

APPENDIX 1



Property

49th Annual General Meeting

Corporate Presentation

24 May 2022 | Virtual from KLGCC



simearbyproperty.com



Table of Contents

	Page
1. 2021 at a Glance	3 – 9
2. FY2021 Financial Performance	10 – 15
3. FY2021 Sales & Launches	16 – 20
4 Battersea Power Station Updates	21 – 23
5. Other Operational Matters	24 – 28
5. Shareholders' Returns	29 – 31
6. Our Strategy Moving Forward	32 – 38
7. Appendices	40 – 43



Property

2021 at a Glance



Key Highlights

SD Property posted encouraging achievements as the result of our focus on strategic new launches, intensive marketing campaigns & financial discipline



● Financial

Revenue

RM2,219.9 million

(2020: RM2,062.8 million)

Profit Before Tax

RM268.3 million

(2020: -RM474.8 million)

Profit After Tax and Minority Interest

RM136.9 million

(2020: -RM501.6 million)

Cash Position

RM909.7 million

(2020: RM801.8 million)

Gross Gearing Ratio

41.8%

(2020: 37.1%)

Net Gearing Ratio

32.0%

(2020: 28.4%)

Total Equity

RM9,326.5 million

(2020: RM9,193.4 million)

Net Assets per Share Attributable to Owners of the Company

RM1.34

(2020: RM1.33)

● Business

Highest Ever Launches

RM3.7 billion

GDV from 3,594 units

Sales Achieved

RM3.0 billion

exceeded FY2021 sales target
of RM2.4 billion

Total Bookings

RM1.5 billion

(as at 8 May 2022)

Average Take-up Rates

All Products: 90%

Residential: 96%

(as at 8 May 2022; excluding statutory)

Units sold

3,111 units

Units Delivered

3,129 units

Unbilled Sales

RM2.4 billion

Journey Through the Pandemic

Total review and impairment in FY2020 strengthened foundation & financial position; Supported the recovery for FY2021 onwards



FY2020

Weathering the initial onset of the pandemic

- **All 3 business segments were disrupted by the pandemic** i.e., closure of offices, sales galleries, MCO, construction halted.
- **To maintain resilience**, the Group undertook a comprehensive **review of short-term strategies and business tactical plans**.
- Registered **total one-offs of RM614.3m; inclusive of impairment for Battersea Project (RM337.1m)** amid lockdowns in the UK, in addition to the recession exacerbated by Brexit.

FY2021

A better year despite the challenges

- **Challenging year due to MCO and lockdowns** that led to the intermittent closure of our sales galleries, retail and leisure businesses, as well as impact to development progress.
- As with the challenge faced in the industry, SD Property also **affected by tight labour market and hike in raw material prices**, all of which resulted in higher input prices.
- Though significant impact was seen in Q3 due to FMCO, **the Group recovered alongside the eased situation in Q4 and delivered a commendable set of financial and operational results in FY2021, underpinned by our solid foundations and strengthened financial position.**

Sime Darby Property managed to navigate the tough environment through the strength of our people and leadership bench, coupled with our renewed digital and technology capabilities

Key Milestones (1/2)

Expanded our Industrial & Logistics business; Launched fund management platform as we pivot into a Real Estate Company; Reimagining homes of the future via Concept Home 2030

• Two New Industrial Townships Launched



- Turned Pagoh township to Pagoh Special Economic Zone & Launched Hamilton Nilai City

• Partnership with LOGOS Property



- Established 1st Industrial Development Fund
- Secured preliminary commitments of 50% for First Close at US\$250 million

• Concept Home 2030



- Phase 1 Competition won by Qhawarizmi Architects

• Spotlight 8 Sales Campaign



- Recorded bookings worth RM1.8b; outperformed previous year (FY2020: RM1.5b)

Key Milestones (2/2)

Notable corporate milestones further solidified SD Property's foundation; Digitalisation enabled us to continue engaging with customers virtually and seamlessly

• Online Booking System (“OBS”) Built In-house



- 85% take-up rate within 30 minutes for Maya Ara Residences virtual launch

• Launch of SDP Virtual Sales Gallery (“VSG”)



• Other Corporate Milestones



- Completion of Switch House West @ Battersea Power Station and successful handovers to residents
- TPC KL Rebrand to KLGCC; Launch of KLGCC elite mobile application
- Signed the British Malaysian Chamber of Commerce's (BMCC) Climate Action Pledge
- Partnership with Microsoft for Azure Cloud Services
- MARC reaffirmed AA+_{IS} credit rating with stable outlook
- Deployment of Procore for construction project management

Sustainability Highlights

Recognised in the industry for operational, corporate and sustainability excellence

- Published **2020 Sustainability Report**



- Malaysia's First Inclusive Playground in collaboration with UNICEF



- City of Elmina awarded The Edge Property Development Excellence Award



- 22,809 "IUCN" Red List trees planted; seeds germinated at Elmina Rainforest Knowledge Centre

- Rated by **Global Sustainability Indices**



MALAYSIAN RATING CORPORATION BERHAD

Sime Darby Property completes economic empowerment programme for B40 communities within its townships



- Supporting impacted communities during the pandemic



- 3 urban farms in KL East and City of Elmina



- "Total Waste Management Programme" at KL East Mall since Nov 2020

Awards & Recognitions

Recognised in the industry for operational, corporate and sustainability excellence



FY2021 Financial Performance

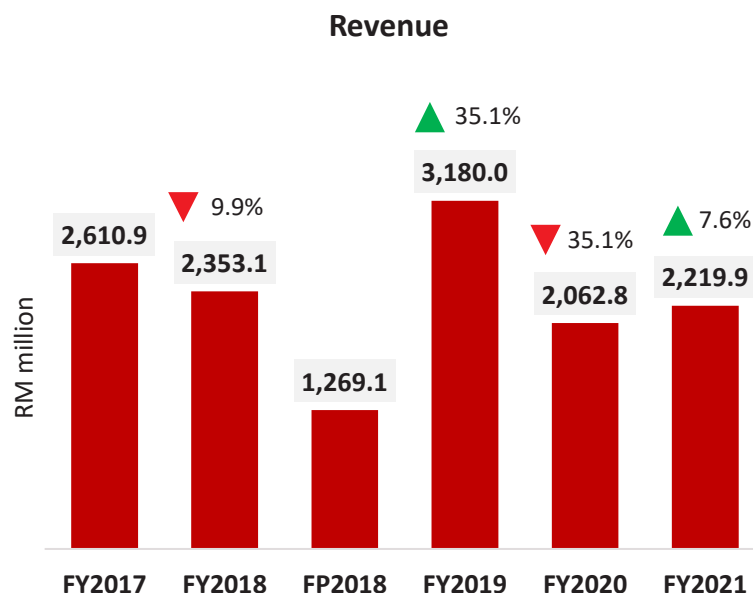


5-Year Financial Performance

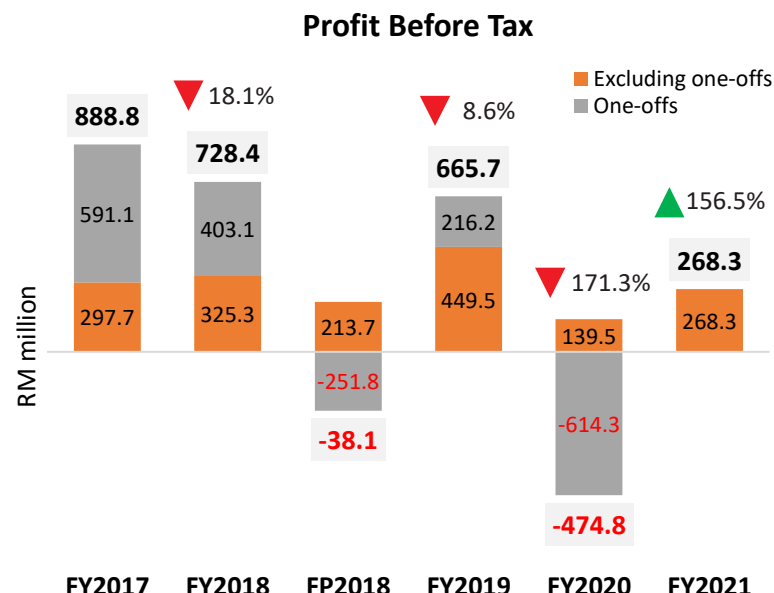
FY2021 Revenue increased by 7.6% YoY while both PBT and PATAMI improved by >100% YoY



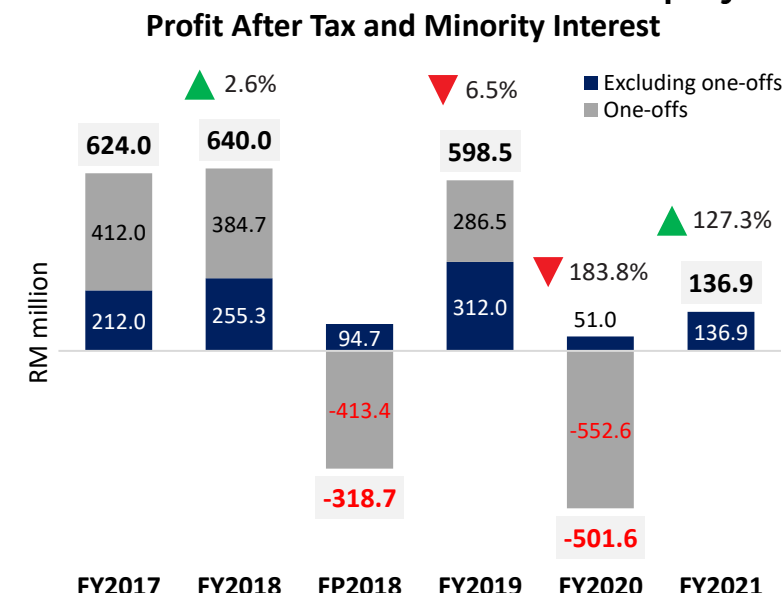
Property



FY2021 Revenue
RM2,219.9m
 (+7.6% YoY)



