TO THE FINANCIAL STATEMENTS

3. MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

3.10 Revenue and other income (Continued)

(a) Revenue (Continued)

(i) Property development (Continued)

Revenue is recognised over the period of the contract by reference to the progress towards complete satisfaction of that performance obligation, which in turn is determined by the proportion that property development costs incurred for work performed to-date bear over the estimated total property development costs (an input method).

Revenue from the sale of completed properties is recognised at a point in time when control of the property is transferred to the customer and it is probable that the Group will collect the consideration to which it is entitled.

Based on the Group's customary business practice, the customers' legal fees are borne by the Group. Revenue is recognised net of customers' legal fees.

The Group determines that sales of properties under Help2Own scheme contain a significant financing component. Consequently, the amount of the promised consideration is adjusted for the time value of money and the related interest income is recognised using the effective interest method over the term of the deferment.

The Group also determines that its sales of properties under Stay2Own scheme includes a variable amount. Revenue from these sales is recognised only to the extent that it is highly probable that a significant reversal in the amount of cumulative revenue recognised will not occur when the uncertainty associated with the variable consideration is subsequently resolved.

For residential properties and commercial properties, the Group's obligations are to rectify any defects that become apparent within the relevant defect liability period. No provision for rectification costs has been made as at the end of the financial year, as there has been no known material defects reported and only minimal costs have been incurred in the past.

(ii) Management fees

Management fees are recognised over time as services are rendered based on time elapsed. Credit term of the management fee billed is 30 days.

(iii) Sales of other goods

Revenue from the sale of other goods is recognised at a point in time when control of the goods is transferred to the customer, being the time when the customer accepts the delivery of the goods.

Revenue is recognised based on the price specified in the contract, net of any discounts.

Sales are made with a credit term ranging from 30 to 60 days, which is consistent with market practice and therefore, no element of financing is deemed present. A receivable is recognised when the customer accepts delivery of the goods.

Where consideration is collected from customer in advance for sale of goods, a contract liability is recognised for the customer deposits. Contract liability would be recognised as revenue upon sale of goods to the customer.

(iv) Dividend income

Dividend income is recognised when the right to receive payment is established.

NOTES TO THE FINANCIAL STATEMENTS

3. MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

3.10 Revenue and other income (Continued)

(b) Other income

(i) Interest income

Interest income is recognised using the effective interest method.

(ii) Rental income

Rental income, net of lease incentives granted, is recognised on a straight-line basis over the term of the lease.

3.11 Borrowing costs

The Group begins capitalising borrowing costs when the Group has incurred the expenditures for the asset, incurred the borrowing costs and undertaken activities that are necessary to prepare the asset for its intended use or sale.

4. SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS

Significant areas of estimation, uncertainty and critical judgements in applying accounting policies that have a significant effect in determining the amounts recognised in the financial statements include the following:

4.1 Impairment assessment of investment in associates (Note 9 to the financial statements)

The Group and the Company assess the investment in associates at the end of the reporting period for any objective evidence that the investment may be impaired as a result of one or more events that have occurred.

Where there is objective evidence of impairment, the Group determines its share of the present value of the estimated future cash flows expected to be generated by the associates, while the Company determines the investment in associate's recoverable amount based on its fair value less cost to sell.

The Group's and the Company's determination of recoverable amounts require the exercise of significant judgement with reference to future market and economic conditions in which changes in assumptions may lead to a significant change in these recoverable amounts. These judgements and assumptions are inherently uncertain.

4.2 Capitalisation of borrowing costs (Note 7 to the financial statements)

Borrowing costs that are directly attributable to the acquisition or development of qualifying inventories are capitalised as part of the cost of those assets. The Group begins the capitalisation of borrowing costs when it has incurred the borrowing costs and continues to undertake activities that are necessary to prepare the asset for its intended use or sale. When each phase of the development is ready for its intended sale, the Group ceases the capitalisation of the borrowing costs incurred on that phase.

Significant judgement is required to determine whether the activities meet the criteria of an active development that benefits future development phases.

NOTES TO THE FINANCIAL STATEMENTS

4. SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS (CONTINUED)

4.3 Recognition of property development revenue (Note 26 to the financial statements)

The Group recognises property development revenue in profit or loss based on the progress towards complete satisfaction of performance obligations. The progress towards complete satisfaction of performance obligations is determined by the proportion that property development costs incurred for work performed to-date bear over the estimated total property development costs.

In determining the progress towards complete satisfaction of performance obligations, significant judgement is required in the estimation of property development costs incurred to-date, total property development revenue (including estimated variable consideration) and total development costs, as well as the recoverability of the development projects. The estimated total revenue and development costs are affected by a variety of uncertainties that depend on the outcome of future events. In making this judgement, the Group relies on past experience and the work of specialists.

4.4 Impairment assessment of investment in subsidiaries (Note 8 to the financial statements)

The Company assesses impairment of its investment in subsidiaries whenever the events or changes in circumstances indicate that the carrying amount of the investment may not be recoverable. Where such indication exists, the Company determines the recoverable amount based on present value of the estimated future cash flows expected to be generated by the subsidiaries. In estimating the present value of the estimated cash flows, the Company applies a suitable discount rate and makes assumptions underlying the cash flow projections such as expected revenue from sales of properties.

Cash flows projected based on those inputs or assumptions may have a significant effect on the Company's financial position and results if the actual cash flows are less than expected.

NOTES TO THE FINANCIAL STATEMENTS

5. PROPERTY, PLANT AND EQUIPMENT

	Freehold land RM'000	Buildings RM'000	Motor vehicles RM'000	Office equipment and fittings RM'000	Other assets * RM'000	Capital work-in- progress ^ RM'000	Right-of-use assets RM'000	Total RM'000
Group 2024								
Cost								
At 1 November 2023	13,165	204,220	20,071	38,993	35,161	1,722	11,984	325,316
Additions	-	234	1,919	3,278	1,884	8,124	210	15,649
Disposals	-	(7,800)	(1,802)	(1,015)	(13)	-	-	(10,630)
Written off	-	-	-	(1,695)	(300)	-	-	(1,995)
Remeasurement of lease	-	-	-	-	-	-	5,296	5,296
Expiration of lease contracts	-	-	-	-	-	-	(6)	(6)
Exchange differences	-	-	-	(86)	-	-	-	(86)
At 31 October 2024	13,165	196,654	20,188	39,475	36,732	9,846	17,484	333,544
Accumulated depreciation and impairment losses								
At 1 November 2023	-	85,932	17,003	36,342	34,277	-	7,462	181,016
Depreciation for the financial year	-	17,182	722	1,792	520	-	1,764	21,980
Disposals	-	(650)	(1,722)	(1,015)	(13)	-	-	(3,400)
Written off	-	-	-	(1,691)	(300)	-	-	(1,991)
Impairment losses	-	-	-	-	-	-	5,296	5,296
Expiration of lease contracts	-	-	-	-	-	-	(6)	(6)
Exchange differences	-	-	-	(87)	-	-	-	(87)
At 31 October 2024	-	102,464	16,003	35,341	34,484	-	14,516	202,808
Carrying amount								
At 31 October 2024	13,165	94,190	4,185	4,134	2,248	9,846	2,968	130,736

NOTES TO THE FINANCIAL STATEMENTS

5. PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

	Freehold land RM'000	Buildings RM'000	Motor vehicles RM'000	Office equipment and fittings RM'000	Other assets * RM'000	Capital work-in- progress ^ RM'000	Right-of-use assets RM'000	Total RM'000
Group 2023								
Cost								
At 1 November 2022	13,165	193,041	20,628	38,772	44,493	-	13,983	324,082
Additions	-	12,003	2,044	832	140	1,867	1,646	18,532
Disposals	-	-	(2,595)	(148)	(286)	-	(544)	(3,573)
Written off	-	(824)	(6)	(665)	(9,186)	(145)	-	(10,826)
Termination of lease contracts	-	-	-	-	-	-	(3,081)	(3,081)
Expiration of lease contracts	-	-	-	-	-	-	(20)	(20)
Exchange differences	-	-	-	202	-	-	-	202
At 31 October 2023	13,165	204,220	20,071	38,993	35,161	1,722	11,984	325,316
Accumulated depreciation and impairment losses								
At 1 November 2022	-	68,861	18,505	35,404	43,039	-	8,287	174,096
Depreciation for the financial year	-	17,556	814	1,544	583	-	1,849	22,346
Disposals	-	-	(2,310)	(148)	(283)	-	(436)	(3,177)
Written off	-	(485)	(6)	(660)	(9,062)	-	-	(10,213)
Termination of lease contracts	-	-	-	-	-	-	(2,218)	(2,218)
Expiration of lease contracts	-	-	-	-	-	-	(20)	(20)
Exchange differences	-	-	-	202	-	-	-	202
At 31 October 2023	-	85,932	17,003	36,342	34,277	-	7,462	181,016
Carrying amount								
At 31 October 2023	13,165	118,288	3,068	2,651	884	1,722	4,522	144,300

NOTES TO THE FINANCIAL STATEMENTS

5. PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

	Office equipment and fittings RM'000	Other assets * RM'000	Total RM'000
Company 2024			
Cost			
At 1 November 2023	195	300	495
Written off	(193)	(300)	(493)
At 31 October 2024	2	-	2
Accumulated depreciation			
At 1 November 2023	195	300	495
Written off	(193)	(300)	(493)
At 31 October 2024	2	-	2
Carrying amount			
At 31 October 2024	-	-	-
2023			
Cost			
At 1 November 2022/31 October 2023	195	300	495
Accumulated depreciation			
At 1 November 2022/31 October 2023	195	300	495
Carrying amount			
At 31 October 2023	-	-	-

* Other assets comprise office renovation, site equipment and communication equipment.

^ Capital work-in-progress comprises building under construction and computer software systems in the process of being implemented.

(a) Certain freehold land and buildings with a carrying amount of RM17,621,000 (2023: RM17,785,000) have been charged to secure banking facilities granted to the Group (Note 20 to the financial statements).

NOTES TO THE FINANCIAL STATEMENTS

5. PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

(b) Right-of-use assets

Information about leases for which the Group is a lessee is presented below:

	Signboards RM'000	Motor vehicles RM'000	Buildings RM'000	Total RM'000
Group				
Cost				
At 1 November 2022	1,418	544	12,021	13,983
Additions	-	124	1,522	1,646
Disposals	-	(544)	-	(544)
Termination of lease contracts	-	-	(3,081)	(3,081)
Expiration of lease contracts	-	-	(20)	(20)
At 31 October 2023	1,418	124	10,442	11,984
Additions	-	20	190	210
Remeasurement of lease	-	-	5,296	5,296
Expiration of lease contracts	-	-	(6)	(6)
At 31 October 2024	1,418	144	15,922	17,484
Accumulated depreciation and impairment losses				
At 1 November 2022	510	436	7,341	8,287
Depreciation for the financial year	170	38	1,641	1,849
Disposals	-	(436)	-	(436)
Termination of lease contracts	-	-	(2,218)	(2,218)
Expiration of lease contracts	-	-	(20)	(20)
At 31 October 2023	680	38	6,744	7,462
Depreciation for the financial year	171	44	1,549	1,764
Impairment losses	-	-	5,296	5,296
Expiration of lease contracts	-	-	(6)	(6)
At 31 October 2024	851	82	13,583	14,516
Carrying amount				
At 31 October 2023	738	86	3,698	4,522
At 31 October 2024	567	62	2,339	2,968

Included in right-of-use assets are:

- (i) Residential properties leased by the Group that are yet to be sub-leased to employees under the Group's Home Ownership Programme for which a full impairment amounting to RM8,758,000 (2023: RM3,462,000) has been recognised; and
- (ii) Leases of signboards and motor vehicles that are for operational use and leases for premises that are for office use and staff accommodation.

The leases have lease terms ranging from 1 to 10 years (2023: 1 to 10 years), including option to extend.

NOTES TO THE FINANCIAL STATEMENTS

6. INVESTMENT PROPERTY

	Group 2024 RM'000	2023 RM'000
At cost		
At 1 November 2023/2022	20,434	19,973
Additions	214	461
At 31 October	20,648	20,434
Represented by: Freehold land	20,648	20,434
Fair value	54,527	54,527

The fair value of the freehold land is categorised as Level 2 in the fair value hierarchy. The fair value has been derived using the sales comparison approach. Sales prices of comparable land in close proximity are adjusted for differences in key attributes such as property size. The most significant input into this valuation approach is the price per square foot of comparable land.

The fair value has been determined from a valuation performed by a registered independent valuer having appropriate recognised professional qualification and experience in the location and category of the property being valued.

The investment property has been charged to secure banking facilities granted to the Group (Note 20 to the financial statements).

7. INVENTORIES

	Group 2024 RM'000	2023 RM'000
Non-current:		
Land held for property development		
- freehold land	1,667,140	1,783,602
- leasehold land	249,250	249,250
- development costs	1,179,174	1,179,888
	3,095,564	3,212,740
Current:		
Property under development		
- freehold land	600,751	509,225
- leasehold land	23,354	42,479
- development costs	366,688	199,228
Completed properties	176,303	238,810
	1,167,096	989,742
	4,262,660	4,202,482

NOTES TO THE FINANCIAL STATEMENTS

7. INVENTORIES (CONTINUED)

- (a) Included in land held for property development during the financial year are:

	Group	
	2024	2023
	RM'000	RM'000
Borrowing costs capitalised	27,695	34,081

- (b) Certain land held for property development, property under development and completed properties have been charged to secure banking facilities granted to the Group (Note 20 to the financial statements).
- (c) During the financial year, inventories recognised as cost of sales amounted to RM1,492,452,000 (2023: RM1,541,948,000).
- (d) The cost of inventories of the Group recognised as an expense in cost of sales during the financial year includes:

	Group	
	2024	2023
	RM'000	RM'000
Write down of inventories	2,017	950
Reversal of amounts previously written down	(1,402)	(277)
	615	673

Amounts previously written down were reversed as the inventories were realised during the financial year at values higher than their previously written down values.

8. INVESTMENT IN SUBSIDIARIES

	Company	
	2024	2023
	RM'000	RM'000
At cost		
Unquoted ordinary shares	206,617	196,367
Unquoted redeemable convertible preference shares ("RCPS")	3,505,921	3,344,921
Less: Accumulated impairment losses	(491,063)	(452,063)
	3,221,475	3,089,225

During the financial year, the Company redeemed a portion of RCPS in a subsidiary amounting to RM148,000,000 (2023: RM450,000). The redemption of RCPS did not alter the Company's percentage ownership in the subsidiary.

During the financial year, the Company also increased the RCPS in its subsidiaries amounting to RM309,000,000 (2023: RM Nil). The increase in RCPS did not alter the Company's percentage ownership in the subsidiaries.

Arising from an assessment of the underlying value of subsidiaries, the Company noted that the recoverable amount of a subsidiary was lower than its carrying amount in view of recent adverse conditions impacting the subsidiary. The recoverable amount of the investment was computed based on the Company's estimated future cash flows expected to be generated by the subsidiary taking into consideration the expected revenue from sales of properties and development costs of the properties.

Accordingly, an impairment loss of RM60,000,000 (2023: RM94,000,000) was recognised in profit or loss. The pre-tax discount rates used range from 9% to 16% (2023: 9% to 14%).

The Company also noted increase in recoverable amount of a subsidiary which resulted in a reversal of impairment loss of RM21,000,000 (2023: RM450,000).

NOTES TO THE FINANCIAL STATEMENTS

8. INVESTMENT IN SUBSIDIARIES (CONTINUED)

Movements in accumulated impairment losses are as follows:

	Company	
	2024 RM'000	2023 RM'000
At 1 November 2023/2022	452,063	358,513
Recognised during the financial year	60,000	94,000
Reversed during the financial year	(21,000)	(450)
At 31 October	491,063	452,063

(a) The subsidiaries, all incorporated in Malaysia unless otherwise stated, are as follows:

	Ownership Interest		
	2024 %	2023 %	Principal activities
Focal Aims Land Sdn. Bhd.	100	100	Property development
Focal Aims Properties Sdn. Bhd. ("FAPSB")	100	100	Investment holding
Eco World Ukay Sdn. Bhd.	100	100	Construction services
Eco Sanctuary Sdn. Bhd.	100	100	Property development and property investment holding
Eco Sky Sdn. Bhd.	100	100	Property development
Eco Majestic Development Sdn. Bhd.	100 ⁺	100 ⁺	Property development and property investment holding
Eco Botanic Sdn. Bhd.	100	100	Property development
Eco Terraces Sdn. Bhd.	100	100	Property development
Eco Business Park 2 Sdn. Bhd.	100	100	Property development
Eco Meadows Sdn. Bhd.	100	100	Property development
Eco Summer Sdn. Bhd.	100	100	Property development and property investment holding
Eco Business Park 1 Sdn. Bhd.	100	100	Property development
Eco World Property Services (Eco South) Sdn. Bhd.	100	100	Property management services
Eco World Digital Services Sdn. Bhd.	100	100	Provision of digital solution services
Rentas Prestasi Sdn. Bhd. ("RPSB")	100	100	Investment holding
Eco World Development Management Sdn. Bhd. (formerly known as Eco World Development Management (BBCC) Sdn. Bhd.)	100	100	Property development and property development project management
Eco World Trading Sdn. Bhd.	100	100	Traders or business of building materials
Eco World IBS Sdn. Bhd.	100	100	Investment holding
Eco World Development (S) Pte. Ltd. ^@	100	100	Marketing services
Meridian Insight Sdn. Bhd.	100	100	Investment holding

NOTES TO THE FINANCIAL STATEMENTS

8. INVESTMENT IN SUBSIDIARIES (CONTINUED)

(a) The subsidiaries, all incorporated in Malaysia unless otherwise stated, are as follows: (Continued)

	Ownership 2024 %	Interest 2023 %	Principal activities
Eco World Capital Services Berhad	100	100	Issuer of notes under the Islamic Medium Term Note programme
Eco Macalister Development Sdn. Bhd.	100	100	Property investment holding
Eco World Project Management Sdn. Bhd. ("EWPM")	100	100	Property development project management
Eco World Property Services (Eco Central) Sdn. Bhd.	100	100	Property management services
Melia Spring Sdn. Bhd.	100	100	Property development
Eco Grandeur Sdn. Bhd. ("EGSB")	100	100	Investment holding
Eco World Capital (International) Sdn. Bhd. ("EWCI")	100	100	Investment holding
Eco World Property Services (Eco North) Sdn. Bhd.	100	100	Property management services
Eco World Capital Assets Berhad	100	100	Issuer of notes under the Medium Term Note programme
Jasa Hektar Sdn. Bhd.	100	100	Investment holding
Hasrat Budi Sdn. Bhd.	100	100	Investment holding
Eco World Strategic Capital 1 Sdn. Bhd.	100	100	Investment holding
Eco World Capital Berhad	100	100	Issuer of notes under the Islamic Medium Term Note programme
Eco Botanic 3 Sdn. Bhd. ("Eco Botanic 3")	100	100	Property development
Eco Business Park 6 Sdn. Bhd. ("EBP 6")	100	100	Property development
Antury Sdn. Bhd.	100	100	Investment holding
Eco Verdance Sdn. Bhd. ("Eco Verdance")	100	-	Property development
Held through FAPSB			
Eco Tropics Development Sdn. Bhd.	100	100	Property development
Held through EWPM			
Eco World DM Services Sdn. Bhd. ("EWDMS")	100	100	Provision of consultancy and property development project management services and investment holding

+ 98% held through RPSB and 2% held through the Company.

