



To Be a
**VALUE
MULTIPLIER**

For People, Businesses,
Economies and the Planet

Elmina Ridge, City of Elmina

52nd Annual General Meeting

Corporate Presentation

10 June 2025



FTSE4Good
Bursa Malaysia
Index

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Shariah Index

simearbyproperty.com

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Elmina Ridge, City of Elmina

Sime Darby Property

Introduction & FY2024 Key Highlights

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Economies and the Planet

The Ophera, KLGCC Resort



Property

PURPOSE

To be a Value Multiplier for people, businesses, economies and the planet

VISION

Advancing real estate as a force for collective progress, in harmony with the planet's resources

MISSION

To develop, own and manage a thriving asset portfolio that creates value for all stakeholders

VALUES

T - Together we do what's right
E - we lead with Excellence
A - we embrace new Approaches
M - we Make things happen



FY2024 Financial Highlights



- All-time high Revenue, Operating Profit & Profit Before Tax
- Revenue surged by 24% YoY to RM4.3 billion and OP grew by 48% to RM899.8 million
- PBT increased 28% to RM780.0 million and PATAMI increased 23% to RM502.2 million
- Declared second dividend of 1.5 sen per share, bringing total dividend of 3.0 sen per share for FY24

● Financial Performance Snapshot

Revenue ▲ 24% YoY

RM4,250.8m

Operating Profit ▲ 48% YoY

RM899.8m

PATAMI ▲ 23% YoY

RM502.2m

Gross Profit ▲ 34% YoY

RM1,356.5m

Profit Before Tax ▲ 28% YoY

RM780.0m

● Financial Position as at 31 December 2024

Cash Position

RM640.4m

Total Equity

RM10,496.9m

Net Assets per Share Attributable to Owners of the Company

RM1.51

Gross Gearing

30.4%

Net Gearing

24.3%

Dividend Declared

RM204.0m

{ FY24 first dividend of 1.5 sen
FY24 second dividend of 1.5 sen
3.0 sen per share; 40.6% payout ratio

FY2024 Operational Highlights



- Highest sales performance (since FY17) at RM4.1b with 23% YoY growth; surpassing FY24 sales target by 17%
- Resi. High-rise products led as the top sales contributor at 31%, followed by 30% Industrial, 24% Resi. Landed & 12% Commercial
- Launched RM4.2b GDV worth of diversified products (39% Resi. High-rise, 38% Industrial, 15% Resi. Landed & 7% Commercial)

Sales Snapshot

Sales Achieved
RM4.1b ▲ 23% YoY
(2,989 units sold)

Total Bookings
RM1.8b
(as at 31 March 2025)

Unbilled Sales
RM3.7b
(as at 31 Dec 2024)

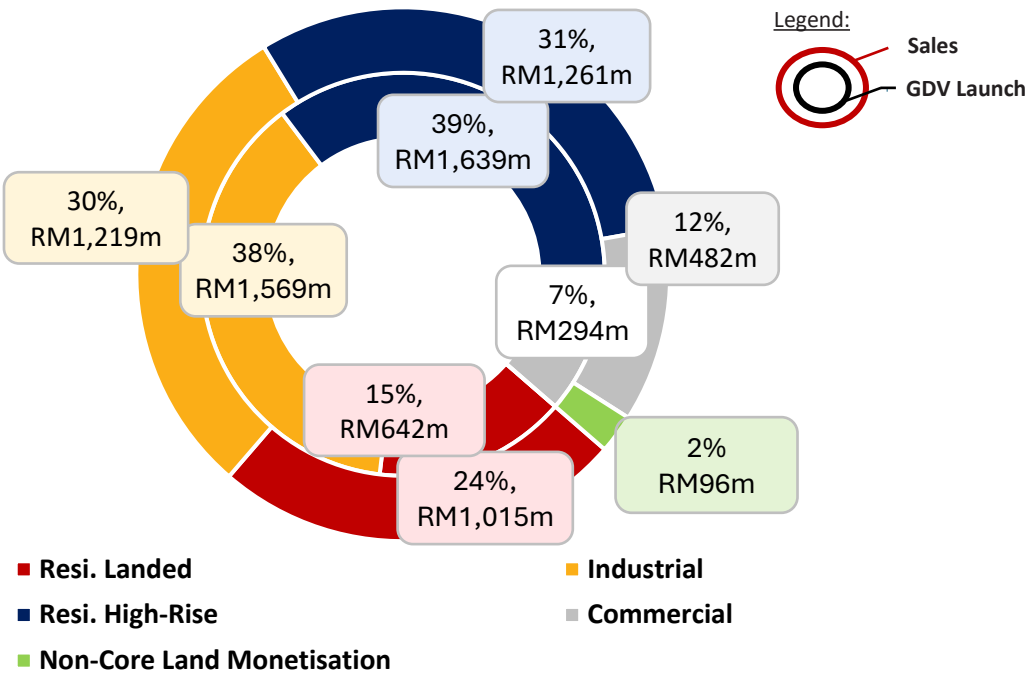
Product Launches

FY2024 New Launches
RM4.2b GDV ▲ 5% YoY

- Average Take-up Rates
- Residential Landed: 75%
 - Residential High-Rise: 53%*
 - Industrial: 70%
 - Commercial: 95%

**Note: ~80% (or 1,287 units) of total resi. High-rise units (~1,580 units) were launched in Q4 FY2024
Average take-up rates as at 31 March 2025*

FY2024 Sales Achieved & GDV Launch Composition



% Contribution	% Sales	% GDV		% Sales	% GDV
Residential High-Rise	31%	39%	Commercial	12%	7%
Industrial	30%	38%	Non-core Land Monetisation	2%	
Residential Landed	24%	15%			

Linking ESG to our Purpose

- 50% or 15,445t have been diverted from landfill in line with our effective waste management initiatives
- Sustainability remains a core pillar embedded within our strategy and operations driving positive impact; an imperative for a Force for Good
- RM58.5 mil was spent on CSR initiatives by YSD with the largest contribution towards education scholarship & development programmes

Environmental



17,879 tCO2e

Scope 1 (852 tCO2e) & Scope 2 (17,027 tCO2e) location-based emissions

Scope 2 emissions mainly coming from:

- Retail (46% or 7,874 tCO2e)
- Leisure (39% or 6,556 tCO2e)
- Sales Galleries (15% or 2,597 tCO2e)



50% or 15,445t

Waste diversion from landfill

- 4.2 tonnes of food waste diverted for composting that was generated during the LGPA Championship at KLGCC
- Collected 2.9 tonnes of recyclables in 2024 at KLEM Recycling & Buy-Back Center



155,349

Total trees planted including 30,100 from threatened species

3.6 mil m²

Area restored/conserved

Social



RM58.5 mil

was spent on CSR initiatives via Yayasan Sime Darby (YSD) across 5 key pillars in 2024



EDUCATION

RM26.6mil
(45%)



ENVIRONMENT

RM13.3mil
(23%)



COMMUNITY & HEALTH

RM12.1mil
(21%)



ARTS & CULTURE

RM3.6mil
(6%)



SPORTS

RM2.9mil
(5%)

Key Highlights (non-exhaustive):

- RM22.7M was channeled towards education scholarships and RM3.9M for education development including STEM, TVET and Back-to-school programmes reaching over 7,000 students across nine states
- Over 30 initiatives dedicated to protection and preservation of the environment and conservation of biodiversity
- Key projects include – anti-poaching efforts in Royal Belum State Park, support for the Bornean Sun Bear Conservation Centre, and forest reforestation initiatives with the Tropical Rainforest Conservation and Research Centre (TCRC), among others

Governance



100%

Operation assessed for corruption risk



Zero

Online breaches



Zero

Substantiated report of corruption have been found

Supported by key policies including but not limited to:

- Code of Business Conduct
- Anti-Bribery and Corruption Policy
- Vendor Integrity Pledge
- Human Rights Policy

FY2024

Key Milestones & Awards

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FY2024 Key Milestones (1/2)

