

**ECO WORLD INTERNATIONAL BERHAD**  
**(Registration No: 201301030020 (1059850-A))**  
**(Incorporated in Malaysia)**

**Interim Financial Report**  
**31 July 2024**

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**Interim Financial Report - 31 July 2024**

	Page No.
Condensed Consolidated Statement of Comprehensive Income	1
Condensed Consolidated Statement of Financial Position	2-3
Condensed Consolidated Statement of Changes In Equity	4
Condensed Consolidated Statement of Cash Flows	5-6
Notes to the Interim Financial Report	7-11
Additional Information Required by the Main Market Listing Requirements of Bursa Malaysia Securities Berhad	12-17

**ECO WORLD INTERNATIONAL BERHAD**  
**(Registration No: 201301030020 (1059850-A))**  
**(Incorporated in Malaysia)**

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE PERIOD ENDED 31 JULY 2024**  
*(The figures have not been audited)*

	<b>3 MONTHS ENDED</b>		<b>9 MONTHS ENDED</b>	
	<b>31 JULY 2024</b>	<b>31 JULY 2023</b>	<b>31 JULY 2024</b>	<b>31 JULY 2023</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
Revenue	-	31,172	31,824	76,244
Direct expenses	-	(27,466)	(27,988)	(62,862)
<b>Gross profit</b>	<b>-</b>	<b>3,706</b>	<b>3,836</b>	<b>13,382</b>
Other income	2,558	10,364	7,539	24,070
Marketing expenses	(120)	(1,494)	(1,009)	(4,251)
Administrative and general expenses	(27,881)	(9,776)	(43,966)	(25,507)
Impairment loss on amount owing by a joint venture	(1,373)	-	(19,373)	-
Gain on foreign exchange	9,456	13,438	16,593	16,107
Finance costs	-	(1,192)	-	(16,586)
Share of results in joint ventures	9,112	(25,158)	15,790	(49,804)
<b>Loss before tax</b>	<b>(8,248)</b>	<b>(10,112)</b>	<b>(20,590)</b>	<b>(42,589)</b>
Taxation	(13)	(2,059)	(1,423)	(4,801)
Loss for the period	(8,261)	(12,171)	(22,013)	(47,390)
<b>Other comprehensive (loss)/income, net of tax</b>				
<i>Items that may be reclassified to profit or loss subsequently:</i>				
Hedge of net investment	-	605	-	832
Exchange differences on translation of foreign operations	(33,481)	66,872	4,378	92,650
<b>Total comprehensive (loss)/income for the period</b>	<b>(41,742)</b>	<b>55,306</b>	<b>(17,635)</b>	<b>46,092</b>
<b>Loss for the period attributable to:</b>				
Owners of the Company	(8,191)	(12,302)	(22,136)	(47,679)
Non-controlling interests	(70)	131	123	289
	(8,261)	(12,171)	(22,013)	(47,390)
<b>Total comprehensive (loss)/income for period attributable to:</b>				
Owners of the Company	(41,659)	55,125	(17,769)	45,731
Non-controlling interests	(83)	181	134	361
	(41,742)	55,306	(17,635)	46,092
<b>Loss per share attributable to owners of the Company:</b>				
Basic loss per share (sen)	(0.34)	(0.51)	(0.92)	(1.99)

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 October 2023 and the accompanying explanatory notes)

**ECO WORLD INTERNATIONAL BERHAD**  
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**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 JULY 2024**

