

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

Interim Financial Report
30 April 2025

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Interim Financial Report - 30 April 2025

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

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CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE FINANCIAL PERIOD ENDED 30 APRIL 2025
(The figures have not been audited)

	3 MONTHS ENDED	6 MONTHS ENDED	
	30 APRIL 2025	30 APRIL 2024	30 APRIL 2025
	RM'000	RM'000	RM'000
Revenue	878,198	555,761	1,417,831
Cost of sales	(613,355)	(408,275)	(999,821)
Gross profit	264,843	147,486	418,010
Other income	22,972	25,633	47,240
Gain on deemed disposal and acquisition of a joint venture	174,002	-	174,002
Selling and marketing expenses	(15,156)	(8,454)	(29,888)
Administrative expenses	(61,673)	(41,896)	(106,104)
Loss on deemed disposal of an associate	(90,950)	-	(90,950)
Impairment loss on investment in a joint venture	(68,000)	-	(68,000)
Net reversal of impairment loss/(impairment loss) on financial instruments	36	(1,712)	340
Finance costs	(35,319)	(29,556)	(63,786)
Share of results in joint ventures, net of tax	10,894	11,427	30,290
Share of results in associates, net of tax	(2,841)	(4,405)	(8,435)
Profit before tax	198,808	98,523	302,719
Income tax expense	(69,016)	(28,474)	(92,607)
Profit net of tax	129,792	70,049	210,112
Other comprehensive (loss)/income, net of tax			
<i>Items that may be reclassified subsequently to profit or loss</i>			
Exchange differences on translation of foreign operations	(99)	116	31
Share of other comprehensive income/(loss) of an associate/a joint venture	9,856	(1,690)	(130)
Reclassification of foreign currency translation reserve to profit or loss upon deemed disposal of an associate	(8,826)	-	(8,826)
Total comprehensive income for the period	130,723	68,475	201,187
Profit/(Loss) net of tax attributable to:			
Owners of the Company	129,831	70,049	210,175
Non-controlling interests	(39)	-	(63)
	129,792	70,049	210,112
Total comprehensive income/(loss) attributable to:			
Owners of the Company	130,762	68,475	201,250
Non-controlling interests	(39)	-	(63)
	130,723	68,475	201,187
Earnings per share attributable to owners of the Company:			
Basic earnings per share (sen)	4.38	2.38	7.10
Diluted earnings per share (sen)	4.09	2.30	6.60
	4.38	2.38	7.10
	4.09	2.30	6.60
	4.74	4.63	4.63

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the financial year ended 31 October 2024 and the accompanying explanatory notes.)

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

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 APRIL 2025

	AS AT 30 APRIL 2025 RM'000 UNAUDITED	AS AT 31 OCTOBER 2024 RM'000 AUDITED
ASSETS		
Non-current assets		
Property, plant and equipment	158,939	130,736
Investment properties	160,126	20,648
Inventories - land held for property development	5,346,562	3,095,564
Investment in associates	40,823	331,805
Investment in joint ventures	691,015	709,004
Other investment	149,640	-
Trade receivables	27,051	21,510
Amount due from joint ventures	427,863	1,155,470
Deferred tax assets	107,015	103,842
	<u>7,109,034</u>	<u>5,568,579</u>
Current assets		
Inventories - property under development	1,647,248	990,793
Inventories - completed properties	159,827	176,303
Contract assets	270,761	207,673
Current tax assets	169,360	84,233
Trade and other receivables	781,324	538,984
Short-term funds	641,198	502,425
Deposits	356,073	293,560
Cash and bank balances	761,004	560,651
	<u>4,786,795</u>	<u>3,354,622</u>
TOTAL ASSETS	<u>11,895,829</u>	<u>8,923,201</u>
EQUITY AND LIABILITIES		
Equity attributable to owners of the Company		
Share capital	3,640,074	3,619,931
Foreign currency translation reserve	1,652	10,577
Put option reserve	(130,385)	-
Retained earnings	1,384,571	1,263,182
Equity attributable to owners of the Company	<u>4,895,912</u>	<u>4,893,690</u>
Non-controlling interests	126	-
Total equity	<u>4,896,038</u>	<u>4,893,690</u>
Non-current liabilities		
Loans and borrowings	3,720,578	1,763,442
Lease liabilities	3,840	4,515
Put option liability	96,541	-
Other payables	-	76,230
Deferred tax liabilities	135,753	124,832
	<u>3,956,712</u>	<u>1,969,019</u>
Current liabilities		
Trade and other payables	840,241	866,223
Contract liabilities	1,431,765	672,296
Bank overdrafts	13,250	15,252
Loans and borrowings	708,816	495,445
Lease liabilities	3,035	3,148
Current tax liabilities	45,972	8,128
	<u>3,043,079</u>	<u>2,060,492</u>
Total liabilities	<u>6,999,791</u>	<u>4,029,511</u>
TOTAL EQUITY AND LIABILITIES	<u>11,895,829</u>	<u>8,923,201</u>
Net Assets Per Share Attributable to Owners of the Company (RM)	<u>1.65</u>	<u>1.66</u>

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the financial year ended 31 October 2024 and the accompanying explanatory notes.)

