



**Q2FY2026**  
(JULY - SEPT 2025)

# QUARTERLY RESULT PRESENTATION



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## 1. SkyWorld Growth Strategy

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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 RM1.6B**

#### Curvo Residences, Setapak KL

GDV: RM 575.1 million  
Launch: April 2023



#### Vesta Residences, Sentul KL

GDV: RM 587.1 million  
Launch: October 2023



#### SkyAman 1 Residences, Cheras KL

GDV: RM 428.9 million  
Launch: August 2025



SkyAwani PRIMA Residences,  
Brickfields KL



SkyAwani 6 Residences,  
Setapak KL



SkyWorld Pearlmont Residences,  
Seberang Jaya, Penang



SilverLake Residences,  
SkySanctuary, Setapak KL

**Upcoming Launches > RM1.8B**

(JUL 2025 – MAR 2026)

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### OVERVIEW SNAPSHOT



## FINANCIAL PERFORMANCE SNAPSHOT

### Revenue



**27.7% y-o-y**

**1H FY2026:**  
RM 161.3 mil.

**1H FY2025:**  
RM 223.1 mil.

### Gross Profit



**16.9% y-o-y**

**1H FY2026:**  
RM 57.9 mil.

**1H FY2025:**  
RM 69.6 mil.

### PATAMI



**56.0% y-o-y**

**1H FY2026:**  
RM 10.8 mil.

**1H FY2025:**  
RM 24.5 mil.

### Return on Equity



**57.9% y-o-y**

**1H FY2026:**  
1.2%

**1H FY2025:**  
2.9%

### Earnings Per Share



**1.37 sen**

**1H FY2026:**  
1.08 sen

**1H FY2025:**  
2.45 sen

### Market Cap



**RM 100 mil.**

**RM 540 mil.**  
as at 30 Sept 2025

**RM 440 mil.**  
as at 30 Jun 2025

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### 3. Financial Review

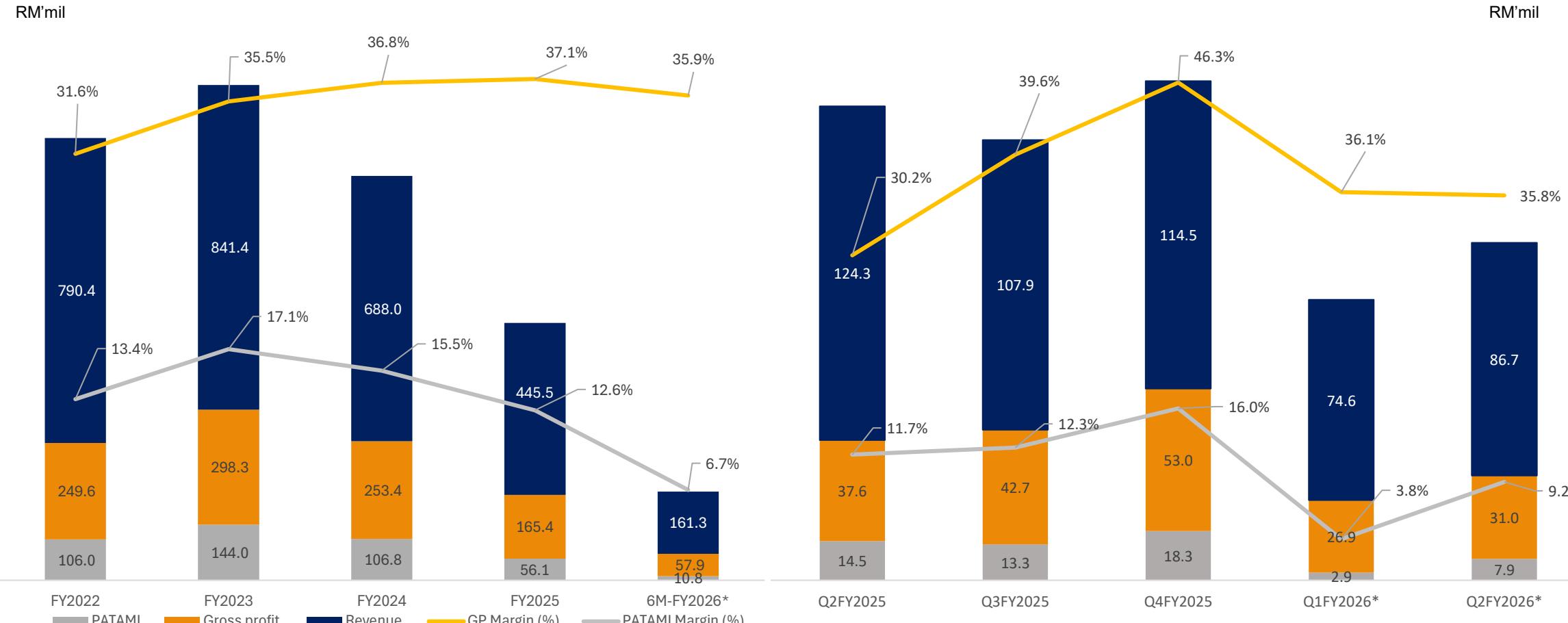
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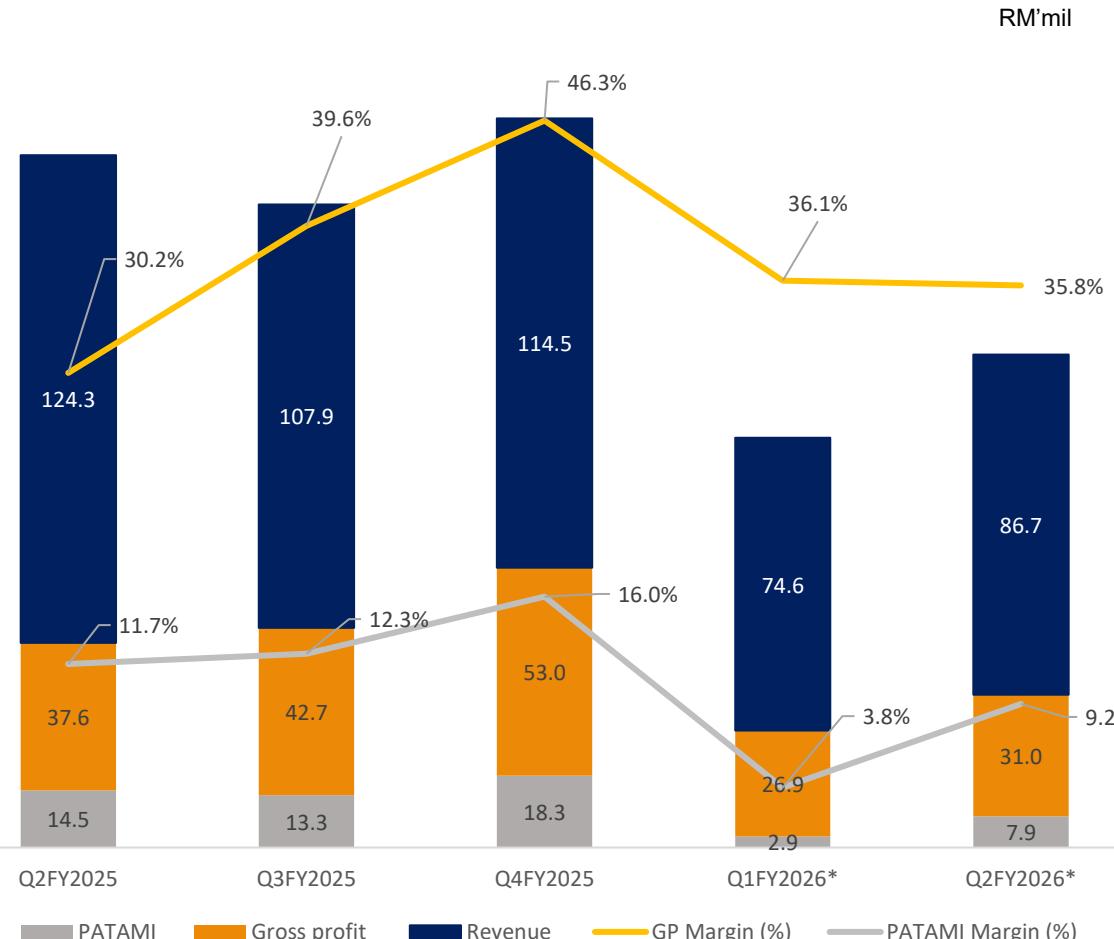
## FINANCIAL PERFORMANCE

