Sime Darby Property

Q2 FY2026
FINANCIAL RESULTS
ANALYST BRIEFING PRESENTATION

24 August 2026

simedarbyproperty.com

A Force for Good

Table of Contents

Our **Purpose**, **Vision**, **Mission** and **Core Values**

Our Purpose

Driving Real Estate as a Value Multiplier for People, Businesses, Economies & 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.

Our Values

- **T** — **T**ogether we do what's right
- **E** — we lead with **E**xcellence
- **A** — we embrace new **A**pproaches
- **M** — we **M**ake things happen







Key Highlights

H1 FY2026

Andara, Ara Damansara

Financial Highlights (H1 FY2026)

- Achieved highest H1 Operating Profit, PBT & PATAMI of RM537.1m, RM635.6m and RM480.8m respectively.
- Recorded Revenue of RM1,959.8m from stronger operating performance & recurring income from Data Centre.
- Dividend of 1.7sen declared (+13% YoY); Announced dividend policy to distribute 40% to 60% of the Group's PATAMI.

Financial Performance Snapshot

Revenue	Gross Profit	Operating Profit	Profit Before Tax	PATAMI
RM1,959.8m	RM682.0m	RM537.1m	RM635.6m	RM480.8m

Financial Position as at 30 June 2026

Cash Position
RM838.9m

Total Equity
RM11,319.0m

Gross Gearing
42.9%

Net Gearing
35.5%

Net Assets per Share Attributable to Owners of the Company
RM1.60

First Interim Dividend Declared
1.7 sen
Dividend payable of RM115.6m

Operational Highlights (H1 FY2026)

- Sustained sales momentum with RM1.8b achieved in H1 FY2026.
- Unbilled sales of RM3.8b providing strong earnings and cashflow visibility beyond the next three years.
- Industrial products remained as the top sales contributor at 49% of the total sales equivalent to RM861.0m.
- Launched RM2.0b GDV worth of diversified products comprising Industrial (40%), Resi. High-Rise (27%), Resi. Landed (26%) and Commercial (7%).

Operational Snapshot

Sales Achieved

RM1,763.5m

(1,242 units sold)

Total Bookings

RM1.0b

(as at 9 August 2026)

Unbilled Sales

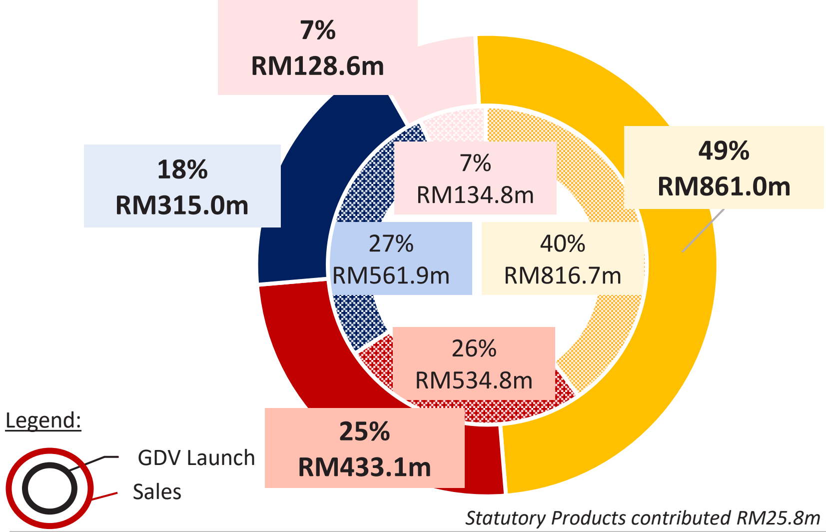
RM3.8b

(as at 30 June 2026)

H1 FY2026 Launches

RM2,048.2m

Sales & Launches Contribution (%)



Statutory Products contributed RM25.8m (1%)

Product Type	H1 Sales Breakdown	H1 Launches Breakdown	Avg Take-up Rate[1]
Industrial	49%	40%	57%
Residential Landed	25%	26%	53%
Residential High-Rise	18%	27%	70%[2]
Commercial	7%	7%	79%

[1]Take-up Rates as at 9 Aug 26 for New Launches (July 2025 – June 2026)
[2] Based on Ara Bloc's Phase 1 launch of 273 units.

Key launches in H1 FY2026

XME Business Park 2, Nilai Impian
59 units | RM131.3m

Ara Bloc
998 units | RM561.9m

Elmina Green 8
136 units | RM132.8m

BBR Karya 2
37 units | RM71.7m

Key Corporate Developments & Awards

H1 FY2026

Elmina Lakeside Mall, City of Elmina

FIABCI World Prix d’Excellence Awards 2026

World Gold recognition for Elmina Lakeside Mall

- Sime Prop has once again earned international recognition at the FIABCI World Prix d’Excellence Awards 2026 in Vienna.
- Elmina Lakeside Mall secured the World Gold Award in the Retail category, recognising the quality of Sime Prop’s retail-led placemaking and development at the City of Elmina.

FIABCI World Prix d’Excellence Awards 2026
World Gold - Retail (Elmina Lakeside Mall)

The Edge Best Managed & Sustainable Property Awards 2026

Hall of Fame - Sustained recognition for responsible development

- Sime Prop was inducted into **The Edge Malaysia Responsible Developer Hall of Fame** at The Edge Malaysia Best Managed & Sustainable Property Awards ("BMSPA") 2026.
- The recognition reflects the Group's sustained commitment to responsible and sustainable development.

The induction follows Sime Darby Property's Responsible Developer Award wins under BMSPA in 2021 and 2025, marking a significant milestone in the Group's journey of sustainable development.

The Star ESG Positive Impact Awards 2025

Gold recognition for biodiversity conservation at Hamilton Biodiversity Park

Hamilton Biodiversity Park received the Gold Award for Biodiversity Conservation under the Large Companies category, recognising Sime Prop's biodiversity conservation efforts within its developments.

Gold recognition for Hamilton Biodiversity Park reinforces Sime Prop's approach of integrating biodiversity conservation into township development.

Announced Dividend Policy

Aimed to align dividend distribution with the shift in recurring income under SHIFT32.

CURRENT DIVIDEND PAYOUT FRAMEWORK

Dividend payout ratio of
not less than 20%
of consolidated PATAMI

SUBJECT TO BOARD DISCRETION BASED ON:

- **Positive operating cash flow, gearing, return on equity and retained earnings**
- **Expected financial performance**
- **Projected levels of capital expenditure and other investment plans**
- **Working capital requirements**
- **Existing and future debt obligations**

ANNOUNCED DIVIDEND POLICY

Dividend payout ratio of
40% - 60%
of consolidated PATAMI
excluding extraordinary items, subject to:

- **Availability of distributable reserves**
- **Projected levels of capital expenditure & investment plans**
- **Working capital requirements**
- **Existing & future debt obligations**

Rationale:

- To reflect the Group's shift towards a more balanced earnings profile with **growing contribution from recurring income**;
- To provide stable and **sustainable dividends to shareholders**;
- To maintain **efficient capital structure with adequate reserves** for the Group's business prospects, capital requirements and future growth.

The dividend policy takes effect immediately.

Acquisition of Wisma Unirazak for Integrated Mixed-Use Development

Marking Sime Darby Property's entry into Kuala Lumpur City Centre ("KLCC") market located within the Jalan Tun Razak–KLCC corridor

Sime Darby Property

ARTIST IMPRESSION

- Strategically located in the prime KLCC-Jalan Tun Razak corridor.
- Redevelop into a premium, integrated mixed-use development.
- **Leveraging on our expertise in developing life-style projects** such as Jendela & The Ophera at KLGCC Resort.

✓ **Strengthens the Property Development engine by expanding** footprint into KL City Centre.

✓ **Unlocking value from 1.46-acre freehold** site through premium mixed-use redevelopment.

✓ **Creating a high-value urban pipeline** with potential for future recurring-income opportunities.