^ Audited by Baker Tilly TFW LLP, an independent member firm of Baker Tilly International.

@ Incorporated in Singapore.

Incorporation of a subsidiary

On 1 November 2023, the Company incorporated Eco Verdance as a wholly-owned subsidiary with an issued and paid-up share capital of RM2 comprising 2 ordinary shares.

NOTES TO THE FINANCIAL STATEMENTS

9. INVESTMENT IN ASSOCIATES

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Quoted ordinary shares, at cost	795,360	-	-	-
Unquoted ordinary shares, at cost	1,085	981	1,036	932
Unquoted redeemable preference shares ("RPS"), at cost	92,190	82,933	92,190	82,933
Share of post-acquisition results and reserves, net of dividends received	(298,530)	(29,858)	-	-
Less: Accumulated impairment losses	(258,300)	-	(44,630)	-
	331,805	54,056	48,596	83,865
Market value				
Quoted ordinary shares	208,800	-	-	-

Details of the associates, all incorporated in Malaysia, are as follows:

	Ownership Interest			
	2024 %	2023 %	Principal activities	Financial year end
MFBBCC Retail Mall Sdn. Bhd. ("MFBBCC") ^	11	10	Development and operation of retail mall	31 December #
Held through EWDMS				
Neighbourhood Property Management Sdn. Bhd. (formerly known as Hara Kecil Property Management Sdn. Bhd.) ("NPM")	49	49	Property management services	31 October
Held through EWCI				
Eco World International Berhad ("EWI") ^@	29	-	Investment holding	31 October

^ Audited by an audit firm other than Baker Tilly Monteiro Heng PLT.

The financial information of the associate made up to 31 October have been audited for equity accounting purposes.

@ EWI ceased to be a joint venture and became an associate, as disclosed in Note 9(d) to the financial statements.

The Company has significant influence in the associates by having representation on its board of directors to participate in decision-making process over financial and operating policies.

NOTES TO THE FINANCIAL STATEMENTS

9. INVESTMENT IN ASSOCIATES (CONTINUED)

- (a) The following table illustrates the summarised aggregated financial information of associates and reconciles the information to the carrying amount of the Group's interest in associates as at 31 October 2024:

	MFBCC RM'000	NPM RM'000	EWI RM'000	Total RM'000
2024				
Assets and liabilities				
Non-current assets	1,640,110	124	400,658	2,040,892
Current assets	78,337	4,544	609,730	692,611
Non-current liabilities	(1,226,173)	(9)	-	(1,226,182)
Current liabilities	(54,983)	(3,421)	(7,008)	(65,412)
Net assets	437,291	1,238	1,003,380	1,441,909
Results				
Revenue	46,250	13,534	1,328	61,112
(Loss)/Profit for the financial year	(153,127)	916	(5,720)	(157,931)
Other comprehensive loss	-	-	(78,076)	(78,076)
Total comprehensive (loss)/income	(153,127)	916	(83,796)	(236,007)
Reconciliation of net assets to carrying amount:				
Share of net assets at acquisition date, at book value	93,226	49	720,591	813,866
Fair value adjustments	-	-	(115,647)	(115,647)
Goodwill	-	-	190,416	190,416
Cost of investment	93,226	49	795,360	888,635
Share of post-acquisition (loss)/profit	(46,230)	558	(261,814)	(307,486)
Share of other comprehensive income	-	-	8,956	8,956
Accumulated impairment losses	-	-	(258,300)	(258,300)
Carrying amount in the statements of financial position	46,996	607	284,202	331,805
Group's share of results				
Group's share of (loss)/profit	(16,140)	449	(1,659)	(17,350)
Group's share of other comprehensive loss	-	-	(22,642)	(22,642)
Group's share of total comprehensive (loss)/income	(16,140)	449	(24,301)	(39,992)
Group's share of dividends	-	123	41,760	41,883

NOTES TO THE FINANCIAL STATEMENTS

9. INVESTMENT IN ASSOCIATES (CONTINUED)

- (b) The following table illustrates the summarised aggregated financial information of associates and reconciles the information to the carrying amount of the Group's interest in associates as at 31 October 2023:

	MFBCC RM'000	NPM RM'000	Total RM'000
2023			
Assets and liabilities			
Non-current assets	1,662,072	55	1,662,127
Current assets	136,862	3,383	140,245
Non-current liabilities	(26,958)	(4)	(26,962)
Current liabilities	(1,261,416)	(2,862)	(1,264,278)
Net assets	510,560	572	511,132
Results			
Revenue	61,681	10,180	71,861
Loss for the financial year	(164,432)	(25)	(164,457)
Other comprehensive income	-	-	-
Total comprehensive loss	(164,432)	(25)	(164,457)
Reconciliation of net assets to carrying amount:			
Share of net assets at acquisition date, at book value	83,865	49	83,914
Share of post-acquisition (loss)/profit	(30,090)	232	(29,858)
Carrying amount in the statements of financial position	53,775	281	54,056
Group's share of results			
Group's share of loss	(17,134)	(12)	(17,146)
Group's share of other comprehensive income	-	-	-
Group's share of total comprehensive loss	(17,134)	(12)	(17,146)

There were no dividends paid by the associates for the financial year ended 31 October 2023.

- (c) During the financial year, the Company subscribed for additional ordinary shares and RPS in MFBCC amounting to RM104,000 and RM9,257,000 (2023: RM420,000 and RM3,334,000), respectively. The subscription for the additional ordinary shares and RPS had resulted in the Company's percentage ownership in MFBCC to increase from 10.42% to 10.54%.
- (d) On 10 May 2024, GuocoLand Limited ("GLL") announced that its indirect wholly-owned subsidiary had disposed of its entire 27% shareholding in EWI. Following the announcement by GLL, the shareholders' agreement entered into between, amongst others, GLL and the Company had come to a conclusion pursuant to its terms.

This resulted in EWI ceasing to be a joint venture and becoming a 27%-owned associate of the Group.

On 17 May 2024, the Group, through EWCI, acquired additional 48 million ordinary shares in EWI, thereby increasing its shareholding in EWI from 27% to 29%.

NOTES TO THE FINANCIAL STATEMENTS

9. INVESTMENT IN ASSOCIATES (CONTINUED)

Review for impairment of EWI

As at 31 October 2024, the Group's quoted investment in an associate, EWI, was assessed for impairment as the market value (Level 1 in the fair value hierarchy) was lower than its carrying amount. The recoverable amount of the investment was computed based on the Group's share of the estimated future cash flows expected to be generated by EWI, taking into consideration the expected revenue from sales of properties and development costs of the properties.

Based on the assessment, an impairment loss of RM38,000,000 had been recognised in profit or loss during the financial year. The pre-tax discount rates used range from 9% to 16%.

Review for impairment of MFBGCC

In view of the financial performance of MFBGCC, the Company assessed the recoverable amount of MFBGCC and noted that it was lower than its carrying amount. The recoverable amount of the MFBGCC was determined based on its fair value less cost to sell. Accordingly, an impairment loss of RM44,630,000 (2023: RM Nil) was recognised in profit or loss.

No impairment loss was recognised in the financial statements of the Group as the Group's share of MFBGCC's losses has been accounted for using the equity method in the consolidated financial statements.

Significant restrictions

Certain associates cannot distribute its profit unless approvals are obtained from their respective shareholders.

Commitments

The commitments relating to the Group's and the Company's interest in the associates are as follows:

	Group		Company	
	2024	2023	2024	2023
	RM'000	RM'000	RM'000	RM'000
Commitment for subscription of ordinary shares in an associate	20	124	20	124
Commitment for subscription of RPS in an associate	1,780	11,037	1,780	11,037
	1,800	11,161	1,800	11,161

Contingent liabilities

The Group is not required to share in the contingent liabilities, if any, of the associates.

NOTES TO THE FINANCIAL STATEMENTS

10. INVESTMENT IN JOINT VENTURES

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Quoted ordinary shares, at cost	-	777,600	-	-
Unquoted ordinary shares, at cost	382,994	382,894	14,100	14,000
Unquoted RPS, at cost	5,107	-	5,107	-
Share of post-acquisition results and reserves, net of dividends received	493,361	281,717	-	-
Elimination of unrealised income	(181,625)	(165,343)	-	-
Less: Accumulated impairment losses	-	(220,300)	-	-
	699,837	1,056,568	19,207	14,000
Add: Amount recognised as obligation (Note 23)	9,167	-	-	-
	709,004	1,056,568	19,207	14,000
Market value				
Quoted ordinary shares	-	220,320	-	-

Details of the joint ventures, all incorporated in Malaysia, are as follows:

	Ownership Interest			
	2024 %	2023 %	Principal activities	Financial year end
BBCC Development Sdn. Bhd. ("BBCC")	40	40	Property development and property investment holding	31 December #
Eco Horizon Sdn. Bhd. ("EHSB")	60	60	Property development and property investment holding	31 October
Paragon Pinnacle Sdn. Bhd. ("PPSB")	60	60	Property development and property investment holding	31 October
Immersify (KL) Sdn. Bhd. ("Immersify KL")	40	-	To carry on the business of advertising and marketing event for the exhibition of digital art and cultural galleries, souvenir shops and cafeterias	31 October
Held through EGSB				
Eco Ardence Sdn. Bhd. ("EASB")	50	50	Property development and property investment holding	31 October
Held through EWCI				
EWI ^	- @	27	Investment holding	31 October

The financial information of the joint venture made up to 31 October have been audited for equity accounting purposes.

^ Audited by an audit firm other than Baker Tilly Monteiro Heng PLT.

@ EWI ceased to be a joint venture and became an associate, as disclosed in Note 9(d) to the financial statements.

NOTES TO THE FINANCIAL STATEMENTS

10. INVESTMENT IN JOINT VENTURES (CONTINUED)

Subscription of shares in a joint venture

On 19 June 2024, the Company entered into a joint venture agreement ("JV Agreement") with Bitgrim Immersify Group Sdn. Bhd. and Immersify KL to jointly operate a digital media art gallery and museum at Bukit Bintang City Centre.

Pursuant to the JV Agreement, the Company subscribed for 100,000 ordinary shares at a price of RM1.00 each in Immersify KL on 23 July 2024. As a result, Immersify KL became a 40%-owned joint venture of the Company.

Subsequent to the initial subscription, the Company subscribed for RPS in Immersify KL amounting to RM5,107,000. The subscription for RPS did not result in the change of the Company's percentage ownership in Immersify KL.

The following table illustrates the summarised aggregated financial information of joint ventures and reconciles the information to the carrying amount of the Group's interest in joint ventures as at 31 October 2024:

	BBCC RM'000	PPSB RM'000	EHSB RM'000	EASB RM'000	Immersify KL RM'000	EWI @ RM'000	Total RM'000
2024							
Assets and liabilities							
Non-current assets	1,827,115	2,018,067	968,033	982,875	5,507	-	5,801,597
Current assets	821,378	727,279	468,637	553,468	8,266	-	2,579,028
Non-current liabilities	(1,603,627)	(1,672,023)	(804,956)	(239,041)	-	-	(4,319,647)
Current liabilities	(1,067,784)	(656,509)	(612,643)	(412,249)	(1,409)	-	(2,750,594)
Net assets	(22,918)	416,814	19,071	885,053	12,364	-	1,310,384
Included in assets and liabilities are:							
Cash and cash equivalents	120,543	316,342	62,264	238,203	856	-	738,208
Non-current financial liabilities (excluding trade and other payables)	334,909	1,162,754	499,130	49,826	-	-	2,046,619
Current financial liabilities (excluding trade and other payables)	84,808	30,177	119,320	24,913	-	-	259,218
Results							
(Loss)/Profit for the financial year	(39,242)	101,510	35,918	103,638	(653)	182	201,353
Other comprehensive income	-	-	-	-	-	37,826	37,826
Total comprehensive (loss)/income	(39,242)	101,510	35,918	103,638	(653)	38,008	239,179
Included in total comprehensive (loss)/income are:							
Revenue	148,693	629,316	315,232	454,253	-	31,824	1,579,318
Depreciation	(10,437)	(4,444)	(2,758)	(3,814)	-	(77)	(21,530)
Interest income	(348)	11,137	1,544	5,168	-	4,602	22,103
Interest expense	(49,899)	(25,204)	(14,195)	(540)	-	-	(89,838)
Income tax expense	7,019	(36,325)	(12,120)	(45,411)	-	(1,417)	(88,254)

NOTES TO THE FINANCIAL STATEMENTS

10. INVESTMENT IN JOINT VENTURES (CONTINUED)

The following table illustrates the summarised aggregated financial information of joint ventures and reconciles the information to the carrying amount of the Group's interest in joint ventures as at 31 October 2024: (Continued)

	BBCC RM'000	PPSB RM'000	EHSB RM'000	EASB RM'000	Immersify KL RM'000	EWI @ RM'000	Total RM'000
2024							
Reconciliation of net assets to carrying amount:							
Share of net assets/(liabilities) at acquisition date,							
at book value	2,000	895	3,580	(71,133)	5,207	702,831	643,380
Fair value adjustments	-	91,384	199	355,969	-	(115,647)	331,905
Goodwill	-	-	-	-	-	190,416	190,416
Reclassification to associate @	-	-	-	-	-	(777,600)	(777,600)
Cost of investment	2,000	92,279	3,779	284,836	5,207	-	388,101
Share of post-acquisition (loss)/profit	(11,167)	253,687	78,430	172,672	(261)	(218,395)	274,966
Share of other comprehensive income	-	-	-	-	-	31,598	31,598
Elimination of unrealised income	-	(95,878)	(70,766)	(14,981)	-	-	(181,625)
Accumulated impairment losses	-	-	-	-	-	(220,300)	(220,300)
Reclassification to associate @	-	-	-	-	-	407,097	407,097
	(9,167)	250,088	11,443	442,527	4,946	-	699,837
Obligation under joint arrangement (Note 23) *	9,167	-	-	-	-	-	9,167
Carrying amount in the statements of financial position	-	250,088	11,443	442,527	4,946	-	709,004
Group's share of results							
Group's share of (loss)/profit	(15,697)	60,906	21,551	51,819	(261)	49	118,367
Group's share of other comprehensive income	-	-	-	-	-	10,213	10,213
Group's share of total comprehensive (loss)/income	(15,697)	60,906	21,551	51,819	(261)	10,262	128,580
Group's share of dividends	-	-	-	50,000	-	38,880	88,880

@ EWI ceased to be a joint venture and became an associate, as disclosed in Note 9(d) to the financial statements.

* The Group's share of BBCC's losses in excess of the cost of investment has been recognised as an obligation in the consolidated statement of financial position.