Annually



\* Unaudited

Quarterly



\* Unaudited

## FINANCIAL PERFORMANCE

RM 'mil	Q1 FY2026	Q2 FY2026	QoQ%	1H FY2025	1H FY2026	YoY%
<b>Revenue</b>	74.6	86.7	 16.2	223.1	161.3	 (27.7)
<b>Gross Profit</b>	26.9	31.0	 14.8	69.6	57.9	 (16.9)
<b>% Margin</b>	36.1%	35.8%	 (1.2)	31.2%	35.9%	 15.0
<b>PBT</b>	5.6	9.6	 71.1	34.4	15.2	 (55.7)
<b>% Margin</b>	7.5%	11.1%	 47.3	15.4%	9.4%	 (38.7)
<b>PATAMI</b>	2.9	7.9	 178.2	24.5	10.8	 (55.9)
<b>% Margin</b>	3.8%	9.2%	 139.4	11.0%	6.7%	 (39.2)
<b>Basic Earning Per Share (sen)</b>	0.29 sen	0.79 sen	 172.4	2.45 sen	1.08 sen	 (55.9)

## Q2 FY2026 VS Q1 FY2026 (QoQ)

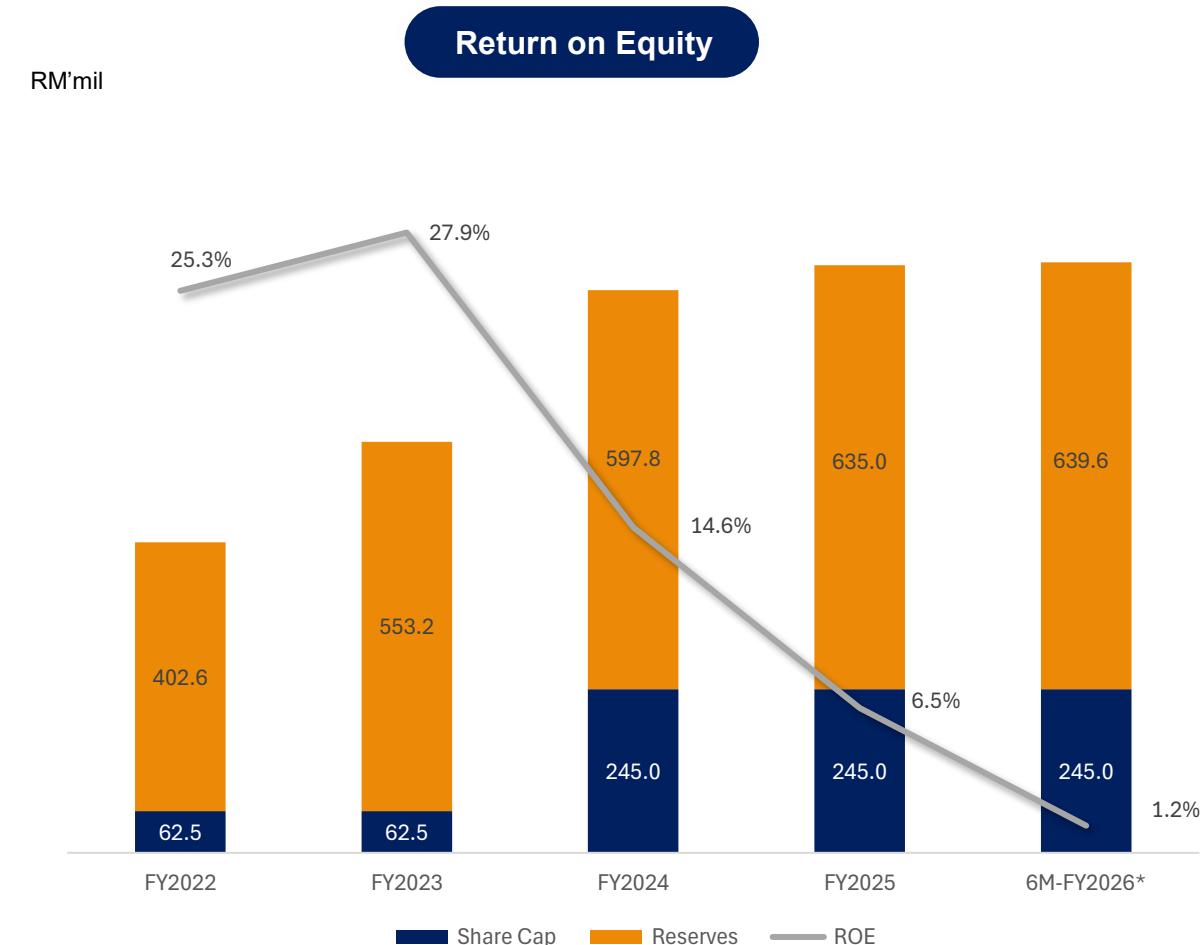
- Higher revenue in the current quarter primarily due to contribution of SkyAman 1 Residences which was newly launched during the quarter as well as improving progress from Vesta Residences.
- Gross profit margin remained stable. Although increasing of selling & marketing expenses due to new launches, the higher gross profit level improves the PATAMI margin.

