

Analyst Briefing Pack Tropicana Corporation Berhad Financial Quarter Ended 30 June 2026

1 Sep 2026



TROPICANA
CORPORATION BERHAD
[Registration No.197901003695 (47908-K)]



TROPICANA
CORPORATION BERHAD
[Registration No.197901003695 (47908-K)]

REDEFINING THE ART OF LIVING



1. Facts at a Glance
2. Analysis of Sales
3. Available Land Bank & Potential Gross Development Value (“GDV”)
4. Geographical Coverage
5. Progress of Launched Projects
6. Completed Key Investment Properties
7. Financial Results of Q2 FY2026

Facts at a Glance



TROPICANA
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[Registration No.197901003695 (47908-K)]



Achieved Sales
RM167.0 million



Achieved Revenue
RM850.8 million



Unbilled Sales of
RM1,387.7 million



Basic Loss Per Share
0.53 Sen



Net Gearing
0.38x



Net Assets Per Share
RM1.62



Top 10
Property Developer

Awarded by Putra Aria Brand Awards 2025



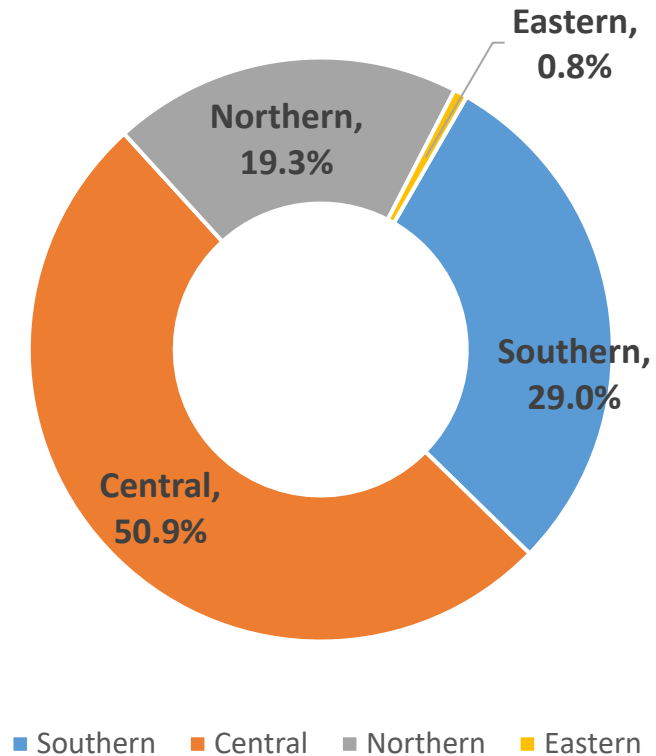
Land Bank of
1,349.7 acres
with potential GDV of
RM102.6 billion



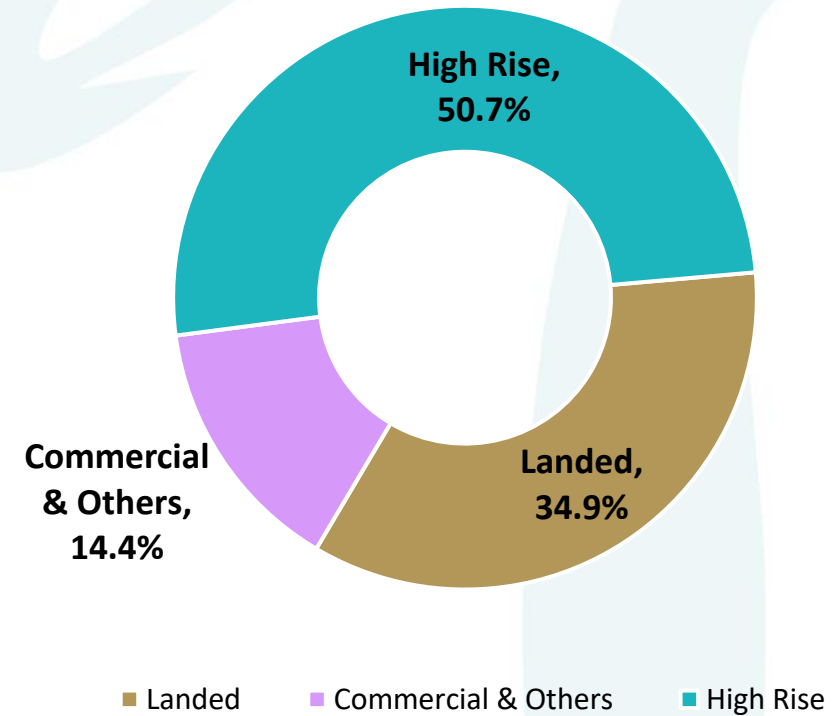
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Sales by Region

