TAMBUN INDAH LAND

1H26 CORPORATE UPDATE

27 August 2026

Strictly Private & Confidential

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OPERATIONS REVIEW

1H26 OPERATIONS REVIEW

Achieved take-up rate of 64.9% on total GDV of RM542.1 million… New sales of RM42.9 million for 1H26

Ongoing Gross Development Value (GDV) @ 30-Jun 2026	**RM542.1 mil** **(RM660.9 mil @ 31-Dec 25)**
1H26 New Sales @ 30-Jun 2026	**RM42.9 mil** **(RM146.4 mil for FY 31-Dec 25)**
Average Take-up Rate @ 30-Jun 2026	**64.9%** **(64.4% @ 31-Dec 25)**
Unbilled Sales @ 30-Jun 2026	**RM53.5 mil** **(RM69.1 mil @ 31-Dec 25)**

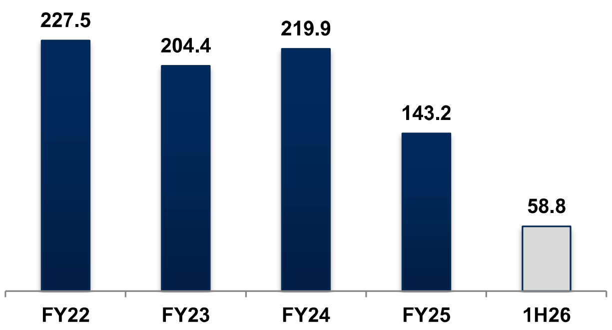
TAMBUN INDAH LAND

FINANCIAL HIGHLIGHTS

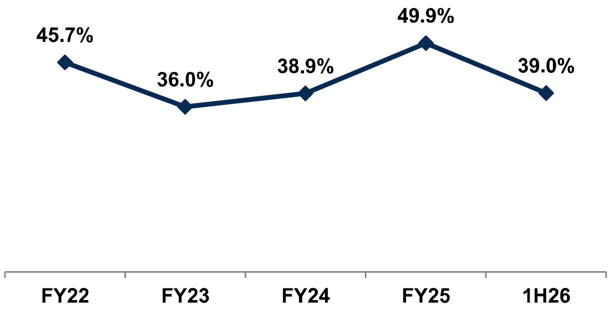
TAMBUN INDAH LAND

REVENUE AND PROFIT TRENDS

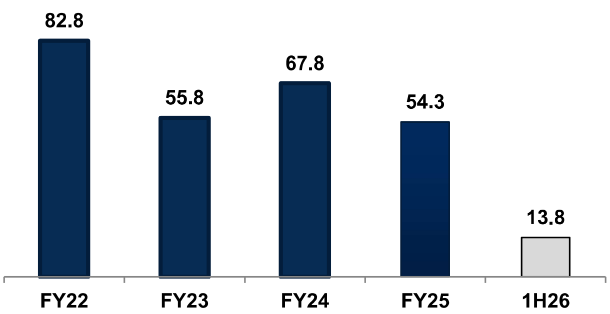
Group Revenue (RM'mil)



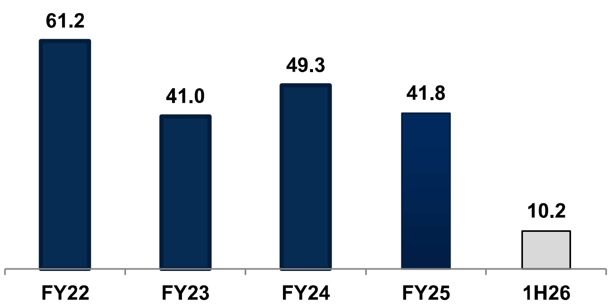
Group Gross Profit Margin (%)



Group Profit Before Tax (RM'mil)



Net Profit Attributable to Owners of the Parents (RM'mil)