NOTES TO THE FINANCIAL STATEMENTS

10. INVESTMENT IN JOINT VENTURES (CONTINUED)

The following table illustrates the summarised aggregated financial information of joint ventures and reconciles the information to the carrying amount of the Group's interest in joint ventures as at 31 October 2023:

	BBCB RM'000	PPSB RM'000	EHSB RM'000	EASB RM'000	EWI RM'000	Total RM'000
2023						
Assets and liabilities						
Non-current assets	1,718,298	1,977,286	1,058,897	1,008,807	839,763	6,603,051
Current assets	738,200	744,536	366,430	478,256	653,485	2,980,907
Non-current liabilities	(1,577,711)	(1,633,916)	(1,073,235)	(156,345)	-	(4,441,207)
Current liabilities	(862,932)	(738,558)	(242,379)	(442,208)	(15,030)	(2,301,107)
Net assets	15,855	349,348	109,713	888,510	1,478,218	2,841,644
Included in assets and liabilities are:						
Cash and cash equivalents	113,001	338,998	53,830	93,345	295,207	894,381
Non-current financial liabilities (excluding trade and other payables)	401,831	905,908	504,836	-	-	1,812,575
Current financial liabilities (excluding trade and other payables)	105,709	72,647	124,672	-	-	303,028
Results						
(Loss)/Profit for the financial year	(8,762)	97,335	42,610	74,010	(49,486)	155,707
Other comprehensive income	-	-	-	-	85,015	85,015
Total comprehensive (loss)/income	(8,762)	97,335	42,610	74,010	35,529	240,722
Included in total comprehensive (loss)/income are:						
Revenue	242,386	613,433	338,356	488,495	104,798	1,787,468
Depreciation	(13,121)	(4,670)	(3,379)	(4,036)	(1,219)	(26,425)
Interest income	3,796	7,960	2,065	4,417	28,694	46,932
Interest expense	(59,809)	(19,473)	(17,213)	(957)	(16,598)	(114,050)
Income tax expense	2,031	(27,258)	(15,015)	(38,860)	(5,705)	(84,807)

NOTES TO THE FINANCIAL STATEMENTS

10. INVESTMENT IN JOINT VENTURES (CONTINUED)

The following table illustrates the summarised aggregated financial information of joint ventures and reconciles the information to the carrying amount of the Group's interest in joint ventures as at 31 October 2023: (Continued)

	BBCB RM'000	PPSB RM'000	EHSB RM'000	EASB RM'000	EWI RM'000	Total RM'000
2023						
Reconciliation of net assets to carrying amount:						
Share of net assets/(liabilities) at acquisition date,						
at book value	2,000	895	3,580	(71,133)	702,831	638,173
Fair value adjustments	-	91,384	199	355,969	(115,647)	331,905
Goodwill	-	-	-	-	190,416	190,416
Cost of investment	2,000	92,279	3,779	284,836	777,600	1,160,494
Share of post-acquisition profit/(loss)	4,342	200,066	62,049	173,441	(179,564)	260,334
Share of other comprehensive income	-	-	-	-	21,383	21,383
Elimination of unrealised income	(6,342)	(82,736)	(62,243)	(14,022)	-	(165,343)
Accumulated impairment losses	-	-	-	-	(220,300)	(220,300)
Carrying amount in the statements of financial position	-	209,609	3,585	444,255	399,119	1,056,568
Group's share of results						
Group's share of (loss)/profit	(3,505)	58,401	25,566	37,005	(13,361)	104,106
Group's share of other comprehensive income	-	-	-	-	22,954	22,954
Group's share of total comprehensive (loss)/income	(3,505)	58,401	25,566	37,005	9,593	127,060
Group's share of dividends	-	-	-	27,000	213,840	240,840

Review for impairment of EWI

As at 31 October 2023, the Group's quoted investment in a joint venture, EWI, was assessed for impairment as the market value (Level 1 in the fair value hierarchy) was lower than its carrying amount. The recoverable amount of the investment was computed based on the Group's share of the estimated future cash flows expected to be generated by EWI, taking into consideration the expected revenue from sales of properties and development costs of the properties.

Based on the assessment, an impairment loss of RM82,000,000 had been recognised in profit or loss in the prior financial year. The pre-tax discount rates used ranged from 9% to 14%.

Significant restrictions

The joint ventures cannot distribute their profit unless approvals are obtained from the respective joint venture partners.

NOTES TO THE FINANCIAL STATEMENTS

10. INVESTMENT IN JOINT VENTURES (CONTINUED)

Commitments

The Group's and the Company's commitments to the joint ventures are as follows:

	Group		Company	
	2024	2023	2024	2023
	RM'000	RM'000	RM'000	RM'000
Commitment to fund development costs of joint ventures	35,000	125,000	35,000	125,000
Commitment for subscription of RPS in a joint venture	9,793	-	9,793	-
	44,793	125,000	44,793	125,000

Additionally, the Group has a contractual obligation to contribute funds proportionately to BBCC, EASB, PPSB and EHSB until their development projects are completed.

Contingent liabilities

The Group is not required to share in the contingent liabilities, if any, of the joint ventures.

11. TRADE AND OTHER RECEIVABLES - NON-CURRENT

	Group		Company	
	2024	2023	2024	2023
	RM'000	RM'000	RM'000	RM'000
Trade receivables	21,510	32,787	-	-
Amounts due from subsidiaries	-	-	337,824	632,743
Amounts due from joint ventures	1,155,470	1,031,920	1,128,335	1,004,786
Total trade and other receivables	1,176,980	1,064,707	1,466,159	1,637,529

(a) Trade receivables

The long-term trade receivables are due from house buyers and which are to be settled based on instalment plans. These balances represent instalments due after 12 months. Therefore, these trade receivables are neither past due nor impaired.

(b) Amounts due from subsidiaries

The amounts due from subsidiaries represent unsecured non-trade advances which are not expected to be settled within the next 12 months. These advances are expected to be settled in cash. These advances bear interest ranging from 5.45% to 5.83% (2023: 4.81% to 5.94%) per annum.

(c) Amounts due from joint ventures

The amounts due from joint ventures represent unsecured non-trade advances which are not expected to be settled within the next 12 months. These advances are expected to be settled in cash. These advances bear interest ranging from 4.00% to 8.00% (2023: 4.00% to 8.00%) per annum.

NOTES TO THE FINANCIAL STATEMENTS

12. LEASE RECEIVABLES

	Group	
	2024 RM'000	2023 RM'000
Lease receivables:		
Non-current	-	432
Current	-	1,278
	-	1,710

In the previous financial year, the Group leased its leased properties to its employees. These leases had lease term of 5 years at commencement date.

These leases transferred substantially all the risk and rewards incidental to ownership of the right-of-use assets.

	Group	
	2024 RM'000	2023 RM'000
Gross investment in lease:		
- not later than one year	-	1,321
- one to two years	-	437
Total gross investment in lease	-	1,758
Less: Unearned interest income	-	(48)
Net investment in lease	-	1,710
Net investment in lease:		
- not later than one year	-	1,278
- one to two years	-	432
	-	1,710
Less: Amount due within 12 months	-	(1,278)
Amount due after 12 months	-	432

13. DEFERRED TAX ASSETS/(LIABILITIES)

	Group	
	2024 RM'000	2023 RM'000
At 1 November 2023/2022	(27,603)	21,627
Recognised in profit or loss:		
- income tax expense (Note 32)	11,895	(42,516)
- share of results in joint ventures	(5,282)	(6,714)
At 31 October	(20,990)	(27,603)
Presented after appropriate offsetting as follows:		
Deferred tax assets	103,842	93,170
Deferred tax liabilities	(124,832)	(120,773)
	(20,990)	(27,603)

NOTES TO THE FINANCIAL STATEMENTS

13. DEFERRED TAX ASSETS/(LIABILITIES) (CONTINUED)

The components and movements of deferred tax assets and liabilities during the financial year prior to offsetting are as follows:

	At 1 November 2022 RM'000	Recognised in profit or loss RM'000	At 31 October 2023 RM'000	Recognised in profit or loss RM'000	At 31 October 2024 RM'000
Group					
Property development	(95,172)	(31,634)	(126,806)	40,047	(86,759)
Difference between the carrying amounts of property, plant and equipment and their tax base	78	112	190	(508)	(318)
Unutilised tax losses and unabsorbed capital allowances	64,755	(17,100)	47,655	(39,686)	7,969
Unrealised income	47,448	3,762	51,210	6,739	57,949
Others	4,518	(4,370)	148	21	169
	21,627	(49,230)	(27,603)	6,613	(20,990)

Deferred tax assets are recognised to the extent that it is probable that future taxable profits will be available against which temporary differences can be utilised.

Deferred tax assets have not been recognised in respect of the following items:

	Group 2024 RM'000	2023 RM'000
Property development	4,786	-
Unutilised tax losses	333,138	255,496
Unabsorbed capital allowances	3,265	1,928
Others	2,898	287
	344,087	257,711

Pursuant to an amendment to Section 44(5F) of the Income Tax Act 1967, the time limit to utilise business losses has been extended to a maximum of 10 consecutive years. This amendment is deemed to have effect from the year of assessment 2019.

Furthermore, unutilised business losses brought forward from year of assessment 2018 can be carried forward for another 10 consecutive years of assessment (i.e. from year of assessment 2019 to 2028).

The unutilised tax losses are available for offset against future taxable profits of the subsidiaries which will expire in the following financial years:

	Group 2024 RM'000	2023 RM'000
2028	73,118	43,261
2029	31,274	11,084
2030	38,210	38,255
2031	10,930	67,427
2032	59,976	19,722
2033	40,022	23,778
2034	27,485	-
	281,015	203,527

NOTES TO THE FINANCIAL STATEMENTS

14. CONTRACT ASSETS/(LIABILITIES)

The contract assets and contract liabilities arising from the development and sale of properties are summarised as follows:

	Group	
	2024 RM'000	2023 RM'000
Contract assets	207,673	169,954
Contract liabilities	(672,296)	(460,570)
	(464,623)	(290,616)

Movements in the contract assets and contract liabilities are as follows:

	Group	
	2024 RM'000	2023 RM'000
At 1 November 2023/2022	(290,616)	(482,030)
Revenue recognised during the financial year	2,099,613	2,077,744
Progress billings during the financial year	(2,273,620)	(1,886,330)
At 31 October	(464,623)	(290,616)

The contract assets represent the Group's rights to consideration for work completed on properties sold but not yet billed. Contract assets are transferred to receivables when the rights to economic benefits become unconditional. This occurs when the Group issues progress billings to its customers. Payment is typically expected within 14 to 90 days (2023: 14 to 90 days).

The contract liabilities represent progress billings and deposits received for property development for which performance obligations have not been satisfied. Contract liabilities are recognised as revenue over a period of 2 years (2023: 2 years).

NOTES TO THE FINANCIAL STATEMENTS

15. TRADE AND OTHER RECEIVABLES - CURRENT

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Trade receivables				
External parties	223,231	248,348	-	-
Stakeholders' sums	150,900	274,632	-	-
Amounts due from joint ventures	57,278	40,061	-	-
Amounts due from associates	803	-	-	-
	432,212	563,041	-	-
Less: Allowance for impairment losses	(13,928)	(6,947)	-	-
	418,284	556,094	-	-
Other receivables				
External parties	13,612	13,114	-	-
GST refundable	323	2,173	-	-
Amounts due from subsidiaries	-	-	268,037	358,080
Amounts due from joint ventures	1,304	1,647	-	152
Amounts due from associates	489	451	-	-
Deposits for acquisition of development lands	11,016	21,107	-	-
Deposit for acquisition of properties	28,023	-	-	-
Other deposits	25,617	23,192	-	-
	80,384	61,684	268,037	358,232
Less: Allowance for impairment losses	-	(209)	(19,776)	(17,488)
	80,384	61,475	248,261	340,744
Total trade and other receivables	498,668	617,569	248,261	340,744

(a) Trade receivables

The normal credit terms granted to house buyers range from 14 to 90 days (2023: 14 to 90 days). Interest is charged on overdue accounts at 10% (2023: 10%) per annum.

Credit terms granted to other customers are assessed and approved on a case-by-case basis. They are recognised at their original invoiced amounts which represent their fair values on initial recognition.

Trade receivables comprise substantially amounts due from house buyers with end financing facilities. In respect of house buyers with no end financing facilities, the Group retains the legal title to all properties sold until the full contracted sales value is settled.

The stakeholders' sums are expected to be collected as follows:

	Group	
	2024 RM'000	2023 RM'000
- not later than one year	116,314	255,742
- later than one year and not later than five years	34,586	18,890
	150,900	274,632

NOTES TO THE FINANCIAL STATEMENTS

15. TRADE AND OTHER RECEIVABLES - CURRENT (CONTINUED)

(a) Trade receivables (Continued)

Movements in allowance for impairment losses in trade receivables are as follows:

	Group	
	2024 RM'000	2023 RM'000
At 1 November 2023/2022	6,947	5,531
Recognised during the financial year	7,670	2,188
Reversed during the financial year	(689)	(772)
At 31 October	13,928	6,947

(b) Other receivables

Movements in allowance for impairment losses in other receivables are as follows:

	Group	
	2024 RM'000	2023 RM'000
At 1 November 2023/2022	209	201
Written off during the financial year	(206)	-
Foreign exchange difference	(3)	8
At 31 October	-	209

(c) Amounts due from subsidiaries

The amounts due from subsidiaries represent unsecured non-trade advances which are repayable on demand and bear interest ranging from 4.97% to 5.83% (2023: 4.97% to 6.03%) per annum. These advances are expected to be settled in cash.

Arising from an assessment of the estimated cash flows of the subsidiaries, the Company noted that the recoverable values of certain amounts were lower than their carrying amounts. Accordingly, an impairment loss of RM2,288,000 (2023: RM4,095,000) was recognised in profit or loss of the Company.

Movements in allowance for impairment losses in amounts due from subsidiaries are as follows:

	Company	
	2024 RM'000	2023 RM'000
At 1 November 2023/2022	17,488	13,393
Recognised during the financial year	2,288	4,095
At 31 October	19,776	17,488

NOTES TO THE FINANCIAL STATEMENTS

15. TRADE AND OTHER RECEIVABLES - CURRENT (CONTINUED)

(d) Amounts due from joint ventures

The amounts due from joint ventures represent unsecured non-trade advances which are repayable on demand and are expected to be settled in cash.

(e) Amounts due from associates

The amounts due from associates represent unsecured non-trade advances which are repayable on demand and are expected to be settled in cash.

(f) Other deposits

Included in other deposits are deposits paid to authorities in relation to township developments, totalling RM14,628,000 (2023: RM16,626,000).

16. OTHER CURRENT ASSETS

	Group	
	2024 RM'000	2023 RM'000
Contract acquisition costs	7,656	3,447
Prepayments	32,660	21,630
	40,316	25,077

(a) Contract acquisition costs

Contract acquisition costs consist of commissions and fees paid to intermediaries to secure contracts with customers.

Contract acquisition costs are deferred and amortised in accordance with the pattern of transfer of goods or services under the contracts with customers.

During the financial year, amortisation amounting to RM6,835,000 (2023: RM3,316,000) was recognised as part of selling and marketing expenses. There has been no impairment of deferred amortisation costs.

(b) Prepayments

Prepayments mainly consist of prepaid operating and development expenses.

17. SHORT-TERM FUNDS

The short-term funds represent funds that are managed by financial institutions which invested in highly liquid money market instruments, fixed income instruments and deposits with financial institutions in Malaysia. These short-term funds are readily convertible to cash and have insignificant risk of changes in value.

The range of interest rates at the end of the financial year for short-term funds are 3.46% to 4.21% (2023: 3.31% to 3.75%) per annum.

NOTES TO THE FINANCIAL STATEMENTS

18. CASH AND DEPOSITS

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Non-current				
Deposits with licensed banks	-	20,000	-	-
	-	20,000	-	-
Current				
Cash in hand and at banks	560,651	485,376	67,681	107,475
Deposits with licensed banks	293,560	208,451	127,188	88,448
	854,211	693,827	194,869	195,923
	854,211	713,827	194,869	195,923

Included in cash and deposits are the following:

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Cash held pursuant to Section 7A of the Housing Development (Control and Licensing) Act 1966 *	96,541	150,324	-	-
Cash and deposits maintained in debt service reserve accounts, redemption accounts and escrow accounts	250,169	206,120	-	-
Deposits pledged to banks as security for banking facilities	20,511	20,497	511	497

* Restricted from general use

The range of interest rates at the end of the financial year for deposits with licensed banks are as follows:

	Group		Company	
	2024 %	2023 %	2024 %	2023 %
Deposits with licensed banks	1.30 - 3.25	1.30 - 3.50	2.40 - 3.00	2.95 - 3.50

All deposits have maturity periods of 2 days to 1 year (2023: 1 day to 2 years).

NOTES TO THE FINANCIAL STATEMENTS

19. SHARE CAPITAL

	Group and Company		Amount	
	Number of ordinary shares 2024 Unit '000	2023 Unit '000	2024 RM'000	2023 RM'000
Issued and fully paid up (no par value):				
At 1 November 2023/2022	2,944,370	2,944,370	3,614,868	3,614,868
Conversion of Warrants 2022/2029	4,365	-	5,063	-
At 31 October	2,948,735	2,944,370	3,619,931	3,614,868

The holders of the Company's ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at general meetings of the Company. All ordinary shares rank equally with regard to the Company's residual assets.

Warrants 2022/2029

The Company had on 13 April 2022 issued 588,873,836 free warrants pursuant to a bonus issue, on the basis of 1 free warrant for every 5 ordinary shares held in the Company ("Warrants 2022/2029").

The salient terms of the Warrants 2022/2029 are as follows:

- The warrants are constituted by a Deed Poll executed on 25 March 2022;
- The warrants are traded separately;
- Each warrant entitles the warrant holder to subscribe for one new ordinary share in the Company at an exercise price of RM1.16 per share. Warrants are exercisable any time during the tenure of 7 years commencing from the date of issue, 13 April 2022 ("Exercise Period"). Warrants not exercised during the Exercise Period will lapse and shall cease to be valid;
- The exercise price of RM1.16 per share and/or the number of outstanding warrants shall be subject to adjustments that may be required during the Exercise Period by the Company, in consultation with and certified by the approved adviser or auditors appointed by the Company, in accordance with the terms and provisions of the Deed Poll; and
- Subject to the provisions in the Deed Poll, the Company is at liberty to issue shares and/or other securities to shareholders either for cash or as a bonus distribution and further subscription rights upon such terms and conditions as the Company deems fit. Warrant holders will not have any participating rights in such issues unless otherwise resolved by the Company in a general meeting.

During the financial year, 4,365,260 Warrants 2022/2029 were exercised and converted into 4,365,260 ordinary shares at an issue price of RM1.16 per ordinary share. As at 31 October 2024, 584,508,576 Warrants 2022/2029 remained unexercised.

