



Q1FY2026 Quarterly Result Presentation

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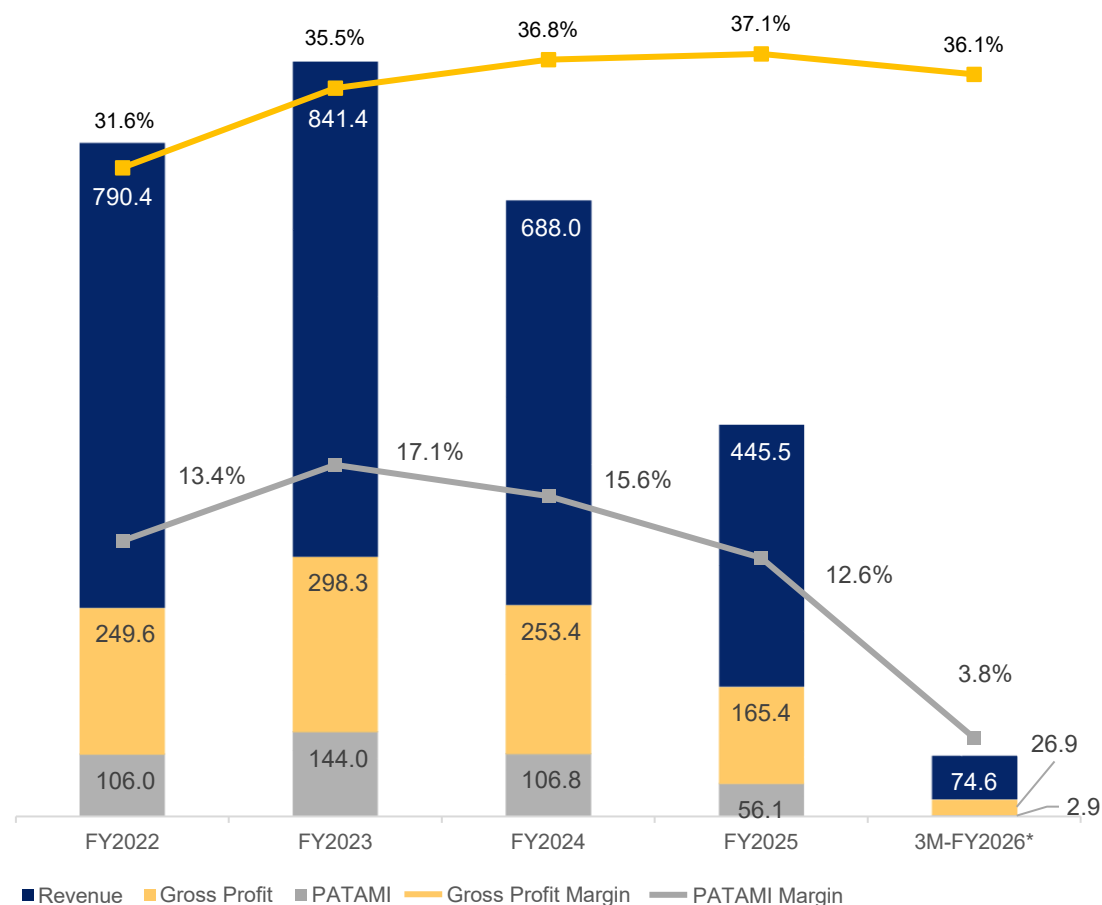
KEY FINANCIAL METRICS

FINANCIAL PERFORMANCE



Annually

RM'mil



* Unaudited

- 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.

