Sime Darby Property Berhad 197301002148 (15631-P)
+603-7849 5000
+603-7849 5688
simedarbyproperty.com
1-800-88-1118

Level 10, Block G, No. 2, Jalan PJU 1A/7A
Ara Damansara, PJU 1A 47301 Petaling Jaya,
Selangor Darul Ehsan, Malaysia.

QUARTERLY REPORT

On the consolidated results for the second quarter ended 30 June 2026

The Directors hereby announce the following:

Unaudited Condensed Consolidated Statement of Profit or Loss
Amounts in RM thousand unless otherwise stated

	Note	Quarter ended 30 June 2026	Quarter ended 30 June 2025	% +/(-)	Six (6) months ended 30 June 2026	Six (6) months ended 30 June 2025	% +/(-)
Revenue	A8	**1,160,635**	1,062,250	9.3	**1,959,819**	1,933,865	1.3
Cost of sales		**(742,780)**	(700,924)		**(1,277,842)**	(1,289,210)	
Gross profit		**417,855**	361,326	15.6	**681,977**	644,655	5.8
Marketing and selling expenses		**(41,196)**	(42,459)		**(73,779)**	(70,153)	
Administrative expenses		**(132,525)**	(81,303)		**(201,830)**	(154,433)	
Other operating income		**58,695**	8,101		**130,720**	14,684	
Operating profit		**302,829**	245,665		**537,088**	434,753	
Share of results of joint ventures		**98,846**	(35,002)		**78,842**	(56,554)	
Share of results of associates		**189**	523		**(161)**	576	
Other gains		**768**	446		**12,499**	611	
Profit before interest and tax		**402,632**	211,632	90.3	**628,268**	379,386	65.6
Finance income		**23,885**	23,289		**47,198**	46,921	
Finance costs		**(27,225)**	(16,144)		**(39,911)**	(27,932)	
Profit before tax		**399,292**	218,777	82.5	**635,555**	398,375	59.5
Tax expense	B6	**(74,690)**	(71,258)		**(147,933)**	(128,703)	
Profit for the financial period	A7	**324,602**	147,519	120.0	**487,622**	269,672	80.8
Profit for the financial period attributable to:							
- owners of the Company		**322,039**	143,543	124.4	**480,823**	261,952	83.6
- non-controlling interests		**2,563**	3,976		**6,799**	7,720	
		324,602	147,519	120.0	**487,622**	269,672	80.8
Basic and diluted earnings per share attributable to owners of the Company (sen)	B11	**4.74**	2.11	124.4	**7.07**	3.85	83.6

The unaudited Condensed Consolidated Statement of Profit or Loss should be read in conjunction with the accompanying explanatory notes and the audited financial statements for the financial year ended 31 December 2025.

SIME DARBY PROPERTY BERHAD
Registration No: 197301002148 (15631-P)

Unaudited Condensed Consolidated Statement of Comprehensive Income
Amounts in RM thousand unless otherwise stated

	Quarter ended 30 June		%	Six (6) months ended 30 June		%
	2026	**2025**	**+/(-)**	**2026**	**2025**	**+/(-)**
Profit for the financial period	**324,602**	147,519	120.0	**487,622**	269,672	80.8
Other comprehensive income/(loss):						
Items which will subsequently be reclassified to profit or loss (net of tax):						
Currency translation differences	**19,850**	28,839		**(28,261)**	71,339	
Items which will not subsequently be reclassified to profit or loss (net of tax):						
Share of other comprehensive loss of a joint venture and an associate	**(1,720)**	(2,014)		**(434)**	(2,014)	
Net changes in fair value of investment at fair value through other comprehensive income ("FVOCI")	**–**	(2,691)		**–**	(2,691)	
Total other comprehensive income/ (loss) for the financial period	**18,130**	24,134	(24.9)	**(28,695)**	66,634	(143.1)
Total comprehensive income for the financial period	**342,732**	171,653	99.7	**458,927**	336,306	36.5
Total comprehensive income for the financial period attributable to:						
- owners of the Company	**340,181**	167,693	102.9	**452,111**	328,626	37.6
- non-controlling interests	**2,551**	3,960		**6,816**	7,680	
	342,732	171,653	99.7	**458,927**	336,306	36.5

The unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the accompanying explanatory notes and the audited financial statements for the financial year ended 31 December 2025.

SIME DARBY PROPERTY BERHAD
Registration No: 197301002148 (15631-P)

Unaudited Condensed Consolidated Statement of Financial Position
Amounts in RM thousand unless otherwise stated