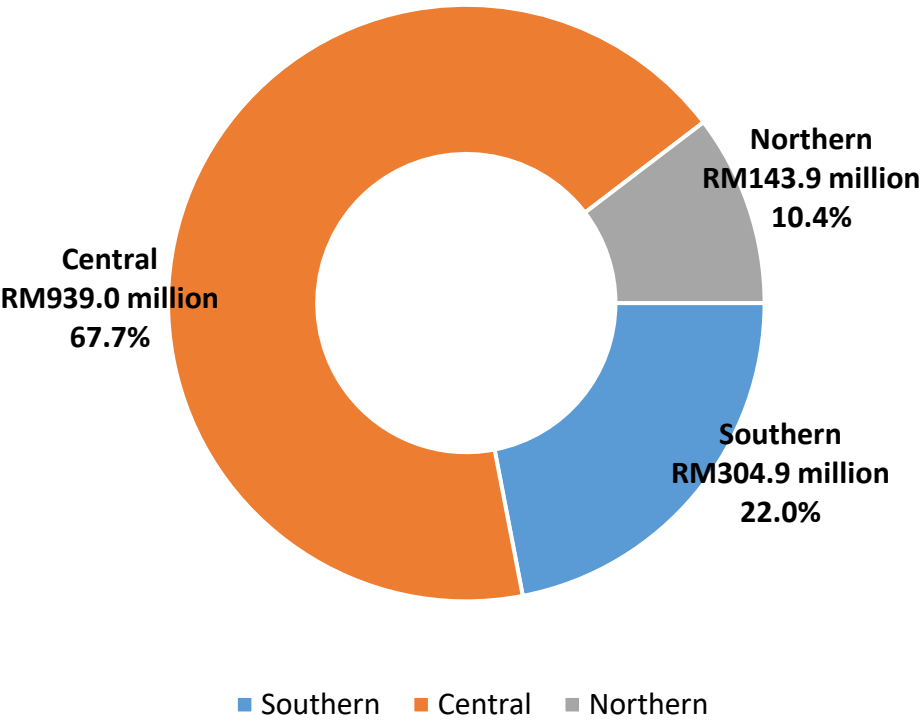


Sales by Product Type

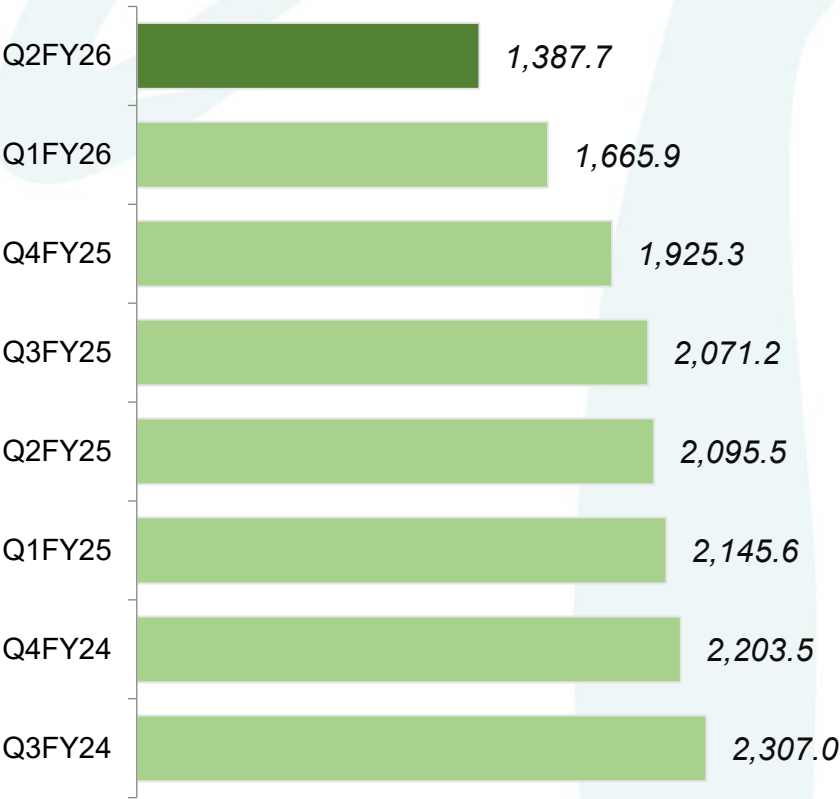


Note: Based on YTD 30 June 2026

Regional Unbilled Sales as of
30 June 2026



Historical Unbilled Sales (Past 8 Quarters)



Agenda



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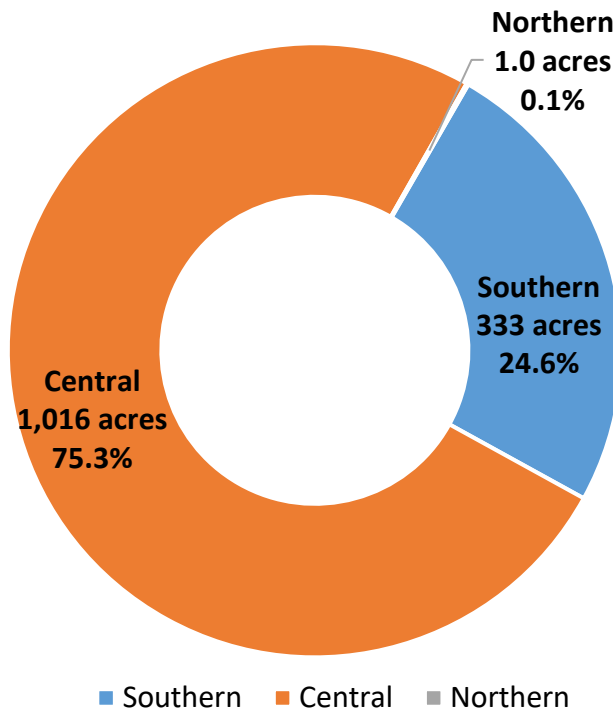
Available Land Bank & Potential GDV

Continue with Strategy to Unlock Value

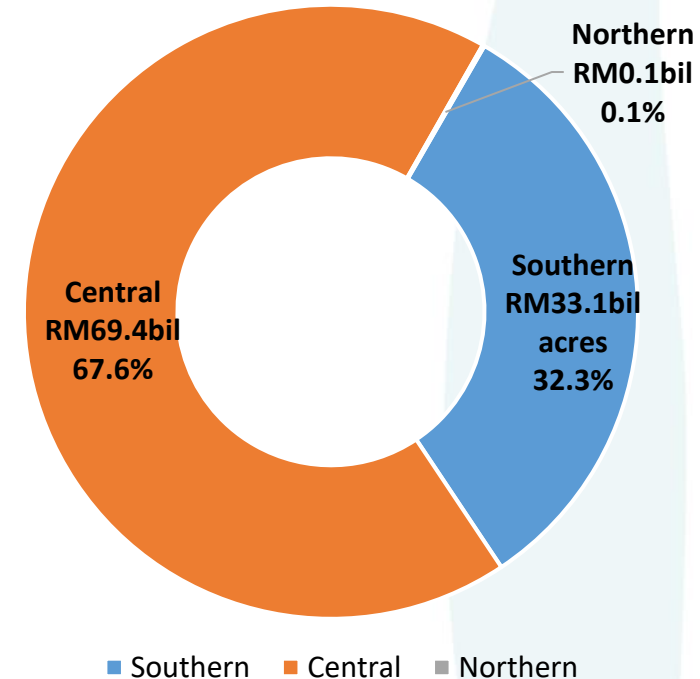
Tropicana has introduced the right development projects to home buyers with Tropicana's trademark development DNA;

- Delivering on promises
- Provide creative and innovative marketing strategies
- Recurring income

Available Gross Land Bank of 1,349.7 acres



Available Potential GDV of RM102.6 billion



Note: Status as of 30 June 2026



Available Land Bank & Potential GDV (Cont'd)

Project Name	Tenure	Remaining Land Bank (Acre)	Remaining and Potential GDV @ 30 June 2026 (RM'billion)
Tropicana Aman	Leasehold	29.0	0.3
Tropicana Metropark	Freehold	3.0	0.5
Tropicana Grandhill	Freehold	88.8	22.0
Tropicana Kiara	Freehold	14.0	2.7
Tropicana Avalon	Freehold	142.9	25.0
Tropicana Paradise	Freehold	267.8	5.0
Tropicana Danga Bay	Freehold	21.4	3.8
Tropicana Danga Cove	Freehold	51.8	5.4
Tropicana Sanctuary	Freehold	98.0	0.5
Gelang Patah	Freehold/ Leasehold	245.5	2.7
Lido Waterfront	Freehold	79.6	30.6
Tropicana Cenang	Freehold/ Leasehold	0.9	0.1
Tropicana Alam	Leasehold	275.3	3.9
Others	Freehold/ Leasehold	11.6	_(1)
Total		1,349.7	102.6

Notes:- (1) Feasibility studies are yet to be undertaken, hence GDV is not available