2027
Target Launch

5 years
Development Period

Development Details

~RM900m
Gross Development Value (GDV)
Mixed-use Development

Strategically located near major landmarks

- Lifestyle destinations such as Suria KLCC, Pavilion KL & The Exchange TRX
- Renowned healthcare facilities (Prince Court Medical Centre and Gleneagles Hospital)
- Within KLCC-Jalan Tun Razak corridor
- International schools (Sayfol and ISKL)

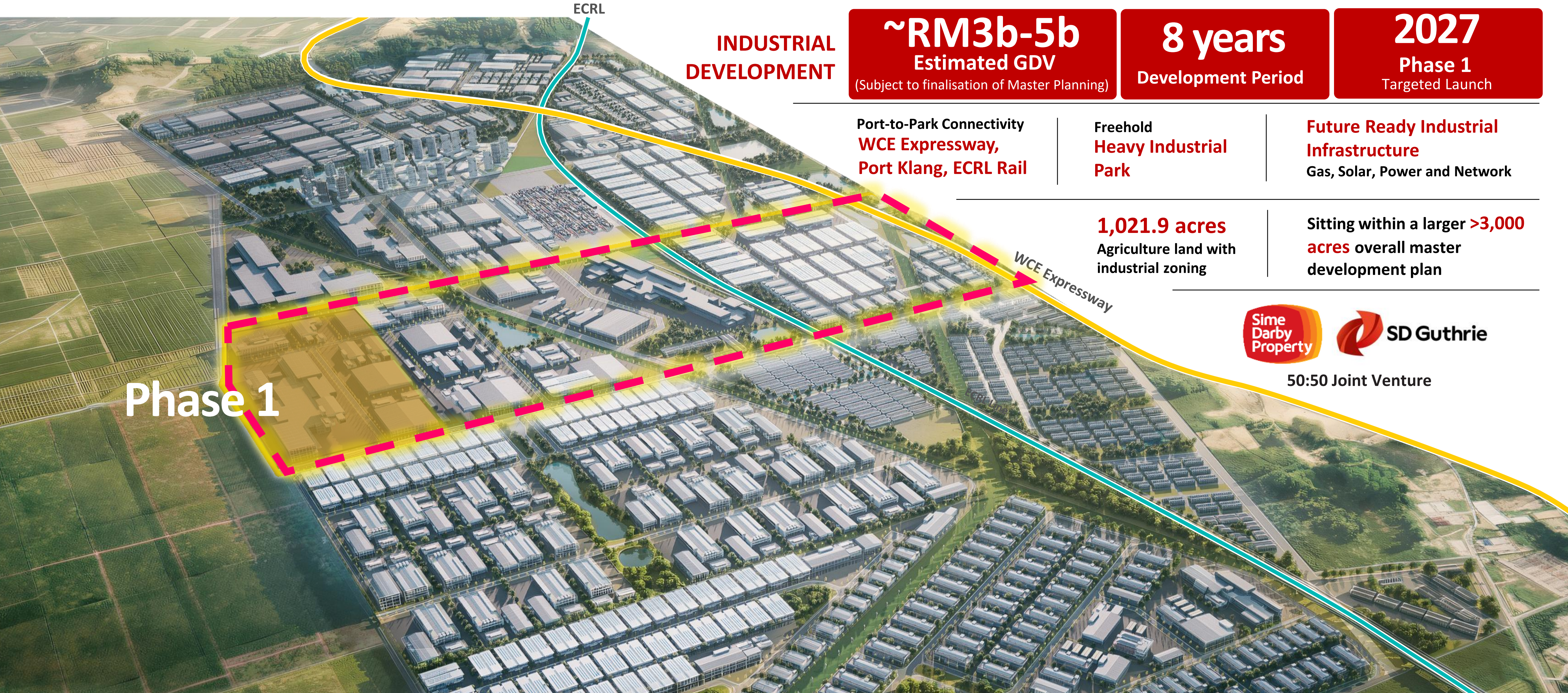
High connectivity to Public Transportation

Excellent connectivity via Ampang Park LRT and MRT station

BBR North: Catalyst of a Strategic Growth Corridor

- Positioned as a strategic Heavy Industrial gateway within regional East-West Trade corridor.
- Capitalizing on enablers such as Northport, Westport, and Jeram Waste-to-Energy Plant.
- Strategically positioned to integrate with incoming enablers, including proposed Third Port, ECRL, and Large-Scale Solar.

Sime Darby Property



INDUSTRIAL DEVELOPMENT

~RM3b-5b	8 years	2027
Estimated GDV (Subject to finalisation of Master Planning)	Development Period	Phase 1 Targeted Launch

Port-to-Park Connectivity
WCE Expressway, Port Klang, ECRL Rail

Freehold
Heavy Industrial Park

Future Ready Industrial Infrastructure
Gas, Solar, Power and Network

1,021.9 acres
Agriculture land with industrial zoning

Sitting within a larger **>3,000 acres** overall master development plan

Sime Darby Property | SD Guthrie

50:50 Joint Venture

Expanding Johor Footprint with ~RM3.0b GDV Development Pipeline

- 557-acre freehold land acquisition in Kulai located within the Johor-Singapore Special Economic Zone (JS-SEZ).
- Strengthens Johor footprint and broadens its geographical earnings base beyond Klang Valley and Negeri Sembilan
- The land benefits from direct frontage to the main road connecting Sedenak, Kota Tinggi and Kulai enhancing accessibility and visibility.

~RM3.0b
Estimated GDV

2027
Target first launch

15 Years
Development Period

Key Catalysts

- Senai International Airport
- Kulai Train Station
- Kulai Bus Station
- Hospital Kulai
- IOI Mall, AEON Mall, Lotus
- Majlis Perbandaran Kulai

Strategic Rationale

Aligned with SHIFT32
Diversification beyond Klang Valley and Negeri Sembilan.

Residential Growth
Capturing Kulai's growing residential demand part of JS-SEZ.

Southern Portfolio
Strengthening Sime Prop's Johor footprint.

Financial Performance

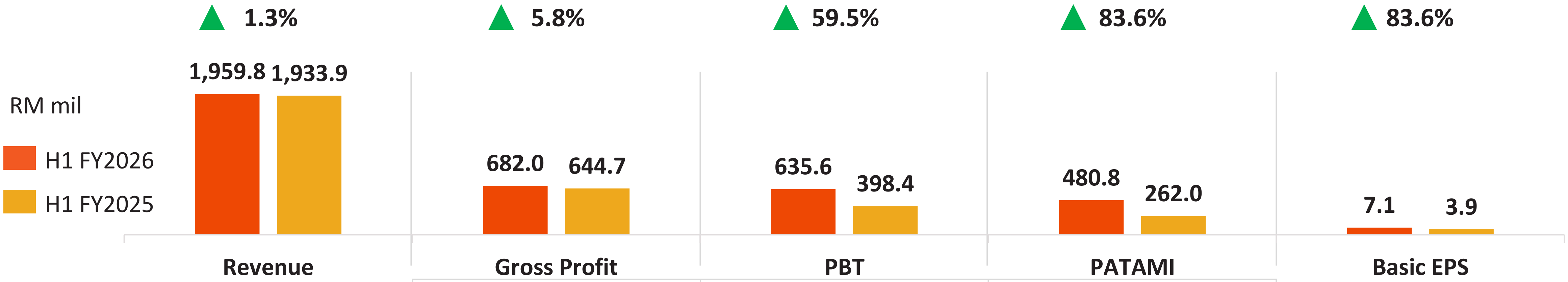
H1 FY2026

KLGCC Mall, KLGCC Resort

Profit & Loss Performance

- Robust financial performance with Revenue & Gross Profit recorded at RM1,959.8m & RM682.0m respectively.
- PBT & PATAMI increased to RM635.6m (+59.5% YoY) and RM480.8m (+83.6% YoY) respectively, driven by stronger underlying performance, fair value gains on investment properties and reversal of provisions for disposal obligations.

