

SkyWorld®

Q3FY2026
(OCT - DEC 2025)



QUARTERLY
RESULT PRESENTATION

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1. SkyWorld Growth Strategy

- 2. SkyWorld at a Glance
- 3. Financial Review
- 4. Business Update
- 5. Investment Proposition

SKYWORLD'S 3-YEAR GROWTH STRATEGY

Target to Launch RM 4.6 billion GDV
Our Commitment during IPO 2023 (CY2023 - CY2026)

Launched RM2.8B

Curvo Residences, Setapak KL

GDV: RM 575.1 million
Launch: April 2023



SkyAwani PRIMA Residences, Brickfields KL

GDV: RM 191.9 million
Launch: October 2025



Vesta Residences, Sentul KL

GDV: RM 587.1 million
Launch: October 2023



SkyAwani 6 Residences, Setapak KL

GDV: RM 191.4 million
Launch: November 2025



SkyAman 1 Residences, Cheras KL

GDV: RM 428.9 million
Launch: August 2025



SkyAwani Pearlmont Residences, Seberang Jaya Penang

GDV: RM 789.5 million (Ph 1)
Launch: December 2025



Upcoming Launches

>RM2.0 billion
targeted GDV



Strategic location



Launches in
CY2026

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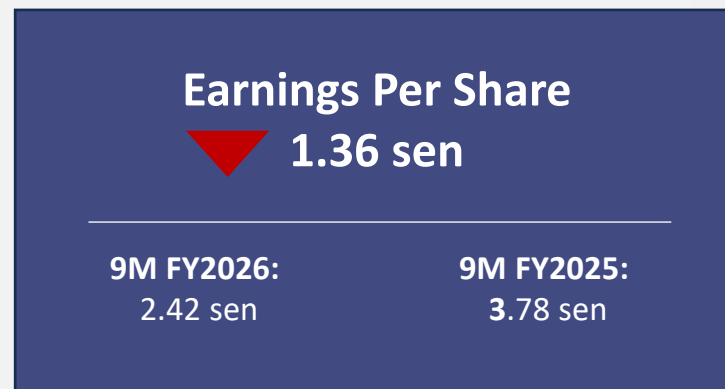
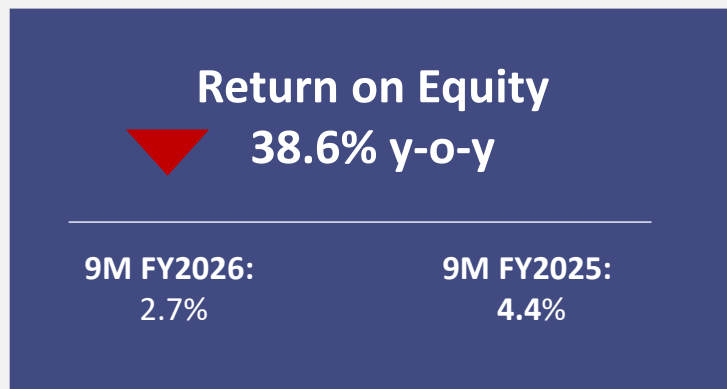
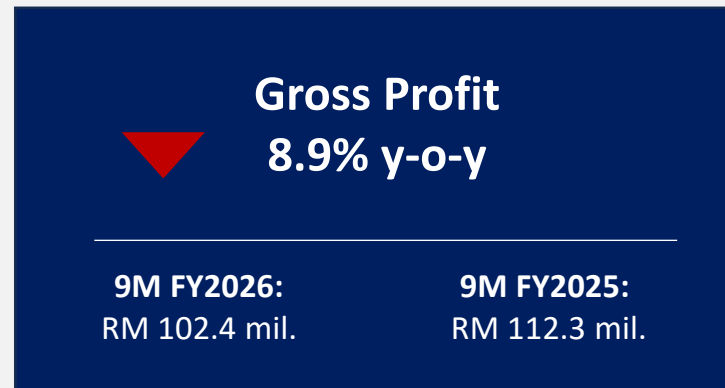
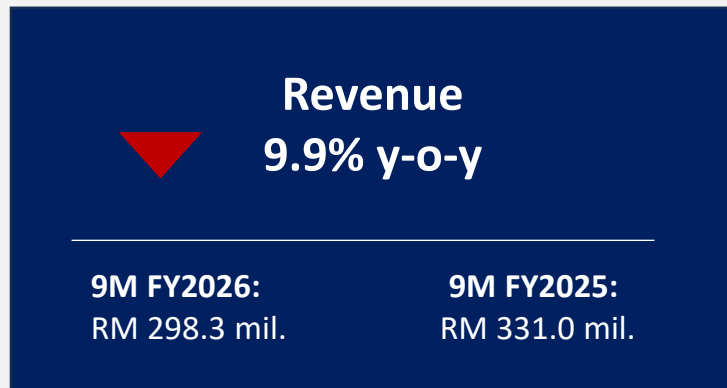
4. Business Update