## 1H FY2026 VS 1H FY2025 (YoY)

- Lower revenue in 1H FY2026 due to the absence of contributions from the 2 projects completed in FY2025, namely Edgewood Residences and SkyVogue Residences. The period's revenue was primarily supported by the 2 remaining ongoing projects with modest contribution from SkyAman 1 Residences.
- Gross profit margin sustained at 35.9%, However, the PATAMI margin declined to 6.7% due to lower gross profit level, alongside with higher financing costs mainly arising from the RM100.0 mil MTN newly issued to support Group's working capital. In addition, the unrealised FOREX loss recognised from Vietnam Venture exacerbated the margin compression.

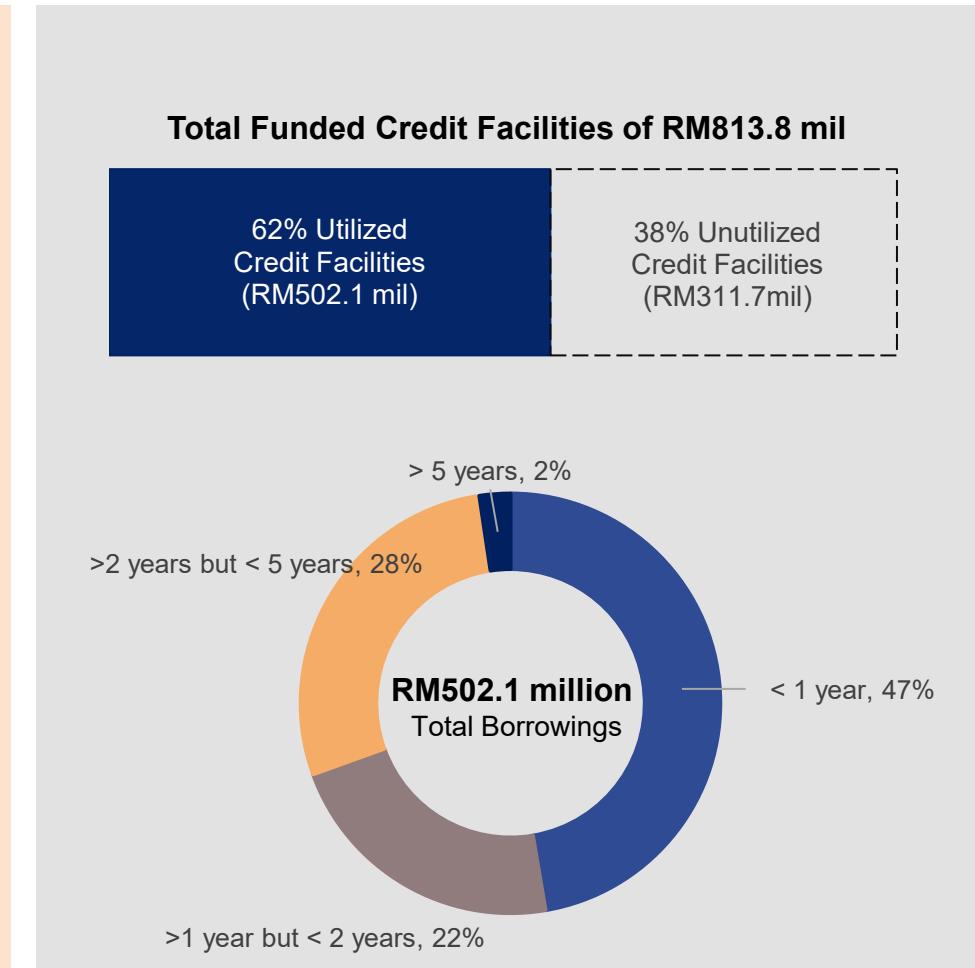
FINANCIAL POSITION (As of 30<sup>th</sup> September 2025)

Key Financial Metrics	
<b>Total Assets</b>	<b>FPE FY2026: RM1,759.9 mil*</b> FYE FY2025: RM1,531.0 mil
<b>Total Equity</b>	<b>FPE FY2026: RM884.6 mil*</b> FYE FY2025: RM880.0 mil
<b>Total Liabilities</b>	<b>FPE FY2026: RM875.4 mil*</b> FYE FY2025: RM651.0 mil
<b>Cash &amp; Bank Balances</b>	<b>FPE FY2026: RM320.9 mil*</b> FYE FY2025: RM349.6 mil
<b>Total Borrowings</b>	<b>FPE FY2026: RM502.1 mil*</b> FYE FY2025: RM449.2 mil