H1 FY2026 vs H1 FY2025 (YoY)



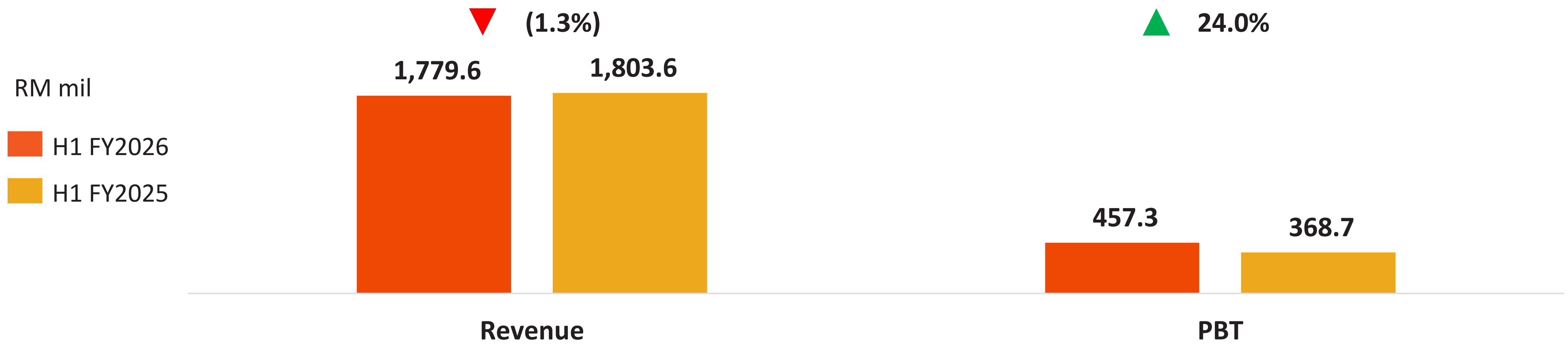
	Gross Profit	PBT	PATAMI
H1 FY2026 Margin	34.8%	32.4%	24.5%
YoY Margin Change	+1.5%	+11.8%	+11.0%

- **Revenue increased to RM1,959.8 million,** supported by steady contributions from PD and continued growth in IAM portfolio.
- **Gross Profit Margin remained healthy at 34.8%**, through contributions from diversified product mix and higher recurring income (DC & retail).
- **PBT increased by 59.5% YoY to RM635.6 million,** driven by stronger underlying performance from each business segment and supported by:
  - Fair value gains on investment properties of RM120.4 million recognised upon asset completion.
  - Reversal of provisions relating to the disposal of Sime Darby Business Centre in Singapore **("SDBC Provision")** of RM127.8 million.
  - These gains were partly offset by the financial impact of the High Court's order on the Group's material litigation of RM36.2 million.

Revenue & PBT Analysis: Property Development

- Revenue recorded at RM1,779.6m, reflecting sustained sales performance and steady contributions across key townships.
- PBT recorded at RM457.3m with a YoY growth of 24%, enhanced by the fair value gains on investment properties of RM120.4m recognized upon completion of the data centre and semi-detached factories.

H1 FY2026 vs H1 FY2025 (YoY)

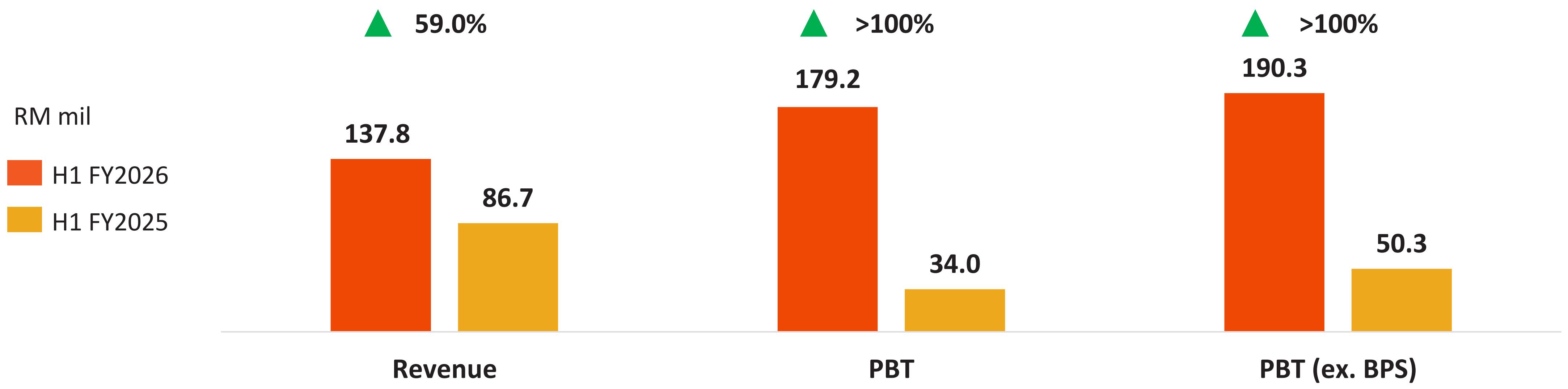


- Property Development segment **accounted for ~91% of the Group's revenue at RM1,779.6 million:**
  - Supported by sustained sales momentum and higher contributions from industrial and residential high-rise products.
  - Absence of non-core land sales compared to same period last year (H1FY25: RM33.7m)
- **PBT increased by 24% to RM457.3m:**
  - Fair value gains from the completion of the data centre in Q1 (RM65.1 million) and mainly semi-detached factories in Q2 (RM55.3 million).
  - Offset by impact of the High Court's order on the Group's material litigation relating to a compulsory land acquisition of RM36.2 million.

Revenue & PBT Analysis: Investment & Asset Management

- Revenue recorded at RM137.8m with YoY growth of 59.0% driven by the commencement of data centre lease income.
- PBT (ex. BPS) increased to RM190.3m, supported by stronger performance from underlying assets & reversal of SDBC Provision.

H1 FY2026 vs H1 FY2025 (YoY)



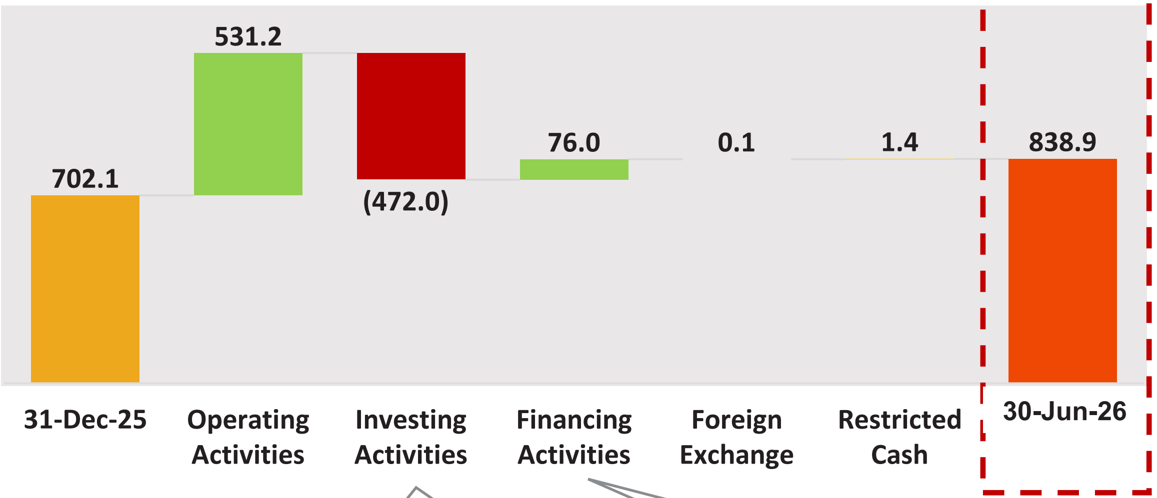
- **Achieved Revenue of RM137.8 million with YoY growth of 59.0%** driven by:
  - Commencement of lease income from the built-to-lease data centre (~RM27m in Q2 2026) following its completion in March 2026.
  - Stronger retail segment performance following positive rental reversions from KL East Mall and Elmina Lakeside Mall, together with higher contributions from KLGCC Mall (following the mall's opening in Oct 2025).
- **Excluding BPS, PBT stood at RM190.3 million**:
  - Stronger operating performance from industrial & retail segments.
  - Reversal of SDBC Provision of RM127.8 million.

