



ECOWORLD

I N T E R N A T I O N A L

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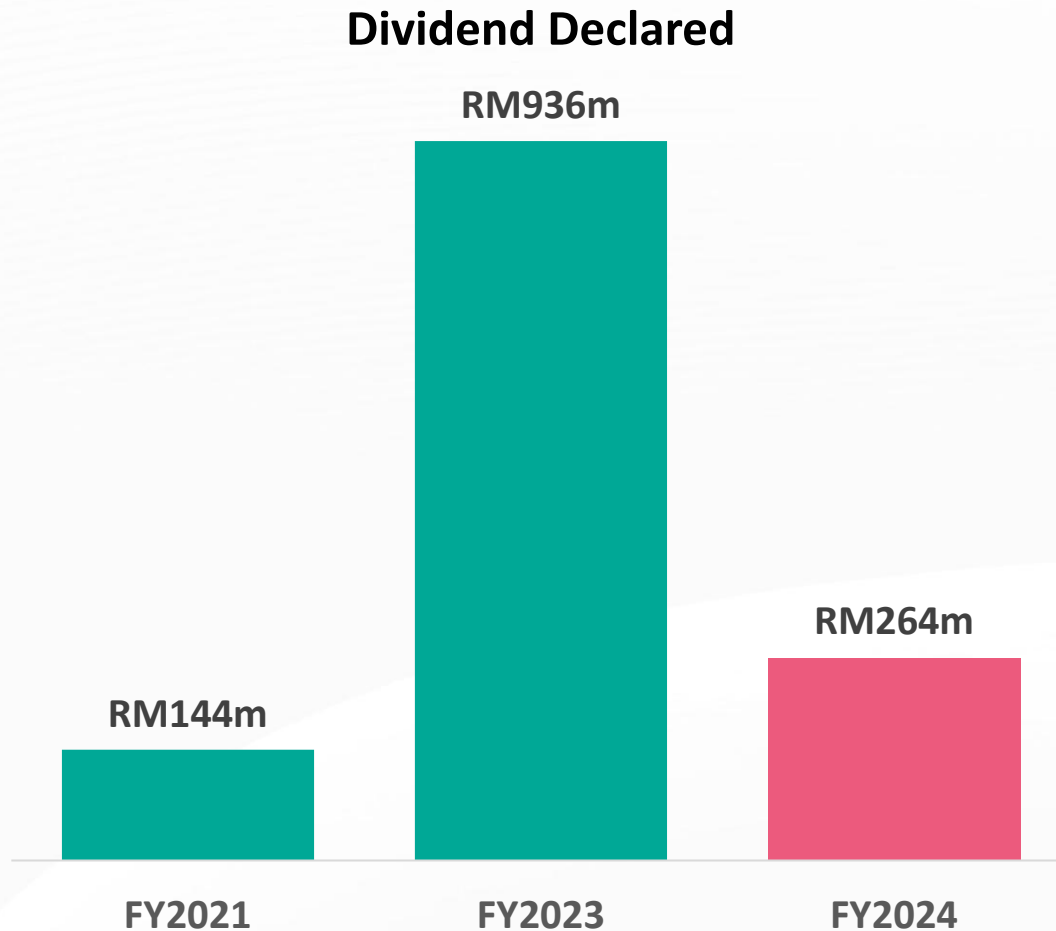
CREATING TOMORROW & BEYOND