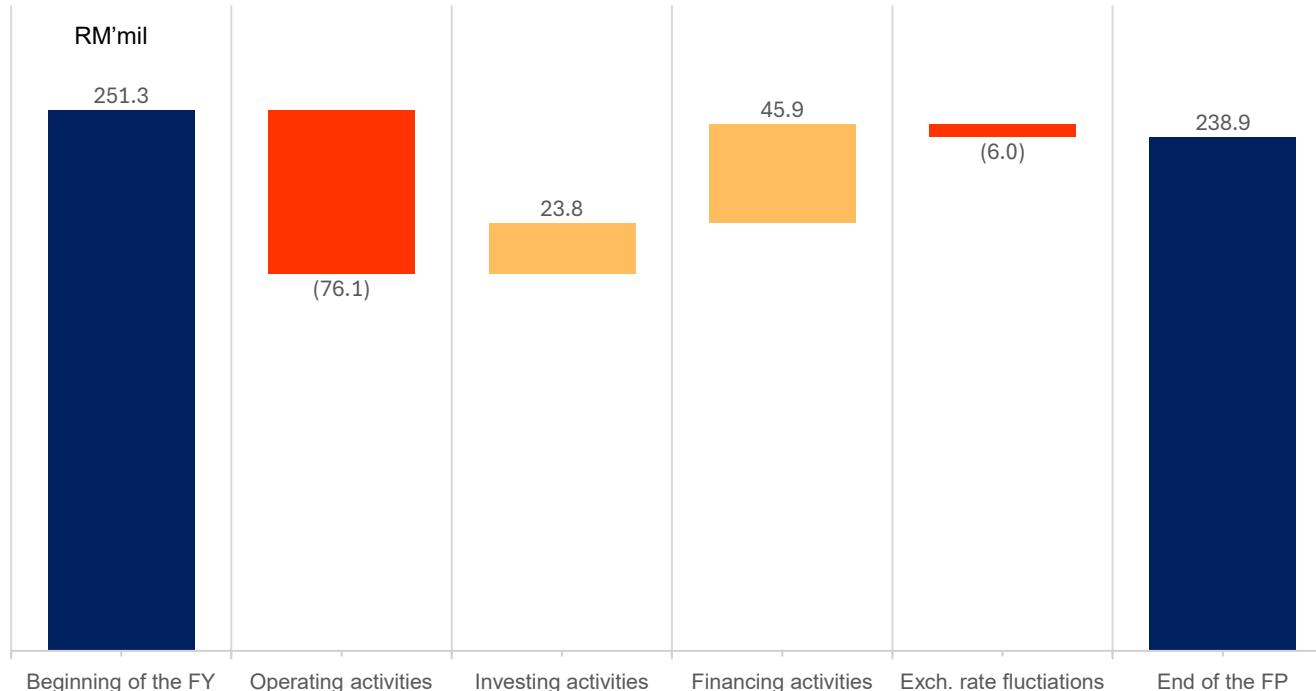


\* Unaudited

## FINANCIAL LEVERAGE



### CASHFLOWS



\* Unaudited

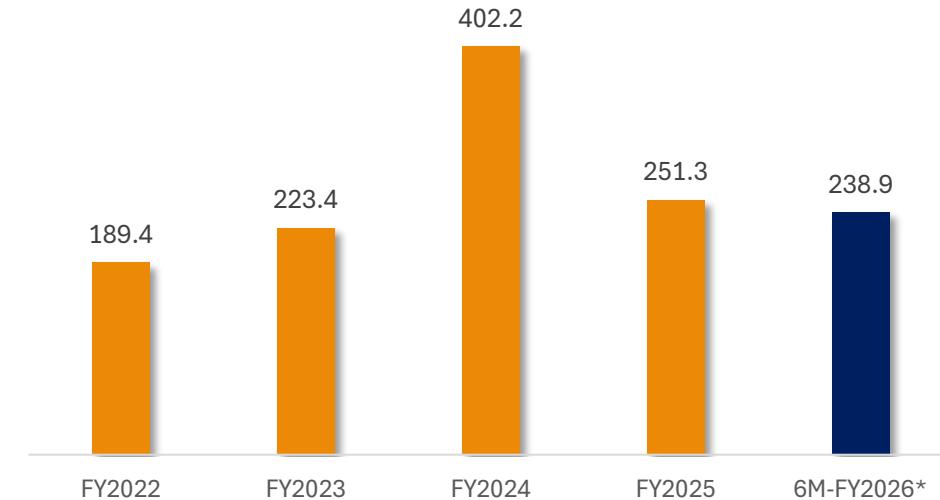
■ Increase ■ Decrease ■ Total

**Negative operating cash flows** for 6M-FY2026 were mainly due to land payments in relation to new development lands as well as PPVC factory land. Also, there been pre-development costs incurred for the upcoming projects.

**Positive investing activities** were mainly 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.

### Cash & cash equivalents



\* Unaudited

The Group's Cash and Bank Balances stood at RM320.9 mil, including the cash of RM62.0 million, pledged to the banks as security for banking facilities, before netting off an overdraft facility of RM20.0 mil.

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### CENTRAL REGION: ON-GOING PROJECTS

(As of 30<sup>th</sup> September 2025)

Curvo Residences, Setapak



Product Type	Launch	Est. GDV
Condominium	April 2023	RM575.1 mil

Take- up rate*	Q2FY2026: <b>70.0%</b>
Q1FY2026: 64.1%	

Construction Progress	Q2FY2026: <b>85.1%</b>
Q1FY2026: 77.7%	

Vesta Residences, Setiawangsa



Product Type	Launch	Est. GDV
Apartment	October 2023	RM587.1mil

Take- up rate*	Q2FY2026: <b>86.8%</b>
Q1FY2026: 81.7%	

Construction Progress	Q2FY2026: <b>27.0%</b>
Q1FY2026: 22.8%	

SkyAman 1 Residences, Cheras



Product Type	Launch	Est. GDV
Condominium	August 2025	RM428.9mil

Take- up rate*	Q2FY2026: <b>20.8%</b>
Q1FY2026: N/A	

Construction Progress	Q2FY2026: <b>9.5%</b>
Q1FY2026: N/A	

#### Project update:

- Curvo Residences is keeping its momentum, recording approx. 6% sales during the quarter. The project is expected to be completed 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 20.8% take-up rate and recorded 9.5% construction progress. The project is currently carrying out its sub-structure works.

### CENTRAL REGION: SKYAWANI PRIMA RESIDENCES



- 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.



#### PROJECT INFORMATION

Located in Brickfields, KL

Units: 492

Estimated GDV: RM211.0 mil

Target Launch: Q3FY2026

Building Plan & Advertising Permit obtained.



### CENTRAL REGION: SKYAWANI 6 RESIDENCES



- SkyAwani 6 Residences piling work in progress
- The Unit Selection event is scheduled in October 2025.



#### PROJECT INFORMATION

Located in Setapak, KL

Units: 638

Estimated GDV: RM203.6 mil

Target Launch: Q3FY2026

Building Plan & Advertising Permit obtained.



### CENTRAL REGION: SILVERLAKE RESIDENCES, SKYSANCTUARY

#### SILVER LAKE RESIDENCES

- All necessary authority approvals have been obtained. Currently awaiting confirmation of the official launch date.
- Show unit is ready.



#### PROJECT INFORMATION

Located in Setapak, KL

Units: 830

Estimated GDV: RM623.0 mil

Target Launch: TBC

Building Plan & Advertising Permit obtained.



### CENTRAL REGION: MONT KIARA



PREMIER

- SkyWorld's first X-Premier Series (High-End Product)
- 16 April 2025, entered SPA with MS Tan Corporation for Acquisition of 3.032 acres freehold land
- Land cost: RM110.0 mil

#### PROJECT INFORMATION

Located at the main road of Jalan Kiara, Mont Kiara, KL

Estimated GDV: RM1.3 bil

Target Launch: TBC



### NORTHEN REGION: SKYWORLD PEARLMONT, PENANG

#### 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

Located in Seberang Jaya, Penang

Units: 1,846 (Phase 1)  
Estimated GDV: RM789.5 mil (Phase 1)  
Target Launch: Q3FY2026 (Phase 1)

Building Plan & Advertising Permit obtained.



### NORTHEN REGION: SKYWORLD CASSIA, PENANG

#### SkyWorld® CASSIA

- Land alienation approval has been obtained by Penang Development Corporation (PDC).
- The land title is expected to be issued to PDC by end January 2026.
- Targeted land title will be transferred to SkyWorld by 1QFY2027.



