



PRESENTATION TO SHAREHOLDERS

25th ANNUAL GENERAL MEETING
7 SEPTEMBER 2021

Group Managing Director
Dato' Beh Huck Lee

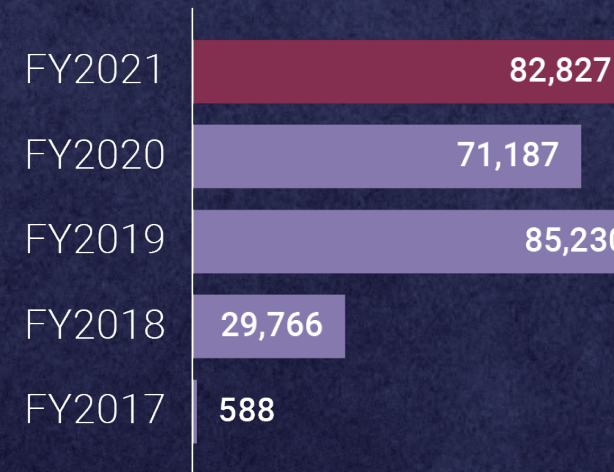
OVERVIEW

- COVID-19 and a movement restrictions have created disruptions and delays + restricted customer interaction + impacted on consumer confidence.
- Despite these major obstacles, Eupe recorded solid financial and operational results for FY2021.
- Key projects + launches continue to move ahead.

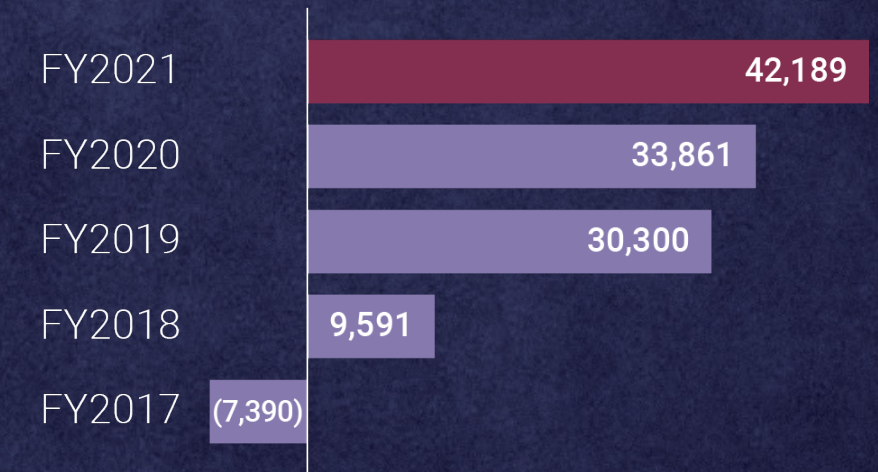
FINANCIAL RESULTS

- Overall Group revenue increased by **1.9 per cent** on previous year.
- Profit- before-tax increased by **16 per cent**.
- Group's earnings per share I increased from **26.45 sen** to **32.96 sen**.
- Net gearing ratio **less than 0.01 times** = healthy balance sheet to fund future growth.

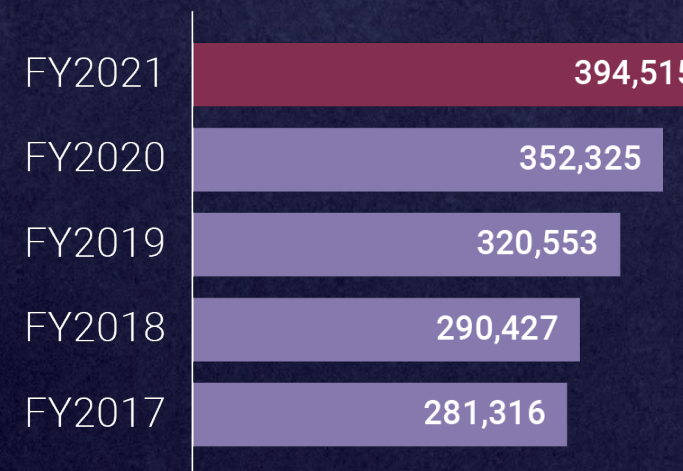
Profit Before Tax ("PBT") (RM'000)