FY2021 PBT
RM268.3m
 (+156.5% YoY)



FY2021 PATAMI
RM136.9m
 (+127.3% YoY)

- FY2021 Revenue growth was driven by:
 - Improved Property Development performance** – higher residential & industrial sales; development activities
 - Investment & Asset Management** – higher KLEM contribution
- PBT improved by >100% YoY mainly due to the above reasons, coupled with **lower share of losses from JVs and associates** of -RM28.8m (FY2020: -RM420.9m)
- No one-offs in FY2021 (FY2020: -RM614.3m)

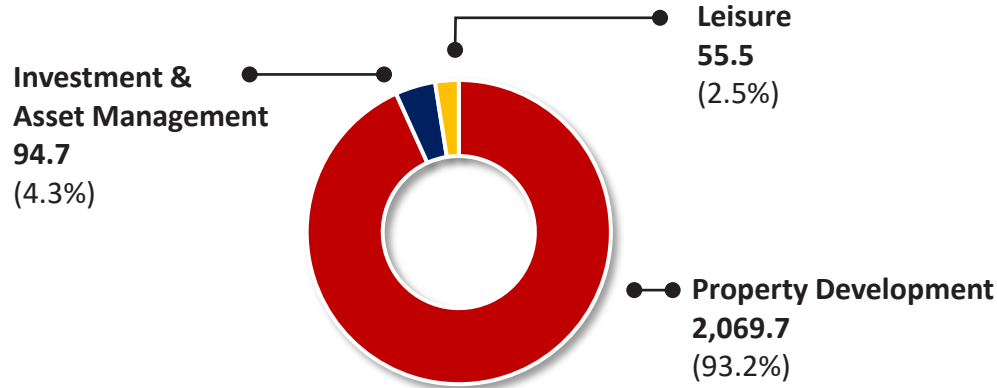
Segmental Revenue and PBT/(LBT) Analysis for FY2021

Property Development segment remained as the key revenue and profit contributor in FY2021;
YoY bottom line improvement for all three business segments



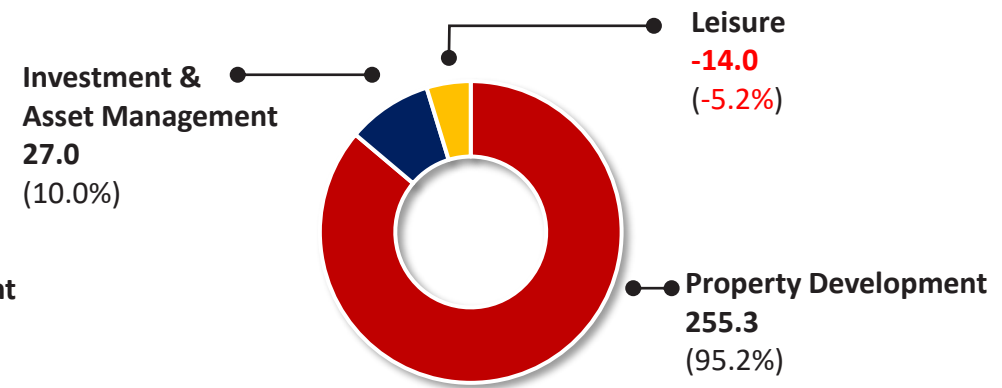
Revenue

RM2,219.9 million



PBT/(LBT)

RM268.3 million



Property Development

Revenue	RM2,069.7m	▲ 7.7%
	FY2020: RM1,922.1m	
PBT/(LBT)	RM255.3m	▲ 172.0%
	FY2020: (RM354.7m)	

Investment & Asset Management

Revenue	RM94.7m	▲ 37.2%
	FY2020: RM69.0m	
PBT/(LBT)	RM27.0m	▲ 129.3%
	FY2020: (RM92.0m)	

Leisure

Revenue	RM55.5m	▼ 22.6%
	FY2020: RM71.7m	
LBT	(RM14.0m)	▲ 50.2%
	FY2020: (RM28.1m)	

- Contributed **93.2%** to Group's revenue
- Returned to profitability** underpinned by:
 - Strategic launches; RM3.7b GDV across various products
 - Intensified marketing efforts
 - Government's incentives to spur the market
 - Lower share of losses from JVs & associates

- Revenue growth of 37.2% YoY**
- PBT back to black **supported mainly by contribution from concession business and lower share of losses from retail business**

- Despite the lower revenue amid a series of lockdowns, **Leisure's LBT reduced by half** following **an operational consolidation focusing on manpower optimisation**, as part of the Group's cost control initiatives

Cash and Gearing Position as at 31 December 2021

Cash balances increased by 13.4% YoY;

Net gearing remained moderate at 32.0% (without Battersea Power Station-related borrowings: 25.0%)



Cash Position

(RM mil)

Net Operating Cash Flow

622.7

(589.2)

(66.3)

411.6

410.3

494.3

1,129.2

▼ 33.6%

749.4

649.1

743.3

▼ 0.8%

▲ 7.9%

801.8

▲ 13.4%

909.7

FY2017

FY2018

FP2018

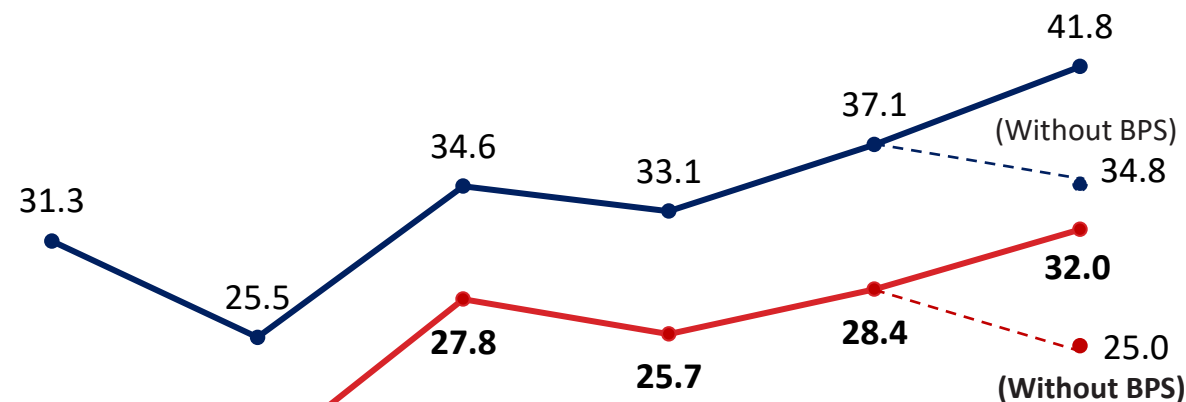
FY2019

FY2020

FY2021

Gearing Position

● Gross Gearing (%) ● Net Gearing (%)



FY2017

FY2018

FP2018

FY2019

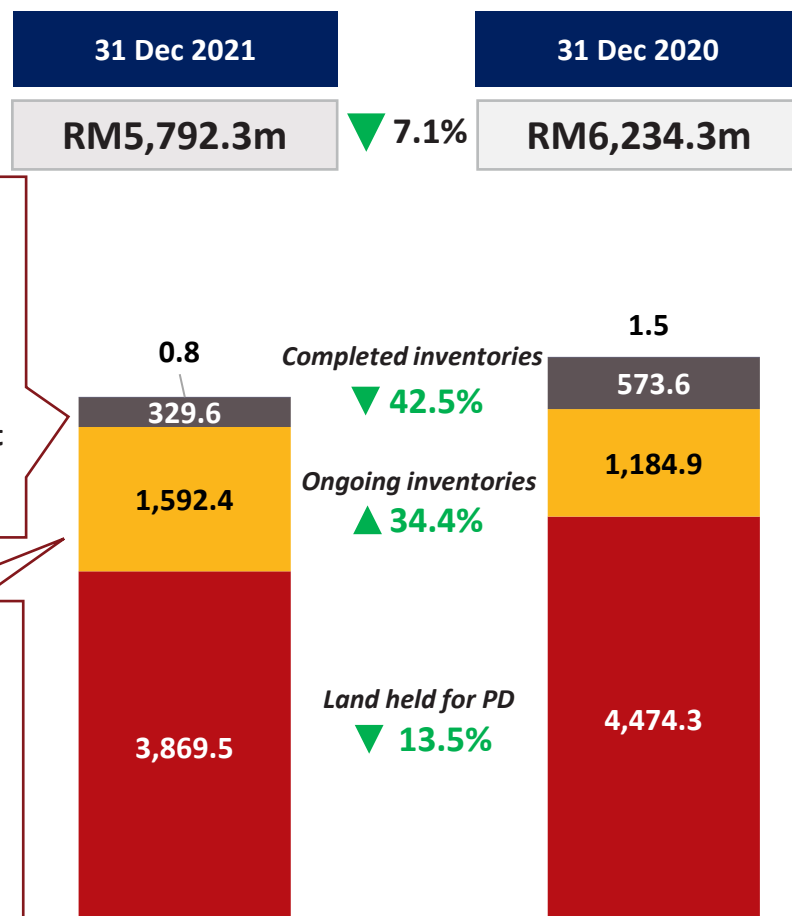
FY2020

FY2021

Property Development Inventories as at 31 December 2021

Completed inventories reduced to new low of ~RM330m from FY2020's of ~RM574m; higher ongoing inventories (+34%) to unlock land value

