



Q1FY2026 Quarterly Result Presentation

DISCLAIMER

This document was prepared exclusively for the benefit and use of the recipient and does not carry any rights of reproducing any part of this discussion paper to any party. This document is preliminary in nature, and is incomplete without any proper reference to, and should be viewed solely in conjunction with, the oral briefing provided by SkyWorld Development Berhad. No part of this document may be reproduced or copied in any form or by any means without prior written permission or consent of SkyWorld Development Berhad.

This document may contain forward-looking statements or financial information. Such forward-looking statements and financial information may involve known and unknown risks, uncertainties, assumptions and other factors which may cause the actual results, performance or industry results, to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements and financial information. You are advised not to place undue reliance on these forward-looking statements and financial information, which are based on our current views concerning future events.

This document does not form part of or contain an advertisement of securities, offer, solicitation or invitation for the sale, subscription or purchase of securities and neither this document nor anything contained herein shall form the basis of, or be relied upon in connection with, any contract or commitment whatsoever, nor does it constitute a recommendation regarding the securities of the Company in any jurisdiction or an inducement to enter into investment activity.

Prior to entering into any transaction contemplated hereby (a "Transaction") you should determine, the economic risks and merits (and independently determine that you are able to assume these risks), as well as the legal, tax and accounting characterisations and consequences of any such Transaction. In this regard, by accepting this document, you acknowledge that (a) we are not in the business of providing legal, tax or accounting advice, (b) there may be legal, tax or accounting risks associated with any Transaction, (c) you should receive (and rely on) separate and qualified legal, tax and accounting advice and (d) you should apprise senior management in your organisation as to such legal, tax and accounting advice (and any risks associated with any Transaction) and our disclaimer as to these matters.

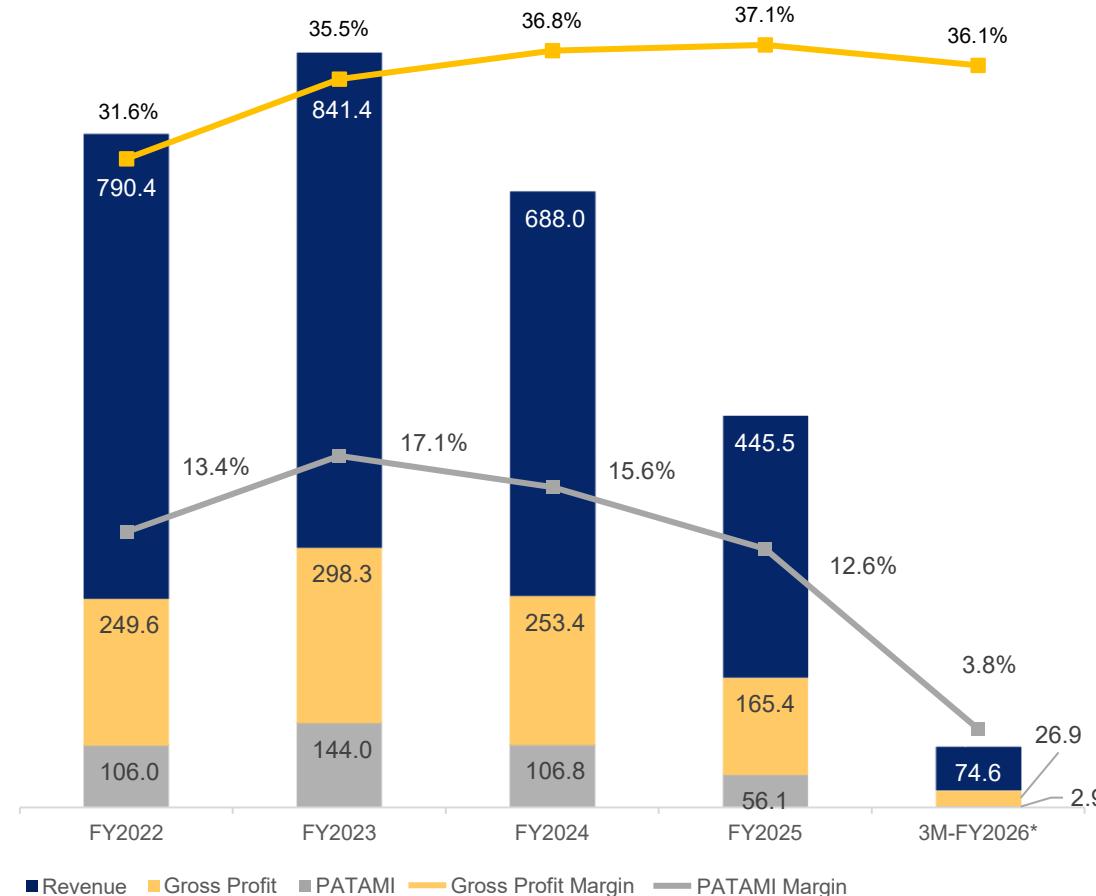
KEY FINANCIAL METRICS

FINANCIAL PERFORMANCE



Annually

RM'mil



- The **revenue was primarily supported by 2 on-going projects**, namely Curvo Residences and Vesta Residences.
- Gross profit margin **sustained at 36.1%**, while **PATAMI margin declined to 3.8%** due to lower gross profit level but operating expenses remaining at same level.
- FY2026 target new launch: >RM2.0 bil.**
- Expect **revenue and profit recovery** in line with new launches.