- Maiden foray into high-growth Data Centre segment, securing RM7.6 billion in total lease value across (2) DC facilities at Elmina Business Park
- Achieved final close of Industrial Development Fund above RM1 billion; Operationalised Metrohub 1 & 2 with strong leasing momentum



Announced *First Hyperscale Data Centre* at Elmina Business Park

RM2 billion
Secured Lease Value



Announced *Second Hyperscale Data Centre* at Elmina Business Park

RM5.6 billion
Secured Lease Value



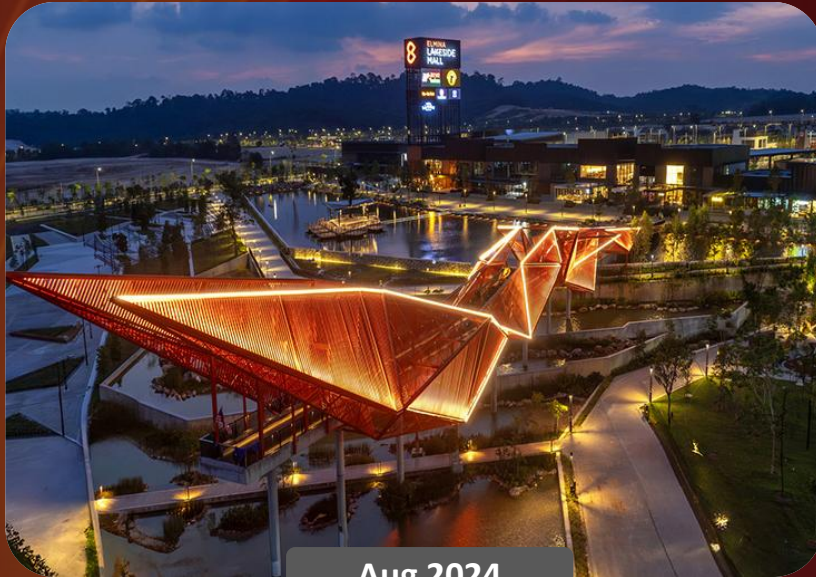
Final close of Industrial Development Fund 1 above RM1 billion

NLA
MH 1: 1.0mil sq.ft.
MH 2: 0.8mil sq.ft.

Occupancy Rate
MH 1: ~100%
MH 2: 73%
(As of 1 June 2025)

FY2024 Key Milestones (2/2)

- Opened Elmina Lakeside Mall in August 2024 – our second wholly-owned mall, fully tenanted with 100% occupancy
- Successful re-inclusion into 3 major indexes including FTSE4Good Bursa Malaysia Index and Inclusion in the Inaugural List of Fortune 500



Aug 2024

**Opening of second wholly-owned
Elmina Lakeside Mall**

Occupancy rate: ~100%
(As of 1 June 2025)

NLA: 214,000 sq.ft

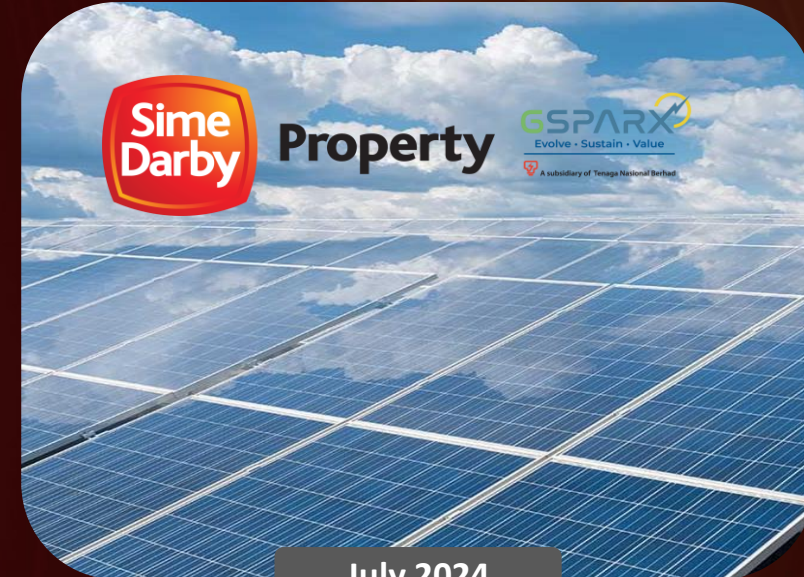


June & Dec 2024

Re-inclusion into:

- **FTSE Bursa Malaysia Mid 70 Index**
- **FTSE4Good Bursa Malaysia Index**
- **FTSE4Good Bursa Malaysia Shariah Index**

**Inclusion in the Inaugural list of Fortune
500 South East Asia**



July 2024

**Announced Joint Venture with GSPARX
(a subsidiary of TNB) to promote
sustainable renewable energy initiatives
in Malaysia**

FY2024 Key Highlights - Awards & Recognition



- The Group received notable awards in FY2024, including being recognised as Malaysia's number one property developer at The Edge Malaysia Top Property Developers Awards 2024
- Secured 2nd consecutive number one-ranked developer at StarProperty Real Estate Awards and a notable win at the FIABCI Prix'd Excellence Awards



FIABCI Awards

- FIABCI Malaysia Property Award 2023
- 2024 FIABCI World Prix d'Excellence Awards

Both awards (for Environmental Category
- Elmina Rainforest Knowledge Centre)

The Edge Malaysia Top Property Developers Awards 2024

- Ranked Number 1 – Overall Top 30 Developers
- Ranked Number 1 – Best in Qualitative Attributes
- Master Plan Excellence – City of Elmina

StarProperty Real Estate Developer Awards 2024

- All-Star Award - Listed Top 10 (Ranked Number 1)
- Readers Choice Award - Most Preferred Developer (Top 3)
- Readers Choice Award - Newsmaker of the Year (Top 3)

Putra Brand Awards Platinum Winner in 2023 (Property Development)

Malaysia Developer Awards 2024

- Best in Quantitative Award
- Top of the Chart Award (>RM1bil market cap)

*Testament to the unwavering
commitment and excellence of
TEAM Sime Darby Property*

Other notable wins:

- 12 awards won at the Malaysia Landscape Architecture Awards (MLAA14) 2024, including 'Best Client Award'
- BCI Asia Top 10 Developer Awards, secured 12th consecutive win



FY2024

Financial & Operational Performance

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Kuala Lumpur Golf & Country Club

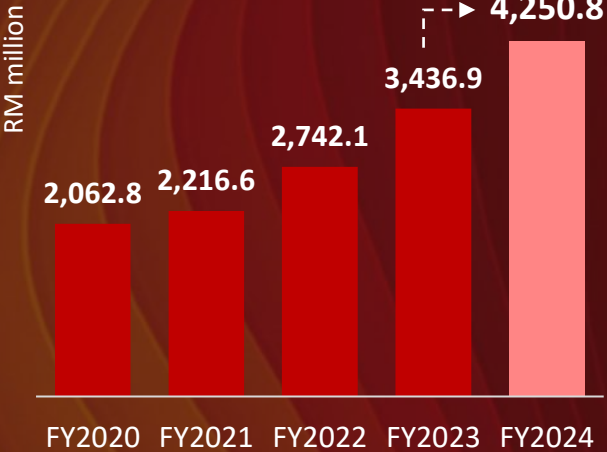
5-Year Financial Performance

- FY24 recorded the highest revenue, operating profit and PBT since 2017
- Revenue surged by 24% YoY to RM4.3 billion and operating profit grew by 48% to RM899.8 million
- Gross profit margin improved to 31.9% in FY24 (FY23: 29.4%), above the Group's guidance of 20 – 25%
- Profit before tax increased 28% YoY to RM780.0 million while PATAMI increased 23% YoY to RM502.2 million