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OVERVIEW SNAPSHOT



FINANCIAL PERFORMANCE SNAPSHOT



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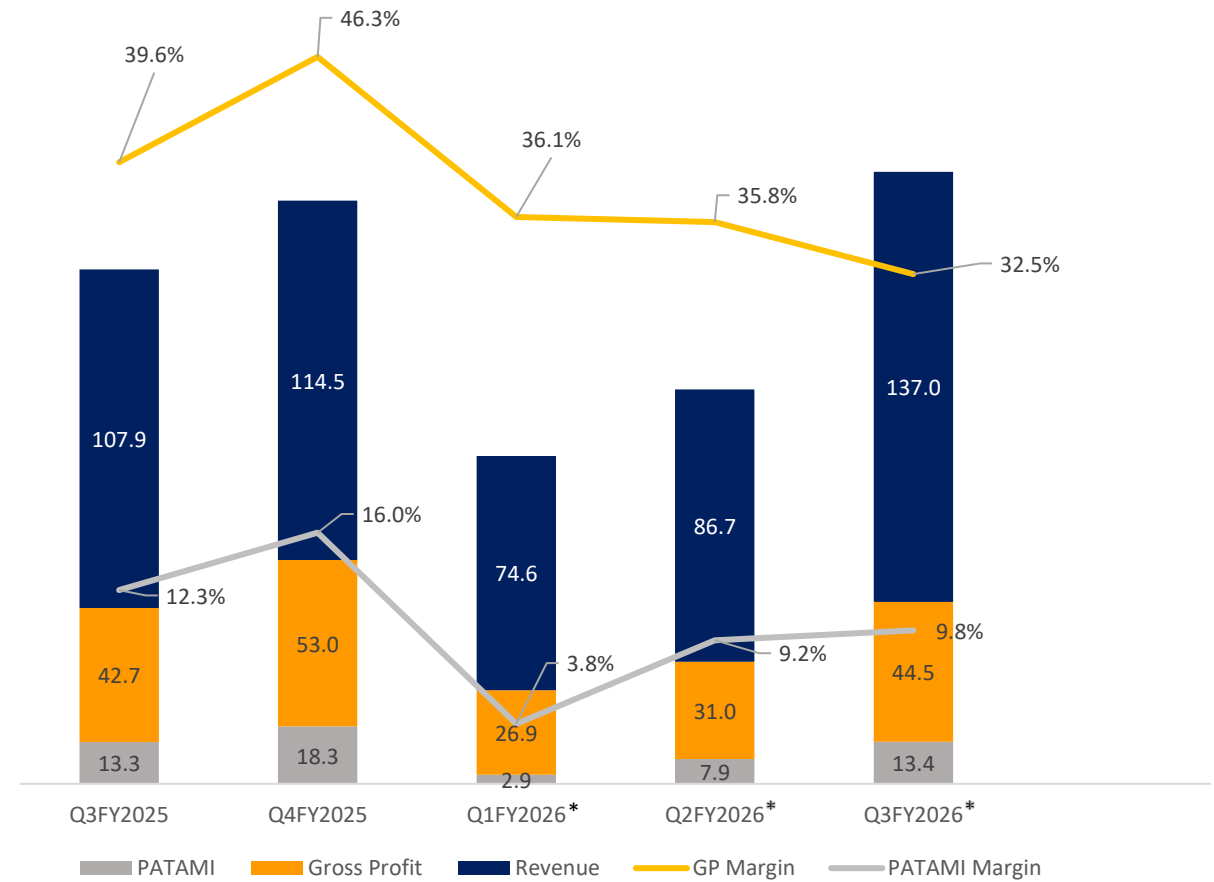
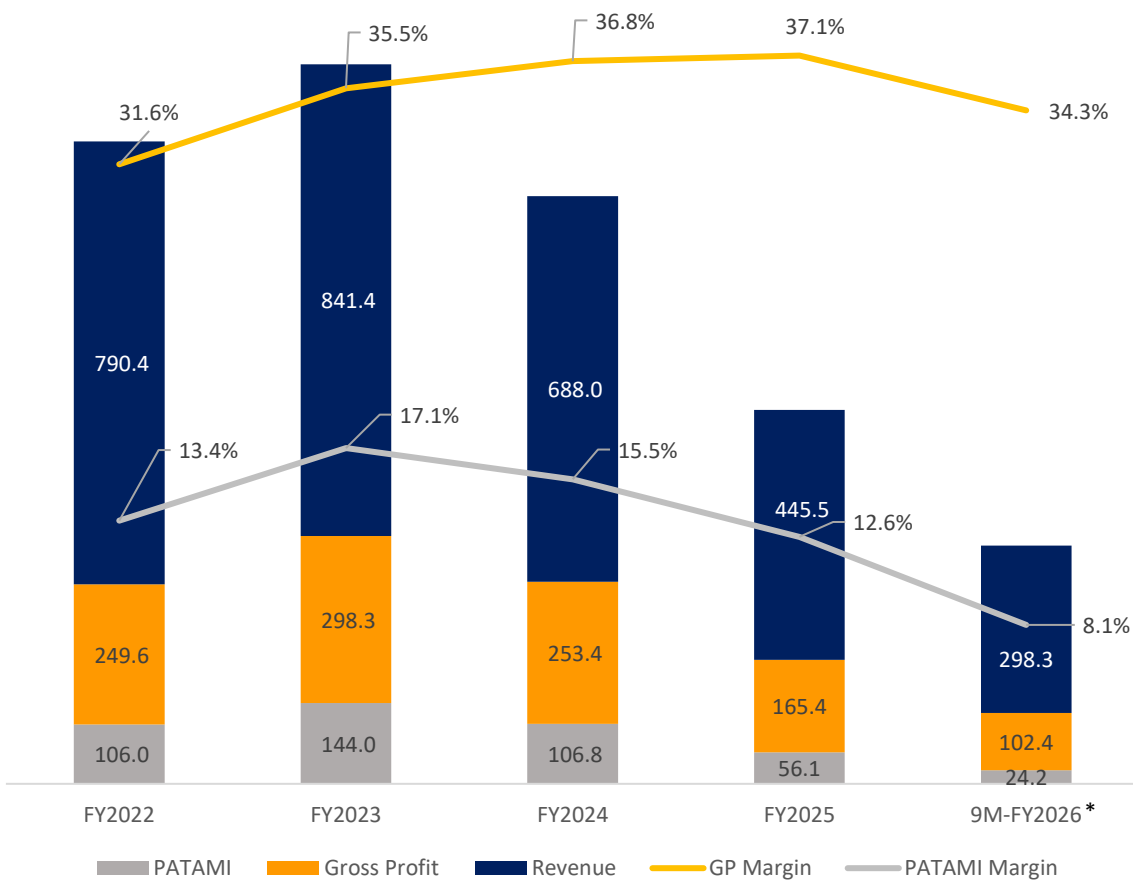
FINANCIAL PERFORMANCE

Annually

Quarterly

RM'mil

RM'mil



* Unaudited

* Unaudited

FINANCIAL PERFORMANCE

RM 'mil	Q2 FY2026	Q3 FY2026	QoQ%	9M FY2025	9M FY2026	YoY%
Revenue	86.7	137.0	▲ 58.1	331.0	298.3	▼ (9.9)
Gross Profit	31.0	44.5	▲ 43.8	112.3	102.4	▼ (8.9)
% Margin	35.7%	32.5%	▼ (9.0)	33.9%	34.3%	▲ 1.1
PBT	9.6	18.3	▲ 90.7	55.4	33.5	▼ (39.5)
% Margin	11.1%	13.4%	▲ 20.6	16.7%	11.2%	▼ (32.8)
PATAMI	7.9	13.4	▲ 69.0	37.8	24.2	▼ (36.1)
% Margin	9.2%	9.8%	▲ 6.9	11.4%	8.1%	▼ (29.1)
Basic Earning Per Share	0.79 sen	1.34 sen	▲ 69.4	3.78	2.42	▼ (36.0)

Q3 FY2026 VS Q2 FY2026 (QoQ)