* Unaudited

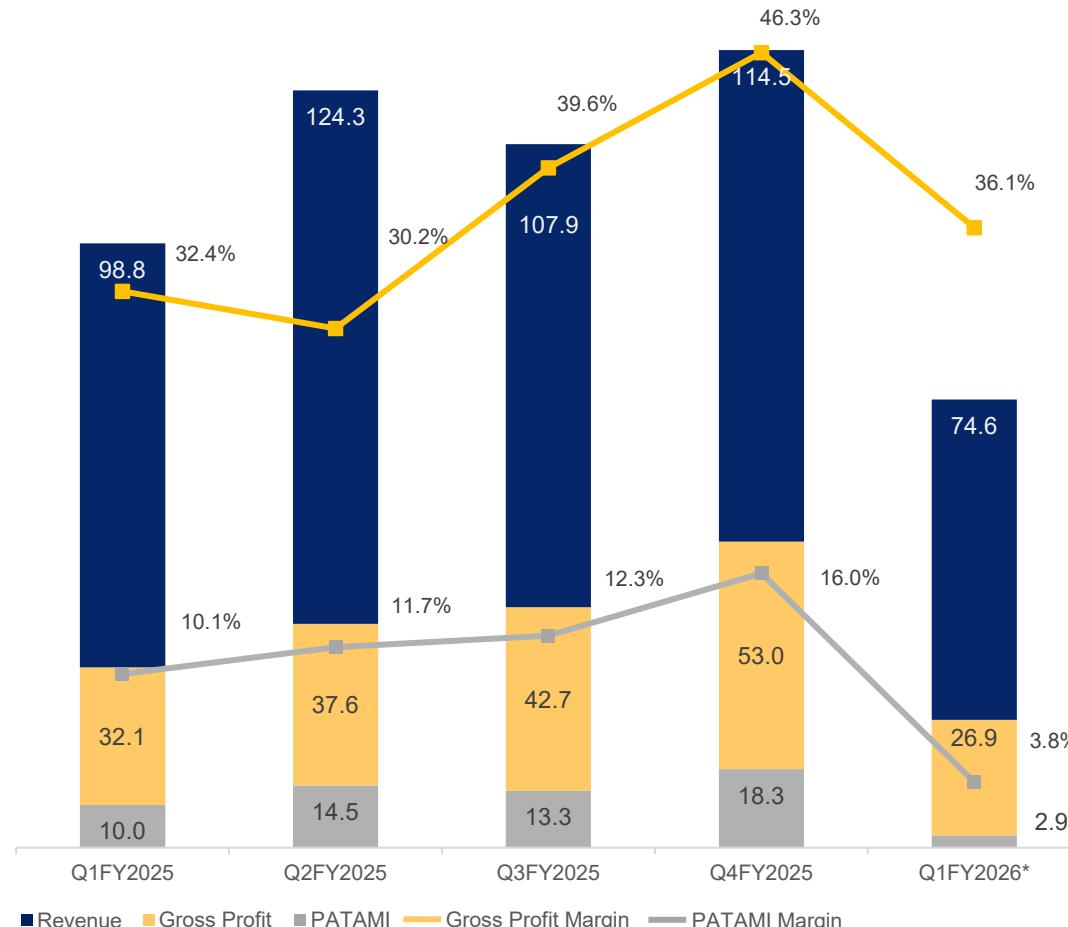
KEY FINANCIAL METRICS

FINANCIAL PERFORMANCE



Quarterly

RM'mil



* Unaudited

- **Lower revenue** in the current period following the completion of EdgeWood Residences and SkyVogue Residences.
- The **drop in gross profit margin** quarter-over-quarter was due to absence of cost savings realised from the aforementioned completed developments.
- Lower gross profit level resulted **decline in both PATAMI and PATAMI margin**, while operating expenses remaining at about the same level.
- **Unrealised foreign exchange losses of RM2.3 mil** mainly arising from long-term loan for Vietnam Venture which further impacted the bottom-line.

