

24 May 2023

Extraordinary General Meeting

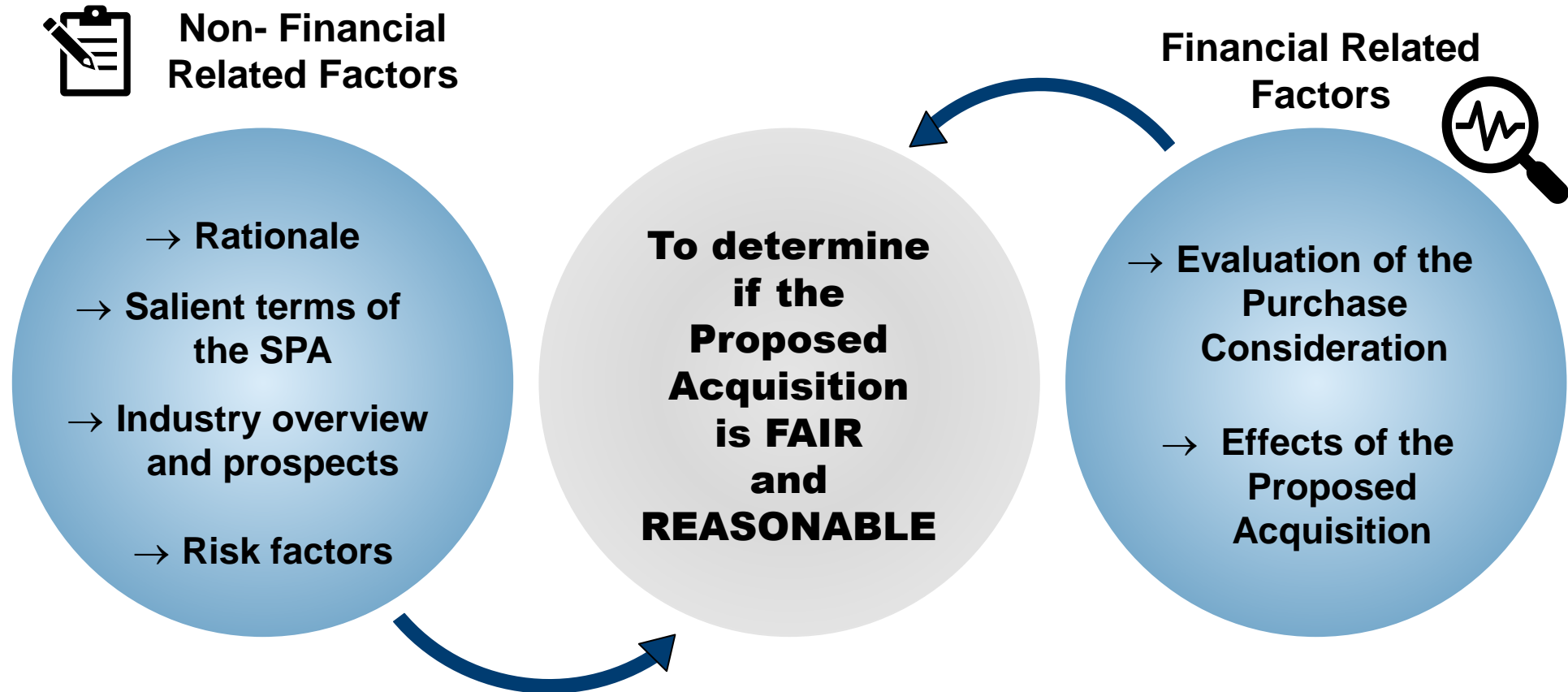
Presentation to the non-interested shareholders of
Sime Darby Property Berhad

Out think. Out perform.