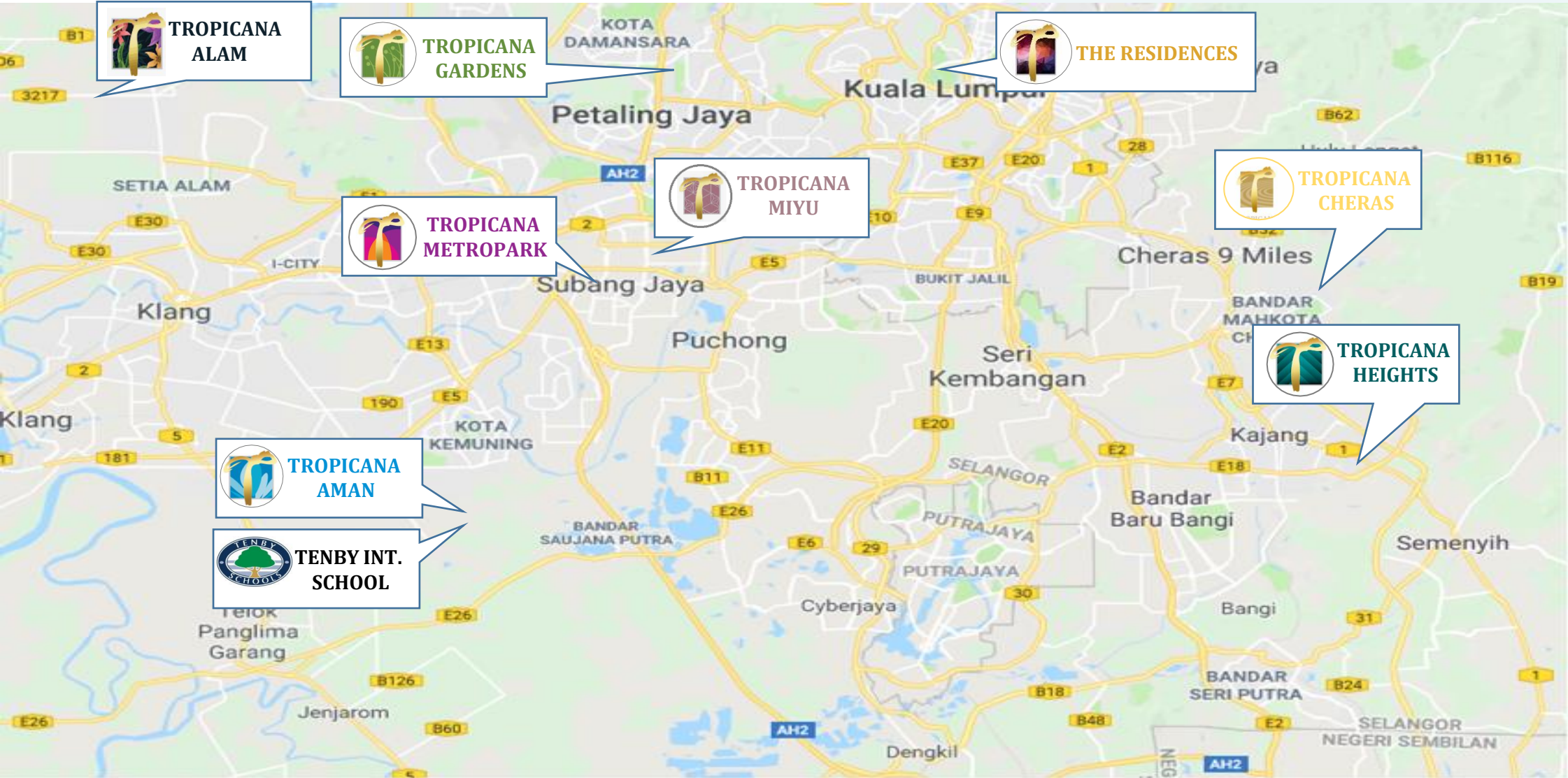
Agenda



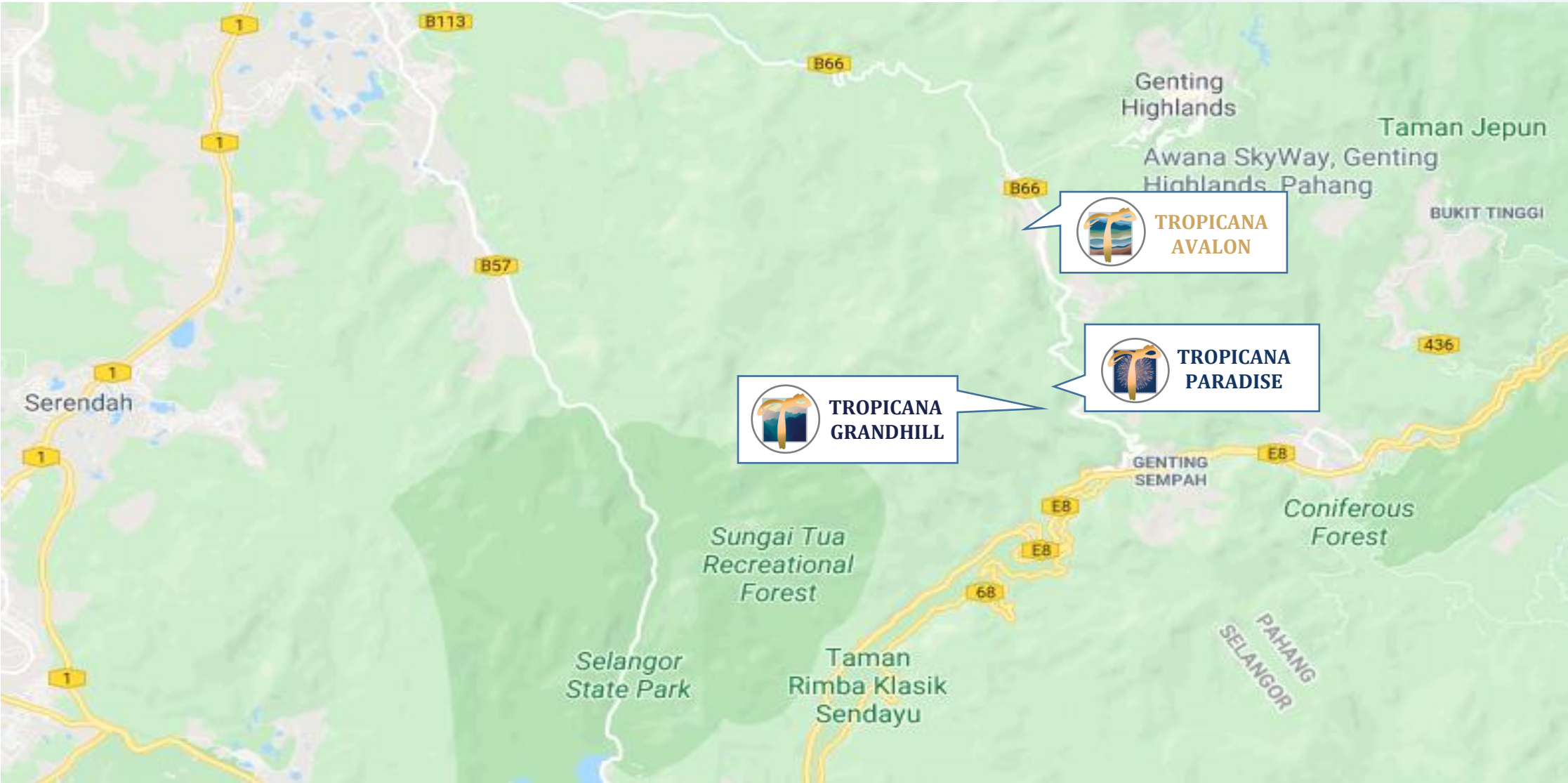
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Central Region Projects