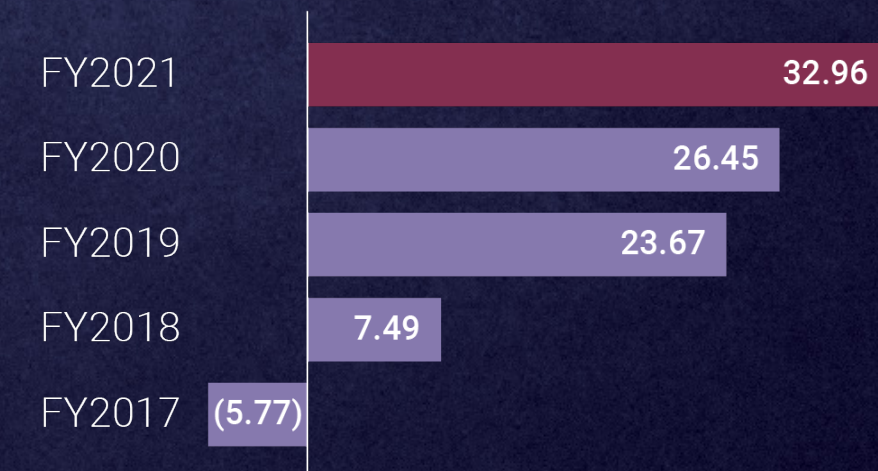
Profit attributable to equity holders of the Company (RM'000)



Shareholders' funds (RM'000)



Earnings per share ("EPS") (sen)



KEY PROJECTS



Parc3 - Group results underpinned by continuing strong sales at second KL project.

- More than 90 per cent take up.
- Construction progress remains on track despite COVID disruptions.
- Winner of iProperty's Best Sustainable Project for 2021.

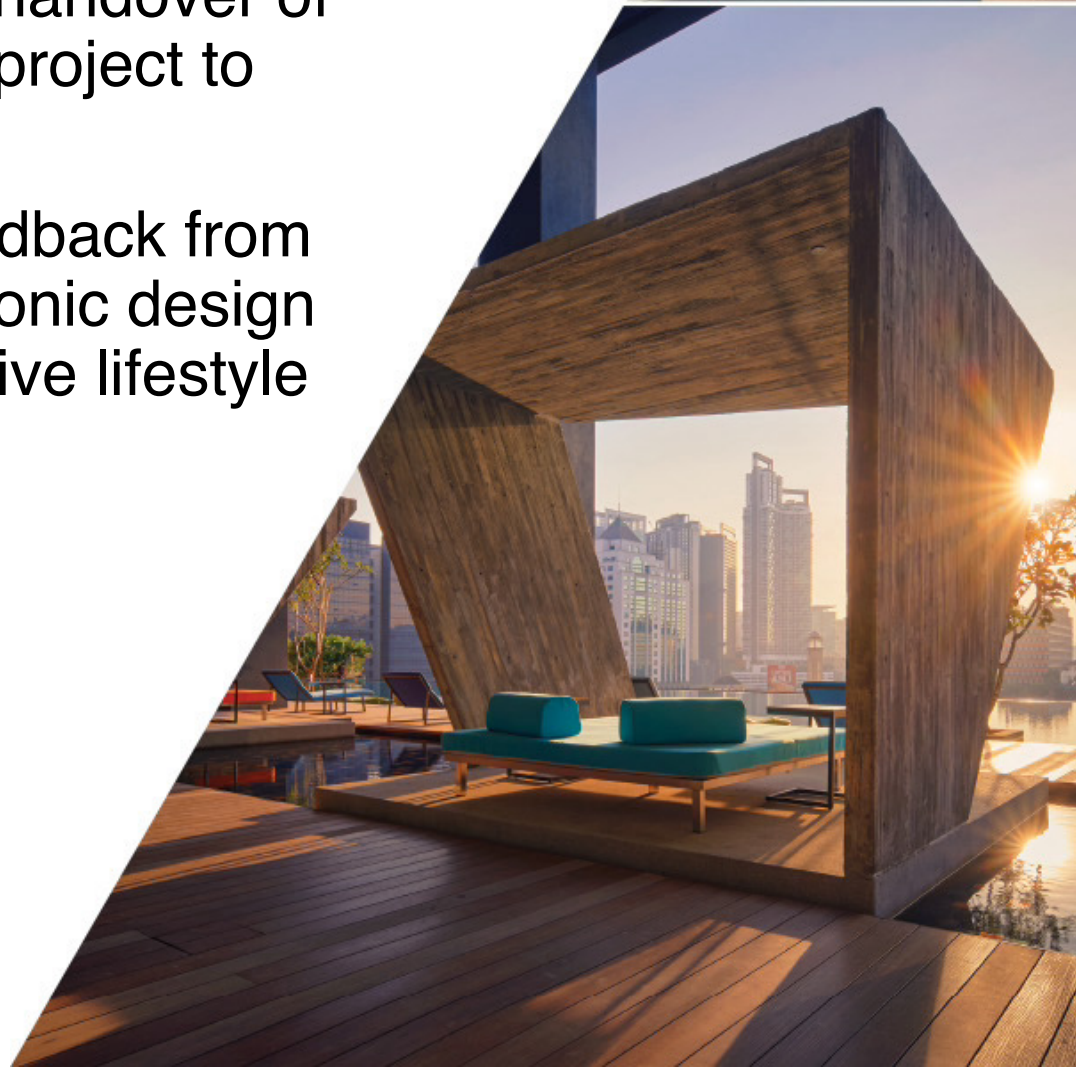
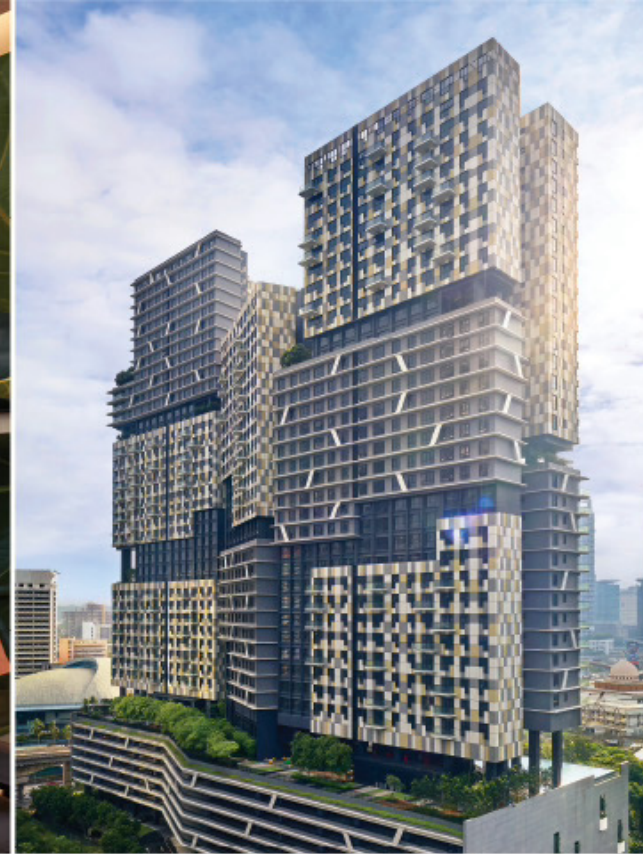