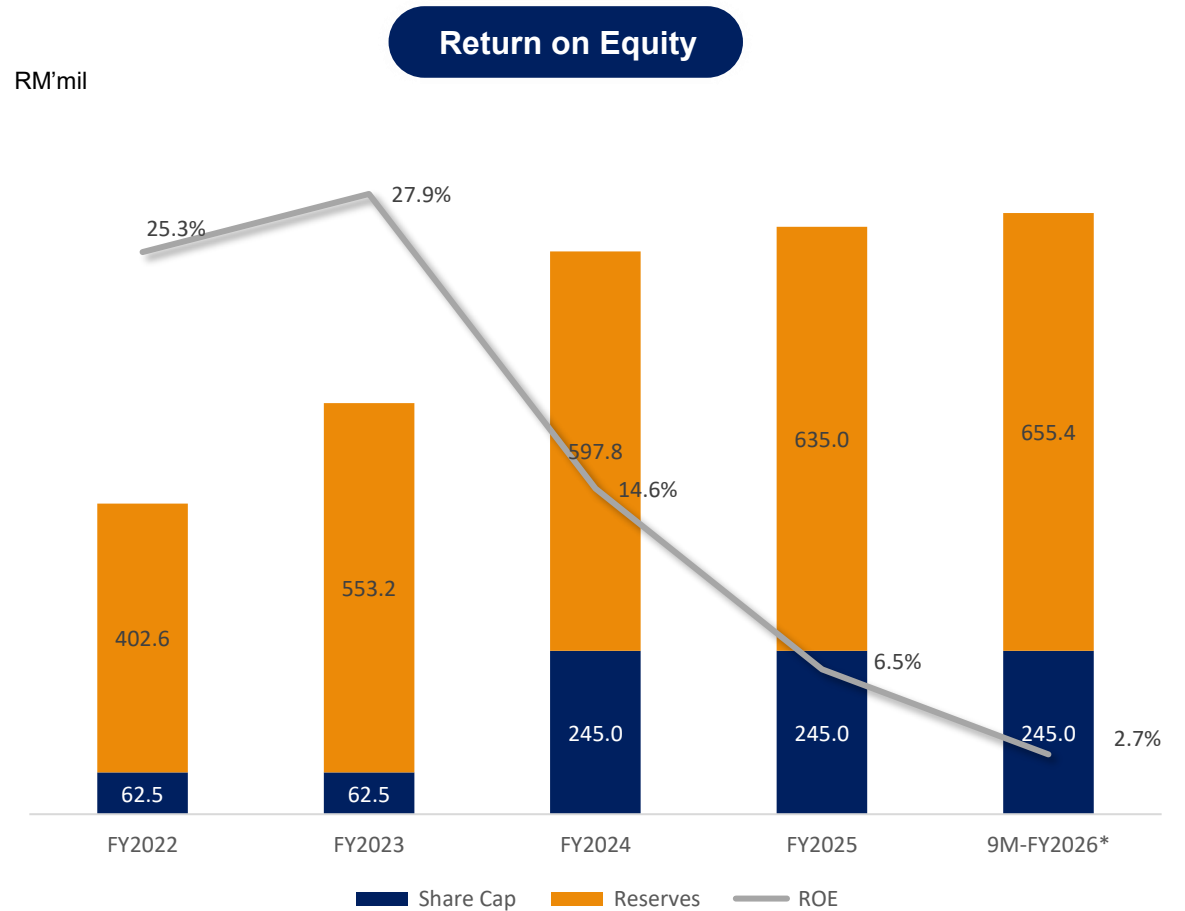
- Revenue for the quarter improved, driven by higher progressive recognition from the 2 on-going projects coupled with the modest contributions from the 3 new launches.
- Gross profit margin slipped mainly attributed by the cost adjustment arising from the new main contractor appointed for the Vesta Residences. Nevertheless, the PATAMI margin improved, in line with higher gross profit level.

9M FY2026 VS 9M FY2025 (YoY)

- With regained traction construction progress at Vesta Residences and steady progress of Curvo Residences, both projects were the key revenue contributors for 9M FY2026. Notwithstanding the higher number of projects undertaken during the period, 4 were newly launched where their contributions expected to remain modest given its early development stage.
- Gross profit margin improved slightly due to the different in projects mix contribution. However, PBT margin and PATAMI margin declined, primarily resulted by higher financing costs arising from RM100.0 mil MTN issued to support Group's working capital, higher marketing expenses and recognition of unrealised forex loss of RM4.8 mil.

FINANCIAL POSITION (As of 31th December 2025)

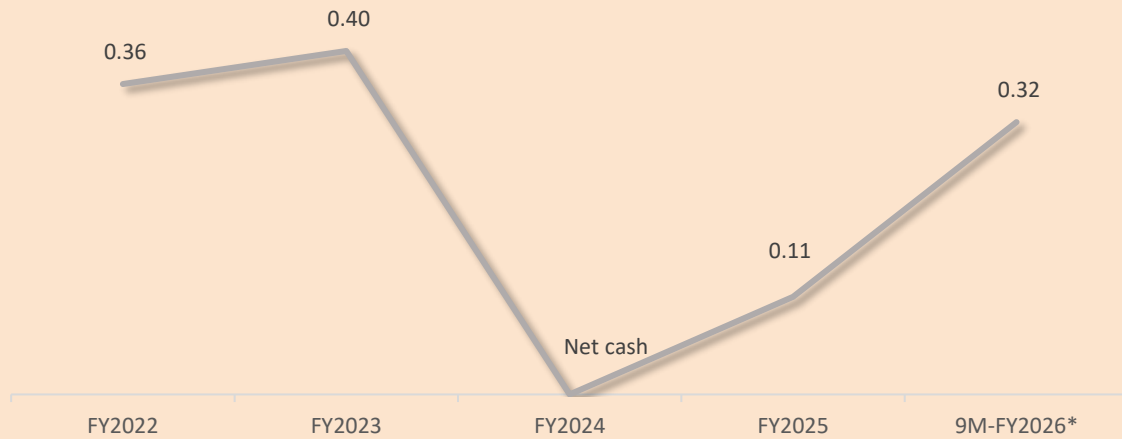
	Total Assets	FPE FY2026: RM1,900.0 mil* FYE FY2025: RM1,531.0 mil
	Total Equity	FPE FY2026: RM900.4 mil* FYE FY2025: RM880.0 mil
	Total Liabilities	FPE FY2026: RM999.6 mil* FYE FY2025: RM651.0 mil
	Cash & Bank Balances	FPE FY2026: RM284.0 mil* FYE FY2025: RM349.6 mil
	Total Borrowings	FPE FY2026: RM568.7 mil* FYE FY2025: RM449.2 mil