*(The figures have not been audited)*

	As At 31 JULY 2024 RM'000	As At 31 OCTOBER 2023 RM'000
<b>ASSETS</b>		
<b>Non-current assets</b>		
Plant and equipment	455	1,321
Goodwill	-	31
Investment in joint ventures	270,621	270,038
Inventories - land held for development	143,068	143,809
Amounts owing by joint ventures	708,479	606,324
Deferred tax assets	487	213
	<u>1,123,110</u>	<u>1,021,736</u>
<b>Current assets</b>		
Inventories - property development costs	4,000	31,370
Amounts owing by joint ventures	119,886	296,759
Trade and other receivables	212	23,321
Contract costs	-	60
Current tax assets	2,569	1,040
Other investments	-	33
Cash and cash equivalents	105,875	295,207
	<u>232,542</u>	<u>647,790</u>
<b>TOTAL ASSETS</b>	<u>1,355,652</u>	<u>1,669,526</u>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity</b>		
Share capital	592,454	1,092,454
Exchange translation reserve	88,556	84,189
Retained earnings	668,043	478,179
<b>Equity attributable to owners of the Company</b>	<u>1,349,053</u>	<u>1,654,822</u>
Non-controlling interests	870	736
<b>Total equity</b>	<u>1,349,923</u>	<u>1,655,558</u>
<b>Non-current liabilities</b>		
Deferred tax liabilities	7	41
	<u>7</u>	<u>41</u>

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**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 JULY 2024 (continued)**  
*(The figures have not been audited)*

	<b>As At</b>	<b>As At</b>
	<b>31 JULY 2024</b>	<b>31 OCTOBER 2023</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>Current liabilities</b>		
Trade and other payables	4,074	9,257
Current tax liabilities	1,648	4,670
	5,722	13,927
<b>Total liabilities</b>	5,729	13,968
<b>TOTAL EQUITY AND LIABILITIES</b>	1,355,652	1,669,526
<b>Net assets per share attributable to owners of the Company (RM)</b>	0.56	0.69

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 October 2023 and the accompanying explanatory notes)

**ECO WORLD INTERNATIONAL BERHAD**  
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**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**FOR THE PERIOD ENDED 31 JULY 2024**

*(The figures have not been audited)*

	←----- <i>Attributable to owners of the Company</i> -----→						
	←----- <i>Non-distributable</i> -----→			Distributable retained earnings/ (Accumulated losses)	Total	Non- controlling interests	Total equity
	Share capital RM'000	Hedging reserve RM'000	Exchange translation reserve RM'000	RM'000	RM'000	RM'000	RM'000
<b>At 1 November 2023</b>	1,092,454	-	84,189	478,179	1,654,822	736	1,655,558
Other comprehensive income/(loss) for the period:							
- Exchange differences on translation of foreign operations	-	-	4,367	-	4,367	11	4,378
(Loss)/Income for the period	-	-	-	(22,136)	(22,136)	123	(22,013)
Total comprehensive income/(loss) for the period	-	-	4,367	(22,136)	(17,769)	134	(17,635)
Transfer to retained earnings	(500,000)	-	-	500,000	-	-	-
<i>Transactions with owners of the Company:</i>							
Dividends paid to owners of the Company	-	-	-	(288,000)	(288,000)	-	(288,000)
<b>At 31 JULY 2024</b>	592,454	-	88,556	668,043	1,349,053	870	1,349,923
<b>At 1 November 2022</b>	2,592,454	(832)	12	(144,447)	2,447,187	1,001	2,448,188
Other comprehensive income/(loss) for the period:							
- Hedge of net investment	-	832	-	-	832	-	832
- Exchange differences on translation of foreign operations	-	-	92,578	-	92,578	72	92,650
(Loss)/Income for the period	-	-	-	(47,679)	(47,679)	289	(47,390)
Total comprehensive income/(loss) for the period	-	832	92,578	(47,679)	45,731	361	46,092
<b>At 31 JULY 2023</b>	2,592,454	-	92,590	(192,126)	2,492,918	1,362	2,494,280

(The Condensed Consolidated Statement of Changes In Equity should be read in conjunction with the audited financial statements for the year ended 31 October 2023 and the accompanying explanatory notes)

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**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE PERIOD ENDED 31 JULY 2024**