The total number of warrants converted during the financial year are as follows:

	Number of Warrants 2022/2029	
	2024 Unit '000	2023 Unit '000
At 1 November 2023/2022	588,874	588,874
Converted	(4,365)	-
At 31 October	584,509	588,874

NOTES TO THE FINANCIAL STATEMENTS

20. LOANS AND BORROWINGS

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Non-current				
Secured				
Revolving credits	53,691	66,822	-	-
Term loans	267,720	253,186	-	-
Bridging loans	163,414	182,862	-	-
Medium term note 1 ("MTN 1")	-	19,999	-	-
Sukuk 1	179,580	179,279	-	-
Unsecured				
Sukuk 2	1,099,037	1,098,730	-	-
	1,763,442	1,800,878	-	-
Current				
Secured				
Revolving credits	124,808	117,000	-	-
Term loans	1,898	813	-	-
Bridging loans	8,739	20,274	-	-
MTN 1	20,000	-	-	-
Unsecured				
Revolving credits	340,000	342,856	340,000	340,000
Medium term note 2 ("MTN 2")	-	249,782	-	-
	495,445	730,725	340,000	340,000
	2,258,887	2,531,603	340,000	340,000
Total loans and borrowings				
Revolving credits	518,499	526,678	340,000	340,000
Term loans	269,618	253,999	-	-
Bridging loans	172,153	203,136	-	-
Medium term notes	20,000	269,781	-	-
Sukuk	1,278,617	1,278,009	-	-
	2,258,887	2,531,603	340,000	340,000
Repayable				
- not later than one year	495,445	730,725	340,000	340,000
- later than one year and not later than five years	1,660,820	1,764,875	-	-
- later than five years	102,622	36,003	-	-
	2,258,887	2,531,603	340,000	340,000

NOTES TO THE FINANCIAL STATEMENTS

20. LOANS AND BORROWINGS (CONTINUED)

(a) Medium term notes ("MTNs")

- (i) The MTN 1 programme comprises notes of up to RM250 million in nominal value with tenure of up to 7 years from the date of first issuance.

As at 31 October 2024, the nominal value of notes issued under the MTN 1 programme was RM20 million (2023: RM20 million) with tenure of 6 1/4 years (2023: 6 1/4 years) from the dates of issuance.

- (ii) The MTN 2 programme comprised notes of up to RM500 million in nominal value with tenure of up to 15 years from the date of first issuance.

As at 31 October 2024, there were no outstanding notes under the MTN 2 programme (2023: RM250 million).

(b) Sukuk Wakalah Programme ("Sukuk")

- (i) The Sukuk 1 programme comprises Sukuk Wakalah of up to RM500 million in nominal value with tenure of up to 20 years from the date of first issuance.

As at 31 October 2024, the nominal value of Sukuk Wakalah issued under the Sukuk 1 programme was RM180 million (2023: RM180 million) with a tenure of 5 years from the date of issuance.

- (ii) The rated Sukuk 2 programme comprises rated Sukuk Wakalah of up to RM3.00 billion (upsized from RM1.20 billion) in nominal value with tenure of up to 30 years from the date of first issuance.

As at 31 October 2024, the nominal value of rated Sukuk Wakalah issued under the rated Sukuk 2 programme was RM1.10 billion (2023: RM1.10 billion) with a tenure of 5 years from their respective dates of issuance.

(c) The secured loans and borrowings are supported by:

- (i) Legal charges over the Group's freehold land and buildings (Note 5), investment property (Note 6), inventories - land held for property development (Note 7) and inventories - property under development (Note 7);
- (ii) A specific debenture over the fixed and floating assets of certain subsidiaries;
- (iii) Legal charges over the Group's cash and deposits (Note 18); and
- (iv) Corporate guarantees issued by the Company.

(d) The range of interest rates at the end of the financial year are as follows:

	Group		Company	
	2024	2023	2024	2023
	%	%	%	%
Revolving credits	4.65 - 5.80	4.70 - 5.90	4.75 - 5.00	4.70 - 5.00
Term loans	4.40 - 5.80	4.42 - 5.90	-	-
Bridging loans	5.00 - 5.80	5.53 - 5.90	-	-
MTNs	3.36	3.36 - 6.10	-	-
Sukuk	4.90 - 5.85	4.90 - 5.85	-	-

NOTES TO THE FINANCIAL STATEMENTS

21. LEASE LIABILITIES

	Group	
	2024 RM'000	2023 RM'000
Non-current	4,515	3,524
Current	3,148	3,993
	7,663	7,517

Future minimum lease payments together with the present value of minimum lease payments are as follows:

	Group	
	2024 RM'000	2023 RM'000
Minimum lease payments:		
- not later than one year	3,482	4,237
- later than one year and not later than five years	4,727	3,723
	8,209	7,960
Less: Future finance charges	(546)	(443)
Present value of minimum lease payments	7,663	7,517
Present value of minimum lease payments:		
- not later than one year	3,148	3,993
- later than one year and not later than five years	4,515	3,524
	7,663	7,517
Less: Amount due within 12 months	(3,148)	(3,993)
Amount due after 12 months	4,515	3,524

22. OTHER PAYABLES – NON-CURRENT

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Land acquisition costs	76,230	152,460	-	-
Amounts due to subsidiaries	-	-	1,153,469	1,266,971
	76,230	152,460	1,153,469	1,266,971

(a) Land acquisition costs

The land acquisition costs represent amounts payable under deferred payment terms which are payable not later than five years. The amount bears interest at 3.88% (2023: 3.88%) per annum.

(b) Amounts due to subsidiaries

The amounts due to subsidiaries represent unsecured non-trade advances which are repayable not later than five years. These advances are expected to be settled in cash and bear interest ranging from 5.90% to 7.85% (2023: 5.90% to 7.85%) per annum.

NOTES TO THE FINANCIAL STATEMENTS

23. TRADE AND OTHER PAYABLES - CURRENT

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Trade payables				
External parties	178,733	120,201	-	-
Retention sums on contracts	135,508	102,681	-	-
Accruals	301,574	403,369	-	-
	615,815	626,251	-	-
Other payables				
Other payables	47,159	36,615	139	275
Payroll liabilities	2,045	2,702	-	-
Deposits received	5,917	5,504	-	-
GST payable	617	618	-	-
SST payable	2,382	1,941	-	-
Accruals	114,763	116,274	1,771	2,380
Obligation under joint arrangement (Note 10)	9,167	-	-	-
Amounts due to subsidiaries	-	-	310,455	364,087
Amounts due to joint ventures	25	118	-	-
Amount due to an associate	122	19	-	-
Provision for restoration costs	81	81	-	-
	182,278	163,872	312,365	366,742
Total trade and other payables	798,093	790,123	312,365	366,742

(a) Trade payables

Trade payables are non-interest bearing and the normal credit terms granted to the Group range from 14 to 90 days (2023: 14 to 90 days).

Retention sums are payable upon the expiry of the defect liability period and are expected to be settled as follows:

	Group	
	2024 RM'000	2023 RM'000
- not later than one year	95,941	49,456
- later than one year and not later than five years	39,567	53,225
	135,508	102,681

(b) Amounts due to subsidiaries

The amounts due to subsidiaries represent unsecured non-trade advances which are repayable on demand and bear interest ranging from 5.69% to 5.83% (2023: 5.69% to 7.10%) per annum.

24. OTHER CURRENT LIABILITIES

	Group	
	2024 RM'000	2023 RM'000
Other current liabilities		
Unrealised income on transactions with a joint venture	68,130	54,261

NOTES TO THE FINANCIAL STATEMENTS

25. BANK OVERDRAFTS

The bank overdrafts are unsecured, bear interest ranging from 4.85% to 5.21% (2023: 4.85% to 5.21%) per annum and are guaranteed by the Company.

26. REVENUE

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Revenue from contracts with customers:				
Sale of properties	2,099,613	2,077,744	-	-
Rendering of development management services	81,172	78,540	-	-
Sale of other goods	77,428	70,578	-	-
	2,258,213	2,226,862	-	-
Revenue from other source:				
Dividend income	-	-	105,000	519,350
	2,258,213	2,226,862	105,000	519,350

(a) Disaggregation of revenue

For the purpose of disclosure for disaggregation of revenue, revenue is disaggregated into primary geographical market and timing of revenue recognition (i.e. goods and services transferred at a point in time or transferred over time).

	Group	
	2024 RM'000	2023 RM'000
Primary geographical markets:		
Klang Valley	782,326	827,846
Iskandar Malaysia	1,466,280	1,386,513
Penang	9,607	12,503
	2,258,213	2,226,862
Timing of revenue recognition:		
At a point in time	191,686	643,530
Over time	2,066,527	1,583,332
	2,258,213	2,226,862

(b) Transaction price allocated to remaining performance obligations

As of 31 October 2024, the aggregate amount of the transaction price allocated to remaining performance obligations is RM1,968,320,000 (2023: RM2,091,656,000). The Group will recognise this amount of revenue as and when performance obligations are satisfied, which is expected to occur over the next 4 years.

The Group applies the practical expedient in paragraph 121(a) of MFRS 15 to not disclose information about remaining performance obligations that have original expected durations of 1 year or less.

NOTES TO THE FINANCIAL STATEMENTS

27. OTHER INCOME

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Interest income from:				
- subsidiaries	-	-	49,469	50,020
- joint ventures	42,016	43,644	70,275	68,108
- deposits	19,683	19,650	14,330	15,794
- overdue accounts	507	1,705	-	-
- others	17,689	11,619	2,005	3,075
Gain on disposal of property, plant and equipment	1,454	307	-	-
Gain on termination/derecognition of lease	521	344	-	-
Rental income	11,014	8,122	-	-
Unrealised gain on foreign exchange	-	582	-	-
Fair value gain on financial instruments	9,103	3,438	9,103	3,438
Sundry income	9,965	13,407	290	647
	111,952	102,818	145,472	141,082

28. FINANCE COSTS

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Interest paid and payable on:				
- term loans and bridging loans	10,314	16,246	-	-
- revolving credits	18,934	35,765	17,076	29,280
- MTNs	12,611	16,098	-	-
- Sukuk	69,573	48,404	-	-
- amounts due to subsidiaries	-	-	102,354	95,350
- bank overdrafts	1,179	1,309	-	-
- others	4,740	4,908	20	-
	117,351	122,730	119,450	124,630

NOTES TO THE FINANCIAL STATEMENTS

29. PROFIT BEFORE TAX

Other than disclosed elsewhere in the financial statements, the following items have been charged in arriving at profit before tax:

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Auditors' remuneration				
- statutory audit				
- Baker Tilly Monteiro Heng PLT	720	692	207	200
- Member firm of Baker Tilly International	26	23	-	-
- other services				
- Baker Tilly Monteiro Heng PLT	26	27	6	6
Depreciation of property, plant and equipment	21,980	22,346	-	-
Expenses relating to leases of low value assets:				
- office equipment	742	746	-	-
- motor vehicles	7	-	-	-
Expenses relating to short-term leases:				
- premises	526	639	-	-
- motor vehicles	90	105	-	-
Impairment loss on right-of-use assets	5,296	-	-	-
Net impairment loss on investment in subsidiaries	-	-	39,000	93,550
Impairment loss on investment in a joint venture	-	82,000	-	-
Impairment loss on investment in associates	38,000	-	44,630	-
Bad debts written off	369	-	-	-
Property, plant and equipment written off	4	613	-	-
Realised loss on foreign exchange	78	81	-	-
Unrealised loss on foreign exchange	839	-	-	-
Impairment loss on amounts due from subsidiaries	-	-	2,288	4,095
Net impairment loss on trade receivables	6,981	1,416	-	-
Net write down of inventories	615	673	-	-

30. EMPLOYEE BENEFITS EXPENSE

The details of employee benefits expense (including executive directors) are as follows:

	Group	
	2024 RM'000	2023 RM'000
Salaries, bonus and allowances	169,384	155,508
Defined contribution plan	19,939	18,406
Social security contributions	953	969
Staff welfare	11,076	10,083
	201,352	184,966
Recognised in:		
Cost of sales	79,477	76,755
Administrative and other expenses	121,875	108,211
	201,352	184,966

NOTES TO THE FINANCIAL STATEMENTS

31. DIRECTORS' REMUNERATION

The details of remuneration received and receivable by directors during the financial year are as follows:

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Directors of the Company				
Executive directors				
Salaries, bonus and other emoluments	34,927	29,302	-	-
Defined contribution plan	4,156	3,483	-	-
Estimated monetary value of benefits-in-kind	2,889	2,096	-	-
	41,972	34,881	-	-
Non-executive directors				
Fees	1,337	1,394	1,337	1,394
Other emoluments	294	580	294	580
Estimated monetary value of benefits-in-kind	215	211	215	211
	1,846	2,185	1,846	2,185
Total directors' remuneration	43,818	37,066	1,846	2,185

32. INCOME TAX EXPENSE

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Current income tax				
- current year	99,812	40,017	4,077	5,970
- prior years	15,450	(1,833)	(985)	(573)
	115,262	38,184	3,092	5,397
Deferred tax (Note 13)				
- current year	(6,636)	35,115	-	-
- prior years	(5,259)	7,401	-	-
	(11,895)	42,516	-	-
	103,367	80,700	3,092	5,397

Domestic income tax is calculated at the Malaysian statutory income tax rate of 24% (2023: 24%) on the estimated assessable profit for the financial year. The corporate income tax of the subsidiary in Singapore is calculated at 17% (2023: 17%) on the estimated assessable profit for the financial year.

NOTES TO THE FINANCIAL STATEMENTS

32. INCOME TAX EXPENSE (CONTINUED)

The reconciliations from the tax amount at the statutory income tax rate to the Group's and the Company's tax expense are as follows:

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Profit before tax	406,906	270,023	41,116	434,149
Tax at Malaysian statutory income tax rate of 24% (2023: 24%)	97,657	64,806	9,868	104,196
Effect of different tax rate in other jurisdictions	61	(585)	-	-
Effect of share of results in:				
- joint ventures	(28,408)	(24,985)	-	-
- associates	4,164	4,115	-	-
Effects of:				
- non-taxable income	(4,992)	(3,854)	(35,205)	(127,569)
- non-deductible expenses	24,863	38,379	29,414	29,343
- tax incentives	(8,878)	(3,476)	-	-
Deferred tax assets not recognised	8,709	732	-	-
Under/(Over) accrual in prior years	10,191	5,568	(985)	(573)
Income tax expense	103,367	80,700	3,092	5,397

33. EARNINGS PER SHARE

Basic earnings per ordinary share

Basic earnings per ordinary share are based on the profit for the financial year attributable to owners of the Company and the weighted average number of ordinary shares outstanding during the financial year, calculated as follows:

	2024	2023
Profit attributable to owners of the Company (RM'000)	303,539	189,323
Weighted average number of ordinary shares in issue (Unit '000)	2,945,977	2,944,370
Basic earnings per ordinary share (sen)	10.30	6.43

Diluted earnings per ordinary share

Diluted earnings per ordinary share are based on the profit for the financial year attributable to owners of the Company and the weighted average number of ordinary shares outstanding during the financial year that would have been in issue assuming full exercise of the Warrants, adjusted for the number of such shares that would have been issued at fair value. However, in the event that the potential exercise of the Warrants gives rise to an anti-dilutive effect on earnings per ordinary share, the potential exercise of the Warrants is not taken into account in calculating diluted earnings per ordinary share.

NOTES TO THE FINANCIAL STATEMENTS

33. EARNINGS PER SHARE (CONTINUED)

	2024	2023
Profit attributable to owners of the Company (RM'000)	303,539	189,323
Weighted average number of ordinary shares for basic earnings per ordinary share (Unit '000)	2,945,977	2,944,370
Effect of dilution from potential exercise of Warrants (Unit '000)	139,089	#
Weighted average number of ordinary shares for diluted earnings per ordinary share (Unit '000)	3,085,066	2,944,370
Diluted earnings per ordinary share (sen) *	9.84	6.43 *

The calculation of diluted earnings per ordinary share does not assume the potential exercise of Warrants as the effect on earnings per ordinary share is anti-dilutive.

* Anti-dilutive.

There have been no transactions involving ordinary shares or potential ordinary shares since the reporting date and before the authorisation for release of these financial statements.

34. DIVIDENDS

	Group and Company	
	2024	2023
	RM'000	RM'000
Recognised during the financial year		
Third interim dividend of 2 sen per ordinary share in respect of the financial year ended 31 October 2022, paid on 19 January 2023	-	58,887
First interim dividend of 2 sen per ordinary share in respect of the financial year ended 31 October 2023, paid on 20 July 2023	-	58,887
Second interim dividend of 2 sen per ordinary share in respect of the financial year ended 31 October 2023, paid on 19 October 2023	-	58,887
Final dividend of 2 sen per ordinary share in respect of the financial year ended 31 October 2023, paid on 19 January 2024	58,887	-
First interim dividend of 2 sen per ordinary share in respect of the financial year ended 31 October 2024, paid on 19 July 2024	58,975	-
Second interim dividend of 2 sen per ordinary share in respect of the financial year ended 31 October 2024, paid on 23 October 2024	58,975	-
	176,837	176,661

On 12 December 2024, the directors declared a final dividend of 2 sen per ordinary share amounting to RM59,125,222 in respect of the financial year ended 31 October 2024, which was paid on 14 January 2025. This final dividend will be accounted for in equity as an appropriation of retained earnings in the financial year ending 31 October 2025.

NOTES TO THE FINANCIAL STATEMENTS

35. CAPITAL COMMITMENTS

The Group has made commitments for the following:

	Group	
	2024 RM'000	2023 RM'000
Approved and contracted for:		
Acquisition of development lands		
- Mukim Senai, Daerah Kulai, Johor	-	189,959
- Mukim Pulau, Daerah Johor Bahru, Johor	443,375	-
- Mukim Tanjong Duabelas, Daerah Kuala Langat, Selangor	38,381	-
Acquisition of property, plant and equipment	9,737	6,966
Acquisition of properties	122,902	-

36. CONTINGENT LIABILITIES

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Guarantees provided in connection with the performance and discharge of obligations assumed by subsidiaries under and pursuant to the acquisition of development rights				
- unsecured	-	-	47,763	78,761

37. RELATED PARTIES

(a) Identification of related parties

A party is considered to be related to the Group if the Group has the ability, directly or indirectly, to control the party or exercise significant influence over the party in making financial and operational decisions, or vice versa, or where the Group and the party are subject to common control. Related parties may be individuals or other entities.