KEY FINANCIAL METRICS

FINANCIAL POSITION AS AT 30 JUNE 2025



Total Assets

FY2026: RM1,532.2 mil*

FY2025: RM1,531.0 mil



Total Equity

FY2026: RM874.2 mil*

FY2025: RM880.0 mil



Total Liabilities

FY2026: RM658.0 mil*

FY2025: RM651.0 mil



Cash & Bank Balances

FY2026: RM387.2 mil*

FY2025: RM349.6 mil



Total Borrowings

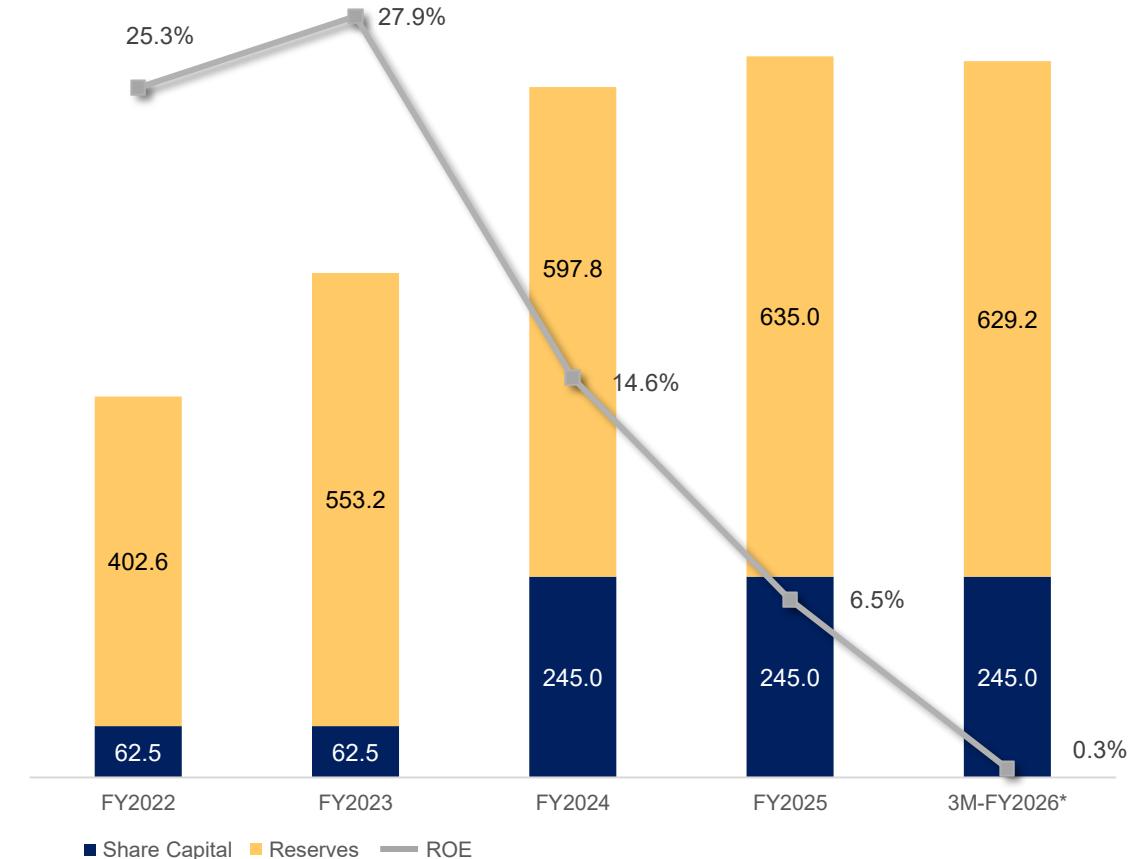
FY2026: RM496.1 mil*

FY2025: RM449.2 mil

* Unaudited

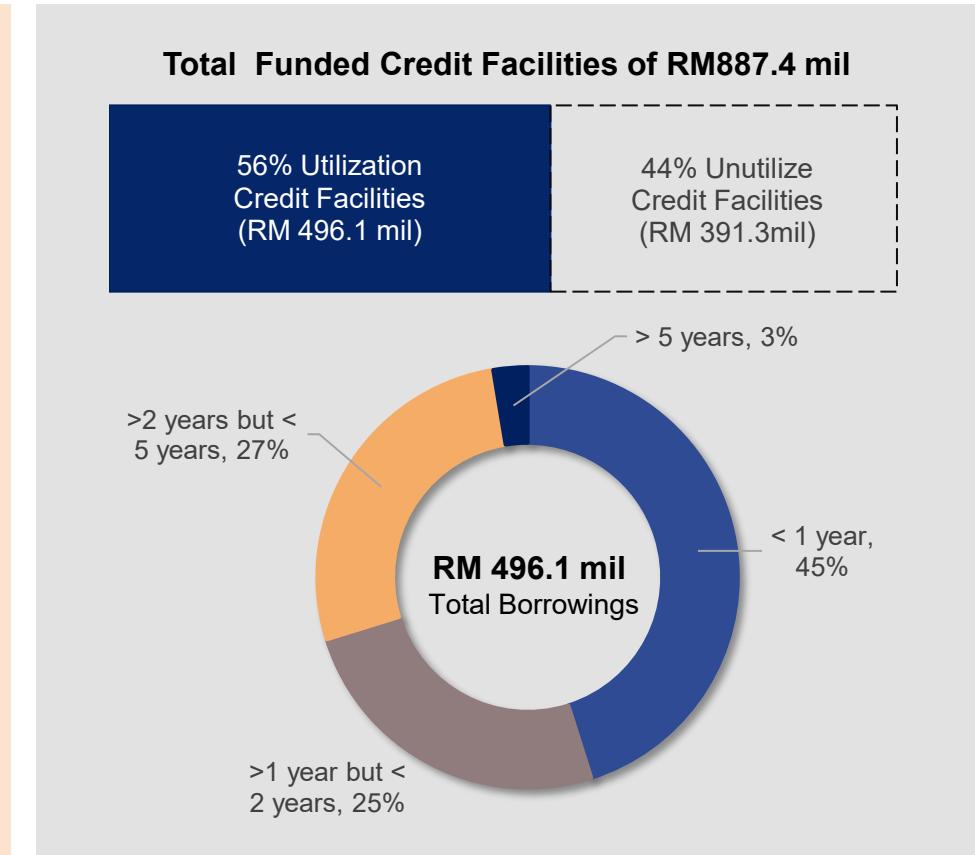
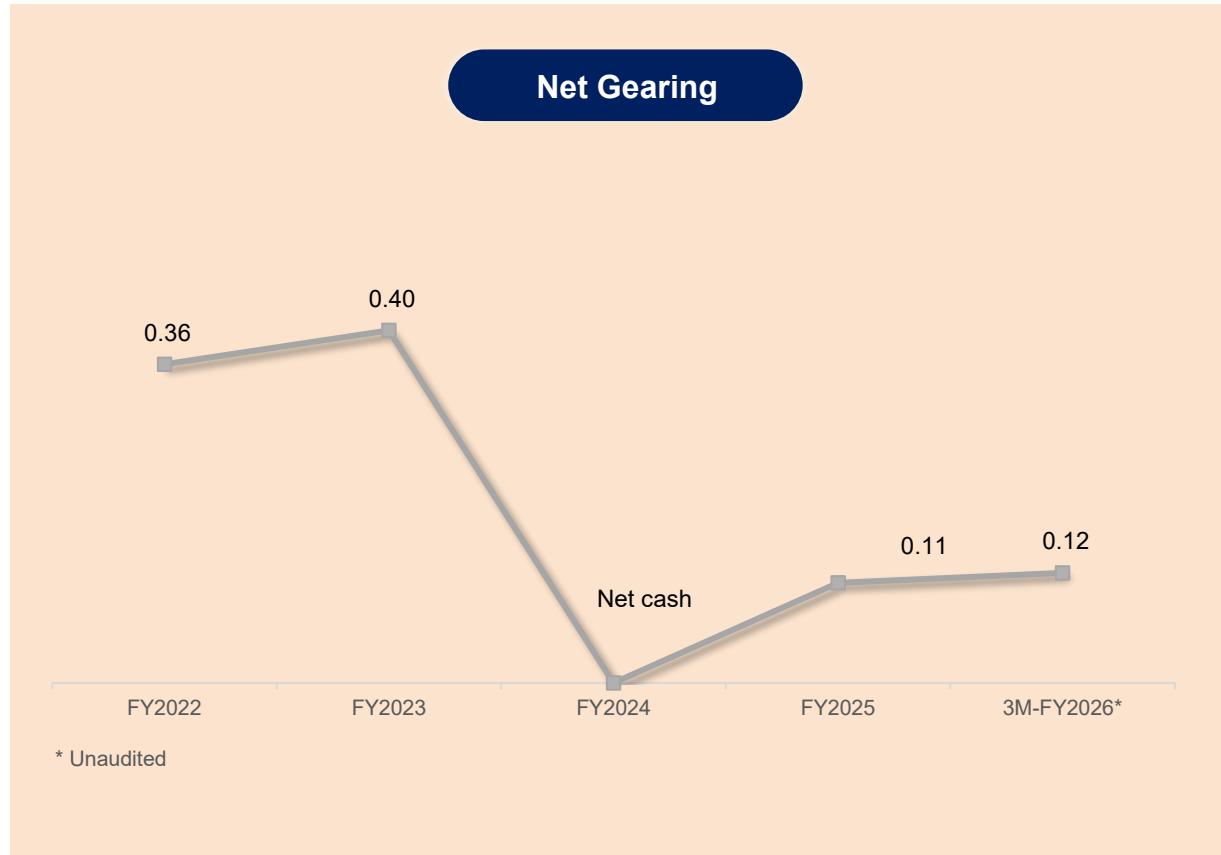
RM'mil