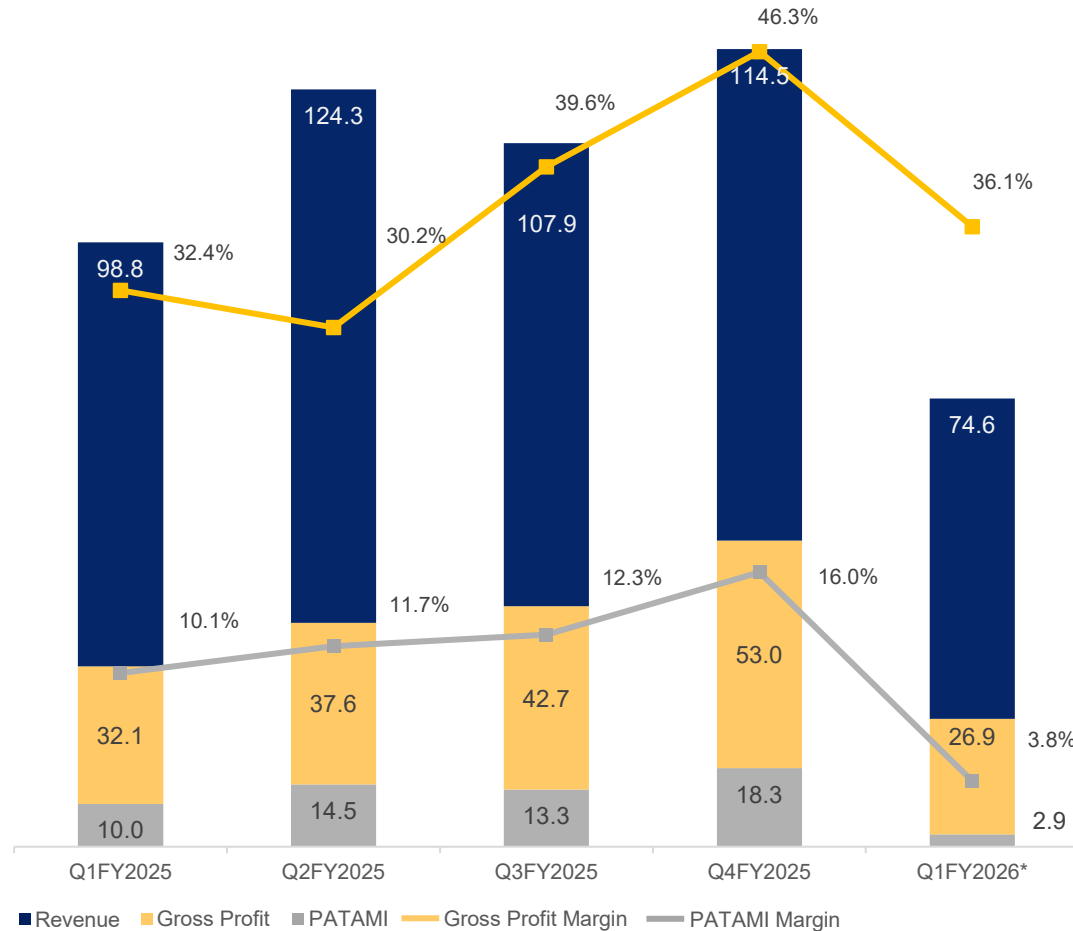
KEY FINANCIAL METRICS

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