SHAPING THE FUTURE

# ECO WORLD INTERNATIONAL BHD

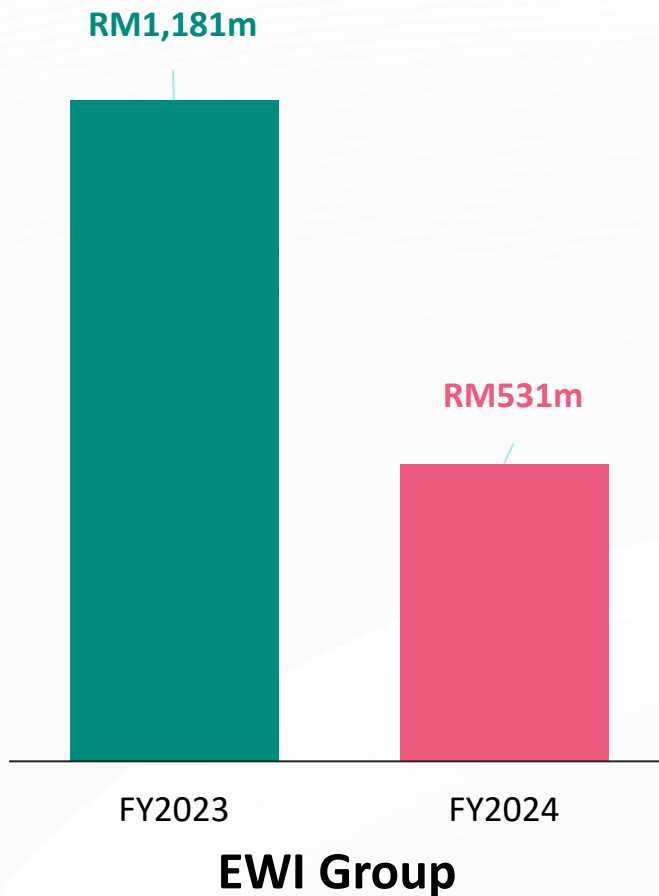
11<sup>TH</sup> ANNUAL GENERAL MEETING

# DISTRIBUTIONS TO SHAREHOLDERS

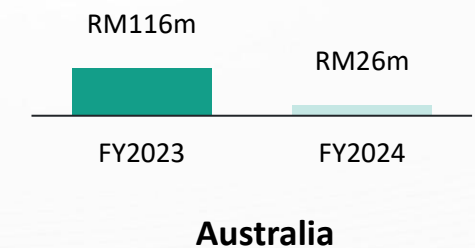
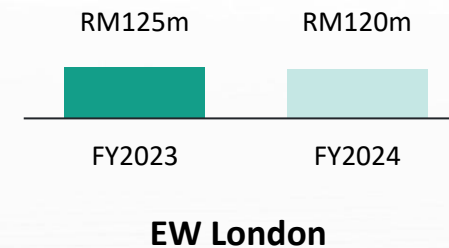
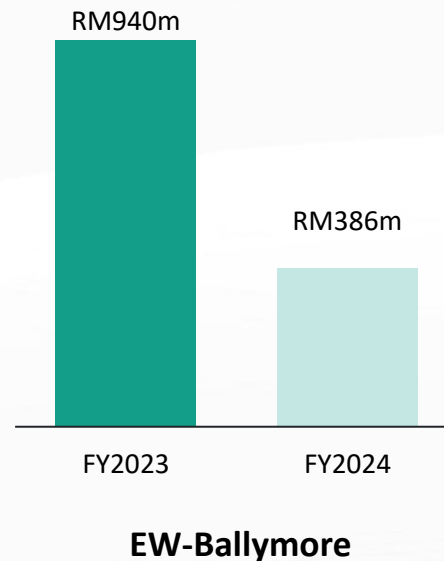


- The Group distributed RM264 million dividends to shareholders for FY2024.
- RM1.344 billion has been distributed as dividends since FY2021.