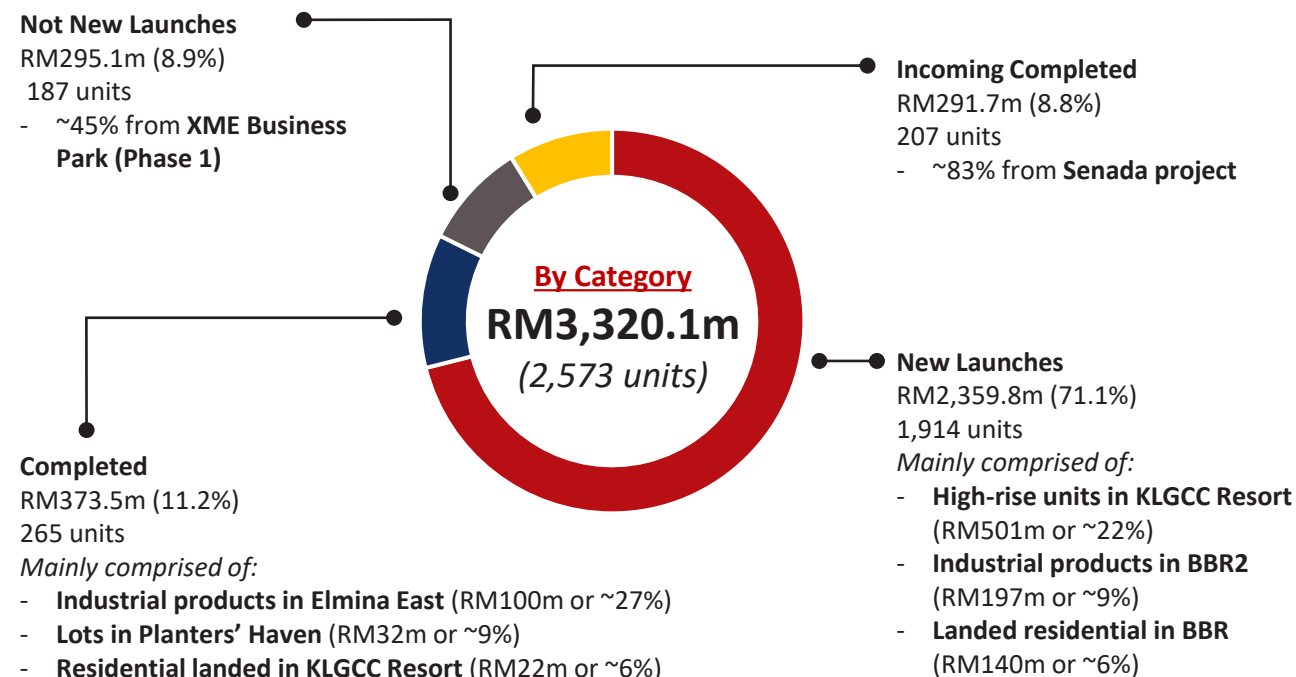
Inventories in Carrying Value



Lower Completed inventories of RM244.0m due mainly to reduced integrated development products in KL East and KLGCC Resort (RM201.9m)

Higher Ongoing inventories due mainly to developments in Bandar Bukit Raja & KLGCC Resort (RM237.7m), resulted in lower land held for PD

Inventories in GDV & Units



Definitions:

- Completed – Projects completed as at 1 Jan 2021
- Incoming Completed – Projects to be completed in FY2021
- Not New Launches – Target completion after FY2021
- New Launches – Projects launched in FY2021

Financial Summary

Commendable growth amid the challenges presented in FY21; unlocked greater value from inventories



Improved financial achievements in FY21 underpinned by:

- Strong sales achievement of RM3.0b
- New launches of RM3.7b GDV; average take-up rate of 87%
- Focus on financial discipline
- Supported by HOC, low interest-rate environment

Paired with a healthy balance sheet:

- Net assets grew by 1.4%, mainly due to
 - i) Equity injection in Battersea of ~RM650m
 - ii) Increase in cash & equivalents by RM108m
- Reduction in inventories:
 - i) Land held for property development by RM605m
 - ii) Completed inventories by RM244m
- Net gearing levels remain moderate at 32% with further opportunity to leverage for growth

Profit & Loss	Unit	FY2021	FY2020	% change	
Revenue	RM mil	2,219.9	2,062.8	▲	7.6%
PBT	RM mil	268.3	(474.8)	▲	>100%
% Margin	%	12.1%	(23.0%)	▲	>100%
PATAMI	RM mil	136.9	(501.6)	▲	>100%
% Margin	%	6.2%	(24.3%)	▲	>100%
Earnings Per Share	RM sen	2.0	(7.4)	▲	>100%
Dividends Per Share	RM sen	1.0	1.0	-	-
Balance Sheet	Unit	FY2021	FY2020	% change	
Total Assets	RM mil	15,256.7	14,789.0	▲	3.2%
Total Liabilities	RM mil	5,930.1	5,595.6	▲	6.0%
Net Assets	RM mil	9,326.5	9,193.4	▲	1.4%
Share Capital	RM mil	6,800.8	6,800.8	-	-
Reserves	RM mil	135.9	77.2	▲	76.0%
Retained Profits	RM mil	2,204.7	2,135.8	▲	3.2%
Shareholders Funds'	RM mil	9,141.4	9,013.8	▲	1.4%
Non-controlling interests	RM mil	185.1	179.5	▲	3.1%
Total Equity	RM mil	9,326.5	9,193.4	▲	1.4%
Net Assets Per Share	RM sen	1.34	1.33	▲	1.4%
Net Gearing Ratio	%	32.0%	28.4%		

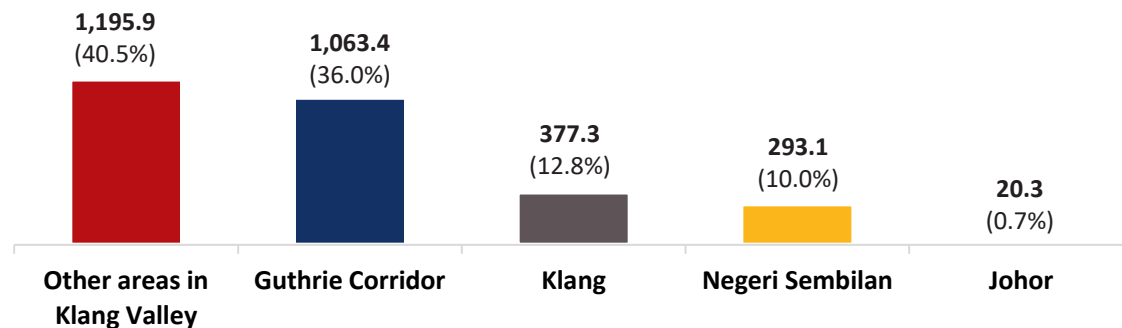
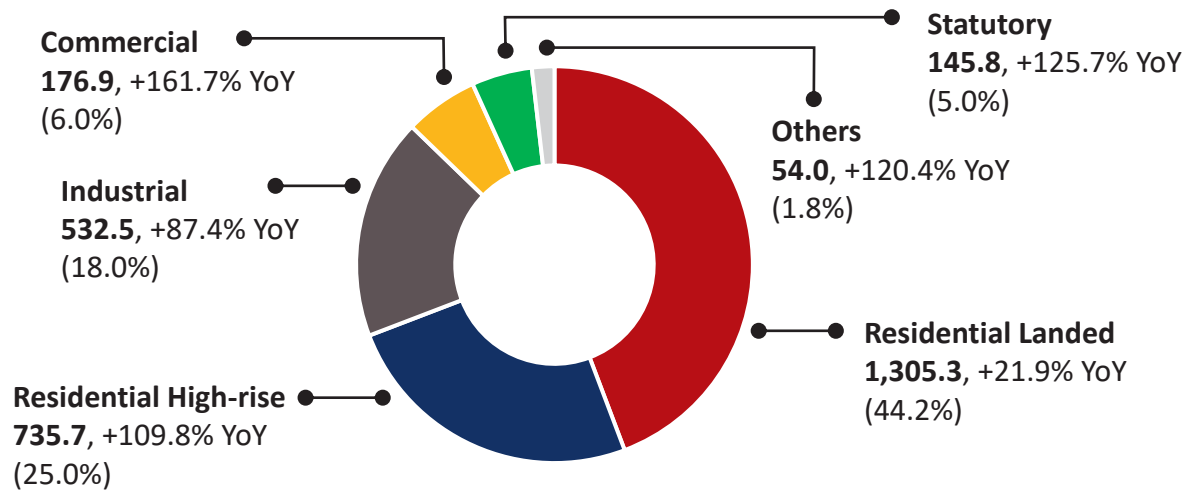
FY2021 Sales & Launches



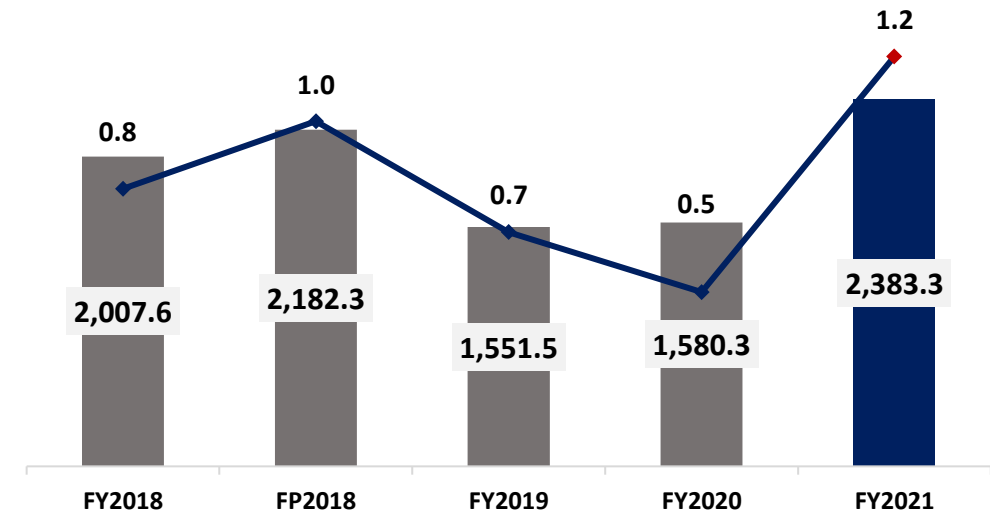
Sales Achieved & Unbilled Sales

Sales achievement of RM3.0b; exceeded sales target of RM2.4b and on par with pre-pandemic levels of RM3.1b in 2019; Unbilled sales increased significantly for future revenue visibility