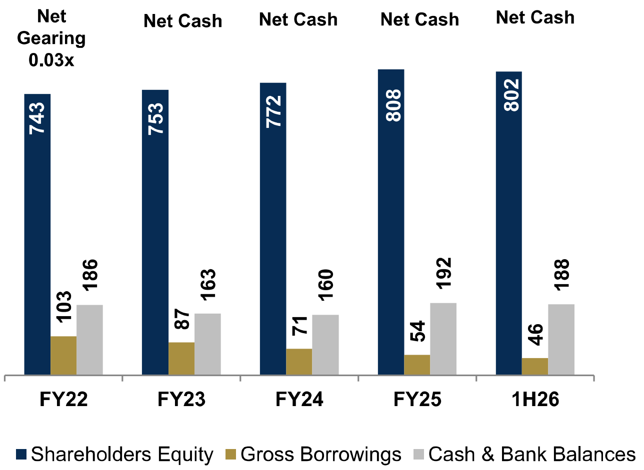


BALANCE SHEET

TAMBUN INDAH LAND

Robust balance sheet… well positioned to finance potential landbank expansion

Group Gearing Level (RM'mil)



Balance Sheet (Snapshot)

(RM' mil)	As at 30-Jun-26	As at 31-Dec-25
Non-Current Assets	458.7	458.4
Current Assets	450.8	451.2
Current Liabilities	81.1	67.5
Non-Current Liabilities	26.6	34.2
Shareholders' Equity	801.5	807.6
Non-Controlling Interest	0.3	0.3
Borrowings (ST + LT)	45.6	53.9
Cash & Bank Balances	187.7	191.5
Net Gearing Ratio (x)	Net Cash	Net Cash
Net Assets / Share (RM) [1]	1.82	1.84
Return on Average Shareholders Equity [2]	4.2%	5.3%

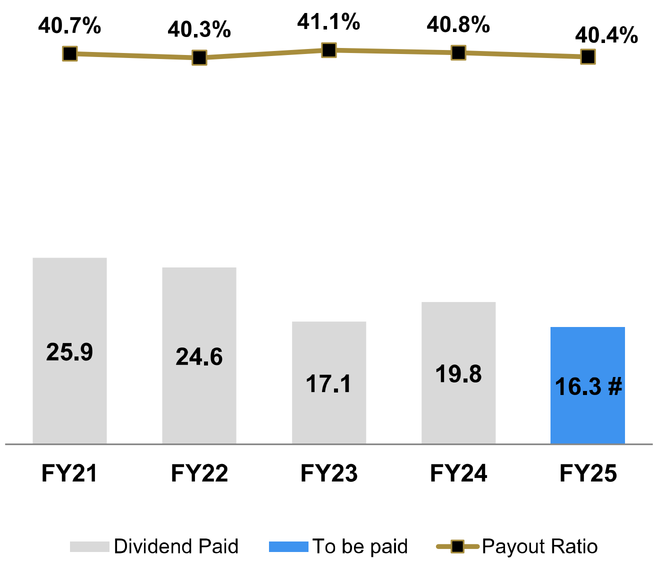
(1) Based on 439.3 mil (2025: 439.3 mil) ordinary shares
(2) Trailing 12 months

DIVIDEND HISTORY

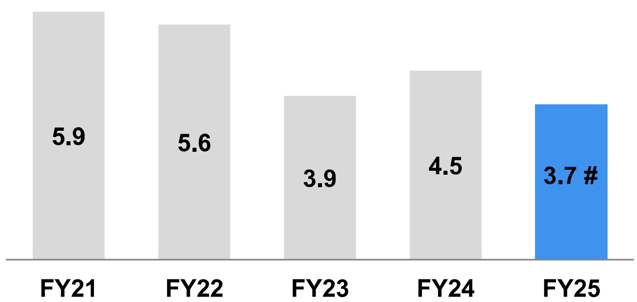
TAMBUN INDAH LAND

Progressive dividend policy that pays 40% to 60% of net profit*

Dividend Payout (RM'mil)



Dividend Per Share (sen)



* *Dividend Policy: 40% to 60% of net profit excluding any valuation gain or loss on investment properties for the financial year*

Single Tier Final Dividend of 3.7 sen/share to be paid in Sept 2026

TAMBUN INDAH LAND

GROWTH STRATEGIES

TAMBUN INDAH LAND

GROWTH STRATEGIES

Building up recurring income stream… sustain growth through strategic landbanking

To plan for new project launches

Lavender Park – a freehold residential development comprising 204 units of double storey terrace houses in Pearl City with an estimated GDV of RM119.4 million.

