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Sime Darby Property Unveils Tiara Residences 1 in Bukit Jelutong, Secures 85% Take-Up During Launch Weekend

- The final landed precinct in the prestigious, mature Bukit Jelutong township attracts strong interest from multi-generational upgraders and nearby residents;
- Exclusive enclave of 59 freehold two-storey linked homes equipped with built-in solar panels with battery energy storage systems, and EV-charging point readiness.

ARA DAMANSARA, 6 July 2026 – Sime Darby Property Berhad (“Sime Darby Property” or the “Group”) continues to strengthen its premium residential portfolio with the launch of Tiara Residences 1 in its Bukit Jelutong township. The development achieved an 85% take-up rate during its official launch weekend on 27 June 2026, reflecting continued demand for homes in the established township.

Tiara Residences 1, with a Gross Development Value (“GDV”) of RM115 million, is the first phase of a 69-acre low-density residential development in Bukit Jelutong. The freehold development comprises 59 landed units and is targeted for completion in June 2029. Pricing starts from RM1,749,888.

Sime Darby Property’s Chief Operating Officer of Township Development, Appollo Leong, said, “Bukit Jelutong has long been recognised as a thriving and established township, making it an ideal location for homeowners looking to upgrade within a familiar and well-connected environment. Tiara Residences 1 appeals to second- and third-generation owners within the township of Bukit Jelutong, creating lasting value for homeowners across generations and aligning with our Purpose of Driving Real Estate as a Value Multiplier for People, Businesses, Economies and the Planet. Tiara Residences 1 has been thoughtfully designed, integrating natural characteristics, approximately 33% of green spaces (well above the minimum requirement of 10%), and with long-term sustainability in mind. The homes are north-south oriented as well.”

He added, “Homes in Bukit Jelutong have always been designed to offer quality living spaces amid seamless greenery. At Tiara Residences 1, we have taken this a step further by introducing biophilic design elements, including indoor courtyards, generous skylights and

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open-air flexi backyard terraces. These design features bring greenery into the homes and promote a harmonious integration and visual connection with nature.

The first release comprises two unit types: 22' x 80' Type A and 22' x 90' Type B. Key features include an unobstructed car porch with provision for electric vehicle charging, open-plan layouts, and a kitchen with an extended flexi-terrace. The master bedroom is designed to accommodate a walk-in wardrobe, while the utility room offers flexible use as a home office, pantry, study, or helper's room.

An integral design highlight of Tiara Residences 1 is the ground-floor flexi-suite, complete with an en-suite bathroom and direct access to a private backyard garden, which is well-suited to a garden-facing wet kitchen or an open-air lounge terrace.

In a bid to support the Group's ongoing transition toward low-carbon and eco-conscious living, each home comes standard with built-in solar panels and an integrated battery energy storage system. Meanwhile, selected residences feature internal architectural courtyards and skylights designed to enhance natural light penetration and improve cross-ventilation.

Beyond the individual homes, Tiara Residences features a 22.5-acre network of Moroccan-inspired lake parks and green spaces taking inspiration from the prominent Royal Mosque - Masjid Tengku Ampuan Jemaah in Selangor. The development incorporates water elements and landscaped greenery within the residential environment, creating a tranquil setting that supports residents' quality of life and well-being.

The next instalment of Tiara Residences 2 will be unveiled in Q3 2026, introducing spacious 24' x 80' 3-storey Superlink villas from RM2.1mil with 5+1 bedrooms and 6 bathrooms, from 3,207 sqft.

Tiara Residences boasts seamless connectivity, strategically located along major highways, including the Guthrie Corridor Expressway, Damansara-Shah Alam Elevated Expressway, New Klang Valley Expressway, and Federal Highway, and is close to established amenities such as schools, commercial centres, and lifestyle offerings, further enhancing its appeal to future homeowners.



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More information on Tiara Residences 1 can be found at <https://www.simedarbyproperty.com/bukit-jelutong/tiara-residences/>.

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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.

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/>.

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