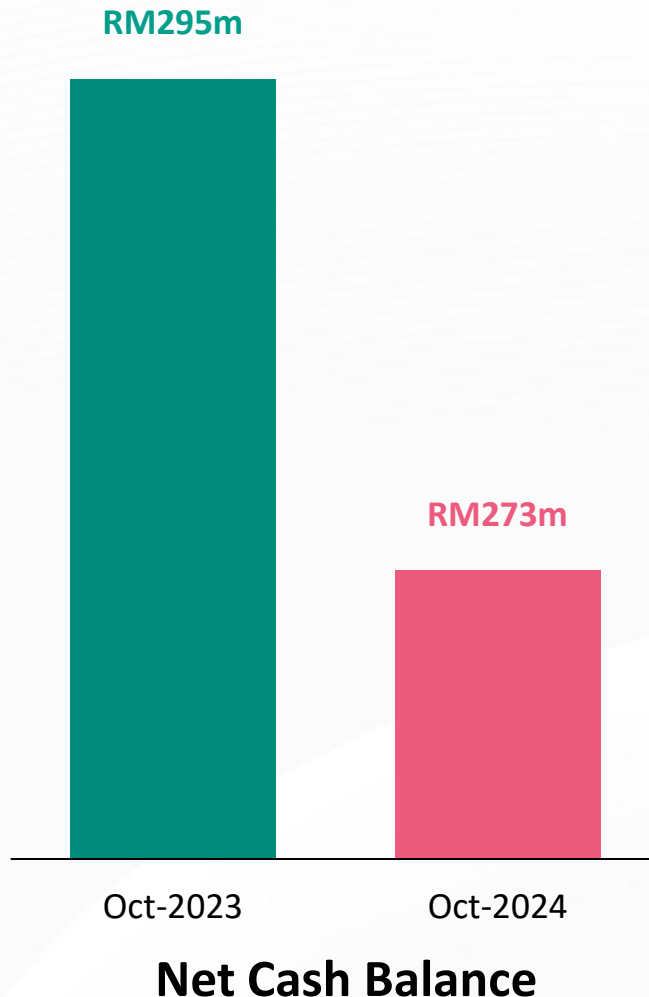
# SALES PERFORMANCE



- RM531 million exchanged sales (RM581 million including reservations) achieved for FY2024.
- The Group's focus is on monetising completed stocks.
- No new launches undertaken in FY2024 pending market recovery.