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

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 30 APRIL 2025
(The figures have not been audited)

	Share capital RM'000	Foreign currency reserve RM'000	Put option reserve RM'000	Retained earnings RM'000	Total RM'000	Non- controlling interests RM'000	Total equity RM'000
At 1 November 2024	3,619,931	10,577	-	1,263,182	4,893,690	-	4,893,690
Profit/(Loss) for the financial period	-	-	-	210,175	210,175	(63)	210,112
Other comprehensive loss	-	(8,925)	-	-	(8,925)	-	(8,925)
Transactions with owners:							
- Acquisition of a subsidiary	-	-	-	-	-	(1)	(1)
- Put option liability over shares held by non-controlling interests	-	-	(130,385)	-	(130,385)	-	(130,385)
- Conversion of Warrants 2022/2029	20,143	-	-	-	20,143	-	20,143
- Dividends paid	-	-	-	(88,786)	(88,786)	-	(88,786)
Issuance of shares to non-controlling interests	-	-	-	-	-	190	190
At 30 April 2025	3,640,074	1,652	(130,385)	1,384,571	4,895,912	126	4,896,038
At 1 November 2023	3,614,868	22,179	-	1,136,480	4,773,527	-	4,773,527
Profit for the financial period	-	-	-	139,677	139,677	-	139,677
Other comprehensive income	-	10,166	-	-	10,166	-	10,166
Transactions with owners:							
- Conversion of Warrants 2022/2029	1	-	-	-	1	-	1
- Dividend paid	-	-	-	(58,887)	(58,887)	-	(58,887)
At 30 April 2024	3,614,869	32,345	-	1,217,270	4,864,484	-	4,864,484

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the financial year ended 31 October 2024 and the accompanying explanatory notes.)

ECO WORLD DEVELOPMENT GROUP BERHAD
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CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 30 APRIL 2025
(The figures have not been audited)

	6 MONTHS ENDED	
	30 APRIL 2025	30 APRIL 2024
	RM'000	RM'000
Operating activities		
Profit before tax	302,719	190,957
Adjustments for :		
Non-cash items	(28,493)	(11,105)
Non-operating items	35,991	15,318
Operating cash flows before changes in working capital	<u>310,217</u>	<u>195,170</u>
Changes in inventories - property under development	376,280	186,355
Changes in inventories- completed properties	19,977	32,386
Changes in contract assets/contract liabilities	307,631	140,356
Changes in receivables	(165,382)	129,117
Changes in payables	(163,523)	(119,887)
Cash flows generated from operations	<u>685,200</u>	<u>563,497</u>
Interest received	4,624	9,348
Interest paid	(84,528)	(72,130)
Income taxes paid	(77,078)	(30,391)
Net cash from operating activities	<u>528,218</u>	<u>470,324</u>
Investing activities		
Additions to inventories - land held for property development	(1,004,205)	(359,652)
Purchase of property, plant and equipment and investment properties	(134,548)	(4,115)
Proceeds from disposal of property, plant and equipment	344	8,479
Deposit paid for acquisition of land	-	(6,752)
Net cash inflow from a joint venture becoming a subsidiary	39,115	-
Subscription of shares in joint ventures	(34,683)	-
Subscription of shares in an associate	(1,800)	(4,681)
Net advances from/(to) joint ventures	7,977	(118,000)
Interest received from joint ventures	24,068	25,382
(Placement)/Withdrawal of deposits pledged and/or with maturity of more than 3 months and short-term funds	(114,076)	116,912
Dividends received from joint ventures	25,000	38,880
Dividend received from an associate	34,800	-
Interest received from deposits	9,424	10,741
Net cash used in investing activities	<u>(1,148,584)</u>	<u>(292,806)</u>
Financing activities		
Proceeds from conversion of warrants	20,143	1
Drawdown of bank borrowings	1,267,729	206,543
Repayment of bank borrowings and lease liabilities	(294,198)	(143,780)
Interest paid	-	(10)
Dividends paid on ordinary shares	(88,786)	(58,887)
Issuance of shares to non-controlling interests	190	-
Net cash from financing activities	<u>905,078</u>	<u>3,867</u>
Net increase in cash and cash equivalents	<u>284,712</u>	<u>181,385</u>
Effect of exchange rate changes	<u>(1)</u>	<u>3</u>
Cash and cash equivalents at 1 November 2024 / 2023	<u>813,012</u>	<u>674,980</u>
Cash and cash equivalents at 30 April 2025 / 2024	<u>1,097,723</u>	<u>856,368</u>
Cash and cash equivalents comprise the following:		
Deposits	356,073	274,639
Cash and bank balances	761,004	631,886
Bank overdrafts	(13,250)	(24,217)
Less: Deposits pledged and/or with maturity of more than 3 months	1,103,827	882,308
	(6,104)	(25,940)
	<u>1,097,723</u>	<u>856,368</u>

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the financial year ended 31 October 2024 and the accompanying explanatory notes.)

NOTES TO THE INTERIM FINANCIAL REPORT

1. Basis of Preparation

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

The interim financial report should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 October 2024.