Related parties of the Group include:

- (i) Entities having significant influence over the Group;
- (ii) Subsidiaries;
- (iii) Associates;
- (iv) Joint ventures;
- (v) Entities in which directors have substantial financial interests; and
- (vi) Key management personnel of the Group, comprising persons (including directors) having the authority and responsibility for planning, directing and controlling the activities directly or indirectly.

NOTES TO THE FINANCIAL STATEMENTS

37. RELATED PARTIES (CONTINUED)

(b) Significant related party transactions and balances

Significant related party transactions other than disclosed elsewhere in the financial statements are as follows:

	Group		Transaction value	
	2024	2023	2024	2023
	RM'000	RM'000	RM'000	RM'000
Transactions with subsidiaries				
Interest received and receivable	-	-	49,469	50,020
Interest paid and payable	-	-	102,354	95,350
Dividends received	-	-	105,000	519,350
Transactions with joint ventures				
Net advances given	101,977	36,000	101,977	36,000
Dividends received	88,880	240,840	-	-
Interest received and receivable	71,149	68,953	70,275	68,108
Development management fees received and receivable	75,961	69,401	-	-
Other resources fees received and receivable	17,202	18,517	-	-
Brand licensing fees received and receivable	7,865	7,649	-	-
Commission received and receivable	66	127	-	-
Rental received and receivable	90	180	-	-
Rental paid and payable	479	40	-	-
Advisory fees received and receivable	114	114	114	114
Support service fees received and receivable	134	268	-	-
Commitment fees received and receivable	72	450	72	450
Secondment fees received and receivable	1,684	2,922	-	-
Sale of property, plant and equipment	385	118	-	-
Purchase of property, plant and equipment	25	107	-	-
Purchase of properties	150,925	12,137	-	-
Transactions with associates				
Support service fees received and receivable	1,231	1,040	-	-
Undertaking fees received and receivable	64	58	64	58
Administration services fees paid and payable	81	112	-	-
Dividends received	41,883	-	-	-
Rental received and receivable	90	-	-	-
Secondment fees received and receivable	1,289	-	-	-
Commission received and receivable	42	-	-	-
Transaction with an associate of a joint venture				
Undertaking fees received and receivable	39	25	39	25

Outstanding balances with related parties at the end of the reporting period are disclosed in Notes 11, 15, 22 and 23 to the financial statements.

NOTES TO THE FINANCIAL STATEMENTS

37. RELATED PARTIES (CONTINUED)

(b) Significant related party transactions and balances (Continued)

Significant related party transactions and balances other than disclosed elsewhere in the financial statements are as follows: (Continued)

	Transaction value				Balance outstanding			
	Group	Company	Group	Company	Group	Company	Group	Company
	2024	2023	2024	2023	2024	2023	2024	2023
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Transactions with directors, their immediate family members and companies in which they have an interest								
Rental received from a director of subsidiary companies	51	37	-	-	-	-	-	-
Sales of development properties to directors of subsidiary companies and their family members	3,547	-	-	-	1,751	-	-	-
Legal fees paid and payable to a firm, in which an immediate family member of a director of the Company has interest	208	158	80	-	91	85	-	-
Legal fees paid and payable to a firm, in which a director of the Company has interest	11	80	-	-	-	-	-	-
IT-related services fees paid and payable to companies, in which an immediate family member of a director of the Company has interest	751	-	-	-	41	-	-	-

(c) Compensation of key management personnel

The remuneration of the key management personnel, including directors, during the financial year are as follows:

	Group		Company	
	2024	2023	2024	2023
	RM'000	RM'000	RM'000	RM'000
Short-term employee benefits	45,824	39,166	294	580
Defined contribution plan	5,376	4,558	-	-
Fees	1,359	1,415	1,337	1,394
Benefits-in-kind	3,159	2,359	215	211
	55,718	47,498	1,846	2,185

38. SEGMENT INFORMATION

Segment information is not presented as the Group is principally engaged in property development, which is substantially within a single business segment and this is consistent with the current practice of internal reporting. The Group operates primarily in Malaysia.

NOTES TO THE FINANCIAL STATEMENTS

39. FINANCIAL INSTRUMENTS

Categories of financial instruments

The following table analyses the financial instruments in the statements of financial position by category.

	Fair value through profit or loss RM'000	Amortised cost RM'000	Total RM'000
Group			
2024			
Financial assets			
Trade and other receivables ^	-	1,675,325	1,675,325
Short-term funds	502,425	-	502,425
Cash and deposits	-	854,211	854,211
	502,425	2,529,536	3,031,961
Financial liabilities			
Trade and other payables *	-	862,076	862,076
Loans and borrowings	-	2,258,887	2,258,887
Bank overdrafts	-	15,252	15,252
	-	3,136,215	3,136,215
2023			
Financial assets			
Trade and other receivables ^	-	1,680,103	1,680,103
Short-term funds	642,737	-	642,737
Cash and deposits	-	713,827	713,827
	642,737	2,393,930	3,036,667
Financial liabilities			
Trade and other payables *	-	939,943	939,943
Loans and borrowings	-	2,531,603	2,531,603
Bank overdrafts	-	9,232	9,232
	-	3,480,778	3,480,778

^ Excluding GST refundable.

* Excluding GST and SST payable, obligation under joint arrangement and provision for restoration costs.

NOTES TO THE FINANCIAL STATEMENTS

39. FINANCIAL INSTRUMENTS (CONTINUED)

Categories of financial instruments (Continued)

The following table analyses the financial instruments in the statements of financial position by category. (Continued)

	Fair value through profit or loss RM'000	Amortised cost RM'000	Total RM'000
Company			
2024			
Financial assets			
Trade and other receivables	-	1,714,420	1,714,420
Short-term funds	502,425	-	502,425
Cash and deposits	-	194,869	194,869
	502,425	1,909,289	2,411,714
Financial liabilities			
Trade and other payables	-	1,465,834	1,465,834
Loans and borrowings	-	340,000	340,000
	-	1,805,834	1,805,834
2023			
Financial assets			
Trade and other receivables	-	1,978,273	1,978,273
Short-term funds	642,737	-	642,737
Cash and deposits	-	195,923	195,923
	642,737	2,174,196	2,816,933
Financial liabilities			
Trade and other payables	-	1,633,713	1,633,713
Loans and borrowings	-	340,000	340,000
	-	1,973,713	1,973,713

NOTES TO THE FINANCIAL STATEMENTS

40. FINANCIAL RISK MANAGEMENT

The Group's and the Company's activities are exposed to a variety of financial risks arising from their operations and the use of financial instruments. The key financial risks include credit risk, liquidity risk and interest rate risk. The Group's and the Company's overall financial risk management objective is to minimise potential adverse effects on the financial performance of the Group and of the Company.

Financial risk management is carried out through risk review, internal control systems and adherence to the Group's and the Company's financial risk management policies. The Board regularly reviews these risks and approves the policies covering the management of these risks. The Group and the Company do not trade in derivative instruments.

(a) Credit risk

Credit risk is the risk of financial loss to the Group and the Company that may arise on outstanding financial instruments should a counterparty default on its obligations. The Group and the Company are exposed to credit risk from their operating activities (primarily trade receivables and financial guarantees) and from their investing activities, including deposits with banks and other financial instruments.

The Group has a credit policy in place and the exposure to credit risk is managed through the application of credit approvals for material contracts. If necessary, the Group may obtain collaterals from counter-parties as a means of mitigating losses in the event of default.

As at the end of the financial year, the Group's and the Company's maximum exposure to credit risk are represented by:

- (i) the carrying amount of each class of financial assets recognised in the statements of financial position;
- (ii) the corporate guarantees and undertakings provided by the Group and the Company to banks to secure:
 - the borrowings of certain subsidiaries, joint ventures and the associate; and
 - the repayment by certain joint ventures of monies due, owing, unpaid or outstanding to the other joint venture partners; and
- (iii) a corporate guarantee provided by the Group and the Company to a land owner in relation to a proposed acquisition of land.

The Group and the Company monitor the financial performance (including the timeliness of loan repayments) of the subsidiaries, joint ventures and associates on an on-going basis.

The maximum credit risk that the Group and the Company are exposed to from corporate guarantees and undertakings provided amounted to:

	2024 RM'000	2023 RM'000
Group	2,617,901	2,712,420
Company	4,631,207	5,069,785

The above represents the maximum amounts that the Group and the Company could be obliged to pay if the guarantees were called on.

NOTES TO THE FINANCIAL STATEMENTS

40. FINANCIAL RISK MANAGEMENT (CONTINUED)

(a) Credit risk (Continued)

Generally, the Group and the Company consider the financial guarantees to be of low credit risk as the guarantees are provided as credit enhancement to the subsidiaries', joint ventures' and associates' secured borrowings.

As at the reporting date, there were no losses arising from the financial guarantees and undertakings provided by the Group and the Company.

The fair value of the above financial guarantees has not been recognised since the fair value on initial recognition was not material.

Trade receivables and contract assets

As at the reporting date, the Group was not exposed to credit risk that is significantly concentrated on a single counterparty or groups of counterparties.

The Group applies the simplified approach to provide for expected credit losses ("ECL") prescribed by MFRS 9, which permits the use of the lifetime expected loss provision for all trade receivables and contract assets.

To measure the ECL, trade receivables are grouped according to the number of days past due. The determination of ECL also incorporates economic conditions during the period, historical data, current conditions and forward-looking information on economic conditions over the expected settlement period of the receivables and contract assets. The Group believes that changes in economic conditions over the expected settlement periods would not materially impact the calculation of impairment of receivables and contract assets.

The information about credit risk exposure on the Group's trade receivables and contract assets is as follows:

	2024 RM'000	2023 RM'000
Group		
Contract assets		
Current (not past due)	207,673	169,954
Non-current trade receivables		
Current (not past due)	21,510	32,787
Current trade receivables		
Current (not past due)	292,709	450,653
1 to 30 days past due	45,953	32,227
31 to 60 days past due	18,496	25,254
61 to 90 days past due	4,854	19,667
> 90 days past due	56,272	28,293
	647,467	758,835
Individually impaired	13,928	6,947
	661,395	765,782

NOTES TO THE FINANCIAL STATEMENTS

40. FINANCIAL RISK MANAGEMENT (CONTINUED)

(a) Credit risk (Continued)

Other receivables and other financial assets

For other receivables and other financial assets (including cash and cash equivalents and refundable deposits), the Group and the Company minimise credit risk by dealing exclusively with counterparties with high credit rating.

At the reporting date, the Group's and the Company's maximum exposure to credit risk arising from other receivables and other financial assets are represented by the carrying amount of each class of financial assets recognised in the statements of financial position.

The Group and the Company consider the probability of default upon the initial recognition of an asset and whether there has been a significant increase in credit risk on an ongoing basis throughout each reporting period. The Group and the Company assess whether there are any significant increase in credit risk. Such assessment includes assessing available reasonable and supportive forward-looking information of the counterparty and compare the risk of a default occurring as at the reporting date with the risk of default as at the date of initial recognition.

The Group and the Company provide advances to joint ventures and subsidiaries. Certain advances to joint ventures and subsidiaries are repayable on demand. For such advances, ECL are assessed based on the assumption that repayment of the advances is demanded at the reporting date. If the joint venture and subsidiary do not have sufficient liquid reserves when the loan is demanded, the Group and the Company will consider the expected manner of recovery and recovery period of the advances.

Other than the credit-impaired amount due from subsidiaries, the Group and the Company consider these financial assets to be of low credit risk, for which no material loss allowance is required.

(b) Liquidity risk

Liquidity risk is the risk that the Group or the Company will encounter difficulty in meeting financial obligations when they fall due. The Group's and the Company's exposure to liquidity risk arise primarily from mismatch in the maturities of financial assets and liabilities. The Group's and the Company's exposure to liquidity risk arise principally from trade and other payables, loans and borrowings.

The Group's and the Company's objective is to maintain a balance between continuity of funding and flexibility through the use of stand-by facilities. The Group and the Company maintain sufficient liquidity and available funds to meet daily cash needs, while maintaining controls and security over cash movements.

The Group and the Company use a set of processes to obtain maximum benefits from its flow of funds, such that they are efficiently managed to maximise income from investment and minimise cost on borrowed funds. The Group's treasury/finance department ensures that there are sufficient unutilised stand-by facilities, funding and liquid assets available to meet both short-term and long-term funding requirements.

NOTES TO THE FINANCIAL STATEMENTS

40. FINANCIAL RISK MANAGEMENT (CONTINUED)

(b) Liquidity risk (Continued)

Maturity analysis

The maturity analysis of the Group's and of the Company's financial liabilities at the reporting date based on contractual undiscounted repayment obligations are as follows:

	Contractual cash flows				
	Carrying amount RM'000	On demand or within 1 year RM'000	Between 1 and 5 years RM'000	More than 5 years RM'000	Total RM'000
Group					
2024					
Financial liabilities					
Trade and other payables *	862,076	749,590	123,064	-	872,654
Loans and borrowings	2,258,887	592,108	1,872,575	109,408	2,574,091
Bank overdrafts	15,252	15,252	-	-	15,252
Lease liabilities	7,663	3,482	4,727	-	8,209
	3,143,878	1,360,432	2,000,366	109,408	3,470,206
2023					
Financial liabilities					
Trade and other payables *	939,943	738,373	223,691	-	962,064
Loans and borrowings	2,531,603	840,326	2,040,793	36,942	2,918,061
Bank overdrafts	9,232	9,232	-	-	9,232
Lease liabilities	7,517	4,237	3,723	-	7,960
	3,488,295	1,592,168	2,268,207	36,942	3,897,317
Company					
2024					
Financial liabilities					
Trade and other payables	1,465,834	312,365	1,153,469	-	1,465,834
Loans and borrowings	340,000	340,000	-	-	340,000
	1,805,834	652,365	1,153,469	-	1,805,834
2023					
Financial liabilities					
Trade and other payables	1,633,713	366,742	1,266,971	-	1,633,713
Loans and borrowings	340,000	340,000	-	-	340,000
	1,973,713	706,742	1,266,971	-	1,973,713

* Excluding GST and SST payable, obligation under joint arrangement and provision for restoration costs.

In respect of those undiscounted repayment obligations arising from corporate guarantees and undertakings provided by the Group and the Company, as disclosed in Note 40(a) to the financial statements, there was no indication as at reporting date that any subsidiary, joint venture or associate would default. In the event of a default by the subsidiaries, joint ventures or associate, the financial guarantees could be called on demand.

NOTES TO THE FINANCIAL STATEMENTS

40. FINANCIAL RISK MANAGEMENT (CONTINUED)

(c) Interest rate risk

Interest rate risk is the risk of fluctuation in fair value or future cash flows of the Group's and of the Company's financial instruments as a result of changes in market interest rates.

The Group's and the Company's exposure to interest rate risk arises primarily from their long-term loans and borrowings and bank overdrafts amounting to:

	Group		Company	
	2024	2023	2024	2023
	RM'000	RM'000	RM'000	RM'000
Floating interest rate:				
Loans and borrowings and bank overdrafts	975,522	993,045	340,000	340,000

Sensitivity analysis for interest rate risk

At the reporting date, if interest rates had been 25 basis points lower/higher, with all other variables held constant, the Group's and the Company's profit net of tax and total equity would have been higher/lower by:

	Group		Company	
	2024	2023	2024	2023
	RM'000	RM'000	RM'000	RM'000
Interest rate risk	1,034	1,153	646	646

The assumed movement in basis points for this interest rate sensitivity analysis is based on the currently observable market environment.

41. FAIR VALUE MEASUREMENT

The methods and assumptions used to determine the fair values of financial assets and liabilities are as follows:

(a) Cash and deposits, receivables and payables

The carrying amounts of cash and deposits, current receivables and payables are reasonable approximation of fair values due to their short-term nature.

The fair value of land acquisition liabilities classified as non-current liabilities is estimated by discounting future cash flows using lending rates for similar types of arrangements.

(b) Short-term funds

Fair value of short-term funds is determined based on its quoted price.

(c) Loans and borrowings (including bank overdrafts)

The carrying amounts of the current portion of loans and borrowings are reasonable approximation of fair values due to the insignificant impact of discounting.

The carrying amounts of long-term floating rate loans are reasonable approximation of fair values as the loans will be re-priced to market interest rate on or near reporting date.

The fair value of fixed rate loans and borrowings are estimated by discounting future cash flows using lending rates for similar type of arrangements.

NOTES TO THE FINANCIAL STATEMENTS

41. FAIR VALUE MEASUREMENT (CONTINUED)

The carrying amounts and fair value of financial instruments, other than those whose carrying amounts are reasonable approximations of fair value, are as follows:

	Carrying amount RM'000	Fair value RM'000
Group		
2024		
Financial asset		
Short-term funds	502,425	502,425
	502,425	502,425
Financial liabilities		
Other payables	76,230	76,230
Fixed rate loans and borrowings	1,298,617	1,356,436
	1,374,847	1,432,666
2023		
Financial asset		
Short-term funds	642,737	642,737
	642,737	642,737
Financial liabilities		
Other payables	152,460	152,460
Fixed rate loans and borrowings	1,547,790	1,600,484
	1,700,250	1,752,944
Company		
2024		
Financial asset		
Short-term funds	502,425	502,425
	502,425	502,425
2023		
Financial asset		
Short-term funds	642,737	642,737
	642,737	642,737

All assets and liabilities for which fair value is measured or disclosed in the financial statements are in accordance with the fair value hierarchy based on the lowest level input that is significant to the fair value measurement as a whole.

