Q3 FY2026 RESULTS BRIEFING

Financial period ended 31 December 2025

StarProperty AWARDS 2024 REAL ESTATE DEVELOPER EXCELLENCE THE CLOSE-TO-HOME AWARD

MDA MALAYSIA DEVELOPER AWARDS 2024 TOP-OF-THE-CHART TOP 10 (FOR MARKET CAP BELOW RM1 BILLION)

FTSE4Good

LAND & GENERAL BERHAD

AQUILAS Creating Market Value

Investor Relations Advisor

AGENDA

The Wyn Residences, Puchong, Canopy Walk

Key Highlights

KEY HIGHLIGHTS

Strong financial performance underpinned by a solid balance sheet

1. **Strong Growth in Revenue and Profit**
   - 9M FY2026 cumulative revenue of RM348.3 million (up 142% YoY)
   - 9M FY2026 cumulative PATMI of RM37.2 million (up 273% YoY)

2. **Continued Commitment to Shareholders' Returns**
   - Declared first interim dividend of 0.2 Sen per share

3. **Disciplined Project Execution**
   - Ongoing projects (ie. Damansara Livista, Residensi Kamelia and The Wyn Residences) are progressing on track
   - Upcoming launches: Begonia (Senawang) and Damansara Laverra (Bandar Sri Damansara)

4. **Healthy Revenue Visibility**
   - Unbilled sales of RM637 million as at 31 December 2025

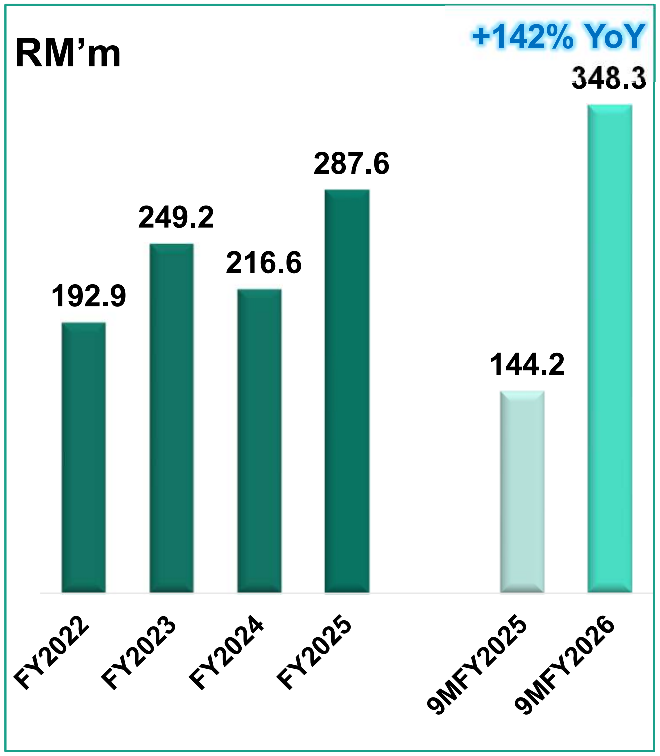
Residensi Kamelia, Bandar Sri Damansara

Financial & Operational Highlights

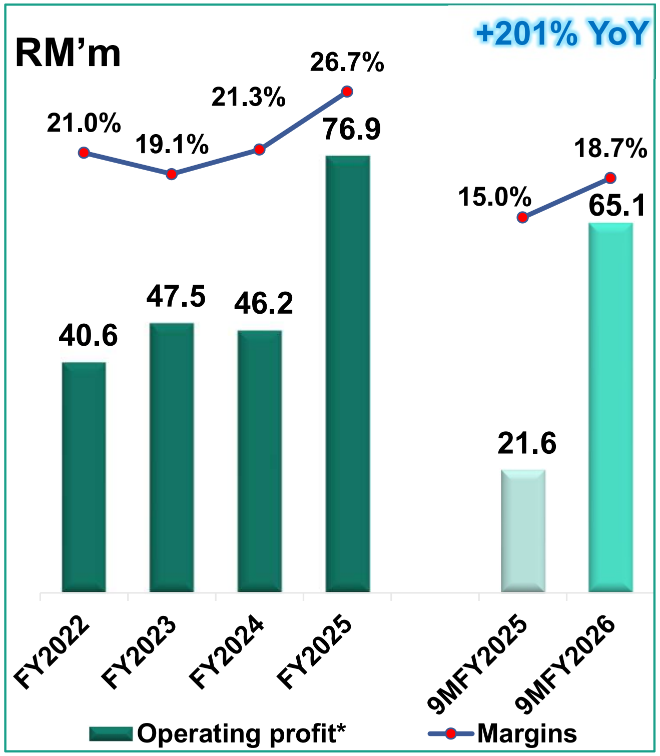
9MFY2026 FINANCIAL RESULTS

- The Group delivered strong YTD financial performance, mainly driven by higher contributions from the property development segment and stable performance from the education segment.