Return on Equity



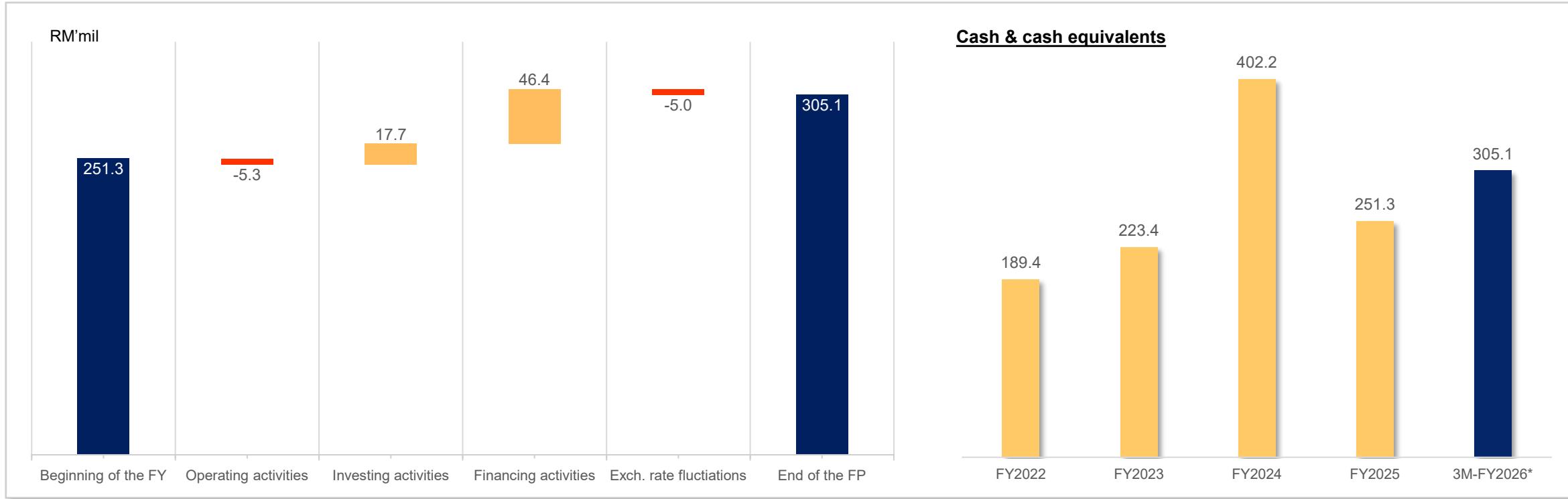
KEY FINANCIAL METRICS

FINANCIAL LEVERAGE



KEY FINANCIAL METRICS

CASHFLOWS



* Unaudited

Negative operating cash flows for 3M-FY2026 were mainly due to deposits paid for Mont Kiara land as well as 2 land transactions in Vietnam

Positive investing activities were due to upliftment of fixed deposit secured for District 8, HCMC, Vietnam land acquisition.

Positive financing cash flow was primarily driven by RM100.0 mil MTN issued as working capital for the Group.

The Group's Cash and Bank Balances stood at **RM387.2** million, including the cash of RM62.1 million, pledged to the banks as security for banking facilities, before netting off an overdraft facility of RM20.0 million.

