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Sime Darby Property's New Economy Venture Fund Puts in Place RM2.6 Billion Sukuk Wakalah Programme

- RM2.6 billion nominal value Sukuk Wakalah Programme with a seven-year tenure to finance the Fund's development pipeline.
- First to pair Sukuk financing with a real estate private equity structure, complemented by a Gold graded Green Finance Framework to maximise capital efficiency.

ARA DAMANSARA, 22 June 2026 – Sime Darby Property Berhad ("Sime Darby Property" or the "Group") today announced that its New Economy Venture ("NEV") fund has established a Sukuk Wakalah Programme ("Sukuk Programme") of up to RM2.6 billion in nominal value via its subsidiary, Sime Darby Property NEV (Holdings) Sdn Bhd ("Sime Darby Property NEV"), further strengthening its capital framework for new economy asset development.

The Sukuk Programme, with a programme tenure of seven (7) years, will finance Sime Darby Property NEV's development pipeline, which includes its two previously announced seed assets. The Sukuk will represent the world's first Sukuk financing for data centre infrastructure. The Sukuk Programme was lodged with the Securities Commission Malaysia under the Lodge and Launch Framework. The Sukuk Programme was established with participation from leading financial institutions, comprising Malaysia's largest banking institutions and a leading multilateral development bank.

Maybank Investment Bank Berhad ("Maybank IB") is the Sole Principal Adviser and Sole Lead Arranger for the Sukuk Programme, while Maybank Islamic Berhad serves as the Shariah Adviser. Maybank IB and the Asian Development Bank ("ADB") are the Joint Sustainability Structuring Advisers, while Maybank IB and OCBC Al-Amin Bank Berhad are the Joint Lead Managers. Meanwhile, Credit Guarantee & Investment Facility, a trust fund of ADB, is the Financial Guarantor for the guaranteed tranches of the Sukuk Programme, which will be subscribed by Bank Islam Malaysia Berhad.

The financing platform complements the Group's real estate private equity fund structure for the NEV fund, forming an integrated capital framework that maximises capital efficiency for the deployment of investment grade assets. Through this approach, Sime Darby Property is the first developer to pair Sukuk financing with a real estate private equity fund. This



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strengthens the Group's ability to capture high-value opportunities arising from the increasing demand for digital infrastructure in Malaysia.

Dato' Seri Azmir Merican, Group Managing Director and Chief Executive Officer of Sime Darby Property, said, "The establishment of the Sukuk Programme marks another significant milestone in the growth of the New Economy Venture fund and reinforces our efforts to develop high-quality, new economy assets in the industrial, logistics and data centre space. The support from a strong consortium of financial institutions, together with the introduction of our Green Finance Framework, reflects confidence in our long-term vision and supports our aspiration to create sustainable value for our stakeholders."

Introducing Green Finance Framework

Additionally, Sime Darby Property NEV has introduced its Green Finance Framework, which was assigned a "Gold" Impact Assessment by MARC Solutions Sdn Bhd, positioning Sime Darby Property NEV among the early adopters in the ASEAN region to undertake structured green finance impact evaluations, particularly for data centre-led development portfolios.

The framework enables green Sukuk issuances under the Sukuk Programme to align with recognised green finance standards, including the ASEAN Green Bond Standards by the ASEAN Capital Markets Forum and Sustainable and Responsible Investment (SRI) Sukuk Framework by the Securities Commission Malaysia.

"Looking ahead, this capital framework positions us to accelerate our development pipeline while strengthening our fund management capabilities under our SHIFT32 strategy. We remain focused on driving innovative financial solutions that strengthen our long-term operational resilience, unlock new growth opportunities, and reinforce our belief of being as A Force for Good," Dato' Seri Azmir concluded.

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About Sime Darby Property Berhad

With over 50 years of experience, Sime Darby Property has evolved from a trusted developer of master-planned communities into a forward-looking real estate company, shaping sustainable ecosystems that support the way people live, work, and thrive. The company has long set the benchmark for quality, innovation and sustainability, delivering residential, integrated and high-rise developments across its 28 townships and developments throughout Malaysia.



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Its core business is anchored in two segments: Property Development, which remains a market leader in township and integrated developments, and Investment & Asset Management, focused on driving long-term value creation through strategic asset ownership and management.

In line with its SHIFT32 strategy, Sime Darby Property is accelerating its transition from a pure-play property developer to a diversified real estate company, with a growing focus on recurring income streams. The company continues to lead the industrial and logistics segment through key developments such as Elmina Business Park, Bandar Bukit Raja, and Hamilton Nilai City, and is the first public-listed property developer in Malaysia to establish development funds in this sector.

As A Force For Good, the company has pledged to achieve Net Zero carbon emissions by 2050, referencing the Science Based Targets initiative (SBTi) to limit global temperature rise to 1.5°C. A strong advocate of ESG, Sime Darby Property is a constituent of the MSCI ACWI Small Cap Index with an MSCI ESG Rating of BBB, is assessed by the CDP (Carbon Disclosure Project), and is included in both the FTSE4Good Bursa Malaysia Index and the FTSE4Good Bursa Malaysia Shariah Index, affirming its commitment to strong ESG practices. Through its philanthropic arm, Yayasan Sime Darby, the company continues to deliver meaningful and lasting social impacts across the communities it serves.

Sime Darby Property has received numerous accolades, including being recognised as Malaysia's number one property developer at The Edge Malaysia's Top Property Developers Awards in 2024 and 2025. Other notable achievements include top honours at The Edge Malaysia Best Managed & Sustainable Property Awards 2025, wins at the FIABCI World Prix d'Excellence Awards, StarProperty Awards, Malaysia Developer Awards, Putra Brand Awards, PropertyGuru Asia Awards Malaysia, as well as its inclusion in the Fortune Southeast Asia 500 list for 2025 for the second consecutive year, reflecting its continued leadership in the industry.

For more information, log on to <https://www.simedarbyproperty.com/>.

Media Contact:

- Hannah Rafee | +6017-878 8090 | hannah.rafee@simedarbyproperty.com
- Norsyahmee Rizal Norazman | +6019-777 3829 | syahmee.norazman@simedarbyproperty.com
- Hanie Nasir | +6019-725 7015 | hanie.afiegah@simedarbyproperty.com

For General Enquiries, please e-mail: group.communications@simedarbyproperty.com.