FY2021 Sales Achieved RM2,950.0m



Unbilled Sales RM2,383.3m



Unbilled Sales / Last Twelve Months PD Revenue (x)

RM2,383.3m as at Q4 FY2021

By Property Development Type

Township Development
RM1,767.3m
(74.2%)

Integrated Development
RM615.8m
(25.8%)

FY2021 Launches and Take-up Rates (1/3)

Highest ever launches at RM3.7b GDV & 3,594 units; 90% average take-up rate for all product launches and 96% for residential products excluding statutory

Total Launches in FY2021
3,594 units @ RM3,720.0 million GDV

Residential Landed – 1,814 units @ RM1,451.3 million GDV



100%

Serenia City
Ariya 3



100%

Bandar Ainsdale
Anggun



98%

BBR 2
Lyra 1, 2, & 3



99%

Nilai Impian
Dayana 1 & 2



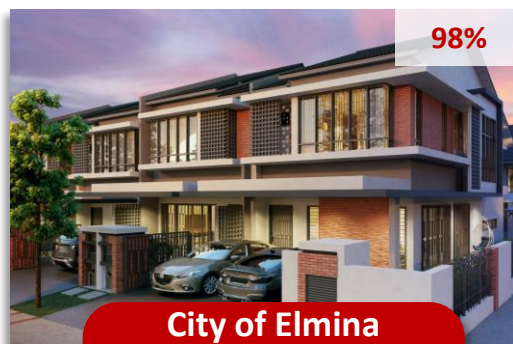
99%

City of Elmina
EG4A & 4B



90%

City of Elmina
Hevea 2



98%

City of Elmina
Elmina Green 5



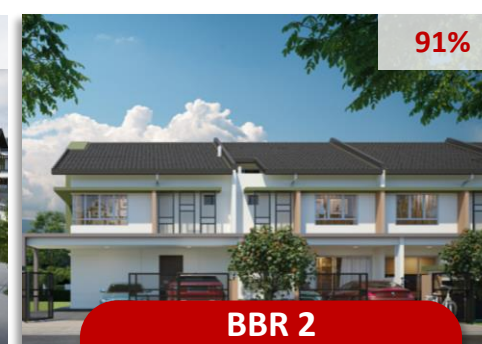
87%

Bukit Jelutong
Trilia



95%

Serenia City
Aiora 1 & 2



91%

BBR 2
Alura 1 & 2

FY2021 Launches and Take-up Rates (2/3)

Two high-rise products recorded 92% average take-up rate while statutory products are 94% taken up



Property

Residential High-rise – 871 units @ RM1,188 million GDV



KLICC Resort
Jendela Residences



Ara Damansara
Maya Ara Residences

Statutory – 702 units @
RM124.0 million GDV



BBR 1
Inang



Serenia City
Serenia Amalia

*Take-up rates listed as at 8 May 2022

FY2021 Launches and Take-up Rates (3/3)

Industrial products gathered exceptional interest and garnered 88% average take-up rate



Property

Industrial – 194 units @ RM939.4 million GDV



*Take-up rates listed as at 8 May 2022



Battersea Power Station Updates

Battersea Power Station

Handed over residential units in Switch House West, Switch House East and Boiler House;
84% of commercial spaces have been let at the Power Station



- Residential Sales Achieved: (Jan'21 to Mar'22): £469.4m
(Q1 FY22): £107.0m

Handed over residential units:

**Switch House West – May'21 | Switch House East – Nov'21 |
Boiler House – Jan'22 | Prospect Place – Apr'22**

- Commercial Spaces Let as at Mar'22: 84%

>53 retailers and F&B operators have already signed up to bring their businesses to Battersea Power Station



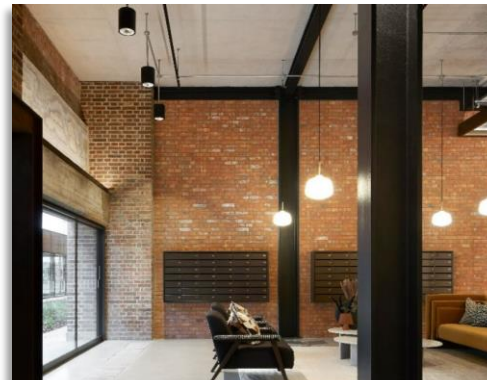
Residential unit in Switch House East



Switch House East Entrance



View around the Switch House West



Unit in Switch House West



Malaysian restaurant, Roti King @ The Power Station

Battersea Power Station

Official opening of the Power Station in September 2022



● Key Milestones in 2022

January
(to September)

Handover of Power Station & retail fit-out

March
(to June)

Completion of Electric Boulevard residential (Phase 3A)

April

Power Station residential completion (handover began in January)

June
(to September)

Launching and commencement of marketing & leasing activities for Phase 3B's office component

September

Official opening of the Power Station



View of the Battersea Power Station today

Source: Battersea Power Station



*Artist impression only

'Chimney lift experience' opening in Sep'22

Source: scretldn.com



Other Operational Matters

2030 Sustainability Goals

As at 31 December 2021, achieved/exceeded the targets for **13 out of 18 goals**



Property



✓ Target: 90%
Actual: 98.6%



✓ Target: 1.0 bil
Actual: 1.38 bil



✓ Target: 81%
Actual: 82%



✓ Target: 58
Actual: 59



✗ Target: 5,000
Actual: 2,740



✓ Target: 1,000
Actual: 2,228



✗ Target: 1,300hrs
Actual: 1,269.5hrs



✓ Target: 35km
Actual: 76.96km



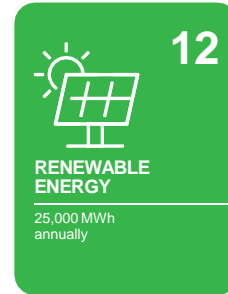
✓ Target:
Vendor Code Of Business Conduct (VCOBC)
Actual: VCOBC



✗ Target: 0
Actual: 1



✗ Target: 4
Actual: 3



✓ Target:
405.79 MWh
Actual:
405.79 MWh



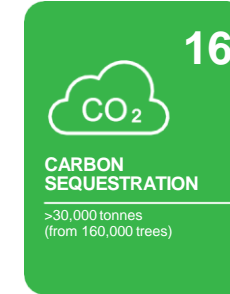
✓ Target: 6,000
Actual: 6,806



✓ Target: 125
Actual: 354.19



✓ Target: 22,500
Actual: 22,809



✗ Target:
10,775 tCO2
Actual:
10,615.42 tCO2



✓ Target: 1,750
Actual: 4,225



✓ Target/Actual:
Carbon -27.84% / -28.88%
Waste -10% / -35.72%
Recycling +10% / +4.44%
Water -1.0% / -15.88%

Corporate Social Responsibility (1/2)

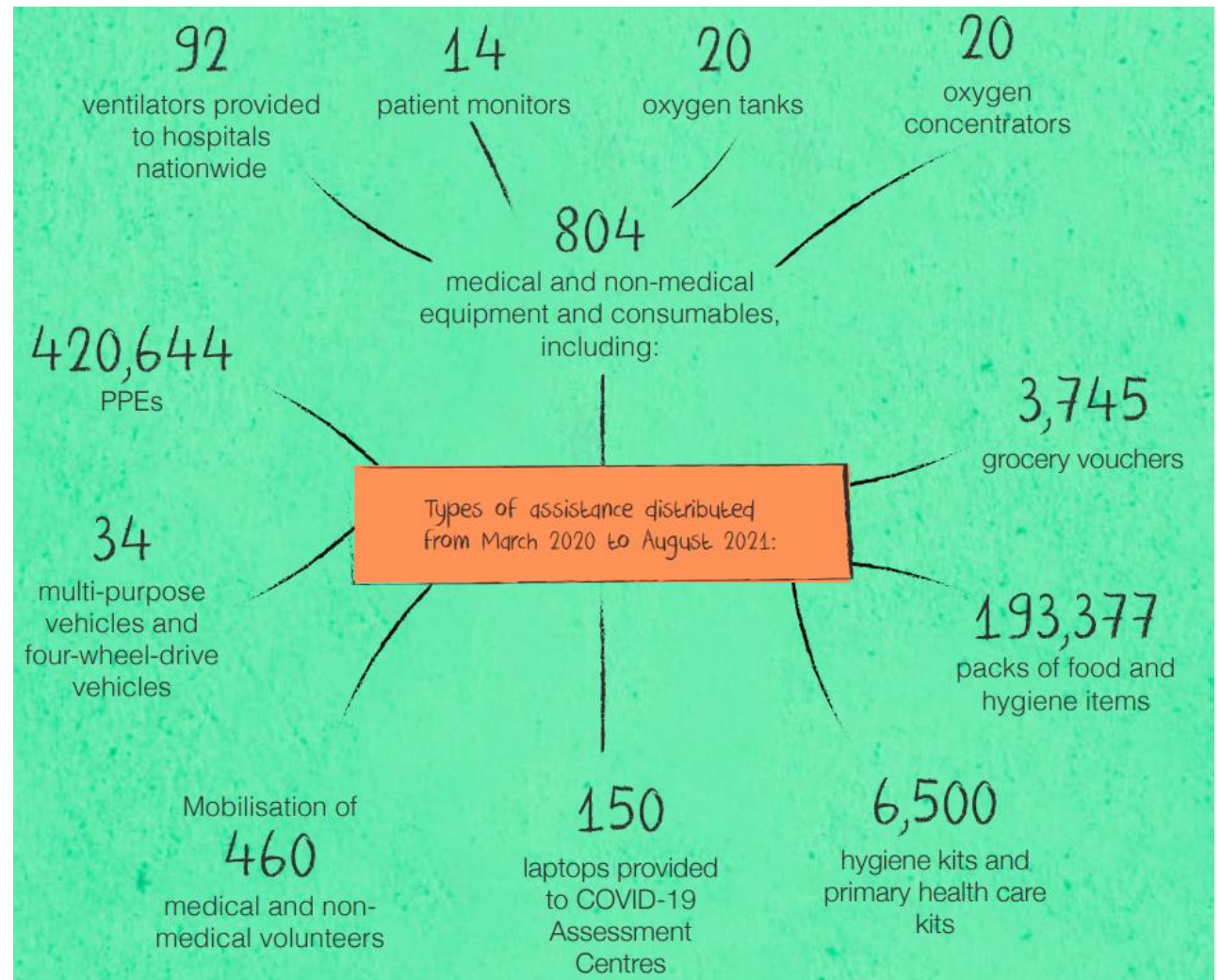
Delivering our CSR commitments through Yayasan Sime Darby to create social impact that benefits deserving recipients, including communities affected by the pandemic and recent floods