Central Region Projects (Cont'd)



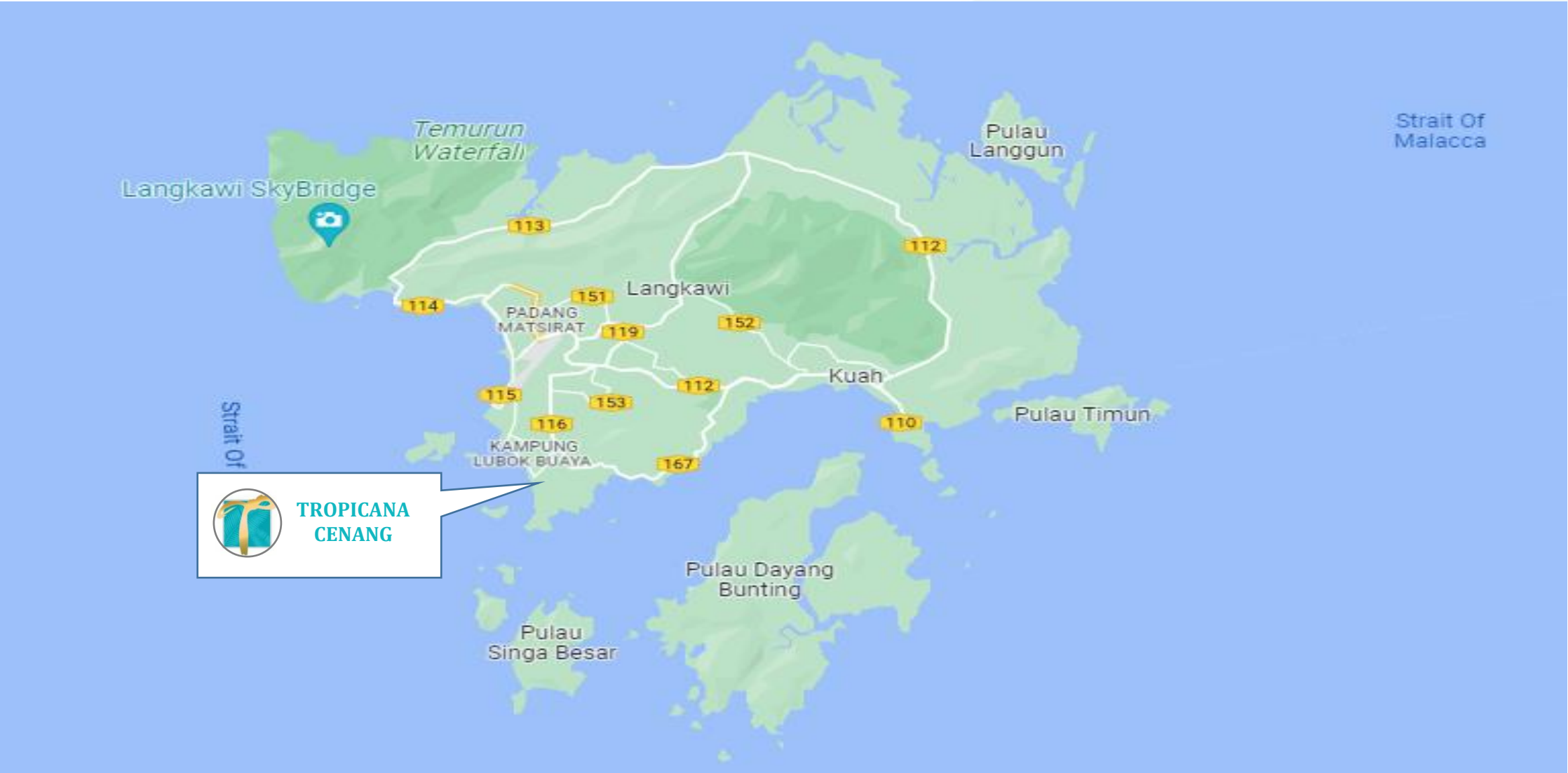
Northern Region Projects



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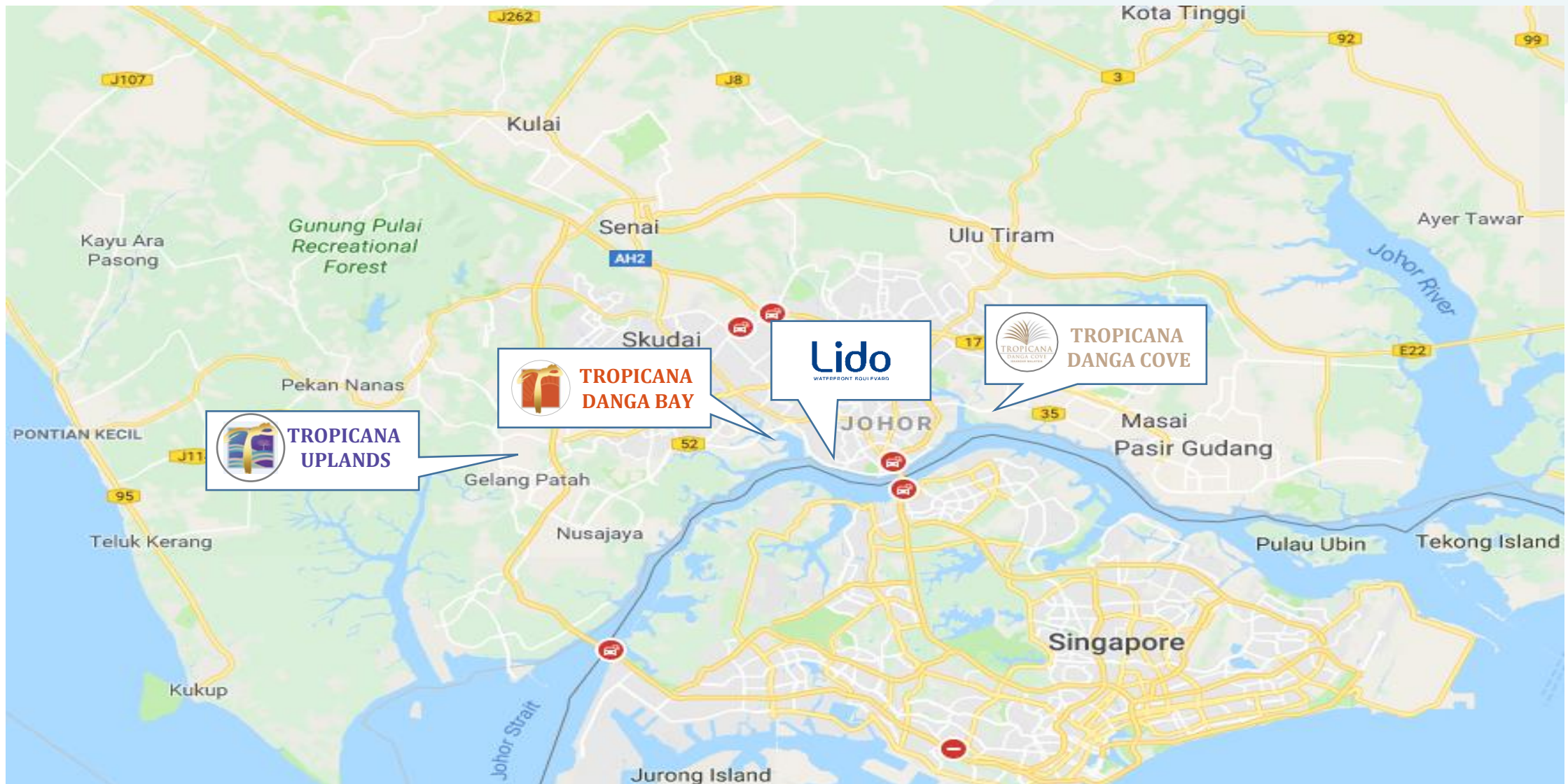
Northern Region Projects (Cont'd)