Cash & Debt (as of 30 June 2026)

- Cash balance remains strong at RM838.9m, supported by positive net operating cash flow of RM531.2m.
- Net gearing improved to 35.5% (vs. 35.9% in Dec 2025), providing further headroom to support AUM growth.

Cash & Cash Equivalents (RM mil)

Net operating cash inflow:
Positive net operating cash inflow recorded across all business segments, supported by 14 Projects HOVPs.

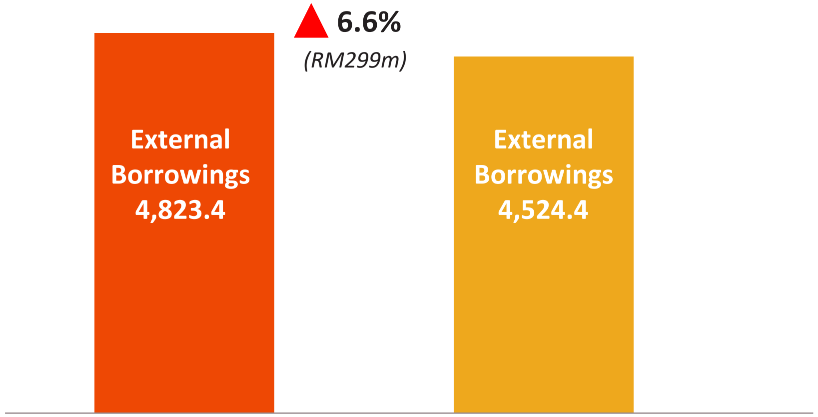


Net investing cash outflow:
Net cash outflow primarily attributed to the investment capex for Data Centre and build-to-suit to lease projects.

Net financing cash inflow:
Net cash inflow mainly due to net drawdown of borrowings required to grow our AUM.

External Borrowings (RM mil)

30 June 2026	31 December 2025
RM4,823.4m	RM4,524.4m

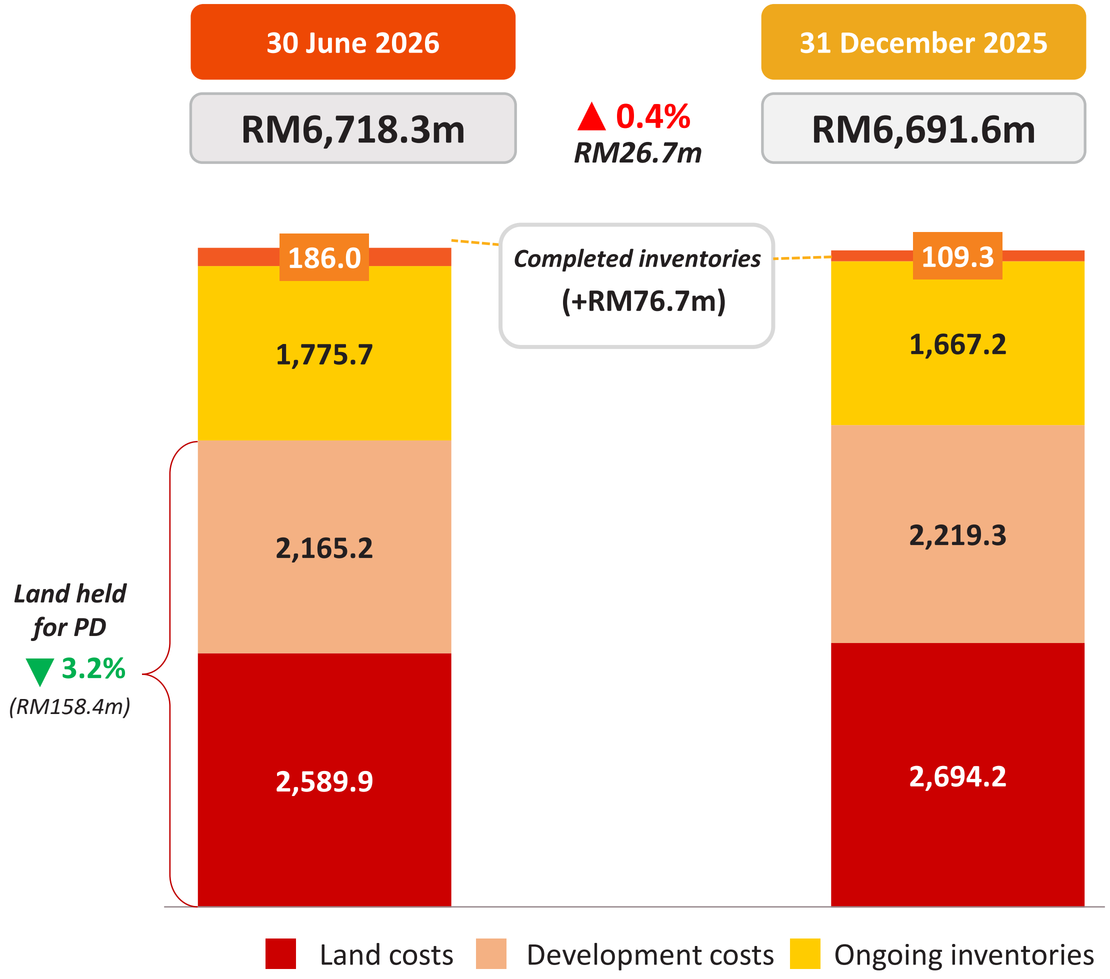


	30 June 2026	31 December 2025
Gross Gearing Ratio	42.9%	42.4%
Net Gearing Ratio	35.5%	35.9%

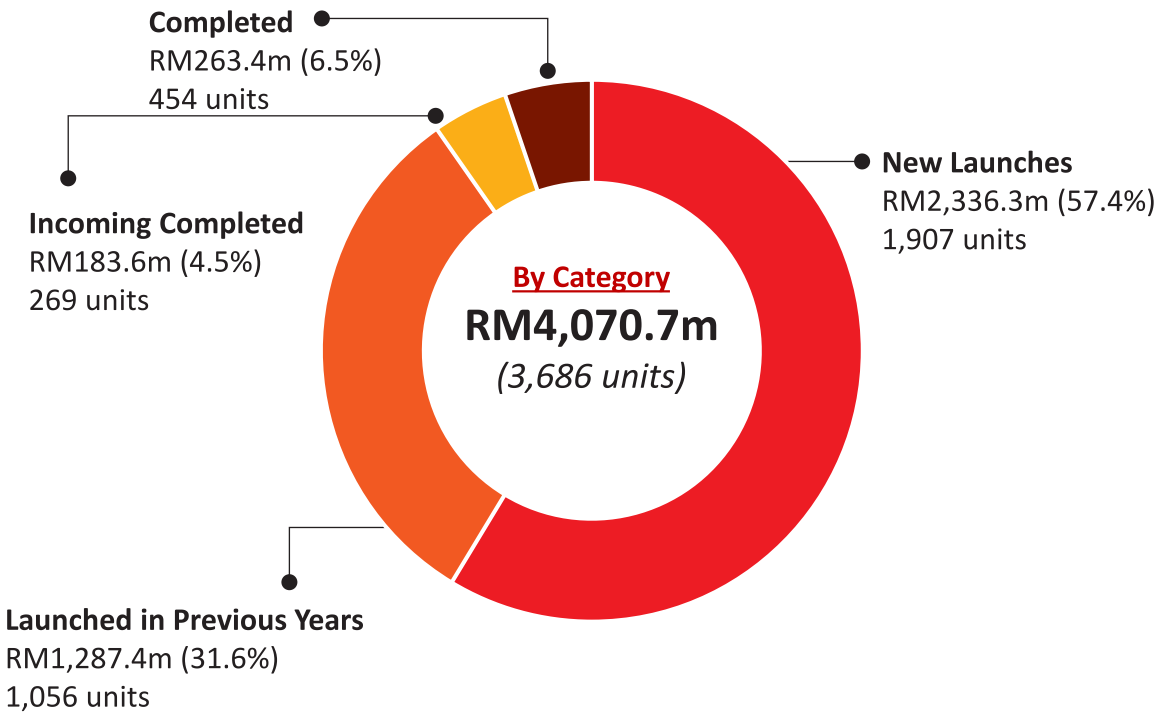
Property Development Inventories (as of 30 June 2026)

- Completed inventories recorded at RM186.0m, and remain low at 2.8% of total inventories.
- 58.7% or RM2.4b of total stocks (GDV) comprise of New Launches, indicating a healthy aging trend.