	Note	Unaudited As at 30 June 2026	Audited As at 31 December 2025
Non-current assets			
Property, plant and equipment		**596,964**	587,412
Investment properties		**4,655,265**	3,688,640
Inventories (Note 1)		**4,755,136**	4,913,463
Joint ventures		**2,332,658**	2,521,731
Associates		**128,572**	129,168
Investments		**65,496**	65,496
Intangible assets		**11,133**	9,626
Deferred tax assets		**537,922**	595,625
Receivables		**187,757**	198,605
Tax recoverable		**20,539**	24,845
Contract assets		**946,117**	981,509
		14,237,559	13,716,120
Current assets			
Inventories (Note 1)		**1,963,122**	1,778,066
Receivables		**1,253,351**	845,225
Contract assets		**1,307,647**	1,544,022
Prepayment		**11,936**	8,921
Tax recoverable		**10,035**	23,954
Cash held under Housing Development Accounts		**642,419**	315,876
Bank balances, deposits and cash		**196,469**	386,205
		5,384,979	4,902,269
Assets held for sale		**–**	823
Total assets	A7	**19,622,538**	18,619,212
Equity			
Share capital		**6,800,839**	6,800,839
Fair value reserve		**40,482**	40,916
Exchange reserve		**17,669**	45,947
Revaluation reserve		**27,250**	27,250
Share-based payment reserve		**5,822**	–
Retained profits		**4,005,109**	3,635,377
Attributable to owners of the Company		**10,897,171**	10,550,329
Non-controlling interests		**421,795**	238,467
Total equity		**11,318,966**	10,788,796
Non-current liabilities			
Payables		**117,151**	118,157
Borrowings	B8	**2,464,840**	2,564,345
Lease liabilities		**29,210**	22,006
Provisions		**16,413**	16,268
Contract liabilities		**265,755**	264,763
Deferred tax liabilities		**290,296**	293,054
		3,183,665	3,278,593

SIME DARBY PROPERTY BERHAD
Registration No: 197301002148 (15631-P)

Unaudited Condensed Consolidated Statement of Financial Position (continued)
Amounts in RM thousand unless otherwise stated

	Note	Unaudited As at 30 June 2026	Audited As at 31 December 2025
Current liabilities			
Payables		**2,128,296**	1,841,338
Borrowings	B8	**2,358,512**	1,960,144
Lease liabilities		**1,839**	27,802
Provisions		**92,179**	239,250
Contract liabilities		**440,334**	350,128
Tax provision		**98,747**	133,161
		5,119,907	4,551,823
Total liabilities		**8,303,572**	7,830,416
Total equity and liabilities		**19,622,538**	18,619,212
Net assets per share attributable to owners of the Company (RM)		**1.60**	1.55

Note:

1. Inventories

	Unaudited As at 30 June 2026	Audited As at 31 December 2025
Ongoing development	**1,775,668**	1,667,174
Completed development units	**186,013**	109,285
Others	**1,441**	1,607
	1,963,122	1,778,066
Not within normal operating cycle	**4,755,136**	4,913,463
	6,718,258	6,691,529

The unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the accompanying explanatory notes and the audited financial statements for the financial year ended 31 December 2025.

SIME DARBY PROPERTY BERHAD
Registration No: 197301002148 (15631-P)

Unaudited Condensed Consolidated Statement of Changes in Equity
Amounts in RM thousand unless otherwise stated

	Note	Share capital	Fair value reserve	Exchange reserve	Revaluation reserve[1]	Share-based payment reserve[2]	Retained profits	Attributable to owners of the Company	Non-controlling interests	Total equity
Period ended 30 June 2026										
At 1 January 2026		**6,800,839**	**40,916**	**45,947**	**27,250**	**–**	**3,635,377**	**10,550,329**	**238,467**	**10,788,796**
Profit for the financial period		**–**	**–**	**–**	**–**	**–**	**480,823**	**480,823**	**6,799**	**487,622**
Other comprehensive (loss)/income		**–**	**(434)**	**(28,278)**	**–**	**–**	**–**	**(28,712)**	**17**	**(28,695)**
Total other comprehensive (loss)/income for the financial period		**–**	**(434)**	**(28,278)**	**–**	**–**	**480,823**	**452,111**	**6,816**	**458,927**
Transaction with owners:										
- share-based payment expense	**B7**	**–**	**–**	**–**	**–**	**5,822**	**–**	**5,822**	**–**	**5,822**
- dilution of equity interest in subsidiaries	**A12**	**–**	**–**	**–**	**–**	**–**	**4,523**	**4,523**	**176,512**	**181,035**
- dividend paid		**–**	**–**	**–**	**–**	**–**	**(115,614)**	**(115,614)**	**–**	**(115,614)**
At 30 June 2026		**6,800,839**	**40,482**	**17,669**	**27,250**	**5,822**	**4,005,109**	**10,897,171**	**421,795**	**11,318,966**
Period ended 30 June 2025										
At 1 January 2025		6,800,839	44,406	98,732	–	–	3,321,661	10,265,638	231,316	10,496,954
Profit for the financial period		–	–	–	–	–	261,952	261,952	7,720	269,672
Other comprehensive (loss)/income		–	(4,705)	71,379	–	–	–	66,674	(40)	66,634
Total other comprehensive (loss)/income for the financial period		–	(4,705)	71,379	–	–	261,952	328,626	7,680	336,306
Transaction with owners:					–	–				
- dividends paid		–	–	–	–	–	(102,013)	(102,013)	–	(102,013)
- dividend payable		–	–	–	–	–	–	–	(3,520)	(3,520)
At 30 June 2025		6,800,839	39,701	170,111	–	–	3,481,600	10,492,251	235,476	10,727,727

(1) The revaluation reserve represents the fair value adjustment arising from the transfer of a Group's joint venture's owned-occupied property to investment properties.
(2) The share-based payment reserve represents the amount recognised in equity in respect of equity-settled share-based payment awards in accordance with MFRS 2.

The unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the accompanying explanatory notes and the audited financial statements for the financial year ended 31 December 2025.