Overview

Evaluation of the Proposed Acquisition



The Proposed Acquisition

Rationale

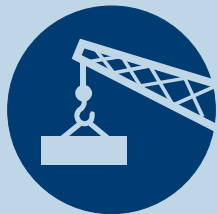


Key role in the execution of the Group's SHIFT25 strategy

- ▶ Kapar Land will be earmarked for industrial development
- ▶ To contribute to the growth of the industrial and logistics development business in line with its SHIFT25 strategy

The Kapar Land location is ideal for industrial development

- ▶ Due to its proximity and connectivity within Klang and to Shah Alam, with access to major infrastructure within the Klang Valley
- ▶ Situated within a mature industrial and commercial area of Bandar Bukit Raja, Klang



Catalyst for the Group's expansion in developing and managing industrial assets

- ▶ Envisaged to be developed into an integrated and sustainable industrial development which will facilitate the expansion in developing and managing industrial assets

The rationale for the Proposed Acquisition is reasonable

The Proposed Acquisition

Purchase Consideration



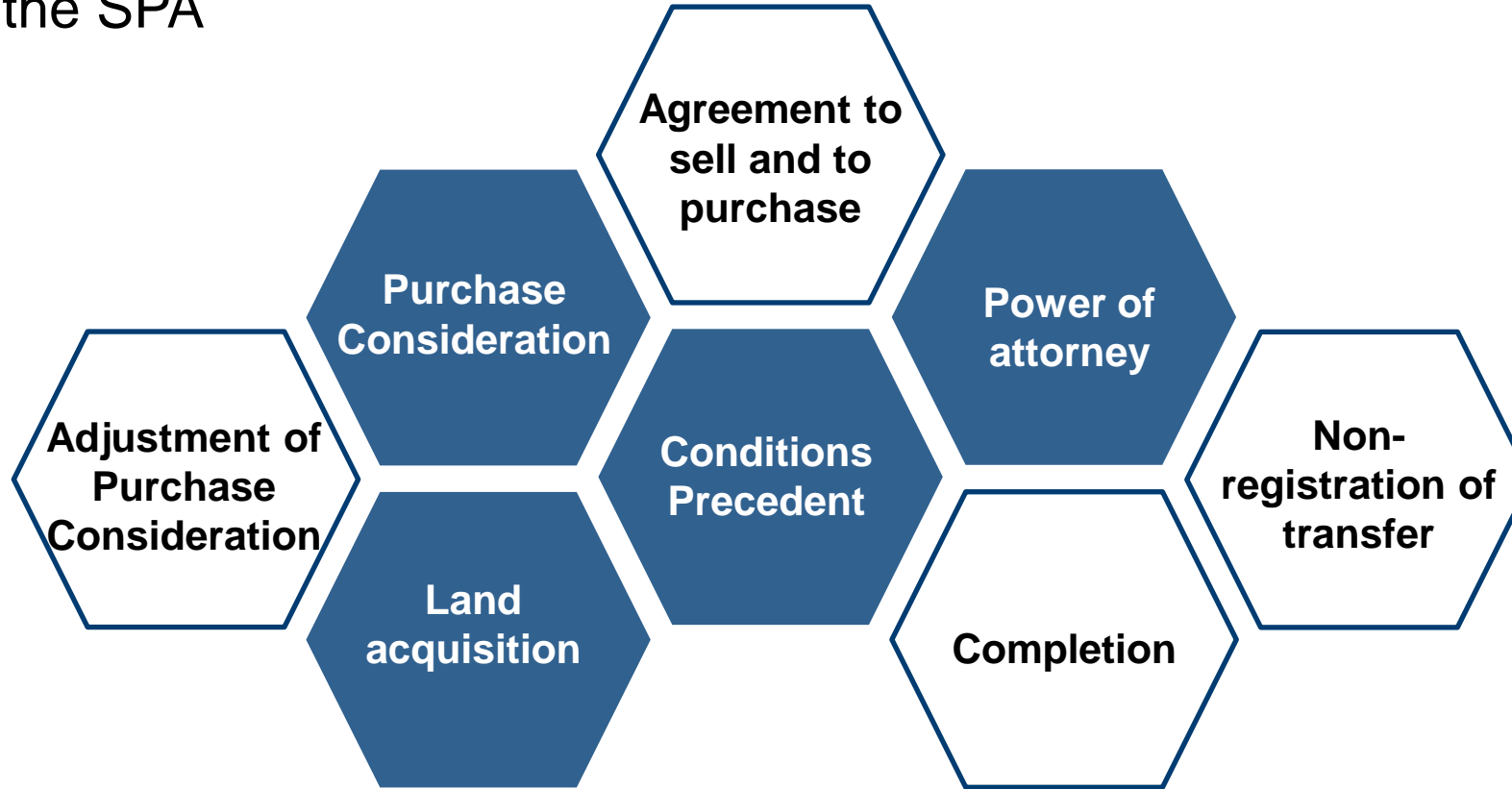
Purchase Consideration of RM618.0 million