Southern Region Projects



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CENTRAL REGION

Tropicana Aman, Kota Kemuning



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TROPICANA AMAN
KOTA KEMUNING



Site Picture



Site Picture



Site Picture

Arahsia Residences		Bayan Residences		Cheria Residences	
GDV (RM' m)	386	GDV (RM' m)	394	GDV (RM' m)	424
Total units	432	Total units	372	Total units	272
Launch date	Apr 2015	Launch date	Aug 2015	Launch date	Jul 2016
Sales status (%)	100%	Sales status (%)	100%	Sales status (%)	100%
Completion (%)	VP	Completion (%)	VP	Completion (%)	VP

Note: Status as of June 2026

Tropicana Aman, Kota Kemuning (Cont'd)



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TROPICANA AMAN
KOTA KEMUNING



Site Picture



Site Picture



Site Picture

Sinaria Shop Lots		Dalia Residences		Aman 1	
GDV (RM' m)	304	GDV (RM' m)	430	GDV (RM' m)	352
Total units	152	Total units	207	Total units	766
Launch date	Oct 2016	Launch date	Nov 2017	Launch date	Dec 2017
Sales status (%)	100%	Sales status (%)	100%	Sales status (%)	100%
Completion (%)	VP	Completion (%)	VP	Completion (%)	VP

Note: Status as of June 2026

Tropicana Aman, Kota Kemuning (Cont'd)



TROPICANA AMAN KOTA KEMUNING



Site Picture



Site Picture



Site Picture

Triana Shop Lots		Elemen Residences		Freesia Residences	
GDV (RM' m)	322	GDV (RM' m)	311	GDV (RM' m)	396
Total units	144	Total units	233	Total units	198
Launch date	Apr 2019	Launch date	Nov 2019	Launch date	May 2021
Sales status (%)	100%	Sales status (%)	100%	Sales status (%)	100%
Completion (%)	VP	Completion (%)	VP	Completion (%)	VP

Note: Status as of June 2026

Tropicana Aman, Kota Kemuning (Cont'd)



TROPICANA AMAN KOTA KEMUNING



Site Picture



Artist Impression



Artist Impression

Gemala Residences		Hana Residences		Umara Shop Lots	
GDV (RM' m)	166	GDV (RM' m)	405	GDV (RM' m)	265
Total units	116	Total units	130	Total units	100
Launch date	Mar 2022	Launch date	Oct 2022	Launch date	Jun 2023
Sales status (%)	100%	Sales status (%)	100%	Sales status (%)	100%
Completion (%)	VP	Completion (%)	VP	Completion (%)	VP

Note: Status as of June 2026

Tropicana Aman, Kota Kemuning (Cont'd)



TROPICANA AMAN
KOTA KEMUNING



Artist Impression

Varia Shop Lots

GDV (RM' m)	455
Total units	151
Launch date	Jun 2024
Sales status (%)	85%
Completion (%)	63%

Note: Status as of June 2026

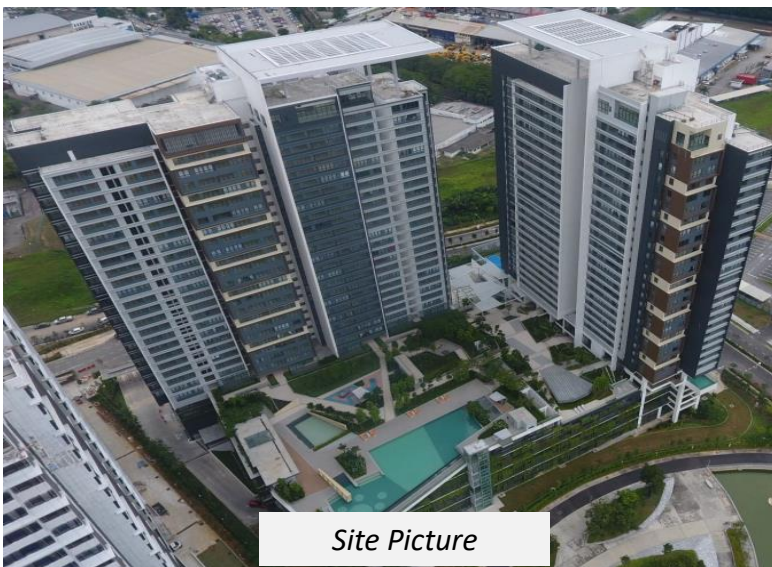
Tropicana Metropark, Subang Jaya



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TROPICANA METROPARK SUBANG JAYA



Site Picture



Site Picture



Site Picture

<i>Pandora Serviced Residences</i>		<i>Paloma Serviced Residences</i>		<i>Paisley Serviced Residences</i>	
GDV (RM' m)	355	GDV (RM' m)	508	GDV (RM' m)	511
Total units	627	Total units	587	Total units	587
Launch date	Nov 2012	Launch date	Nov 2013	Launch date	Nov 2016
Sales status (%)	100%	Sales status (%)	100%	Sales status (%)	100%
Completion (%)	VP	Completion (%)	VP	Completion (%)	VP

Note: Status as of June 2026

Tropicana Metropark, Subang Jaya (Cont'd)



TROPICANA METROPARK SUBANG JAYA



Site Picture

SouthPlace Shoppes

GDV (RM' m)	142
Total units	69
Launch date	Mar 2020
Sales status (%)	88%
Completion (%)	VP

Note: Status as of June 2026



Site Picture

SouthPlace Residences

GDV (RM' m)	302
Total units	656
Launch date	Mar 2020
Sales status (%)	100%
Completion (%)	VP

Tropicana Metropark, Subang Jaya (Cont'd)



TROPICANA METROPARK SUBANG JAYA



Artist Impression

SouthPlace 2 Shoppes

GDV (RM' m)	118
Total units	74
Launch date	Apr 2023
Sales status (%)	77%
Completion (%)	85%



Artist Impression

SouthPlace 2 Residences

GDV (RM' m)	410
Total units	553
Launch date	May 2023
Sales status (%)	79%
Completion (%)	70%

Note: Status as of June 2026

Tropicana Heights, Kajang



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TROPICANA HEIGHTS KAJANG



Site Picture

Fairfield Residences

GDV (RM' m)	271
Total units	289
Launch date	Feb 2014
Sales status (%)	100%
Completion (%)	VP