SIME DARBY PROPERTY BERHAD
Registration No: 197301002148 (15631-P)

Unaudited Condensed Consolidated Statement of Cash Flows
Amounts in RM thousand unless otherwise stated

	Six (6) months ended 30 June	
	2026	**2025**
Cash flow from operating activities		
Profit for the financial period	**487,622**	269,672
Adjustments for:		
Share of results of joint ventures and associates	**(78,681)**	55,978
Depreciation and amortisation	**26,574**	24,844
Changes in fair value on investment properties	**(119,954)**	(4,300)
Net addition/(reversal) of expected credit losses on receivables	**36,643**	(1,631)
Reversal of impairment of properties	**–**	(529)
Write-down of inventories	**–**	2,675
Write-off of properties	**802**	–
Gain on disposal of properties	**(12,422)**	(9)
Provisions	**(1,479)**	8,219
Finance income	**(47,198)**	(46,921)
Finance costs	**39,911**	27,932
Tax expense	**147,933**	128,703
Share-based payment expense	**5,822**	–
Amortisation of contract cost assets	**9,472**	8,993
	495,045	473,626
Changes in working capital:		
- inventories, receivables and other assets	**(16,861)**	(337,535)
- payables, provisions and other liabilities	**162,134**	144,657
Cash generated from operations	**640,318**	280,748
Tax paid (net)	**(109,084)**	(110,399)
Net cash from operating activities	**531,234**	170,349
Cash flow from investing activities		
Finance income received	**8,716**	9,592
Proceeds from disposal of:		
- property, plant and equipment	**20**	9
- asset held for sale	**12,201**	–
Additions of:		
- property, plant and equipment	**(34,437)**	(23,789)
- investment properties	**(540,001)**	(515,028)
- intangible assets	**(3,096)**	(1,266)
Acquisition of subsidiaries	**–**	(106,033)
Subscription of additional interests/ Advances to joint ventures	**–**	(139,330)
Capital repayment from joint ventures	**78,119**	8,500
Dividend received from joint ventures	**6,500**	13,000
Net cash used in investing activities	**(471,978)**	(754,345)
Cash flow from financing activities		
Finance costs paid	**(98,756)**	(71,691)
Long-term borrowings:		
- drawdowns	**–**	800,000
- repayments	**(100,532)**	(98,293)
Short-term borrowings:		
- drawdowns	**552,121**	945,554
- repayments	**(160,000)**	(932,481)
Repayments of lease liabilities	**(1,222)**	(662)
Dividend paid on ordinary shares	**(115,614)**	(102,013)
Net cash from financing activities	**75,997**	540,414

Unaudited Condensed Consolidated Statement of Cash Flows (continued)
Amounts in RM thousand unless otherwise stated

	Six (6) months ended 30 June	
	2026	**2025**
Net changes in cash and cash equivalents	**135,253**	(43,582)
Foreign exchange differences	**68**	(744)
Cash and cash equivalents at beginning of the year	**686,862**	640,445
Cash and cash equivalents at end of the financial period	**822,183**	596,119

For the purpose of the Condensed Consolidated Statement of Cash Flows, cash and cash equivalents comprised the following:

Cash held under Housing Development Accounts	**642,419**	371,516
Bank balances, deposits and cash	**196,469**	224,603
	838,888	596,119
Less: Amount restricted in trust and sinking funds	**(16,705)**	–
	822,183	596,119

The unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the accompanying explanatory notes and the audited financial statements for the financial year ended 31 December 2025.

Amounts in RM thousand unless otherwise stated

EXPLANATORY NOTES

This interim financial report is prepared in accordance with the requirements of Paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and complied with the requirements of the Malaysian Financial Reporting Standard ("MFRS") 134 - Interim Financial Reporting and other MFRS issued by the Malaysian Accounting Standards Board ("MASB").

The interim financial report is unaudited and should be read in conjunction with the Group's audited consolidated financial statements for the financial year ended 31 December 2025.

A. EXPLANATORY NOTES PURSUANT TO MFRS 134

A1. Basis of Preparation

The accounting policies and presentation adopted for this interim financial report are consistent with those adopted for the audited consolidated financial statements for the financial year ended 31 December 2025 except as described below.

Accounting pronouncements that have been newly adopted for this interim financial period:

Annual Improvements to MFRS Standards for enhanced consistency

Amendments to MFRS 9 and MFRS 7	Amendments to the Classification and Measurement of Financial Instruments
	Contracts Referencing Nature-dependent Electricity

The adoption of the above did not result in any changes to the Group's results and financial position for this interim financial period.

A2. Seasonal or Cyclical Factors

The Group's operations are not affected by seasonal or cyclical factors.

A3. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no material unusual items affecting the Group's assets, liabilities, equity, net income, or cash flows during the financial period under review.

A4. Material Changes in Estimates

There were no material changes in the estimates of amounts reported in prior financial years that have a material effect on the results for the current financial period under review.

A5. Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities during the financial period under review.

The Company has 6,800,839,377 ordinary shares in issue as at 30 June 2026.

A6. Dividend Paid

The second interim single tier dividend in respect of the financial year ended 31 December 2025 of 1.70 sen per ordinary share, amounting to RM115.6 million was paid on 23 April 2026.

Amounts in RM thousand unless otherwise stated

A7. Segment Information

The Group previously reported three business segments, namely Property Development, Investment and Asset Management, and Leisure.