- ▶ Willing-buyer willing-seller basis
- ▶ Purchase Consideration is equivalent to the market value of the Kapar Land
- ▶ Adoption of the comparison approach as the only approach of valuation is reasonable as the Kapar Land is a vacant land without development plans and approval
- ▶ The bases and assumptions used for the valuation are reasonable

The Purchase Consideration for the Proposed Acquisition is fair

The Proposed Acquisition

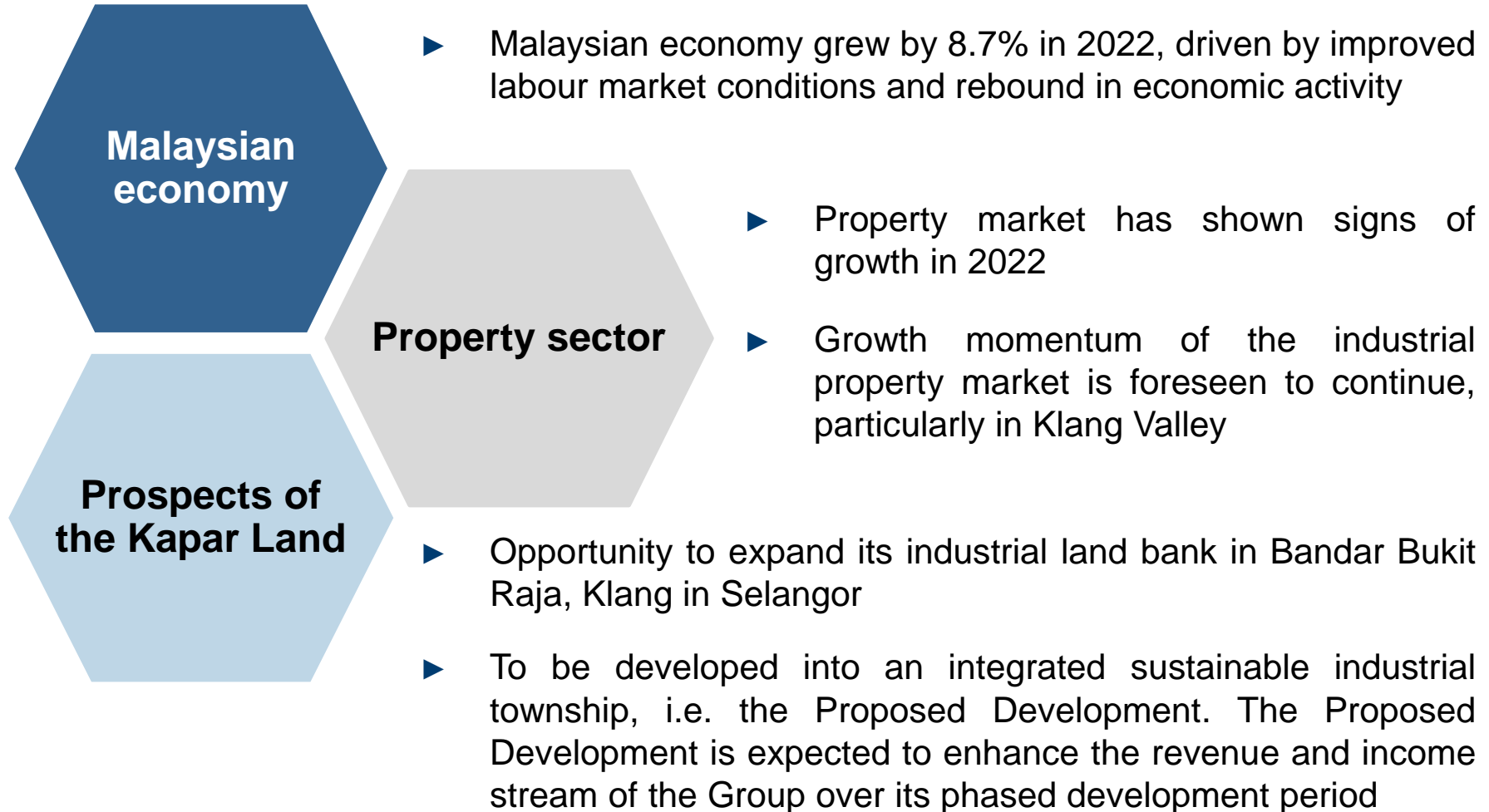
Salient terms of the SPA



- ▶ **The interest of the SD Property is generally protected under the SPA**
- ▶ **No deadline imposed for the refund of monies or payment of liquidated damages, however SD Plantation has the obligation to refund/pay such monies within a reasonable time under Section 47 of the Contracts Act 1950**