*(The figures have not been audited)*

	<b>9 MONTHS ENDED</b>	
	<b>31 JULY 2024</b>	<b>31 JULY 2023</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>Cash Flows From Operating Activities</b>		
Loss before tax	(20,590)	(42,589)
Adjustments for:		
Non-cash items	14,659	56,966
Non-operating items	(6,394)	(6,505)
Operating (loss)/profit before working capital changes	<u>(12,325)</u>	<u>7,872</u>
Changes in inventories	26,068	57,557
Changes in receivables and other current assets	1,382	875
Changes in payables and other current liabilities	(5,239)	437
Changes in contract liabilities	-	(614)
Changes in derivatives	-	(605)
Cash generated from operations	<u>9,886</u>	<u>65,522</u>
Interest received	1,307	439
Tax paid	(6,346)	(3,336)
Tax refund	-	1,150
<b>Net cash generated from operating activities</b>	<u><u>4,847</u></u>	<u><u>63,775</u></u>
<b>Cash Flows From Investing Activities</b>		
Purchase of plant and equipment	(24)	(33)
Proceeds from disposal of plant and equipment	2	-
Net advances repaid by joint ventures	70,119	570,340
Withdrawal of other investment	33	41,091
Dividends received from joint venture	19,301	-
Interest received	5,081	19,802
<b>Net cash generated from investing activities</b>	<u><u>94,512</u></u>	<u><u>631,200</u></u>
<b>Cash Flows From Financing Activities</b>		
Drawdown of borrowings	-	261,332
Repayment of borrowings	-	(744,053)
Dividends paid to owners of the Company	(288,000)	-
Repayment of lease liabilities	-	(769)
Interest paid in relation to lease liabilities	-	(56)
Interest paid	-	(23,799)
<b>Net cash used in financing activities</b>	<u><u>(288,000)</u></u>	<u><u>(507,345)</u></u>

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**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE PERIOD ENDED 31 JULY 2024 (continued)**  
*(The figures have not been audited)*

	<b>9 MONTHS ENDED</b>	
	<b>31 JULY 2024</b>	<b>31 JULY 2023</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>Net changes in cash and cash equivalents</b>	(188,641)	187,630
<b>Cash and cash equivalents at 1 November 2023/ 2022</b>	295,207	614,220
<b>Effect of exchange rate changes</b>	(691)	(536)
<b>Cash and cash equivalents at 31 July 2024/ 2023</b>	105,875	801,314
 <b>Cash and cash equivalents comprise the following:</b>		
Deposits	78,398	748,262
Cash and bank balances	27,477	53,052
	105,875	801,314

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 31 October 2023 and the accompanying explanatory notes)



## A. NOTES TO THE INTERIM FINANCIAL REPORT

### A1. Basis of Preparation

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

This interim financial report should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 October 2023.

The interim financial report does not include all of the information required for a complete set of MFRS financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to assist in understanding the changes in the Group’s financial position and performance since the last annual financial statements.

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the audited financial statements of the Group for the financial year ended 31 October 2023, except for the adoption of the following new MFRSs, Amendments to MFRSs and Issues Committee Interpretations (“IC Interpretations”), which are relevant to the Group and effective for annual periods beginning on or after 1 November 2023:

MFRS 17	Insurance Contracts
Amendments to MFRS 17	Insurance Contracts – Initial application of MFRS 17 and MFRS 9 – Comparative Information
Amendments to MFRS 101	Presentation of Financial Statements – Disclosures of Accounting Policies
Amendments to MFRS 108	Accounting Policies, Changes in Accounting Estimates and Errors – Definition of Accounting Estimates
Amendments to MFRS 112	Income Taxes – Deferred Tax related to Assets and Liabilities arising from a Single Transaction

The adoption of the above new MFRSs, Amendments to MFRSs and IC Interpretations does not have any impact to the Interim Financial Statements of the Group.

**A2. Seasonal or Cyclical Factors**

The business operations of the Group during the financial period ended 31 July 2024 have not been materially affected by any seasonal or cyclical factors.

**A3. 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 financial period ended 31 July 2024.

**A4. Changes in Estimates**

There were no material changes in estimates during the financial period ended 31 July 2024.