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the financial statements for the financial year ended 31 October 2024 except for the adoption of the following amendments to MFRSs which are relevant and mandatory for the current financial year:-

Amendments to MFRS 7	Financial Instruments: Disclosures
Amendments to MFRS 16	Leases
Amendments to MFRS 101	Presentation of Financial Statements
Amendments to MFRS 107	Statement of Cash Flows

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

2. Seasonal or Cyclical Factors

The business operations of the Group during the 6 months ended 30 April 2025 have not been materially affected by any seasonal or cyclical factors.

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

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the 6 months ended 30 April 2025.

4. Changes in Estimates

There were no material changes in estimates for the 6 months ended 30 April 2025.

5. Debts and Equity Securities

There were no issuance or repayment of debt or equity securities, share buy-backs, share cancellations, shares held as treasury shares or resale of treasury shares during the 6 months ended 30 April 2025, except for the following:-

- (a) Issuance of 17,364,960 new ordinary shares pursuant to the conversion of 17,364,960 Warrants 2022/2029 at an issue price of RM1.16 per ordinary share;
- (b) Issuance of rated Sukuk Wakalah with a nominal value of RM300 million under a rated Sukuk Wakalah Programme by Eco World Capital Berhad (“EW Capital Berhad”), a wholly-owned subsidiary of the Company, on 28 November 2024;

5. Debts and Equity Securities (Continued)

- (c) Issuance of rated Sukuk Wakalah with a nominal value of RM300 million under a rated Sukuk Wakalah Programme by EW Capital Berhad on 20 March 2025; and
- (d) Redemption of unrated Medium Term Notes of RM20 million in nominal value by Eco Botanic Sdn. Bhd., a wholly-owned subsidiary of the Company, on 21 March 2025.

6. Dividend Paid

On 14 January 2025, the Company paid a final dividend of 2 sen per ordinary share amounting to RM59,125,222 in respect of the financial year ended 31 October 2024.

On 22 April 2025, the Company paid a first interim dividend of 1 sen per ordinary share amounting to RM29,660,986 in respect of the financial year ending 31 October 2025.

7. Segmental Reporting

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

8. Events After the End of the Interim Financial Period

There were no significant events after 30 April 2025 till 19 June 2025 (the latest practicable date which is not earlier than 7 days from the date of issue of this interim financial report).

9. Changes in the Composition of the Group

There were no changes in the composition of the Group during the 6 months ended 30 April 2025, except for the following:

- (a) Subscription of 81 shares at RM1.00 each in Mutiara Balau Sdn. Bhd. ("Mutiara Balau") on 1 November 2024. This resulted in Mutiara Balau becoming an 81%-owned subsidiary of the Company;
- (b) Incorporation of Eco Business Park 7 Sdn. Bhd. as a wholly-owned subsidiary of the Company on 17 December 2024 with an issued and paid-up share capital of RM2.00;
- (c) Incorporation of Quantum Alpha Sdn. Bhd. as a wholly-owned subsidiary of the Company on 17 December 2024 with an issued and paid-up share capital of RM2.00;
- (d) Incorporation of Quantum Mega Sdn. Bhd. as a wholly-owned subsidiary of the Company on 17 December 2024 with an issued and paid-up share capital of RM2.00;
- (e) Acquisition of the remaining 40% equity interest in Paragon Pinnacle Sdn. Bhd. ("Paragon Pinnacle") from Tanjung Wibawa Sdn. Bhd. (a wholly-owned subsidiary of the Employees Provident Fund Board ("EPF")) on 18 February 2025 for a total put option consideration of RM184.1 million. Following the acquisition, Paragon Pinnacle becomes a wholly-owned subsidiary of the Company; and
- (f) Incorporation of Eco World Perpetual Capital Sdn. Bhd. ("EWPC") as a wholly-owned subsidiary of the Company on 13 March 2025, with an issued and paid-up share capital of RM2.00. EWPC was converted into a public limited company and assumed the name of Eco World Perpetual Capital Berhad on 19 March 2025.

10. Contingent Liabilities

There were no contingent liabilities that have arisen since the end of the financial quarter up till 19 June 2025 (the latest practicable date which is not earlier than 7 days from the date of issue of this interim financial report).

11. Fair Value of Financial Instruments

The fair value of financial assets measured at fair value through profit or loss is as follows:

	AS AT 30/04/2025 RM'000
Short-term funds	<u>641,198</u>

The short-term funds are measured under Level 1 of the fair value hierarchy. The fair value is derived from quoted prices.