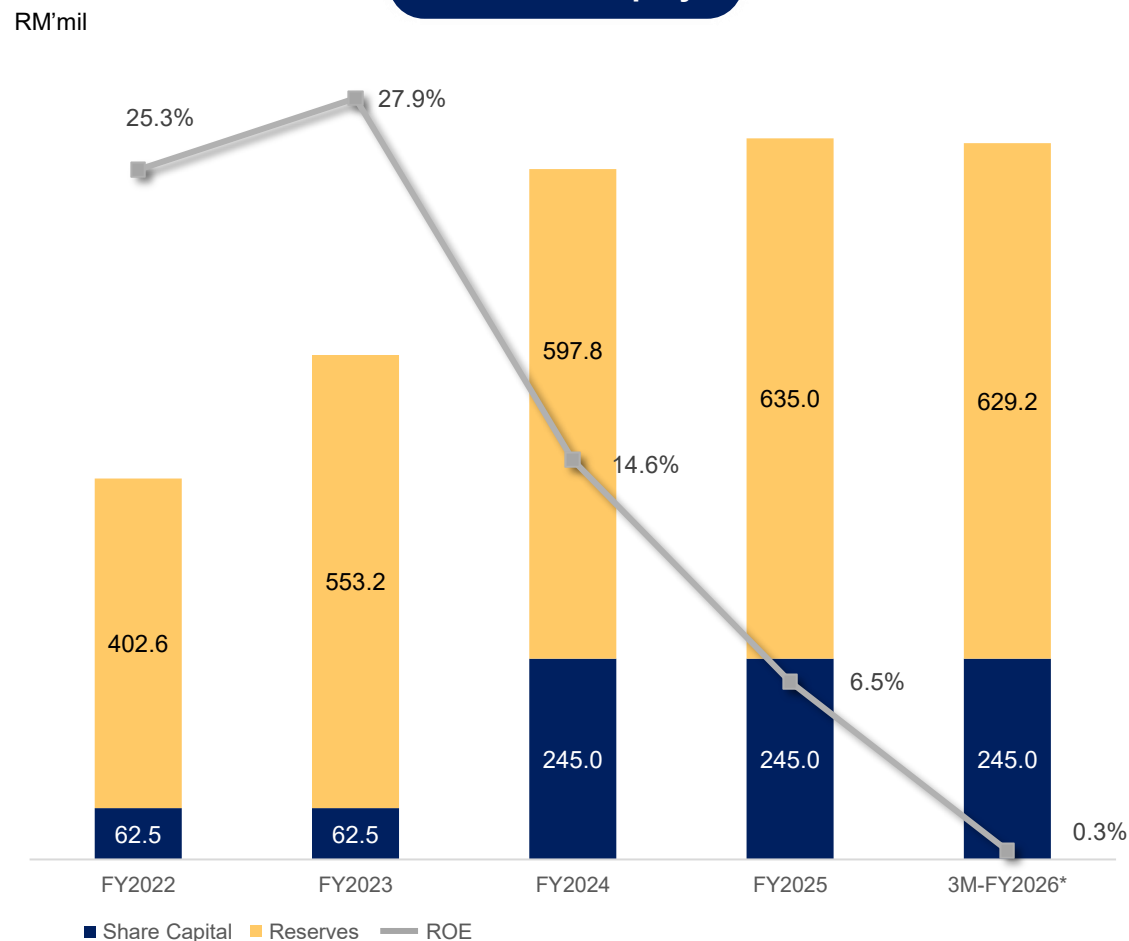
FY2026: RM496.1 mil*

FY2025: RM449.2 mil

* Unaudited