NOTES TO THE FINANCIAL STATEMENTS

41. FAIR VALUE MEASUREMENT (CONTINUED)

The following table provides the fair value measurement hierarchy of the Group's and of the Company's financial instruments that are carried at fair value:

	Carrying amount RM'000	Fair value of financial instruments carried at fair value		
		Level 1 RM'000	Level 2 RM'000	Level 3 RM'000
Group/Company 2024				
Current asset				
Short-term funds	502,425	502,425	-	-
	502,425	502,425	-	-
2023				
Current asset				
Short-term funds	642,737	642,737	-	-
	642,737	642,737	-	-

The following table provides the fair value measurement hierarchy of the Group's liabilities that are not carried at fair value:

	Carrying amount RM'000	Fair value of financial instruments not carried at fair value		
		Level 1 RM'000	Level 2 RM'000	Level 3 RM'000
Group 2024				
Non-current				
Other payables	76,230	-	-	76,230
Fixed rate loans and borrowings	1,278,617	-	-	1,336,447
	1,354,847	-	-	1,412,677
Current				
Fixed rate loans and borrowings	20,000	-	-	19,989
2023				
Non-current				
Other payables	152,460	-	-	152,460
Fixed rate loans and borrowings	1,298,008	-	-	1,343,739
	1,450,468	-	-	1,496,199
Current				
Fixed rate loans and borrowings	249,782	-	-	256,745

NOTES TO THE FINANCIAL STATEMENTS

41. FAIR VALUE MEASUREMENT (CONTINUED)

Policy on transfer between levels

The fair values of assets and liabilities to be transferred between levels are determined as of the date of the event or change in circumstances that caused the transfer.

During the financial year ended 31 October 2024 and 31 October 2023, there were no transfers within the fair value measurement hierarchy.

42. CAPITAL MANAGEMENT

The primary objective of the Group's and of the Company's capital management policy is to ensure that they maintain a healthy capital ratio in order to support their businesses, enable future development and maximise shareholders' value.

The Company reviews and manages the capital structure of each group entity regularly and makes adjustments to address changes in the economic environment and risk characteristics inherent in their business operations. These initiatives may include equity capital raising exercises and adjustments to the amount of dividends distributed to shareholders.

The Group and the Company monitor capital using the net gearing ratio of the Group, which is net debt divided by total equity attributable to owners of the Company. Net debt comprises loans and borrowings and bank overdrafts less short-term funds, and cash and deposits. This ratio is used to assess the appropriateness of the Group's and of the Company's debt levels.

At the end of the financial year, the gearing ratios for the Group are as follows:

	Group	
	2024	2023
	RM'000	RM'000
Loans and borrowings (Note 20)	2,258,887	2,531,603
Bank overdrafts (Note 25)	15,252	9,232
Less:		
Short-term funds (Note 17)	(502,425)	(642,737)
Cash and deposits (Note 18)	(854,211)	(713,827)
Net debt	917,503	1,184,271
Total equity attributable to owners of the Company	4,893,690	4,773,527
Net gearing ratio	0.19	0.25

The Company and certain subsidiaries are required to comply with debt equity ratios in respect of their term loans, bridging loans, Sukuk, MTNs and revolving credit facilities. The Group has complied with these debt equity ratios.

NOTES TO THE FINANCIAL STATEMENTS

43. SIGNIFICANT EVENTS DURING THE FINANCIAL YEAR

(a) On 18 January 2024, Eco Botanic 3 entered into the following agreements:

- (i) a conditional development agreement ("Development Agreement") with Permodalan Darul Ta'zim Sdn. Bhd. ("PDT") where PDT agreed to nominate Eco Botanic 3 to purchase 13 parcels of freehold land with an aggregate land area of approximately 240.314 acres, all located in Mukim Pulau, Daerah Johor Bahru, Negeri Johor ("New Land") from River Retreat Sdn. Bhd. ("RRSB") and for Eco Botanic 3 to develop the New Land; and
- (ii) a conditional sale and purchase agreement ("SPA") with RRSB for Eco Botanic 3 to acquire the New Land from RRSB for a purchase consideration of RM450.1 million to be paid in cash and on a staggered basis.

Eco Botanic 3 and RRSB have further agreed to extend the approval period to 31 May 2025 for parties to fulfil the remaining conditions precedent under the SPA. Given that the Development Agreement is conditional upon all conditions precedent in the SPA being fulfilled, the approval period under the Development Agreement has correspondingly been extended to expire on 31 May 2025.

As at the date of authorisation of these financial statements, the SPA is pending fulfilment of its remaining conditions precedent.

(b) On 7 June 2024, EBP 6 entered into a conditional sale and purchase agreement ("SPA") with Microsoft Payments (Malaysia) Sdn. Bhd. to dispose of industrial land measuring approximately 123.141 acres located in Kulai, Iskandar Malaysia for a cash consideration of RM402.3 million.

The SPA became unconditional on 6 January 2025.

44. SIGNIFICANT EVENTS SUBSEQUENT TO THE END OF THE FINANCIAL YEAR

(a) On 1 November 2024, the Company subscribed for 81 ordinary shares at a price of RM1.00 each in Mutiara Balau Sdn. Bhd. ("MBSB"). As a result, MBSB became an 81%-owned subsidiary of the Company.

On 6 November 2024, MBSB entered into 2 conditional sale and purchase agreements ("SPAs" comprising SPA 1 and SPA 2) to acquire a total of 10 parcels of freehold land of approximately 847.249 acres in aggregate, located in Mukim Beranang and Mukim Semenyih, Selangor ("New Land") for a total cash consideration of RM742.4 million.

The SPAs have been completed on 15 January 2025.

The remaining 19% stake in MBSB is held by Boustead Properties Berhad ("BProp"). On 6 November 2024, the Company, BProp and MBSB entered into a subscription and shareholders' agreement to regulate parties' rights as MBSB's shareholders and to record their commitments to subscribe for shares in MBSB.

(b) Pursuant to the terms of the subscription and shareholders' agreement entered into between the Company, the Employees Provident Fund Board ("EPF") and PPSB on 15 November 2016 ("SSA"), EPF has the right (but not the obligation) to require the Company to purchase all of EPF's shares in and advances to PPSB ("Put Option").

The Put Option:

- (i) may be exercised at a price to be determined based on a formula by applying a fixed mutually agreed internal rate of return on EPF's total investment, less any interest or other distributions received by EPF; and
- (ii) is exercisable by EPF after the expiry of 8 years from the date of first utilisation of the EPF Advances, which was 20 December 2016.

In accordance with the above terms, Tanjung Wibawa Sdn. Bhd. ("TWSB"), a wholly-owned subsidiary of EPF, which holds a 40% equity interest in PPSB, has elected to exercise the Put Option for a total consideration of RM184.1 million ("Put Option Price").

The payment of the Put Option Price is required to be made by the Company to TWSB on or before 20 March 2025 and is still pending completion as at the date of authorisation of these financial statements. Upon completion, PPSB will become a wholly-owned subsidiary of the Company.

As at the date of authorisation of these financial statements, the Group is still assessing the financial impact of the Put Option which will be finalised at the later date.

STATEMENT BY DIRECTORS

(PURSUANT TO SECTION 251(2) OF THE COMPANIES ACT 2016)

We, **DATO' CHANG KHIM WAH** and **LIEW TIAN XIONG**, being two of the directors of ECO WORLD DEVELOPMENT GROUP BERHAD, do hereby state that in the opinion of the directors, the accompanying financial statements set out on pages 119 to 185 are drawn up in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia so as to give a true and fair view of the financial position of the Group and of the Company as at 31 October 2024 and of their financial performance and cash flows for the financial year then ended.

Signed on behalf of the Board of Directors in accordance with a resolution of the directors:

DATO' CHANG KHIM WAH

Director

LIEW TIAN XIONG

Director

Date: 13 February 2025

STATUTORY DECLARATION

(PURSUANT TO SECTION 251(1) OF THE COMPANIES ACT 2016)

I, **DATUK HEAH KOK BOON**, being the Chief Financial Officer primarily responsible for the financial management of ECO WORLD DEVELOPMENT GROUP BERHAD, do solemnly and sincerely declare that to the best of my knowledge and belief, the accompanying financial statements set out on pages 119 to 185 are correct, and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Statutory Declarations Act 1960.

DATUK HEAH KOK BOON

MIA: 9571

Chief Financial Officer

Subscribed and solemnly declared by the abovenamed at Kuala Lumpur in the Federal Territory on 13 February 2025.

Before me,

AHMAD ZAMRI BIN ASA'AD KHUZAMI

W 754

Commissioner for Oaths

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF ECO WORLD DEVELOPMENT GROUP BERHAD
(INCORPORATED IN MALAYSIA)

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

Opinion

We have audited the financial statements of Eco World Development Group Berhad, which comprise the statements of financial position as at 31 October 2024 of the Group and of the Company, and the statements of comprehensive income, statements of changes in equity and statements of cash flows of the Group and of the Company for the financial year then ended, and notes to the financial statements, including material accounting policy information, as set out on pages 119 to 185.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Group and of the Company as at 31 October 2024 and of their financial performance and their cash flows for the financial year then ended in accordance with the Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia.

Basis for Opinion

We conducted our audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing. Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence and Other Ethical Responsibilities

We are independent of the Group and of the Company in accordance with the *By-Laws (on Professional Ethics, Conduct and Practice)* of the Malaysian Institute of Accountants ("By-Laws") and the International Ethics Standards Board for Accountants' *International Code of Ethics for Professional Accountants (including International Independence Standards)* ("IESBA Code"), and we have fulfilled our other ethical responsibilities in accordance with the By-Laws and the IESBA Code.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the Group and of the Company for the current financial year. These matters were addressed in the context of our audit of the financial statements of the Group and of the Company as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Group and Company

Impairment assessment of investment in associates (Note 4.1 and Note 9 to the financial statements)

The Group's and the Company's policy is to assess its investment in associates at the end of the reporting period for any objective evidence that the investment may be impaired as a result of one or more events that have occurred. Where there is objective evidence of impairment, the Group and the Company determine the recoverable amount of the investment in associates based on its share of the present value of the estimated future cash flows expected to be generated or its fair value less cost to sell. In estimating the recoverable amount, the Group is to apply a suitable discount rate and make assumptions on the underlying the cash flow projections such as future sales of development properties and future costs of development.

During the financial year, the Group and the Company recognised impairment loss of RM38,000,000 and RM44,630,000, respectively.

We focused on this area because the Group's and the Company's determination of recoverable amount requires the exercise of significant judgement with reference to future market and economic conditions in which changes in assumptions may lead to a significant change in these recoverable amounts. These judgements and assumptions are inherently uncertain.

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF ECO WORLD DEVELOPMENT GROUP BERHAD
(INCORPORATED IN MALAYSIA)

Key Audit Matters (Continued)

Group and Company (Continued)

Impairment assessment of investment in associates (Note 4.1 and Note 9 to the financial statements) (Continued)

Our audit response:

Our audit procedures included, among others:

- discussing with the Group and the Company the appropriateness of the recoverable amount and the valuation methodology adopted by the Group and the Company;
- comparing the Group's and the Company's key assumptions against our understanding gathered from the review of component auditors' work papers, discussion with component management and/or external data, if any; and
- testing the mathematical accuracy of the impairment assessment.

Group

Capitalisation of borrowing costs (Note 4.2 and Note 7 to the financial statements)

The Group's policy is to capitalise borrowing costs that are directly attributable to the development of qualifying inventories as part of the cost of those assets. The Group's policy is to begin the capitalisation of borrowing costs when it has incurred the borrowing costs and continues to undertake activities that are necessary to prepare the asset for its intended use or sale.

We focus on this area because there is significant judgement required in the basis adopted in the capitalisation of borrowing costs.

Our audit response:

Our audit procedures included, among others:

- discussing with the Group the nature of any infrastructure, technical and administrative works that were carried out on future phases and sighting to relevant supporting documents, if any;
- reading selected loan agreements to note the purpose of loans; and
- checking the calculation of borrowing costs capitalised by reading the inputs used in the calculation such as interest rates and principal amounts.

Recognition of property development revenue (Note 4.3 and Note 26 to the financial statements)

The Group's policy is to recognise property development revenue in profit or loss based on the progress towards complete satisfaction of performance obligations. The progress towards complete satisfaction of performance obligations is to be determined by the proportion that property development costs incurred for work performed to-date bear over the estimated total property development costs.

We focused on this area because significant judgement is required to be made by the Group, in particular with regards to determining the progress towards satisfaction of performance obligations, the extent of the property development costs incurred, the estimated total property development revenue (including estimated variable consideration) and costs, as well as the recoverability of the development projects. The estimated total revenue and costs are affected by a variety of uncertainties that depend on the outcome of future events.

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF ECO WORLD DEVELOPMENT GROUP BERHAD
(INCORPORATED IN MALAYSIA)

Key Audit Matters (Continued)

Group (Continued)

Recognition of property development revenue (Note 4.3 and Note 26 to the financial statements) (Continued)

Our audit response:

Our audit procedures included, among others:

- understanding the Group's process in preparing or updating project budget and the calculation of the progress towards complete satisfaction of performance obligations;
- comparing the Group's major assumptions to contractual terms, our understanding gathered from the analysis of changes in the assumptions from previous financial year and discussing with project managers;
- discussing with the Group the reasonableness of computed progress towards complete satisfaction of performance obligations for identified projects against architect or consultant certificates; and
- checking the mathematical computation of revenue recognised for selected projects during the financial year.

Company

Impairment assessment of investment in subsidiaries (Note 4.4 and Note 8 to the financial statements)

The Company's policy is to assess impairment of its investment in subsidiaries whenever the events or changes in circumstances indicate that the carrying amount of the investment may not be recoverable. Where such indication exists, the Company is to determine the recoverable amount based on present value of the estimated future cash flows expected to be generated by the subsidiaries. In estimating the present value of the estimated cash flows, the Company is to apply a suitable discount rate and make assumptions underlying the cash flow projections such as expected revenue from sales of properties.

During the financial year, a net impairment loss on investment in subsidiaries of RM39,000,000 was recognised in profit or loss.

We focused on this area because the Company's determination of indication of impairment and impairment assessment requires the exercise of significant judgement.

Our audit response:

Our audit procedures included, among others:

- discussing the appropriateness of the valuation methodology at recoverable amount as adopted by the Company;
- understanding the key assumptions used by the Company in relation to cash flow projections; and
- testing the mathematical accuracy of the impairment assessment.

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF ECO WORLD DEVELOPMENT GROUP BERHAD
(INCORPORATED IN MALAYSIA)

Information Other than the Financial Statements and Auditors' Report Thereon

The directors of the Company are responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements of the Group and of the Company and our auditors' report thereon.

Our opinion on the financial statements of the Group and of the Company does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements of the Group and of the Company, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements of the Group and of the Company or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Directors for the Financial Statements

The directors of the Company are responsible for the preparation of financial statements of the Group and of the Company that give a true and fair view in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia. The directors are also responsible for such internal control as the directors determine is necessary to enable the preparation of financial statements of the Group and of the Company that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements of the Group and of the Company, the directors are responsible for assessing the Group's and the Company's ability to continue as going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or the Company or to cease operations, or have no realistic alternative but to do so.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements of the Group and of the Company as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with approved standards on auditing in Malaysia and International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- identify and assess the risks of material misstatement of the financial statements of the Group and of the Company, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's and of the Company's internal control;
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors;

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF ECO WORLD DEVELOPMENT GROUP BERHAD
(INCORPORATED IN MALAYSIA)

Auditors' Responsibilities for the Audit of the Financial Statements (Continued)

- conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's or the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements of the Group and of the Company or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Group or the Company to cease to continue as a going concern;
- evaluate the overall presentation, structure and content of the financial statements of the Group and of the Company, including the disclosures, and whether the financial statements of the Group and of the Company represent the underlying transactions and events in a manner that achieves fair presentation; and
- obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the financial statements of the Group. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the directors, we determine those matters that were of most significance in the audit of the financial statements of the Group and of the Company for the current financial year and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

In accordance with the requirements of the Companies Act 2016 in Malaysia, we report that the subsidiaries of which we have not acted as auditors, are disclosed in Note 8 to the financial statements.

Other Matters

This report is made solely to the members of the Company, as a body, in accordance with Section 266 of the Companies Act 2016 in Malaysia and for no other purpose. We do not assume responsibility to any other person for the contents of this report.