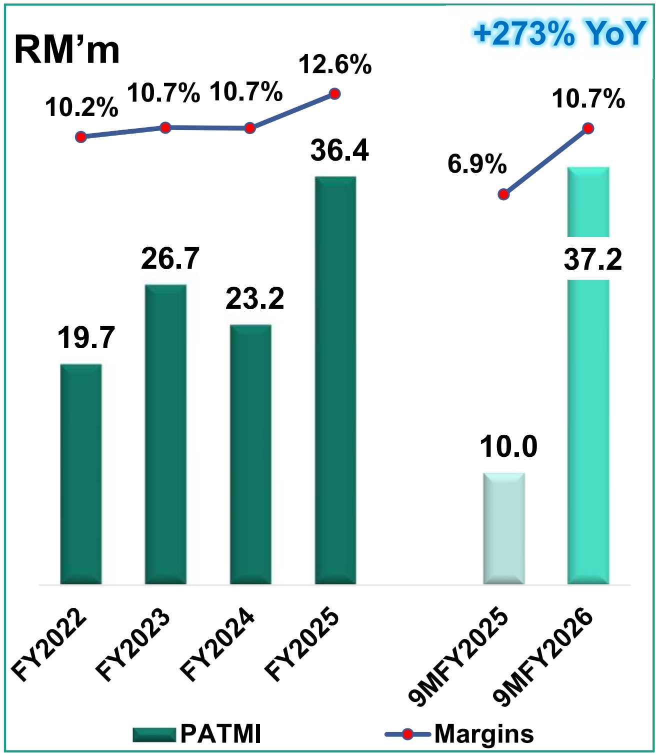
Revenue



Operating Profit & Margin



PATMI & Margin

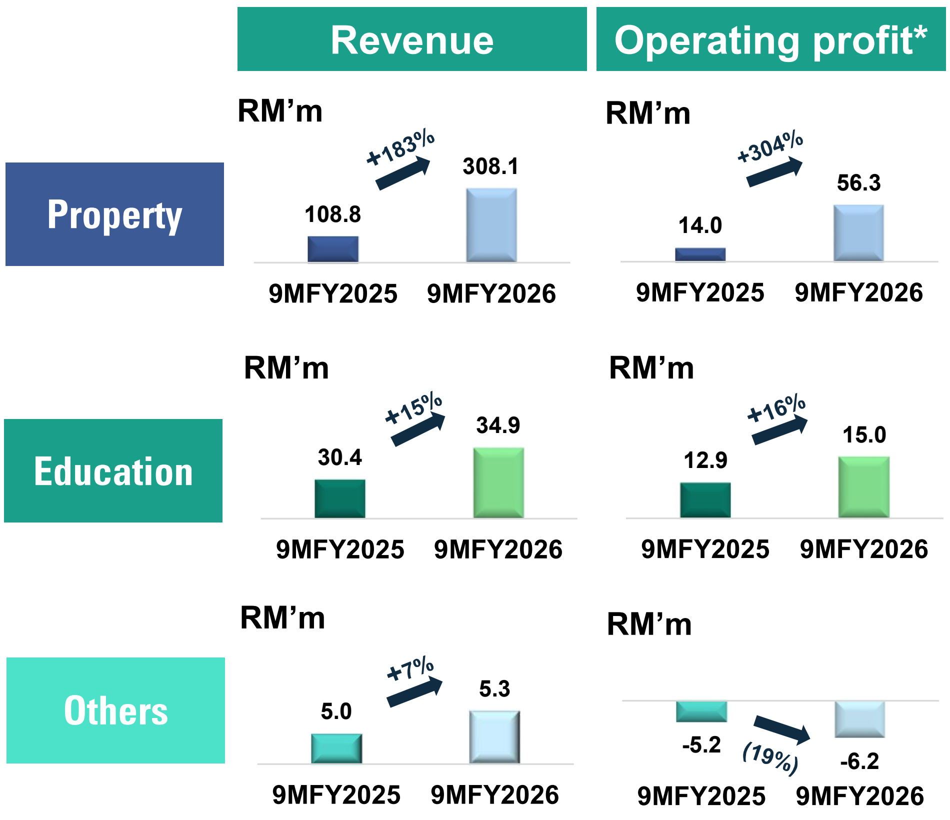


*Exclude **interest** and **taxes**

9MFY2026 SEGMENT OVERVIEW

	Segment Overview		
	Property	Education	Others
Revenue	RM308.1m	RM34.9m	RM5.3m
Revenue Contribution	88.5%	10.0%	1.5%
Operating Profit*	RM56.3m	RM15.0m	(RM6.2m)
Operating Profit Margin	18.3%	42.9%	(115.9%)