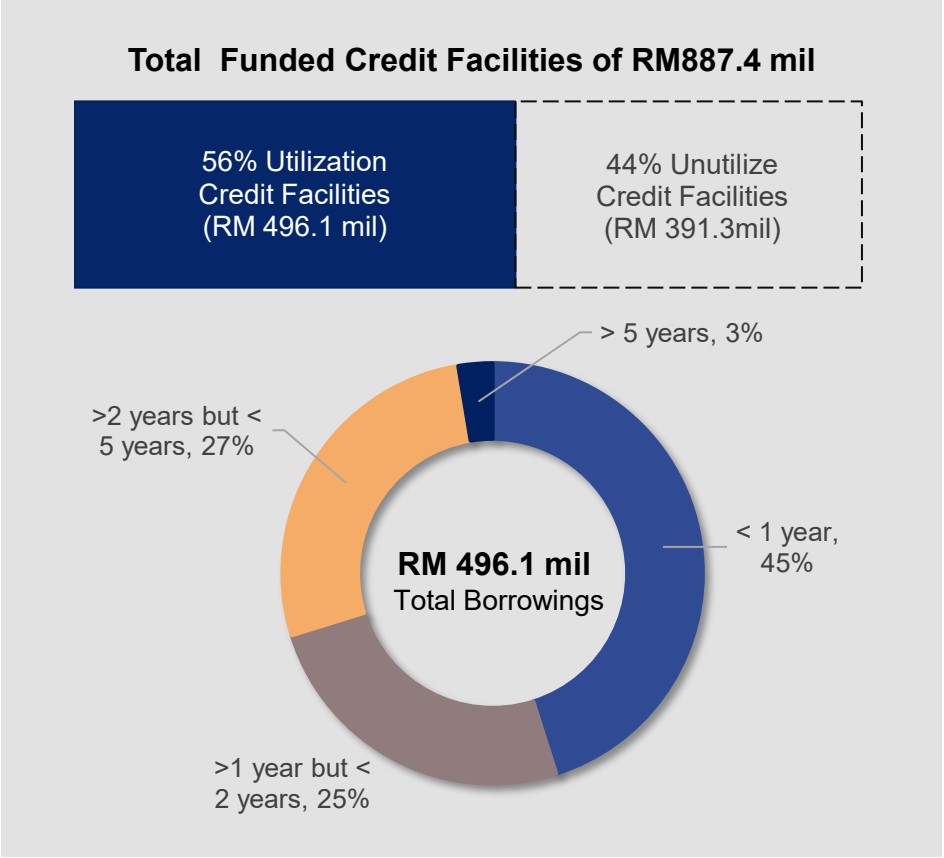
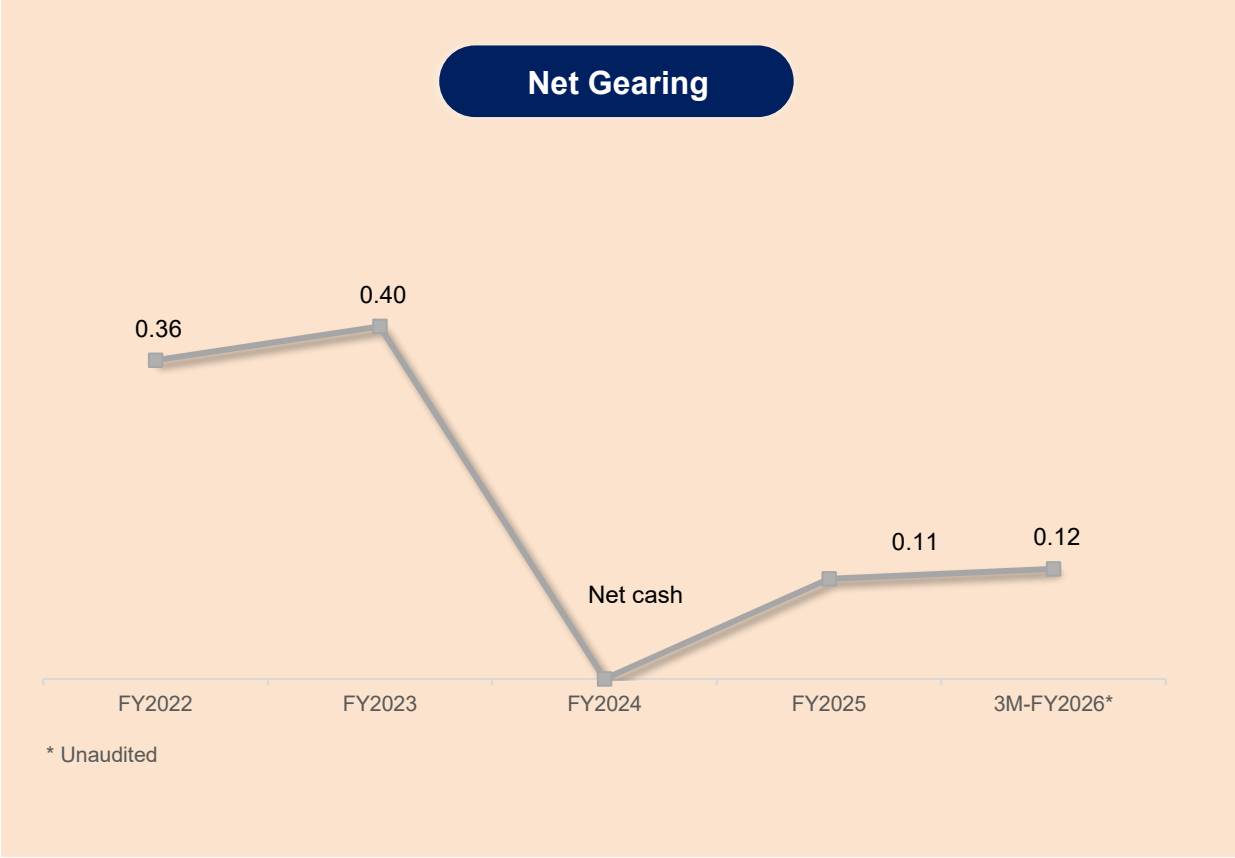
Return on Equity