**A5. Debt and Equity Securities**

There were no issuance or repayment of debt and equity securities, share buy-backs, share cancellations, shares held as treasury shares or resale of treasury shares during the financial period ended 31 July 2024.

**A6. Dividends Paid**

During the financial period ended 31 July 2024, the Company paid the following dividends:

- a) On 17 January 2024, the Company paid final dividend of 6 sen per share on the 2,400,001,780 ordinary shares in issue, amounting to RM144,000,107 in respect of the financial year ended 31 October 2023; and
- b) On 24 July 2024, the Company paid first interim dividend of 6 sen per share on the 2,400,001,780 ordinary shares in issue, amounting to RM144,000,107 in respect of the financial year ending 31 October 2024.

**A7. Segmental Reporting**

The Group's operating and reportable segments are business units operating in different geographical locations:

- (i) United Kingdom - the areas of operation are principally real estate development activities and provision of advisory and project monitoring services;
- (ii) Australia - the area of operation is principally real estate development activities; and
- (iii) Malaysia - the areas of operation are investment holding and promotional and marketing services.

**A7. Segmental Reporting (continued)**

The segmental analysis for the financial period ended 31 July 2024 is as follows:

	<b>United Kingdom RM'000</b>	<b>Australia RM'000</b>	<b>Malaysia RM'000</b>	<b>Eliminations RM'000</b>	<b>Total RM'000</b>
<u>Revenue</u>					
External revenue	-	31,690	263	(129)	31,824
Inter-segment revenue	-	-	-	-	-
Total revenue	-	31,690	263	(129)	31,824
Segment results	(9,739)	546	(9,913)	-	(19,106)
Share of results in a joint venture	15,790	-	-	-	15,790
Planning costs written off	(21,930)	-	-	-	(21,930)
Impairment loss on amount owing by a joint venture	(19,373)	-	-	-	(19,373)
Depreciation	(14)	(72)	(17)	-	(103)
Gain on foreign exchange	-	2	16,591	-	16,593
Other income	-	1,141	4	-	1,145
Finance income	39	1,194	5,161	-	6,394
(Loss)/Profit before tax	(35,227)	2,811	11,826	-	(20,590)
Taxation	(220)	(1,229)	26	-	(1,423)
(Loss)/Profit for the period	(35,447)	1,582	11,852	-	(22,013)

<i>Main foreign currency</i>	<i>GBP</i>	<i>AUD</i>	<i>RM</i>
<i>Exchange ratio of 1 unit of foreign currency to RM<sup>(1)</sup></i>	<i>5.9504</i>	<i>3.0953</i>	<i>1.0000</i>

	<b>United Kingdom RM'000</b>	<b>Australia RM'000</b>	<b>Malaysia RM'000</b>	<b>Eliminations RM'000</b>	<b>Total RM'000</b>
Segment assets	1,105,513	171,010	79,129	-	1,355,652
Segment liabilities	1,599	1,733	2,397	-	5,729

<i>Main foreign currency</i>	<i>GBP</i>	<i>AUD</i>	<i>RM</i>
<i>Exchange ratio of 1 unit of foreign currency to RM<sup>(2)</sup></i>	<i>5.8930</i>	<i>2.9820</i>	<i>1.0000</i>

Note:

<sup>(1)</sup> Average rates for the financial period ended 31 July 2024.

<sup>(2)</sup> Closing rates as at 31 July 2024.

**A8. Significant Events after the End of the Interim Financial Period**

There were no significant events after 31 July 2024 until 17 September 2024, the latest practicable date from the date of issue of this interim financial report other than as disclosed in Note B6.