* Unaudited

FINANCIAL LEVERAGE

Net Gearing

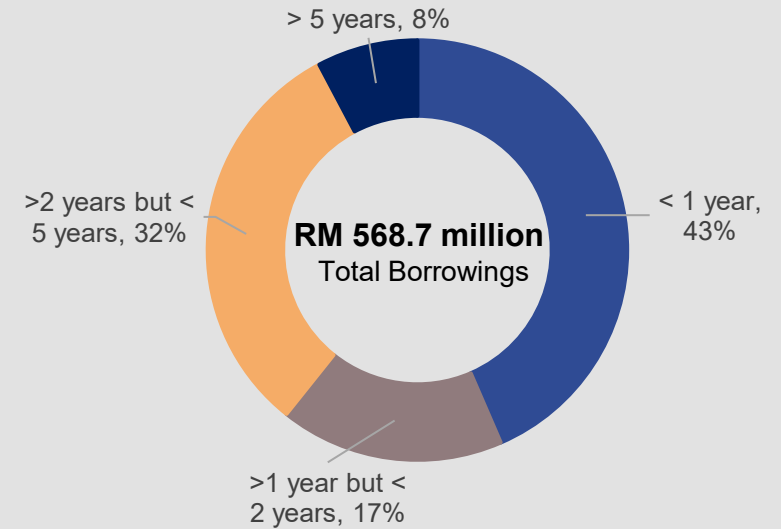


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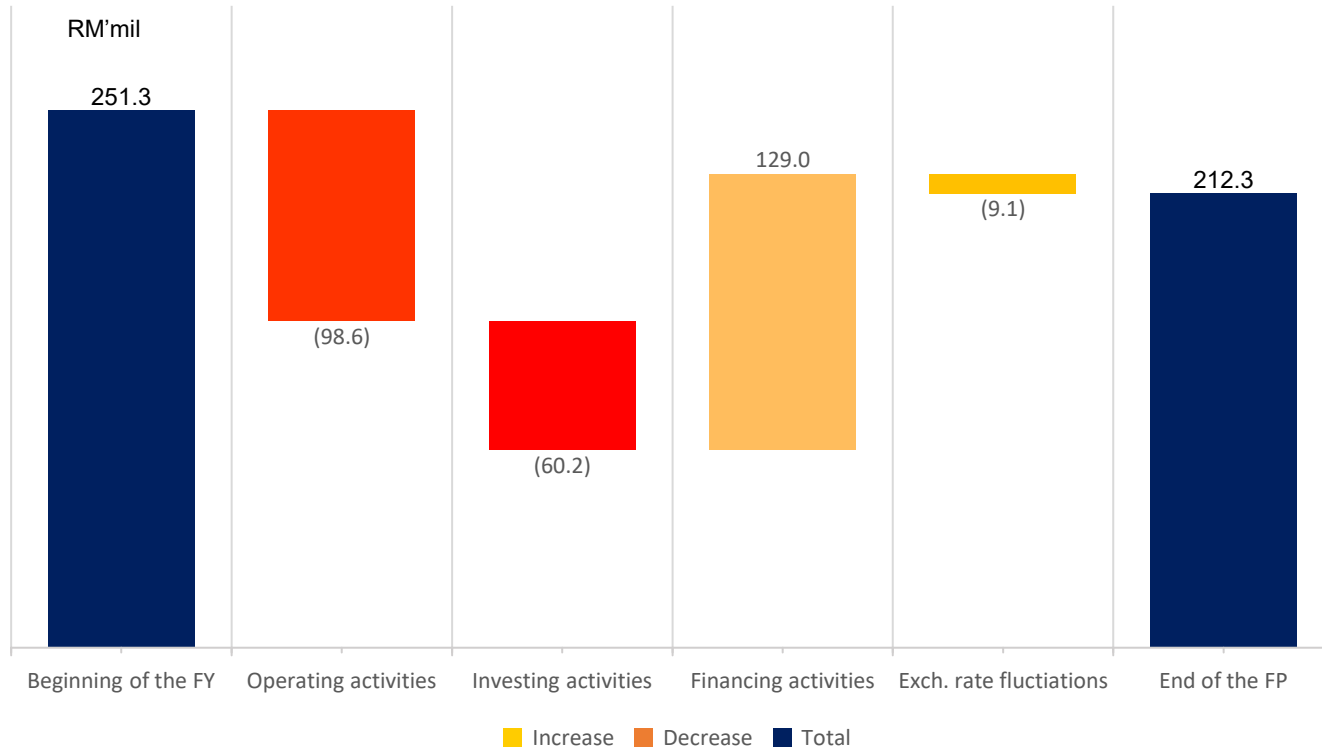
Total Funded Credit Facilities of RM1,002.8 mil

56% Utilized
Credit
Facilities
(RM568.7 mil)

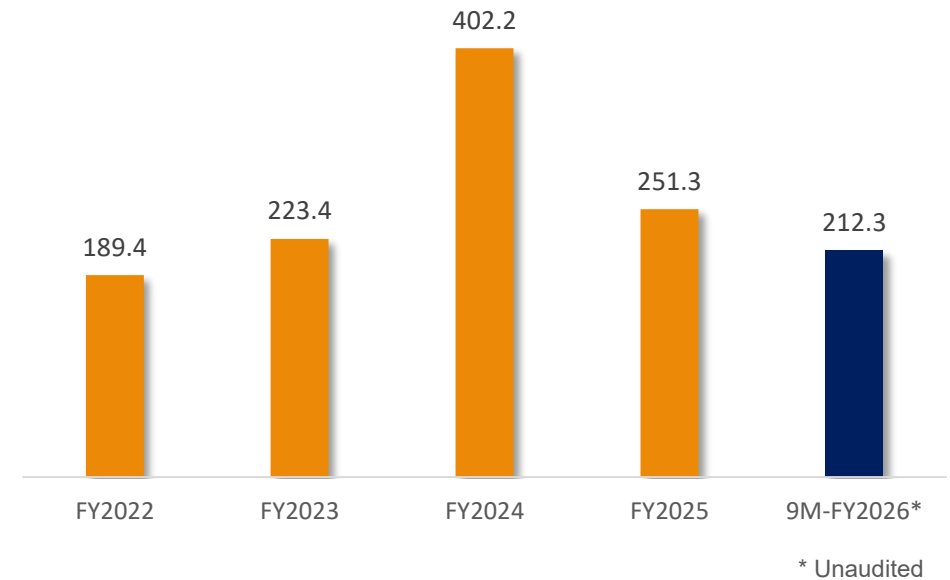
44% Unutilized
Credit Facilities
(RM434.1 mil)



CASHFLOWS



Cash & cash equivalents



Negative operating cash flows for 9M-FY2026 were mainly due to payments for acquisition of project companies with land in Vietnam.

Negative investing activities were mainly due to payment of land cost for the PPVC factory.

Positive financing cash flow was primarily driven by RM100.0 mil MTN issued as working capital for the Group and RM66.1 mil loan for acquisition of PPVC land.

The Group's Cash and Bank Balances stood at RM284.0 mil, including the cash of RM63.6 million, pledged to the banks as security for banking facilities, before netting off an overdraft facility of RM8.1 mil.

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-

CENTRAL REGION: ON-GOING PROJECTS

(As of 31st December 2025)



Curvo Residences, Setapak



Vesta Residences, Setiawangsa



SkyAman 1 Residences, Cheras

Product Type Condominium	Launch April 2023	Est. GDV RM575.1 mil
Take- up rate*	Construction Progress	
Q3FY2026: 76.3%	Q3FY2026: 93.7%	
Q2FY2026: 70.0%	Q2FY2026: 85.1%	

Product Type Apartment	Launch October 2023	Est. GDV RM587.1mil
Take- up rate*	Construction Progress	
Q3FY2026: 90.1%	Q3FY2026: 36.3%	
Q2FY2026: 86.8%	Q2FY2026: 27.0%	

Product Type Condominium	Launch August 2025	Est. GDV RM428.9mil
Take- up rate*	Construction Progress	
Q3FY2026: 31.4%	Q3FY2026: 12.8%	
Q2FY2026: 20.8%	Q2FY2026: 9.5%	

Project update:

- Curvo Residences is keeping its sales momentum. The project is expected to be completed and handover by Q4FY2026.
- Vesta Residences sales remained stable and construction progress have begun to pick up pace.
- SkyAman 1 Residences newly launched in August 2025, achieved a 31.4% take-up rate. The project is currently carrying out its sub-structure works.

* Based on SPA signed

CENTRAL REGION: SKYAWANI PRIMA RESIDENCES, BRICKFIELDS KL (NEW LAUNCH – OCT 2025)

SkyWorld®

X



- 23 July 2025: Balloting event happened at the Asean Real Estate Conference 2025, KLCC
- 492 successful homebuyers were selected from 3,000 applicants.
- Launch Maybank MyDeco Financing for upgraded unit home furnishing financing.
- SPA signing held on 11 October 2025



PROJECT INFORMATION

Units: 492
 GDV: RM191.9 mil
 Launch: Oct 2025
 Take up rate: 73.4%
 Construction Progress : 6.1%



CENTRAL REGION: SKYAWANI 6 RESIDENCES, SETAPAK KL (NEW LAUNCH - NOVEMBER 2025)



- SkyAwani 6 Residences piling work in progress
- The Unit Selection event was held in October 2025.
- 1,132 applicants in JWP portal with 494 successful homebuyers that booked the unit



PROJECT INFORMATION

Units: 638
 GDV: RM191.4 mil
 Launch: Nov 2025
 Take up rate: 46.6%
 Construction Progress : 8.8%



NORTHERN REGION: SKYWORLD PEARLMONT, SEBERANG JAYA PENANG (NEW LAUNCH - DECEMBER 2025)

SkyWorld® PEARLmont

- 19 July 2025, SkyWorld Pearlmont Groundbreaking Ceremony in Seberang Jaya.
- Nation's largest affordable housing project under the Rumah Bakat MADANI initiative.
- Officiated by Malaysia's Prime Minister, YAB Dato' Seri Utama Anwar Bin Ibrahim.