RM'mil



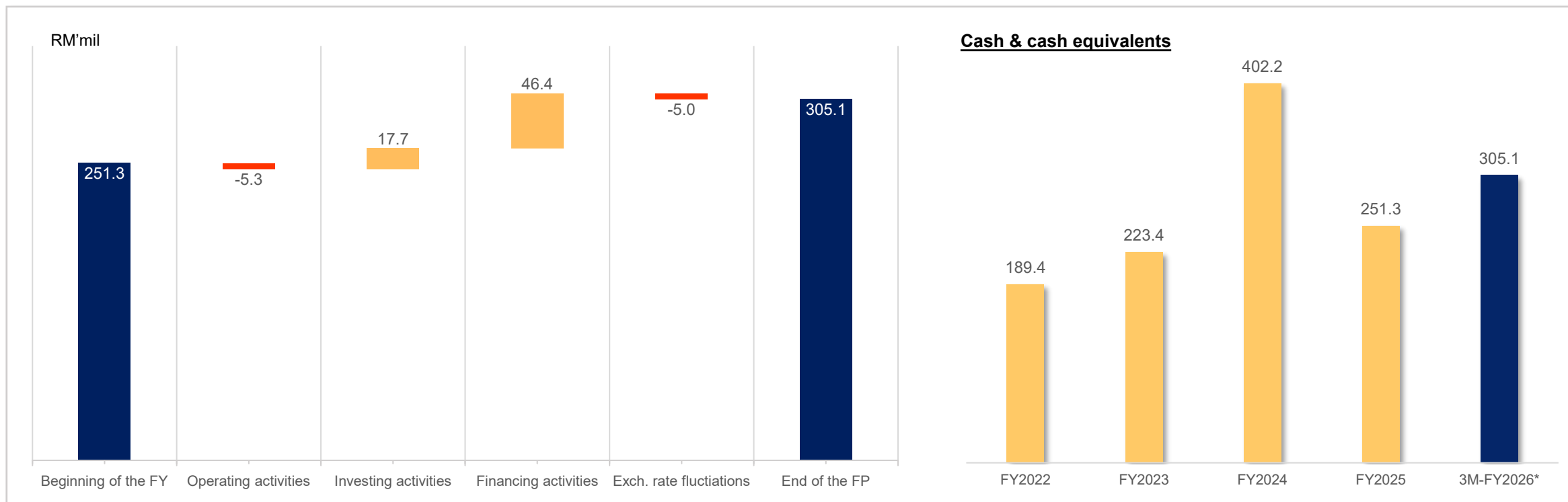
KEY FINANCIAL METRICS

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

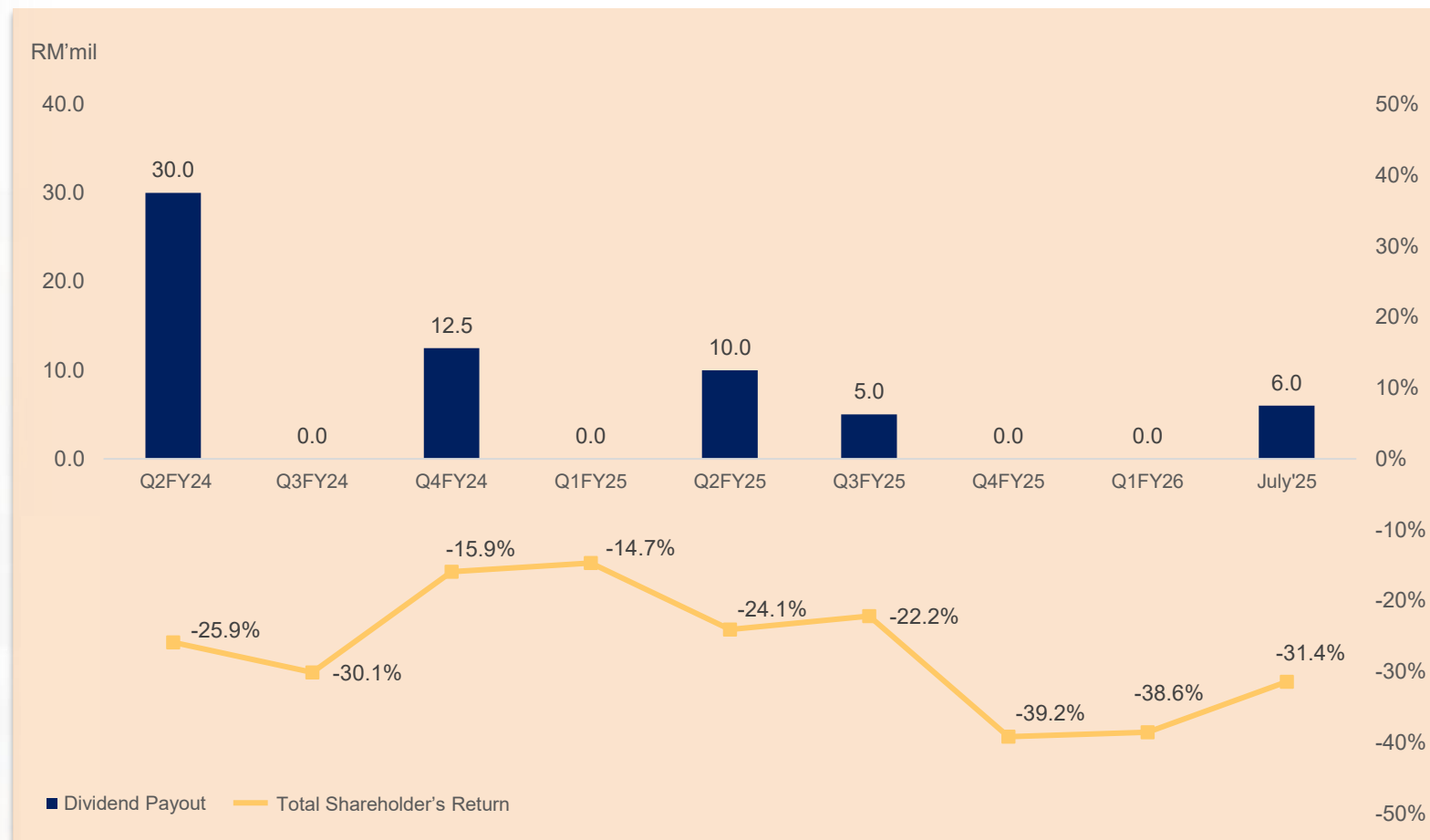
TOTAL SHAREHOLDERS' RETURN



**Committed 20%
PATAMI dividend
payout**



**- sen
Dividend Payout
FY2025: 1.10 sen**



The background of the slide is a wide-angle photograph of a lush green park. In the foreground, there is a winding path and a small pond with several water fountains. The park is filled with dense trees and greenery. In the background, a city skyline is visible under a cloudy sky. The text 'SkyWorld' is superimposed on the upper part of the image.