Note: Status as of June 2026



Site Picture

Parkfield Residences

GDV (RM' m)	505
Total units	471
Launch date	Nov 2014
Sales status (%)	100%
Completion (%)	VP

Tropicana Heights, Kajang (Cont'd)



TROPICANA HEIGHTS KAJANG



Site Picture

Ridgefield Residences

GDV (RM' m)	233
Total units	218
Launch date	Jul 2016
Sales status (%)	100%
Completion (%)	VP

Note: Status as of June 2026



Site Picture

Lakefield Residences

GDV (RM' m)	86
Total units	66
Launch date	Mar 2019
Sales status (%)	100%
Completion (%)	VP



TROPICANA CHERAS **CHERAS**



Site Picture

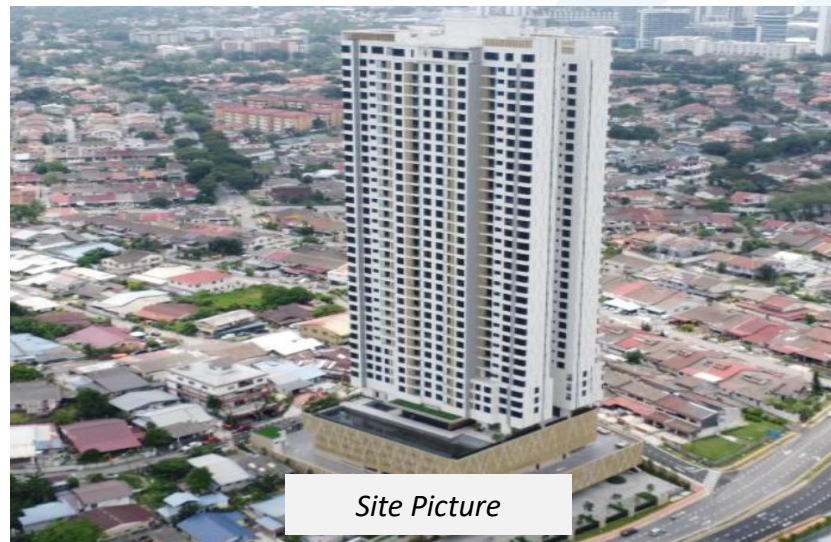
Tropicana Cheras

GDV (RM' m)	45
Total units	37
Launch date	Mar 2018
Sales status (%)	100%
Completion (%)	VP

Note: Status as of June 2026



TROPICANA MIYU PETALING JAYA



Site Picture

Tropicana Miyu Residences

GDV (RM' m)	261
Total units	271
Launch date	Sep 2020
Sales status (%)	100%
Completion (%)	VP

Note: Status as of June 2026

Tropicana Gardens, Kota Damansara



TROPICANA GARDENS KOTA DAMANSARA



Arnica Serviced Residences		Bayberry Serviced Residences		Cyperus Serviced Residences		Dianthus Serviced Residences	
GDV (RM' m)	231	GDV (RM' m)	405	GDV (RM' m)	422	GDV (RM' m)	321
Total units	336	Total units	413	Total units	406	Total units	271
Launch date	Oct 2012	Launch date	Mar 2013	Launch date	Nov 2014	Launch date	Aug 2016
Sales status(%)	100%	Sales status(%)	100%	Sales status(%)	100%	Sales status(%)	99%
Completion (%)	VP	Completion (%)	VP	Completion (%)	VP	Completion (%)	VP

Note: Status as of June 2026

Tropicana Gardens, Kota Damansara (Cont'd)



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TROPICANA GARDENS
KOTA DAMANSARA



Artist Impression

<i>Edelweiss SOFO & Serviced Apartments</i>		<i>Edelweiss Shoppes</i>	
GDV (RM' m)	861	GDV (RM' m)	71
Total units	1,027	Total units	38
Launch date	Nov 2019	Launch date	Dec 2023
Sales status (%)	99%	Sales status (%)	67%
Completion (%)	VP	Completion (%)	VP

Note: Status as of June 2026

The Residences, Kuala Lumpur



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THE RESIDENCES KUALA LUMPUR

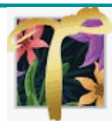


Site Picture

The Residences

GDV (RM' m)	845
Launch date	Mar 2015
Sales status (%)	100%
Completion (%)	VP

Tropicana Alam, Puncak Alam



TROPICANA ALAM PUNCAK ALAM



Artist Impression

Avisia Residences Phase 1

GDV (RM' m)	332
Total units	431
Launch date	Mar 2024
Sales status (%)	81%
Completion (%)	71%



Artist Impression

Avisia Residences Phase 2

GDV (RM' m)	386
Total units	480
Launch date	Nov 2024
Sales status (%)	35%
Completion (%)	57%

Note: Status as of June 2026

Tropicana Grandhill, Genting Highlands



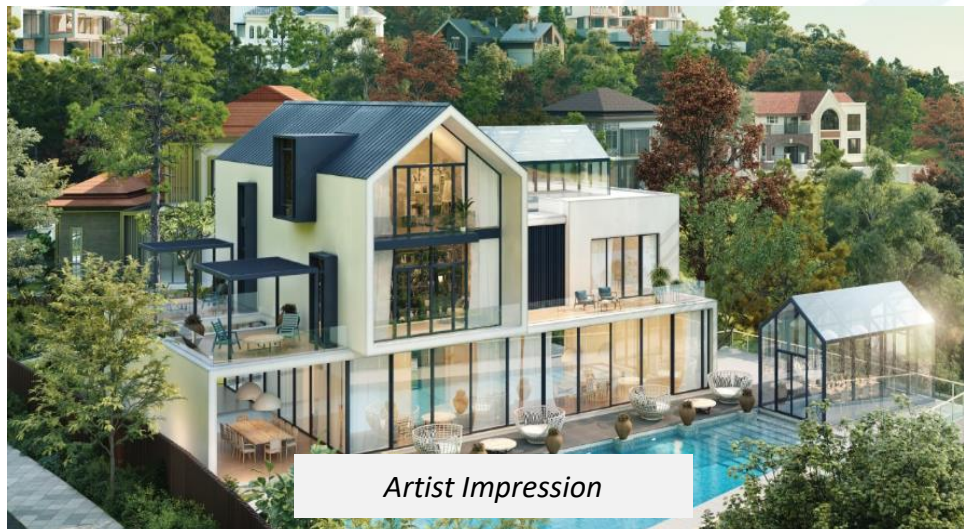
TROPICANA GRANDHILL GENTING HIGHLANDS



Twin Pines (Block A)		Twin Pines (Block B)	
GDV (RM' m)	475	GDV (RM' m)	536
Total units	795	Total units	648
Launch date	Jun 2021	Launch date	Jun 2021
Sales status (%)	81%	Sales status (%)	25%
Completion (%)	20%	Completion (%)	16%