*Exclude **interest** and **taxes**

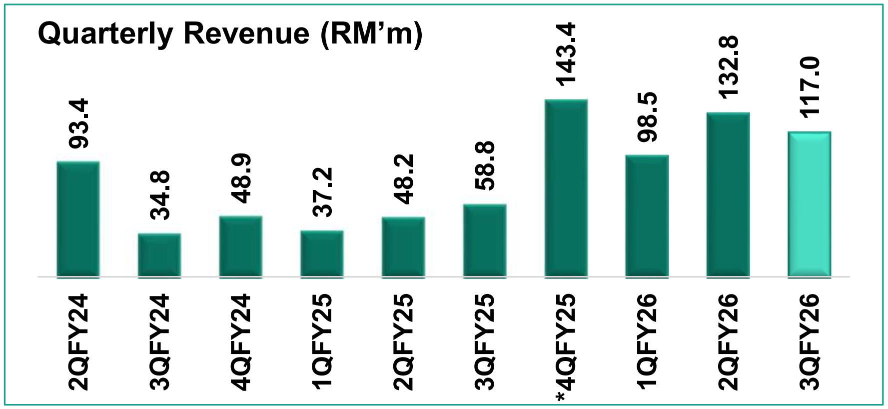


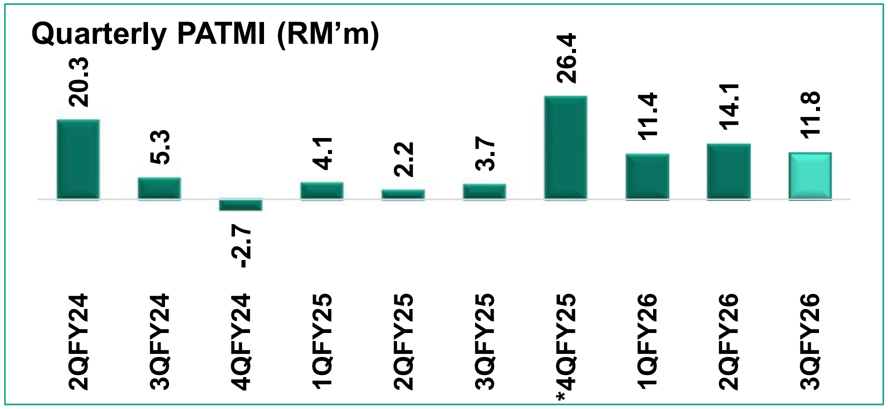
3QFY2026 & 9MFY2026 YoY COMPARISON

- Sustained financial strength with stronger revenue and improved margins

3QFY2026	3QFY2025	Change	RM'm	9MFY2026	9MFY2025	Change
117.0	58.8	99%	**Revenue**	348.3	144.2	142%
23.7	10.4	127%	**Operating Profit**	65.1	21.6	201%
20.2	6.2	228%	**PBT**	56.5	15.5	265%
11.8	3.7	217%	**PATMI**	37.2	10.0	273%
0.40	0.12	233%	**Basic EPS (sen)**	1.25	0.34	268%
20.2%	17.7%	2.5 pt	**Operating Profit Margin**	18.7%	15.0%	3.7 pt
17.3%	10.5%	6.8 pt	**PBT margin**	16.2%	10.7%	5.5 pt
10.0%	6.3%	3.7 pt	**PATMI margin**	10.7%	6.9%	3.8 pt

- Quarterly revenue reflects progressive revenue recognition from development projects based on construction progress.





*4Q FY2025 revenue and PATMI included gain from disposal of land in Senawang for RM60.2 million.

KEY DRIVERS OF FY2026 FINANCIAL PERFORMANCE

1. **Progressive Revenue Recognition**
   - Revenue growth was primarily driven by construction and sale progress across the Group's key development projects, ie. Damansara Livista, Residensi Kamelia and The Wyn Residences

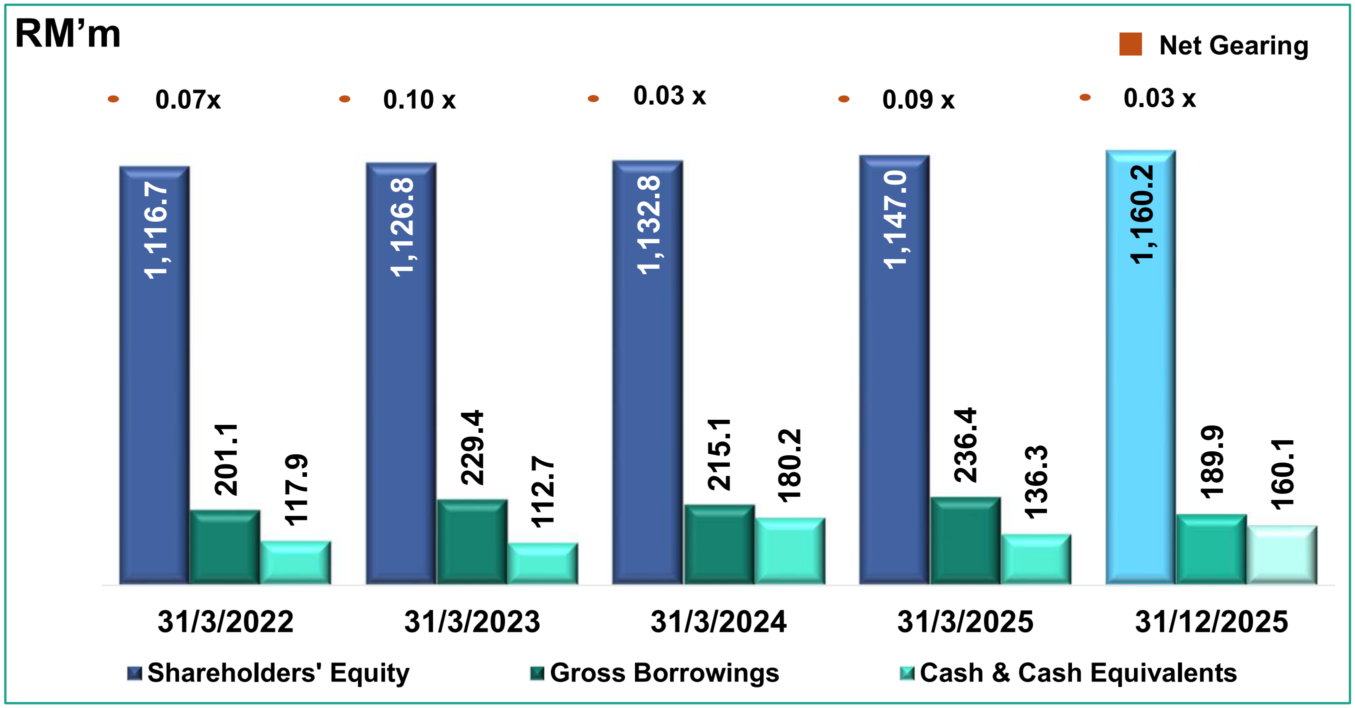
2. **Healthy Property Sales**
   - The Group recorded **RM276 million property sales in 9M FY2026**, supported by steady demand across its ongoing developments