KEY PROJECTS

NOVUM
SOUTH BANGSAR

Novum @ South Bangsar

- Successful handover of our first KL project to buyers.
- Positive feedback from buyers to iconic design and innovative lifestyle offering.



NORTHERN PROPERTY DIVISION

- Northern property division recorded a strong turnaround in financial results and operational performance.
- Successful pivot to more affordable housing targeting aspirational buyers in Kedah.
- Focus on quality design, fixtures and fitting at competitive price.



RM 341,000

Impian
1 Storey Semi-D



RM 387,000

Natalea
1 Storey Semi-D



RM 270,000

Teya
1.5 Storey Terrace

UPCOMING PROJECTS



A State of Difference

Est8 @ Seputeh

- Third KL project to be launched shortly.
- Located in one of KL's most iconic precincts.
- Project focus on 'distinctive difference'.
- Already attracting strong buyer interest.



Covered walkway to Mid Valley & LRT / KTM Station



UPCOMING PROJECTS

Helix²

PJ South

Your Resort Home

Helix2 @ PJ South

- Planning for fourth KL project well underway.
- Target young/first home buyer segments.
- Will diversify into new KL market segment with significant future potential.



HOSPITALITY DIVISION



- Experienced significant challenges over the course of the year due to movement restrictions.
- Focus continued to be on cost-reductions.
- Revenue of RM 4.1 million, compared to 10.2 million in the previous year.



MARKET OUTLOOK

- Property sector's prospects will be dominated by COVID-19 for foreseeable future.
- We remain hopeful economic situation will improve as country progressively opens back up.
- Our performance remains largely in our control.
 - Pricing, design and marketing remain clear strengths of the Group.
- We remain well-positioned when economy moves into recovery mode.



Thank You