#### PROJECT INFORMATION

Located in Batu Kawan, Penang

Total Land Size: 25.9 acres  
Estimated GDV: RM 1.3 billion  
Target Launch: 1H FY2027



### HO CHI MINH CITY (HCMC), VIETNAM

#### **13D Project at Binh Chanh**

- MOU expired

#### **District 8 Land**

- Entered into amended SPA on 30 May 2025
- Target Land Transaction Completed: CY2026
- Target project launch: CY2027

#### **Sai Gon Thuan An Central**

- In the midst of negotiating the terms of the Definitive Agreements



### 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

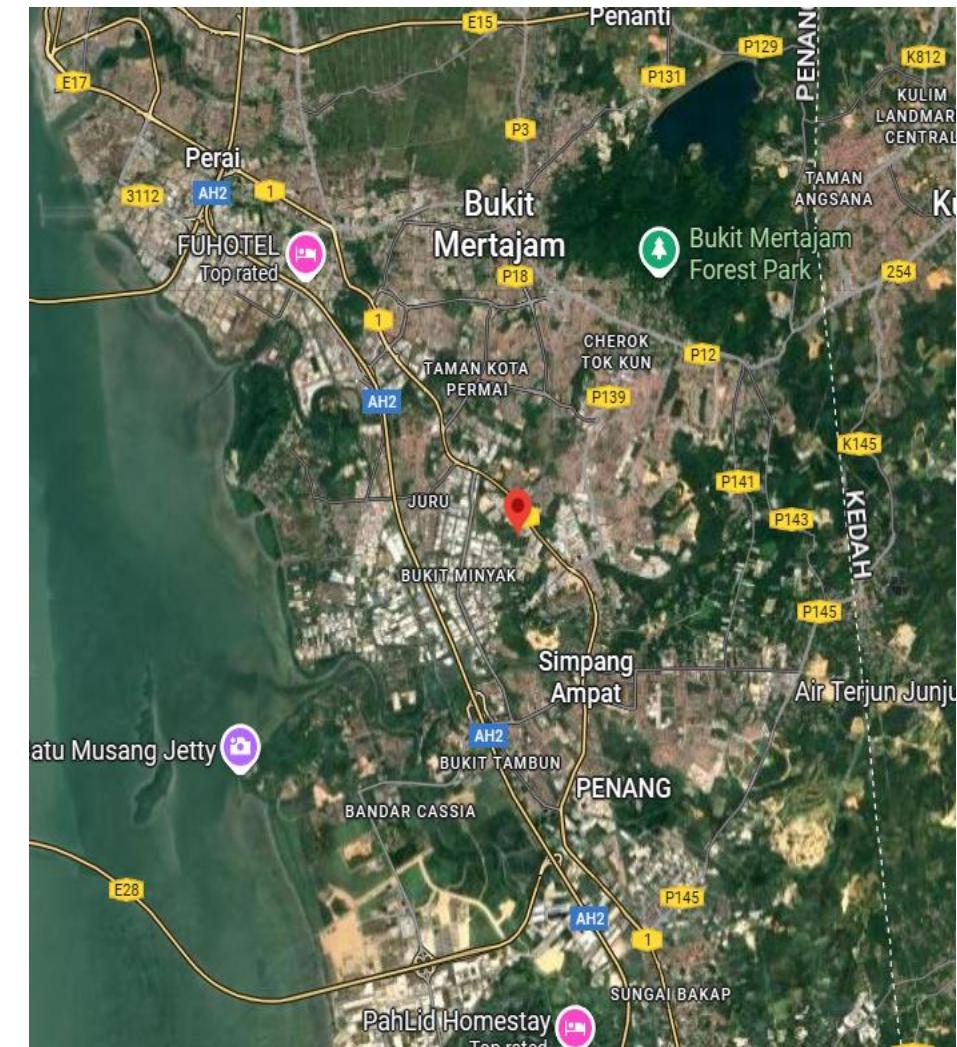
- Secured RM189.5 million credit facilities for supporting the factory setup
- Development plan submitted to authority

#### Q4 FY2026

- Construction commencement

#### Q3FY2027

- The facility expected to be operational



### BUILT-TO-RENT PROPERTIES (as of 30<sup>th</sup> September 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 **60,515 sqft** (Q1FY2026) vs **115,818 sqft** (Q2FY2026)

#### Occupancy Rate\*

**Q1 FY2026**  
30 June 2025 **98%**

#### Occupancy Rate\*

**Q2 FY2026**  
30 Sept 2025 **100%**



#### SkyBlox

2.73 acres in Setapak



Total 320 lettable rooms



Commenced operation in August 2023

#### Occupancy Rate\*

**Q1 FY2026**  
30 June 2025 **30%**

#### Occupancy Rate\*

**Q2 FY2026**  
30 Sept 2025 **82%**



**NEW PROJECT AWARD (17<sup>th</sup> JULY 2025)**



- SkySanctuary Park won the **Gold Award** at **The Edge Best Managed & Sustainable Property Awards 2025**.
- The recognition celebrates excellence in sustainable landscape design and community-focused placemaking.