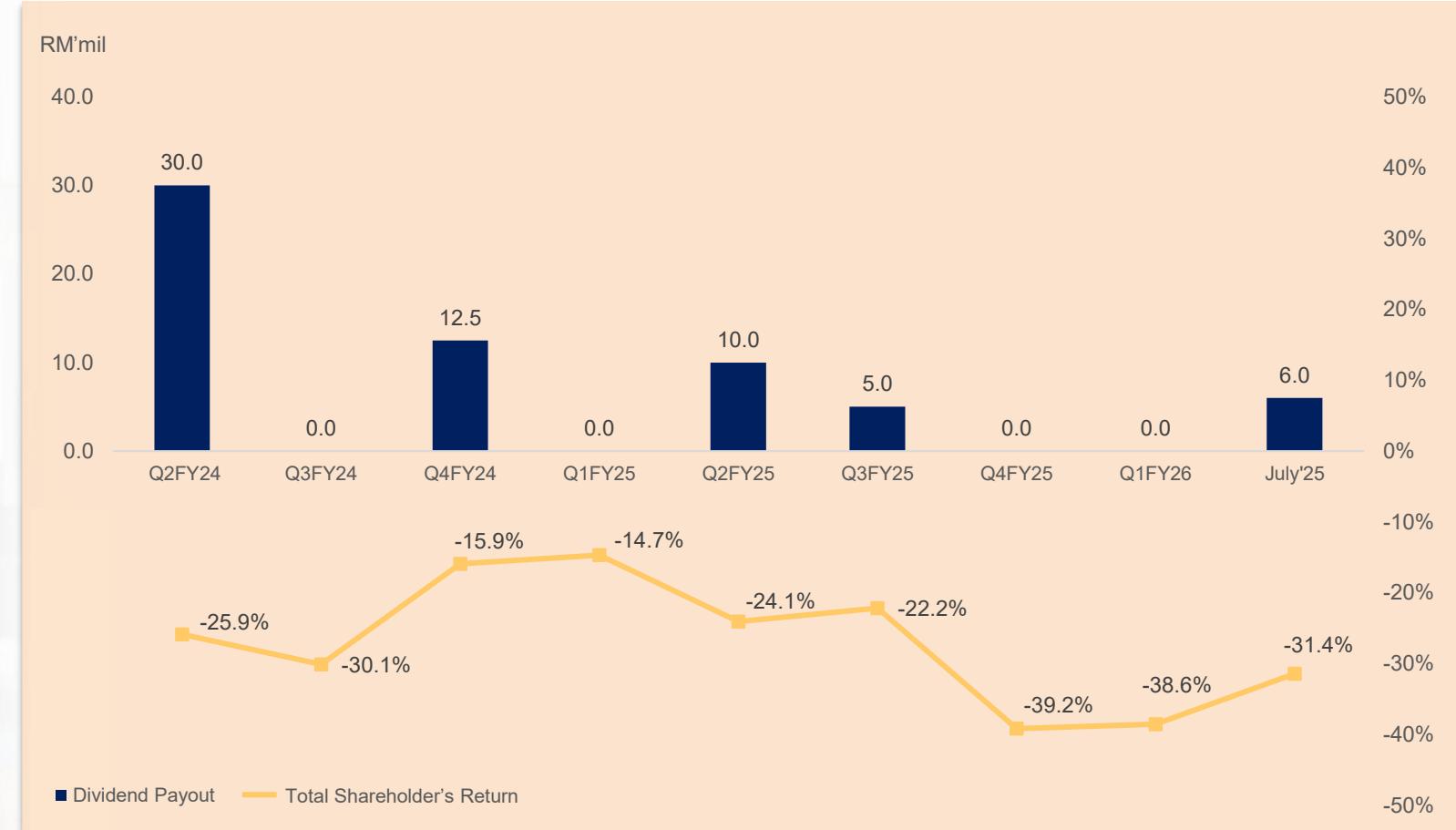
KEY FINANCIAL METRICS

TOTAL SHAREHOLDERS' RETURN



 Committed 20%
PATAMI dividend
payout

 - Sen
Dividend Payout
FY2025: 1.10 sen





BUSINESS UPDATES

BUSINESS UPDATE

ON-GOING PROJECTS: MALAYSIA *(as of 30 JUNE 2025)*



Projects	Location	Launch	Product Type	GDV (RM'mil)	Take-up rate*	Construction Progress
Curvo Residences	Setapak	Apr'23	Condominium	575.1	64.1%	77.7%
Vesta Residences	Setiawangsa	Oct'23	Apartment	587.1	81.7%	22.8%

Project update:

- Curvo Residences recorded 7.1% sales during the quarter, showing encouraging progress. The project is expected to be completed by Q4FY2026.
- Vesta Residences has performed steadily although its current construction progress stood at 22.8%. The construction progress is expected to regain its pace following the replacement of the main contractor.

* Based on SPA signed

BUSINESS UPDATE

UPCOMING LAUNCHING: KLANG VALLEY, MALAYSIA

SkyWorld®

SkyAman1
R E S I D E N C E S

- ✓ Located at Cheras, Kuala Lumpur
- ✓ Official launch in August 2025
- ✓ Target completion in FY2030
- ✓ 510 units with est. GDV RM428.9 mil
- ✓ Unit size: 1,097 sq.ft - 2,909 sq.ft
- ✓ Selling price from RM700,000 - RM1,615,000



BUSINESS UPDATE

UPCOMING LAUNCHING: KLANG VALLEY, MALAYSIA

SkyWorld®



- ✓ Located at Brickfields, Kuala Lumpur
- ✓ Target launch by 3rd Quarter FY2026
- ✓ Target completion in FY2029
- ✓ 492 units with est. GDV RM211.0 mil
- ✓ Unit size at 900 sq.ft
- ✓ Selling price from RM390,000 - RM490,000