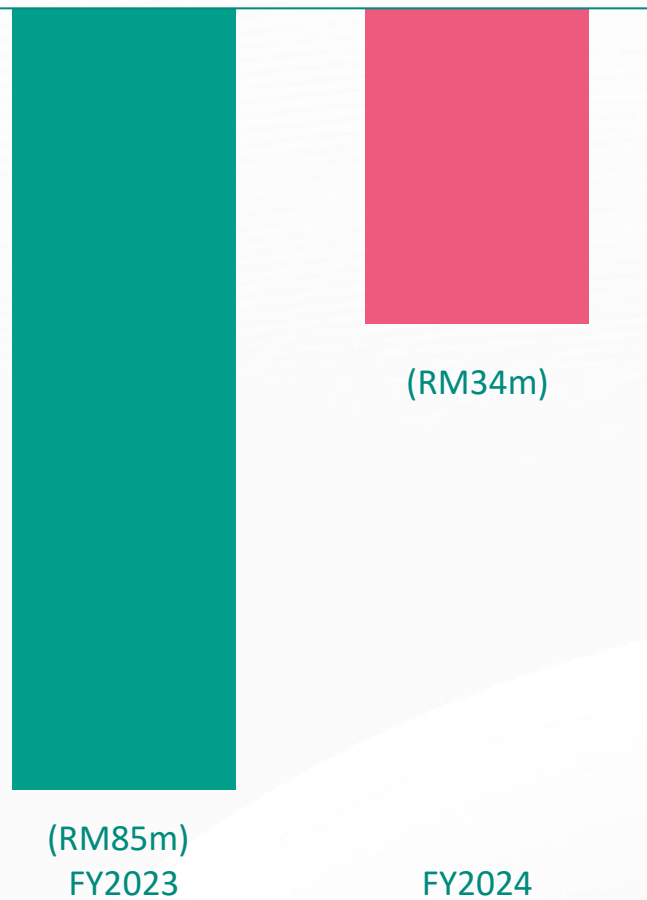


# EWI GROUP CASH POSITION



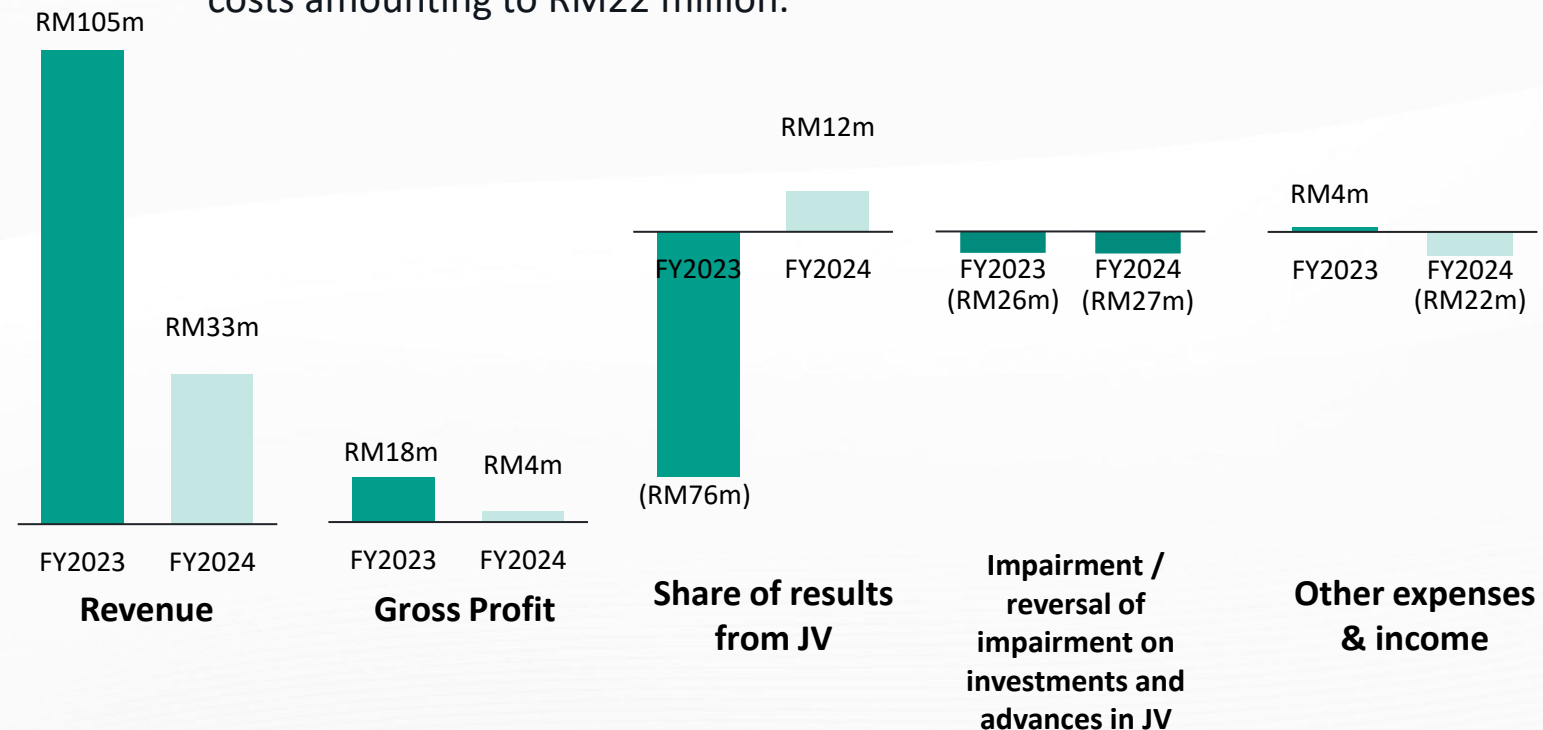
- The Group has fully repaid its borrowings in FY2023 with zero gearing.
- Cash balances declined to RM273 million as at October 2024 after distributing RM288 million dividends during the financial year.
- Ongoing monetisation of completed stocks is expected to enhance the cash position.

