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SKYWORLD DEVELOPMENT'S NET PROFIT LEAPS TWO-FOLD

Proposed first interim dividend for the financial year ending 31 March 2026

KUALA LUMPUR, 21 November 2025 – SkyWorld Development Berhad (“SkyWorld Development” or the “Company”), an urban property developer principally involved in investment holding, provision of management services to its subsidiaries and property development, today announced its financial results for the second quarter ended 30 September 2025.

For the quarter under review, SkyWorld Development posted revenue of RM86.7 million, marking a 16.2% quarter-on-quarter rise from the preceding quarter’s RM74.6 million. In line with the higher revenue, profit before tax (“PBT”) grew 71.1% to RM9.6 million while profit after tax (“PAT”) rose two-fold, reaching RM7.9 million. The company’s strong financial performance was predominantly attributed to higher progressive revenue recognised from Vesta Residences and revenue from newly launched project, namely SkyAman 1 Residences located at Cheras, Kuala Lumpur. The new launch during the period instantly bolstered SkyWorld Development’s unbilled sales to RM589.0 million as of 30 September 2025, up 21.9% from the RM483.1 million recorded as at end June 2025, underscoring the developments’ appeal and rapid conversion of buyer interest into sales.

For the cumulative 6-months period, revenue was RM161.3 million, while PBT and PAT were RM15.2 million and RM10.8 million respectively.

SkyWorld Development Chief Executive Officer Lee Chee Seng said, “Current market conditions tend to favour developers that remain attentive to affordability, execution discipline and prudent financial management. Although the broader property sector is still navigating inflationary pressures and cautious sentiment, demand for well-planned urban homes has remained steady, particularly among buyers who value accessibility, practical layouts and quality liveability. These are areas we place strong emphasis on, and our recent engagements with homebuyers at the launch of SkyAman 1 Residences suggest that this focus is aligned with what the market is looking for.

Looking ahead, our entry into Penang via SkyAwani Pearlmont Residences is a strategic step forward. Penang’s urban corridor continues to exhibit resilient demand fundamentals, and our ability to introduce a thoughtfully priced product positions us to participate meaningfully in one of the country’s

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most dynamic property markets. This expansion fits well within our disciplined growth framework, and sets the stage for broader regional diversification."

As at 30 September 2025, SkyWorld Development maintains a solid financial footing, supported by cash and bank balances of RM320.9 million and a low net gearing ratio of 0.2 times. With this cash position and low gearing, the Company remains well-equipped to deliver cumulative GDV commitments of RM4.6 billion by the end of 2026. This will enable the Company to fund future opportunities with ease and drive sustainable long-term growth for its shareholders.

The Board of Directors has proposed a first interim dividend of 0.22 sen per share on 1.0 billion ordinary shares for the financial year ending 31 March 2026, amounting to RM2.2 million. The dividend is scheduled to be paid on 15 January 2026.

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About SkyWorld Development Berhad

Founded on one single vision – ‘Always Best City Developer’ with the purpose of ‘Make Living Better’, SkyWorld Development Berhad (“SkyWorld Development”) is an urban property developer with a proven track record for delivering innovative and quality craftsmanship for the city communities. With a focus on the development of high-rise residential and commercial as well as affordable properties, its on-going and planned developments are strategically located within the Federal Territory of Kuala Lumpur and Penang.

SkyWorld Development has garnered prestigious accolades, including being a two-time proud Gold winner of FIABCI World Prix d’Excellence Awards in the Affordable Housing category, a three-time winner of The Edge Malaysia Affordable Urban Housing Excellence Award, and a five-time recipient of the Kincentric Best Employer in Malaysia.

Staying true to its brand promise “YOU CAN NOW OWN A QUALITY HOME AND LIVING”, SkyWorld Development is about nurturing a lifelong commitment to excellence in a sustainable ecosystem for generations to come.

For more information, please visit www.skyworld.my.

Issued by Imej Jiwa Sdn Bhd on behalf of SkyWorld Development Berhad

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