- Sime Darby Property's philanthropic activities are driven via Yayasan Sime Darby.
- The Foundation's activities and commitments revolve around **five CSR pillars** of *Education, Community & Health, Environment, Sports and Arts & Culture*.
- In the Foundation's FY2021 (Ended 30 June 2021), **RM50.7 million was spent on CSR activities** (RM949.5 million spent since 1982).
- Throughout the pandemic and up to September 2021:



Types of Assistance Distributed from March 2020 to August 2021



Corporate Social Responsibility (2/2)

Focused to drive corporate and social responsibility efforts for the benefit of communities within and adjacent to our township, as well as other key stakeholders



● Tabung Cerdik Initiative

1,894 students from **15** schools in Negeri Sembilan and Johor received their laptops between April to September 2021



● Bakul Makanan Selangor

6,000 food packs and essentials distributed to targeted recipients in Selangor



● Economic Empowerment Programme

49 low-income beneficiaries from 4 townships recorded nearly 300% average increase in gross income



● Bantuan Khas Masyarakat

526 families, 66 individuals from **13 townships** located in Selangor, Negeri Sembilan and Johor received cash vouchers to purchase necessities during the pandemic



● Back to School Programme

Providing **1,755** students from **13** selected schools within and nearby our townships



● Fabric Recycling Campaign

46,219.5 kg of unwanted fabric was collected from 10 business and township locations with proceeds going to welfare homes



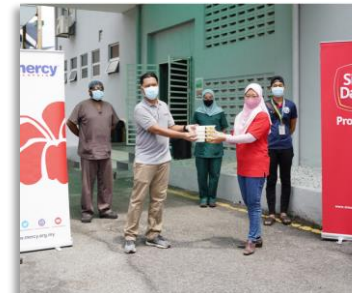
● Flood Relief Assistance

1,658 beneficiaries received daily essentials at three flood relief centres in Putra Heights; Plus, **over 1,000 food packs and essentials** in Shah Alam and Bandar Bukit Raja



● Sinar Harapan Festive Aid Programme

702 beneficiaries at **11** welfare homes in conjunction with festive celebrations



● Supporting Frontliners With Meals and Logistics

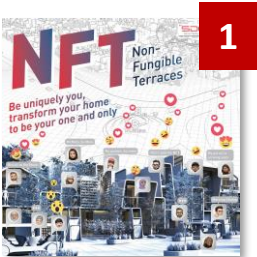
Meals for Mercy Malaysia volunteers in CAC Titiwangsa; Contribution to Petaling District Disaster Committee; Logistics for PRKC Nilai

Concept Home 2030

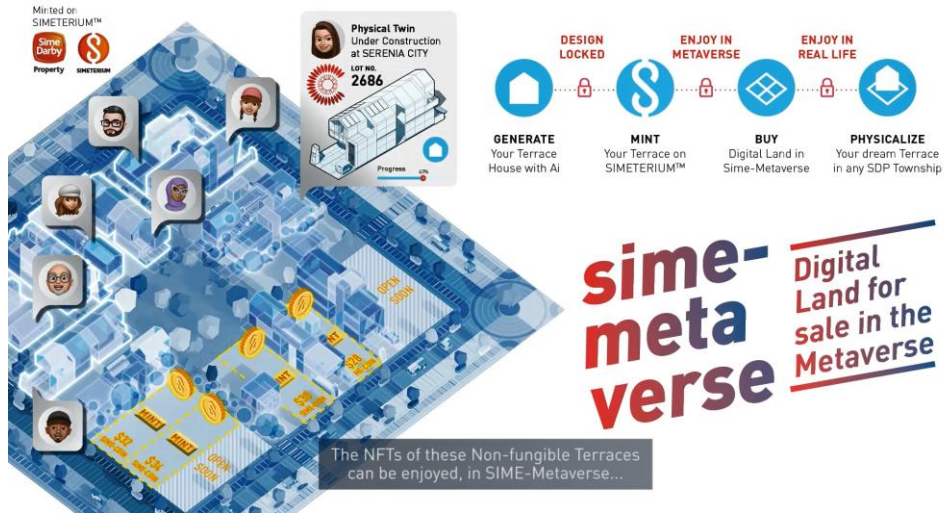
Through this competition, SD Property hopes to bring forth innovative ideas that will spur the development of new products to meet the needs of future generations



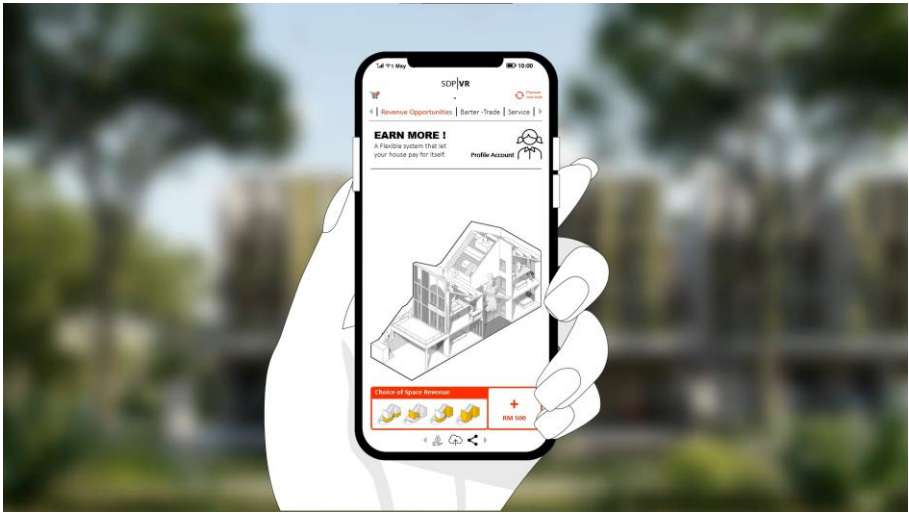
● 4 out of 6 of the winning concepts



NON-FUNGIBLE TERRACE
Qhawarizmi Architect



I-LIVE
RE Design/Boon Zi Yang



PROJECT ECO-PRENEUR
Arkitek Seni Kenyalang



ROOMAH+
Cipta Teguh Architects





Shareholders' Returns

Total Shareholder Return

1-Y TSR (1 Jan 2021 – 31 Dec 2021) of 2.2% on par with FBM KLCI of 2.3%



1-Year Total Shareholder Returns (1 January 2021 – 31 December 2021)

As at
31 Dec 2021

FBMKLCI:
1,567.53 pts

SD Prop:
RM0.595

Bursa Prop:
703.65 pts

Sime Darby Property TSR
(01.01.2021-31.12.2021)