PROJECT INFORMATION PHASE 1

Residential: 1,846 units
 Commercial: 108 UNITS
 GDV: RM789.5 mil
 Launch: December 2025
 Take up rate: 35.3% (Residential ONLY)
 Construction Progress : 3.3%



NORTHERN REGION: OPENING OF SKYWORLD GALLERY @ SEBERANG JAYA (28 JANUARY 2026)

Opening of first sales gallery in Penang, SkyWorld Gallery @ Seberang Jaya

Introduced SkyWorld's PPVC Experience Centre and Satellite Quality Centre to the region, reinforcing the city developer's commitment to product innovation and quality delivery.



HO CHI MINH CITY (HCMC), VIETNAM

District 8 Land

- Entered into amended SPA on 30 May 2025
- Target Land Transaction Completion: CY2026
- Target Project Launch: CY2027

Sai Gon Thuan An Central

- Completion of the Proposed Acquisition is pending the fulfilment of the condition precedent of the acquisition
- Target Land Transaction Completion: CY2026
- Target Project Launch: CY2026



PREFABRICATED PREFINISHED VOLUMETRIC CONSTRUCTION (PPVC)



8 Aug 2025, entered into SPA

- Purchase consideration: RM82.7 mil.
- Approximately 26.4 acres freehold lands all held under Mukim 14, Daerah Seberang Perai Tengah, Negeri Pulau Pinang.
- The factory is strategically located near Batu Kawan (12 km) and Seberang Jaya (15 km), with strong infrastructure, good accessibility, and nearby amenities.

Q3 FY2026

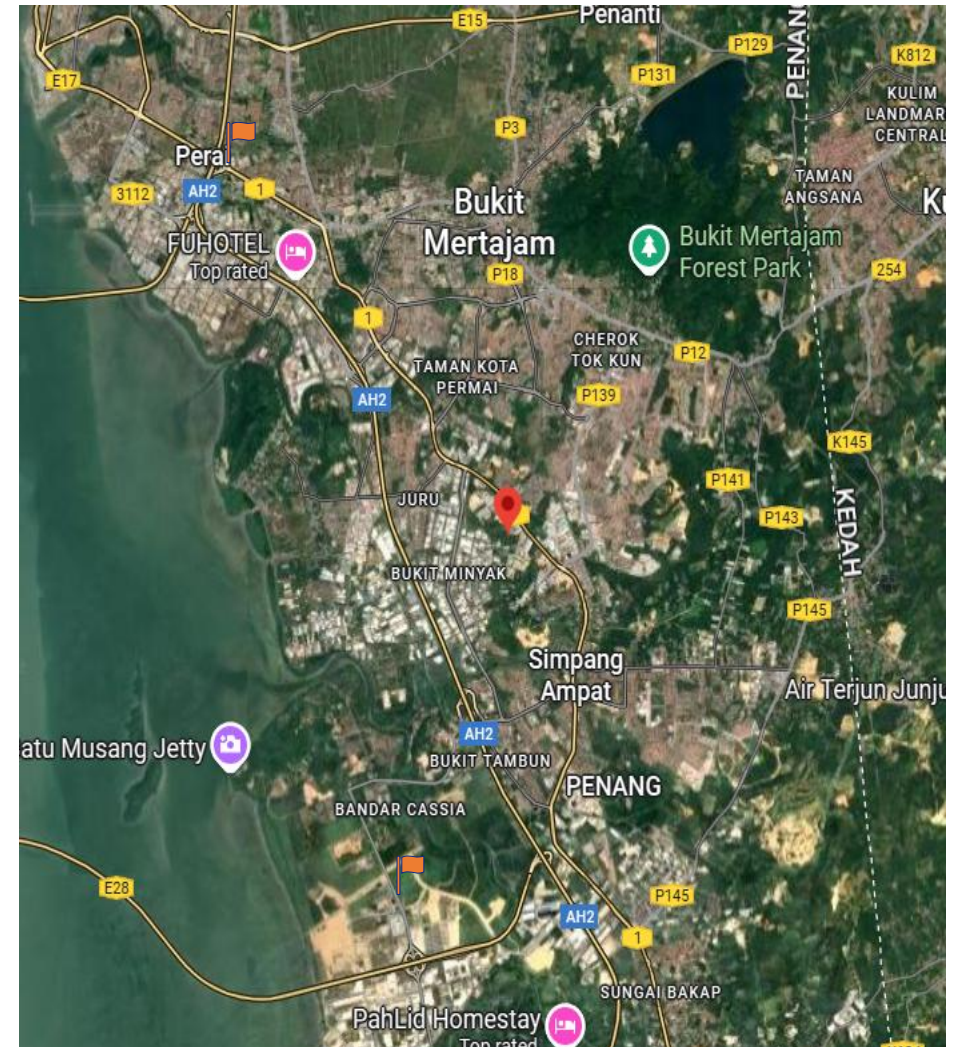
- Secured RM189.5 million credit facilities for supporting the factory setup
- Development plan submitted to authority
- Development order obtained and approved.

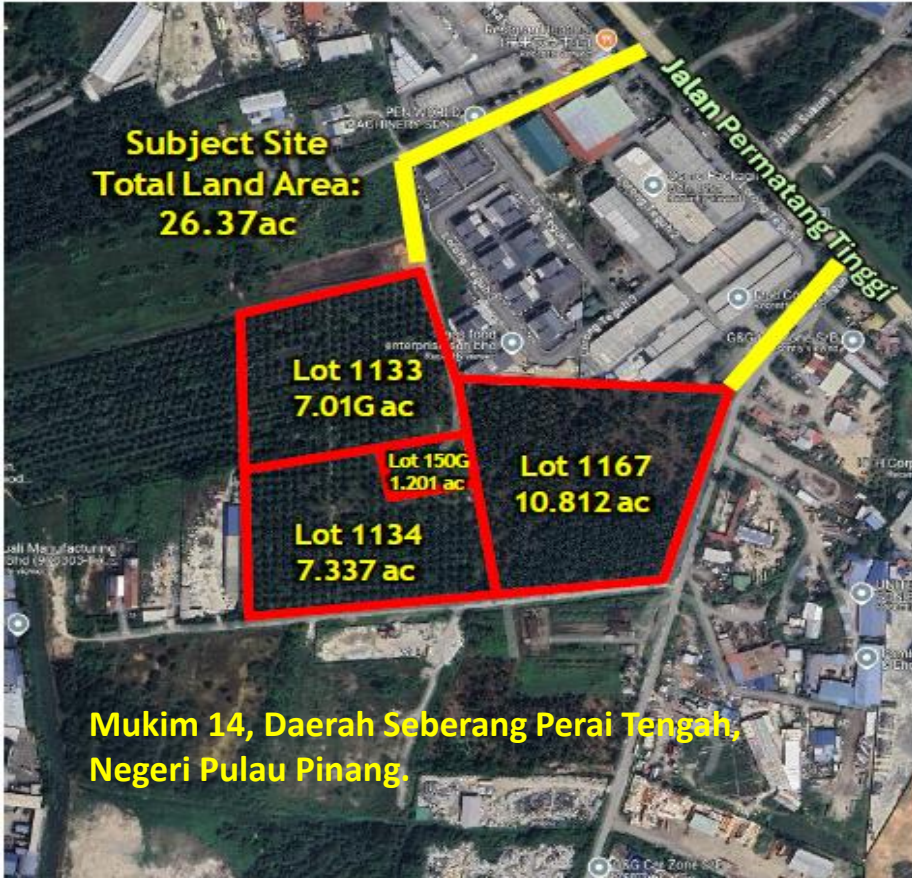
Q4 FY2026

- Target construction commencement

Q3FY2027

- Commence operation









BUILT-TO-RENT PROPERTIES (as of 31st December 2025)


