

Sime Darby Property Continues to Deliver Solid Results in H1

1.5 Sen Dividend Reflects Commitment to Shareholder Value

- Overall financial performance in H1 FY25 remained robust;
- The Group registered Revenue, OP, and PBT of RM1.9 billion, RM434.8 million, and RM398.4 million, respectively;
- Sustained sales momentum of RM2.0 billion, representing 56% of the Group's FY2025 sales target;
- Unbilled sales reached RM3.9 billion, marking the highest level since 2017;
- The Group remains well-capitalised with a net gearing ratio of 30.9%, providing financial flexibility and capacity to support growth;
- Dividend of 1.5 sen declared, with a total payout of RM102.0 million.

ARA DAMANSARA, 21 August 2025 – Sime Darby Property Berhad (“Sime Darby Property” or “the Group”) delivered a robust performance in the first half ended 30 June 2025 (“H1 FY2025”), supported by healthy market demand and solid operational execution. The Group recorded revenue of RM1.9 billion, operating profit (“OP”) of RM434.8 million, profit before tax (“PBT”) of RM398.4 million. Profit after tax and minority interest (“PATAMI”) stood at RM262.0 million, underpinned by sustained sales momentum across a diversified product mix, and disciplined cost management.

The Property Development (“PD”) segment remained the largest contributor, delivering RM1.8 billion in revenue and RM368.7 million in PBT, driven by strong sales activity and on-site development progress across major townships such as City of Elmina, Bandar Bukit Raja, Serenia City and Nilai Impian. The Investment & Asset Management (“IAM”) segment recorded a 34% year-on-year (“YoY”) revenue growth to RM78.0 million, while PBT more than doubled to RM32.2 million. The improvement was primarily attributable to the retail sub-segment’s strong performance led by KL East Mall and Elmina Lakeside Mall maintaining near-full occupancy, solid visitor footfall, and positive rental reversions, as well as a lower share of losses from joint ventures.

Sime Darby Property’s Group Managing Director & Chief Executive Officer, Dato’ Seri Azmir Merican, said, “Our first half results have demonstrated the strength of our sales momentum and diversified portfolio. Specifically, we are pleased with the growth in our IAM segment, driven by strong retail performance.”

H1 FY2025 Launches and Sales

In H1 FY2025, the Group launched products worth RM2.2 billion in Gross Development Value (“GDV”), achieving 55% of the full-year target of RM4.0 billion. Residential landed products were the largest contributor at 39% of total launches, followed by residential high-rise (25%), industrial (20%), and commercial (16%). Strong demand for residential offerings was reflected by projects such as Elmina Ridge 2, a premium landed development featuring Superlink, Cluster, and Semi-Detached homes with a GDV of RM272 million, as well as SJCC East One, a residential high-rise transit-oriented development in the heart of Subang Jaya with a GDV of RM533 million. On the commercial front, Karya, a two-storey, 90-unit shophouse development, marked the first commercial hub in Bandar Bukit Raja 2, with a GDV of RM151 million.

The Group achieved sales of RM2.0 billion, representing 56% of its full-year target of RM3.6 billion, led by the industrial segment at RM803.0 million (40%), followed by residential landed at RM506.2 million (25%), residential high-rise at RM449.0 million (22%) and commercial products at RM211.6 million (10%). Overall bookings as of 10 August 2025 stood at RM1.6 billion, ensuring sustained sales momentum moving into the second half of FY2025.

Other Financial / Operational Achievements

The Group's unbilled sales increased to RM3.9 billion, reaching its highest level since 2017, providing cashflow and revenue visibility beyond the next three years. Meanwhile, unsold GDV for completed inventories remained low at RM197.7 million. As of 30 June 2025, the net gearing ratio increased to 30.9%, driven by funding requirements to expand assets under management (“AUM”) in support of recurring income growth.

Recently, Sime Darby Property's commitment to sustainability and value creation was honoured with multiple industry awards. At The Edge Malaysia Best Managed & Sustainable Property Awards 2025 (“BMSPA”), the Group was named Responsible Developer in the “Building Sustainable Development” category, reclaiming this prestigious title. Its Bandar Bukit Raja Wetland Townpark received the Editor's Choice Award for Excellence in Green Blue Infrastructure category and Gold for The Edge

Malaysia – ILAM (Institute of Landscape Architects Malaysia) Sustainable Landscape Awards (Landscape Planning) category. Additionally, The Star ESG Positive Impact Awards 2025 recognised the Elmina Rainforest Knowledge Centre (“ERKC”) with a Silver award in the Biodiversity Conservation (Large Companies) category, acknowledging its role in advancing ecological education and regeneration within the Elmina Urban Biodiversity Corridor.

Key Corporate Developments

In H1 FY2025, Sime Darby Property achieved key corporate milestones that demonstrate its ongoing commitment to strategic growth, placemaking, and sustainability.

The RM1 billion Shariah-compliant Industrial Development Fund (“IDF”), managed by Sime Darby Property and ESR Group, continues to make solid progress. To date, it has delivered two operational warehouses with a combined lettable area of 1.8 million sq. ft. in E-Metro Logistics & Industrial Park, Bandar Bukit Raja. Metrohub 1 reached full occupancy in June 2025, less than a year after completion, while Metrohub 2 is currently approximately 88% occupied. Development is underway for three additional facilities, targeted for completion from mid-2026 onwards. The full development of the underlying 177 acres of prime industrial land is expected to strengthen the Group’s recurring income base through fee generation and investment yield.

In retail, KLGCC Mall is set to open in October 2025, marking Sime Darby Property’s third wholly-owned retail mall following the success of KL East Mall and Elmina Lakeside Mall. With 85% committed occupancy as of July 2025, the mall spans 240,000 sq. ft. and is part of the integrated KLGCC Resort development, which includes Menara KLGCC and Senada Residences.

Demonstrating its leadership in sustainability, Sime Darby Property recently hosted the inaugural Urban Biodiversity Conference 2025, bringing together industry leaders and policymakers to promote the integration of biodiversity in urban planning. The event was graced by D.Y.T.M. Tengku Amir Shah Ibni Sultan Sharafuddin Idris Shah Alhaj, Raja Muda Selangor and Yang Amat Berhormat Deputy Prime Minister Dato’ Sri Haji Fadillah Yusof. The conference underscored the importance of greater

integration of biodiversity into city planning through cross-sector collaboration, measurable frameworks, and a shared commitment to environmental stewardship as both a moral responsibility and strategic priority.

Dividend

Reflecting the Group's commitment to delivering shareholder value, Sime Darby Property declared its first dividend of 1.5 sen per share for the financial year ending 31 December 2025, amounting to a total payout of RM102 million.

Outlook for FY2025

Looking forward, Sime Darby Property remains focused on delivering sustained growth and multiplying long-term value. "As we move into the second half of FY2025, we are on track to meet our target for the year, supported by steady demand across key sectors, including industrial and residential. With healthy unbilled sales and a strong pipeline, we are well-positioned to navigate market uncertainties and deliver sustainable growth" said Dato' Seri Azmir Merican.

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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 26 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, number one in the All-Stars Award at the StarProperty Awards 2025, 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.

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