

**PRESS RELEASE**  
**For Immediate Release**

**20 March 2024**

**EcoWorld International achieved RM243 million sales exchanges plus reserves of RM203 million for the first four months of FY2024**

**KUALA LUMPUR:** Eco World International Berhad (EcoWorld International) announced its results for 1Q 2024 today.

Key points to note include the following:

- EcoWorld International recorded profit before tax of RM1.5 million in 1Q 2024 compared to loss before tax of RM30.4 million in 1Q 2023 mainly due to:
  - foreign exchange gains from appreciation of British Pound (GBP) against Ringgit Malaysia (RM) on repayment of advances by EcoWorld-Ballymore and conversion of GBP denominated bank balances in 1Q 2024 as opposed to foreign exchange losses recorded in 1Q 2023;
  - lower finance costs as a result of full settlement of all borrowings in 2023.
- EcoWorld International achieved RM243 million sales exchanges plus reserves of RM203 million adding up to a total of RM446 million for the first four months of FY2023.
- Embassy Gardens, which brought in RM105 million sales, was the biggest contributor, followed by Wardian (RM75 million), and Yarra One (RM20 million).
- Following the distribution of RM144 million dividend during the first quarter of FY2024, the Group still has a net cash balance of RM211 million as at 31 Jan 2024.

***Comments on EcoWorld International's performance***

“The Group continues to make progress with the monetisation of inventories. As at 29 February 2024, we have approximately RM650 million of completed and nearly-completed stocks that are available for sale, of which the Group’s effective share is approximately RM500 million. Sales of completed stocks are estimated to generate excess cash up to RM500 million for the Group over 2024 and 2025,” said Dato’ Teow Leong Seng, President & CEO of EcoWorld International.

“The Board intends to distribute the excess cash to shareholders and we are seeking for approval in our Annual General Meeting next week to undertake a second capital reduction exercise to enable such distribution,” he continued.

“Recent data shows that London house prices continued to weaken. The persistent challenges of high living costs and elevated interest rates are dampening the demand from potential homebuyers. As such, all launches for the remaining sites continue to be put on hold, pending review of their feasibility in view of the ongoing weak sentiment among homebuyers and significant cost inflations. The decision to proceed with launches will be contingent upon an improvement in market conditions, stabilisation of cost pressures, and meeting the expected returns required,” Teow added.

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**About Eco World International Berhad (EcoWorld International)**

EcoWorld International is a public company listed on the Main Market of Bursa Malaysia Securities Berhad on 3 April 2017. Its core business involves property development outside Malaysia.

It has 18 existing and upcoming projects in the United Kingdom and Australia with total gross development value of GBP4.6 billion and AUD0.7 billion respectively. Major shareholders in EcoWorld International are Eco World Development Group Berhad – a well-known Malaysian property developer and GuocoLand Limited – a public company listed on the Singapore Exchange.

EcoWorld International’s entry into UK began with the EcoWorld-Ballymore joint-venture that is currently developing three prime waterside residential projects in London. In 2018, EcoWorld London was launched giving the Group a presence in the UK mid-mainstream market and Build-to-Rent sub-sector.

The Company has two active projects in Australia, namely West Village in Sydney’s second central business district of Parramatta and Yarra One in Melbourne’s charming South Yarra neighbourhood.

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