

AVALAND STEPPING INTO 2026 WITH PURPOSE



As Avaland closes the chapter on 2025 and looks ahead to 2026, the group does so with clarity and a renewed purpose. This past year, though financially softer due to transitional factors, was a meaningful period of progress. It was defined not by numbers alone, but by disciplined execution, sustained community impact and the strengthening of Avaland's long-term growth foundations.

Transformative year built on steady progress

In 2025, Avaland strengthened its operational fundamentals, completing and handing over four developments; namely Aetas Damansara, Alira Subang Jaya, Sanderling and Casa Embun, with a combined gross development value (GDV) of RM1.7 billion and total of 2,169 residential units. The projects achieved an average Qlassic score of 83%, reflecting the group's focus on maturing its construction pipeline, elevating design quality and refining products to meet evolving homebuyer needs.

Despite the cautious market environment, demand remained resilient. Aetas Seputeh continued to draw healthy buyer interest, while developments in Cybersouth — particularly the family-oriented Avalon Landed Homes and Meria Commercial Hub — also sustained strong momentum. These encouraging results underscore the trust Avaland has built by delivering homes that balance value with practical, well-considered design and thoughtful placemaking efforts.



A peek at the thoughtfully crafted interiors of Aetas Seputeh, designed for refined living

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Every Avaland development reflects our dedication to shaping developments that inspire connection, promote sustainability and foster vibrant community experiences across all market segments. In 2026, we remain committed to raising the bar even higher and doing better with each step forward.”

— Avaland CEO Apollo (Pol) Bello Tanco

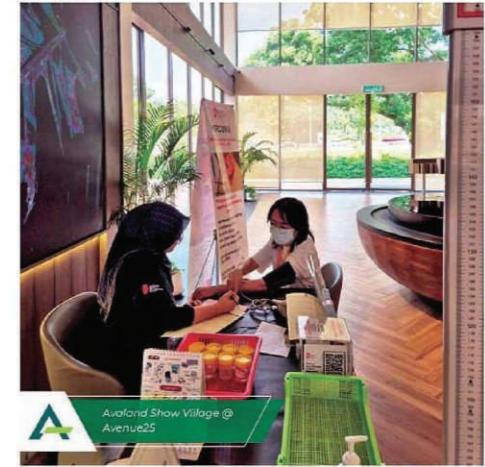
Avaland's Avalon brings placemaking excellence to life with family-centric homes in a vibrant community. Phase 1 sold out at launch, while Phase 2 was released in late November 2025.



Avaland Show Village @ Bangi



Avaland Show Village @ Cyberjaya



Avaland Show Village @ Avenues



Health screening inside NKF bus

Avaland is strengthening its commitment to customer and community well-being through its comprehensive health-screening programme

In 2025, the group launched RM914 million in GDV, building on the RM1.8 billion rolled out in 2024. Its sales performance during the year helped replenish the group's unbilled sales, bolstering its revenue pipeline and 2026 delivery targets. Although 2025 may be viewed as a transitional year, Avaland continued to advance steadily towards becoming a more resilient organisation geared for long-term growth.

As the group's ongoing projects progress into more advanced construction stages in 2026, they are expected to enhance revenue visibility and contribute to healthier financial momentum. Three of its seven ongoing developments — Amika Residences, Alora Residences and Aetas Seputeh — are on track to achieve structural completion, with project delivery remaining firmly on schedule.

Preparing for accelerated growth cycle

Avaland is poised to enter 2026 with a strengthened and accelerated growth profile, driven by four new developments totalling RM1.4 billion in GDV. These include the

group's second Aetas-branded luxury development in Kuala Lumpur, a high-rise mixed-use project in the matured neighbourhood of Petaling Jaya, Phase 2 of Anja Residences in Bangi and a new high-rise addition to the thriving Cybersouth township.

Planned with a deliberate focus on location, connectivity, sustainability and long-term liveability, spanning across three of its property series (AVA Luxe, AVA Prime and AVA Ria), these projects underscore Avaland's commitment to diverse market segments. Supported by resilient demand and a robust land bank, the group steps into the new year with a growth trajectory anchored in purposeful planning rather than rapid expansion.

Strategic land bank expansion for sustainable, long-term growth

Last year, Avaland strengthened its future development

pipeline with the strategic acquisitions of 2.2 acres in Section 13, PJ and 3.2 acres in KL. These parcels, positioned in mature and accessible locations, will add approximately RM1.2 billion in potential GDV and are suited for mixed-use developments. With these additions, Avaland's land bank now spans 184 acres, carrying an estimated total GDV of RM11.6 billion, providing clear visibility for long-term expansion.

Strengthening community well-being through nationwide health initiatives

Beyond its physical developments, Avaland launched the second year of its nationwide health screening programme in partnership with the National Kidney Foundation (NKF) Malaysia. Building on the success of more than 2,000 screenings in 2024, the 2025 programme reached 4,000 individuals across 20 NKF dialysis centres nationwide and Avaland sales galleries in the Klang Valley. The programme provides complimentary screenings for early detection of non-communicable diseases (NCDs). These efforts are designed to support early intervention, especially for communities that may have limited access to regular health checks.

In 2026, Avaland aims to further expand the programme's reach, targeting more than 5,000 screenings at its sales galleries and community-based locations, as well as extending coverage to all 33 NKF centres nationwide. This reflects the group's belief that its responsibility extends well beyond property development; it includes contributing to the overall health and well-being of communities across all market segments.

Through prudent strategic business decisions and a continued focus on enhancing lives and community well-being, the award-winning developer is well positioned to deliver continual, lasting value for its stakeholders. With its line-up of exciting plans, Avaland is prepared to navigate market challenges and stay ahead in a highly competitive property development market, making 2026 a positive and impactful year.



The Avenue25 master development: Artist's impression of the facilities deck at Alora Residences