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

12. Disaggregation of Revenue

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

Location	6 MONTHS ENDED	
	30/04/2025 RM'000	30/04/2024 RM'000
Klang Valley	454,598	371,317
Iskandar Malaysia	957,169	716,974
Penang	<u>6,064</u>	<u>5,256</u>
	<u>1,417,831</u>	<u>1,093,547</u>

13. Commitments

	AS AT 30/04/2025 RM'000
Approved and contracted for:-	
Commitment to subscribe for additional shares in joint ventures	15,110
Commitment to acquire property, plant and equipment	9,659
Commitment to fund development costs of a joint venture	35,000
Commitment to purchase development lands	<u>1,054,518</u>

14. Significant Related Party Transactions

**6 MONTHS
ENDED
30/04/2025
RM'000**

(a) Transactions with directors of the Company and of its subsidiary companies	
- Legal fees paid and payable to a firm, in which an immediate family member of a director has interest	18
- IT-related services fees paid and payable to a company, in which an immediate family member of a director has interest	334
- Stay2Own rental received	<u>19</u>
(b) Transactions with joint ventures	
- Repayment of advances	7,977
- Dividend received	25,000
- Interest received and receivable	16,850
- Development management fees received and receivable	24,369
- Other resources fees received and receivable	6,448
- Brand licensing fees received and receivable	2,397
- Rental paid and payable	188
- Advisory fees received and receivable	114
- Service fees received and receivable	<u>462</u>
(c) Transactions with associates	
- Support service fees received and receivable	714
- Undertaking fees received and receivable	109
- Administration services fees paid and payable	22
- Facility management services fees paid and payable	60
- Dividend received	34,800
- Rental received and receivable	90
- Secondment fees received and receivable	1,294
- Service fees received and receivable	<u>478</u>
(d) Transaction with an associate of a joint venture	
- Undertaking fees received and receivable	<u>63</u>

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

1. Review of Group Performance

	3 MONTHS ENDED			6 MONTHS ENDED		
	30/04/2025 RM'000	30/04/2024 RM'000	Changes RM'000	30/04/2025 RM'000	30/04/2024 RM'000	Changes RM'000
Revenue	878,198	555,761	322,437	1,417,831	1,093,547	324,284
Gross profit	264,843	147,486	117,357	418,010	275,831	142,179
Share of results of joint ventures						
- Malaysia	10,894	12,653	(1,759)	30,290	31,237	(947)
- International *	-	(1,226)	1,226	-	49	(49)
	<u>10,894</u>	<u>11,427</u>	<u>(533)</u>	<u>30,290</u>	<u>31,286</u>	<u>(996)</u>
Profit before interest and tax	234,127	128,079	106,048	366,505	250,606	115,899
Profit before tax (PBT)	198,808	98,523	100,285	302,719	190,957	111,762
Profit after tax (PAT)	129,792	70,049	59,743	210,112	139,677	70,435
Profit attributable to owners of the Company	129,831	70,049	59,782	210,175	139,677	70,498

* *EcoWorld International Berhad (“EWI”) ceased to be a joint venture and became an associate of the Group with effect from 10 May 2024. On 30 April 2025, EWI ceased to be an associate of the Group (see (a) below for further details).*

(a) 2Q 2025 vs 2Q 2024

Revenue and gross profit in 2Q 2025 increased by 58.0% and 79.6%, respectively, as compared to 2Q 2024. The higher revenue and gross profit were mainly due to the following:

- Full consolidation of Paragon Pinnacle Sdn. Bhd. (“Paragon Pinnacle”)’s financial results in the current quarter. Paragon Pinnacle is the developer of **Eco Grandeur** and **Eco Business Park V** in the Klang Valley. It was formerly a 60%-owned joint venture and became a wholly-owned subsidiary following the Group’s purchase of the remaining 40% equity interest in the company on 18 February 2025; and
- Completion of the sale of 123 acres of industrial land at the **QUANTUM Edge** business park to Microsoft Payments (Malaysia) Sdn. Bhd. which enabled revenue and profits from the transaction to be substantially recognised in 2Q 2025.

Other projects which contributed to revenue and gross profit in 2Q 2025 were **Eco Botanic**, **Eco Botanic 2**, **Eco Spring**, **Eco Tropics**, **Eco Business Park I** and **Eco Business Park III** in Iskandar Malaysia and **Eco Majestic**, **Eco Forest**, **Eco Sanctuary** and **Se.Duduk D’ Kajang** in the Klang Valley.

Gross profit margin improved from 26.5% in 2Q 2024 to 30.2% in 2Q 2025. This was mainly due to the higher gross profit margin from the abovementioned land sale as well as general cost savings achieved on several ongoing projects and certain completed phases.

The Group’s share of results of its joint ventures in 2Q 2025 were mainly contributed by **Eco Ardence**, **Bukit Bintang City Centre (BBCC)** and **Eco Horizon**. The 13.9% decrease from 2Q 2024 was mainly due to **Eco Grandeur** and **Eco Business Park V** now being included as projects under the Group’s subsidiaries with effect from 2Q 2025.

1. Review of Group Performance (Continued)

(a) 2Q 2025 vs 2Q 2024 (Continued)

Collectively, the joint ventures recorded total revenue of RM213.8 million in 2Q 2025 of which the Group's effective share, based on its equity stakes in the respective joint ventures, amounted to RM114.1 million.

The Group's 2Q 2025 financial results also took into account the following non-cash accounting gains/(losses):

Item	RM'000
1) Gain on deemed disposal and acquisition of a joint venture	174,002
2) Loss on deemed disposal of an associate	(90,950)
3) Impairment loss on investment in a joint venture	(68,000)
Net non-cash Accounting Gain recognised	15,052

Note:

- For accounting purposes, a revaluation of the shares in Paragon Pinnacle was required to be undertaken to reflect the market value of the company when it ceased to be a joint venture and became a 100% subsidiary of the Group.