# EWI GROUP PROFIT & LOSS



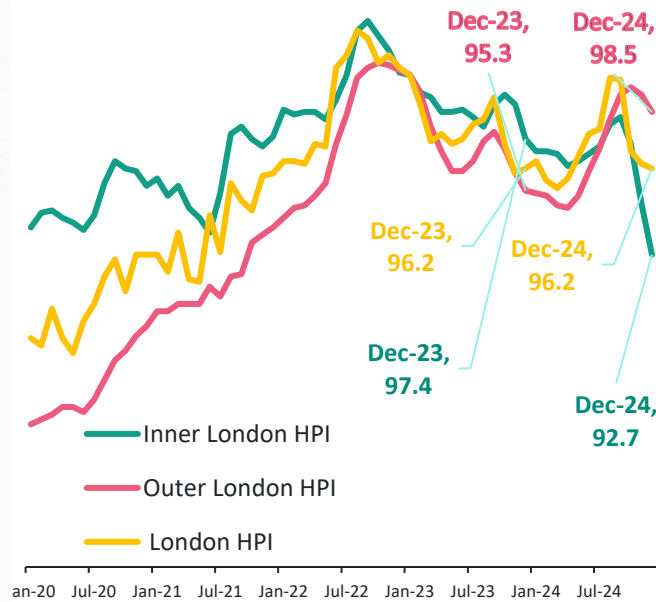
**Loss After Tax**

- Loss after tax narrowed in FY2024 mainly due to better performance from EcoWorld Ballymore and lower impairment on amount owing by EcoWorld London
- Impairment on amount owing by EcoWorld London reflects the incremental net liability position of the joint venture.
- Revenue and gross profit were lower due to fewer handovers by Australian projects.
- Higher other expenses in FY2024 due to write-off of prepayment related to planning costs amounting to RM22 million.

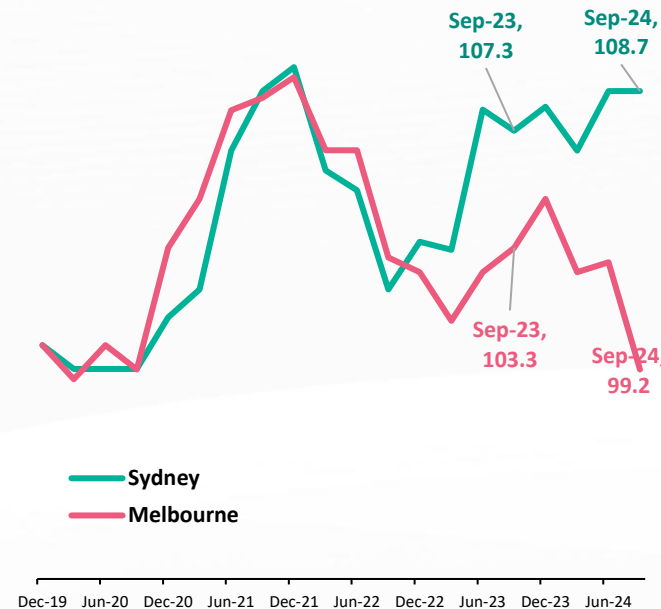


# MARKET UPDATES

London House Price Index



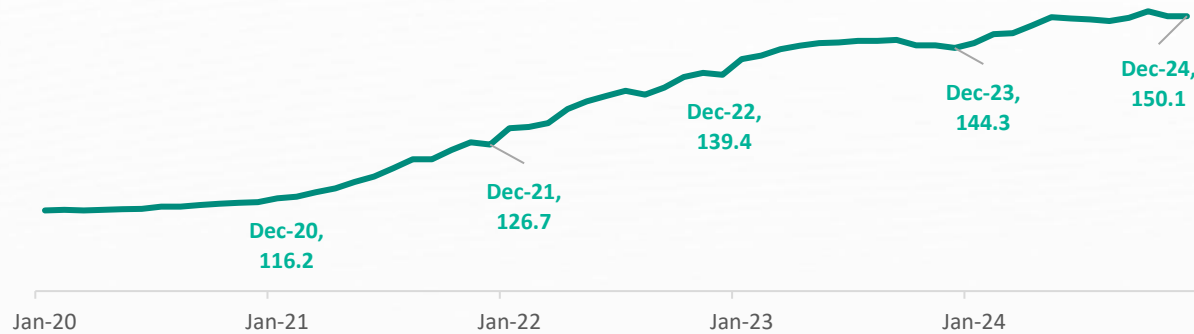
Indexed Median Transacted Price of Attached Dwellings in Sydney and Melbourne