BUSINESS UPDATE

UPCOMING LAUNCHING: PENANG, MALAYSIA

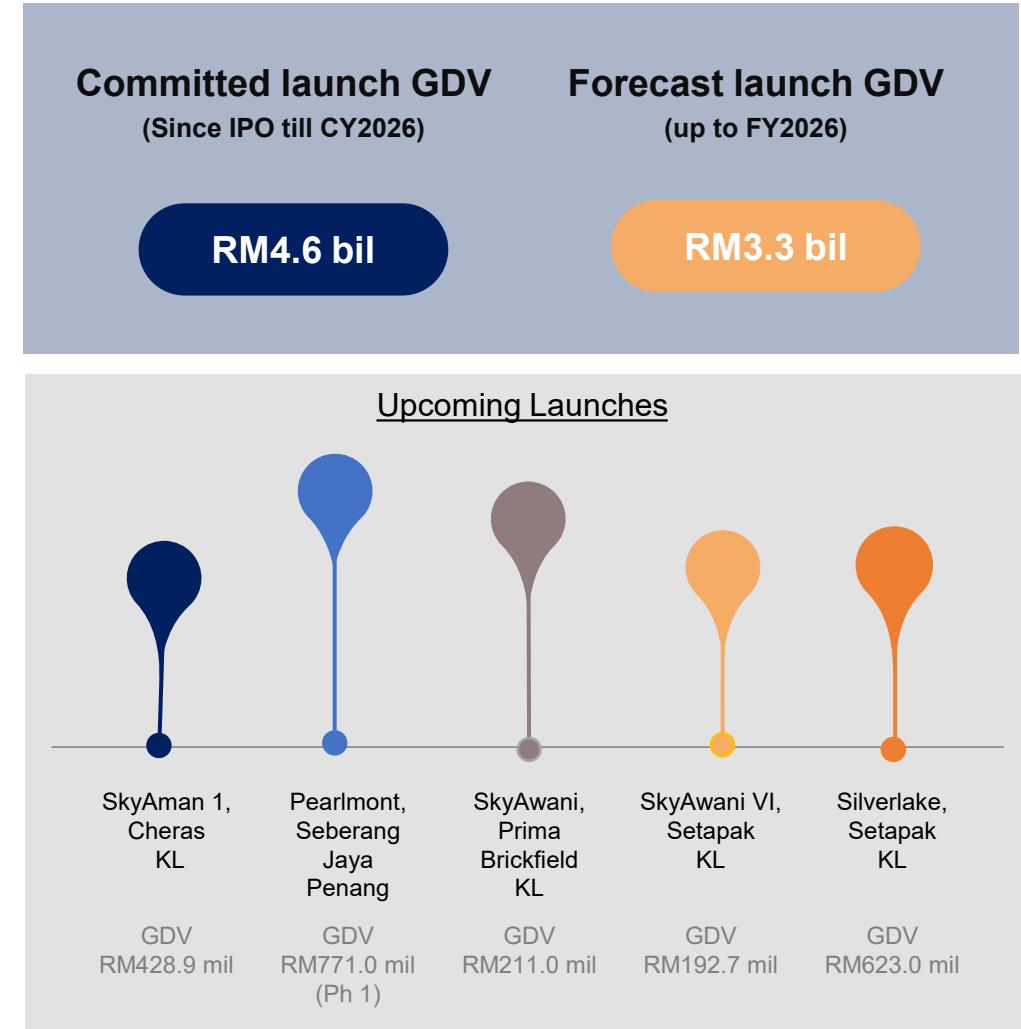
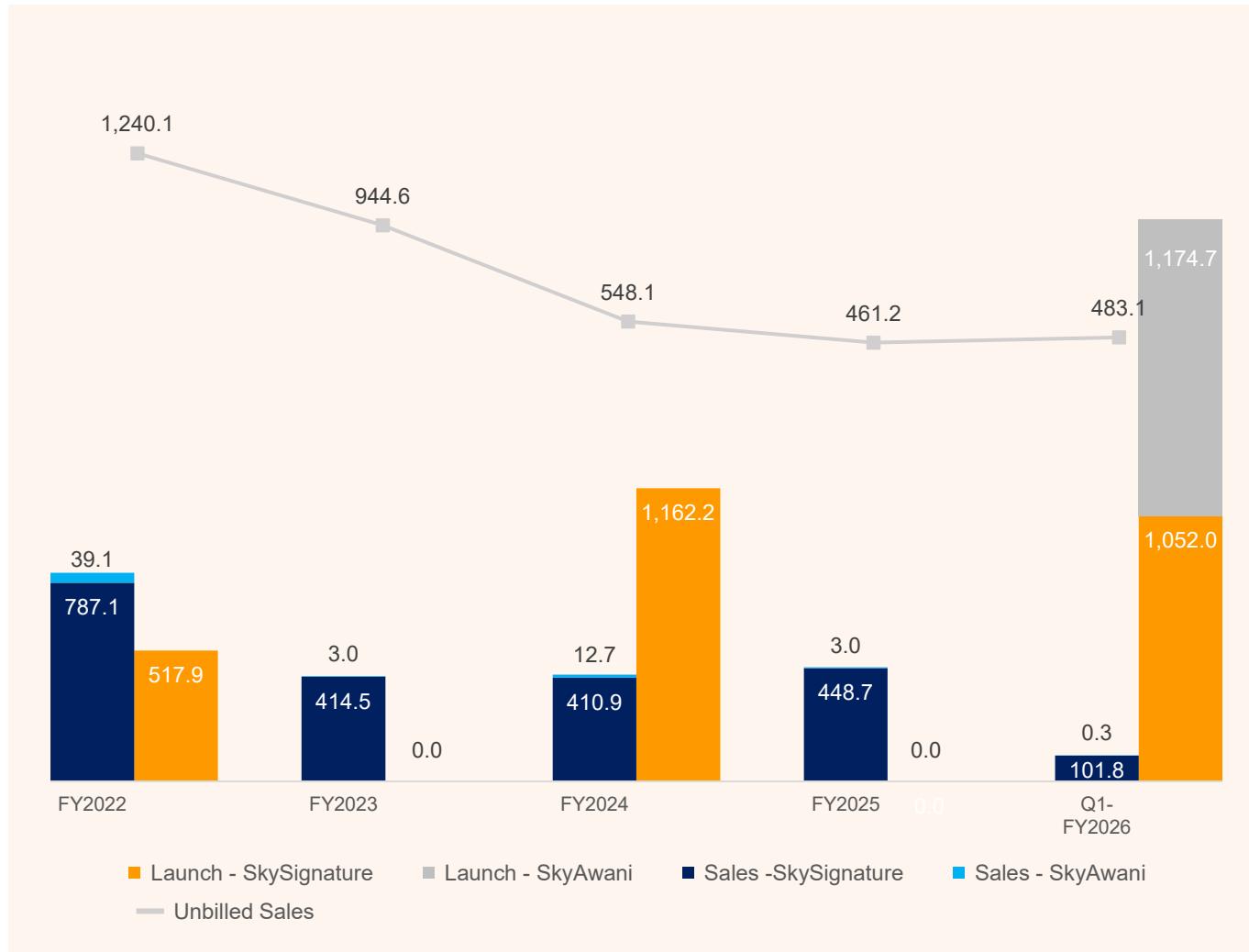
SkyWorld® PEARLmont

-  Integration of a vertical school into community for enhanced convenience and educational access
-  First 3 towers offering 1,846 units of houses opened for sales
-  First residential development in Malaysia to fully adopt prefabricated prefabricated volumetric construction technology
-  Equipped with SkyWorld Healthy Home, Pay-per-Use clubhouse and a smart community living
-  Estimated GDV of over RM2 billion freehold development located at Seberang Jaya, Penang
-  10-year warranty on waterproofing and piping
-  Each unit features 900 sqft built up, priced starting RM328,000. RM0.18/sf maintenance fee cap for 10 years
-  Target launch in 3rd Quarter FY2026



BUSINESS UPDATE

SALES AND LAUNCH: MALAYSIA



13D Project at Binh Chanh

- MOU extended to Q3 FY2026 to finalize the Definitive Agreement

District 8 Land

- Entered into amended SPA on 30 May 2025
- Target completion: CY 2026
- Target launch: CY 2027



BUSINESS UPDATE

GROUPS' DEVELOPABLE LANDBANKS *(as of 30 JUNE 2025)*

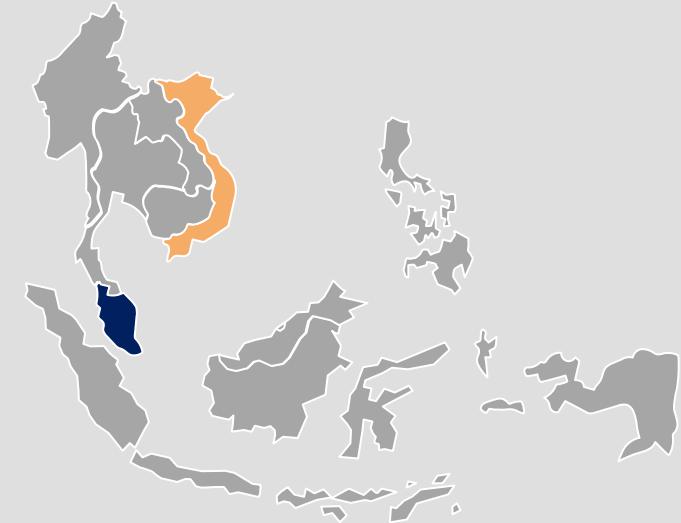
SkyWorld®

Urban Integration
into the existing urban fabric,
contributing to the vibrancy
and vitality of the city