Other Accolades: **100 AWARDS**



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



4-TIME  
WINNER  
FIABCI-Malaysia  
Property Award



**BCI** ASIA  
TOP TEN  
DEVELOPERS

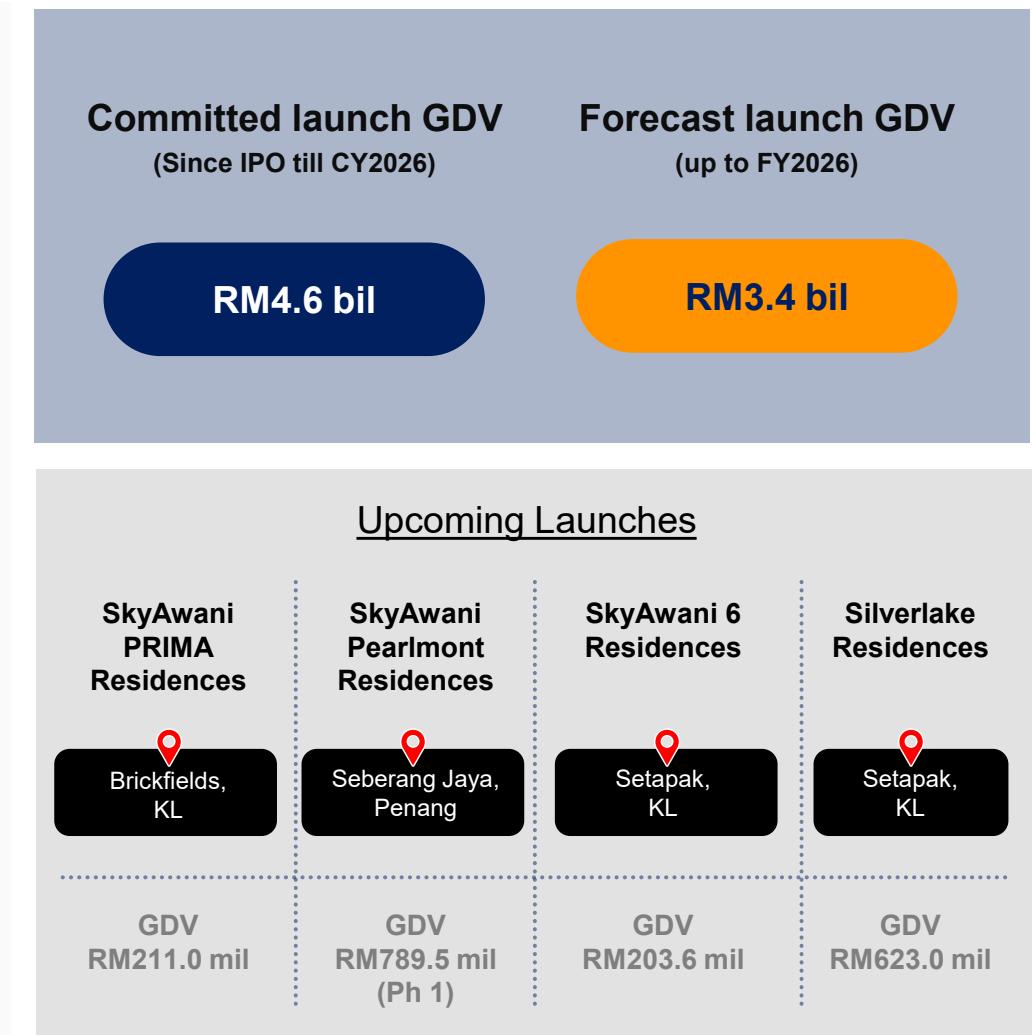
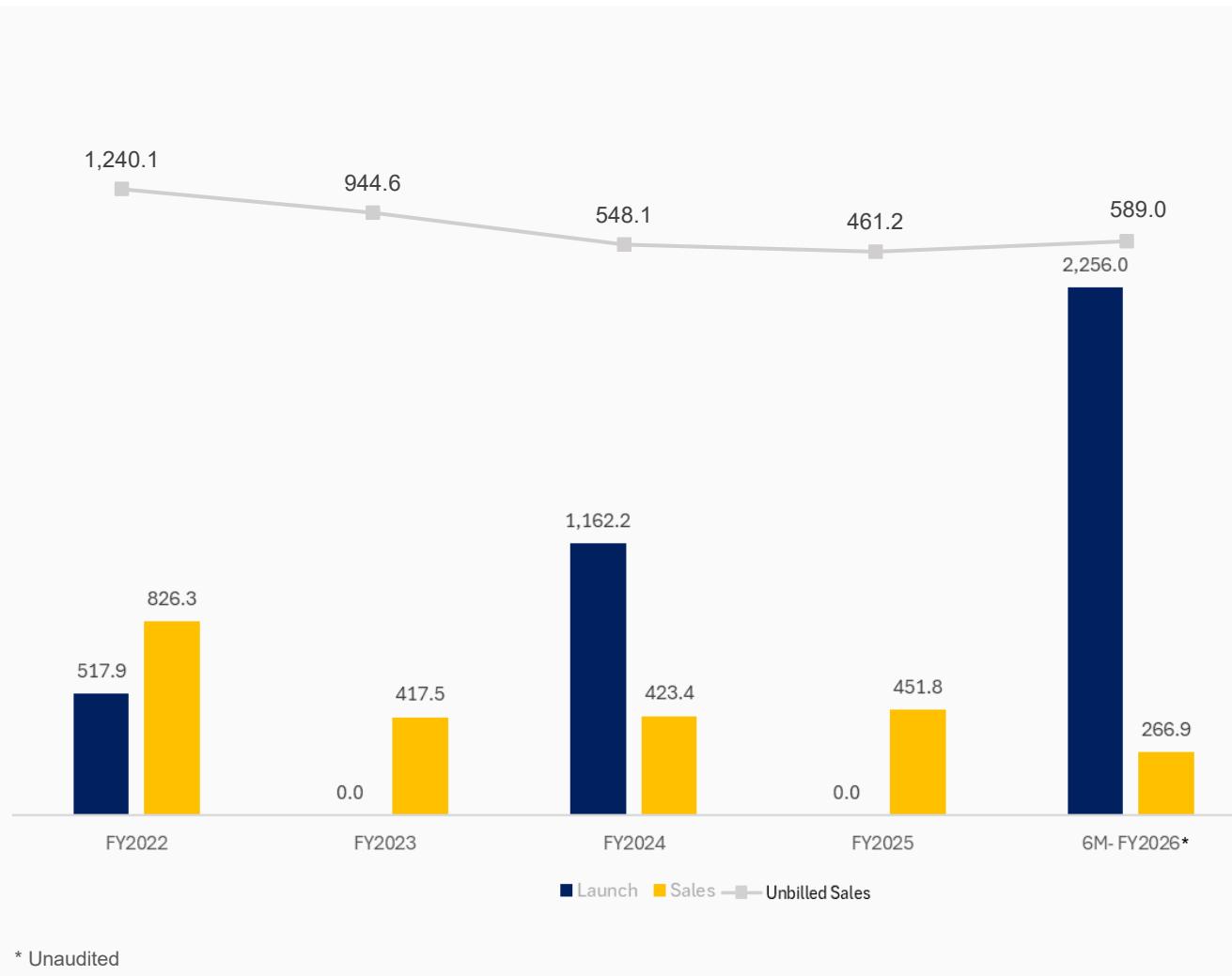


**THE MALAYSIA BOOK OF RECORDS**



5-TIME WINNER  
**KINCENTRIC**  
Best Employers  
MALAYSIA

### SALES AND LAUNCH: MALAYSIA



GROUPS' DEVELOPABLE LANDBANKS (As of 30<sup>th</sup> September 2025)

### WHAT TO EXPECT IN FY2026

**TARGET LAUNCHES FY2026**

**> RM2Bil**

**TARGET OCCUPANCY RATE  
(BUILT-TO-RENT PROPERTIES)**

**> 80%**



**KL & Penang:**  
Launching 5 Projects



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5. **Investment Proposition**

## 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**, 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 QLASSIC 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

