

Sime Darby Property Achieves Highest Profit and Record Sales for FY2025

3.20 Sen Dividend Reflects Commitment to Shareholder Value

- Highest PBT of RM803.4 million and record sales of RM4.2 billion, exceeding the annual sales target by 17%;
- Achieved Revenue and OP of RM4.2 billion and RM895.3 million, respectively;
- PATAMI rose 3% year-on-year to RM517.7 million, reflecting steady profitability;
- Industrial products emerged as the top sales contributor at 36%;
- Investment & Asset Management segment delivered its highest revenue and PBT at the back of strong retail contributions;
- Unbilled sales of RM3.9 billion provide strong earnings visibility;
- Total dividends for FY2025 of 3.20 sen per share.

ARA DAMANSARA, 26 February 2026 – Sime Darby Property Berhad (“Sime Darby Property” or “the Group”) delivered another year of record financial and operational performance, demonstrating disciplined execution and sustained resilience amid evolving market conditions. For the financial year ended 31 December 2025 (“FY2025”), the Group achieved its highest profit before tax (“PBT”) of RM803.4 million, and record sales of RM4.2 billion. Profit after tax and minority interest (“PATAMI”) was also higher than the previous year by 3% at RM517.7 million. Revenue and operating profit (“OP”) were RM4.2 billion and RM895.3 million, respectively. Sime Darby Property declared total dividends of 3.20 sen per share for FY2025.

Sime Darby Property’s Group Managing Director & Chief Executive Officer, Dato’ Seri Azmir Merican, said, “Surpassing the RM4.0 billion sales mark for the second consecutive year and achieving our highest recorded profit before tax reflects the successful execution of our SHIFT25 strategy. Over the past few years, we have strengthened our core development engine and expanded recurring income. These initiatives have given us the agility to navigate market shifts while enhancing our edge to deliver value for our stakeholders.”

The Property Development (“PD”) segment remained the largest contributor to the Group, supported by record sales of RM4.2 billion and steady progress across active project sites. Revenue and PBT for the segment stood at RM3.9 billion and RM763.9 million, respectively, anchored by strong sales momentum and continued development across key townships,

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including Bandar Bukit Raja (“BBR”), City of Elmina, Serenia City, Kuala Lumpur Golf & Country Club (“KLGCC”) Resort and Nilai Impian.

The Investment & Asset Management (“IAM”) segment delivered its highest revenue and PBT of RM183.9 million and RM48.1 million, respectively. The improved performance was driven by strong retail contributions from KL East Mall, Elmina Lakeside Mall, and KLGCC Mall, alongside additional contributions from the BBR Gateway 1 and 2 industrial assets post-acquisition. The segment also recorded a net fair value gain and a lower share of losses from joint ventures, reflecting improving asset performance and portfolio optimisation efforts.

FY2025 Launches and Sales

The Group launched products with a total Gross Development Value (“GDV”) of approximately RM3.6 billion during the year. Industrial products were the largest contributor at 37% (RM1.3 billion), followed by residential landed at 36% (~RM1.3 billion), residential high-rise at 15% (RM520.6 million) and commercial at 12% (RM434.0 million).

Notable launches during the year included residential landed development The Nine at Elmina Green (GDV: RM167.0 million), residential high-rise SJCC East One at Subang Jaya City Centre (GDV: RM520.6 million), and the industrial Signature Collection comprising semi-detached ready built factories at Elmina Business Park (GDV: RM544.0 million), all of which recorded strong take-up rates. High-value commercial launches were also introduced into the market this year, featuring Quadria at Bandar Bukit Raja (GDV: RM194.9 million). This well-diversified portfolio enabled the Group to effectively capture demand from both home buyers and investors seeking industrial and commercial properties within its established townships.

For FY2025, the Group achieved an all-time high sales performance of RM4.2 billion, surpassing its annual target of RM3.6 billion by 17%. Industrial products remained the largest contributor at 36% or RM1.5 billion, reflecting sustained demand for high-quality logistics and industrial assets. Residential landed and high-rise products contributed 26% and 24% respectively, while commercial products accounted for 13%, underscoring a well-balanced sales mix across segments.

Other Financial / Operational Achievements

As at 31 December 2025, unbilled sales remained resilient at RM3.9 billion, providing strong earnings and cash flow visibility over the next three years. The Group also recorded bookings

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of approximately RM1.7 billion as of 15 February 2026. Meanwhile, unsold GDV for completed inventories remained low at RM191.1 million, highlighting disciplined inventory management. As at 31 December 2025, net gearing ratio increased to 35.9%, reflecting ongoing capital deployment to expand assets under management (“AUM”) and investment to accelerate growth in its recurring income portfolio. The Group continues to adopt a prudent funding approach, ensuring sufficient financial headroom to support long-term value creation.

The Group continues to hold its AA+_{IS} rating with a stable outlook on its RM4.5 billion Islamic Medium-Term Notes Programme (“Sukuk Musharakah”), as reaffirmed by MARC Ratings Berhad for the fifth consecutive year.

Key Corporate Developments

The Group made headway with the RM450 million fully automated distribution centre for MYDIN in the City of Elmina, which is scheduled for completion in 2027 and will further enhance its AUM and recurring income.

Dividend

Sime Darby Property has declared a second dividend of 1.70 sen per share for Q4 FY2025, bringing the total dividend for the year to 3.20 sen per share, amounting to a total payout of RM217.6 million.

Outlook for FY2026

Sime Darby Property is poised to sustain its growth momentum in 2026, reinforced by Malaysia’s steady economic outlook, supportive interest rate environment, and continued activity in the property market. With a sales target of RM4.0 billion and planned launches of approximately RM4.7 billion in GDV – covering both local and international markets – the Group remains focused on disciplined execution of its strategic priorities.

Looking ahead to FY2026, Dato’ Seri Azmir Merican concluded, “We remain committed to advancing our transformation into a real estate company, while maintaining a clear focus on disciplined execution, portfolio diversification and the expansion of recurring income streams. Guided by our Purpose, we are confident that our strategic landbank and robust pipeline of industrial and residential projects will allow us to maintain our leadership position and deliver consistent value to our shareholders.”

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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, Sime Darby Property leads the industrial and logistics segment in Elmina Business Park, Bandar Bukit Raja, and Hamilton Nilai City. Propelling its recurring income portfolio, the company 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: Driving Real Estate as 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 twice at 'The Edge Malaysia's Top Property Developers Awards' in 2024 and 2025, with other notable achievements, including the highest honour at The Edge Malaysia Best Managed & Sustainable Property Awards 2025, 'The Edge Malaysia's Responsible Developer: Building Sustainable Development Award'; 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 Hubexo Asia Awards 2025; a Platinum ranking in the Property Development category at the Putra Brand Awards 2025; 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 for 2025, marking our second consecutive year to be featured in the annual listicle.

For more information, log on to www.simedarbyproperty.com

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