TROPICANA PARADISE GENTING HIGHLANDS



Artist Impression

Paradise Villa

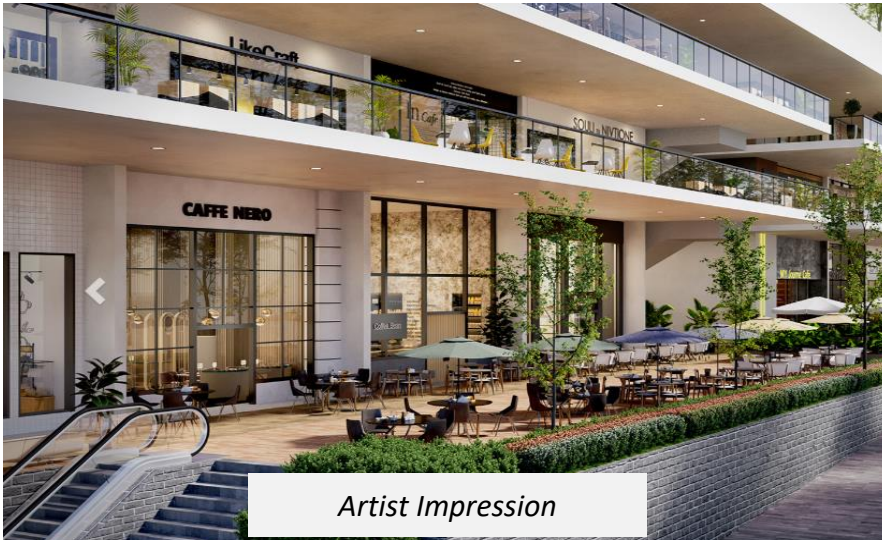
GDV (RM' m)	144
Total units	83
Launch date	Dec 2023
Sales status (%)	48%
Completion (%)	10%

Note: Status as of June 2026

Tropicana Avalon, Genting Highlands



TROPICANA AVALON GENTING HIGHLANDS



Artist Impression

Breeze Hill Shoppes

GDV (RM' m)	249
Total units	90
Launch date	Dec 2023
Sales status (%)	37%
Completion (%)	30%

Note: Status as of June 2026



Artist Impression

Breeze Hill Service Apartments (Tower A)

GDV (RM' m)	580
Total units	861
Launch date	Dec 2025
Sales status (%)	4%
Completion (%)	12%

NORTHERN REGION

Tropicana 218 Macalister, Penang



TROPICANA 218 MACALISTER PENANG



Site Picture

Neo Suites (Tower T)		Serviced Residences (Tower T)		Neo Suites (Tower M)		Retail Lots	
GDV (RM' m)	78	GDV (RM' m)	106	GDV (RM' m)	111	GDV (RM' m)	32
Total units	71	Total units	88	Total units	140	Total units	20
Launch date	Feb 2014	Launch date	Feb 2014	Launch date	Feb 2014	Launch date	Feb 2014
Sales status (%)	100%	Sales status (%)	100%	Sales status (%)	100%	Sales status (%)	99%
Completion(%)	VP	Completion(%)	VP	Completion (%)	VP	Completion (%)	VP

Tropicana Cenang, Langkawi



TROPICANA CENANG LANGKAWI



Artist Impression



Artist Impression



Artist Impression

Assana Serviced Suites		Merissa Serviced Suites		Clarissa Serviced Suites	
GDV (RM' m)	573	GDV (RM' m)	115	GDV (RM' m)	887
Total units	831	Total units	60	Total units	806
Launch date	Sep 2021	Launch date	Jun 2023	Launch date	Jul 2025
Sales status (%)	98%	Sales status (%)	97%	Sales status (%)	16%
Completion(%)	VP	Completion(%)	VP	Completion(%)	8%

Note: Status as of June 2026

SOUTHERN REGION

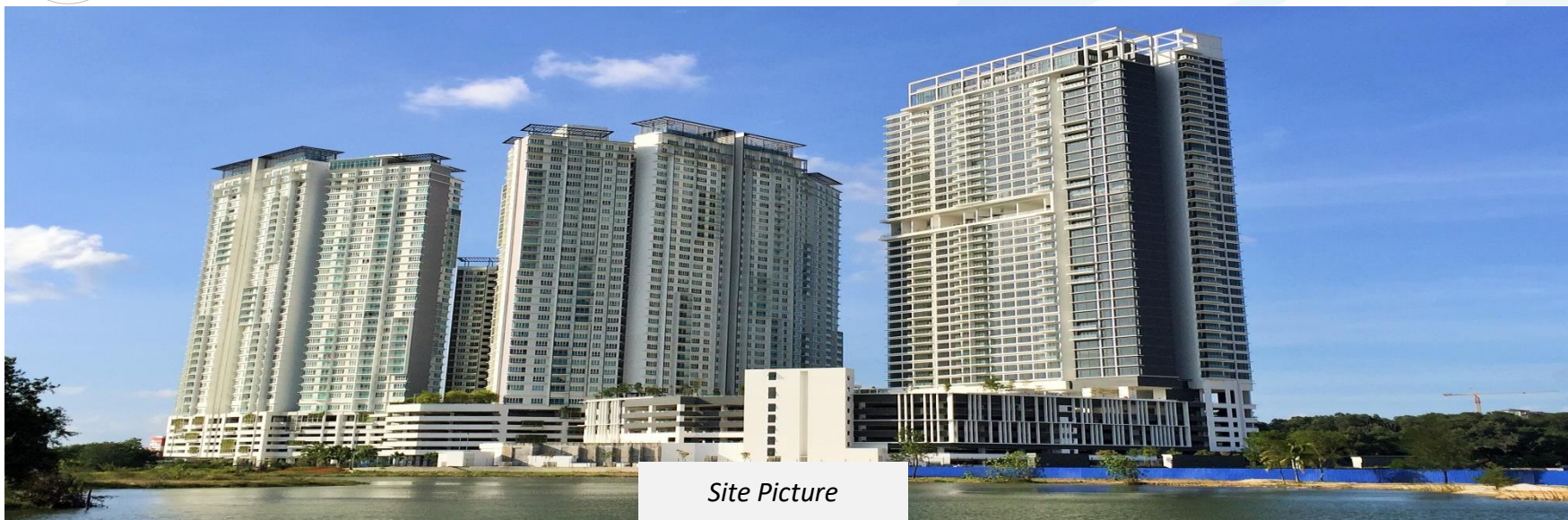
Tropicana Danga Bay, Iskandar Malaysia Johor



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TROPICANA DANGA BAY
ISKANDAR MALAYSIA JOHOR



Site Picture

Tropez A, B, C & Retails Lots		Bora Tower A	
GDV (RM' m)	720	GDV (RM' m)	529
Total units	1,164	Total units	396
Launch date	Dec 2011 – Apr 2012	Launch date	Feb 2014
Sales status (%)	99%	Sales status (%)	88%
Completion (%)	VP	Completion (%)	VP

Note: Status as of June 2026

Tropicana Danga Cove, Iskandar Malaysia Johor



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TROPICANA DANGA COVE
ISKANDAR MALAYSIA JOHOR



Site Picture



Site Picture



Site Picture

Oasis 1 Shop Lots		Oasis 2 Shop Lots		Oasis 3 Shop Lots	
GDV (RM' m)	135	GDV (RM' m)	344	GDV (RM' m)	149
Total units	112	Total units	180	Total units	62
Launch date	Dec 2012	Launch date	Nov 2013	Launch date	Jul 2017
Sales status (%)	100%	Sales status (%)	100%	Sales status (%)	100%
Completion (%)	VP	Completion (%)	VP	Completion (%)	VP