Revenue

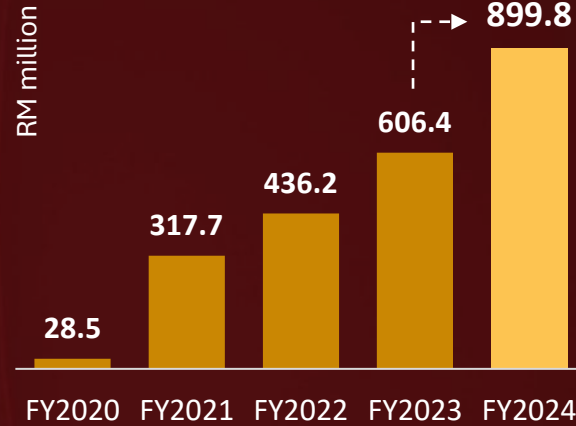
▲ 24% y-o-y



Revenue
RM4,250.8m

Operating Profit

▲ 48% y-o-y

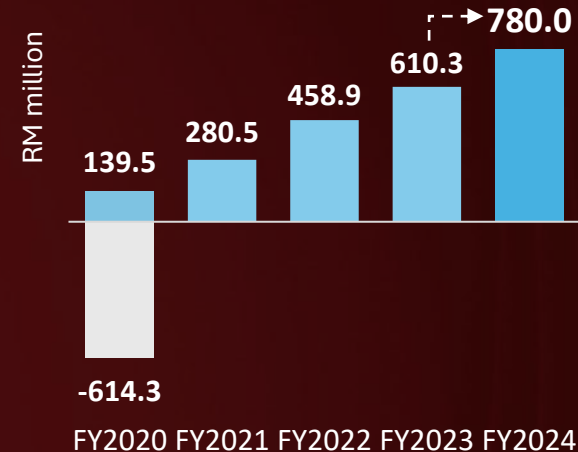


Operating Profit
RM899.9m

Profit Before Tax

■ Core PBT ■ One-offs

▲ 28% y-o-y

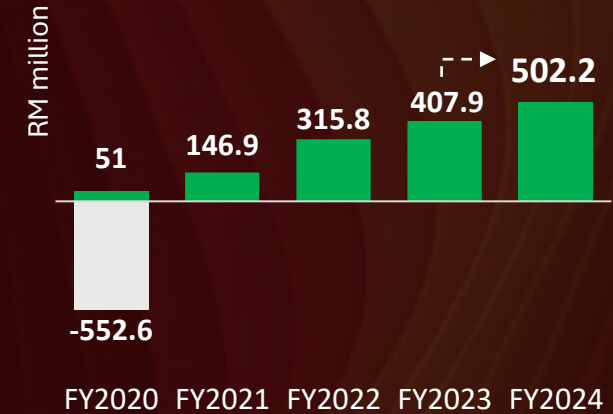


Profit Before Tax
RM780m

PATAMI

■ Core PATAMI ■ One-offs

▲ 23% y-o-y

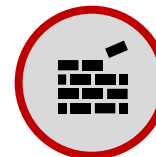


PATAMI
RM502m

FY2024 Revenue & PBT Key Highlights



Strong sales performance of RM4.1b with residential high-rise as the top contributor (31%), followed by industrial (30%), residential landed (24%) and commercial products (12%)



Higher financial progress from diversified product mix within the Property Development segment



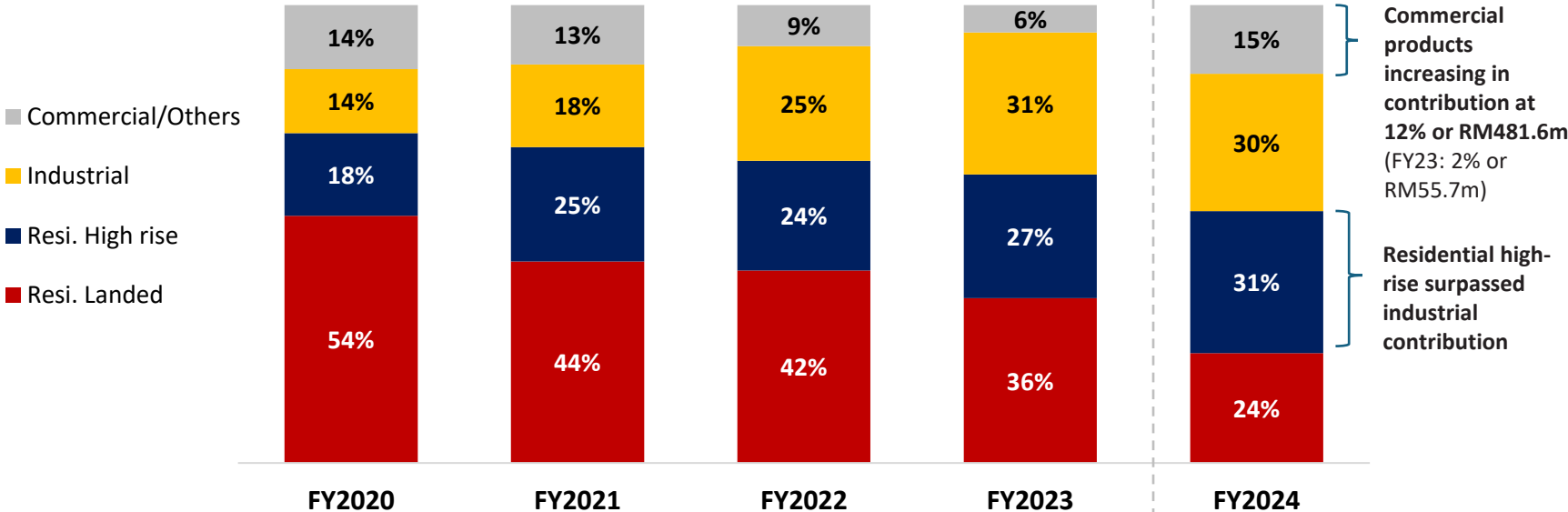
Sustainable unbilled sales pipeline of RM3.7b (or 1.1x cover ratio) as at 31 Dec 2024

5-Year Sales Performance

- Achieved sales of RM4.1b in FY24 (+23% YoY) and exceeding FY24 target by 17% across a diversified product mix
- Residential high-rise emerged as top contributor for the first time since FY2020
- Notable increase in commercial sales highlighting a well-balanced product mix



◆ Sales Performance Breakdown (by Product Type & Year) ◆



Sales Target	RM1.4b	RM2.4b	RM2.6b	RM2.7b	RM3.5b <i>(revised sales target from RM3.0b)</i>
Sales Achieved <i>(exceeded by)</i>	RM2.0b <i>(+43%)</i>	RM3.0b <i>(+22%)</i>	RM3.7b <i>(+41%)</i>	RM3.3b <i>(+22%)</i>	RM4.1b <i>(+17%)</i>