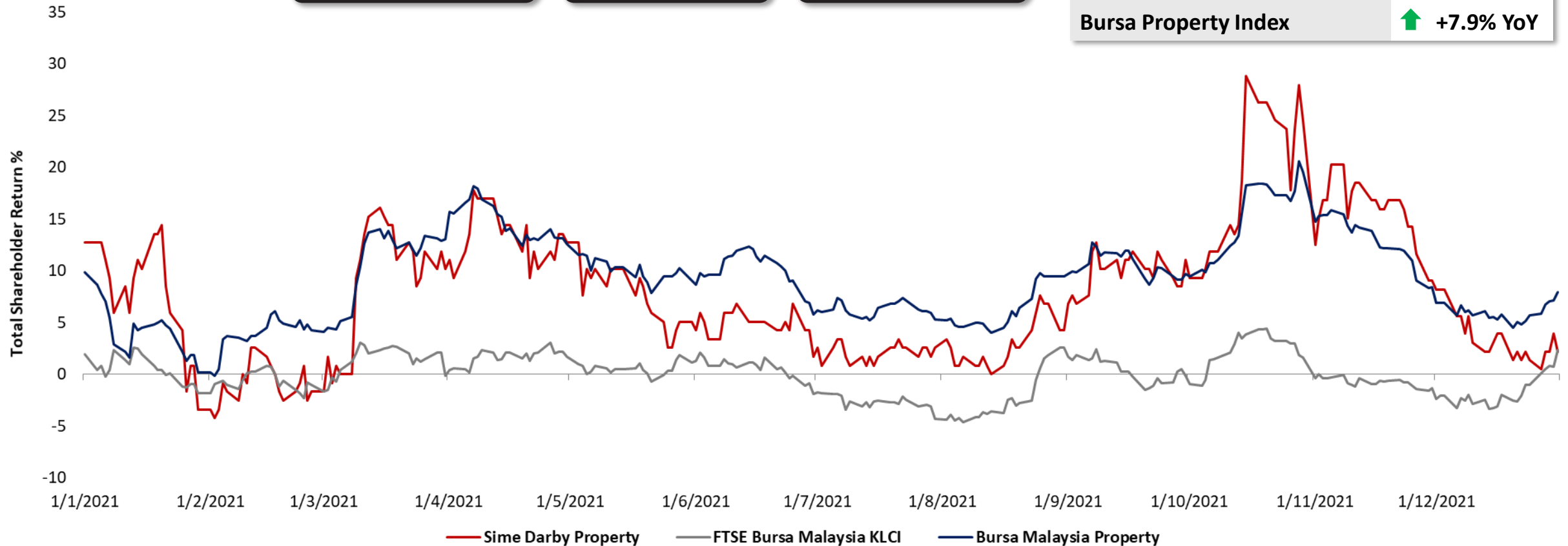
↑ +2.2% YoY

FBM KLCI

↑ +2.3% YoY

Bursa Property Index

↑ +7.9% YoY

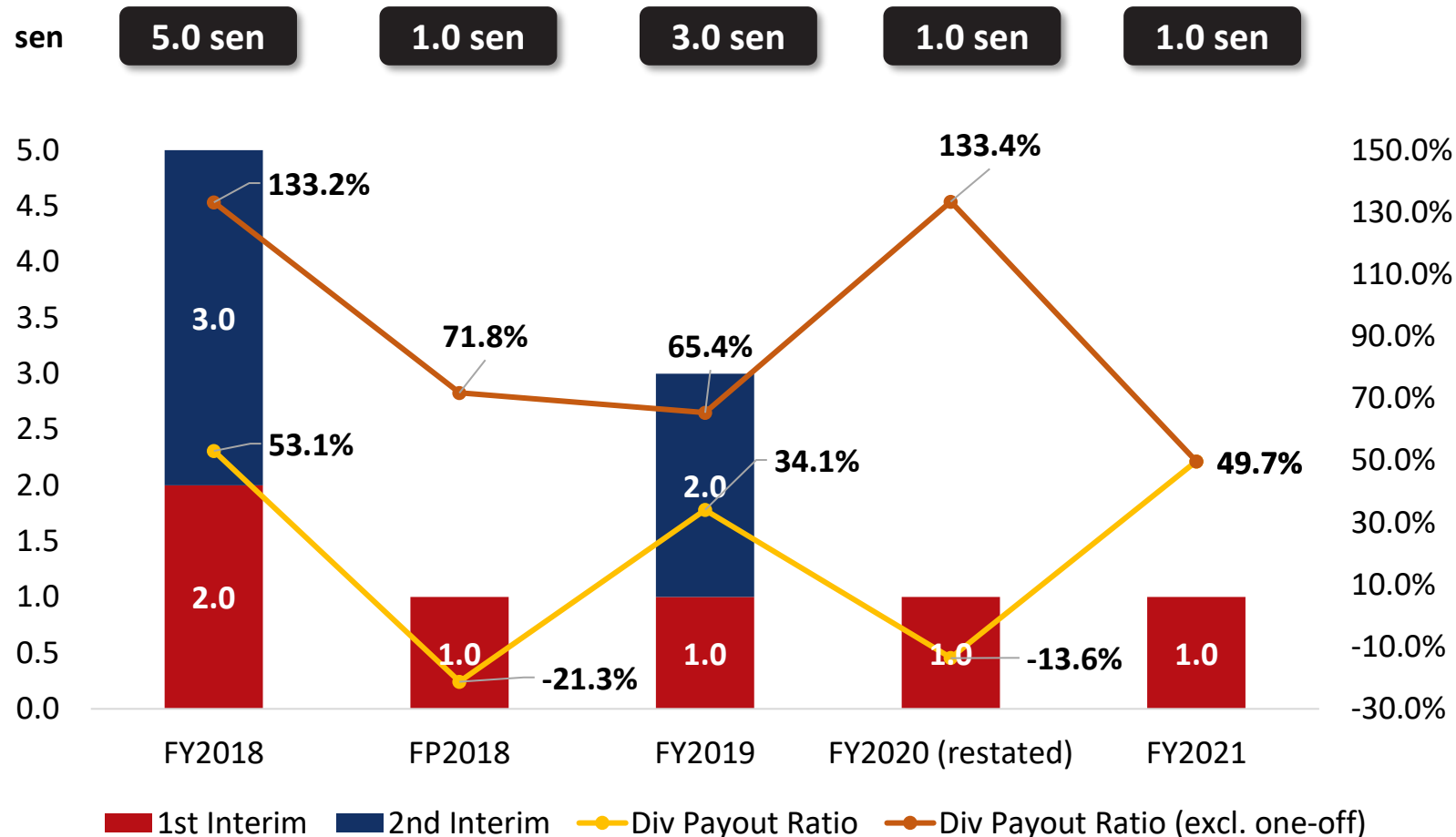


Source: Bloomberg

Dividend Payout Trend

Dividend payout ratio of 49.7% in FY2021; Committed to dividend payout of at least 20%

Historical Dividend Payment & Payout Ratio



FY2021:

- Focused on **restoring profitability** via **income diversification, asset monetisation & cashflow management**
- Harnessed **new trends & opportunities** for growth

Moving Forward:

The Group is committed towards **maximising shareholders' returns vis-à-vis considering funding requirements for growth and transformation.**



Our Strategy Moving Forward

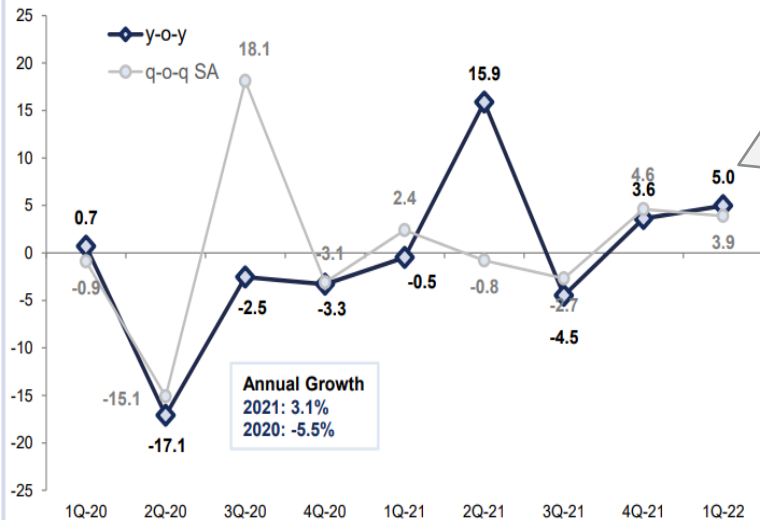
Malaysian Economy & Property Market Outlook

2022 GDP growth projection of between 5.3% and 6.3%; Bright outlook for industrial sector

Malaysia's Q1 2022 GDP grew at 5.0% (Q4 2021: 3.6%)

Real GDP Growth

Annual change (%)



Propelled by :

- Expansion in domestic demand
- Recovery in the labour market
- Continued growth in external demand
- Continued policy support

Overnight Policy Rate (OPR) increased to **2.00%** as latest indicators show that **growth is on a firmer footing**, driven by strengthening domestic demand amid sustained export growth

2022

GDP is expected to **grow between 5.3 – 6.3%** with some risks to consider:

- (i) weaker-than-expected global growth (ii) worsening supply chain disruptions (iii) emergence of severe and vaccine-resistant Covid-19 variants and (iv) elevated cost and price pressures

Source: Bank Negara Malaysia

Property Industry

Growth is expected in 2022 but **remain cautious** of the industry's road to recovery, amid **soft market condition and continued challenging sectors**



Discontinuation of the HOC + end of loan moratorium in Feb'22 + expected rise in OPR may **adversely impact the momentum** of residential market recovery in 2022



Reopening of the country's economy and international borders is expected to spur external demand for industrial; **Increasing demand for smart and integrated industrial parks**



Office space cumulative supply at 5-year CAGR of 3.5%; Avg. occupancy rate declining since 2015. Will remain a tenants' market as demand lags supply in the foreseeable future