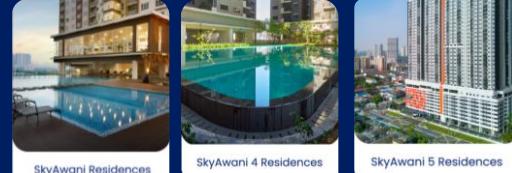
#### awani SERIES

Affordable home



**2024 WORLD GOLD WINNER**  
FABCI World Prix d'Excellence Awards

**2024 WORLD GOLD WINNER**  
FABCI World Prix d'Excellence Awards



**ON-GOING**



#### Sky SIGNATURE

Mid-to-mid-high lifestyle home



**QUEST 2024 ANUGERAH UTAMA**  
FABCI World Prix d'Excellence Awards

**2025 WORLD SILVER WINNER**  
FABCI World Prix d'Excellence Awards



**ON-GOING**



#### PREMIER

Luxury residences

**UPCOMING LAUNCHES**



**MONTE KIARA**

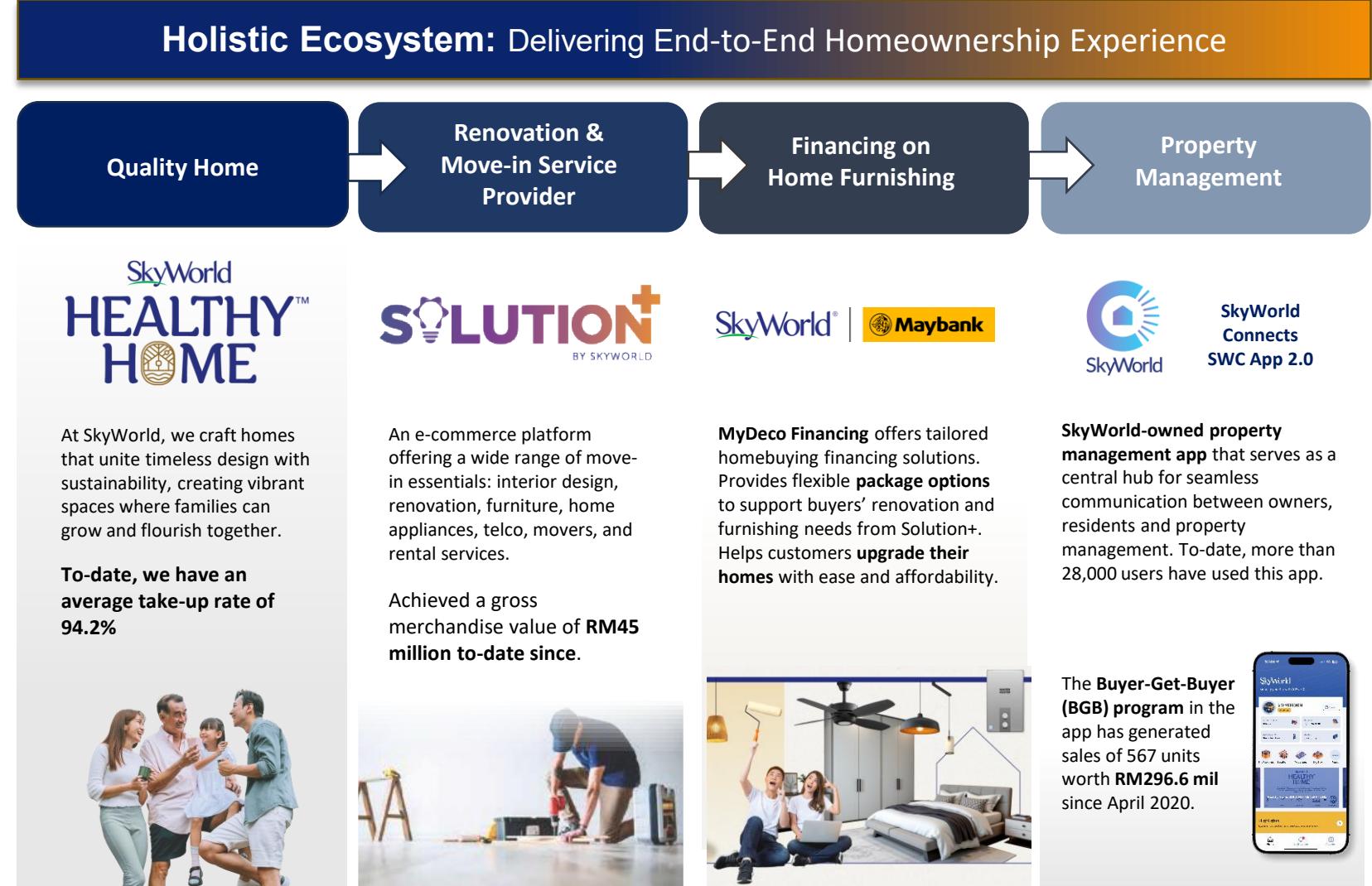


**TAMAN DESA**



### 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



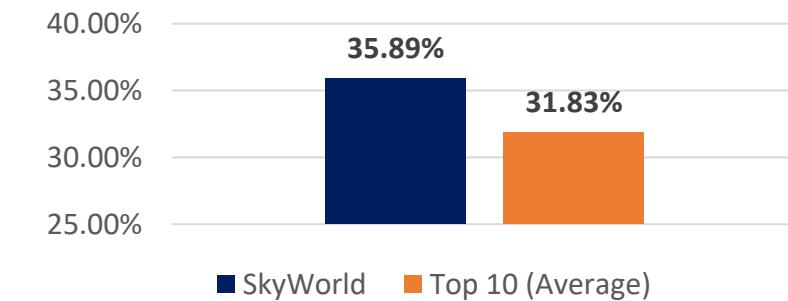
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Achieved industry-leading QLASSIC scores, delivering high Gross Profit margins that combines quality, livability and profitability return to shareholders.

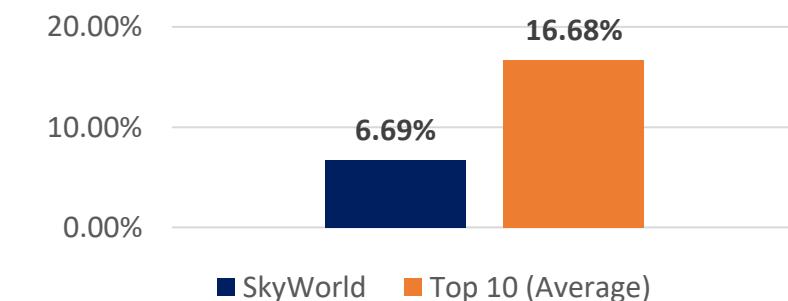
### HIGH QLASSIC SCORES IN MALAYSIA



### Gross Profit Margin



### Net Profit Margin



Top 10 refers to The Edge Malaysia Top 10 Developers 2025.  
Source: [https://tepea.my/2024/tepea-top-developers-awards/](https://tepea.my/2024/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%** QLASSIC Score