FY2024 Sales Achieved
RM4,093.5m

+23% Higher sales achieved vs
RM3,336.9m in FY23

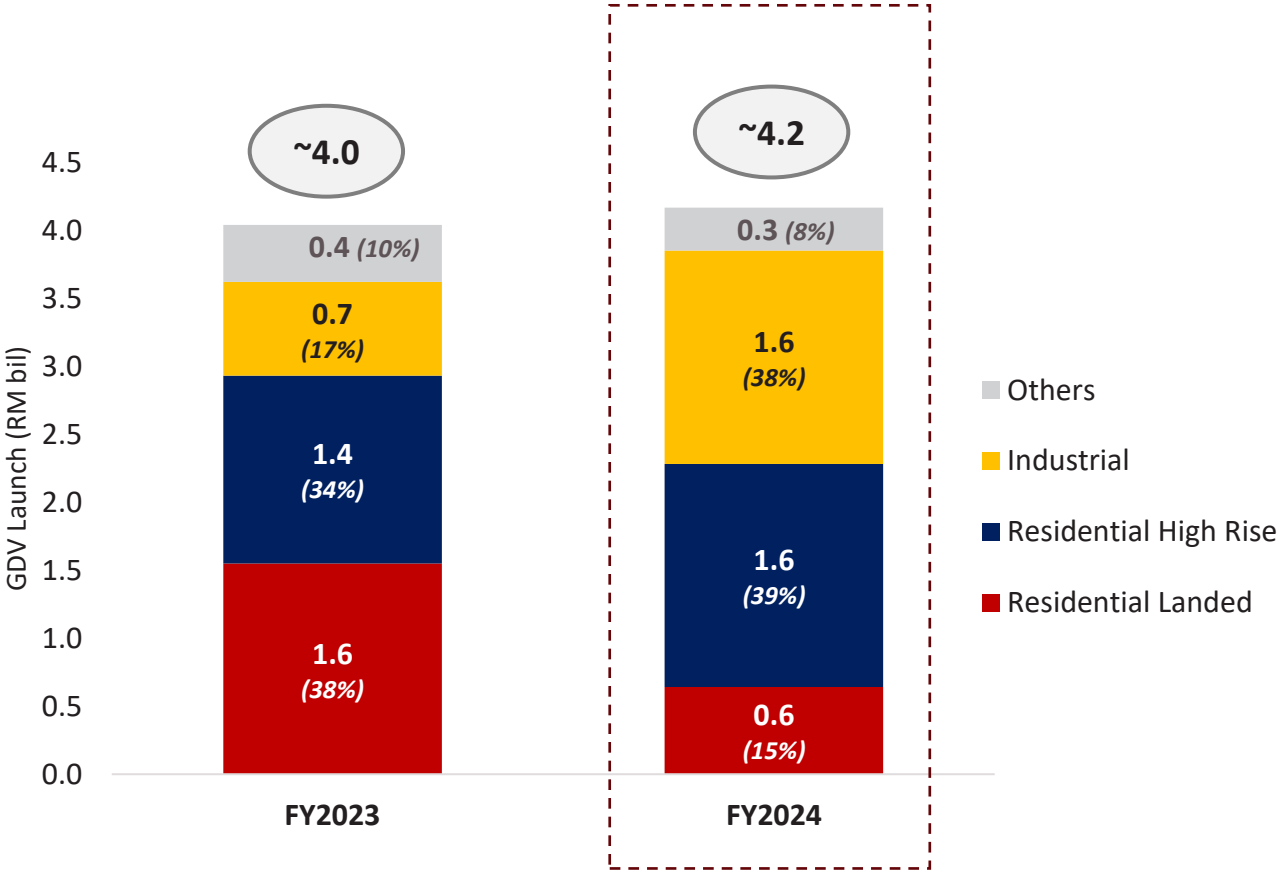
+17% Exceeded full year
revised sales target of
RM3.5b

RM2.0b Total Bookings

GDV Launch by Product Type

- RM4.2 billion (GDV) worth of products was launched in FY2024 (+5% higher YoY)
- Resi. High-rise & Industrial products each contributed ~RM1.6b in GDV, accounting for 39% and 38% of total launches, respectively

GDV Launch by Product Type (RM bil/ %)



➤ Notable contribution from Industrial & Residential High rise launched products in FY2024

Highest GDV contribution by Product

2 Storey Detached & Semi-Detached Factory, BBR

RM652.2m
or
42%
of total Industrial GDV launched

The Ophera, KLGCC resort

RM651.2m
or
40%
of total Residential High Rise GDV launched

Elmina Ridge 1, City of Elmina

RM309.9m
or
48%
of total Residential Landed GDV launched



RESIDENTIAL LANDED

641.5m
GDV launched

75%
Average take-up rate

1,639.4m
GDV launched

53%
Average take-up rate

RESIDENTIAL HIGH-RISE

FY2024
Total GDV Launch
RM4.2b

**Take-up rates as at 31 March 2025*

**List is non-exhaustive, excluding statutory launches worth ~RM24 mil*

INDUSTRIAL

1,569.4m
GDV launched

70%
Average take-up rate

293.2m
GDV launched

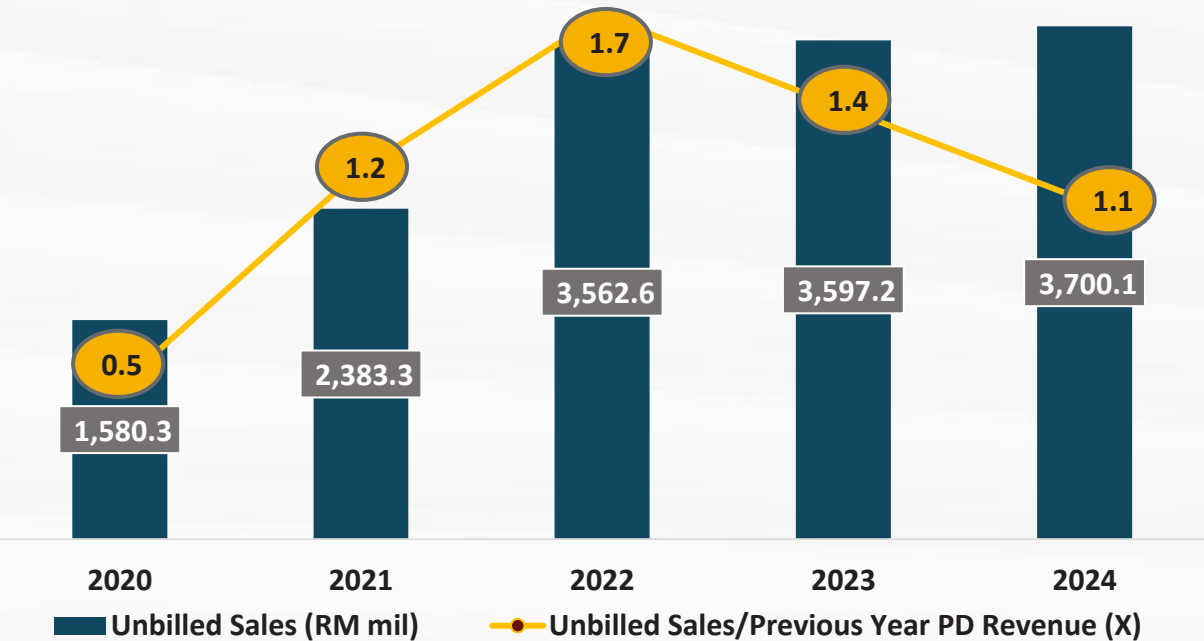
95%
Average take-up rate

COMMERCIAL



Unbilled Sales as at 31 December 2024

- Maintained strong unbilled sales of RM3.7b or 1.1x cover ratio
- Healthy earnings visibility across the next three years
- Majority of unbilled sales located within Greater Klang Valley region



- **Unbilled sales at RM3.7b or 1.1x cover ratio as at 31 December 2024 (+2.9% vs 31 Dec 2023)** on the back of the **growing contribution from residential high-rise** (which extends earnings visibility given the longer product life-cycle)
- Majority of the unbilled sales will be recognised in FY25 with the remaining balance to be recognised in FY26 and beyond