3. **Stable Recurring Income**
   - The education segment continues to provide stable recurring income contribution through both Sri Bestari Private & International schools

BALANCE SHEET AS AT 31 DECEMBER 2025

- The Group maintains a prudent capital structure with low net gearing, providing financial flexibility for future growth.

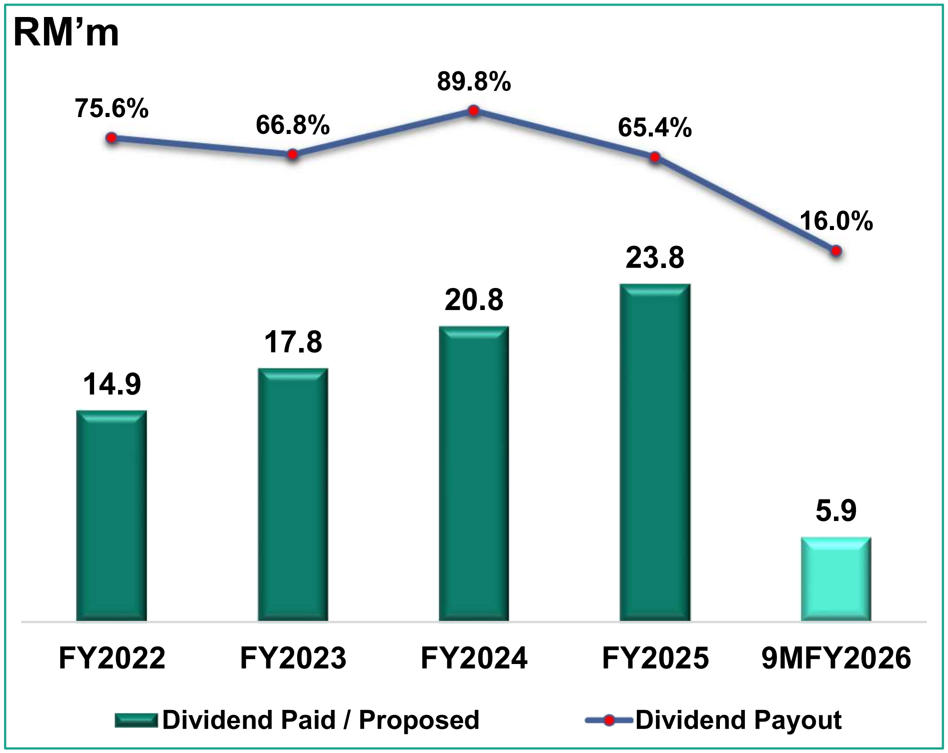
Shareholders’ Equity, Borrowings & Cash



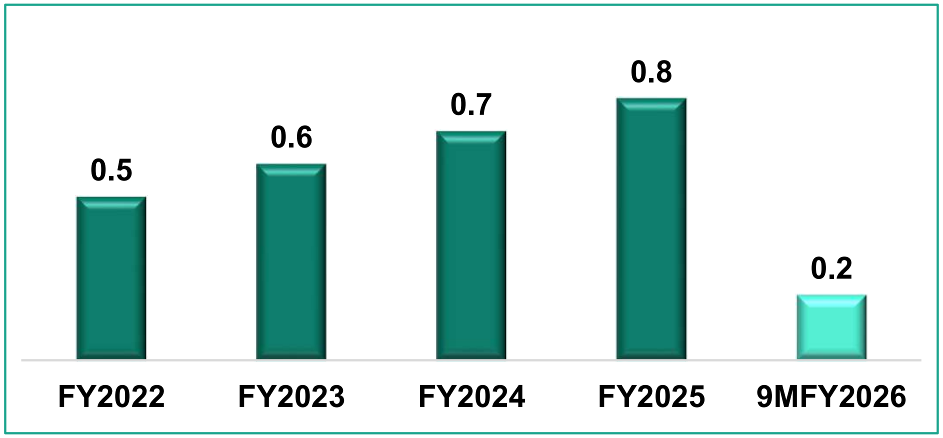
DIVIDEND PAYOUT (RM'm) & PAYOUT RATIO (%)

- Consistent dividend payout for the past 11 financial years since FY2014, except in FY2020 due to the pandemic.