The gain on deemed disposal and acquisition of a joint venture represents the difference between the revalued 100% stake in Paragon Pinnacle now owned by the Group and i) the book value of the 60% stake when it was a joint-venture and ii) the purchase consideration paid to acquire the remaining 40% stake.

- Following the resignation of the Group's Chairman and its nominated director on EWI's Board as announced on 30 April 2025, EcoWorld Malaysia will no longer be privy to EWI's business strategies or be able to exercise any significant influence over its financial and operating policy decisions. Accordingly, EcoWorld Malaysia is required to de-recognise its 29% stake in EWI as an associate company and instead, recognise it as a simple investment.

The loss on deemed disposal of an associate represents the difference between the book value of the 29% stake and the closing price of EWI's shares on 30 April 2025 when it ceased to be an associate company.

- The impairment loss on investment in a joint venture relates to a reassessment of the carrying value of the Group's investment in BBCC Development Sdn. Bhd. This is primarily to reflect the deferral of launch plans for the remaining parcels, including the 88-storey Signature Tower, which is situated on the site of the recently introduced **TUAH 1895** food and lifestyle hub. Since its opening in 1Q 2025, **TUAH 1895** has been a great success, attracting many new visitors to **BBCC**. The deferred launch of the final Signature Tower and other unlaunched parcels will allow more time for this placemaking showpiece to drive up demand and positively impact future launch prices.

From an accounting standpoint, however, the commercially driven decision to defer future launches has resulted in a longer discounting period when assessing the fair value of the Group's investment in BBCC. Accordingly, an impairment loss was recognised in the current quarter.

Overall, the Group recorded a total PAT of RM129.8 million in 2Q 2025, which is 85.3% higher than the PAT of RM70.0 million achieved in 2Q 2024. The higher PAT recorded was mainly due to the reasons explained above.

1. Review of Group Performance (Continued)

(b) 2Q YTD 2025 vs 2Q YTD 2024

Revenue and gross profit in 2Q YTD 2025 were higher than 2Q YTD 2024 by 29.7% and 51.5%, respectively, mainly due to the increased 40% share and consolidation of Paragon Pinnacle's results as well as contribution from the **QUANTUM Edge** land sale, as explained above. Gross profit margin also improved to 29.5% in 2Q YTD 2025 from 25.2% in 2Q YTD 2024.

The Group only recorded a slight decrease of 3.0% in the share of results of its joint ventures in 2Q YTD 2025 as compared to 2Q YTD 2024, despite the exclusion of Paragon Pinnacle's results with effect from 2Q 2025. This was mainly due to higher contributions from active phases in **Eco Ardence** and **BBCC**.

Arising from the above, the Group recorded PAT of RM210.1 million in 2Q YTD 2025. This is 50.4% higher than 2Q YTD 2024.

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

	3 MONTHS ENDED		
	30/04/2025 RM'000	31/01/2025 RM'000	Changes RM'000
Revenue	878,198	539,633	338,565
Gross profit	264,843	153,167	111,676
Share of results of joint ventures	10,894	19,396	(8,502)
Profit before interest and tax	234,127	132,378	101,749
Profit before tax (PBT)	198,808	103,911	94,897
Profit after tax (PAT)	129,792	80,320	49,472
Profit attributable to owners of the Company	129,831	80,344	49,487

The Group's revenue and gross profit in the current quarter were higher by 62.7% and 72.9%, respectively, as compared to the previous quarter. These are mainly due to the full consolidation of Paragon Pinnacle's results and contribution from the **QUANTUM Edge** land sale as explained above.

The share of results of the Group's joint ventures in the current quarter was lower by 43.8% as compared to the previous quarter, mainly due to the cessation of Paragon Pinnacle as a joint venture of the Group with effect from 2Q 2025, as mentioned above.

Arising from the above, the Group recorded a PAT of RM129.8 million in the current quarter, which is 61.6% higher than the previous quarter.

3. Prospects for the Current Financial Year

The status of the Group's development projects as at 31 May 2025 is as follows:

Location of projects	No. of launched projects ²	7 months ended 31.05.2025			Cumulative sales ^{1,2,4} RM'mil	As at 31.05.2025 Future revenue ^{3,4} RM'mil
		Units launched ²	Units sold ^{1,2}	Sales value ² RM'mil		
Klang Valley	9	1,289	909	1,019	20,513	1,789
Iskandar Malaysia	9	1,074	823	1,668	14,915	2,994
Penang	4	262	390	302	3,192	432
Malaysia	22	2,625	2,122	2,989	38,620	5,215

¹ Includes sales of units from prior year launches

² Includes projects and sales of joint ventures

³ Represents revenue expected to be recognised in the future from secured sales of subsidiaries and joint ventures

⁴ Adjusted to exclude sales and future revenue from the sale of a hotel in BBCC which was terminated in 2Q 2025

EcoWorld Malaysia has achieved RM2.99 billion sales in 7 months of FY2025, representing 85% of the Group's RM3.5 billion FY2025 sales target. RM1.67 billion or 56% of total sales were contributed by the Group's projects in Iskandar Malaysia, whilst the Klang Valley and Penang contributed 34% and 10%, respectively.