RM3,700.1m as at 31 December 2024

By Property Development Type

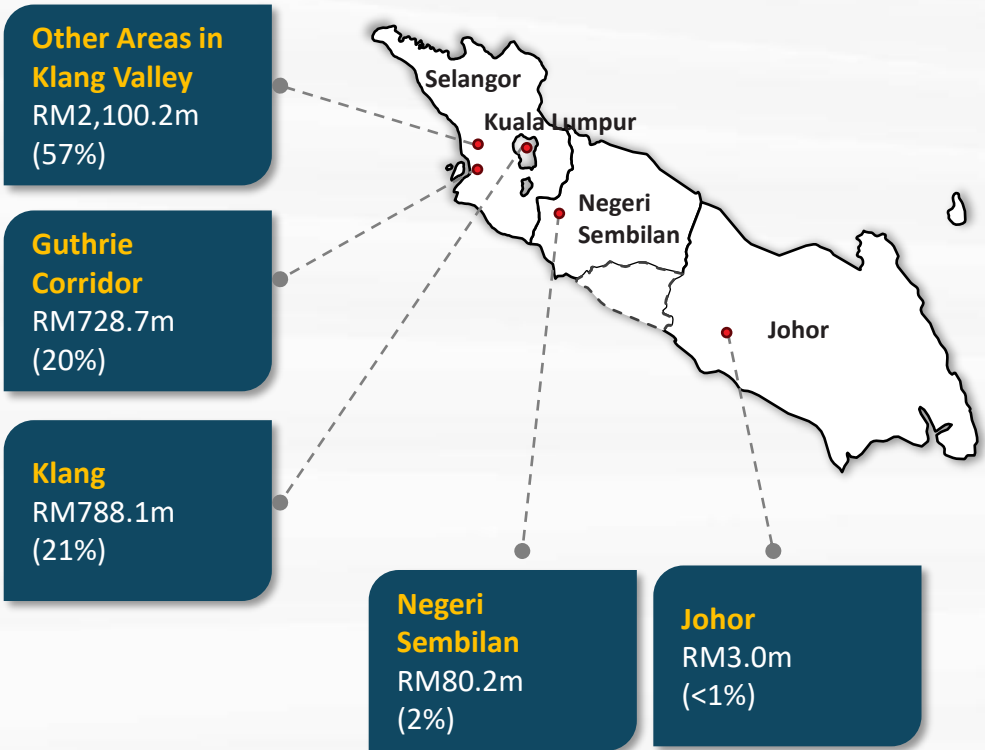
Township Development

RM1,920.1m (52%)
31 Dec 2023: RM2,133.5m (59%)

Integrated Development

RM1,780.0m (48%)
31 Dec 2023: RM1,463.7m (41%)

By Location



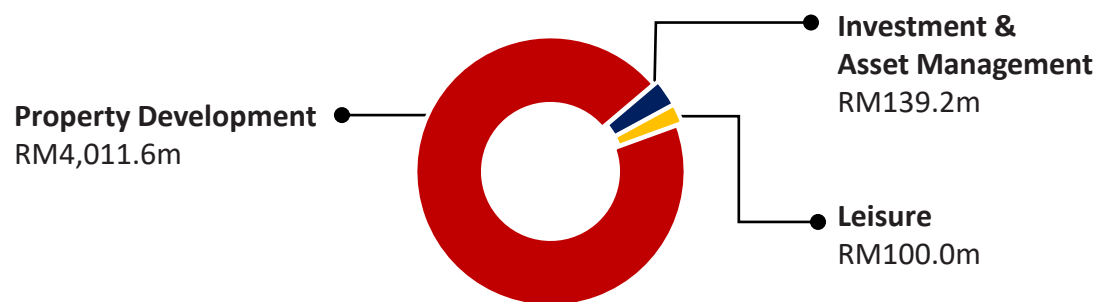
Segmental Revenue and PBT Analysis for FY2024



- Property Development segment remained as the key revenue and profit contributor
- IAM's revenue increased by 29% YoY to RM139.2m driven by stronger retail sub-segment contribution. Segment recorded losses due to higher share of losses from JVs
- Leisure segment successfully hosted the LPGA-Maybank Championship at Kuala Lumpur Golf & Country Club ("KLGCC") for the 2nd consecutive year

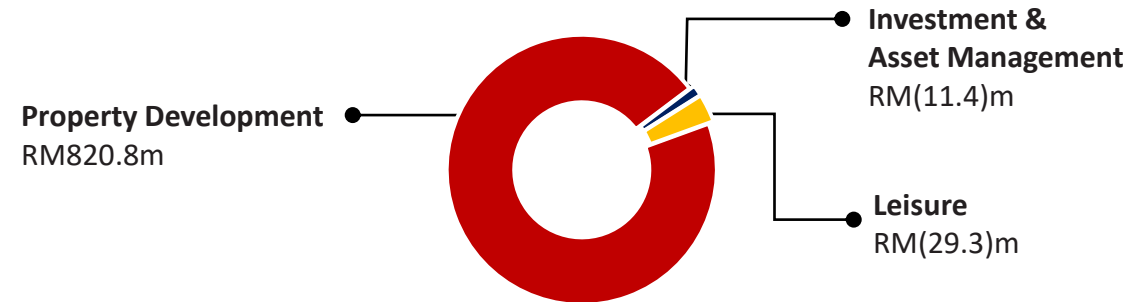
Revenue

RM4,250.8m



PBT

RM780.0m



● Property Development

Revenue ▲ 24%
RM4,011.6m
 FY2023: RM3,235.3m

PBT ▲ 38%
RM820.8m
 FY2023: RM595.3m

● Investment & Asset Management

Revenue ▲ 29%
RM139.2m
 FY2023: RM107.8m

PBT/(LBT) ▼ >100%
RM(11.4)m
 FY2023: RM15.8m

● Leisure

Revenue ▲ 7%
RM100.0m
 FY2023: RM93.8m

LBT ▼ >100%
RM(29.3)m
 FY2023: RM(0.8)m

- Achieved highest-to-date revenue of RM4.0b
- Contributed 94% to Group's revenue
- Profitability growth underpinned by:
 - Stronger sales performance across a diversified product mix
 - Higher site progress
 - Supported by contributions from non-core land sales

- Revenue increased by 29% due to stronger contribution from retail sub-segment
- Excluding share of losses from BPS, IAM would be profitable at RM73.3m, achieving >100% YoY growth against PBT of RM33.4m in FY23 (excluding BPS)

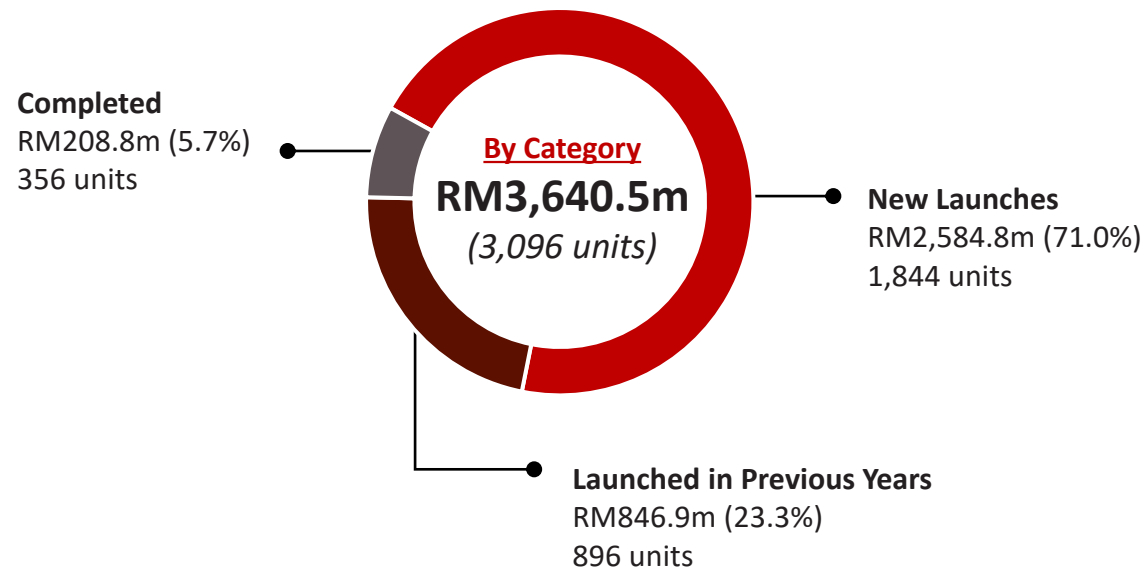
- Revenue grew by 7% YoY to RM100.0m due to higher banqueting/F&B, membership and golfing activities
- LBT of RM29.3m due to higher depreciation resulting from an asset review exercise for the year (no impact on cash flow)
- Excluding accelerated depreciation, Net Operating Loss improved to (RM2.4m) compared to (RM3.8m) in FY23