Following the Group's internal reorganisation to strengthen operational focus and improve organisational alignment, certain business activities previously reported under Leisure segment have been reclassified to Investment and Asset Management segment. The remaining business activities previously reported under Leisure are presented under Golf and Sports segment to better reflect its strategic focus on revenue growth and customer experience within the golf and sport business.

Accordingly, the Group's current reportable business segments comprise Property Development, Investment and Asset Management, and Golf and Sports. Comparative segment information has been restated to conform with the current year's presentation, as disclosed in Notes A7, B1 and B2.

The senior management of the Group reviews the operations and performance of the respective business segments on a regular basis and their respective performances are as follows:

a. Segment results

	Property Development	Investment and Asset Management	Golf and Sports	Elimination	Total
Six (6) months ended 30 June 2026					
Revenue:					
External	1,779,625	137,775	42,419	–	1,959,819
Inter-segment	152,789	5,788	1,307	(159,884)	–
	1,932,414	143,563	43,726	(159,884)	1,959,819
Cost of sales	(1,277,944)	(63,997)	(24,455)	88,554	(1,277,842)
Gross profit	654,470	79,566	19,271	(71,330)	681,977
Marketing and selling expenses	(68,457)	(5,201)	(121)	–	(73,779)
Administrative expenses	(150,805)	(37,229)	(21,428)	7,632	(201,830)
Other operating income	9,625	409	680	120,006	130,720
Operating profit/(loss)	444,833	37,545	(1,598)	56,308	537,088
Share of results of joint ventures and associates	(43,901)	122,582	–	–	78,681
Segment results	400,932	160,127	(1,598)	56,308	615,769
Other gains	445	12,034	20	–	12,499
Profit/(Loss) before interest and tax	401,377	172,161	(1,578)	56,308	628,268
Finance income	23,422	37,689	1,084	(14,997)	47,198
Finance costs	(23,764)	(30,629)	(515)	14,997	(39,911)
Profit/(Loss) before tax	401,035	179,221	(1,009)	56,308	635,555
Tax expense	(124,631)	(11,183)	(302)	(11,817)	(147,933)
Profit/(Loss) for the financial period	276,404	168,038	(1,311)	44,491	487,622

Included in profit/(loss) for the financial period are:

	Property Development	Investment and Asset Management	Golf and Sports	Total
Changes in fair value on investment properties	120,420	(466)	–	119,954
Gain on disposal of assets held for sale	–	12,402	–	12,402

Amounts in RM thousand unless otherwise stated

A7. Segment Information (continued)

a. Segment results (continued)

	Property Development	Investment and Asset Management	Golf and Sports	Elimination	Total
Six (6) months ended 30 June 2025 Restated					
Revenue:					
External	1,803,578	86,652	43,635	–	1,933,865
Inter-segment	154,129	6,824	763	(161,716)	–
	1,957,707	93,476	44,398	(161,716)	1,933,865
Cost of sales	(1,298,683)	(50,465)	(23,552)	83,490	(1,289,210)
Gross profit	659,024	43,011	20,846	(78,226)	644,655
Marketing and selling expenses	(66,992)	(2,688)	(473)	–	(70,153)
Administrative expenses	(105,544)	(30,350)	(25,922)	7,383	(154,433)
Other operating income	10,199	4,528	56	(99)	14,684
Operating profit/(loss)	496,687	14,501	(5,493)	(70,942)	434,753
Share of results of joint ventures and associates	(48,661)	(7,317)	–	–	(55,978)
Segment results	448,026	7,184	(5,493)	(70,942)	378,775
Other gains	216	395	–	–	611
Profit/(Loss) before interest and tax	448,242	7,579	(5,493)	(70,942)	379,386
Finance income	20,477	39,190	1,672	(14,418)	46,921
Finance costs	(29,086)	(12,792)	(472)	14,418	(27,932)
Profit/(Loss) before tax	439,633	33,977	(4,293)	(70,942)	398,375
Tax expense	(127,367)	(8,124)	(306)	7,094	(128,703)
Profit/(Loss) for the financial period	312,266	25,853	(4,599)	(63,848)	269,672

Included in profit/(loss) for the financial period are:

	Property Development	Investment and Asset Management	Golf and Sports	Total
Changes in fair value on investment properties	–	4,300	–	4,300
Reversal of impairment on property, plant and equipment	–	529	–	529

Amounts in RM thousand unless otherwise stated

A7. Segment Information (continued)

b. Segment assets

	Property Development	Investment and Asset Management	Golf and Sports	Elimination	Total
As at 30 June 2026					
Operating assets	**11,795,035**	**6,300,550**	**378,199**	**(1,880,972)**	**16,592,812**
Joint ventures and associates	**2,215,254**	**266,892**	**–**	**(20,916)**	**2,461,230**
	14,010,289	**6,567,442**	**378,199**	**(1,901,888)**	**19,054,042**
Tax assets					**568,496**
Total assets					**19,622,538**
As at 31 December 2025 Restated					
Operating assets	11,235,209	5,181,734	374,469	(1,468,346)	15,323,066
Joint ventures and associates	2,321,116	350,699	–	(20,916)	2,650,899
Assets held for sale	–	823	–	–	823
	13,556,325	5,533,256	374,469	(1,489,262)	17,974,788
Tax assets					644,424
Total assets					18,619,212