A breakdown of the YTD sales achieved by revenue pillars as at 31 May 2025 is set out below:

Revenue Pillar	RM'mil	Market segment	%
Eco Townships	927	Residential	46%
Eco Rise	432		
Eco Hubs	430	Commercial	14%
Eco Business Parks	240		
QUANTUM	960	Industrial	40%
Total	2,989		100%

Under the residential segment, **Eco Townships** recorded RM927 million sales of landed residential homes up to 31 May 2025, representing 31% of total YTD sales. Homes priced above RM650,000 made up 84% of sales under this pillar, signifying continued strong demand for EcoWorld's upgrader homes. Sales under this pillar were 8% higher than that of the same period in 2024, boosted by newly launched parcels across Iskandar Malaysia and Penang, which contributed RM421 million in YTD sales. Meanwhile, steady sales continue to be recorded under the **Eco Rise** pillar. YTD sales increased from RM253 million in the 1st 4 months of FY2025, to RM432 million as at 31 May 2025, of which 66% was contributed by the Group's **duduk** apartments.

The commercial segment under the **Eco Hubs** pillar recorded RM430 million sales as at 31 May 2025, making up 14% of the Group's total sales to date. This mainly comprises shop offices, including commercial units situated within the Group's **duduk** developments, as well as office suites. 7-month YTD 2025 sales was 83% higher than the corresponding period in FY2024, due to new parcels of commercial units launched in Iskandar Malaysia. This includes the **Serambi Walk** commercial precinct in **Eco Business Park III** which offers charmingly designed Peranakan-inspired retail shop offices.

The industrial segment under the **Eco Business Parks** and **QUANTUM** pillars recorded combined sales of RM1.2 billion as at 31 May 2025, creating a new record high for the Group. Total 7-month YTD 2025 industrial sales have already exceeded the Group's full year industrial sales of RM1.11 billion achieved in FY2024. Both local and global demand remain strong, with sustained interest from industrialists in traditional manufacturing as well as the high-tech and green-tech sectors.

3. Prospects for the Current Financial Year (Continued)

The Group's ready-built factories and smaller plots of industrial land continue to be well-taken up at its business parks in Iskandar Malaysia and the Klang Valley. Further, in March 2025, 32.9 acres of industrial land in ***Eco Business Park II*** in Iskandar Malaysia was sold to Deye New Energy Technology (Malaysia) Sdn. Bhd. ("Deye") for RM119 million. Deye is part of Ningbo Deye Technology Co., one of the China's high-tech enterprises and a major player in the global solar inverter market. It plans to invest in a new regional manufacturing base for solar equipment in Malaysia.

In April 2025, EcoWorld Malaysia finalised terms for its strategic partnership with SD Guthrie Berhad ("SD Guthrie") and NS Corporation to develop 1,195 acres land in Bukit Pelendok, Negeri Sembilan. The site, which is located within the Malaysian Vision Valley 2.0 ("MVV 2.0") economic corridor, will be developed as ***Eco Business Park VII ("EBP VII")***.

EBP VII is the Group's sixth business park and its first in Negeri Sembilan, with an estimated gross development value of RM2.95 billion. This timely joint-venture leverages the combined strengths of the Group's industrial development expertise, SD Guthrie's strategically located land and NS Corporation's mandate to stimulate and drive economic growth within MVV 2.0, with the aim of positioning Negeri Sembilan as a leading industrial hub in Malaysia. The upcoming launch of ***EBP VII*** will therefore enable the Group to continue riding the wave of robust industrial demand, with a meaningful increase in its portfolio of products and expansion in geographical reach, to cater to industrialists of various sizes and needs, both local and foreign.

Including the proposed acquisition of the said land, EcoWorld Malaysia's land bank as at 31 May 2025 is as follows:

Location of projects	No of projects	Land bank (acres)	
		Original land size	Undeveloped
Klang Valley ¹	11	5,598	2,320
Negeri Sembilan ²	1	1,195	1,195
Iskandar Malaysia ³	10	3,763	943
Penang	4	464	153
The Group	26	11,020	4,611

¹ 8.9 acres in Mukim Tanjung Duabelas, Daerah Kuala Langat, Selangor is still pending completion

² 1,195.346 acres in Mukim Jimah, Daerah Port Dickson, Negeri Sembilan is still pending completion

³ 240.314 acres in Mukim Pulai, Iskandar Malaysia is still pending completion

Following active deployment of the Group's balance sheet to secure additional pipelines of growth, net gearing as at 30 April 2025 has increased to 0.55 times. This is mainly due to additional borrowings secured or assumed as a result of the:

- completion of the acquisition of 847.249 acres in Semenyih for a total cash consideration of RM742.4 million, to be developed into the ***Eco Radiance*** township;
- acquisition of the 40% stake in Paragon Pinnacle for a total consideration of RM184.1 million and full consolidation of the pre-existing land and working capital borrowings of two sizeable, ongoing projects, namely ***Eco Grandeur*** and ***Eco Business Park V***; and
- RM600 million Sukuk Wakalah successfully raised to fund the Group's expansion plans and working capital needs.

