

PRESS RELEASE
For Immediate Release

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**EcoWorld International achieved RM518 million sales + reserves in 7 months
1st Interim Dividend for FY2024 of 6 sen per share declared**

KUALA LUMPUR: Eco World International Berhad (EcoWorld International) announced its results for 2Q 2024 today. Key points to note include the following:

- EcoWorld International recorded loss before tax of RM13.9 million in 2Q 2024 compared to loss before tax of RM2.1 million in 2Q 2023 mainly due to:
 - Lower gross profit as the stocks in the Australian projects are largely fully sold;
 - impairment loss on amount owing by EcoWorld London as the joint venture continues to invest resources to procure better planning consents for its remaining projects;
 - lower foreign exchange gains from appreciation of British Pound (GBP) against Ringgit Malaysia (RM) on conversion of GBP denominated bank balances in 2Q 2024 compared to 2Q 2023.
- EcoWorld International achieved RM433 million sales exchanges plus reserves of RM85 million adding up to a total of RM518 million in 7 months of FY2024. Embassy Gardens, which brought in RM166 million sales, was the biggest contributor, followed by Wardian (RM153 million) and Millbrook Park (RM41 million).
- Including the net cash balances at joint ventures, the Group has a total cash balance of RM349 million as at 30 April 2024.
- Premised on the healthy cash position, the Board has declared a 1st Interim Dividend of 6 sen per share for FY2024, which translates to RM144 million.

Comments on EcoWorld International's performance by Dato' Teow Leong Seng, President & CEO

As at 31 May 2024, sales are on track and we have reduced the value of unsold completed stocks to about RM400 million of which the Group's effective share is approximately RM300 million. The Board is maintaining our target of generating excess cash of up to RM500 million by selling our completed stocks. Such excess cash will be distributed to shareholders in tranches over 2024 and 2025, with the 1st tranche amounting to RM144 million to be paid in July 2024, following the declaration of the 6 sen 1st Interim Dividend to shareholders by the Board in 2Q 2024.

Construction costs in the UK have continued to climb despite softening of home prices in the recent months. Given the uncertainties related to policy direction as the UK heads to a general election in July 2024 and market expectations of rate cuts in the later part of 2024, homebuyers will take longer time to transact as they wait for policy clarity and lower mortgage rates. As such, the current environment remains un conducive for the Group to undertake launches in the near term.

We are monitoring market conditions closely and finding ways to improve the profitability of our remaining projects. While the current environment is challenging, the UK real estate market nonetheless presents opportunities in the longer term, judging from the strong rental rates in London. The Group will proceed with launches when cost pressures stabilise and the expected returns of undertaking such launches can be forecast with greater certainty.

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.

EcoWorld International's entry into the UK began with the EcoWorld-Ballymore joint-venture that has developed 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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