Dividend Payout



Dividend Per Share (Sen)



- Declares **first interim dividend** of 0.2 Sen per share in respect of FY2026
  - Entitlement Date: 10 April 2026
  - Payment Date: 7 May 2026

ONGOING PROJECTS AS AT FEB 2026

Astoria Ampang (Phase 2) — **55%** take-up

506 units | GDV of RM364m

100% construction

Target to obtain CCC by Q2 2026

Damansara Livista — **92%** take-up

700 units | GDV of RM517m

25% construction

Target to complete in Q3 2027

The WYN Residences — **63%** take-up

1,546 units | GDV of RM780m

65% construction

Target to complete in Q3 2027

ONGOING PROJECTS AS AT FEB 2026

Residensi Kamelia

602 units | GDV of RM157m

46% construction

Target to complete in Q2 2027

82% take-up

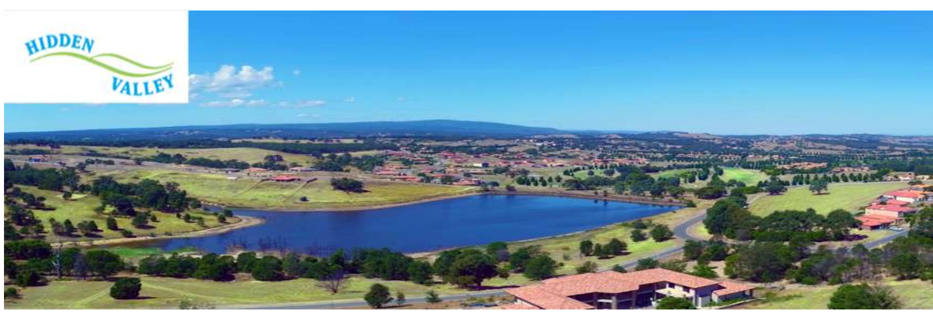
Diamond City JV (Plot B – Phase 3)

449 units | GDV of RM390m

5% construction

Target to complete in Q2 2028

23% take-up



Hidden Valley (Melbourne, Australia)

966 lots | GDV of AUD170m

Ongoing development

Target to complete in Q3 2028

97% take-up

COMPLETED & ONGOING AS AT FEB 2026

- The Group has delivered a total GDV of RM3.9 billion from its completed and ongoing developments.

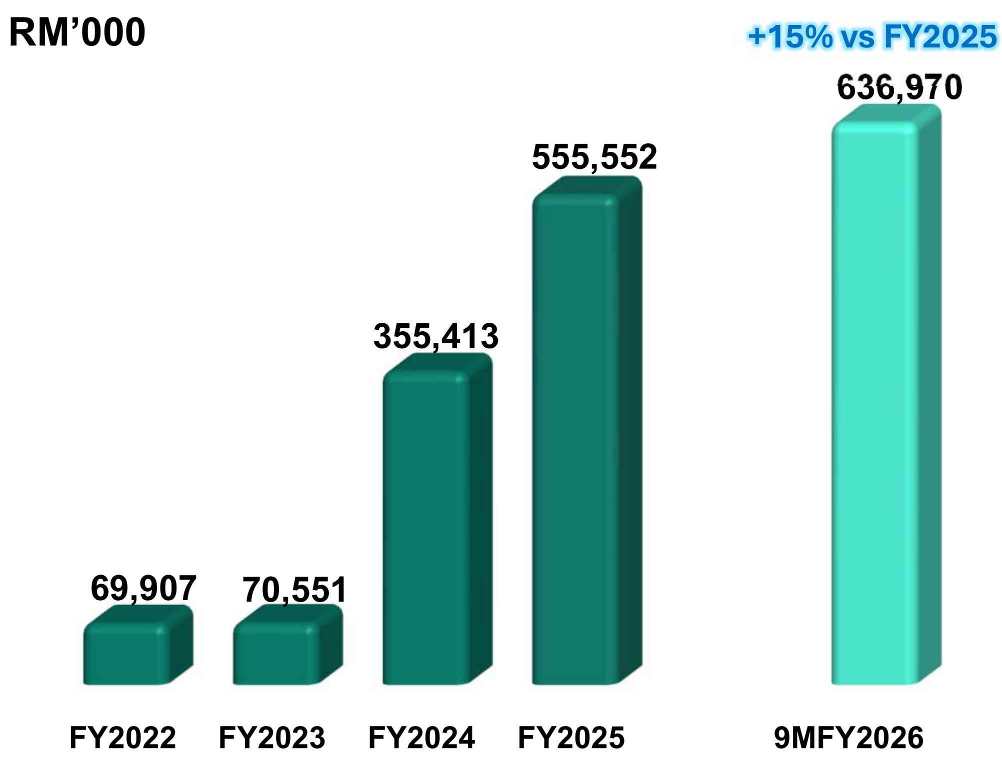
	Total Acreage	Total GDV* (RM'm)	Balance Unsold GDV (RM'm)	Tenure	Status
Klang Valley					
Astoria Ampang - Phase 1 (50.01%)	2.8	362	36	Leasehold	Completed
Damansara Seresta	6.2	440	22	Freehold	Completed
Sena Parc - Phase 1A	18.87	76	1	Freehold	Completed
Sena Parc - Phase 1C	5	28	0.4	Freehold	Completed
Sena Parc - Phase 1D	14.85	85	40.7	Freehold	Completed
Sena Parc - Phase 1E	5.14	6.5	0.5	Freehold	Completed
Diamond City Plot B - Phase 5 (45% JV)	18.7	179	13	Freehold	Completed
Diamond City Plot B - Phase 3 (45% JV)	33.4	390	323	Freehold	On-going
Astoria Ampang - Phase 2 (50.01%)	2.8	364	192	Leasehold	On-going
Damansara Livista	3.02	517	56	Freehold	On-going
Residensi Kamelia	2.31	157	29	Freehold	On-going
The WYN Residences	3.55	780	268	Leasehold	On-going
Overseas					
Hidden Valley Melbourne (50% JV)	83.74#	AUD 170	AUD 22.3	Freehold	On-going
Total Developed Landbank	**200.38**	**3,857**	**1,043.5**		