Baker Tilly Monteiro Heng PLT
201906000600 (LLP0019411-LCA & AF 0117)
Chartered Accountants

Kuala Lumpur
Date: 13 February 2025

Dato' Lock Peng Kuan
02819/10/2026 J
Chartered Accountant

LIST OF MATERIAL PROPERTIES HELD BY THE GROUP

AS AT 31 OCTOBER 2024

i) Details of the development properties held by the Group are as follows:

No	Location	Project Name	Description	Date of Acquisition	Land Area (sq. ft.)	Tenure	Net Book Value (RM'000)
1	Mukim Beranang, Daerah Hulu Langat, Selangor Darul Ehsan	Eco Majestic	Inventories	25-Apr-14	6,913,938	Freehold	868,745
2	Mukim Tanjong Duabelas, Daerah Kuala Langat, Selangor Darul Ehsan	Eco Sanctuary	Inventories	19-Mar-14	2,402,770	Leasehold Expiring: Year 2110	471,050
3	Mukim Pulai, Daerah Johor Bahru, Johor Darul Takzim	Eco Botanic	Inventories	25-Apr-14	1,969,719	Freehold	425,101
4	Mukim Tebrau, Daerah Johor Bahru, Johor Darul Takzim	Eco Summer & Eco Spring	Inventories	25-Apr-14	2,606,244	Freehold	423,882
5	Mukim Plentong, Daerah Johor Bahru, Johor Darul Takzim	Eco Tropics & Eco Business Park 3	Inventories	1994	21,029,387	Freehold	360,330
6	Mukim Beranang, Daerah Hulu Langat, Selangor Darul Ehsan	Eco Forest	Inventories	02-Jul-14	3,181,745	Freehold	330,342
7	Mukim Tebrau, Daerah Johor Bahru, Johor Darul Takzim	Eco Business Park 1	Inventories	25-Apr-14	5,639,868	Freehold	303,669
8	Mukim Senai, Daerah Kulai, Johor Darul Takzim	QUANTUM Edge	Inventories	06-Sep-23	17,588,770	Freehold	262,687
9	Mukim Tebrau, Daerah Johor Bahru, Johor Darul Takzim	Eco Business Park 2	Inventories	25-Apr-14	1,661,409	Freehold	204,238
10	Mukim Pulai, Daerah Johor Bahru, Johor Darul Takzim	Eco Botanic 2	Inventories	15-Dec-19	806,901	Freehold	168,714

LIST OF MATERIAL PROPERTIES HELD BY THE GROUP

AS AT 31 OCTOBER 2024

ii) Details of the development properties held by joint ventures of the Group are as follows:

No	Joint Ventures/ Location	Project Name	Description	Date of Acquisition	Group's Effective Share	Land Area (sq. ft.)	Tenure	Net Book Value (RM'000)#
1	Paragon Pinnacle Sdn. Bhd. Mukim Ijok, Daerah Kuala Selangor, Selangor Darul Ehsan	Eco Grandeur & Eco Business Park 5	Inventories	22-Sep-15	60%	29,925,835	Leasehold Expiring: Year 2098/ 2100/2101/ 2117/2118 2120/2122	2,177,809
2	BBCC Development Sdn. Bhd. Section 56, Daerah Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur	Bukit Bintang City Centre	Inventories	04-Feb-15	40%	151,879	Leasehold Expiring: Year 2110/ 2111	1,864,029
3	Eco Horizon Sdn. Bhd. Mukim 13, Daerah Seberang Perai Selatan, Pulau Pinang	Eco Horizon & Eco Sun	Inventories	28-Jun-16	60%	9,606,969	Freehold	1,219,847
4	Eco Ardence Sdn. Bhd. Mukim Bukit Raja, Daerah Petaling, Selangor Darul Ehsan	Eco Ardence	Inventories	06-May-06	50%	3,634,234	Freehold	547,247

These amounts represent 100% of the net book value of the properties held by the respective joint ventures

STATISTICS ON SECURITIES

AS AT 20 JANUARY 2025

Shareholdings

No. of shares issued	2,960,271,101
Class of shares	Ordinary Shares
Voting rights	One vote per ordinary share

Distribution of Shareholders

Size of Shareholdings	No. of Shareholders	%	No. of Shares	%
Less than 100	165	1.17	2,949	0.00
100 - 1,000	2,993	21.22	1,722,477	0.06
1,001 - 10,000	7,815	55.40	37,035,291	1.25
10,001 - 100,000	2,537	17.98	74,479,700	2.52
100,001 to less than 5% of issued shares	594	4.21	1,837,030,684	62.06
5% and above of issued shares	3	0.02	1,010,000,000	34.12
Total	14,107	100.00	2,960,271,101	100.00

Top Thirty (30) Largest Shareholders

No.	Name of Shareholders	No. of Shares	%
1	RHB Capital Nominees (Tempatan) Sdn. Bhd. - Pledged securities account for Sinarmas Harta Sdn. Bhd.	460,000,000	15.54
2	Public Nominees (Tempatan) Sdn. Bhd. - Pledged securities account for Sinarmas Harta Sdn. Bhd.	380,000,000	12.84
3	RHB Capital Nominees (Tempatan) Sdn. Bhd. - Pledged securities account for Liew Kee Sin	170,000,000	5.74
4	Maybank Nominees (Tempatan) Sdn. Bhd. - Pledged securities account for Jernih Padu Sdn. Bhd.	135,750,000	4.59
5	Sinarmas Harta Sdn. Bhd.	129,919,015	4.39
6	AllianceGroup Nominees (Tempatan) Sdn. Bhd. - Pledged securities account for Eco World Development Holdings Sdn. Bhd.	87,500,000	2.96
7	Sigma Seleksi Sdn. Bhd.	83,892,700	2.83
8	CIMB Group Nominees (Tempatan) Sdn. Bhd. - Pledged securities account for Liew Tian Xiong	66,780,601	2.26
9	Affin Hwang Nominees (Tempatan) Sdn. Bhd. - Pledged securities account for Eco World Development Holdings Sdn. Bhd.	65,500,000	2.21
10	Affin Hwang Nominees (Tempatan) Sdn. Bhd. - Pledged securities account for Liew Tian Xiong	60,000,000	2.03

STATISTICS ON SECURITIES

AS AT 20 JANUARY 2025

Top Thirty (30) Largest Shareholders (Continued)

No.	Name of Shareholders	No. of Shares	%
11	RHB Capital Nominees (Tempatan) Sdn. Bhd. - Pledged securities account for Liew Kee Sin	54,000,000	1.82
12	Kenanga Nominees (Tempatan) Sdn. Bhd. - Pledged securities account for Liew Tian Xiong	50,000,000	1.69
13	Maybank Nominees (Tempatan) Sdn. Bhd. - Pledged securities account for Eco World Development Holdings Sdn. Bhd.	48,823,600	1.65
14	Citigroup Nominees (Tempatan) Sdn. Bhd. - Employees Provident Fund Board (Islamic)	45,639,200	1.54
15	Citigroup Nominees (Tempatan) Sdn. Bhd. - Employees Provident Fund Board	44,859,700	1.52
16	How Teng Teng	42,500,000	1.44
17	CIMSEC Nominees (Tempatan) Sdn. Bhd. - CIMB for Liew Tian Xiong (PB)	39,000,000	1.32
18	Citigroup Nominees (Tempatan) Sdn. Bhd. - Exempt An for AIA Bhd.	34,379,300	1.16
19	Citigroup Nominees (Asing) Sdn. Bhd. - UBS AG	29,927,335	1.01
20	Amanahraya Trustees Berhad - Public Islamic Select Treasures Fund	26,793,500	0.91
21	Kenanga Nominees (Tempatan) Sdn. Bhd. - Pledged securities account for Liew Kee Sin	25,000,000	0.84
22	Citigroup Nominees (Asing) Sdn. Bhd. - Exempt An for Citibank New York (Norges Bank 19)	23,267,140	0.79
23	Nik Sazlina Binti Mohd Zain	22,952,000	0.78
24	Citigroup Nominees (Tempatan) Sdn. Bhd. - Employees Provident Fund Board (AsianIslamic)	20,728,900	0.70
25	AllianceGroup Nominees (Tempatan) Sdn. Bhd. - Pledged securities account for Eco World Development Holdings Sdn. Bhd.	18,000,000	0.61
26	Citigroup Nominees (Tempatan) Sdn. Bhd. - Great Eastern Life Assurance (Malaysia) Berhad (PAR 1)	13,487,900	0.46
27	HSBC Nominees (Asing) Sdn. Bhd. - J.P. Morgan Securities PLC	13,345,029	0.45
28	CIMB Group Nominees (Tempatan) Sdn. Bhd. - CIMB Commerce Trustee Berhad - Kenanga Growth Fund	12,916,800	0.44
29	Maybank Nominees (Tempatan) Sdn. Bhd. - Pledged securities account for Beh Kim Ling	11,500,000	0.39
30	Cartaban Nominees (Asing) Sdn. Bhd. - The Bank of New York Mellon for Acadian Emerging Markets Small Cap Equity Fund, LLC	10,362,900	0.35
Total		2,226,825,620	75.22

STATISTICS ON SECURITIES

AS AT 20 JANUARY 2025

Substantial Shareholders

Name	No. of Ordinary Shares held			
	Direct	%	Indirect	%
Sinarmas Harta Sdn. Bhd.	969,919,015	32.76	-	-
Tan Sri Dato' Sri Liew Kee Sin	256,987,729	8.68	398,125,439 ⁽¹⁾	13.45
Eco World Development Holdings Sdn. Bhd.	219,875,439	7.43	-	-
Liew Tian Xiong	216,187,601	7.30	210,000 ⁽²⁾	0.01
Puan Sri Datin Sri How Teng Teng	42,500,000	1.44	135,750,000 ⁽³⁾	4.59
Dato' Leong Kok Wah	-	-	969,919,015 ⁽⁴⁾	32.76
Syabas Tropikal Sdn. Bhd.	-	-	969,919,015 ⁽⁵⁾	32.76

Notes:

⁽¹⁾ Deemed interest by virtue of his interests in Jernih Padu Sdn. Bhd. and Eco World Development Holdings Sdn. Bhd. pursuant to Section 8 of the Companies Act 2016 ("**the Act**"), and indirect interest by virtue of his spouse's interest in the Company pursuant to Section 59(1)(c) of the Act.

⁽²⁾ Deemed interest by virtue of his interest in Tian Yuan Capital Sdn. Bhd. pursuant to Section 8 of the Act.

⁽³⁾ Deemed interest by virtue of her interest in Jernih Padu Sdn. Bhd. pursuant to Section 8 of the Act.

⁽⁴⁾ Deemed interest by virtue of his interest in Syabas Tropikal Sdn. Bhd. pursuant to Section 8 of the Act.

⁽⁵⁾ Deemed interest by virtue of its interest in Sinarmas Harta Sdn. Bhd. pursuant to Section 8 of the Act.

STATISTICS ON SECURITIES

AS AT 20 JANUARY 2025

Directors' Shareholdings

Name	No. of Ordinary Shares held			
	Direct	%	Indirect	%
Tan Sri Abdul Rashid Bin Abdul Manaf	-	-	-	-
Tan Sri Dato' Sri Liew Kee Sin	256,987,729	8.68	398,125,439 ⁽¹⁾	13.45
Dato' Leong Kok Wah	-	-	969,919,015 ⁽²⁾	32.76
Dato' Chang Khim Wah	8,650,000	0.29	-	-
Liew Tian Xiong	216,187,601	7.30	210,000 ⁽³⁾	0.01
Low Mei Ling	-	-	-	-
Mrs. Lucy Chong	-	-	-	-
Sar Sau Yee	-	-	15,000 ⁽⁴⁾	0.00
Dato' Seri Rosman Bin Mohamed	-	-	-	-
Ng Soon Lai @ Ng Siek Chuan	-	-	-	-
Nor Rejina Binti Abdul Rahim	-	-	-	-
Datuk Heah Kok Boon	1,609,300	0.05	-	-

Notes:

⁽¹⁾ Deemed interest by virtue of his interests in Jernih Padu Sdn. Bhd. and Eco World Development Holdings Sdn. Bhd. pursuant to Section 8 of the Act, and indirect interest by virtue of his spouse's interest in the Company pursuant to Section 59(11)(c) of the Act.

⁽²⁾ Deemed interest by virtue of his interest in Syabas Tropikal Sdn. Bhd. pursuant to Section 8 of the Act.

⁽³⁾ Deemed interest by virtue of his interest in Tian Yuan Capital Sdn. Bhd. pursuant to Section 8 of the Act.

⁽⁴⁾ Indirect interest by virtue of her spouse's interest in the Company pursuant to Section 59(11)(c) of the Act.

STATISTICS ON SECURITIES

AS AT 20 JANUARY 2025

Warrant Holdings

No. of warrants unexercised	572,972,116
Exercise price per warrant	RM1.16
Expiry date	12 April 2029

Distribution of Warrant Holders

Size of Warrant Holdings	No. of Warrant Holders	%	No. of Warrants	%
Less than 100	1,462	13.32	51,611	0.01
100 - 1,000	5,258	47.90	2,725,139	0.48
1,001 - 10,000	3,546	32.30	11,140,934	1.94
10,001 - 100,000	558	5.08	18,046,027	3.15
100,001 to less than 5% of issued warrants	150	1.37	258,290,057	45.08
5% and above of issued warrants	4	0.04	282,718,348	49.34
Total	10,978	100.00	572,972,116	100.00

Top Thirty (30) Largest Warrant Holders

No.	Name of Warrant Holders	No. of Warrants	%
1	Sinarmas Harta Sdn. Bhd.	117,983,803	20.59
2	Public Nominees (Tempatan) Sdn. Bhd. - Pledged securities account for Sinarmas Harta Sdn. Bhd.	76,000,000	13.26
3	RHB Capital Nominees (Tempatan) Sdn. Bhd. - Pledged securities account for Liew Kee Sin	55,397,545	9.67
4	Kong Goon Khing	33,337,000	5.82
5	Maybank Nominees (Tempatan) Sdn. Bhd. - Pledged securities account for Jernih Padu Sdn. Bhd.	27,150,000	4.74
6	Liew Tian Xiong	22,000,000	3.84
7	CIMSEC Nominees (Tempatan) Sdn. Bhd. - CIMB for Liew Tian Xiong (PB)	20,138,000	3.51
8	AllianceGroup Nominees (Tempatan) Sdn. Bhd. - Pledged securities account for Eco World Development Holdings Sdn. Bhd.	17,500,000	3.05
9	Sigma Seleksi Sdn. Bhd.	16,778,540	2.93
10	CIMB Group Nominees (Tempatan) Sdn. Bhd. - Pledged securities account for Liew Tian Xiong	13,356,120	2.33

STATISTICS ON SECURITIES

AS AT 20 JANUARY 2025

Top Thirty (30) Largest Warrant Holders (Continued)

No.	Name of Warrant Holders	No. of Warrants	%
11	Affin Hwang Nominees (Tempatan) Sdn. Bhd. - Pledged securities account for Liew Tian Xiong	13,115,200	2.29
12	Affin Hwang Nominees (Tempatan) Sdn. Bhd. - Pledged securities account for Eco World Development Holdings Sdn. Bhd.	11,800,000	2.06
13	Maybank Nominees (Tempatan) Sdn. Bhd. - Pledged securities account for Eco World Development Holdings Sdn. Bhd.	9,564,720	1.67
14	Kong Goon Khing	6,000,000	1.05
15	Tan Kim Wah	5,903,660	1.03
16	AllianceGroup Nominees (Tempatan) Sdn. Bhd. - Pledged securities account for Gary Goh Soo Liang	5,728,500	1.00
17	Ang Ai Tho	4,668,500	0.81
18	How Teng Teng	4,500,000	0.79
19	Eng Hock Yeong	4,239,500	0.74
20	AllianceGroup Nominees (Tempatan) Sdn. Bhd. - Pledged securities account for Eco World Development Holdings Sdn. Bhd.	3,600,000	0.63
21	Citigroup Nominees (Tempatan) Sdn. Bhd. - Great Eastern Life Assurance (Malaysia) Berhad (PAR 1)	3,105,300	0.54
22	Kang Chun Ee	3,000,000	0.52
23	Maybank Nominees (Tempatan) Sdn. Bhd. - Pledged securities account for Tan Teck Soon	2,250,000	0.39
24	Shin Chang Fun	2,180,000	0.38
25	Yeo Kiah Chin	2,000,000	0.35
26	Maybank Nominees (Tempatan) Sdn. Bhd. - Pledged securities account for Tee See Kim	1,965,000	0.34
27	Chang Khim Wah	1,730,000	0.30
28	Kuay Chian Ing	1,663,000	0.29
29	Lim Bee Geok	1,535,000	0.27
30	Maybank Nominees (Tempatan) Sdn. Bhd. - Maybank Private Wealth Management for Liew Tian Xiong	1,460,000	0.25
Total		489,649,388	85.46

STATISTICS ON SECURITIES

AS AT 20 JANUARY 2025

Directors' Warrant Holdings

Name	No. of Warrants held			
	Direct	%	Indirect	%
Tan Sri Abdul Rashid Bin Abdul Manaf	-	-	-	-
Tan Sri Dato' Sri Liew Kee Sin	55,397,545	9.67	76,145,087 ⁽¹⁾	13.29
Dato' Leong Kok Wah	-	-	193,983,803 ⁽²⁾	33.86
Dato' Chang Khim Wah	1,730,000	0.30	-	-
Liew Tian Xiong	70,069,320	12.23	606,000 ⁽³⁾	0.11
Low Mei Ling	-	-	-	-
Mrs. Lucy Chong	-	-	-	-
Sar Sau Yee	-	-	3,000 ⁽⁴⁾	0.00
Dato' Seri Rosman Bin Mohamed	-	-	-	-
Ng Soon Lai @ Ng Siek Chuan	-	-	-	-
Nor Rejina Binti Abdul Rahim	-	-	-	-
Datuk Heah Kok Boon	321,860	0.06	-	-

Notes:

⁽¹⁾ Deemed interest by virtue of his interests in Jernih Padu Sdn. Bhd. and Eco World Development Holdings Sdn. Bhd. pursuant to Section 8 of the Act, and indirect interest by virtue of his spouse's interest in the Company pursuant to Section 59(11)(c) of the Act.

⁽²⁾ Deemed interest by virtue of his interest in Syabas Tropikal Sdn. Bhd. pursuant to Section 8 of the Act.

⁽³⁾ Deemed interest by virtue of his interest in Tian Yuan Capital Sdn. Bhd. pursuant to Section 8 of the Act.

⁽⁴⁾ Indirect interest by virtue of her spouse's interest in the Company pursuant to Section 59(11)(c) of the Act.