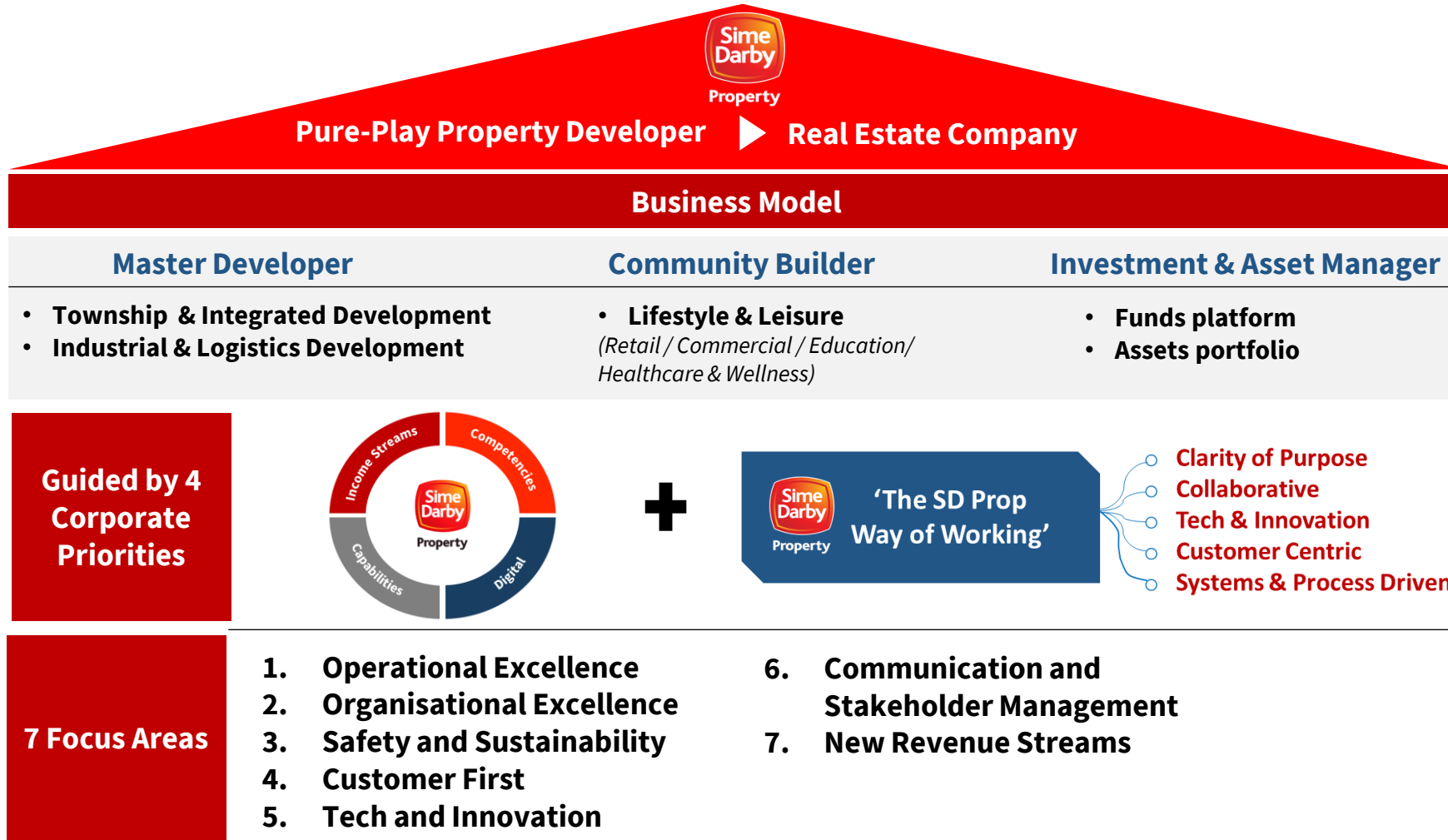


Higher rebound levels and recovery for F&B and other experiential-related services while athleisure sports and health-related are expected to see continued growth

Source: Savills

Recap on SHIFT25 – A Real Estate Company by 2025

Transforming from Pure-Play Property Development towards becoming a Real Estate Company



Expectations for FY2022

Targeting a stronger financial year to maximise value creation for shareholders



Strategic Launches	Sales Target	Unbilled Sales / LTM PD Revenue	Gross Profit Margin	Operating Cash Flow	Completed Stock	Diversify product pipeline	Fund Management Platform
Target RM2.8b GDV of new launches	Target to achieve RM2.6b sales	Target to stay above 1.0x	Target 20% to 25%	Continue to remain positive	Target <10% of total property development inventories	More residential high-rise & industrial product launches	Target capital commitments of up to USD250m

Enablers

- Healthy-mix of products with **~81% from residential landed and high rise; and 16% from industrial**
- Supported by:
 - Thorough / viable launch plans
 - Placemaking / catalytic components
- Supporting factors:
 - Enhanced sales capability
 - Strategic launches
 - Low interest rate continues to support
- Exceeded 1.0x since Q3 FY2021
- **Strategic launches in the pipeline** with anticipated favourable take-up rates, as seen with high take-up rate of 90% in FY2021
- **RM1.5b bookings** secured as at 8 May 2022
- Preserving margins via **strong financial discipline**
- FY2021 GP margin of 25.4% exceeded 24.9% in FY2019 (pre-Covid)
- Underpinned by **sales capability, HOVP & progressive billings**
- **Balance funding requirements for growth & dividend payments to reward shareholders**
- Operating cash flow up by 20.5% YoY in FY2021 to RM494.3m
- **Proven marketing & sales strategies** to keep inventory level low (FY2021: RM329.6m, -43% YoY)
- Supported by **price-to-market product launches, enhanced sales capability & low interest rates**
- Diversify product launches beyond traditional residential landed
- Opening and expanding more townships
- Industrial developments also **as key catalyst of recurring income strategy**
- Inaugural Sime Darby Property-LOGOS Property Industrial Development Fund (IDF) target launch in 2022
- **On track** to contribute positively from H2 FY2022 onwards

Focus on transforming & growing our core Property Development business

Diversification

- **Unlocking potential of Sime Darby Property + maximising value creation to reward shareholders**
 - **A business model with stable earnings visibility**

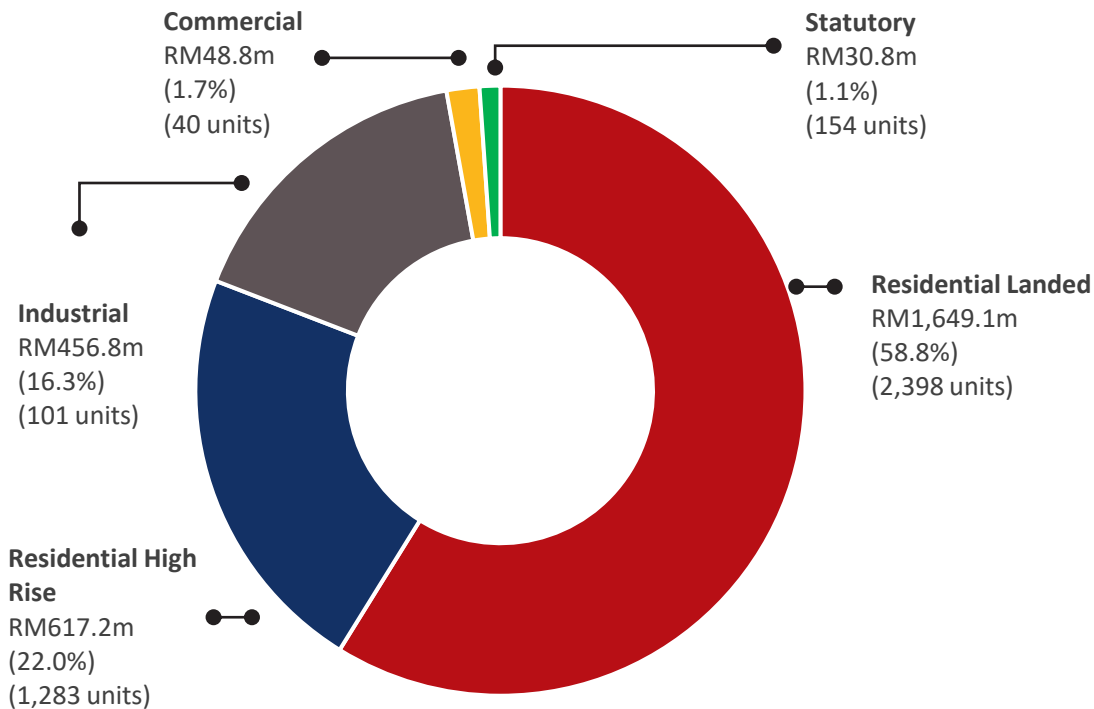
FY2022 Launch Plan

FY2022 sales target of RM2.6b supported by RM2.8b GDV launch plan with strategic product mix (~81% residential, ~16% industrial)

Planned Launches in FY2022

3,976 units | RM2,802.7 million GDV

~RM2.8b Agile Launch Plan with strategic product mix



**Excludes land sale & inter-co land sale*

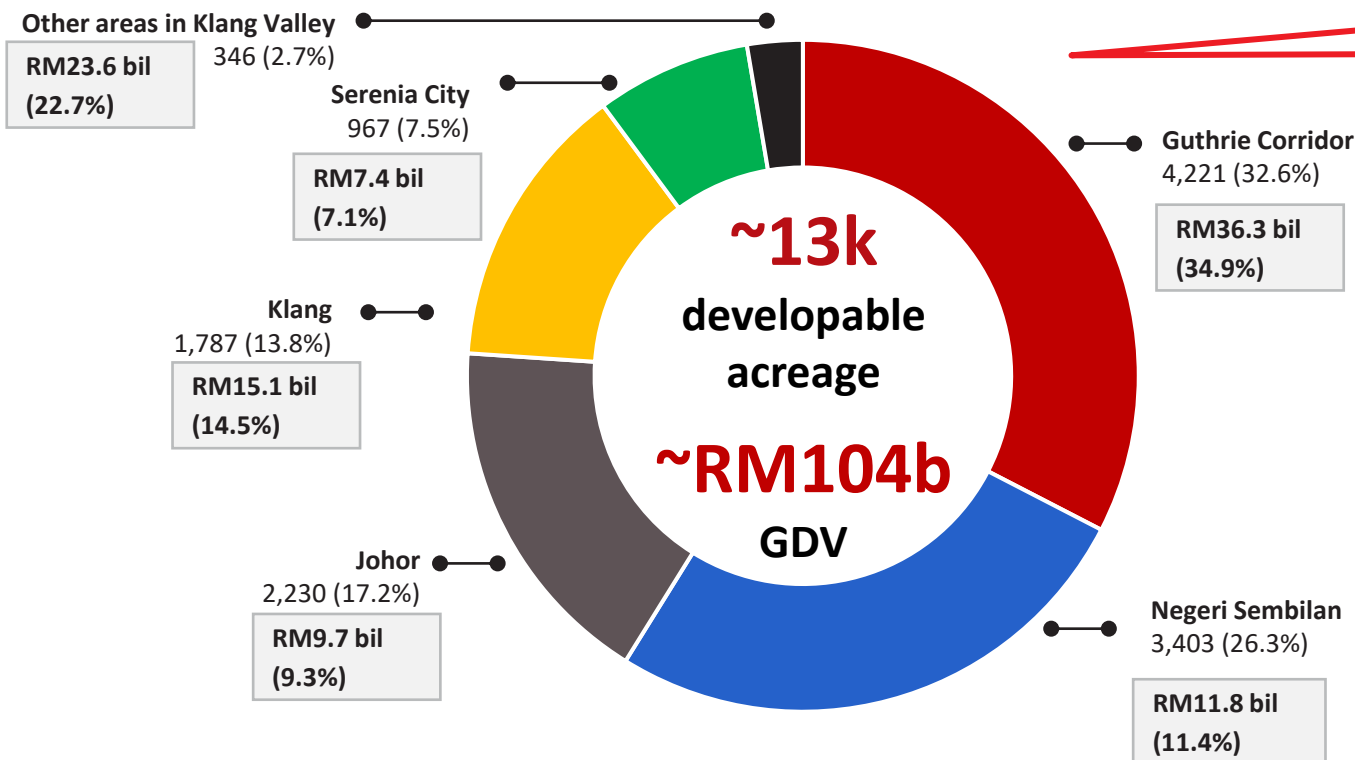
Product	Units	GDV (RM mil)	GDV proportion
Residential Landed	2,398	1,649.1	58.8
Residential High-Rise	1,283	617.2	22.0
Industrial	101	456.8	16.3
Commercial	40	48.8	1.7
Statutory	154	30.8	1.1
Total	3,976	2,802.7	100%