Inventories in Carrying Value



Stocks in GDV & Units



Definitions:

- *New Launches – Projects **launched in July 2025 – June 2026***
- *Launched in Previous Years– Projects **launched prior July 2025***
- *Incoming Completed – Projects **target to complete within FY2026***
- *Completed – Projects **completed as at 30 June 2026***

Operational Performance

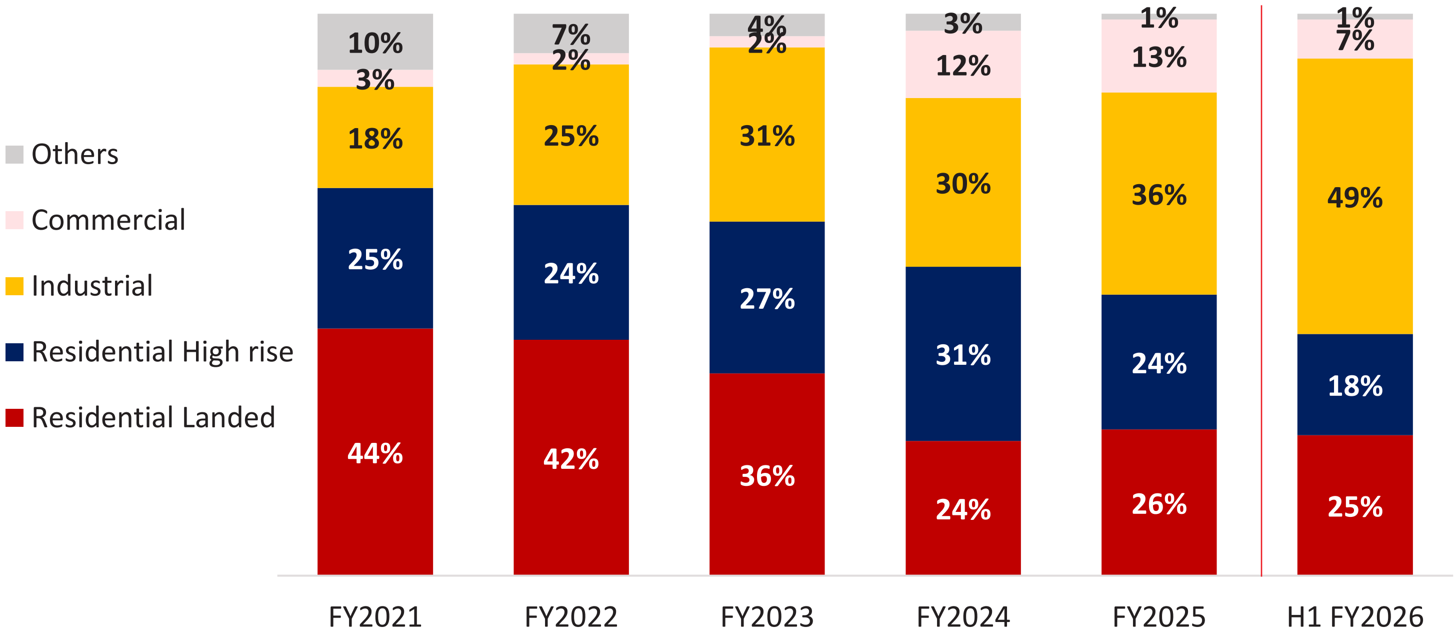
H1 FY2026

Aerial view of Elmina Business Park

Sales Performance Breakdown (by Product type, Year & Location)

- Achieved sustained sales momentum in H1 FY2026 of RM1.8b.
- Industrial products remained the largest sales contributor at 49%, followed by Resi. Landed 25%, Resi. High-rise 18% & Commercial 7%.
- Majority of sales remained largely within Klang Valley at 86% with Negeri Sembilan contributing a further 13%.
- 54% of sales are from newly launched projects amounting to RM956.2m.

Sales Performance Breakdown (Product Type & Year)



	FY2021	FY2022	FY2023	FY2024	FY2025	H1 FY2026
Sales Target	RM2.4b	RM2.6b	RM2.7b	RM3.5b	RM3.6b	**RM4.0b**
Sales Achieved *(exceeded by)*	RM3.0b *(+22%)*	RM3.7b *(+41%)*	RM3.3b *(+22%)*	RM4.1b *(+17%)*	RM4.2b *(+17%)*	**RM1.8b**

Sales by Location

Klang Valley	Negeri Sembilan	Johor
RM1,511.6m*	**RM237.1m**	**RM14.8m**
(86%)	**(13%)**	**(1%)**

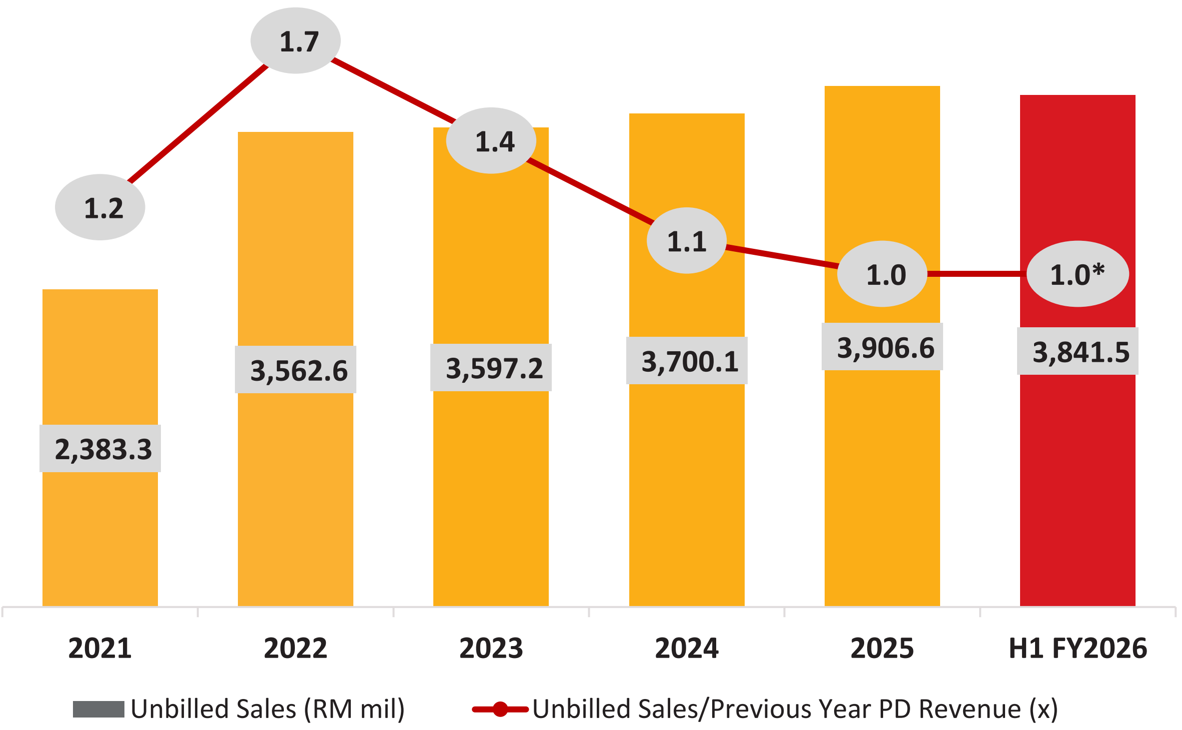
**Sales contributions from Klang, Guthrie Corridor and other Klang Valley areas are now presented collectively under Klang Valley.*

Sales by Project Launches Category

54%	36%	10%
Or RM956.2m	*Or RM628.1m*	*Or RM179.2m*
New Launch projects	**Launched in previous years**	**Completed & Incoming completed**

Unbilled Sales (as at 30 June 2026)

- Unbilled sales recorded at RM3.8b, with cover ratio maintained at 1.0x.
- Growing contribution from residential high rise & industrial with extended earnings visibility in 2027 & beyond.