Balance acreage * GDV is indicative and may be revised in line with prevailing market prices

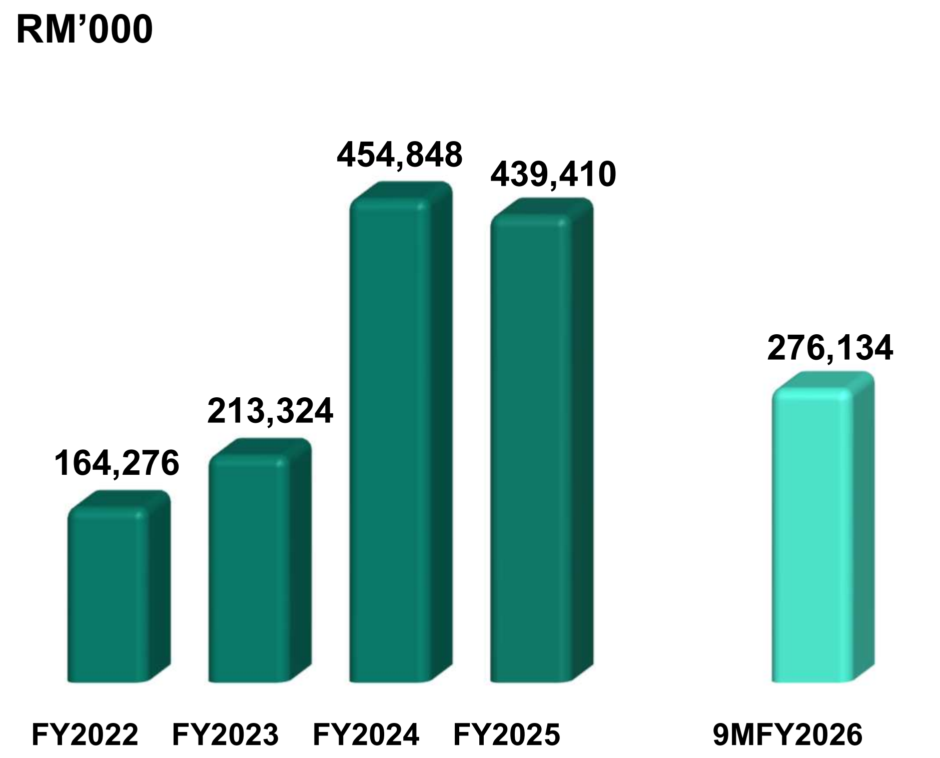
Property Sales and Revenue Visibility - 9MFY2026