Sama Square



4.15 acres in Setapak



47 retail lots and a commercial space




Commenced operation in May 2024


Net lettable area (NLA) of **115,818 sqft** (Q2FY2026) vs **115,568 sqft** (Q3FY2026)

Occupancy Rate*	Occupancy Rate*
<p>Q2 FY2026 30 Sept 2025</p> <p style="font-size: 2em; font-weight: bold;">100%</p>	<p>Q3 FY2026 31 Dec 2025</p> <p style="font-size: 2em; font-weight: bold;">99%</p>


SkyBlox



2.73 acres in Setapak



Total 320 lettable rooms



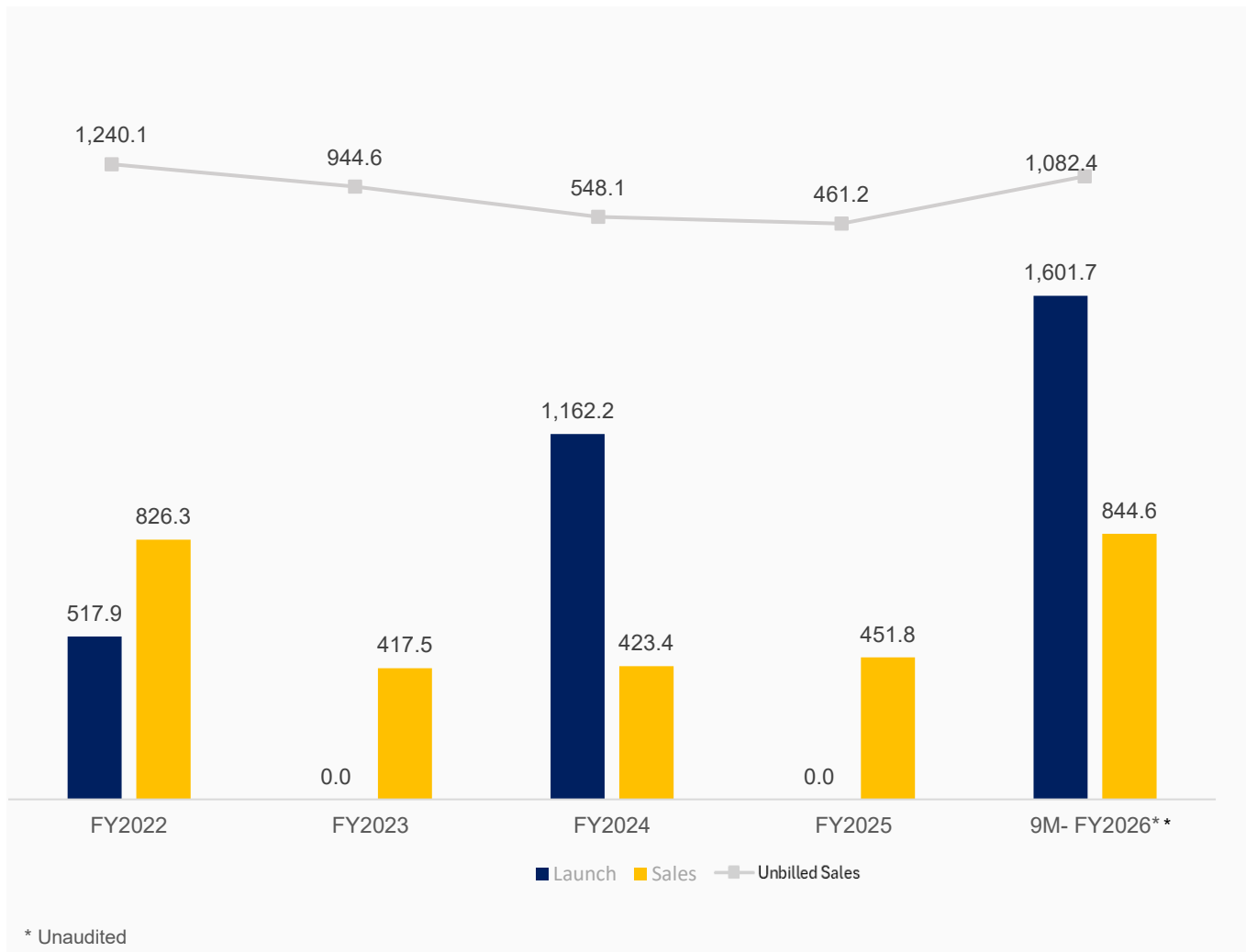
Commenced operation in August 2023

Occupancy Rate*	Occupancy Rate*
<p>Q2 FY2026 30 Sept 2025</p> <p style="font-size: 2em; font-weight: bold;">82%</p>	<p>Q3 FY2026 31 Dec 2025</p> <p style="font-size: 2em; font-weight: bold;">91%</p>



* The occupancy rate is derived based on the Tenancy Agreements signed by the tenants.

SALES AND LAUNCH: MALAYSIA



Committed launch GDV
(Since IPO till CY2026)

RM4.6 bil

Forecast launch GDV
(up to FY2026)

RM3.4 bil

Upcoming Launches

Silverlake Residences
Setapak, KL

GDV RM623.0 mil

GROUPS' DEVELOPABLE LANDBANKS (As of 31st December 2025)

<p>Urban Integration into the existing urban fabric, contributing to the vibrancy and vitality of the city</p>	<p>Location</p>	<p>Size (acres)</p>	<p>Estimated GDV (RM'billion)</p>
<p>Potential for Mixed Use Versatile spaces allow for other developments</p>	<p><u>Kuala Lumpur</u></p>		
	Setapak	34.5	4.0
	Setiawangsa	5.2	0.5
	Bukit Jalil	2.7	0.2
	Taman Desa	2.7	0.1
	Cheras	1.8	0.3
	Batu Caves	3.3	0.3
	Mont Kiara	3.0	1.3
<p>Resilience Adaptability to changing urban needs of home buyers</p>	<u>Penang</u>		
	Seberang Jaya	11.8	1.5
	Batu Kawan	161.5	10.5
	226.5	18.7	
	<u>Vietnam</u>		
	Ho Chi Minh City	3.6	1.1
	Total	230.1	19.8

226.5 acres

Malaysia

3.6 acres

Vietnam

WHAT TO EXPECT IN FY2026

TARGET LAUNCHES FY2026

> **RM2Bil**

TARGET OCCUPANCY RATE
(BUILT-TO-RENT PROPERTIES)

> **80%**



KL & Penang:
Launching 5 Projects



PPVC:
Factory Setup



Vietnam:
Secured 2nd Parcel of Land



1 Project Completion:
Curvo Residences, Setapak

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Our Value Proposition to Shareowners

A Dynamic, Value-driven and Scalable Real Estate Company.