*PD Revenue is based on latest FY2025 Audited Results.

RM3,841.5m as at 30 June 2026

Unbilled Sales by Location

Klang Valley	Negeri Sembilan
RM3,556.9m*	RM284.6m
(93%)	(7%)

**Sales contributions from Klang, Guthrie Corridor and other Klang Valley areas are now presented collectively under Klang Valley.*

- **Unbilled sales at RM3.8b or 1.0x cover ratio as at 30 June 2026** on the back of **growing contribution from residential high rise and industrial products** (which extends earnings visibility given the longer product life-cycle).
- A portion of the unbilled sales will be recognised in FY26, with the bulk of it to be recognised in FY27 and beyond.

H1 FY2026 Launches – Industrial

RM816.7m worth of Industrial products were launched in H1 FY26.

Q2 FY2026 Launches

BBR Business Park Industrial Lot, Bandar Bukit Raja — **May 2026**
14 units | RM100.8m

XME Business Park 2, Nilai Impian — **June 2026**
59 units | RM131.3m

Industrial Plot, Vision Business Park — **June 2026**
26 units | RM68.7m

H1 FY2026 Review

RM816.7m
Industrial
GDV launched

158
units launched

18%
Average take-up rate

Note: 86% of Industrial Units in Q2 FY26 were launched in tail-end of June.

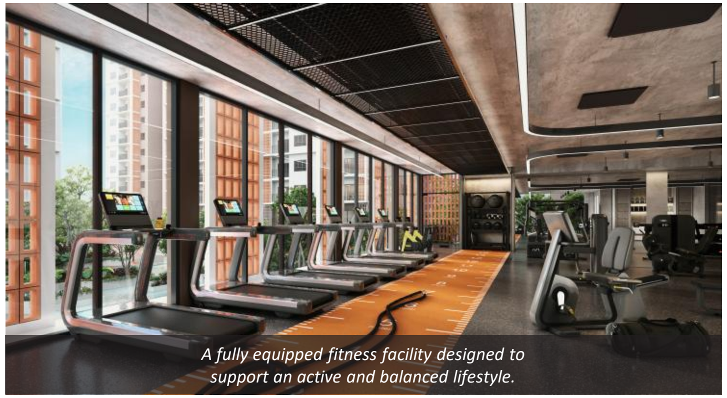
Take-up rates as at 9 August 2026

H1 FY2026 Launches – Residential High-Rise

Ara Bloc achieved 70% Phase 1 take-up following its May 2026 launch, with total GDV of RM561.9m.

Q2 FY2026 Launches

Ara Bloc: A Freehold serviced residences designed for vibrant urban living in Ara Damansara.



A fully equipped fitness facility designed to support an active and balanced lifestyle.

Spacious living and dining areas designed for comfortable and contemporary everyday living.

A thoughtfully designed pool area providing residents with a refreshing space to relax and unwind.

Ara Bloc
998 units | RM561.9m

May 2026

H1 FY2026 Review

RM561.9m
Residential High-Rise
GDV launched

998
units launched

70%
Take-up rate*

**Based on Phase 1 Launch of 273 units.*

Take-up rates as at 9 August 2026

H1 FY2026 Launches – Residential Landed

RM534.8m worth of Residential Landed product were launched in H1 FY26.

Q2 FY2026 Launches

Elmina Green 8 **May 2026**
136 units | RM132.8m

Serenia Baleria 2 **May 2026**
174 units | RM120.8m

Tiara 1, Bukit Jelutong **June 2026**
59 units | RM88.3m

The Straits, BBR3 **June 2026**
146 units | RM94.0m

H1 FY2026 Review

RM534.8m
Residential Landed
GDV launched

740
units launched

36%
Average take-up rate

Note: 50% of Residential Landed units in Q2 FY26 were launched in tail-end of June.

Take-up rates as at 9 August 2026

H1 FY2026 Launches – Commercial

RM134.8m worth of commercial products were launched in H1 FY26, with an average take-up rate of 69%.

Q2 FY2026 Launches

Karya 2 , Bandar Bukit Raja
37 units | RM71.7m

May 2026

Plot R – Retail , Ara Damansara
15 units | RM63.1m

May 2026

H1 FY2026 Review

RM134.8m
Commercial
GDV launched

52
units launched

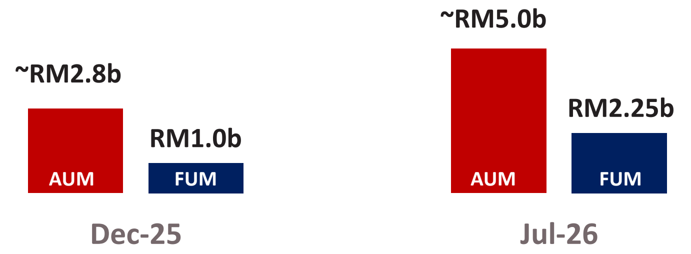
69%
Average Take-up rate

Average Take-Up Rate as at 9 August 2026

Investment & Asset Management Operational Highlights

- AUM expanded to ~RM5.0b (vs RM2.8b in Dec 2025), attributable to the completion of MH4 & Ready Built Factories.
- FUM grew to RM2.25b from RM1.0b, reflecting the inclusion of the New Economy Venture Fund platform.

Assets and Funds Under Management



Growth
(Dec 25 – Jul 26)

AUM
+2.2b | 79%

FUM
+1.25b | 125%

AUM – Assets Under Management: Total Value of Income Generating Assets managed by Sime Prop.

FUM – Funds Under Management: Total Capital managed through Sime Prop's fund platforms.

Portfolio Metrics (As at July 2026)

	Cyclical (Retail/Commercial)	Defensive (Industrial/Data Centre)
AUM	RM1.9b	RM3.1b
Annualised Yields[1]	6.3%	6.3%[2]
Avg. Occupancy	94%	100%
NLA ('mil sq.ft)	2.12	4.94
WALE (years)	1.9	13.3

Hyperscale Data Centres in Elmina Business Park

Industrial Portfolio

Metrohub 1

Metrohub 2

BBR Industrial Gateway

Retail Portfolio of Wholly-owned Malls

KL East Mall

Elmina Lakeside Mall

KLGCC Mall

Above list of IAM Assets (Non-exhaustive)

[1] *Annualised yields of stabilised assets on a straight-line rental/lease basis based on YTD 30 June 2026 performance to-date*

[2] *Inclusive of the contracted annualized yield of the Hyperscale Data Centre*

Key Project Updates

Ilham Residence 1, City of Elmina

New Economy Venture ("NEV") and Green Sukuk Programme

Established Sime Prop's second fund platform, raising RM1.25 billion in third-party institutional capital and securing the world's first RM2.6 billion sukuk financing for data centre infrastructure.

New Economy Venture ("NEV")

RM1.25b
Third-Party Capital Raised
Fully subscribed at first closing

85%
Pipeline Secured
2 build-to-suit leased assets

RM2.6b
1st to pair Green Sukuk Programme
With a Real Estate Private Equity structure

Why It Matters For Sime Prop

NEV strengthens Sime Prop's evolution into an investment and development manager, creating a scalable recurring income platform to drive long-term value creation

PROPERTY DEVELOPER	DEVELOPMENT MANAGER	INVESTMENT MANAGER	RECURRING INCOME PLATFORM
Capital recycling	Dev. Management Fee	Fund Management Fee	Asset Income

Supports SHIFT32 : Expanding Sime Prop's recurring income and investment management platform through third-party capital and fee-based earnings.