SkyWorld[®]

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, show 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 RESIDENCES

- ✓ 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



- ✓ 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



Estimated GDV of over RM2 billion freehold development located at Seberang Jaya, Pinang



First 3 towers offering 1,846 units of houses opened for sales



10-year warranty on waterproofing and piping



First residential development in Malaysia to fully adopt prefabricated prefinished volumetric construction technology



Each unit features 900 sqft built up, priced starting RM328,000. RM0.18/sf maintenance fee cap for 10 years



Equipped with SkyWorld Healthy Home, Pay-per-Use clubhouse and a smart community living

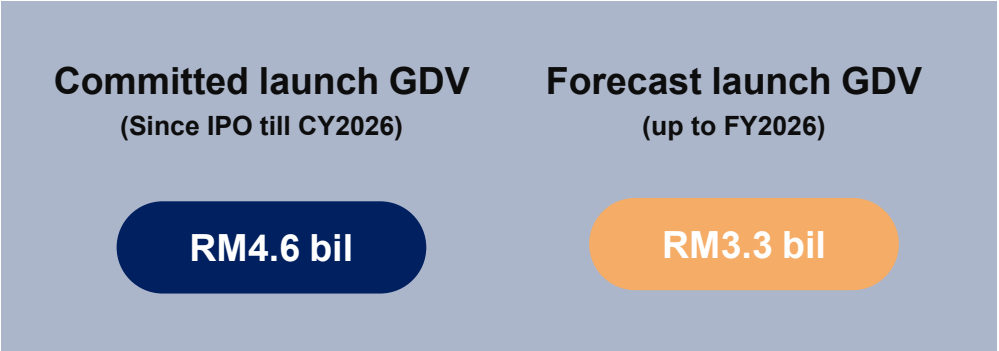
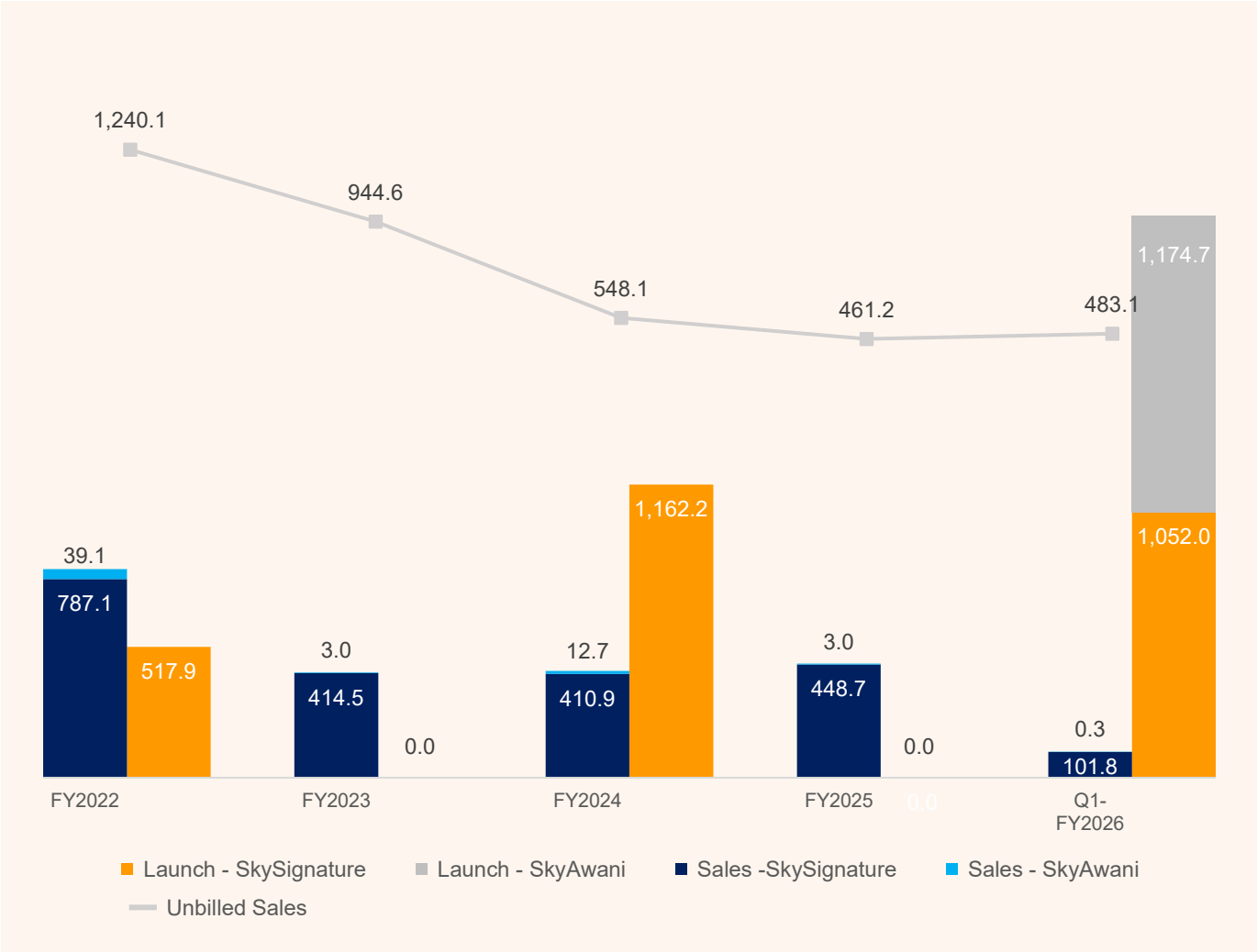