A8. Revenue

	Six (6) months ended 30 June	
	2026	**2025**
Revenue comprise the following:		
Revenue from contracts with customers	**1,859,645**	1,877,106
Revenue from rental income	**100,174**	56,759
	1,959,819	1,933,865
Disaggregation of the Group's revenue from contracts with customers:		
Geographical market		
- Malaysia	**1,859,645**	1,877,106
Timing of revenue recognition		
- over time	**1,743,021**	1,674,424
- at point in time	**116,624**	202,682
	1,859,645	1,877,106

Amounts in RM thousand unless otherwise stated

A9. Capital Commitments

	As at 30 June 2026	As at 31 December 2025
Contracted capital commitments:		
- investment properties	**1,892,298**	1,487,016
- property, plant and equipment	**35,366**	27,848
- intangible assets	**4,948**	2,679
	1,932,612	1,517,543

A10. Significant Related Party Transactions

Significant related party transactions during the financial period ended 30 June 2026 are as follows:

a. Transactions with shareholders and Government

Permodalan Nasional Berhad ("PNB") and the funds managed by its subsidiary, Amanah Saham Nasional Berhad ("ASNB"), together own 45.8% as at 30 June 2026 of the issued share capital of the Company. PNB is an entity controlled by the Malaysian Government through Yayasan Pelaburan Bumiputra ("YPB"). The Group considers that, for the purpose of MFRS 124 – Related Party Disclosures, YPB and the Malaysian Government are in the position to exercise significant control over it. As a result, the Malaysian Government and Malaysian Government's controlled bodies (collectively referred to as government-related entities) are related parties of the Group and the Company.

All the transactions entered by the Group with shareholders and related parties are conducted in the ordinary course of the Group's businesses.

	Six (6) months ended 30 June 2026	Six (6) months ended 30 June 2025
b. Transactions with joint ventures		
Sime Darby Property MIT Development Sdn Bhd		
- Capital repayment	**49,675**	–
- Acquisition of subsidiaries	**–**	(120,470)
- Advances to joint venture	**–**	(103,125)
Battersea Project Holding Company Limited		
Advances to joint venture	**–**	(23,637)
SDPLOG 1 (MY Holdings) Sdn Bhd		
Capital repayment	**28,444**	–
c. Transactions with Directors, key management personnel and their close family members		
Sale of properties by the Group	**7,390**	8,069

Other than disclosed above, other related parties' transaction is shown in the Statement of Cash Flows.

A11. Material Events Subsequent to the End of the Financial Period

There were no material events subsequent to the end of the financial period under review to 17 August 2026 being a date not earlier than 7 days from the date of issue of the quarterly report, other than as disclosed below.

(a) Proposed acquisition of Wisma UNIRAZAK

On 6 July 2026, Sime Darby Property (KLGCC Resort) Sdn Bhd ("KLGCC"), a wholly-owned subsidiary of the Group has accepted a binding Letter of Offer ("LOO") issued by Permodalan Nasional Berhad ("PNB") for the proposed acquisition of a fifteen (15)-storey office building with one (1) level of basement carpark known as Wisma UNIRAZAK erected upon a parcel of freehold located held under Geran 2976, Lot 229 Seksyen 43, Bandar Kuala Lumpur, District of Kuala Lumpur, State of Federal Territory of Kuala Lumpur, measuring approximately 5,922.4 square metres, for a total purchase consideration of RM160.0 million.

Pursuant to the LOO, KLGCC and PNB shall negotiate and enter into a sale and purchase agreement ("SPA") accordingly.

(b) Capital injection by Sime Darby Property (Kerayong) Sdn Bhd into Kerayong Development Consortium Sdn Bhd

On 15 July 2026, Sime Darby Property (Kerayong) Sdn Bhd ("SDP Kerayong"), a wholly-owned subsidiary of the Group, and SD Guthrie Land Ventures Sdn Bhd ("SDG Land Ventures"), a wholly-owned subsidiary of SD Guthrie Berhad ("SD Guthrie") (SDP Kerayong and SDG Land Ventures collectively, the "JVCo Shareholders"), had entered into two (2) interconditional sale and purchase agreement ("SPA") to acquire two (2) parcels of freehold agriculture land located in Mukim Jeram, District of Kuala Selangor, measuring approximately 1,021.93 acres for a total purchase consideration of RM798.3 million ("Land Acquisition"), for the purpose of subsequent master planning and development.

In connection therewith, SDP Kerayong will provide capital of up to RM100.0 million via shares and short-term advance to fund its 50% proportionate share of the funding requirements by the JVCo Shareholders to the Kerayong JVCo pursuant to Shareholders' Agreement dated 5 November 2025, in connection with the Land Acquisition and related costs by the Kerayong Development Consortium Sdn Bhd ("Kerayong JVCo") accordingly.

On 20 July 2026, pursuant to the SPA, SDP Kerayong has injected capital in the form of short-term advance amounting to RM39.9 million, to the Kerayong JVCo, being the 10% payment of the land purchase consideration of the SPA.

(c) Establishment of RM2.6 billion Sukuk Programme for hyperscale data centres and industrial & logistics

On 24 July 2026, Sime Darby Property NEV (Holdings) Sdn Bhd ("SDP NEV"), a subsidiary of Sime Darby Property Berhad ("Sime Darby Property" or the "Group"), established an Unrated Sukuk Wakalah Programme of up to RM2.6 billion in nominal value with a tenure of seven (7) years from the first issuance date. The programme will support the funding requirements of SDP NEV, which was established to undertake the development of the Group's new economy assets, including hyperscale data centres in Elmina Business Park and a build-to-suit distribution warehouse in the City of Elmina.