Fund At A Glance

Strategy	Data Centre, Industrial & Logistics
Manager	SDP Capital Partners Sdn Bhd
Fund Size	RM1.25 billion
Investment Period	3 Years
Fund Life	5 + 1 year + 1 year
Status	100% Committed at First Closing

Innovative Financial Solutions

- **World's first Sukuk financing** for a data centre infrastructure
- Green Finance Framework assigned with **"Gold" Impact Assessment Grade by MARC Solutions**
- Aligned with ASEAN Green Bond Standards and Sustainable and Responsible Investment (SRI) Sukuk Framework

Maybank Investment Bank — *Sole Principal Adviser, Lead Arranger, Shariah Adviser*

Maybank Investment Bank, OCBC Al-Amin — *Joint Lead Managers*

Maybank Investment Bank, ADB — *Joint Sustainability Structuring Advisers*

CGIF — *Financial Guarantor*

Note: All figures as at first closing.

IDF-1: E-Metro's Logistics Park

E-Metro Logistics Park continues to scale from stabilised assets into a larger income-generating industrial portfolio, supported by 100% occupancy at Metrohub 1 & 2, completion of Metrohub 4 and the ongoing development of Metrohub 3.

STABILIZED

Metrohub 1

NLA : ~1.0mil sq.ft

100% Occupancy

Metrohub 2

NLA : ~0.8mil sq.ft

100% Occupancy

NOW COMPLETED

Metrohub 4

Completed on 29 July 2026

NLA : ~1.4mil sq.ft

13.4% Committed Occupancy

UNDER CONSTRUCTION

Metrohub 3

As of 7 August 2026

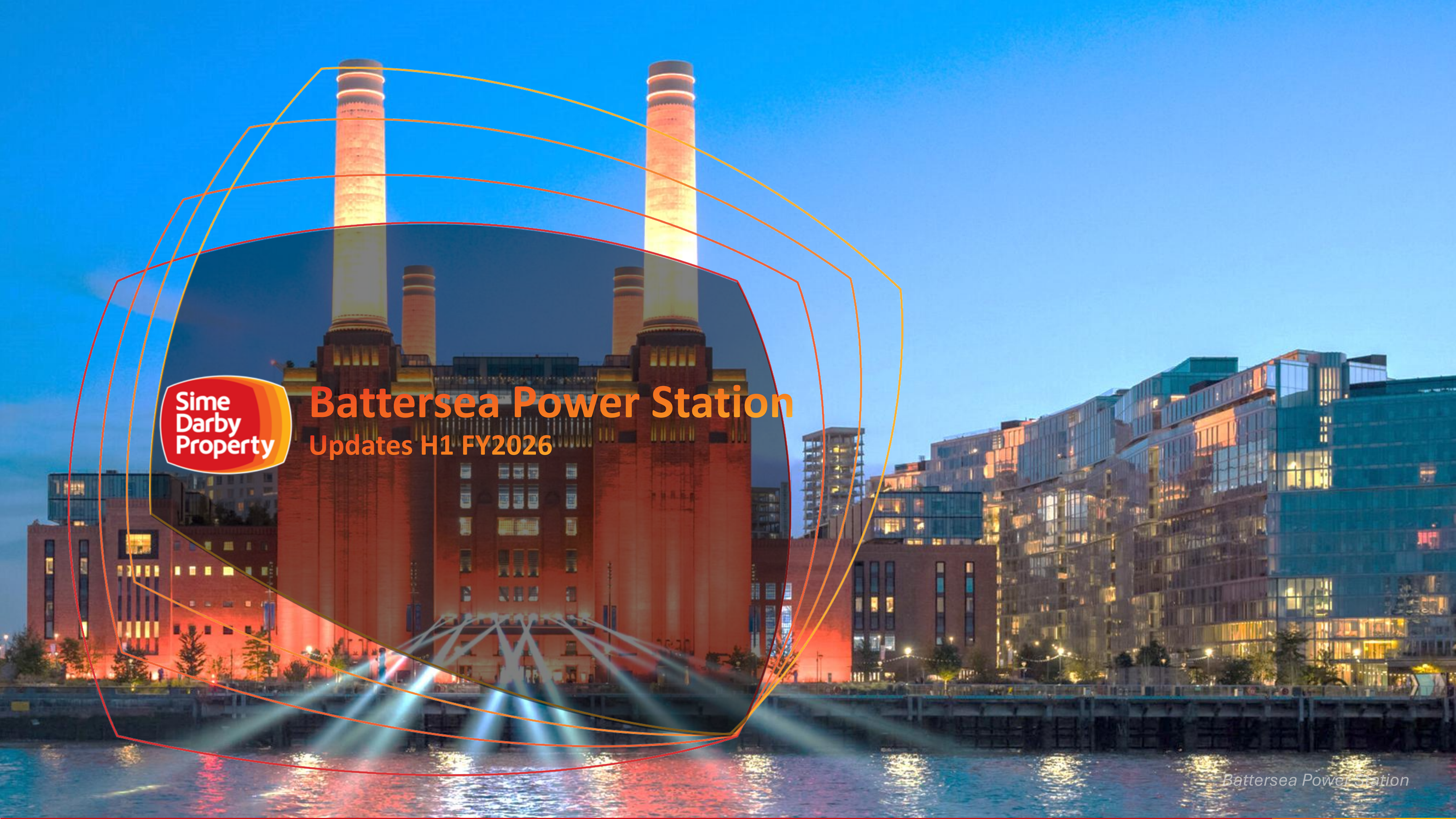
NLA : ~0.8mil sq.ft

Target completion: Q3 2027

- **Metrohub 4 construction completed ahead of schedule** and secured MIXUE as the first pre-committed tenant securing 13.4% of the total NLA.
- Development of Metrohub 3 progressing as planned with expected completion in Q3 2027.
- Total **NLA in E-Metro Logistics & Industrial Park to ~4.1mil**, including fully tenanted Metrohub 1 and 2.

Battersea Power Station

Updates H1 FY2026



Battersea Power Station

Battersea Power Station Updates

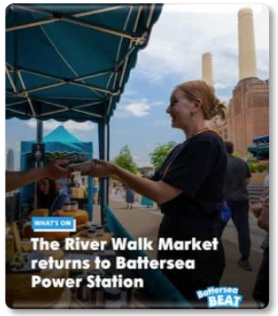
- 50EB occupancy increased to 53% following LEAP's (legal technology firm) expansion, doubling its office footprint.
- Koa sales reached 97% (vs 86% in Mar 2026), reflecting continued sales momentum with only 6 units remaining for sale.

KEY UPDATES

Phase 3B

Commercial	*Residential*
Leasing	Sales
53%	**97%**
102k sq. ft. leased	**Koa - Electric Boulevard**
50 Electric Boulevard	***(Phase 3B – Residential)***
(Phase 3B – Office)	

Battersea Power Station Events



London's largest South-East Asian festival,
11th – 13th September

- There were series of events held to continue driving footfall across Battersea Power Station.
- The rolling 52-week footfall was above 13 million, contributing to continuous growth in estate gross sales.

- The ongoing *Electric Summer* and upcoming *CelebrAsia* events are expected to serve as key catalysts for footfall growth, supporting continued visitor momentum in the coming months.

Battersea Power Station Updates

- Phase 3C Rosewood House secured 44 units through pre-launch reservations and exchanges since May 2026.
- More than 60% of the pre-launch sales have been taken up by existing residents, demonstrating confidence and preference for living within Battersea.

ARTIST IMPRESSION

Phase 3C: Rosewood House

- Sisk has been appointed as the main contractor for constructing two new buildings (PP3 & PP4) designed by Gehry Partners. The construction began in June 2026.
- The pre-launch sales for Rosewood House (PP4) have outperformed wider market with 44 units reserved or exchanged since May 2026. This positive uptake reflects a compelling product offering, attractive pricing, and sustained buyer interest.