- Strong momentum in unbilled sales and sales performance as shown below

Unbilled Sales



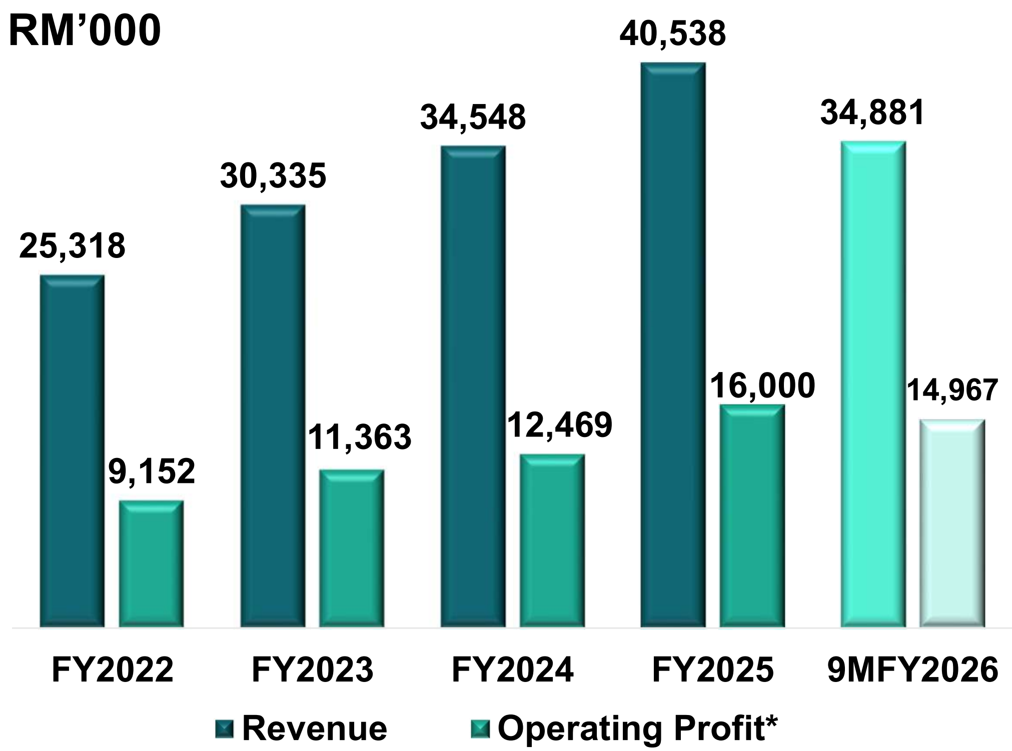
New Property Sales



EDUCATION DIVISION - FINANCIAL & OPERATIONAL PERFORMANCE 9MFY2026

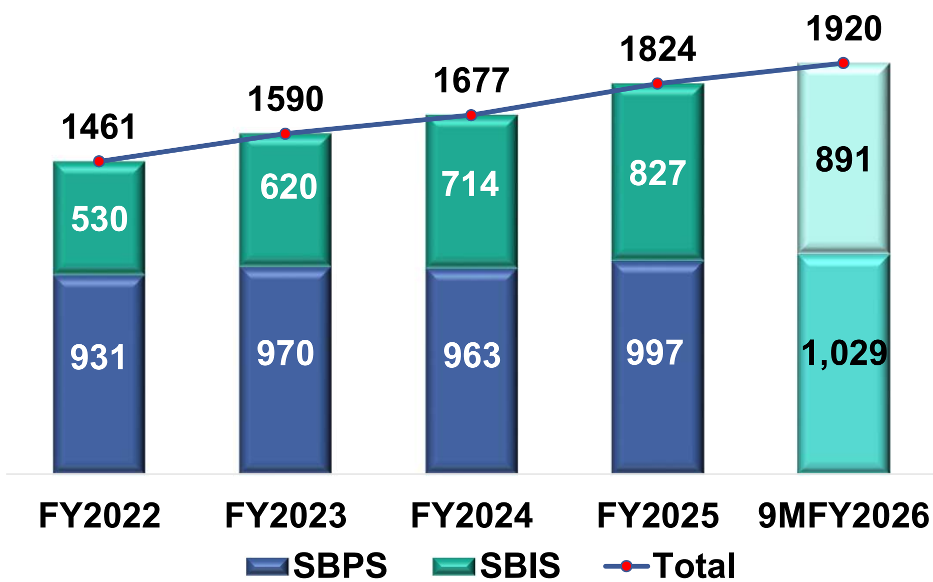
- Consistent growth in student intake, which led to solid increase in revenue and profit as shown below

Revenue & Operating Profit



*Exclude **interest** and **taxes**

Student Headcounts




Sena Parc Phase 1B, Seremban, Plot Plan

Growth Strategies

UPCOMING RESIDENTIAL PROJECT LAUNCHES IN 1H 2026 AND BEYOND

Robust launch pipeline: Total GDV of RM817 million in 1H 2026 and RM1.84 billion in future launches

Upcoming

Damansara Laverra
1,008 units | GDV of RM736m
Target to launch in Q2 2026
Target to complete in Q2 2030

Begonia (Sena Parc Phase 1B)
74 units | GDV of RM81m
Target to launch in Q2 2026
Target to complete in Q4 2027

Future

- **Aria Rimba Phase 1A**
  (Est. GDV RM113m of RM2.7b)
- **Mines P1**
  (Est. GDV RM705m of RM2.2b)
- **Foresta Phase 3**
  (Est. GDV RM712m)
- **Mont Kiara**
  (Est. GDV RM311m)

Total Estimated GDV RM1.84B in FY27/28

** Indicative future residential project pipeline subject to market conditions and approvals.*

STRATEGIC EXISTING LANDBANK

- Strong development potential supported by approximately 2,782 acres developable land bank with estimated RM8.5 billion GDV.

Central

1. Bandar Sri Damansara
2. Astoria
3. Diamond City (JV)
4. Aria Rimba
5. Senawang
6. Mines Resort
7. Sri Ukay, Ampang
8. Mont Kiara
9. Cyberjaya
10. Semenyih
11. Sg. Jernih
12. Puchong Land

Northern

1. Sungai Petani

Southern

1. Johor Bahru

International

1. Hidden Valley, Melbourne

Total Developable Land Bank
2,781.83 acres

Total Estimated GDV
RM**8.5** billion (excl. proposed industrial park)

FOR FUTURE LAUNCHES & DEVELOPMENT AS AT FEB 2026

- Total potential GDV of RM8.5 billion anchored by extensive landbank, as shown below:

	Total Acreage	Total GDV* (RM'm)	Tenure	Status
Klang Valley				
Damansara Laverra	2.84	736	Freehold	To Be Launched in Q2 2026
Begonia (Sena Parc Phase 1B)	14.24	81	Freehold	To Be Launched in Q2 2026
Mont Kiara	1.78	311	Freehold	To Be Launched
Aria Rimba at U10 Shah Alam	112.36	2,688	Leasehold	To Be Launched
The Mines Resort, Seri Kembangan	19.7	2,168	Leasehold	To Be Launched
Sena Parc - Phase 2	35.09	N/A	Freehold	Remaining of Unsold Land
Diamond City - Commercial Lots	11.5	71	Freehold	Future Development
Damansara Foresta Phase 3	7.33	712	Freehold	Future Development
Damansara Foresta Phase 4	7.97	616	Freehold	Future Development
Sri Damansara Club (Plot 1&5)*	5.95	N/A	Freehold	Future Development
Sri Ukay Ampang	4.23	450	Freehold	Future Development
Semenyih (30% JV)	7.1	236	Freehold	Future Development
Cyberjaya (65%) , Dengkil	6.7	450	Freehold	Future Development
Sungai Jernih, Hulu Selangor	2,495.04	N/A	Freehold	Future Development
Kedah				
Sungai Petani	36.3	N/A	Freehold	Future Development
Johor				
Johor Bahru	13.7	N/A	Freehold	Future Development
Total Developable Landbank	**2,781.83**	**8,519**		
Total Landbank (incl. ongoing projects)	**2,982.21**	**12,376**		

* GDV is indicative and may be revised in line with prevailing market prices

NEW GROWTH AVENUE

Company repurposing its plantation land in Sg. Jernih for potential industrial park and solar farm development.