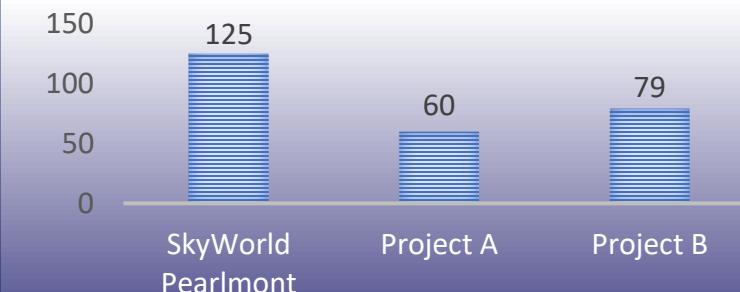


**10-year**  
Water Leakproof  
Guarantee



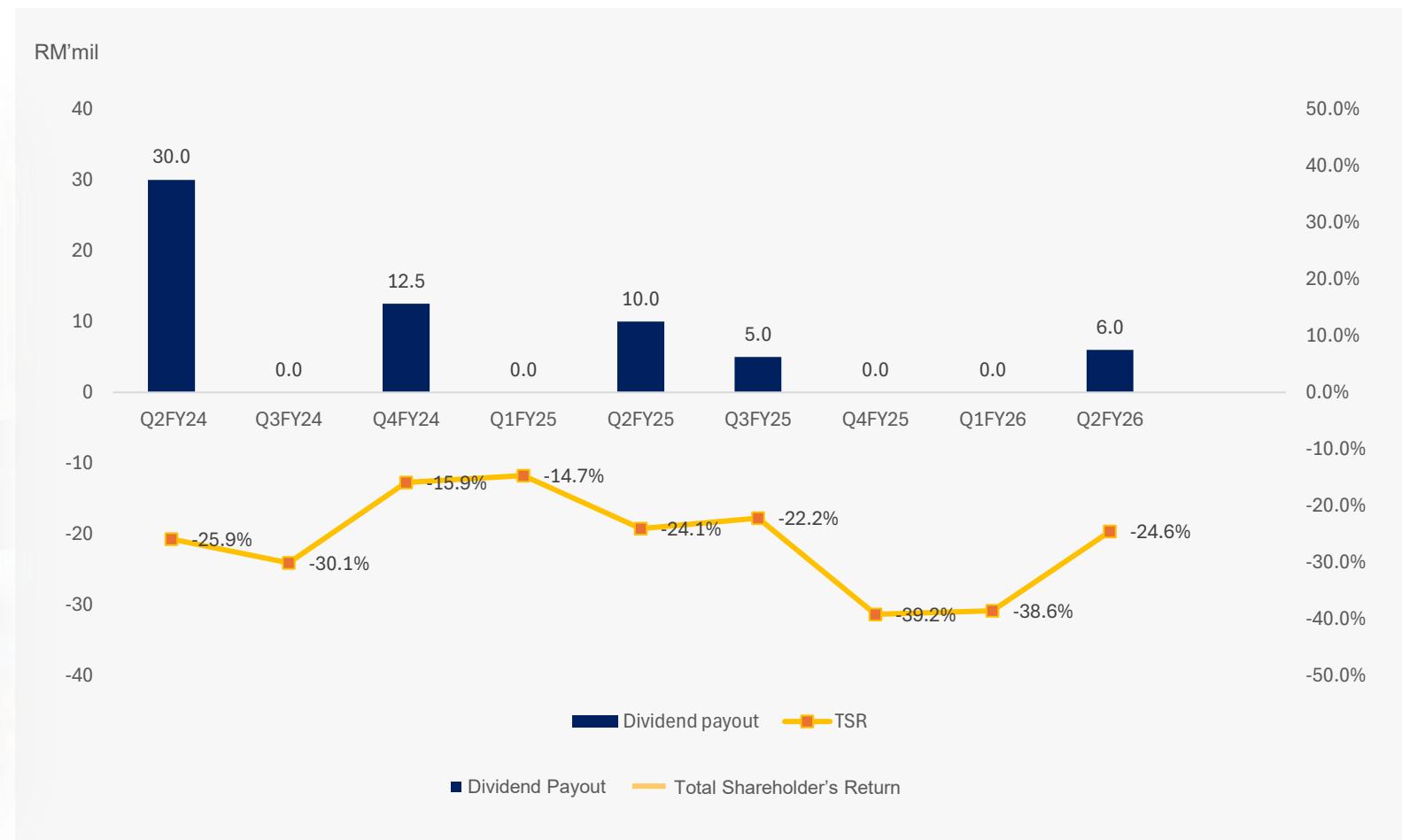
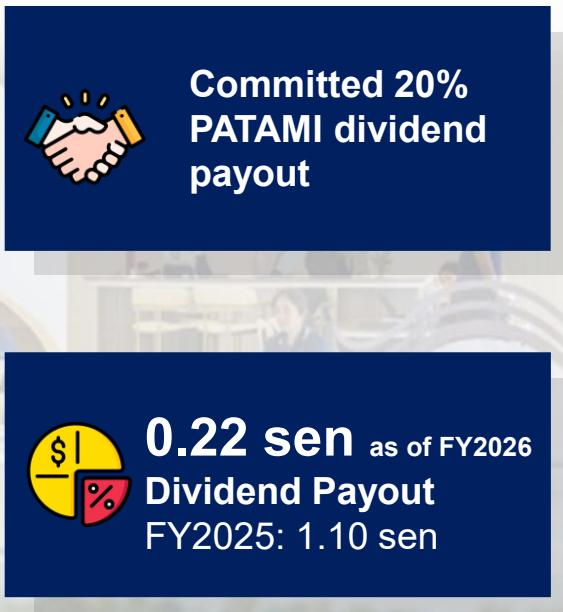
### Speed

#### 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



### HIGH QCLASSIC SCORES IN MALAYSIA

# 3-TIME WORLD WINNER



FIABCI World  
Prix d'Excellence Awards



86%  
QCLASSIC



EdgeWood Residences

86%  
QCLASSIC



The Valley Residences

86%  
QCLASSIC



SkyBlox @ SkySanctuary

85%  
QCLASSIC



SkyLuxe On The Park  
Residences

84%  
QCLASSIC



SkyVogue Residences

84%  
QCLASSIC



SkyAwani 5 Residences

82%  
QCLASSIC



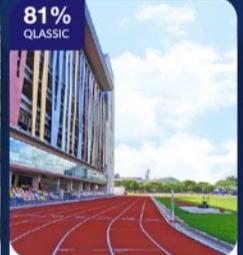
SkyMeridien Residences

81%  
QCLASSIC



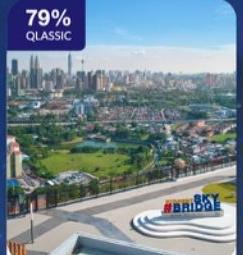
SkyAwani 4 Residences

81%  
QCLASSIC



Arena Sports KL

79%  
QCLASSIC



SkyAwani 3 Residences

79%  
QCLASSIC



SkyAwani 2 Residences

78%  
QCLASSIC



Bennington Residences

76%  
QCLASSIC



SkyAwani Residences

76%  
QCLASSIC



Ascenda Residences



### PRODUCT EXCELLENCE

- 3-time World Winner of FIABCI World Prix d'Excellence Awards
- 4-time Winner of FIABCI-Malaysia Property Award
- 3-time Winner of The Edge Malaysia Urban Affordable Housing Awards
- 2-time Winner of The Edge Malaysia-PEPS Value Creation Excellence Awards
- 2-time Winner of The Edge Malaysia Best Managed & Sustainable Property Awards



### COMPANY EXCELLENCE

- Ranked #11 in The Edge Malaysia's Top Property Developers Award 2025
- Gold Winner of The Edge ESG Awards 2025
- 5-time Winner of KINCENTRIC Best Employers Malaysia
- 5-time Winner of Top 10 Developers by BCI Asia Awards



### LEADERSHIP EXCELLENCE

- SkyWorld's CEO, Lee Chee Seng is named The Edge Malaysia's Property CEO of the Year 2025



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	99.0%	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	100.0%	84%
Edgewood Residences, Setapak	3.79	Apr-21	Jan-25	518.2	960	99.4%	86%



THANK YOU