Property Development Inventories

- FY2024 completed stocks remain low at RM208.8m in GDV
- Completed stocks comprised of 5.7% of total stocks; lowest since FY2020



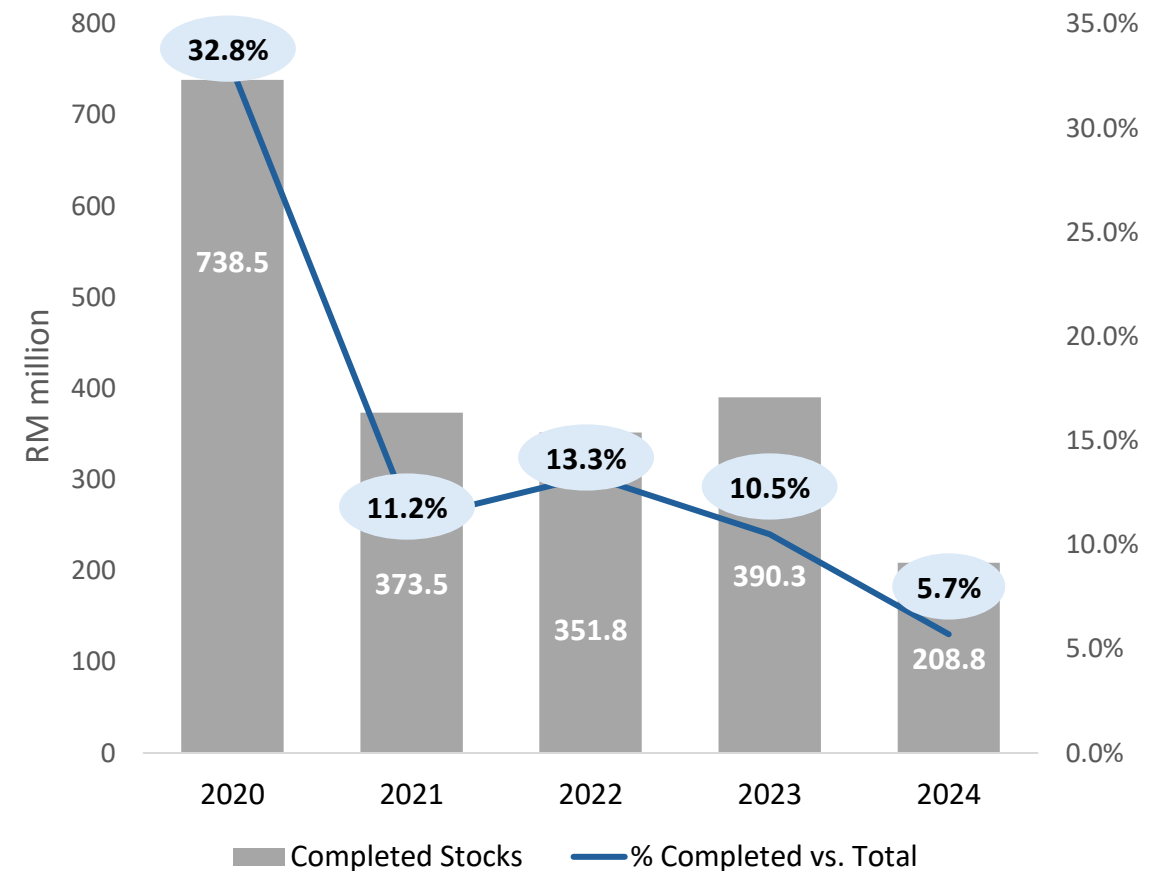
Stocks in GDV & Units



Definitions:

- **Completed** – Projects **completed as at 31 December 2024**
- **Launched in Previous Years**– Projects **launched prior January 2024**
- **New Launches** – Projects **launched in January 2024 – December 2024**

5-Year Historical Completed Stocks



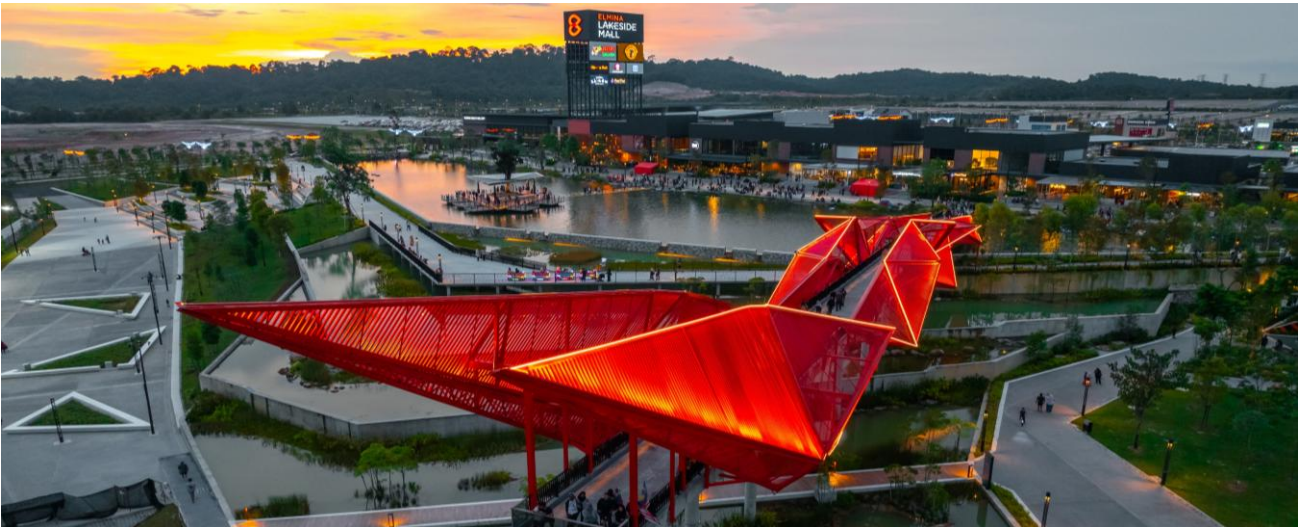
Key Projects

- Elmina Lakeside Mall
- Data Centres
- Battersea Power Station

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Elmina Lakeside Mall

Sime Darby Property opened its second wholly-owned neighbourhood mall on 22 August 2024, marking a major milestone within the City of Elmina.



A vantage view of Elmina Lakeside Mall



DYMM Sultan of Selangor officially launched Elmina Lakeside Mall & Elmina Outdoor Sculpture Museum (11 January 2025)

Tenants

Anchor tenants

Jaya Grocer Harvey Norman

Others:

Anytime Fitness

Decathlon

Kenny Hill's Bakers Jibby Chow Dolly Dim Sum

List is non-exhaustive

Attracted over

~100%

Committed Occupancy Rate

180,000

Visitors in its opening week
(22 Aug – 29 Aug)

Spanning over

214,000 sq.ft

Net Lettable Area (NLA)

~17 acres

Located in the heart of
Elmina City Centre

Elmina Lakeside Mall offers a curated selection of over 100 stores and services

Second wholly-owned mall after KL East Mall

Embodies our vision of creating sustainable communities

Enhancing the quality of life for City of Elmina’s growing population of ~67,000 people

Sime Darby Property's Data Centre Projects in Elmina Business Park ("EBP")



- SDP announced two Hyperscale DCs for Pearl Computing in Elmina Business Park with total lease value of RM7.6b
- Marks significant expansion into the high-growth DC sector to increase recurring income portfolio in line with our SHIFT25 strategy

Sime Darby Property to Develop Two Build-to-Lease Hyperscale Data Centres For Pearl Computing