3. Prospects for the Current Financial Year (Continued)

The Group's net gearing ratio of 0.55 times is underpinned by record high cash balances (including deposits and short-term funds) of RM1.76 billion as at 30 April 2025 and further supported by the following:

- expected near-term cash collection of more than RM1 billion, representing the remaining proceeds from the 5 large-tract industrial land sales secured in FY2024 & FY2025 to data centre operators and other industrialists;
- continued strong cash generation from ongoing matured projects of the Group; and
- an all-time high future revenue as at 31 May 2025 of RM5.22 billion, which strengthens both the Group's earnings prospects and cashflow visibility.

This places EcoWorld Malaysia in a sound position to continue sustaining good dividends to its shareholders. Accordingly, the Board has declared a 2nd interim dividend of 2 sen per share for 2Q 2025, bringing total YTD interim dividends declared to 3 sen per share.

4. Variance of Actual Profit from Forecast Profit

There were no profit forecast published as at 30 April 2025.

5. Income Tax

Income tax comprises:-

	3 MONTHS ENDED		6 MONTHS ENDED	
	30/04/2025 RM'000	30/04/2024 RM'000	30/04/2025 RM'000	30/04/2024 RM'000
Current tax				
- for current quarter	52,563	13,012	68,389	66,034
- in respect of prior years	(5)	1,775	(45)	1,775
Deferred tax				
- for current quarter	17,384	10,852	25,153	(20,612)
- in respect of prior years	(926)	2,835	(890)	4,083
	69,016	28,474	92,607	51,280

The Group's effective tax rate for 2Q 2025 is higher than the statutory tax rate mainly due to recognition of gain arising from the acquisition of the remaining 40% equity interest in Paragon Pinnacle and certain non-tax deductible expenses.

6. Status of Corporate Proposals

There were no corporate proposals previously announced by the Company that remained uncompleted as at 19 June 2025, the latest practicable date which is not earlier than 7 days from the date of issue of this interim financial report, except as follows:

- (a) On 18 January 2024, Eco Botanic 3 Sdn. Bhd. (“Eco Botanic 3”), a wholly-owned subsidiary of the Company, 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 Pulai, 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 30 September 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 30 September 2025;

- (b) On 18 December 2024, the Company entered into a Memorandum of Understanding (“MOU”) with SD Guthrie Berhad (“SDG”) and NS Corporation (“NS Corp”) to jointly develop an industrial park in Negeri Sembilan.

Further to the MOU, on 18 April 2025, the Company entered into a share subscription agreement with SD Guthrie Land Ventures Sdn. Bhd. (“SDGLV”), NS Corp and Eco Business Park 7 Sdn. Bhd. (“Eco Business Park 7”) where the parties have agreed to subscribe for shares in Eco Business Park 7 in an agreed proportion. Eco Business Park 7 is a joint venture between the Company, SDGLV (a wholly-owned subsidiary of SDG) and NS Corp with shareholding of 55%, 30% and 15% in Eco Business Park 7, respectively. The parties have also entered into a shareholders’ agreement on 20 May 2025 to set out the terms and conditions upon which they have agreed to participate in Eco Business Park 7.

On 18 April 2025, Eco Business Park 7 entered into a conditional sale and purchase agreement to purchase 1,195.346 acres of land in Negeri Sembilan from SDG (as the vendor) and Kumpulan Sua Betong Sdn. Bhd. (as the registered proprietor) for a total cash consideration of RM572.8 million. Kumpulan Sua Betong Sdn. Bhd. is a wholly-owned subsidiary of SDG. The land is to be developed into an integrated and managed industrial park known as ***Business Park VII***. The proposed land acquisition is pending the fulfilment of its conditions precedent;

- (c) On 17 February 2025, Eco Business Park 1 Sdn. Bhd., a wholly-owned subsidiary of the Company, entered into a conditional sale and purchase agreement (“SPA”) with Eco Business Park 1 Development Sdn. Bhd. as registered proprietor and Microsoft Payments (Malaysia) Sdn. Bhd. to dispose of industrial land measuring approximately 138.532 acres located within ***Eco Business Park I*** in Iskandar Malaysia for a cash consideration of RM693.9 million. The SPA became unconditional on 10 June 2025; and
- (d) On 25 February 2025, Paragon Pinnacle Sdn. Bhd., a wholly-owned subsidiary of the Company, entered into a conditional sale and purchase agreement with Pearl Computing Malaysia Sdn. Bhd. to dispose of industrial land measuring approximately 58.187 acres located within ***Eco Business Park V*** in Selangor for a cash consideration of RM266.1 million. The proposed land sale is pending the fulfilment of its conditions precedent.

