

## **Sime Darby Property's RM800 Million Sukuk Oversubscribed, Reflecting Strong Investor Confidence**

- Third issuance under the Group's RM4.5 billion Sukuk Musharakah Programme;
- Secured RM5.4 billion orders from diverse institutional investors;
- Oversubscribed by 6.7 times signalling strong investor confidence;
- Achieved tightest credit spreads across tenors, reflecting robust demand and Sime Darby Property's credibility amid market volatility.

**ARA DAMANSARA, 29 APRIL 2025** – Sime Darby Property Berhad (“Sime Darby Property” or “the Group”) is pleased to announce the successful completion of the Group's third Sukuk issuance under its Sukuk Musharakah Programme, with RM800 million in nominal value as part of its RM4.5 billion programme. Oversubscribed by 6.74 times, the issuance accumulated an order book valued at RM5.4 billion, surpassing expectations and signalling strong market confidence.

The latest issuance demonstrates strong investor appetite for Sime Darby Property's investment-grade credit and longer-dated instruments ranging from 7 to 15-year tenors with weighted average profit rates of 4.02% per annum. The tighter pricing reflects investor confidence and alignment with the Group's strategy for long term value creation.

Despite prevailing global market uncertainties and volatilities with recent tariff developments, the issuance garnered robust support and participation from 51 institutional investors, which include asset management firms, pension funds, insurance companies, financial institutions and government agencies. The overwhelming response enabled Sime Darby Property to achieve its tightest credit spreads to date across tenors – a testament to the Group's solid financing standing and sound credit fundamentals.

Sime Darby Property's Group Managing Director & Chief Executive Officer, Dato' Seri Azmir Merican, said, “The unwavering support we received, especially for the longer-

dated tenors affirms investors' confidence in our strategic direction and ability to multiply value across cycles.”

“As we strive towards becoming a leading real estate player, our focus remains on long-term value creation and recurring income streams, particularly in the industrial and logistics sectors, as well as entry into the data centre sector. The latest Sukuk issuance reflects investor alignment with our disciplined capital approach and confidence in our ability to deliver sustainable returns.”

The proceeds from the issuance will be utilised to fund the Group's long-term growth initiatives, working capital requirements and other general corporate purposes. The issuance also supports the Group's SHIFT25 strategy, contributing to the build-up of its recurring income portfolio and Assets Under Management (“AUM”) pipeline as part of its evolution towards a real estate company. In parallel, it also forms part of the Group's broader strategy to optimise its capital structure and maximise shareholder value through disciplined capital management.

MARC Ratings Berhad has reaffirmed Sime Darby Property's Sukuk Musharakah Programme, with a rating of AA+/S and a stable outlook for four consecutive years.

Maybank Investment Bank Berhad (“Maybank IB”) acted as the sole Principal Adviser and Lead Arranger for the Sukuk Musharakah Programme, as well as the Joint Lead Manager for the issuance along with CIMB Investment Bank Berhad and OCBC Al-Amin Bank Berhad.

**-END OF PRESS RELEASE-**

#### **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, and Hamilton Nilai City. 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 an MSCI ESG Rating of BBB, is rated by the Carbon Disclosure Project, and has been re-included in both the

FTSE4Good Bursa Malaysia Index and the FTSE4Good Bursa Malaysia Shariah Index, affirming its commitment to strong ESG practices.

Part of the respectable Malaysian consortium that 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, which hosts 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 has been recognised as Malaysia's number one property developer at 'The Edge Malaysia's Top Property Developers Awards 2024', with other notable achievements, including Gold and Silver wins at the prestigious FIABCI World Prix d'Excellence Awards 2023, All-Stars at the StarProperty Awards 2024, a number one ranking for the Top of The Chart Award in the RM1 billion and above market capitalisation category at the Malaysia Developer Awards 2024, a Top 10 Developers (Malaysia) Award at the BCI Asia Awards 2024, a Platinum ranking in the Property Development category at the Putra Brand Awards 2023, and a People's Choice Award at the PropertyGuru Asia Awards Malaysia 2024. Apart from that, Sime Darby Property is listed on the Fortune Southeast Asia 500 list, one of only 89 Malaysian companies to be featured on the inaugural listicle.

For more information, log on to [www.simedarbyproperty.com](http://www.simedarbyproperty.com)

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