Potential for Mixed Use
Versatile spaces allow for
other developments

Resilience
Adaptability to changing urban
needs of home buyers

Location	Size (acres)	Estimated GDV (RM'billion)
Kuala Lumpur		
Setapak	37.1	4.2
Setiawangsa	5.2	0.4
Bukit Jalil	2.7	0.2
Taman Desa	2.7	0.1
Cheras	4.9	0.6
Batu Caves	3.3	0.3
Brickfields	2.0	0.2
Mont Kiara	3.0	0.8
Penang		
Seberang Jaya	34.0	2.3
Batu Kawan	161.5	10.5
	256.4	19.6
Vietnam		
Ho Chi Minh City	1.3	0.3
Total	257.7	19.9



256.4 acres

1.3 acres

Malaysia

Vietnam



8 Aug 2025, entered into SPA

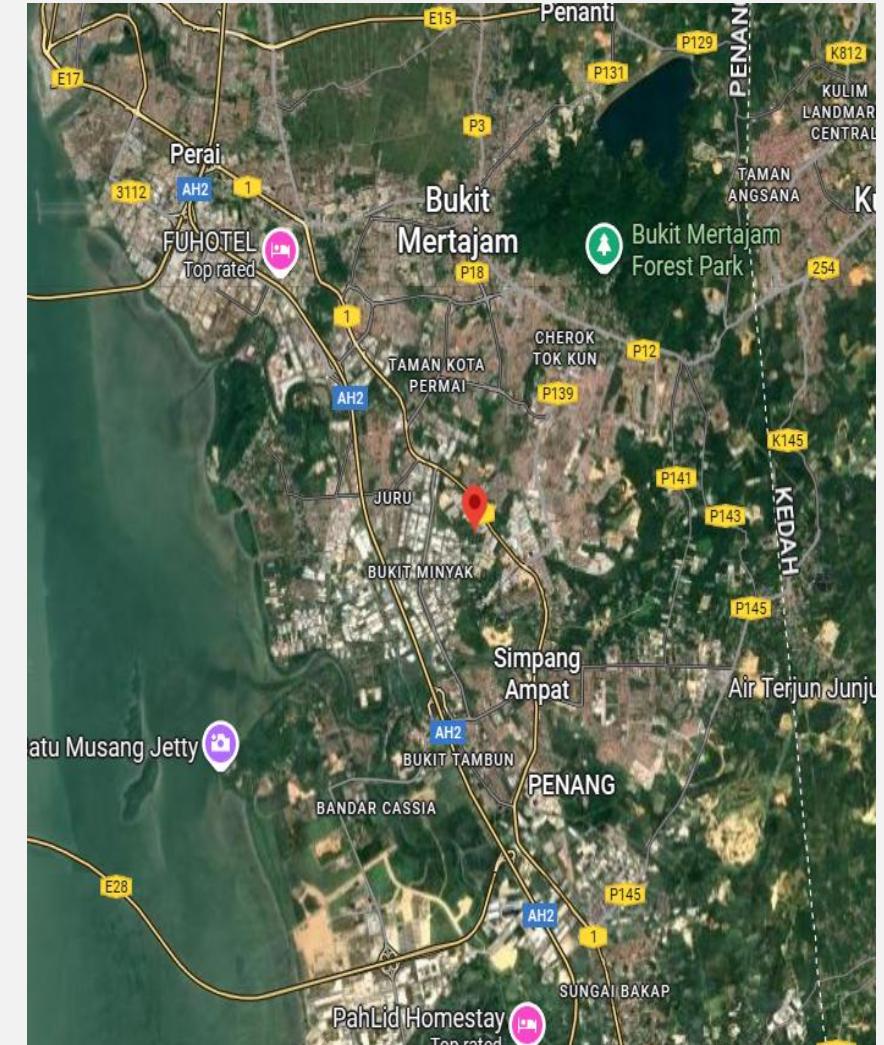
- Purchase consideration: RM82.7 mil.
- Approximately 26.4 acres freehold lands all held under Mukim 14, Daerah Seberang Perai Tengah, Negeri Pulau Pinang.
- The factory is strategically located near Batu Kawan (12 km) and Seberang Jaya (15 km), with strong infrastructure, good accessibility, and nearby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

Q4 FY2026

- Construction commencement

Q3FY2027

- The facility expected to be operational



BUSINESS UPDATE

BUILT-TO-RENT PROPERTIES *(as of 30 JUNE 2025)*

Sama Square

	4.15 acres in Setapak		44 retail lots and a commercial space		Net lettable area of 60,255 square feet
	Commenced operation in May 2024		Occupancy rate* @ 97%		

SkyBlox

	2.73 acres in Setapak		128 units with 320 lettable rooms		Commenced operation in August 2023
	Occupancy rate* @ 30%				