(d) Proposed acquisition of the Kulai land

On 11 August 2026, Sime Darby Property (Kulai) Sdn Bhd ("SDP Kulai"), a wholly-owned subsidiary of the Group has entered into a conditional SPA with SD Guthrie for the acquisition of two (2) parcels of freehold agriculture land located in Mukim of Senai, District of Kulai, measuring approximately 556.96 acres for a total purchase consideration of RM418.5 million.

The SPA shall become unconditional on the date when the last of the Conditions Precedent ("CP") has been fulfilled in accordance with the terms and conditions of the SPA.

Amounts in RM thousand unless otherwise stated

A12. Effect of Significant Changes in the Composition of the Group

There were no significant changes in the composition of the Group for the financial period ended 30 June 2026, other than as disclosed below.

Dilution of interest in subsidiaries

On 9 June 2026, Sime Darby Property New Economy Venture PLT ("Main Fund"), Sime Darby Property NEV (GP) Sdn Bhd ("Main Fund General Partner"), Sime Darby Property New Economy Venture Partners PLT ("Sidecar"), Sime Darby Property NEV Partners (GP) Sdn Bhd ("Sidecar General Partner"), and Sime Darby Property Ventures (MY) Sdn Bhd ("SDP Investor") have entered into the following agreements:

a) an Amended and Restated Limited Liability Partnership Agreement of the Main Fund ("Main Fund LLPA") between the Main Fund, the Main Fund General Partner, the SDP Investor, Employees Provident Fund ("EPF"), Lembaga Tabung Angkatan Tentera ("LTAT") and Great Eastern Life Assurance (Malaysia) Berhad ("GELM") (EPF, LTAT and GELM each in their capacity as a limited partner); and

b) an Amended and Restated Limited Liability Partnership Agreement of the Sidecar ("Sidecar LLPA") between the Sidecar, Sidecar General Partner, SDP Investor and EPF in its capacity as a limited partner;

(collectively, the "Main Fund and Sidecar LLPAs"), in connection with the admission and participation of EPF, LTAT and GELM as limited partners in the Main Fund, and EPF as a limited partner in the Sidecar (the Main Fund and the Sidecar collectively, the "Fund").

Accordingly, upon the admission and participation of EPF, LTAT and GELM as limited partners, the Group's effective economic interest in the Main Fund was diluted from 100.00% to 50.01%.

As the Group continues to control the Fund after the dilution, the transaction has been accounted for as an equity transaction, and the financial impact is reflected in the Statement of Changes in Equity accordingly.

A13. Contingent Liabilities – unsecured

	As at 30 June 2026	**As at 31 December 2025**
Claims pending against the Group	**45,677**	45,677

A14. Financial Instruments

The carrying amounts of financial instruments measured at amortised cost approximate their fair values due to the relatively short-term nature of these financial instruments.

The fair values of financial instruments measured at Fair Value through Other Comprehensive Income ("FVOCI") are as follows:

	As at 30 June 2026	**As at 31 December 2025**
Investments – unquoted shares	**65,496**	65,496

Unquoted shares are measured at FVOCI at Level 3 of the fair value hierarchy. The fair values of the unquoted shares are determined using valuation technique based on inputs other than quoted prices.

Amounts in RM thousand unless otherwise stated

B. EXPLANATORY NOTES PURSUANT TO PARAGRAPH 9.22 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1. Review of Group Performance

	Six (6) months ended 30 June 2026	Six (6) months ended 30 June 2025 Restated	% +/(-)
Segment revenue:			
Property development	**1,779,625**	1,803,578	(1.3)
Investment and asset management	**137,775**	86,652	59.0
Golf and sports	**42,419**	43,635	(2.8)
Revenue	**1,959,819**	1,933,865	1.3
Segment results:			
Property development	**457,240**	377,084	21.3
Investment and asset management	**160,127**	7,174	2,132.0
Golf and sports	**(1,598)**	(5,483)	70.9
	615,769	378,775	
Other gains	**12,499**	611	
Profit before interest and tax	**628,268**	379,386	65.6
Finance income	**47,198**	46,921	
Finance costs	**(39,911)**	(27,932)	
Profit before tax ("PBT")	**635,555**	398,375	59.5
Tax expense	**(147,933)**	(128,703)	
Profit for the financial period	**487,622**	269,672	80.8
Profit for the financial period attributable to:			
- owners of the Company	**480,823**	261,952	83.6
- non-controlling interests	**6,799**	7,720	
	487,622	269,672	80.8

The Group recorded revenue of RM1,959.8 million for the six months ended 30 June 2026 ("1H FY2026"), compared to RM1,933.9 million in the corresponding period last year ("1H FY2025"). The improvement was primarily driven by the investment and asset management segment, which recorded a 59.0% increase in revenue, reflecting the expansion of the Group's recurring income portfolio while underlying revenue from the property development segment improved, excluding non-core land sales recognised in 1H FY2025. This was partially offset by lower contributions from the golf and sports segments.

PBT increased by 59.5% to RM635.6 million from RM398.4 million in 1H FY2025, mainly driven by stronger underlying performance from the property development and investment and asset management segment, supported by fair value gains on investment properties recognised upon the completion of assets as well as improved share of results from joint ventures arising from the reversal of provisions for disposal obligations upon completion of a settlement relating to a previously disposed property to a joint venture. These gains were partially offset by the financial impact arising from the High Court's order in relation to the Group's material litigation, as further disclosed in B9 Material Litigations of the Quarter Report.

