



Q2 FY2020 RESULTS

25 June 2020

ECOWORLD
INTERNATIONAL

CREATING TOMORROW & BEYOND

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+134%
in H1 FY2020 PATAMI

RM4.6B

effective future revenue
as at 15 June 2020

Profit & Loss

RM'000	Q1 2020	Q2 2020	H1 2020
Revenue	51	113	164
Direct Expenses	-	-	-
Gross Profit	51	113	164
Other Operating Income	4,026	3,873	7,899
Selling & Marketing Expenses	(1,070)	(541)	(1,611)
Administrative Expenses	(8,083)	(13,441)	(21,524)
Unrealised Gain / (Loss) on Foreign Exchange	4,827	(79)	4,748
Finance Costs	(16,019)	(2,165)	(18,184)
Share of Results of Joint Ventures	22,669	32,514	55,183
Profit / (Loss) before Taxation	6,401	20,274	26,675
Taxation	(415)	217	(198)
Net Profit / (Loss)	5,986	20,491	26,477
Profit / (Loss) Attributable to Shareholders	5,190	20,063	25,253
Basic Profit / (Loss) per Share (Sen)	0.21	0.84	1.05



RM1.12

net asset per share

low net gearing



borrowings increased mainly due to drawdown of project loans



lower net debt in Q3 following handovers in West Village

Balance Sheet

RM'000	30 Apr 2020	31 Oct 2019
Shareholders' Funds	2,686,701	2,685,641
NA per Share (RM)	1.12	1.12
Total Cash	283,730	439,995
Total Borrowings	1,523,789	1,356,665
Net Debt / (Cash)	1,240,059	916,670
Gross Debt – Equity Ratio (x)	0.57	0.50
Net Debt – Equity Ratio (x)	0.46	0.34



COVID-19 IMPACT

CONSTRUCTION PROGRESS

construction activities have resumed in May 2020 and are currently at near-full capacity



West Village achieved practical completion in May 2020



target to commence handover of Wardian & Yarra One by 4Q 2020
continuing through to 1Q 2021







Wardian



Yarra One



SALES & MARKETING

GRADUAL RESUMPTION OF ACTIVITIES

all sales galleries in the UK and Australia have re-opened following temporary closure in Mar-Apr 2020

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a series of digital marketing campaigns and consumer facing programmes for social media (e.g. virtual walk through via online platforms & marketing videos and #EcoWorldAtHome campaign focusing on health, wellness & home spaces) were introduced since Apr 2020

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international marketing roadshows have resumed in May 2020





DIGITAL

MARKETING VIA 3D MODELS & WALKTHROUGH VIDEOS

viewing of 3D layouts via internet

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promotional videos on social media & digital marketing
channel





OXBOW

REBRANDING EXERCISE

formerly known as Aberfeldy Village

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new scheme reflects improved open-plan layouts, an uplift in specification & design, and new placemaking initiatives





SALES MOMENTUM

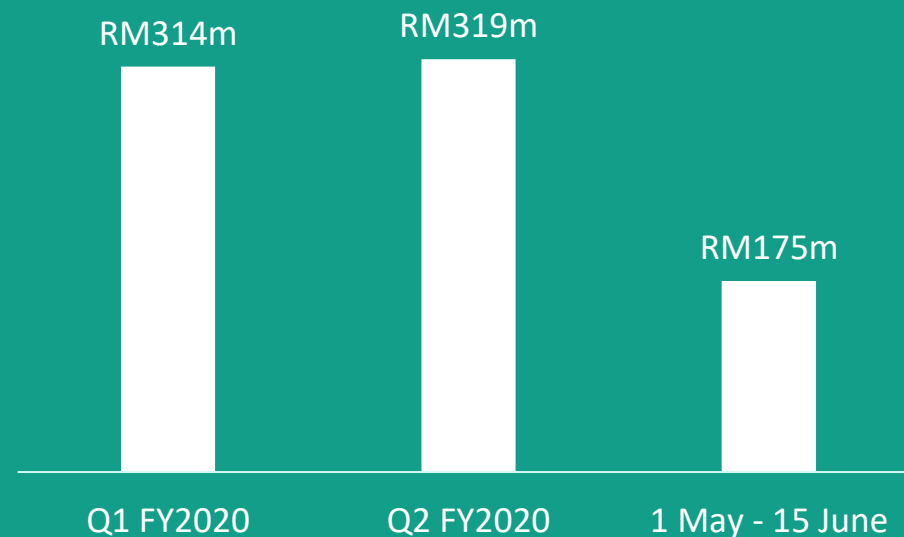
SUSTAINED DURING LOCKDOWN PERIOD

most reservations secured pre-lockdown were successfully
converted to exchanges of contracts