Dynamic Growth Engine

Upcoming launches pipeline with **GDV exceeding RM2 billion**. Our Group products features a **balanced portfolio of affordable, mid-range, and high-end properties** designed to cater diverse urban market segments.



Value-driven Excellence

Achieved **industry-leading QCLASSIC scores**, delivering **high Gross Profit margins** that combines **quality, livability and profitability return** to shareholders.



Scalable Urban Platform

Replicable model provides sustainable growth potential, using advanced PPVC technology for urban affordable housing solutions to **capture the total addressable market**.



Dynamic Growth Engine

Upcoming launches pipeline with **GDV exceeding RM2 billion**, features a **balanced portfolio of affordable and mid-range** designed to cater diverse urban market segments.

A Balanced Portfolio Of Affordable-to-Mid-range Mix And Upcoming High-end Products



Affordable home



SkyAwani 2 Residence



SkyAwani 3 Residences



2024 WORLD GOLD WINNER
FABC World Prix d'Excellence Awards



2024 WORLD GOLD WINNER
FABC World Prix d'Excellence Awards



SkyAwani Residences



SkyAwani 4 Residences



SkyAwani 5 Residences

ON-GOING



Mid-to-mid-high lifestyle home



The Valley Residences



SkyLuxe On The Park Residences



QUEST 2024 ANUGERAH UTAMA



2025 WORLD SILVER WINNER
FABC World Prix d'Excellence Awards



SkyMeridien Residences



SkyVogue Residences



EdgeWood Residences

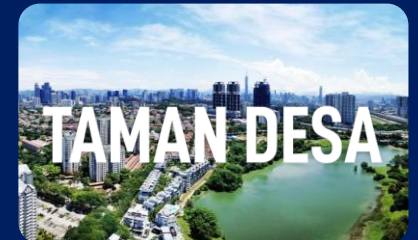
ON-GOING



PREMIER

Luxury residences

UPCOMING LAUNCHES

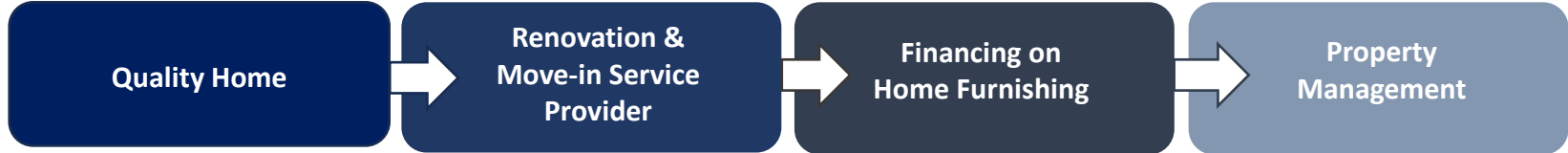




Value-driven Excellence

Achieved industry-leading **QLASSIC** scores, delivering high **Gross Profit** margins that combines **quality, livability and profitability** return to shareholders.

Holistic Ecosystem: Delivering End-to-End Homeownership Experience



At SkyWorld, we craft homes that unite timeless design with sustainability, creating vibrant spaces where families can grow and flourish together.

To-date, we have an average take-up rate of **86.1%**



An e-commerce platform offering a wide range of move-in essentials: interior design, renovation, furniture, home appliances, telco, movers, and rental services.

Achieved a gross merchandise value of **RM47 million to-date** since.



MyDeco Financing offers tailored homebuying financing solutions. Provides flexible **package options** to support buyers' renovation and furnishing needs from Solution+. Helps customers **upgrade their homes** with ease and affordability.



SkyWorld-owned property management app that serves as a central hub for seamless communication between owners, residents and property management. To-date, more than 28,000 users have used this app.

The **Buyer-Get-Buyer (BGB)** program started in **April 2020** in the app has generated sales of **RM 323.4 mil to-date** since.





Value-driven Excellence

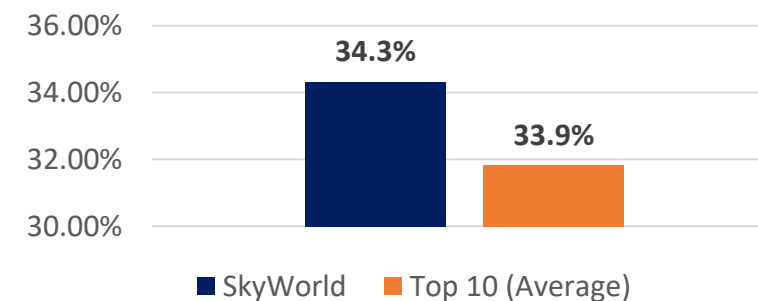
Achieved industry-leading **QLASSIC** scores, delivering high **Gross Profit margins** that combines **quality, livability and profitability** return to shareholders.

Sustaining strong profit margins without compromising product quality

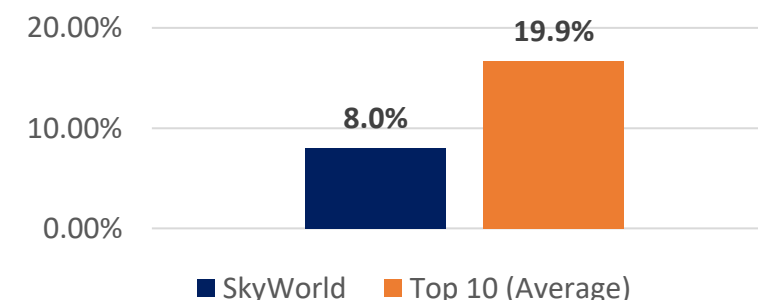
HIGH QLASSIC SCORES IN MALAYSIA



Gross Profit Margin



Net Profit Margin



Top 10 refers to The Edge Malaysia Top 10 Developers 2025.
Source: <https://tepea.my/2025/tepea-top-developers-awards>;
<https://fiscal.ai/screener/>



Scalable Urban Platform

Replicable model such as the SkyAwani series is a **highly sought-after** urban affordable housing solution



In Kuala Lumpur, Our Best Selling Products



Priced at only
RM300,000

Sized at
800sq.ft.

With Condo-like Facilities

Globally recognised



WORLD GOLD WINNER

FIABCI World Prix d'Excellence Awards 2023
Miami, USA



WORLD GOLD WINNER

FIABCI World Prix d'Excellence Awards 2024
Marina Bay Sands, Singapore

Track Record

FULLY SOLD OUT
(SkyAwani 1 – SkyAwani 5 Residences)





Scalable Urban Platform

Replicable model provides sustainable growth potential, using advanced PPVC technology for urban affordable housing solutions to **capture the total addressable market**.



Technology-led Scalability

In Penang, we will adopt **Prefabricated Prefinished Volumetric Construction (PPVC)** method in building our SkyAwani series, resulting in **increased scalability**.

Targeting over **35,000 homes** within 10-15 years.