Note: Status as of June 2026

Tropicana Danga Cove, Iskandar Malaysia Johor (Cont'd)



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TROPICANA DANGA COVE
ISKANDAR MALAYSIA JOHOR



Site Picture



Site Picture



Site Picture

Ayera Phase 1 (Link House)		Ayera Phase 2A (Link House)		Ayera Phase 2B (Link House)	
GDV (RM' m)	124	GDV (RM' m)	127	GDV (RM' m)	161
Total units	179	Total units	172	Total units	226
Launch date	Jun 2018	Launch date	Jan 2019	Launch date	Jan 2019
Sales status (%)	100%	Sales status (%)	100%	Sales status (%)	100%
Completion (%)	VP	Completion (%)	VP	Completion (%)	VP

Note: Status as of June 2026

Tropicana Uplands, Gelang Patah Johor



TROPICANA UPLANDS GELANG PATAH JOHOR



Artist Impression



Site Image



Artist Impression

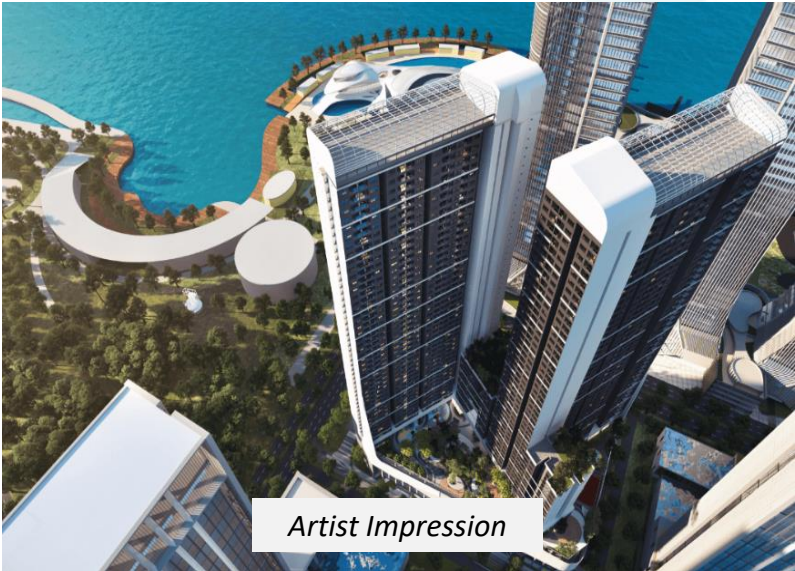
Summit Commercial Hub

Aster Heights

Fraser Heights

GDV (RM' m)	117	GDV (RM' m)	100		Phase 1	Phase 2	Phase 3
Total units	64	Total units	193	GDV (RM' m)	168	125	105
Launch date	May 2021	Launch date	Jan 2022	Total units	223	159	136
Sales status (%)	100%	Sales status (%)	100%	Launch date	Dec 2024	Sept 2025	Sept 2025
Completion (%)	VP	Completion (%)	VP	Sales status (%)	95%	80%	59%
				Completion (%)	53%	15%	14%

Note: Status as of June 2026



Artist Impression

Skypark Kepler Tower A & B	
GDV (RM' m)	1,377
Total units	1,596
Launch date	May 2025
Sales status (%)	8%
Completion (%)	22%

Agenda



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Completed Key Investment Properties

Tenby International School



Site Picture

International School	
Acres	10.4
GFA	242,000 sq ft
Operating date	Sep 2018
Student capacity	1,000
Students to date	473 students

Note: Status as of June 2026

Tropicana Gardens Office Tower



Site Picture

Office Tower	
Proposed Strata Floor Area	Approx 440,679 sq ft
NLA	Approx 218,271 sq ft
Age of Building	Approx 6 years (CCC in June 2020)

Agenda



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Financial Results of Q2 FY2026

Financial Results Snapshot

RM'000	Q2 FY2026	Q2 FY2025
Revenue	850,768	330,177
Profit/(Loss) Before Tax	21,876	10,650
Profit/(Loss) After Tax and Minority Interest	(12,697)	1,246
Basic Earnings/(Loss) Per Share (sen)	(0.53)	0.05
Profit/(Loss) Before Tax Margin	2.57%	3.23%
Profit/(Loss) After Tax and Minority Interest Margin	(1.49%)	0.38%

Financial Results of Q2 FY2026 (Cont'd)



TROPICANA
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Segmental Information

Individual Quarter 30 June RM'000	Property Development & Property Management		Property Investment, Recreation & Resort		Investment Holding & Others		Total	
	Q2 2026	Q2 2025	Q2 2026	Q2 2025	Q2 2026	Q2 2025	Q2 2026	Q2 2025
Revenue	830,259	309,910	18,787	18,814	1,722	1,453	850,768	330,177
Results from Operations	71,988	34,600	2,289	1,551	(17,484)	5,820	56,793	41,971
Net Finance Costs	(6,988)	(10,720)	(1,151)	(859)	(26,430)	(21,828)	(34,569)	(33,407)
Share of Results of an Associate	-	-	-	-	-	-	-	-
Share of Results of Joint Ventures	(348)	2,086	-	-	-	-	(348)	2,086
Profit/(Loss) before Tax	64,652	25,966	1,138	692	(43,914)	(16,008)	21,876	10,650

Financial Results of Q2 FY2026 – Financial Position (Cont'd)



TROPICANA
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RM' million	30 June 2026	31 Dec 2025	% Change
Non-Current Assets	6,911	6,502	6.3%
Current Assets	3,692	4,216	-12.4%
Total Assets	10,603	10,718	-1.1%
Non-Current Liabilities	2,668	2,573	3.7%
Current Liabilities	2,929	2,986	-1.9%
Total Liabilities	5,597	5,559	0.7%
Total Equity	5,006	5,159	-3.0%
Total Equity & Liabilities	10,603	10,718	-1.1%

Total Cash	735	657
Gross Gearing (times)	0.53	0.53
Net Gearing (times)	0.38	0.41
Total No. of Shares in Issue (million)	2,402	2,413
Net Asset / Share	1.62	1.63

Financial Results of Q2 FY2026 – Financial Position (Cont'd)



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CORPORATION BERHAD
[Registration No.197901003695 (47908-K)]

RM' million		30 June 2026	31 Dec 2025
Assets	Non-current assets		
	Land bank inventories	5,522	5,206
	Investment properties	524	506
	PPE and others	865	790
	Current assets	3,692	4,216
	Total Assets	10,603	10,718
Liabilities	Non-current liabilities		
	Borrowings	1,664	1,668
	Trade & other payables and other liabilities	1,004	905
	Current liabilities		
	Borrowings	981	1,087
	Trade & other payables and other liabilities	1,948	1,899
	Total Liabilities	5,597	5,559
Equity	Share capital	3,309	3,309
	Irredeemable convertible preference shares	82	82
	Treasury shares	(120)	(108)
	Other reserves	615	651
	Perpetual bond	407	499
	Non-controlling interests	713	726
	Total Equity	5,006	5,159



TROPICANA

CORPORATION BERHAD

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**END OF PRESENTATION
THANK YOU**

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