Other gains in the current period included a RM12.4 million gain from the disposal of an asset held for sale.

The results of each business segment are analysed below:

a) Property development

The property development segment remained the Group's main revenue contributor, accounting for 90.8% of the Group's revenue. Revenue remained resilient at RM1,779.6 million, with a shift in product mix compared to 1H FY2025. Higher contributions from industrial and residential high-rise products, with higher stage of completion, were partially offset by lower contributions from residential landed due to the timing of launches and the absence of non-core land sales in 1H FY2026.

B1. Review of Group Performance (continued)

The results of each business segment are analysed below: (continued)

a) Property development (continued)

Segment profit increased by 21.3% to RM457.2 million from RM377.1 million in the same period last year driven by resilient underlying performance across key townships, including Bandar Bukit Raja, Elmina Business Park, City of Elmina, Serenia City and KLGCC Resort. Segment's results were further enhanced by the fair value gains on investment properties of RM120.4 million recognised upon completion, primarily from the built-to-lease data centre and semi-detached factories. These contributions were partially offset by the financial impact of RM36.2 million arising from the High Court's decision on the Group's material litigation relating to a compulsory land acquisition.

b) Investment and asset management

Revenue from investment and asset management segment increased by 59.0% to RM137.8 million from RM86.7 million 1H FY2025 driven by the commencement of lease income from the built-to-lease data centre following its completion in March 2026, higher retail contributions from KLGCC Mall and rental uplifts across the retail portfolio, as well as increased revenue from concession arrangements. The segment also benefited from a full six-month rental contribution from the expanded logistics portfolio, following the acquisition of industrial assets in Bandar Bukit Raja in March 2025.

The segment profit rose to RM160.1 million from RM7.2 million mainly attributable to improved share of results from joint ventures following the reversal of provisions for disposal obligations upon completion of settlement relating to a property disposed to a joint venture, coupled with stronger operating performance of the segment.

c) Golf and sports

The golf and sports segment recorded revenue of RM42.4 million, marginally lower than RM43.6 million in 1H FY2025, mainly due to lower contributions from banqueting, food & beverage, and membership activities.

The segment's loss narrowed to RM1.6 million from RM5.5 million in the corresponding period last year, which was impacted by higher depreciation charges arising from an asset review exercise undertaken as part of the Group's asset enhancement initiatives.

Amounts in RM thousand unless otherwise stated

B2. Material Changes in Profit for the Current Quarter as Compared to the Preceding Quarter

	Quarter ended 30 June 2026	Quarter ended 31 March 2026 Restated	% +/(-)
Segment revenue:			
Property development	**1,057,131**	722,494	46.3
Investment and asset management	**82,648**	55,127	49.9
Golf and sports	**20,856**	21,563	(3.3)
Revenue	**1,160,635**	799,184	45.2
Segment results:			
Property development	**248,533**	208,707	19.1
Investment and asset management	**154,711**	5,416	2,756.6
Golf and sports	**(1,380)**	(218)	(533.0)
	401,864	213,905	87.9
Other gains	**768**	11,731	
Profit before interest and tax	**402,632**	225,636	78.4
Finance income	**23,885**	23,313	
Finance costs	**(27,225)**	(12,686)	
Profit before tax ("PBT")	**399,292**	236,263	69.0
Tax expense	**(74,690)**	(73,243)	
Profit for the financial period	**324,602**	163,020	99.1
Profit for the financial period attributable to:			
- owners of the Company	**322,039**	158,784	102.8
- non-controlling interests	**2,563**	4,236	
	324,602	163,020	99.1

The Group delivered a strong performance in the current quarter, with revenue increasing by 45.2% to RM1,160.6 million from RM799.2 million in the preceding quarter. The increase was driven by higher contributions from the property development and investment and asset management segment, following the commencement of lease income from the built-to-lease data centre.

PBT increased by 69.0% to RM399.3 million from RM236.3 million in the preceding quarter, reflecting improved operating performance across the property development and investment and asset management segments. The quarter's result included share profit from joint venture arising from the reversal of provisions for disposal obligations upon completion of a settlement relating to a previously disposed property to a joint venture. These were partially offset by the financial impact arising from the High Court's order on the Group's material litigation, while the preceding quarter PBT included higher fair value gains on investment properties.

Other gains in the preceding quarter included a RM12.4 million gain from the disposal of an asset held for sale.

The results of each business segment are analysed below:

a) Property development

Revenue from the property development segment increased by 46.3% to RM1,057.1 million from RM722.5 million in the preceding quarter driven by higher revenue recognition across all product categories, particularly industrial, residential high-rise and commercial products.

The segment profit improved by 19.1% to RM248.5 million from RM208.7 million in the preceding quarter, driven by higher contributions from ongoing developments across key townships, mainly in Bandar Bukit Raja, KLGCC Resort, Hamilton Nilai City, SJ7 and SJCC.