**A9. Changes in the Composition of the Group**

- (a) Apo Group Limited, together with its wholly-owned subsidiary, Apo People Limited are principally involved in property management – working with developers and institutional investors to provide a Build-to-Rent platform, offering property units for rent within the UK market. The Group has disposed ownership of all shares held in Apo Group Limited (being wholly-owned subsidiary of Eco World London Holdings Limited) and Apo People Limited (being indirect wholly-owned subsidiary of Eco World London Holdings Limited) on 4 July 2024 in line with the business direction of the Group. Save for the aforesaid disposal, there were no changes in the composition of the Group during the financial period ended 31 July 2024.
- (b) There were no changes in the composition of the Group during the period between 1 August 2024 until 17 September 2024, being the latest practicable date from the date of issue of this interim financial report.

**A10. Commitments and Contingencies**

	<b>As at 31/07/2024 RM'000</b>
Approved and contracted for commitment to fund joint ventures:	
(i) Eco World-Ballymore Holding Company Limited (“EW Ballymore”) by way of share subscription and shareholder’s advances ( <i>Note a</i> )	174,124
(ii) Eco World London by way of shareholder’s advances ( <i>Note b</i> )	81,211
(iii) Eco World London DMCo by way of shareholder’s advances ( <i>Note b</i> )	<u>-</u>

*Note a*

This represents the balance of the undrawn commitments which the shareholders of EW Ballymore have committed to fund under the shareholders’ agreement. The likelihood of EW Ballymore drawing any undrawn commitments or requiring further funding in the future is low considering that construction of the joint venture projects have been completed, there is no outstanding banking facilities and EW Ballymore group has been repaying the shareholders’ advances.

*Note b*

This represents the balance of the committed funding which the shareholders of EcoWorld London have committed to fund under the shareholders’ agreement. Drawing on the balance of the committed funding will continuously be made for working capital requirements and meeting other obligations of the EcoWorld London group.

**A11. Significant Related Party Transactions**

	<b>9 MONTHS ENDED 31/07/2024 RM'000</b>
(i) Transactions with joint ventures	
- Advances to joint ventures	134,995
- Repayment of advances by joint ventures	205,571
- Dividend received from a joint venture	19,301
- Sales commission received/receivable from joint ventures	262
- Recharges of support service fee	193
(ii) Transactions with wholly-owned subsidiaries of Eco World Development Group Berhad (“EW Berhad”) where certain directors of the Company are also the directors of EW Berhad	
- Agent fees paid or payable	66
- Support service fees paid or payable	201
- Rental paid or payable	135
- Secondment fee	2,327
(iii) Transaction with a joint venture of EW Berhad where certain directors of the Company are also the directors of EW Berhad	
- Rental paid or payable	19
(iv) Transaction with a company where a subsidiary director has interest	
- Consultancy fee paid or payable	189

**B. ADDITIONAL INFORMATION REQUIRED BY THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD**

**B1. Review of Group Performance**

	3 MONTHS ENDED			9 MONTHS ENDED		
	31/07/2024 RM'000	31/07/2023 RM'000	CHANGES RM'000	31/07/2024 RM'000	31/07/2023 RM'000	CHANGES RM'000
Gross profit	-	3,706	(3,706)	3,836	13,382	(9,546)
Share of results in a joint venture	9,112	(25,158)	34,270	15,790	(49,804)	65,594
Loss before interest and tax	(8,248)	(8,920)	672	(20,590)	(26,003)	5,413
Loss before tax	(8,248)	(10,112)	1,864	(20,590)	(42,589)	21,999
Loss for the period	(8,261)	(12,171)	3,910	(22,013)	(47,390)	25,377
Loss for the period attributable to owners of the Company	(8,191)	(12,302)	4,111	(22,136)	(47,679)	25,543

**(a) 3Q 2024 vs. 3Q 2023**

The Group recorded nil revenue in 3Q 2024 as compared to RM31.17 million in 3Q 2023 as there were no units sold and handed over to customers of projects in Australia in the current quarter following the sell-out of all residential units in both projects in Australia, namely West Village and Yarra One, leaving 2 commercial units unsold.