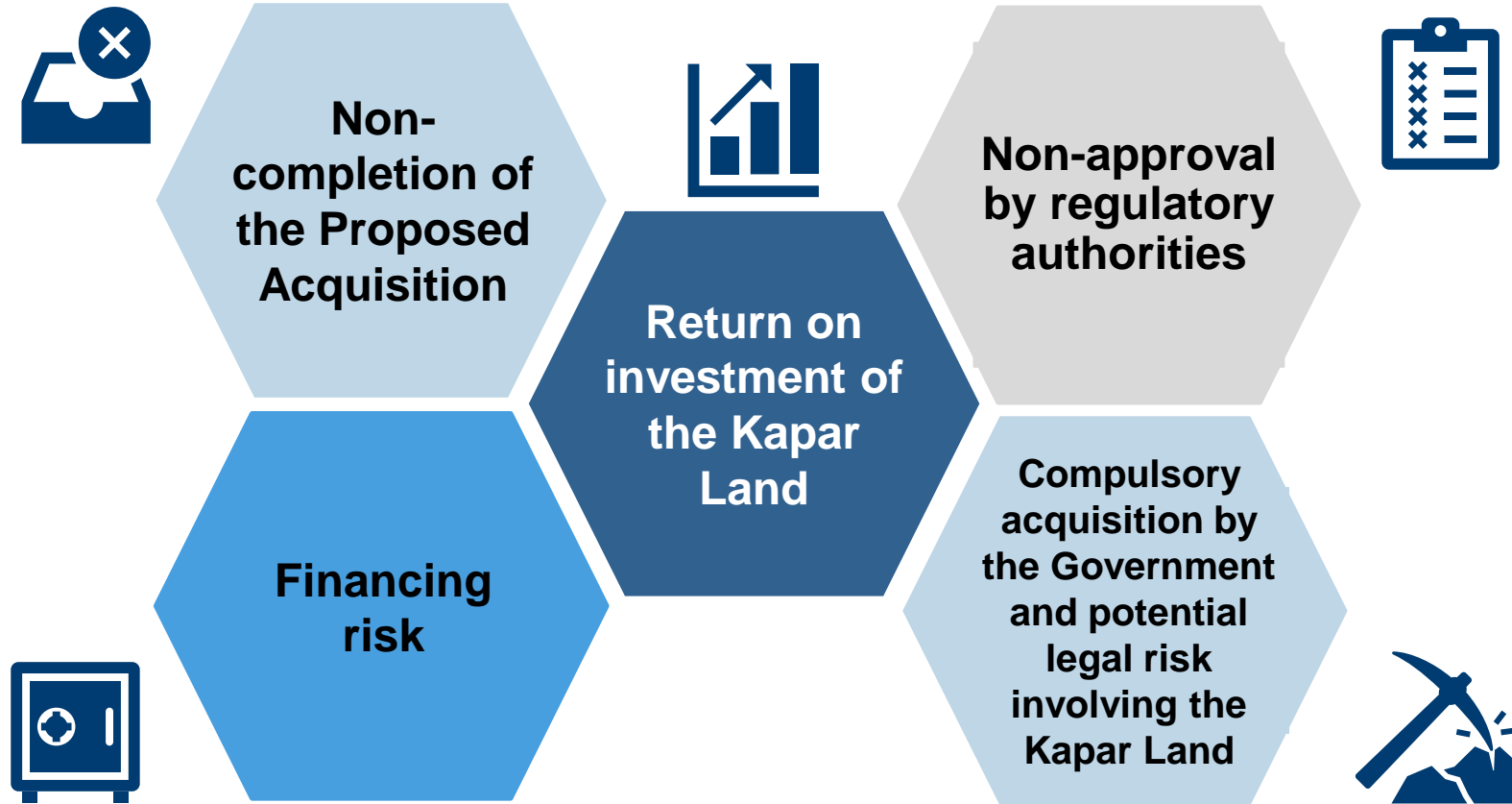
The Proposed Acquisition

Industry overview and prospects



The Proposed Acquisition

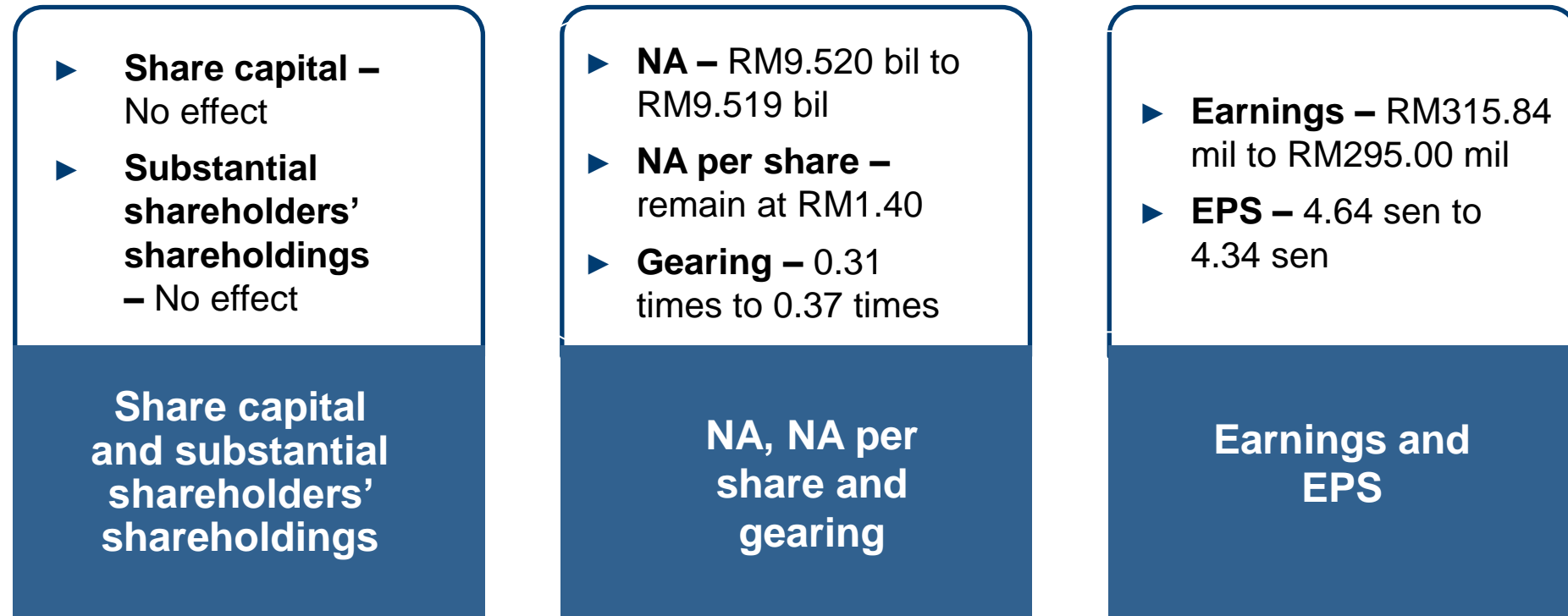
Risk Factors



No assurance can be given that any change in these factors will not materially affect the Group's business operations and financial performance

The Proposed Acquisition

Effects of the Proposed Acquisition



- ▶ The effects are consequential to the cash acquisition and potential new borrowings to be taken and/or drawdown
- ▶ The Proposed Acquisition and subsequent Proposed Development, when implemented are expected to be earnings accretive in the future for the Group

The Proposed Acquisition

Our Recommendation

Taking into
consideration our
overall assessment
and evaluation of
the Proposed
Acquisition

We are of the view that the Proposed
Acquisition is

FAIR AND REASONABLE and is
NOT DETRIMENTAL

to the Non-Interested Shareholders

We recommend that you

VOTE IN FAVOUR

of the Proposed Acquisition



Thank you