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT the Fifty-First Annual General Meeting ("**51st AGM**") of Eco World Development Group Berhad (Registration No. 197401000725 (17777-V)) ("**Company**") will be held at **Zepp Kuala Lumpur, B2-01-02, Level B2, The Labs, Bukit Bintang City Centre, No. 2, Jalan Hang Tuah, 55100 Kuala Lumpur** on Thursday, 27 March 2025 at 3.00 p.m. for the following purposes:

AGENDA

AS ORDINARY BUSINESS

1. To receive the Audited Financial Statements for the financial year ended 31 October 2024 ("**FY2024**") together with the Reports of the Directors and Auditors thereon.
Please refer to Explanatory Note 1
2. To approve the payment of Directors' Remuneration (including Directors' Fees) for the financial year ending 31 October 2025 ("**FY2025**") and up to the date of the Annual General Meeting of the Company ("**AGM**") in year 2026.
Please refer to Explanatory Note 2
Ordinary Resolution 1
3. To re-elect the following Directors who are retiring by rotation in accordance with Article 126 of the Constitution of the Company ("**Constitution**"), and being eligible, have offered themselves for re-election:
 - (i) Dato' Leong Kok Wah ("**Dato' Leong**");
Ordinary Resolution 2
 - (ii) Mr. Liew Tian Xiong ("**Mr. Liew**");
Ordinary Resolution 3
 - (iii) Madam Low Mei Ling ("**Madam Low**"); and
Ordinary Resolution 4
 - (iv) Ms. Sar Sau Yee ("**Ms. Sar**").
Ordinary Resolution 5*Please refer to Explanatory Note 3*
4. To re-elect Ms. Nor Rejina Binti Abdul Rahim ("**Ms. Rejina**") who is retiring in accordance with Article 123 of the Constitution, and being eligible, has offered herself for re-election.
Please refer to Explanatory Note 3
Ordinary Resolution 6
5. To re-appoint Messrs. Baker Tilly Monteiro Heng PLT ("**Baker Tilly**") as Auditors of the Company until the conclusion of the AGM in year 2026 and to authorise the Directors to fix their remuneration.
Please refer to Explanatory Note 4
Ordinary Resolution 7

NOTICE OF ANNUAL GENERAL MEETING

AS SPECIAL BUSINESS

To consider and, if thought fit, to pass the following resolutions with or without modifications:

6. Proposed renewal of shareholders' mandate for recurrent related party transactions of a revenue or trading nature

Ordinary Resolution 8

THAT subject to the provisions of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("**Bursa Malaysia Securities**") ("**MMLR**"), approval be and is hereby given to the Company and its subsidiaries ("**EcoWorld Malaysia Group**") to enter into any of the transactions falling within the types of recurrent related party transactions of a revenue or trading nature of the EcoWorld Malaysia Group with specified classes of Related Parties (as defined in the MMLR and as specified in Section 2.3 of Part A of the Company's document to shareholders dated 26 February 2025 ("**Document**")) which are necessary for the day-to-day operations and are in the ordinary course of business, are carried out at arms' length and based on normal commercial terms of the EcoWorld Malaysia Group and on terms not more favourable to the Related Parties than those generally available to the public and are not, in the Company's opinion, detrimental to minority shareholders of the Company and that such approval shall continue to be in force until:

- (i) the conclusion of the AGM in year 2026 at which time it will lapse, unless by a resolution passed at the meeting, the authority is renewed; or
- (ii) the expiration of the period within which the AGM in year 2026 after the date it is required to be held pursuant to Section 340(2) of the Companies Act 2016 ("**Act**") (but shall not extend to such extension as may be allowed pursuant to Section 340(4) of the Act); or

(iii) revoked or varied by resolution passed by the shareholders in a general meeting,

whichever is the earlier,

AND THAT the Board of Directors of the Company ("**Board**") be and is hereby authorised to do all acts, deeds, things and execute all necessary documents as they may consider necessary or expedient in the best interest of the Company, with full power to assent to any conditions, variations, modifications and/or amendments in any manner as may be required or permitted under relevant authorities and to deal with all matters in relation thereto and to take such steps and do all acts and things in any manner as they may deem necessary or expedient to implement, finalise and give full effect to the transactions contemplated and/or authorised by this Ordinary Resolution 8.

Please refer to Explanatory Note 5

7. Proposed renewal of authority for the Company to purchase its own ordinary shares

Ordinary Resolution 9

THAT subject to the Act, the provisions of the Constitution, the MMLR and all other applicable laws, rules and regulations and guidelines for the time being in force and the approvals of all relevant governmental and/or regulatory authority, approval be and is hereby given to the Company, to purchase such number of ordinary shares in the Company ("**Company Shares**") as may be determined by the Board from time to time through Bursa Malaysia Securities as the Board may deem fit, necessary and expedient in the interest of the Company, provided that:

- (i) the maximum aggregate number of Company Shares which may be purchased and/or held by the Company as treasury shares shall not exceed 10% of the total number of issued shares of the Company at any point in time of the said purchase(s); and

NOTICE OF ANNUAL GENERAL MEETING

- (ii) the maximum funds to be allocated by the Company for the purpose of purchasing Company Shares shall not exceed the total retained profits of the Company based on the latest audited financial statements and/or the latest unaudited financial statements of the Company (where applicable) available at the time of the purchase(s).

THAT the authority conferred by this resolution will commence immediately upon passing of this Ordinary Resolution 9 and shall continue to be in force until:

- (i) the conclusion of the AGM in year 2026 at which time the said authority shall lapse, unless by an ordinary resolution passed at that meeting, the authority is renewed, either unconditionally or subject to conditions; or
- (ii) the expiration of the period within which the AGM in year 2026 after that date is required by law to be held; or
- (iii) the authority is revoked or varied by an ordinary resolution passed by the shareholders in a general meeting,

whichever occurs first.

THAT upon completion of the purchase of Company Shares by the Company, the Board be authorised to deal with the Company Shares purchased in their absolute discretion in the following manner:

- (i) cancel the Company Shares so purchased; or
- (ii) retain all or part of the Company Shares so purchased as treasury shares for distribution as shares dividends to shareholders and/or resell on the market of Bursa Malaysia Securities in accordance with the relevant rules of Bursa Malaysia Securities and/or transferred for the purposes of an employees' share scheme and/or transferred as purchase consideration and/or cancelled subsequently; or
- (iii) retain part of the Company Shares so purchased as treasury shares and cancel the remainder of the Company Shares; or
- (iv) deal with the Company Shares so purchased in any other manner as may be permitted by the applicable laws and/or regulations in force from time to time,

and such authority to deal with the Company Shares so purchased shall continue to be valid until all such Company Shares have been dealt with by the Board.

AND THAT the Board be and is hereby authorised to take all such steps as are necessary and enter into any instrument, agreements or arrangements with any party or parties to implement, finalise and give full effect to the aforementioned purchase of Company Shares by the Company with full powers to assent to any conditions, modifications, revaluations, variations and/or amendments (if any) as may be imposed by the relevant authorities from time to time or as the Board may in their discretion, deem necessary and to do all such acts and things as the Board may deem fit and expedient in the best interest of the Company.

Please refer to Explanatory Note 6

- 8. To transact any other business of which due notice has been given.

By Order of the Board

Chua Siew Chuan (SSM PC No. 201908002648) (MAICSA 0777689)

Tan Ley Theng (SSM PC No. 201908001685) (MAICSA 7030358)

Company Secretaries

Kuala Lumpur
26 February 2025

NOTICE OF ANNUAL GENERAL MEETING

EXPLANATORY NOTES:

1. Report and Audited Financial Statements

The Report and Audited Financial Statements is meant for discussion only as the provision of Section 340(1)(a) of the Act does not require a formal approval from the shareholders. Hence, this Agenda item is not put forward for voting.

2. Payment of Directors' Remuneration (including Directors' Fees)

Section 230(1) of the Act requires that the fees of the directors and any benefits payable to the directors of a listed company and its subsidiaries shall be approved at a general meeting. Pursuant thereto, shareholders' approval will be sought at the 51st AGM for the payment of Directors' Remuneration (including Directors' Fees) for FY2025 and up to the date of the AGM in year 2026.

The Non-Executive Directors of the Company ("**NEDs**") are entitled to the following remuneration based on the remuneration structure adopted by the Board ("**Remuneration Structure of the NEDs**") and approved by the shareholders at the AGM held since year 2023:

No.	Description	Directors' Fees			Meeting Allowance for each attendance (RM)
		Chairman (RM)	Founder (RM)	Member (RM)	
1.	Board	217,600 ¹	166,400	128,000	2,000
2.	Audit Committee (" AC ")	51,200	N/A	25,600	2,000
3.	Investment Committee	25,600	N/A	12,800	2,000
4.	Nomination Committee (" NC ")	25,600	N/A	12,800	2,000
5.	Remuneration Committee	25,600	N/A	12,800	2,000
6.	Whistleblowing Committee	25,600	N/A	12,800	2,000

Note:

¹ The fee payable to Chairman of the Board refers to Non-Executive Chairman. Hence, Tan Sri Dato' Sri Liew Kee Sin, the Executive Chairman of the Company, is not entitled to the fee.

The Non-Independent Non-Executive Directors are also entitled to security fees of up to RM232,000 ("**Security Fees**"), which is the same amount approved by the shareholders at the 50th AGM.

The amount of annual Directors' Fees payable is calculated based on the Remuneration Structure of the NEDs as detailed above.

Details of the Directors' Remuneration (including Directors' Fees) received and receivable by the NEDs for FY2024 are disclosed in Practice 8.1 of the Company's Corporate Governance Report 2024.

(i) Directors' Fees for FY2025

The proposed Ordinary Resolution 1, if passed, will give authority to the Company to pay the Directors' Fees to the NEDs on a half-yearly basis in arrears based on the Remuneration Structure of the NEDs, for their services rendered to the Company for FY2025.

(ii) Directors' Remuneration (excluding Directors' Fees) for the period from the conclusion of the 51st AGM up to the date of the AGM in year 2026

The proposed Ordinary Resolution 1, if passed, will give authority to the Company to pay meeting allowance (based on the Remuneration Structure of the NEDs) and Security Fees to the NEDs, as and when incurred, for the period from the conclusion of the 51st AGM up to the date of the AGM in year 2026.

NOTICE OF ANNUAL GENERAL MEETING

3. Re-election of Directors

Dato' Leong, Mr. Liew, Madam Low and Ms. Sar, who retire in accordance with Article 126 of the Constitution, together with Ms. Rejina, who retires in accordance with Article 123 of the Constitution (collectively referred to as "**Retiring Directors**"), being eligible, have offered themselves for re-election.

For the purpose of determining the eligibility of the Retiring Directors to stand for re-election at this 51st AGM and in line with Practice 5.1 of the Malaysian Code on Corporate Governance, the NC has reviewed and assessed each of the Retiring Directors from the annual assessment and evaluation of the Board, Board Committees, Independent Directors and individual Directors for FY2024.

The NC had recommended for the Retiring Directors to be re-elected based on the following:

- (i) satisfactory performance and have met Board's expectation in discharging their duties and responsibilities;
- (ii) met the fit and proper criteria in discharging their roles as Directors of the Company;
- (iii) level of independence demonstrated by the Independent Directors; and
- (iv) their ability to act in the best interest of the Company in decision-making.

The Board had endorsed the recommendation of the NC on the above re-election.

The profiles of the Retiring Directors are stated on pages 71 to 73 and 75 of the Integrated Annual Report 2024 of the Company.

4. Re-appointment of Auditors

The AC has assessed the suitability, effectiveness and independence of Baker Tilly from the annual assessment and was satisfied with their independence and performance. The AC had recommended the re-appointment of Baker Tilly as external auditors of the Company to the Board for their recommendation to the shareholders for re-appointment at the 51st AGM until the conclusion of the AGM in year 2026.

The Board, at the recommendation of the AC, endorsed the re-appointment of Baker Tilly as external auditors of the Company for FY2025, to be presented to the shareholders for approval.

5. Proposed renewal of shareholders' mandate for recurrent related party transactions of a revenue or trading nature

The proposed Ordinary Resolution 8, if passed, will enable EcoWorld Malaysia Group to enter into recurrent transactions of a revenue or trading nature involving interests of Related Parties, which are necessary for its day-to-day operations and undertaken at arm's length, subject to the transactions being carried out in the ordinary course of business and on terms not more favourable to the Related Parties than those generally available to the public and are not detrimental to the minority shareholders of the Company. Please refer to Part A of the Document for further information.

6. Proposed renewal of authority for the Company to purchase its own ordinary shares

The proposed Ordinary Resolution 9, if passed, will empower the Board to exercise the power of the Company to purchase the Company Shares of not more than 10% of the total number of issued shares of the Company at any time within the time period stipulated in the MMLR by utilising the funds allocated which shall not exceed the total retained profits of the Company. This authority, unless revoked or varied at a general meeting, shall continue to be in full force until the conclusion of the AGM in year 2026. Please refer to the Share Buy-Back Statement set out in Part B of the Document for further information.

NOTICE OF ANNUAL GENERAL MEETING

Notes:

1. In respect of deposited securities, only members whose names appear in the Record of Depositors as at 20 March 2025 shall be eligible to participate at the 51st AGM.
2. A member entitled to participate and vote at the 51st AGM is entitled to appoint not more than two (2) proxies to participate and vote in his/her stead. A proxy may but does not need to be a member of the Company. Where a member appoints two (2) proxies, the appointments shall be invalid unless he/she specifies the proportions of his/her shareholdings to be represented by each proxy. A proxy appointed to participate and vote at the 51st AGM shall have the same rights as the member to participate, speak and vote at the 51st AGM. Notwithstanding this, a member entitled to participate and vote at the 51st AGM is entitled to appoint any person as his/her proxy to participate and vote instead of the member at the 51st AGM. There shall be no restriction as to the qualifications of the proxy.

The members, proxies or corporate representatives may submit questions before the 51st AGM to the Board electronically by email to eservices@sshsb.com.my no later than Tuesday, 25 March 2025 at 3.00 p.m.

3. In the case of a corporate member, the instrument appointing a proxy must be either under its common seal or under the hand of its officer or attorney duly authorised.
4. Where a member of the Company is an exempt authorised nominee which holds ordinary shares in the Company for multiple beneficial owners in one securities account ("**Omnibus Account**"), there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each Omnibus Account it holds. Where an exempt authorised nominee appoints more than one (1) proxy to participate and vote at the 51st AGM, the proportion of shareholdings to be represented by each proxy must be specified in the instrument appointing of the proxies, failing which, the appointment shall be invalid.
5. Where a member of the Company is an authorised nominee as defined under the Securities Industry (Central Depositories) Act 1991, it shall not be entitled to appoint more than two (2) proxies to participate and vote at a general meeting instead of him/her. Where an authorised nominee appoints two (2) proxies to participate and vote at the 51st AGM, the proportion of shareholdings to be represented by each proxy must be specified in the instrument appointing of the proxies, failing which, the appointment shall be invalid.
6. The instrument appointing a proxy may be made via hardcopy or by electronic means in the following manner and must be received by the Company no later than Tuesday, 25 March 2025 at 3.00 p.m. or at any adjournment thereof:

(i) In Hardcopy Form

The Form of Proxy must be deposited at the Company's Registered Office at Level 7, Menara Milenium, Jalan Damanlela, Pusat Bandar Damansara, Damansara Heights, 50490 Kuala Lumpur.

(ii) By Electronic Means

The Form of Proxy must be electronically lodged by fax to +603-2094 9940 or by email to eservices@sshsb.com.my.

CDS Account No.	No. of Shares Held

FORM OF PROXY

I/We, _____ NRIC/Passport/Registration No. _____
(NAME IN FULL AND IN BLOCK LETTERS)

Contact No. _____ of _____
(FULL ADDRESS)

being a member/members of **ECO WORLD DEVELOPMENT GROUP BERHAD** ("**Company**"), hereby appoint:

FIRST PROXY

Full Name (IN BLOCK LETTERS)	NRIC/Passport No.	Contact No./Email Address
Full Address		Proportion of Shareholdings
		No. of Shares %

and **SECOND PROXY** (as the case may be)

Full Name (IN BLOCK LETTERS)	NRIC/Passport No.	Contact No./Email Address
Full Address		Proportion of Shareholdings
		No. of Shares %

or failing him/her, the Chairman of the Meeting as my/our proxy to attend and vote for me/us on my/our behalf at the Fifty-First Annual General Meeting ("**51st AGM**") of the Company to be held at **Zepp Kuala Lumpur, B2-01-02, Level B2, The Labs, Bukit Bintang City Centre, No. 2, Jalan Hang Tuah, 55100 Kuala Lumpur** on Thursday, 27 March 2025 at 3.00 p.m. or at any adjournment thereof for/against the resolutions to be proposed thereat.

No.	Ordinary Resolutions	For	Against
1.	Approval for the payment of Director' Remuneration (including Directors' Fees)		
2.	Re-election of Dato' Leong Kok Wah		
3.	Re-election of Mr. Liew Tian Xiong		
4.	Re-election of Madam Low Mei Ling		
5.	Re-election of Ms. Sar Sau Yee		
6.	Re-election of Ms. Nor Rejina Binti Abdul Rahim		
7.	Re-appointment of Messrs. Baker Tilly Monteiro Heng PLT as Auditors of the Company		
8.	Approval for the proposed renewal of Shareholders' Mandate for Recurrent Related Party Transactions of a Revenue or Trading Nature		
9.	Approval for the proposed renewal of Share Buy-Back Authority		

(Please indicate your vote by marking (X) in the space provided above on how you wish your vote to be cast. Unless voting instructions are indicated in the space above, the proxy will vote or abstain from voting as he/she thinks fit.)

Signed this _____ day of _____, 2025

Signature of Member/Common Seal

Fold this flap for sealing

Then fold here

Affix Stamp

Securities Services (Holdings) Sdn. Bhd.
(Registration No. 197701005827 (36869-T))
Level 7, Menara Milenium
Jalan Damanlela
Pusat Bandar Damansara
Damansara Heights
50490 Kuala Lumpur

1st fold here

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Eco World Development Group Berhad
(197401000725 (17777-V))

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