Revenue recorded by the Group's joint-ventures totalled RM192.50 million (3Q 2023: RM250.31 million), of which the Group's effective share (unconsolidated) amounted to RM142.75 million (3Q 2023: RM182.58 million), mainly due to lower sales completions as both joint ventures are gradually selling down its completed inventories. Despite the lower revenue, the Group recorded share of profits in a joint venture during the current quarter as opposed to losses in the previous corresponding quarter. This was contributed by Eco World-Ballymore's profit in the current quarter as a result of product mix with higher profit margin, gain recognised on the sale of a commercial unit and lower inventory holding costs following the progressive monetisation of inventories. Furthermore, the Group had since discontinued recognition of share of further losses in Eco World London in 1Q 2024 after full write-down of its investment in the joint venture as opposed to share of losses recognised during 3Q 2023.

The Group recorded a loss before tax ("LBT") of RM8.25 million during the quarter as compared to LBT of RM10.11 million reported for 3Q 2023. The lower LBT reported in the current financial quarter was mainly due to:

- i. improved share of results from Eco World-Ballymore as mentioned above; and
- ii. lower losses from Eco World London being recognised as impairment of amount owing by Eco World London following losses in the current quarter partially offset by gain recognised from the disposal of its subsidiary, Apo Group Limited of £2.69 million as opposed to share of losses recognised in 3Q 2023 which consist mainly of initial planning costs of £2.98 million being written-off following decision not to proceed with the acquisition of Tulse Hill project.

The above improvements were partly offset by the increase in administrative and general expenses being initial planning costs of £3.69 million written-off following decision not to proceed with the Quayside Barking project during the current quarter and lower interest income from unit trust and fixed deposit following dividend payments after 3Q 2023.

**B1. Review of Group Performance (continued)****(b) 3Q YTD 2024 vs. 3Q YTD 2023**

Revenue for the Group for 3Q YTD 2024 of RM31.82 million was RM44.42 million lower than the corresponding period of RM76.24 million as a result of residential units in West Village and Yarra One being fully sold in 1Q 2024.

Revenue recorded by the Group's joint-ventures totalled RM584.00 million (3Q YTD 2023: RM1,052.57 million), of which the Group's effective share (unconsolidated) amounted to RM428.51 million (3Q YTD 2023: RM736.10 million). However, the Group recorded share of profits in a joint venture during the current period as opposed to losses in the previous corresponding financial period. This was contributed by Eco World-Ballymore which recorded profit as a result of product mix with higher profit margin, gain recognised on the sale of a commercial unit and lower inventory holding costs following the progressive monetisation of inventories. Furthermore, the Group had since discontinued recognition of share of further losses in Eco World London in 1Q YTD 2024 as opposed to share of losses recognised during 3Q YTD 2023 arising from initial planning costs being written-off following decision not to proceed with the acquisition of Tulse Hill project and increased construction and defects rectification costs following the review of project final accounts.

The Group recorded a LBT of RM20.59 million in the current financial period, as compared to LBT of RM42.59 million reported for 3Q YTD 2023. The lower LBT reported in the current financial period was mainly due to:

- i. improved share of results from Eco World-Ballymore and lower losses from Eco World London being recognised as impairment of amount owing by Eco World London in the current period as compared to share of losses in Eco World London in the previous corresponding period as mentioned above; and
- ii. no finance costs as a result of full settlement of all borrowings during 3Q 2023.

The above improvements were partially offset by the increase in administrative and general expenses being initial planning costs of £3.69 million written-off following decision not to proceed with the Quayside Barking project and lower interest income during the current financial period.