strong international demand for UK properties

EWI FY2020 Sales



Sales Breakdown As At 15 June 2020

PROJECT	EWI STAKE	GDV (MILLION)	CUMULATIVE SALES (MILLION)	SALES VALUE (MILLION)		FUTURE REVENUE ¹
				FY2015-2019	FY2020	
United Kingdom						
London City Island	75%	£691	£574	£542	£31	£51
Embassy Gardens	75%	£933	£422	£358	£64	£54
Wardian London	75%	£566	£476	£450	£26	£338
Millbrook Park Ph1	70%	£108	£34	£30	£4	£5
Kensal Rise & Maida Hill (M&J)	70%	£97	£50	£50	-	-
Lampton	35%	£35	£35	£35	-	£3
Aberfeldy Village	35%	£272	£80	£66	£14	£9
Kew Bridge	70%	£579	£274	£266	£8	£113
Barking Wharf Ph1	70%	£166	£166	£166	-	£48
Barking Wharf Ph2	70%	Yet to be launched				
Woking	70%	£309	£15	£15	-	-
UK Sub-total		£3,755	£2,124	£1,978	£146	£621
Australia						
West Village	100%	A\$315	A\$290	A\$288	A\$2	A\$287
Yarra One	100%	A\$243	A\$168	A\$162	A\$6	A\$168
Macquarie Park	100%	Yet to be launched				
Australia Sub-total		A\$558m	A\$458	A\$451	A\$8	A\$455
GRAND TOTAL		RM21,739	RM12,697	RM11,889	RM808	RM4,617

Note:

1) Effective future revenue as at 15 June 2020

2) Sales in RM based on exchanged rates of £1:RM5.3701 and A\$1:RM2.8172 as at 30 Apr 2020

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FY2020

Construction sites back to near-full capacity

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Encouraging international demand for UK properties

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Wardian & Yarra One on track to commence handover this year

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Effective future revenue of RM4.6b provides clear near-term earnings visibility

Sales Breakdown As At 30 Apr 2020

PROJECT	EWI STAKE	GDV (MILLION)	CUMULATIVE SALES (MILLION)	SALES VALUE (MILLION)		FUTURE REVENUE ¹
				FY2015-2019	FY2020	
United Kingdom						
London City Island	75%	£691	£569	£542	£26	£46
Embassy Gardens	75%	£933	£413	£358	£55	£42
Wardian London	75%	£566	£468	£450	£18	£329
Millbrook Park Ph1	70%	£108	£35	£30	£5	£5
Kensal Rise & Maida Hill (M&J)	70%	£97	£50	£50	-	-
Lampton	35%	£35	£35	£35	-	£3
Aberfeldy Village	35%	£272	£68	£66	£2	£8
Kew Bridge	70%	£579	£272	£266	£6	£112
Barking Wharf Ph1	70%	£166	£166	£166	-	£48
Barking Wharf Ph2	70%	Yet to be launched				
Woking	70%	£309	£15	£15	-	-
UK Sub-total		£3,755	£2,091	£1,978	£113	£593
Australia						
West Village	100%	A\$315	A\$292	A\$288	A\$3	A\$289
Yarra One	100%	A\$243	A\$168	A\$162	A\$6	A\$168
Macquarie Park	100%	Yet to be launched				
Australia Sub-total		A\$558m	A\$460	A\$451	A\$9	A\$457
GRAND TOTAL		RM21,739	RM12,523	RM11,889	RM634	RM4,469

Note:

1) Effective future revenue as at 30 Apr 2020

2) Sales in RM based on exchanged rates of £1:RM5.3701 and A\$1:RM2.8172 as at 30 Apr 2020