Industrial Park

Rezoning (2,495 acres)
- In progress
- Target completion: Q2 2026

Phase 1 KM approval (241 acres)
- Target approval: Q4 2026

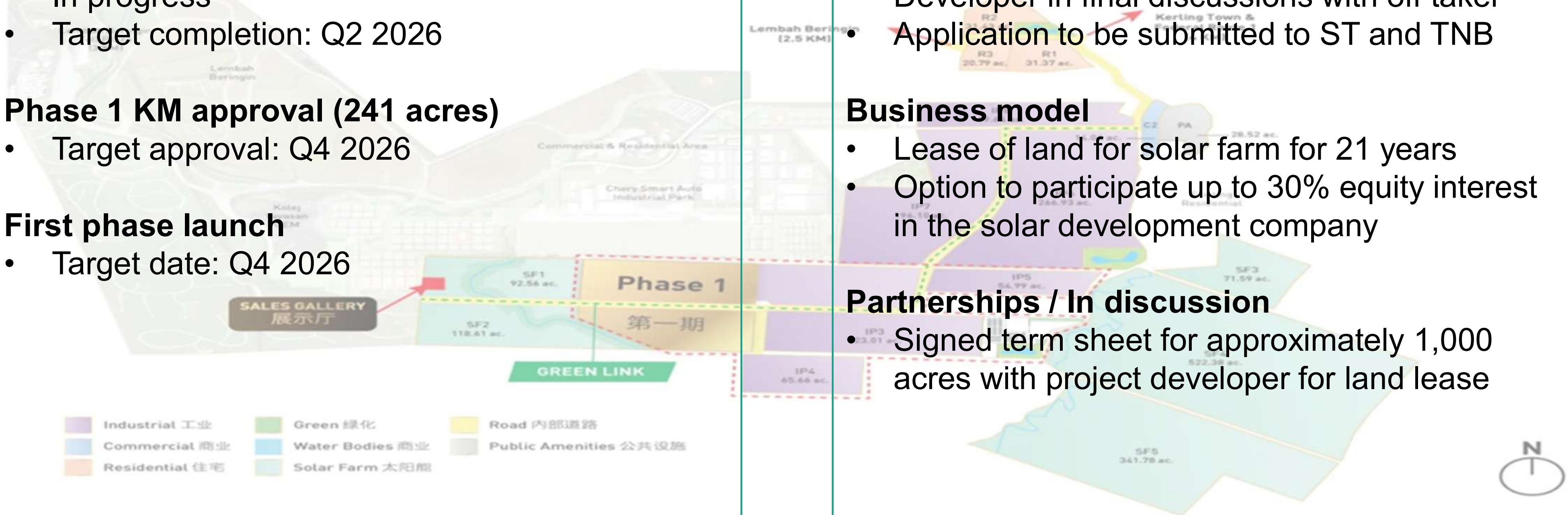
First phase launch
- Target date: Q4 2026

Solar Farm

Status
- Developer in final discussions with off taker
- Application to be submitted to ST and TNB

Business model
- Lease of land for solar farm for 21 years
- Option to participate up to 30% equity interest in the solar development company

Partnerships / In discussion
- Signed term sheet for approximately 1,000 acres with project developer for land lease



GROWTH ROADMAP

Near Term Growth (FY2026 – FY2027)

1. Progressive revenue recognition from unbilled sales of ongoing projects
2. Upcoming launches of residential projects:
   - Begonia
   - Damansara Laverra
3. Revenue and earnings growth from Sri Bestari Private & International Schools

Medium-Term Growth

1. Continued revenue recognition from ongoing projects
2. Launches of new residential projects:
   - Aria Rimba township
   - The Mines development
   - Mont Kiara project
   - Foresta Phase 3
3. Recurring income from the Group's education segment and investment properties

Long-Term Strategic Opportunities

1. Phased development of the Group's industrial park
2. Ongoing value unlocking and monetisation of the Group's existing landbank
3. Opportunistic land acquisition during weaker market cycles to replenish future landbank
4. Strategic expansion of the Group's education segment


Damansara Laverra, Bandar Sri Damansara, Floating Deck

Investment Merits

INVESTMENT MERITS

Strong Financial Performance

9M FY2026 Revenue: **RM348.3m** (+142% YoY)

9M FY2026 PATMI: **RM37.2m** (+273% YoY)

Robust Revenue Pipeline

9M Sales: **RM276.1m**

Unbilled Sales (as at 31 Dec 2025): **RM637.0m**

Land Bank: **2,782 acres**

Solid Balance Sheet

Strong Cash Position: **RM160.1m**

Net Gearing: **0.03x**

Consistent Payout

11 years of consistent dividend payout
(except FY2020 due to pandemic)
Declared **first interim dividend** for FY2026
Dividend Payout past 4FYs: **>60%**

New Avenue of Growth

New growth avenues through:
solar farm and **industrial park development**

Attractive Value Proposition

TTM P/E: **6.8x***
Shariah-compliant
Dividend Yield (FY2025): **5.5%***
*Based on closing price as at 2 Mar 2026

THANK YOU

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Disclaimer

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