**B2. Material Changes in the Quarterly Results compared to the Results of the Preceding Quarter**

	<b>3 MONTHS ENDED</b>		<b>CHANGES</b>
	<b>31/07/2024</b>	<b>30/04/2024</b>	
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
Gross profit	-	151	(151)
Share of results in a joint venture	9,112	2,372	6,740
Loss before interest and tax	(8,248)	(13,869)	5,621
Loss before tax	(8,248)	(13,869)	5,621
Loss for the period	(8,261)	(14,054)	5,793
Loss for the period attributable to owners of the Company	(8,191)	(14,127)	5,936

## B2. Material Changes in the Quarterly Results compared to the Results of the Preceding Quarter (continued)

The Group recorded LBT of RM8.25 million in the current quarter as compared to LBT of RM13.87 million in the preceding quarter ended 30 April 2024. The lower losses recorded in the current quarter were mainly due to the following:

- i. improved share of results from Eco World-Ballymore as mentioned above;
- ii. Eco World London recorded lower losses in the current quarter being recognised as impairment of amount owing by Eco World London following losses in the current quarter partially offset by gain recognised on the disposal of its subsidiary, Apo Group Limited; and
- iii. higher foreign exchange gains arising from appreciation of British Pound (“GBP”) against Ringgit Malaysia (“RM”) on higher repayment of shareholder’s advances from both joint ventures in the current quarter.

The above improvements were partially offset by planning costs of Quayside Barking project being written-off during the current quarter.

## B3. Sales Achieved and Prospects for the Current Financial Period

PROJECTS	DEVELOPMENT LAND	CUMULATIVE SALES	10 MONTHS ENDED 31/08/2024 <sup>(1)</sup>		Effective Future Revenue <sup>(3)</sup>
	As at 31/8/2024 (Acres)	As at 31/8/2024 RM'mil	Units Sold <sup>(2)</sup>	Sales value RM'mil	RM'mil
London	50.7	17,384	88	475	83
Sydney	1.9	936	2	7	1
Melbourne	0.5	705	2	19	-
<b>Total<sup>(4)</sup></b>	<b>53.1</b>	<b>19,025</b>	<b>92</b>	<b>501</b>	<b>84</b>

### Notes:

(1) Based on exchange rates of £1:RM5.6900 and A\$1:RM2.9381 as at Aug 31, 2024

(2) Refer to number of units exchanged only.

(3) Effective future revenue based on effective stake in joint ventures and subsidiaries as at Aug 31, 2024

(4) Total may not add up because of rounding

EcoWorld International achieved RM501 million sales in the first 10 months of FY2024. This, plus reserves of RM48 million, add up to a total of RM549 million. Embassy Gardens, which brought in RM224 million sales, was the biggest contributor to sales, followed by Wardian (RM146 million), and Millbrook Park (RM55 million).

As at 31 August 2024, the value of completed stocks available for sale stands at approximately RM330 million, of which approximately RM120 million are commercial units that are primarily marketed to investors. As the current high interest rate increases the rental yield expectations of these commercial units, the Group is focusing on leasing them to commercial tenants. The intention is to sell the commercial units to investors once expected rental yields return to more favourable levels. Meanwhile, the remaining residential units are being actively marketed and are expected to be the primary source of cash flow for the Group in the near term.

Including the Group’s share of cash balances at joint ventures, the Group has total cash balance of RM271 million as at 31 July 2024. The effective future revenue of RM84 million as at 31 August 2024 is expected to contribute positively towards the cash balance in the near term.



**B3. Sales Achieved and Prospects for the Current Financial Period (continued)**

	<b>As at 31 Oct 2023 RM'000</b>	<b>As at 31 July 2024 RM'000</b>
Net cash, deposits and other investments <sup>1</sup> at Eco World International & subsidiaries	295,240	105,875
Net cash/(debt) balances at joint ventures (effective share by the Group)	(14,323)	164,643
<b>Net cash (including net cash at joint ventures)</b>	<b>280,917</b>	<b>270,518</b>

Notes:

(1) Other investments relate to deposits that must be maintained for financing facilities

Following a 4.0% decline in 2023<sup>(a)</sup>, London home prices have shown modest recovery in recent months. According to the UK's Office for National Statistics, home prices increased by 2.4% between December 2023 and June 2024. However, this growth has been outpaced by a 3.5%<sup>(a)</sup> rise in construction costs during the same period. Although the Bank of England's recent interest rate cut has slightly eased mortgage rates, they remain significantly higher than pre-covid levels and continue to assert pressure on housing affordability.