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



BUSINESS UPDATE

AWARDS AND ACCOLADES

SkyWorld®



FIABCI World Prix d'Excellence Award

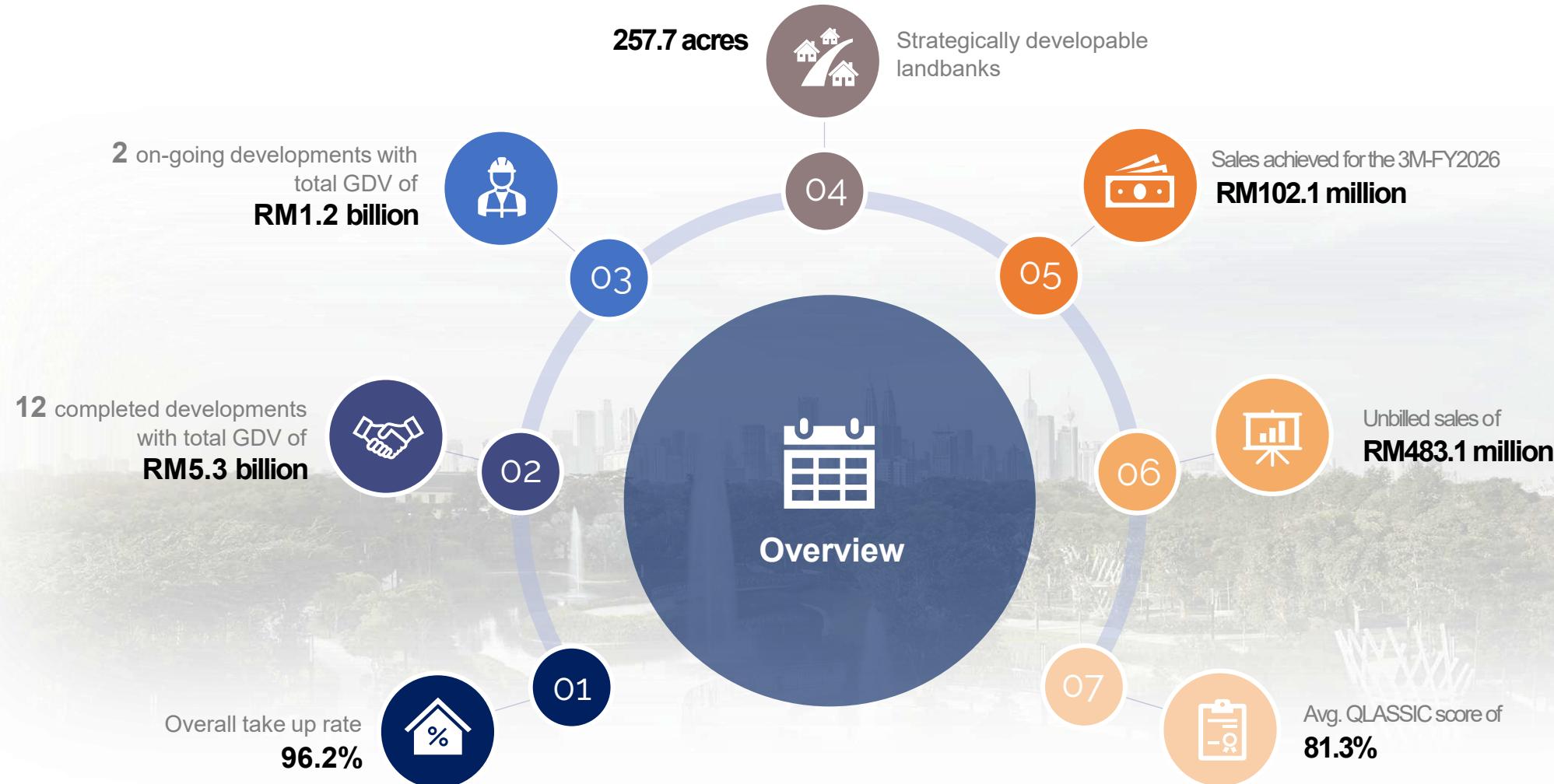


The Edge Best Managed & Sustainable Property Awards 2025



BUSINESS UPDATE

SUMMARY AT A GLANCE



Sustainability Updates - FY2025 ESG Scorecard

 <p>FTSE4Good Rating: ★★★★★</p>  <p>Top 10% on the Bursa Main Market</p>	<p>Achieve a minimum of Bronze GreenRE Certification or GBI Compliant rating for all new High-Rise Development in Klang Valley by FY2025</p>	 <p>Provide energy-efficient lighting in all common areas for High-Rise Developments in Klang Valley by FY2025</p>	<p>Install at least two Electric Vehicle ("EV") charging stations at all High-Rise Development in Klang Valley by FY2025</p>  <p>In Progress</p>	
 <p>Adopt TCFD for sustainability reporting by FY2025</p>	<p>Establish a 3-year baseline data of non-hazardous waste diverted from disposal by FY2027</p> 	<p>Allocating more than 10% of green spaces from development areas in all High-Rise Developments in Klang Valley by FY2025</p>	<p>Establish a 3-year baseline data of construction materials consumed by FY2027</p>  <p>In Progress</p>	
 <p>Zero Fatalities per annum</p> 	<p>Zero Loss Time Injury per annum</p> 	<p>At least 30% female representation on Board and Senior Management</p> 	<p>Zero substantiated human rights violation annually</p> <p>Average 8 hours of training per employee per annum</p> 	
 <p>Zero confirmed incidents of Anti-Bribery and Corruption (ABAC) violation per annum</p> 		<p>Zero substantiated incidents of data privacy and security breach annually</p>		<p>Zero Fines received from environmental and social non-compliance annually</p>

Sustainability-related Group Policies

No.	Policy	
1	Board Charter	✓
2	Whistle Blower Policy	✓
3	Anti-Bribery & Corruption Policy	✓
4	Directors' Fit & Proper Policy	✓
5	Code of Conduct	✓
6	Conflict of Interest Policy	✓
7	Related Party Transaction Policy	✓
8	Sustainability and Climate Change Policy	✓
9	Supply Chain Policy	✓
10	Board Diversity Policy	✓
11	External Auditor's Assessment Policy	✓
12	Remuneration Policy for Directors & KSM	✓
13	Occupational Health and Safety ("OHS") Policy	✓
14	Human Rights and Employee Wellbeing Policy	✓



THANK YOU!

PROSPECT

VISION

**Always Best City
Developer**



SkyWorld®

01 **Technological Advancements**

Partnered with a prominent construction company in Singapore in exploring cutting edge technology, Prefabricated Prefinished Volumetric Construction (PPVC)

02 **Area Expansion**

Widening business landscape of urban areas in Peninsular Malaysia

03 **Focus on sustainability**

Healthy Building Health Living concept. Elevated living by balancing affordability and liveability

BUSINESS UPDATE

ON-GOING PROJECT PROGRESS

SkyWorld®

Curvo Residences



Vesta Residences



BUSINESS UPDATE

GROUPS' COMPLETED PROJECTS



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	1286	100.0%	76%
SkyAwani II Residences, Sentul	2.77	Mar-17	Feb-20	265.2	708	98.8%	79%
SkyAwani II Commercial, Sentul					102		
SkyAwani III Residences, Setapak	4.58	Feb-18	Apr-22	572.7	1905	100.0%	79%
SkyAwani IV Residences, Setapak	3.15	Sep-19	Jan-24	534.9	1782	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	99.7%	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	1309	100.0%	86%
SkyVogue Residences, Taman Desa	1.34	Sep-20	Mar-25	278.9	333	99.7%	84%
Edgewood Residences, Setapak	3.79	Apr-21	Jan-25	518.2	960	99.4%	86%