To establish recurring income stream through investment properties

- Recurring income stream from investment properties such as Sri KDU International School (formerly known as XCL International School), Jesselball Sports Centre, Straits Garden Commercial Shops and various office lots, as well as Pearl City Mall which is a joint venture investment.
- To further develop and promote Pearl City Business Park to enhance recurring income stream

To identify and expand strategic landbank in and outside Penang to sustain growth

- To leverage on township development experience and duplicate success in potential landbanks
- To fully utilize the group's balance sheet when opportunities arise for landbanking

INVESTMENT CASE

VALUATION

Proxy to the development in Mainland Penang…

Share price @ 07 Aug 2026	RM0.765
Market Cap @ 07 Aug 2026	RM336.1 mil
Trailing PE ratio	10.15x
Price to book ratio [2]	0.42x
FY25 Dividend Yield [3]	4.8%

[1] Based on 439.3 mil shares
[2] Based on NTA per share of RM1.82 as at 30 Jun 2026
[3] Based on FY25 dividend of 3.7 sen per share

INVESTMENT MERITS

Attractive proxy to the fast-growing Mainland Penang property market...

- **Respected brand name** in the Penang property market with an established track record as an innovative and quality developer
- **Strong growth catalysts in Penang** that will continue to spur property demand, boosted by foreign direct investment and infrastructure projects
  - Tambun Indah is a good proxy to the Penang Second Bridge's economic impact, with its iconic Pearl City township development
- **Earnings to be sustained by existing and pipeline projects of approximately RM3.3 billion** supported by land banking to diversify outside of Penang if the opportunity arises
- **Committed to creating shareholders' value by constantly seeking market re-rating**
  - Dividend policy of 40% to 60% of net profit excluding any valuation gain or loss on investment properties for the financial year

THANK YOU

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APPENDIX

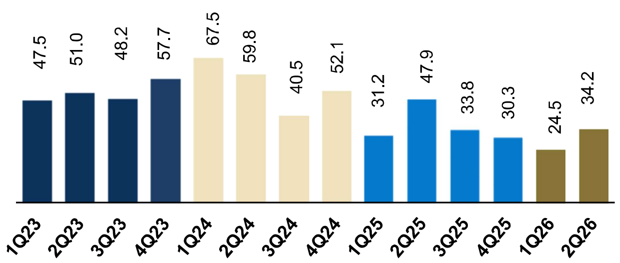
INCOME STATEMENT

2Q26	2Q25	Change	RM'000	1H26	1H25	Change
34,223	47,921	(28.6%)	**Revenue**	58,768	79,082	(25.7%)
13,995	22,999	(39.1%)	**Gross Profit**	22,934	34,674	(33.9%)
40.9%	***48.0%***	***(7.1 pt)***	***Gross Margin***	***39.0%***	***43.8%***	***(4.8 pt)***
9,385	17,948	(47.7%)	**PBT**	13,788	25,030	(44.9%)
27.4%	***37.5%***	***(10.1 pt)***	***PBT Margin***	***23.5%***	***31.7%***	***(8.2 pt)***
6,935	13,690	(49.3%)	**PATMI**	10,225	18,870	(45.8%)
20.3%	***28.6%***	***(8.3 pt)***	***Net Margin***	***17.4%***	***23.9%***	***(6.5 pt)***
1.58	3.12	(49.4%)	**Basic EPS[i] (sen)**	2.33	4.30	(45.8%)

[i] Based on weighted average no. of ordinary shares issued for each period

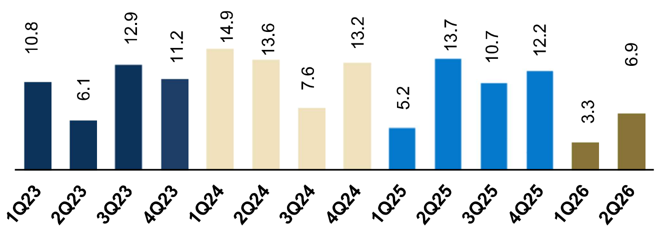
Quarterly Group Revenue

FY2023 – 1H2026 (RM 'mil)



Quarterly Group Net Profit

FY2023 –1H2026 (RM 'mil)



TAMBUN INDAH LAND

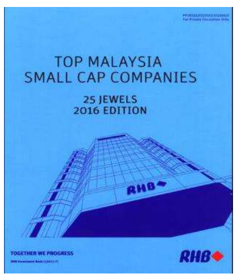
CORPORATE PROFILE

TAMBUN INDAH LAND

CORPORATE OVERVIEW

An established reputation for developing modern, relatively affordable projects... pioneering many firsts in Mainland Penang