Target launch in 3rd Quarter FY2026



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)



Urban Integration

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

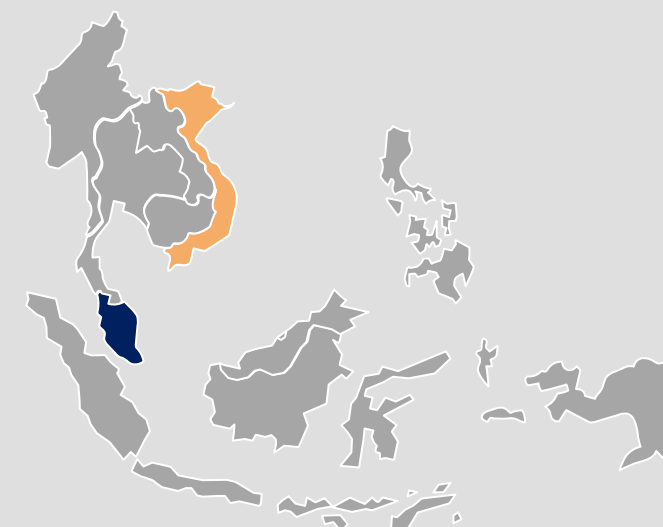
Potential for Mixed Use

Versatile spaces allow for
other developments

Resilience

Adaptability to changing urban
needs of home buyers

Location	Size (acres)	Estimated GDV (RM'billion)
<u>Kuala Lumpur</u>		
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
<u>Penang</u>		
Seberang Jaya	34.0	2.3
Batu Kawan	161.5	10.5
	256.4	19.6
<u>Vietnam</u>		
Ho Chi Minh City	1.3	0.3
Total	257.7	19.9



256.4 acres

Malaysia

1.3 acres

Vietnam

BUSINESS UPDATE

PREFABRICATED PREFINISHED VOLUMETRIC CONSTRUCTION



8 Aug 2025, entered into SPA

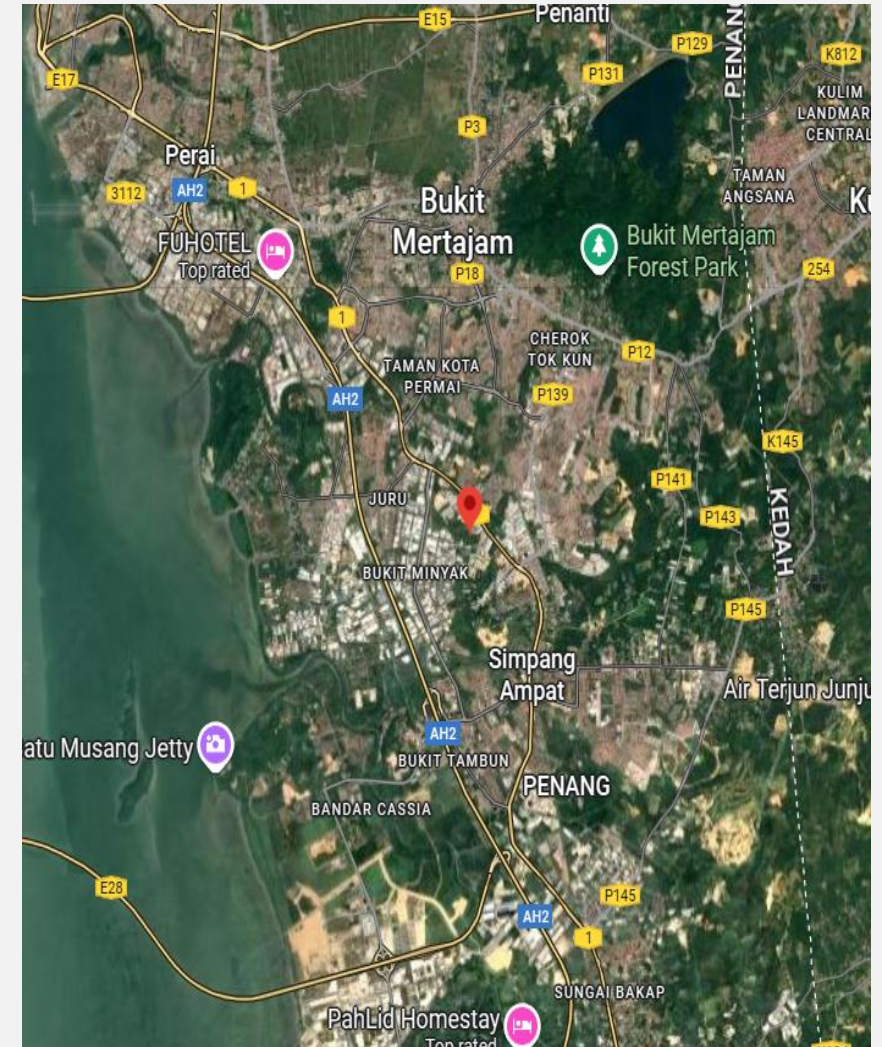
- Purchase consideration: RM82.7 mil.
- Approximately 26.4 acres freehold lands all held under Mukim 14, Daerah Seberang Perai Tengah, Negeri Pulau Pinang.
- The factory is strategically located near Batu Kawan (12 km) and Seberang Jaya (15 km), with strong infrastructure, good accessibility, and nearby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