7. Group Borrowings and Debt Securities

Total group borrowings and debt securities as at 30 April 2025 and 31 October 2024 were as follows:-

	As at 30 April 2025		
	Long term RM'000	Short term RM'000	Total borrowings RM'000
Secured			
Revolving credits	82,457	135,000	217,457
Term loans	1,232,391	10,240	1,242,631
Bridging loans	706,541	43,846	750,387
Sukuk	-	179,730	179,730
Hire purchase (included in lease liabilities)	661	222	883
	2,022,050	369,038	2,391,088
Unsecured			
Revolving credits	-	340,000	340,000
Sukuk	1,699,189	-	1,699,189
Overdraft	-	13,250	13,250
	1,699,189	353,250	2,052,439
	3,721,239	722,288	4,443,527
	As at 31 October 2024		
	Long term RM'000	Short term RM'000	Total borrowings RM'000
Secured			
Revolving credits	53,691	124,808	178,499
Term loans	267,720	1,898	269,618
Bridging loans	163,414	8,739	172,153
Medium term notes	-	20,000	20,000
Sukuk	179,580	-	179,580
	664,405	155,445	819,850
Unsecured			
Revolving credits	-	340,000	340,000
Sukuk	1,099,037	-	1,099,037
Overdraft	-	15,252	15,252
	1,099,037	355,252	1,454,289
	1,763,442	510,697	2,274,139

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

	As at 30 April 2025 %	As at 31 October 2024 %
Floating interest rate borrowings	5.30	5.30
Fixed interest rate borrowings	5.00	5.34

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

The increase in borrowings was mainly due to full consolidation of borrowings by Paragon Pinnacle upon the acquisition of the remaining 40% stake in the company, as disclosed in Note 9(e) above, as well as drawdown of borrowings during the 6 months ended 30 April 2025.

The Group's gearing ratios were as follows:

	As at 30 April 2025	As at 31 October 2024
Gross Gearing (times)	0.91	0.46
Net Gearing (times)	0.55	0.19

8. Material Litigation

The Group was not engaged in any material litigation as at 19 June 2025 (the latest practicable date which is not earlier than 7 days from the date of issue of this interim financial report), except as follows:

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

The Kuala Lumpur High Court has adjourned the Trial and transferred this matter to the Kuala Lumpur Sessions Court for further proceeding.

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

9. Dividend Declared

(a) The Board of Directors has declared a second interim dividend in respect of the financial year ending 31 October 2025:

- (i) Amount per share : Dividend of 2 sen per share
- (ii) Previous corresponding financial period : Dividend of 2 sen per share
- (iii) Date payable : 25 July 2025
- (iv) In respect of deposited securities, entitlement to dividends will be determined on the basis of the record of depositors as at 14 July 2025.

(b) Total dividend for the current financial period: 3 sen per share.

10. Earnings Per Share Attributable to Owners of the Company

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

	3 MONTHS ENDED 30/04/2025	30/04/2024	6 MONTHS ENDED 30/04/2025	30/04/2024
Profit for the period attributable to owners of the Company (RM’000)	129,831	70,049	210,175	139,677
Weighted average number of ordinary shares ('000)	<u>2,964,433</u>	<u>2,944,370</u>	<u>2,958,866</u>	<u>2,944,370</u>
Basic Earnings Per Ordinary Share (sen)	4.38	2.38	7.10	4.74

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

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

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

	3 MONTHS ENDED 30/04/2025	30/04/2024	6 MONTHS ENDED 30/04/2025	30/04/2024
Profit for the period attributable to owners of the Company (RM'000)	129,831	70,049	210,175	139,677
Weighted average number of ordinary shares for basic Earnings Per Ordinary Share ('000)	2,964,433	2,944,370	2,958,866	2,944,370
Effect of potential exercise of Warrants ('000)	210,213	104,410	223,705	71,378
Weighted average number of ordinary shares ('000)	3,174,646	3,048,780	3,182,571	3,015,748
Diluted Earnings Per Ordinary Share (sen)	4.09	2.30	6.60	4.63

11. Auditors' Report on Preceding Annual Financial Statements

The preceding audited financial statements for the financial year ended 31 October 2024 were unqualified.

12. Provision of Financial Assistance

	6 MONTHS ENDED 30/04/2025 RM'000	AS AT 30/04/2025 RM'000
i) Guarantees given by the Company to secure the bank borrowings of Eco Horizon Sdn. Bhd. ("Eco Horizon")	280,000	=====
ii) Guarantees given by the Company to secure the repayment by the following joint venture company of all sums of monies due, owing, unpaid or outstanding to Tanjung Wibawa Sdn. Bhd.: - Eco Horizon	68,487	=====

There has been no material impact on the earnings and net tangible assets of the Group for the 6 months ended 30 April 2025 arising from the above-mentioned guarantees.

13. Notes to the Statement of Comprehensive Income

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

	3 MONTHS ENDED 30/04/2025 RM'000	6 MONTHS ENDED 30/04/2025 RM'000
Interest income	10,281	25,227
Other income including investment income	12,691	22,013
Interest expense	(35,319)	(63,786)
Depreciation and amortisation	(7,709)	(13,932)
Net allowance for impairment of receivables	36	340
Reversal of write down of inventories	953	1,806
Gain or (loss) on disposal of properties	-	-
Foreign exchange gain or (loss)	56	(84)
Gain or loss on derivatives	-	-
Impairment loss on investment in a joint venture	(68,000)	(68,000)
Gain on deemed disposal and acquisition of a joint venture	174,002	174,002
Loss on deemed disposal of an associate	(90,950)	(90,950)
Exceptional items	-	-

By order of the Board
 Chua Siew Chuan
 Company Secretary
 26 June 2025