Elmina Business Park

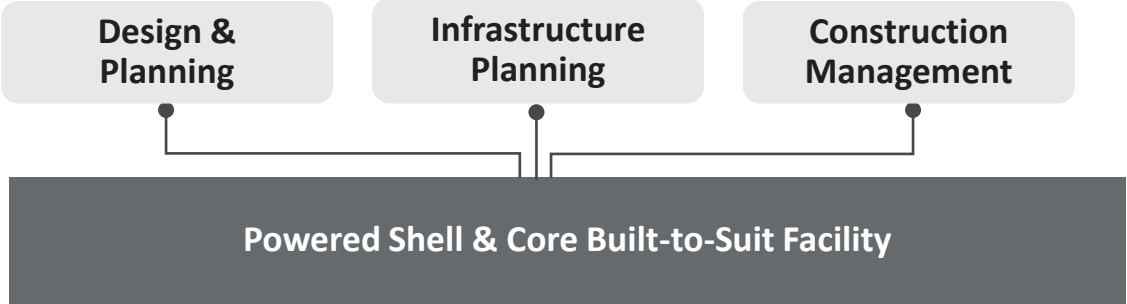


Hyperscale Data Centre @ Elmina Business Park (illustration)

DC 1 <i>(Announced in May 2024)</i>	DC 2 <i>(Announced in December 2024)</i>
RM2.0bn Lease value <i>*Based on initial term of 20 years</i>	RM5.6bn Lease value <i>*Based on initial term of 20 years</i>
20 years Lease term from expected completion*	
49 acres Target Completion FY26	77 acres Target Completion FY27

**with option to renew for two additional five-terms*

Project Scope under SDP :



Total Lease Value & Acreage

RM7.6b Worth of lease value secured RM2.0b (DC 1) + RM5.6b (DC 2)
~126 acres Earmarked for DC projects in EBP 49 acres (DC 1) + 77 acres (DC 2)

Battersea Power Station Updates

- Take-up rates for Koa (Ph 3B - residential) increased to 74% (+6% QoQ); 50 Electric Boulevard (Ph 3B – office) leasing stands at 45%
- Planning approval and consent secured for Phase 3C in May 2025 – marking another major milestone within the overall BPS masterplan

Key updates

- 1 Since its opening in October 2022, **BPS has attracted over 26 million visitors, with 13 million recorded in FY24 (+15% YoY).**
- 2 **HM King Charles III makes maiden visit to the Battersea Power Station** on 12th December 2024.
- 3 World-renowned architecture, **Foster + Partners has leased 48,000 sq.ft** (or 25%) of 50 Electric Boulevard.
- 4 **Secured detailed planning approval and consent from Wandsworth Council for Phase 3C** comprising a mix of residential, retail, community & leisure development to be designed by the renowned architect, Gehry Partners. Anticipated completion in 2029.



HM King Charles III makes maiden visit to Battersea Power Station



BPS secured detailed planning approval and consent for Phase 3C

Residential

Residential Sales

74%

+ 6% (vs Q4 FY24)

Koa at Electric Boulevard
(Ph 3B – Residential)

Commercial

Leasing status

Foster + Partners

Shark NINJA

TEAM LEWIS

45%

~90.5k sq. ft. leased

50 Electric Boulevard
(Ph 3B – Office)

(Take-up rate as at 31 March 2025)

FY2024 Market & Sector Outlook



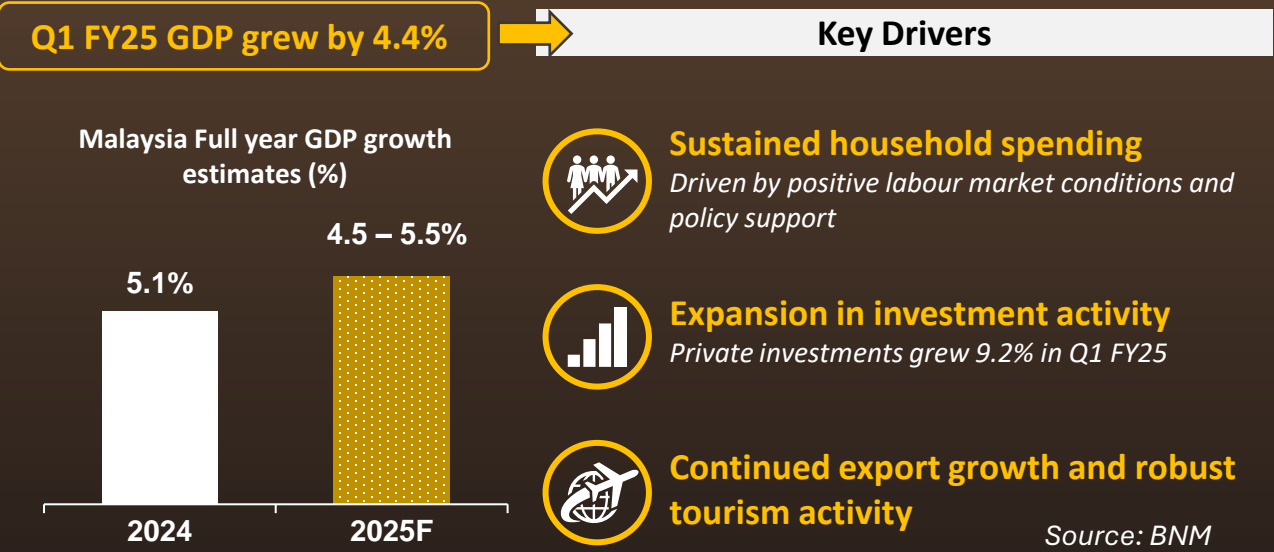
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Elmina Lakeside Mall, City of Elmina

Macroeconomic & Sector Outlook



- Malaysia’s GDP grew by 4.4% in Q1 FY2025, underpinned by the sustained growth in domestic demand
- Property market sentiment remains resilient, with mortgage loan applications rising 2.4% YoY in Q1 FY2025
- Government initiatives continue to strengthen sector appeal via long-term key policies and ongoing infrastructure projects



Note: 2025F GDP estimate remains subject to potential revision should the global growth outlook weaken, or trade uncertainties escalate.

OPR remains unchanged; Inflation subject to upcoming policy measures

- Bank Negara Malaysia maintained OPR at 3%**
OPR remains unchanged since May 2023 (~2 years)
- Headline Inflation remains manageable in Q1 FY25**
Malaysia’s inflation was slower at 1.5% in Q1 FY25 (Q1 FY24: 1.8%)
- Continued stability in Malaysia’s labour market**
Malaysian unemployment rate remained steady at 3.1% for four consecutive months (December 24 – March 25)

Property sector outlook

- 1

Buying interest on property remains healthy: Q1FY25’ loan application grew +2.4% YoY
Source: BNM
- 2

Property transaction value drops by 8.9% in Q1 FY25, however total transaction value for Residential & Industrial segments remained resilient

Segment	Transaction value (Q1 FY25’ vs Q1 FY 24’)
	YoY growth (%)
Industrial	+0.8
Residential	(2.9)
Commercial	(17.8)
Agriculture	(38.3)

Residential & Industrial products represent 62% of Q1 FY25 property transaction value

Source: NAPIC

- 3

Malaysia remains attractive investment hub within ASEAN
MM2H, NETR, NIMP, Stamp duty exemptions (for first-time home buyers), ongoing catalytic Infrastructure projects & CREAM initiatives

Downside risk

- Global policy uncertainties**

Volatile and uncertain change in trade policies among major economies
- Intensifying Trade Wars**

Increased tariffs posing inflationary risk
- Geopolitical tensions**

Disrupts international relations
- Supply chain disruptions**

Interruptions in production and logistics
- Financial markets volatility**

Heightened investment risk and uncertainty

FY2024

Total Shareholders Return (TSR)