FIABCI World Prix d'Excellence Award



The Edge Best Managed & Sustainable Property Awards 2025

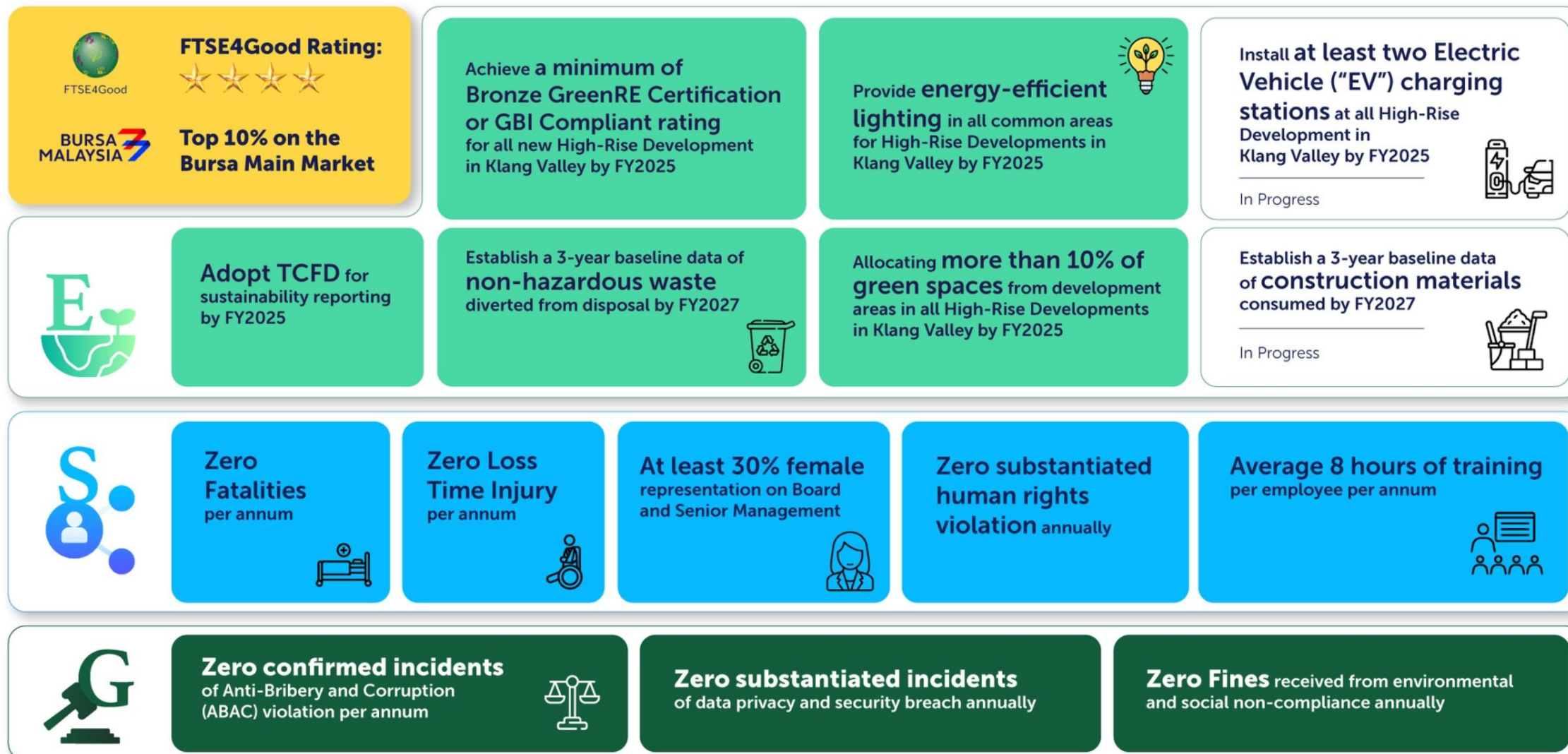


BUSINESS UPDATE



SUMMARY AT A GLANCE



Sustainability Updates - FY2025 ESG Scorecard



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	✓

SkyWorld[®]

THANK YOU!

PROSPECT



VISION

**Always Best City
Developer**



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%