Remaining Landbank & GDV as at December 2021

~15,400 acres of land bank located strategically on the west coast of Peninsular Malaysia;
GDV of >RM100b to be unlocked for future earnings visibility



Ongoing Developable Lands	Future Developable Lands	Non-Core Lands
~9,448 acres, RM89b	~3,507 acres, RM15b	~2,453 acres, RM1 – 3b* *GDV / Market Value



Land Utilisation Efficiency (Ongoing & Future) GDV/acre: RM11.9m (net acreage)

- Ongoing land bank activation and monetisation to unlock land value & contribute to Group's development
- One of the key metrics of the Group's transformation & growth plan

Notes:

Township categorisation:

- Guthrie Corridor: Elmina West, Elmina East, Denai Alam & Bukit Subang, Bukit Jelutong, Elmina Business Park and Lagong
- Negeri Sembilan: Nilai Impian, Bandar Ainsdale, Planters' West, Chemara East, Semenyih, Hamilton and MVV (Labu & New Labu)
- Johor: Bandar Universiti Pagoh and Taman Pasir Putih
- Other Areas in Klang Valley: Ara Damansara, KLGCC Resort, Putra Heights, KL East, USJ Heights, Taman Melawati, Saujana Impian, SJCC and SJ7

Investment Proposition

Strengthened fundamentals and track record for growth



1

Resilient Financial Position

* as at 8 May 2022

Improved Financial Performance

FY2021 Revenue
RM2,219.9m (+7.6% YoY)

FY2021 PBT
RM268.3m (+156.5% YoY)

Solid Balance Sheet

Moderate Net Gearing
32.0%

Healthy Cash Position
RM909.7m

Revenue Visibility

FY2021 Sales Achievement: RM3.0b

FY2021 Unbilled Sales
RM2.4b

Bookings
RM1.5b*

FY2022 Sales Target: RM2.6b

FY2022 Planned Launches: RM2.8b

2

Stable Shareholders' Return

Stable Return

Dividend Payout Ratio
FY2020 (excl. one-offs): 133.4% | FY2021 (no one-offs): 49.7%

Attractive Valuation

Discount to Book Value & GDV
~60%

Price-to-Book Value
0.4x

3

Strong Intrinsic Value

Solid Track Record
> 40 Years

Constituent of:
• MSCI ESG Index rated BBB

Sukuk Musharakah Programme
• Rated AA₊_{IS}
• Stable outlook

Land bank
• ~15k acres, >RM100b GDV (existing)
• ~20k acres (call options)

Townships with continued growth:
• City of Elmina • Serenia City
• Bandar Bukit Raja • Hamilton
• KLGCC Resort • Nilai/MVV

Well-positioned to benefit from
• Malaysia Vision Valley 2.0
• Pagoh Special Economic Zone

Diversified business model via Industrial & Logistic Developments business:
• ~2,800 acres of available industrial land for future developments across 6 major townships
• New & recurring income stream via fund management business



Property

Thank You

Sime Darby Property Berhad

197301002148 (15631-P)

No. 2, Jalan PJU1A/7A

Ara Damansara

47301, Petaling Jaya

Selangor, Malaysia

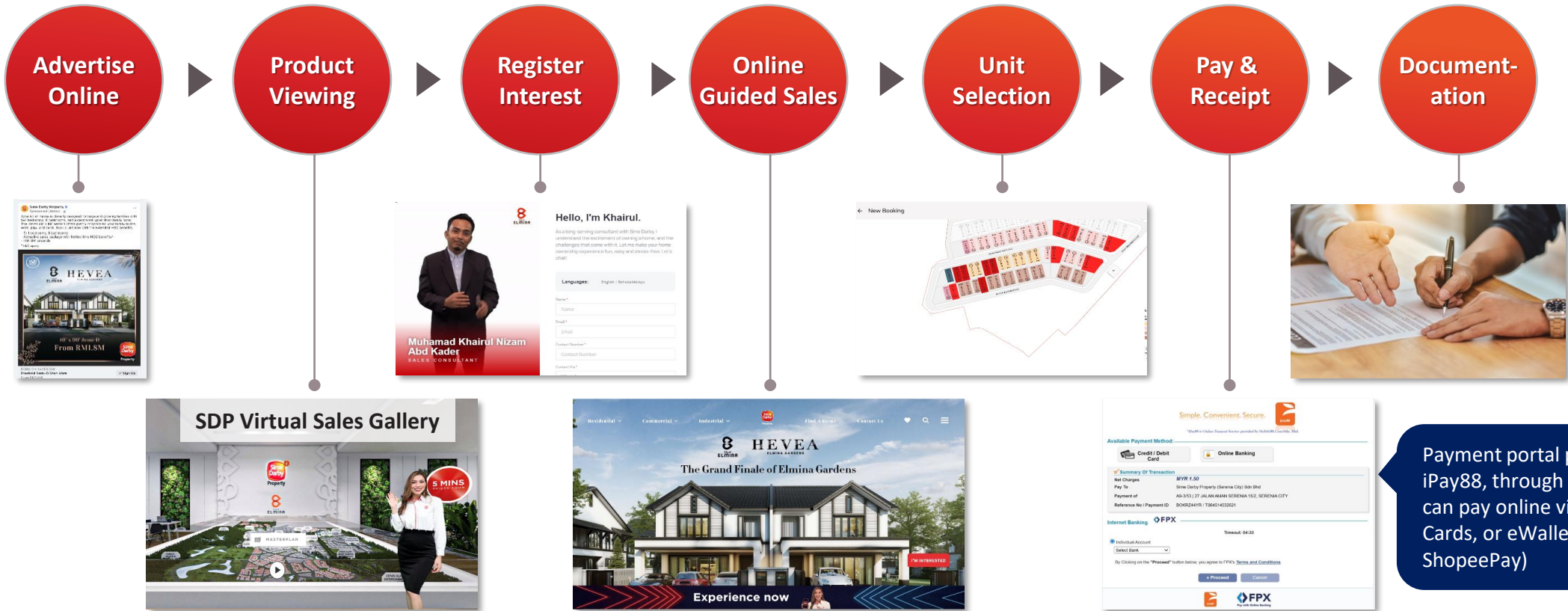
simedarbyproperty.com

Appendices



End-to-end Online Marketing & Sales Solution Built In-House

Convenience for homebuyers to view, register, select and complete payments online; Today, all our product sales can be transacted seamlessly through our Online Booking System (OBS)



Payment portal powered by iPay88, through which customers can pay online via FPX, Credit Cards, or eWallets (e.g.: Boost, ShopeePay)

- The pilot VSG was launched on 16 June 2021 for the City of Elmina and was followed by the BBR Gallery, KL East Gallery, Putra Heights Gallery and SJCC Gallery
- Maya Ara Residences in Ara Damansara was successfully launched virtually on 30 Oct 2021 with 85% take-up within 30 minutes
- As at Feb'22, more people are walking in 'virtually' to our VSGs than visiting our galleries at site

4 Strategic Imperatives towards Being a Force for Good

Finding the optimal balance between reducing our carbon footprint, social impact sustainable profit



Key Sustainability Achievements

As at 31 December 2021, achieved/exceeded the targets for **13 out of 18** company-specific 2030 Sustainability Goals



1

A constituent of **MSCI ACWI SMALL CAP INDEX** (2018-current) and received **MSCI ESG RATING** of **BBB**



2

CDP Inclusion (2018-current)
Rating C in Climate Change & B minus in Supplier Engagement



MALAYSIAN RATING CORPORATION BERHAD

3

RATED AA+IS
Sukuk Musharakah Programme
stable outlook by Malaysian Rating Corporation Berhad ("MARCO")



4

Special Mention Award for ESG Reporting
Benchmarking Analysis in PwC Malaysia's Building Trust Awards 2021

SIME DARBY PROPERTY BERHAD
SUSTAINABILITY POLICY

SIME DARBY PROPERTY BERHAD
Quality, Health, Safety, Security and the Environment (QHSE) Policy

5

Integrated Sustainability Policy & QHSE Policy
Strengthening internal governance system



6

22,809
IUCN Red List Trees Planted (as of 31 Dec 2021)
Planting Endangered, Rare & Threatened ("ERT") Malaysian tree species



Together In Restoring The Earth's Environment

7

115,814
Total Trees Planted (31 Dec 2021)
Applying our 1:1 Replacement Target. Building resilience & a carbon sink



Eco – Efficiency

8

Carbon Emission Reduction
28.88% reduction equivalent to 14,336.16 tCO2-e

Total Waste
Total waste decreased by 35.72% (against 2020)

Water Intensity
Total reduction of 15.88% (against 2020 baseline)



Property

Thank You

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