ONE-BEDROOM APARTMENTS

THREE-BEDROOM APARTMENTS

KEY FACTS (ROSEWOOD HOUSE)

Architect – Gehry Partners | Total Units: 109

UNIT TYPE	BREAKDOWN
Studios One bedrooms	**18%**
Two bedrooms Three bedrooms Townhouses Sub-Penthouses Penthouses	**82%**

RESIDENTS' ROOFTOP GARDEN

RESIDENTS' CINEMA ROOM

RESIDENTS' LOUNGE, COWORKING SPACE

Malaysian Economy & Property Sector Outlook

Serenia City

Macroeconomic & Sector Outlook

- Resilient macro fundamentals, but property-sector recovery remains uneven across segments.
- The Group maintains disciplined launch phasing, pricing and product-market fit, while deploying capital into proven growth corridors and recurring-income platforms.

Macro Overview

Domestic fundamentals remain resilient, underpinned by strong growth, contained inflation and sustained investment momentum.

2.75%
OPR maintained

Stable monetary conditions continue to support financing visibility for buyers and corporates.
BNM maintained OPR at July 2026 MPC; stance remains appropriate.

1.9%
Q2 2026 Inflation
▲ 0.3 ppt QoQ

Inflation remains contained despite external cost pressures; BNM expects 1.5%–2.5% in 2026.
Contained inflation supports purchasing power and development cost visibility.

6.0%
Q2 2026 GDP Growth
▲ 0.6 ppt QoQ

Growth momentum strengthened in Q2; full-year 2026 growth expected within 4.0%–5.0%.
Downside risks to growth outlook include the prolonged Middle East conflict, potential economic slowdown in key trading partners, higher cost of living and low commodity production.

RM92.8b
Q1 2026 Approved Investments (MIDA)
▼ 0.2% YoY

Capital continues to flow into Malaysia's growth corridors, with Selangor and Johor among the leading investment destinations.
- Domestic investments increased 13.0% YoY.
- Foreign investments decreased 7.3% YoY.
- Selangor RM33.5b (+201% YoY) – 36.1% of RM92.8b

Sources: BNM Quarterly Bulletin 2Q 2026, Monthly Highlights & Statistics Jun 2026 and Monetary Policy Statement Jul 2026; MIDA Investment Performance, Q1 2026

Property Sector Overview

Financing demand improved in H1 2026 — residential approvals softened while non-residential financing strengthened.

LOAN APPLICATIONS
▲2.5% YoY
H1 2025 vs H1 2026
Property-related Loan Applications
RM311.8b → RM319.6b
Residential ▲2.6%
Non-residential ▲2.2%

APPROVED LOANS
▲1.2% YoY
H1 2025 vs H1 2026
Property-related Loan Approvals
RM133.3b → RM134.9b
Residential ▼1.2%
Non-Residential ▲6.5%

END-FINANCING
▲5.4% YoY
H1 2025 vs H1 2026
Residential Property End-financing
RM869.5b → RM916.9b
Gross impaired loans ratio: 1.1% → 1.2%

Source: Bank Negara Malaysia, Quarterly Bulletin 2Q 2026, Annex Table 7 – Property Sector.

Downside Pressures

Top 5 Materials Unit Price Change since Pre-conflict[1]	Mid - April 2026	Mid- Aug 2026
Diesel (Commercial)	+159%	+58%
Asphalt Concrete Binder Course	+37%	+22%
Asphalt Concrete Wearing Course	+35%	+26%
Coarse Sand	+20%	+2%
Aluminium	+16%	+12%

Costs Volatility
Energy price, Vehicle loading costs, and transportation costs.

Material Price Inflation
Diesel price and selected construction inputs remain elevated.

Potential Carbon Tax
Higher material and utility cost – currently under review.

[1]Pre-Middle East Conflict Baseline: 27 Feb 2026
Source: SD Prop Internal Analysis

Moving Forward

FY2026 Guidance

Quadria, Bandar Bukit Raja

FY2026 Guidance

- Sime Darby Property remains focused on disciplined execution, portfolio diversification and recurring income expansion.
- The Group will closely monitor external uncertainties and remain disciplined in maintaining operational and capital flexibility amid evolving market conditions.

FY2026 Guidance

RM4.7b	RM4.0b	>25%	≤ 0.5x	≤ 10%	~RM5b
Diversified Launch GDV Pipeline	**Sales Target**	**Gross Profit Margin**	**Net D/E Ratio**	**Completed Stocks**	**Assets Under Management**
56% Township Development 26% Integrated Development 18% International (Australia)	*Maintain FY2026 sales target as the Group continues to monitor external uncertainties*	*Taking into account potential variability in construction-related costs in the current environment*	*Balancing active working capital and investments required to grow AUM and expand recurring income initiatives*	*Maintained target to ensure optimal asset turnover*	*AUM & recurring income growth from new assets completion*

FY2026 Launch Plan

~RM2.7b GDV to be launched for the second half of the year as the Group continues to monitor external uncertainties.

	FY26 Planned Launches		1H FY26 Launches		FY26 Remaining Launches	
	GDV (RM bil)	GDV (%)	GDV (RM bil)	GDV (%)	GDV (RM bil)	GDV (%)
Township Development (TD)	2.6	56%	1.4	70%	1.2	45%
Integrated Development (ID)	1.2	26%	0.6	30%	0.6	22%
International (Australia)	0.9	18%	-	-	0.9	33%
Total	**4.7**	**100%**	**2.0**	**100%**	**2.7**	**100%**

Key Launches by Township (FY2026)

- **Industrial:**
  - Elmina Business Park 2, BBR Business Park, Vision Business Park, Hamilton Nilai City, XME Business Park
- **Commercial**:
  - City of Elmina, Bandar Bukit Raja, Serenia City
- **Residential High-Rise**:
  - Subang Jaya & Ara Damansara
- **Residential Landed**:
  - City of Elmina, Bandar Bukit Raja, Serenia City, Bandar Ainsdale, KL East, Nilai Impian
- **International**:
  - AURUM (Phase 1), Melbourne, Australia

Investment Proposition

Baleria, Serenia City

Sime Darby Property's Investment Proposition

Positioned to Driving Real Estate as a Value Multiplier for People, Businesses, Economies & the Planet

Robust Financial Performance

RM480.8m

PATAMI

84% YoY growth

As at 30 June 2026

- Robust financial performance with **Revenue** and **Gross Profit** recorded at **RM1,959.8m** & **RM682.0m** respectively.
- PBT and PATAMI increased to **RM635.6m** and **RM480.8m**, with robust growth at 60% and 84% YoY, respectively.

Revenue Visibility from Sustained Momentum

28

Active Townships

Landbank ~11,000 gross acres

As at 30 June 2026

- **Achieved Sales of RM1.8 billion** comprising of a diversified product mix.
- **Healthy unbilled sales of RM3.8 billion** providing earnings and cashflow visibility beyond the next three years.
- **~11,000 gross acres of landbank (excl. non-core land)** remaining representing a total GDV of ~RM104 billion.

Scaling Recurring Income Portfolio

~RM5.0b

AUM

+79% from Dec 2025

~RM2.25b

FUM

+125% from Dec 2025

- **Completion of hyperscale DC1** has started contributing to Recurring Income from Q2 FY26.
- **Metrohub 4 in E-Metro Logistics Park is now complete** with a pre-lease commitment of 13.4% of NLA.
- Continued **AUM pipeline visibility** (i.e DC2, Mydin & MH3).
- **Growing contribution from retail segment** (KLEM, ELM & KLGCC Mall) with a combined NLA of 850,000 sq. ft.

Resilient Balance Sheet & Financial Strength

35.5%

Net Gearing

Well positioned for long-term growth

- **Net Gearing at 35.5%** ensuring **sufficient headroom** to grow investment capex and expand assets under management to grow recurring income.
- **Completed inventories remain low at 2.8% of total inventories** (carrying value).

Thank you | Q&A

Our Purpose

Driving Real Estate as a **Value Multiplier** for People, Businesses, Economies & the Planet.