- Founded in 1993, Tambun Indah is reputable in Mainland Penang for high-quality, modern design projects at relatively affordable prices
  - Pioneered Penang's first-ever gated & guarded landed community – Taman Tambun Indah (launched in 1994)
  - Also unveiled Seberang Prai's first strata-landed gated community, Palm Villas (launched in 2007)
- Has launched more than 12,000 units with total GDV of approximately RM4.8 billion since inception
- Now developing the first integrated township in Mainland Penang at Simpang Ampat, Pearl City
- Tambun Indah was included in FORBES ASIA's 200 "Best Under a Billion" list for 2013, 2014 and 2015
- Tambun Indah was awarded RHB Top Malaysia Small Cap Companies in year 2013, 2014 and 2016
- Tambun Indah was awarded TheEdge Top 30 Property Developer's Award in 2017 and consecutively from 2021 to 2025.



THE EDGE MALAYSIA Top Property Developers Awards

PENANG GROWTH CATALYSTS

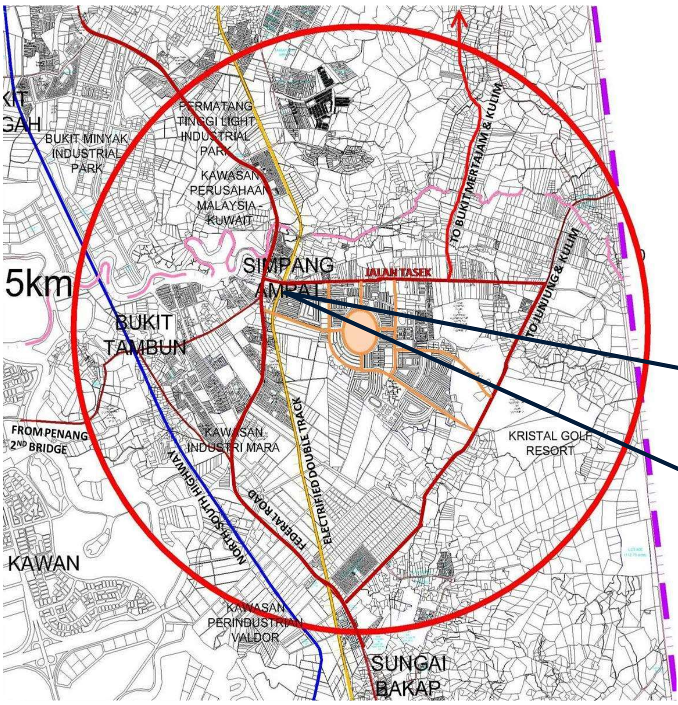
- **Combined approved manufacturing investments of more than RM200 billion since 2010** *[Source: MIDA]*
- Significant domestic and foreign direct investments (DDI and FDI) include:
  - Aviatron
  - Advanced Micro Devices
  - Boon Siew Honda
  - Boston Scientific Medical Device
  - Broadcom
  - Flex
  - Greatech
  - Haemonetics Corporation
  - Hewlett-Packard
  - Hotayi Electronic
  - Inari Technology
  - Intel
  - Jabil
  - Lam Research
  - Malaysian Automotive Lighting
  - Micron
  - VAT
  - VITROX Corporation
  - Western Digital

  and more…

- **Expansion of Batu Kawan Industrial Park** to generate new manufacturing activities & employment opportunities
- **Tourism and medical tourism** seen as future growth drivers
- **Penang Second Bridge** to spur further economic growth by improving transportation network

PEARL CITY TRANSPORT INFRASTRUCTURE

Strategically located near existing and future transportation infrastructure…



Pearl City

- 5-min drive from North-South Highway
- 15-min to 20-min drive from 1st & 2nd Penang bridges; and
- 1-min drive from Electrified Double Track Commuter Train station

PEARL CITY CATCHMENT AREA

TAMBUN INDAH LAND

Well-placed to tap into the existing and future industrial developments in Mainland Penang…

<u>**Pearl City**</u>

- 12 industrial parks located within a 15km radius from the project
- These include:
  - Prai Industrial Estate
  - Penang Science Park
  - Bukit Minyak Industrial Estate
  - Bukit Tengah Industrial Estate
  - Batu Kawan Industrial Park
- Surrounding industrial parks capable of generating abundant employment opportunities