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Triara, Ara Damansara

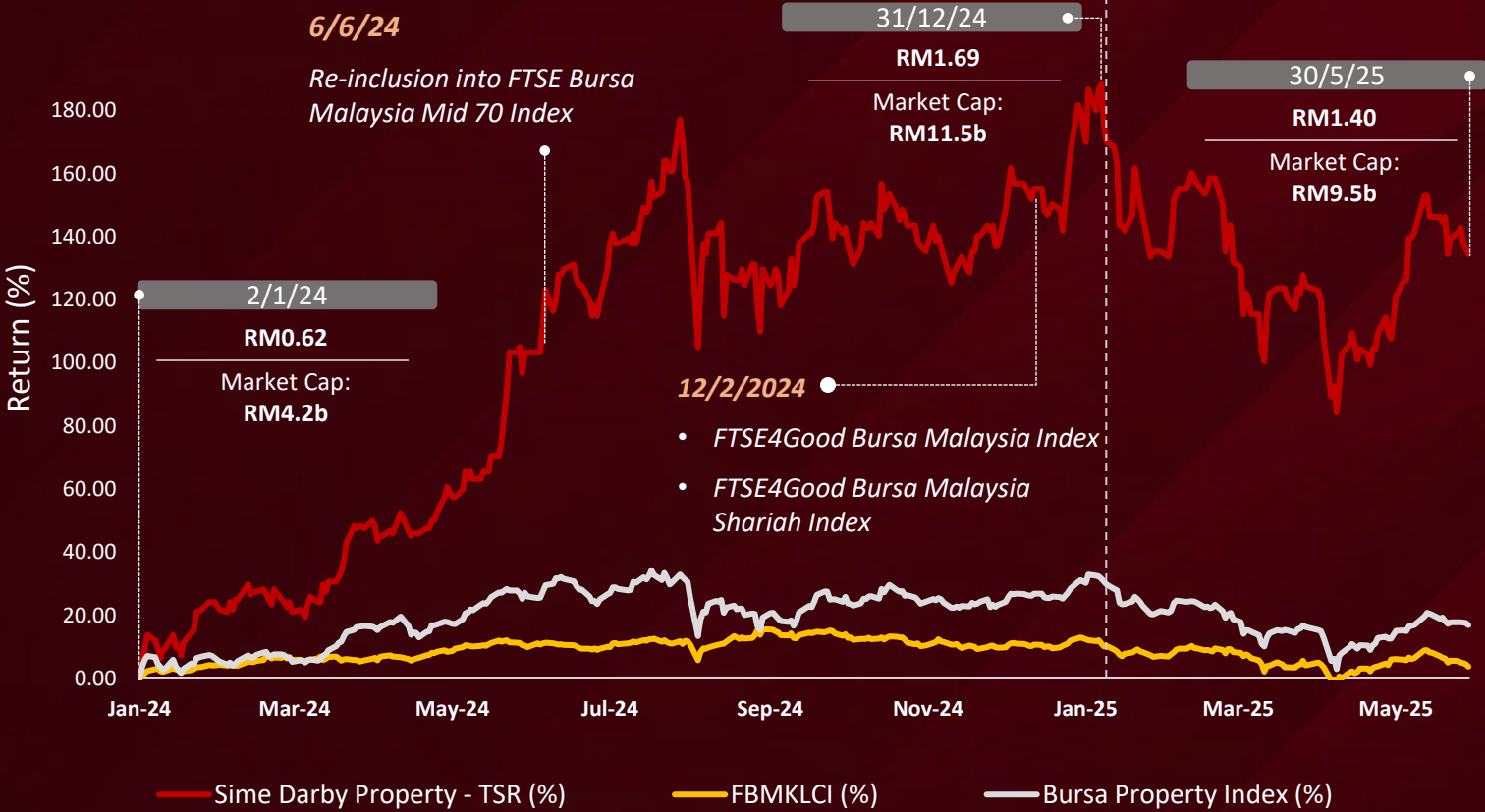
Total Shareholder Return (TSR)

Delivered 173% total return in FY2024, driven by strong performance and enhanced overall sentiment within the property sector



2024 Total Shareholder Return %

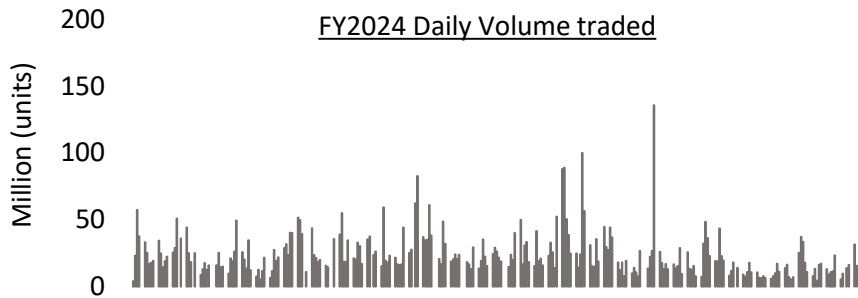
January – December 2024			January – May 2025 (YTD)	
Sime Darby Property	Bursa Property Index	FBMKLCI	Sime Darby Property	
+173%	+31%	13%	-16%	



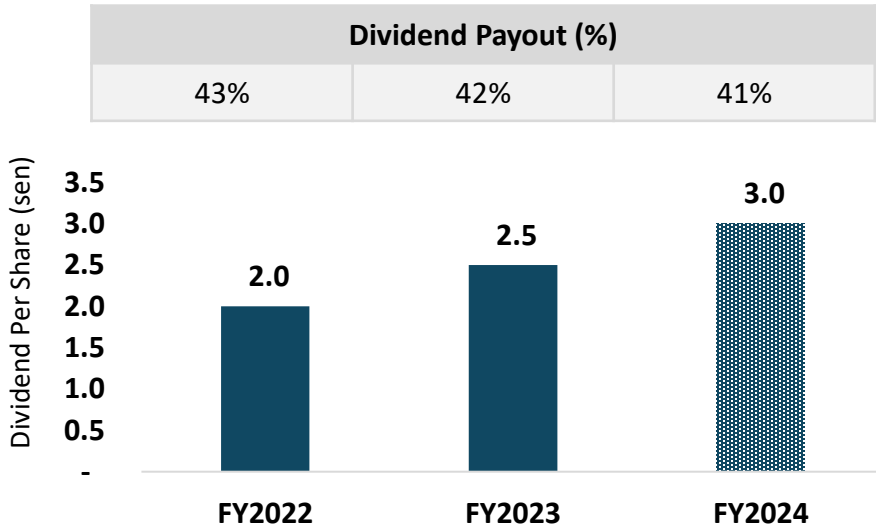
Note: Sime Darby Property's TSR excludes dividend reinvestment.
In the event dividends are reinvested into shares on ex-date, TSR would amount to 180% in FY2024 (Source: CapitalIQ)

Volume Traded remains strong in FY2024

Median Volume Traded (mil)	Q1	Q2	Q3	Q4
FY2024	21.8	23.0	23.4	13.4
FY2023	1.8	1.6	15.6	17.5



Increasing Returns to Our Shareholders



Moving Forward

FY2025 Guidance



Multiplying Value
FOR PEOPLE, BUSINESSES, ECONOMIES AND THE PLANET

FY2025 Guidance

Approaching tail-end of SHIFT25, the Group remains in execution-mode in its transformation journey of becoming a real estate company



Our Purpose

To be a **Value Multiplier** for people, businesses, economies and the planet

Our Vision

Advancing real estate as a force for collective progress, in harmony with the planet’s resources

Our Mission

To develop, own and manage a thriving asset portfolio, **creating value for all stakeholders**

SHIFT25 Strategy remains intact and aligned with our Purpose, Vision, Mission, and Values;

SHIFT 25



Pure-Play Property Developer ▶ **Real Estate Company**
Master Developer • Community Builder • Investment & Asset Manager

FY2025 Guidance

RM4.0b

**Diversified Launch
GDV Pipeline**

31% Industrial
28% Residential landed
27% Residential high-rise
14% Commercial

RM3.6b

Sales Target

Capitalising on strong momentum to continue into FY2025

20% - 25%

Gross Profit Margin

Maintained target considering potential fluctuations in material prices

≤ 0.5x

Net D/E Ratio

Balancing active working capital and investments for future growth

≤ 10%

Completed Stocks

Maintained target to ensure optimal asset turnover

Thank you

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