Quality



85% CLASSIC Score

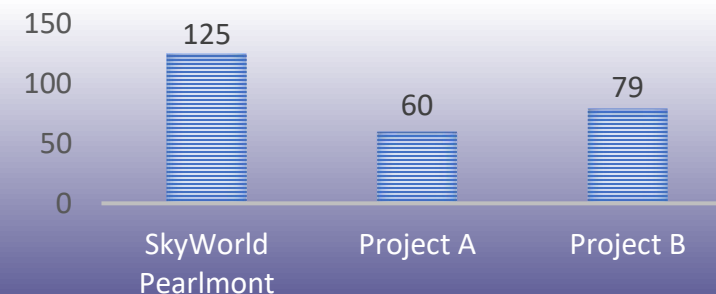


10-year
Water Leakproof
Guarantee




Speed

UNITS CONSTRUCTED PER MONTH



In comparison to two peers, SkyWorld Pearlmont would be able to produce 120 units per month with the use of PPVC technology, compared with other projects using conventional construction methods.

TOTAL SHAREHOLDERS' RETURN

 **Committed 20% PATAMI dividend payout**

 **0.22 sen** as of FY2026
Dividend Payout
FY2025: 1.10 sen



TSR calculation use RM0.80 as based price.

HIGH CLASSIC SCORES IN MALAYSIA

3-TIME WORLD WINNER



FIABCI World
Prix d'Excellence Awards



<p>86% CLASSIC</p> <p>EdgeWood Residences</p>	<p>86% CLASSIC</p> <p>The Valley Residences</p>	<p>86% CLASSIC</p> <p>SkyBlox @ SkySanctuary</p>	<p>85% CLASSIC</p> <p>SkyLuxe On The Park Residences</p>	
<p>84% CLASSIC</p> <p>SkyVogue Residences</p>	<p>84% CLASSIC</p> <p>SkyAwani 5 Residences</p>	<p>82% CLASSIC</p> <p>SkyMeridien Residences</p>	<p>81% CLASSIC</p> <p>SkyAwani 4 Residences</p>	<p>81% CLASSIC</p> <p>Arena Sports KL</p>
<p>79% CLASSIC</p> <p>SkyAwani 3 Residences</p>	<p>79% CLASSIC</p> <p>SkyAwani 2 Residences</p>	<p>78% CLASSIC</p> <p>Bennington Residences</p>	<p>76% CLASSIC</p> <p>SkyAwani Residences</p>	<p>76% CLASSIC</p> <p>Ascenda Residences</p>

SKYWORLD'S FIRST WIN AT THE EDGE ESG AWARDS



1 October 2025

- SkyWorld won the **Gold Award in Emerging Leader Category at The Edge Malaysia ESG Awards 2025.**
- The award reflects SkyWorld's holistic approach to sustainability, where ESG principles are embedded across its operations.



SKYWORLD'S FIRST WIN AT THE EDGE ESG AWARDS (1st OCTOBER 2025)



- SkyWorld won the **Gold Award in Emerging Leader Category at The Edge Malaysia ESG Awards 2025.**
- The award reflects SkyWorld's holistic approach to sustainability, where ESG principles are embedded across its operations.



Other Accolades: **100 AWARDS**



3-TIME
WORLD WINNER
FIABCI World Prix
d'Excellence Awards



4-TIME
WINNER
FIABCI-Malaysia
Property Award



BCI ASIA
AWARDS
TOPTEN DEVELOPERS



5-TIME WINNER
KINCENTRIC
Best Employers
MALAYSIA

NEW PROPERTY AWARD: SKYAWANI 5 RESIDENCES



08 November 2025

- SkyAwani 5 Residences was honoured under the **Affordable Housing High-Rise Category** this year, reinforcing SkyWorld’s commitment to quality and innovation.
- This marks SkyWorld’s fourth consecutive year of recognition at the FIABCI-Malaysia Property Award.

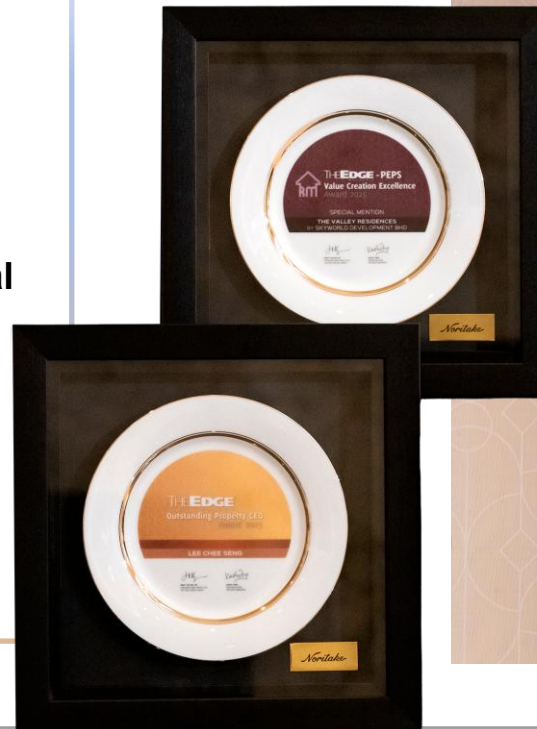


THE EDGE MALAYSIA OUTSTANDING PROPERTY CEO 2025

THEEDGE *Top Property
Developers Awards
2025*

10 November 2025

- SkyWorld Development CEO, Mr. Lee Chee Seng, was honoured with the **Outstanding Property CEO Award 2025**.
- The Valley Residences also received a **Special Mention under The Edge Malaysia–PEPS Value Creation Excellence Award 2025**.
- Additionally, SkyWorld Development placed **Top 11 for the Top Property Developer Awards**, rising from the previous year's 13th place.



Completed Developments	Acreage	Launch	Completion	Total GDV (RM'mil)	Launched units	Take-up	QLASSIC Score
Ascenda Residences, Setapak	3.41	Oct-14	Sep-17	398.9	650	100.0%	76%
SkyLuxe On The Park Residences, Bukit Jalil	1.86	Sep-16	Feb-20	409.7	477	100.0%	85%
SkyAwani Residences, Sentul	5.53	Oct-15	Jun-18	472.3	1,286	100.0%	76%
SkyAwani II Residences, Sentul	2.77	Mar-17	Feb-20	265.2	708	99.0%	79%
SkyAwani II Commercial, Sentul					102		
SkyAwani III Residences, Setapak	4.58	Feb-18	Apr-22	572.7	1,905	100.0%	79%
SkyAwani IV Residences, Setapak	3.15	Sep-19	Jan-24	534.9	1,782	100.0%	81%
SkyAwani V Residences, Sentul	2.04	Aug-20	Dec-23	188.3	615	100.0%	84%
Bennington Residences, Setapak	2.69	Jan-16	Jun-19	442.7	580	99.8%	78%
SkyMeridien Residences, Sentul	2.94	Feb-18	Feb-22	489.5	780	100.0%	82%
The Valley, Setiawangsa	4.66	Dec-19	Jun-23	759.6	1,309	100.0%	86%
SkyVogue Residences, Taman Desa	1.34	Sep-20	Mar-25	278.9	333	100.0%	84%
Edgewood Residences, Setapak	3.79	Apr-21	Jan-25	518.2	960	99.4%	86%

The logo for SkyWorld, featuring the word "SkyWorld" in a white serif font with a registered trademark symbol. A thin white underline is positioned beneath the "y" in "Sky".

SkyWorld®

The words "THANK YOU" in a large, bold, white sans-serif font, centered on the page.

THANK YOU