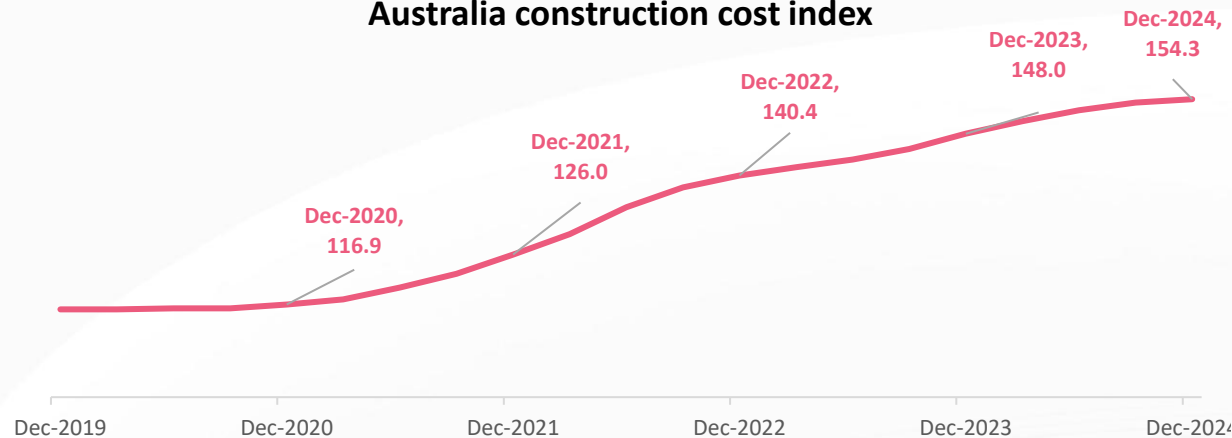
- Despite the undersupply of housing in London, Sydney and Melbourne, high interest rates continue to dampen house prices.
- In the UK:
  - Overall London houses price stayed flattish in 2024 as the increase in Outer London house price of 3.4% is offset by the 4.8% decline in Inner London house prices in the same period
- In Australia:
  - Average transacted price of attached dwellings in Sydney increased 1.3% in Sep 2023 – Sep 2024
  - Average transacted price of attached dwellings in Melbourne fell 4.0% in Sep 2023 – Sep 2024

# MARKET UPDATES

UK construction cost index



Australia construction cost index



- Construction costs have continued to increase.
- In 2024, construction costs in the UK increased by 4.0% while those in Australia rose by 4.3%.
- Other development costs such as financing costs, marketing expenses, professional fees and holding costs are expected to increase due to the longer sales period anticipated.



# STRATEGIC FOCUS FOR FY2025

## MONETISING COMPLETED STOCKS

The focus for FY2025 will remain on monetising our completed stocks for cash generation.

## ENHANCING PLANNING CONSENTS

To enhance the planning consents for our yet-to-be launched projects to improve their feasibility.

## COST DISCIPLINE

Continuous review of staff headcount and overheads to ensure operating costs are in line with level of business activities while maintaining readiness to launch new projects when market conditions improve

# CONCLUSION



The Group successfully distributed RM264 million dividends to shareholders for FY2024.



RM531 million sales were achieved in FY2024, with approximately RM290 million worth of unsold stocks to be sold by end of FY2025.



Current market conditions remain unconducive to undertake any new launches and land acquisitions.



The Group is working to enhance the planning consents for its remaining projects in EcoWorld London and will consider launching them when market conditions are more conducive.

# THANK YOU

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