As the profitability of undertaking new launches remains uncertain, the Group remains focused on selling completed stocks and distributing surplus cash to shareholders. The Group will continue to evaluate the feasibility of the remaining sites and will proceed with new launches only if the expected returns can be forecast with greater certainty.

Sources:

a) UK's Office For National Statistics

**B4. Variance of Actual Profit from Forecast Profit**

There was no profit forecast published as at 31 July 2024.

**B5. Taxation**

Taxation comprises:

	<b>3 MONTHS ENDED</b>		<b>9 MONTHS ENDED</b>	
	<b>31/07/2024</b>	<b>31/07/2023</b>	<b>31/07/2024</b>	<b>31/07/2023</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
Current tax				
Malaysian tax				
- current quarter/period	-	785	-	2,177
- in respect of prior years	(26)	-	(26)	-
Foreign tax				
- current quarter/period	330	497	2,177	2,970
- in respect of prior years	(402)	192	(402)	192
Deferred tax				
Foreign tax				
- current quarter/period	13	734	(424)	(440)
- in respect of prior years	98	(149)	98	(98)
	<u>13</u>	<u>2,059</u>	<u>1,423</u>	<u>4,801</u>

Tax expenses are provided for profitable subsidiaries and any taxable other income of the holding company.

**B6. Status of Corporate Proposals**

On 8 May 2024, the reduction of the issued share capital of the Company of RM500 million was completed.

As at 17 September 2024, there is no corporate proposal that has been announced by the Company which is yet to be completed.

**B7. Group Borrowings and Debt Securities**

During the current quarter, the Group does not have any borrowings and debt securities.

**B8. Material Litigation**

The Group was not engaged in any material litigation as at 17 September 2024, being the latest practicable date from the date of issue of this interim financial report.

**B9. Dividends Declared**

Other than the dividend as disclosed in note A6, no dividend has been proposed by the Board of Directors for the financial period ending 31 July 2024.

**B10. Earnings Per Share Attributable to Owners of the Company**

Basic loss per share attributable to owners of the Company

Basic loss per share have been calculated by dividing the Group's loss for the period attributable to owners of the Company by the weighted average number of ordinary shares in issue. The weighted average number of ordinary shares in issue is calculated as follows:

	<b>3 MONTHS ENDED</b>		<b>9 MONTHS ENDED</b>	
	<b>31/07/2024</b>	<b>31/07/2023</b>	<b>31/07/2024</b>	<b>31/07/2023</b>
Loss for the period attributable to owners of the Company (RM'000)	<u>(8,191)</u>	<u>(12,302)</u>	<u>(22,136)</u>	<u>(47,679)</u>
Weighted average number of ordinary shares ('000)	2,400,002	2,400,002	2,400,002	2,400,002
Basic Loss Per Ordinary Share (sen)	<u>(0.34)</u>	<u>(0.51)</u>	<u>(0.92)</u>	<u>(1.99)</u>

**B11. Auditors' Report on Preceding Annual Financial Statements**

The preceding audited financial statements for the year ended 31 October 2023 were unqualified.

**B12. Notes to the Statement of Comprehensive Income**

Comprehensive (loss)/income has been arrived at after crediting/(charging):

	<b>3 MONTHS ENDED 31/07/2024 RM'000</b>	<b>9 MONTHS ENDED 31/07/2024 RM'000</b>
Interest income	1,793	6,394
Depreciation and amortisation	(27)	(103)
Foreign exchange gain	9,456	16,593
Impairment of goodwill	-	(31)
Impairment loss on amount owing by a joint venture	(1,373)	(19,373)
Planning costs written off	(21,930)	(21,930)
Plant and equipment written off	-	(793)

By order of the Board  
Tan Ai Ning  
Company Secretary  
18 September 2024