

FOR IMMEDIATE RELEASE

Sime Darby Property Celebrates 100% Take-Up for Newly Launched Phase 1 of XME Boulevard

- XME Boulevard is a freehold development comprising 40 two- and three-story shop offices in Nilai Impian, with a GDV of RM54.1 million.
- The strong take-up of Phase 1 is testament to Sime Darby Property's profound understanding of the commercial industry and its needs.

NILAI IMPIAN, 12 MARCH 2024 – Sime Darby Property Berhad ("Sime Darby Property" or "Company") capitalises on the continued demand for commercial spaces with the highly-anticipated launch of XME Boulevard in Nilai Impian.

Phase 1 of XME Boulevard, comprising 20 spacious shop offices, was fully taken-up at launch, demonstrating the Company's understanding of the commercial market and the significance of integrated townships in which people can live, work and play. Phase 2 of XME Boulevard is set to open later this month.

Sime Darby Property's Chief Operating Officer – Township Development, Appollo Leong said that the new commercial zone provides an unmatched level of support to businesses looking to tap into a growing and affluent market catchment with existing residents within and surrounding the township.

"XME Boulevard allows ample opportunities for entrepreneurs around Negeri Sembilan and the Greater Klang Valley to amplify their business footprint in a strategic location with high visibility and easy accessibility to and from major highways. The interest from business owners and retailers indicates that we have hit the right market point with this latest addition to our expanding portfolio," said Appollo.

XME Boulevard offers in total 40 units of two- and three-storey freehold shop houses with built-ups ranging from 3,080 sq. ft. to 6,649 sq. ft. Units come with lot sizes of either 22' x 70' or 32' x 70', priced from RM1,388,888. XME Boulevard has a gross development value ("GDV") of approximately RM54.1 million and is expected to be completed in 2027.

The newly launched commercial zone is expected to elevate the township of Nilai Impian to become livelier and more convenient for its residents, while also creating job opportunities and contributing to the socio-economic developments of Negeri Sembilan.

He added: "For the residents of Nilai Impian, living nearby XME Boulevard provides greater ease of daily life, and as for entrepreneurs, setting up businesses here is a smart investment move. This is in line with our Purpose to be a Value Multiplier for People, Businesses, Economies, and the Planet."

XME Boulevard rides on the pull factors of Nilai Impian, already a highly sought-after location for industrial and commercial hubs in the region. It is highly visible and accessible to locals and interstate traffic, given its proximity to the North-South Expressway Nilai Interchange.

The commercial zone has a safe pedestrian walkway, ample parking bays, a minimalist design façade offering flexibility for advertisement and signboards as well as an efficient column-free design to accommodate open office planning design flexibility.

In addition to commercial and industrial areas, Nilai Impian is home to a 14.6-acre town park that promotes biodiversity restoration of various flora and fauna. With a 4.1km bicycle route and a 6.5km pedestrian lane, it serves as an integrated green connector that satisfies the present demand for the built environment to support a healthy lifestyle through recreational and leisure facilities.

With 61,191 residents overall and a projected growth rate of 35.5%, Nilai is a focal point of economic activity supported by the nearby upcoming XME Business Park industrial zone offering 149 units of industrial factories.

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About Sime Darby Property Berhad

With over 50 years of experience, Sime Darby Property leads in creating master-planned communities, setting the benchmark for quality, innovation, and sustainability in residential, integrated and high-rise projects within its 25 townships and developments across Malaysia.

As it transitions into a real estate company by 2025, the company drives the industrial and logistics segment in Elmina Business Park, Bandar Bukit Raja, Hamilton Nilai City, and the Pagoh Special Economic Zone. Propelling its recurring income portfolio, Sime Darby Property is also the first public-listed property developer in Malaysia to venture into the creation of development funds in the industrial and logistics sector.

The company has pledged to achieve Net Zero carbon emissions by 2050, referencing the science-based target of limiting global temperature rise to 1.5°C. A consistent champion for biodiversity, Sime Darby Property is a constituent of the MSCI ACWI Small Cap Index with MSCI ESG Rating of BBB and is rated by the Carbon Disclosure Project.

A part of the respectable Malaysian consortium which successfully regenerated the iconic Battersea Power Station in the United Kingdom, Sime Darby Property also owns the multi-award-winning Kuala Lumpur Golf & Country Club, host to the prestigious LPGA-sanctioned Maybank Championship.

Driven by its Purpose to be a Value Multiplier for People, Businesses, Economies, and the Planet, Sime Darby Property through its philanthropic arm, Yayasan Sime Darby, continuously creates positive social impacts for the communities it serves.

Sime Darby Property is recognised as the World's Best with Gold and Silver wins at the FIABCI World Prix d'Excellence Awards 2023, with other notable achievements, including All-Stars at the StarProperty Awards 2023, a Platinum ranking in the Property Development category at the Putra Brand Awards 2022, a Top 10 Developers (Malaysia) Award at the BCI Asia Awards 2023, a People's Choice Award at the PropertyGuru Asia Awards Malaysia 2023, as well as named one of the nation's top three property developers at 'The Edge Malaysia's Top Property Developers Awards 2023'.

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