B2. Material Changes in Profit for the Current Quarter as Compared to the Preceding Quarter (continued)

The results of each business segment are analysed below: (continued)

a) Property development (continued)

The improvement in segment profit was partially impacted by the High Court's order on the Group's material litigation relating to a compulsory land acquisition of RM36.2 million. Segment results for both the current and preceding quarters included fair value gains recognised upon completion of investment properties amounting to RM55.3 million and RM65.1 million, respectively.

b) Investment and asset management

Revenue from the investment and asset management segment increased by 49.9% to RM82.6 million from RM55.1 million in the preceding quarter, mainly attributable to the commencement of lease income from the built-to-lease data centre, further strengthening the Group's recurring income base. The increase was also supported by higher contributions from KLGCC Convention Centre following its reopening from a temporary closure for upgrading works in the preceding quarter.

Segment profit increased to RM154.7 million from RM5.4 million in the preceding quarter, mainly attributable to share profit from joint venture arising from the reversal of provisions for disposal obligations upon completion of a settlement relating to a previously disposed property to a joint venture, coupled with stronger operating performance of the segment.

c) Golf and sports

The golf and sports segment recorded revenue of RM20.9 million, 3.3% lower than RM21.6 million in the preceding quarter, mainly due to lower golfing activity during the quarter. Correspondingly, the segment recorded a higher loss of RM1.4 million from RM0.2 million in the preceding quarter, with higher operational costs weighing on margins.

B3. Prospects

Malaysia's economy expanded by 6.0% in the second quarter of 2026, supported by resilient domestic demand, favorable exports and continued investment activity, as reported by Bank Negara Malaysia ("BNM"). The full year GDP growth forecast is maintained at 4.0% to 5.0%, underpinned by sustained domestic fundamentals amid evolving global economic conditions. The Overnight Policy Rate ("OPR") remained unchanged at 2.75%, while headline inflation increased to 1.9% during the quarter.

The Group sustained its sales momentum, recording sales of RM1.8 billion for H1 FY2026, supported by bookings of RM1.0 billion (as at 9 August 2026) and unbilled sales of RM3.8 billion, providing continued earnings and cash flow visibility beyond the next three years.

The Group remains positive on the outlook for the remainder of the year, supported by sustained demand across its townships and a diversified launch pipeline. In H2 FY2026, the Group will continue to launch a range of products to capture market demand, particularly in the residential, industrial and commercial segments. These initiatives will be supported by disciplined execution, proactive cost management and continued efforts to strengthen the Group's development and recurring income portfolio. Barring unforeseen circumstances, the Group remains on track to deliver its FY2026 sales target of RM4.0 billion and planned launches of RM4.7 billion.

Amounts in RM thousand unless otherwise stated

B4. Variance of Actual Profit from Profit Forecast or Profit Guarantee

Not applicable as there was no profit forecast or profit guarantee issued.

B5. Profit for the financial period

	Quarter ended 30 June		Six (6) months ended 30 June	
	2026	**2025**	**2026**	**2025**
Included in profit for the financial period are the following:				
Depreciation and amortisation	**(13,960)**	(12,913)	**(26,574)**	(24,844)
Changes in fair value on investment properties arising from:				
- valuation of investment properties	**55,292**	–	**120,420**	4,300
- deferred lease incentives	**(466)**	–	**(466)**	–
Net (addition)/ reversal of expected credit loss on receivables	**(37,368)**	593	**(36,643)**	1,631
Write-down of inventories	**–**	–	**–**	(2,675)
Write-off of:				
- property, plant and equipment	**(33)**	–	**(33)**	–
- investment properties	**(365)**	–	**(769)**	–
Included in other gains/(losses) are:				
Gain on disposal of:				
- property, plant and equipment	**20**	–	**20**	9
- assets held for sale	**–**	–	**12,402**	–
Reversal of impairment of property, plant and equipment	**–**	–	**–**	529
Net foreign exchange gain	**724**	446	**77**	73

B6. Tax Expense

	Quarter ended 30 June		Six (6) months ended 30 June	
	2026	**2025**	**2026**	**2025**
Current income tax:				
- current financial period	**57,627**	64,523	**98,664**	134,001
- prior financial years	**(6,170)**	1,386	**(5,771)**	853
	51,457	65,909	**92,893**	134,854
Deferred tax:				
- current financial period	**22,595**	6,090	**54,402**	(5,066)
- prior financial years	**638**	(741)	**638**	(1,085)
	74,690	71,258	**147,933**	128,703

The effective tax rate for the current quarter ended and for the six (6) months ended 30 June 2026 of 24.9% and 26.7% respectively is higher than statutory tax rate of 24% due to tax impact from a change in the tax base following a change in land use and deferred tax not recognised on losses incurred by certain subsidiaries.

B7. Status of Corporate Proposal

There is no corporate proposal announced but not completed as at the date of issue of the quarterly report, other than as disclosed below.

Establishment of a Long-Term Incentive Plan ("LTIP")

On 21 April 2026, on behalf of our board of directors, CIMB Investment Bank Berhad had announced that Sime Darby Property Berhad ("SDPB" or the "Company") proposes to establish and implement the LTIP, a share grant scheme comprising performance and/or restricted share grants of up to 5% of the total number of issued shares of our Company (excluding treasury shares, if any) at any one time during the duration of the LTIP. The LTIP is intended to be granted to the Executive Director(s) and employees who hold key senior management positions and key roles within our Company and its subsidiaries, excluding dormant, associates and joint ventures companies, who fulfil the eligibility criteria as set out in the by-laws of the LTIP.

On 23 April 2026, the additional listing application in relation to the new shares in the Company to be issued under the LTIP was submitted to Bursa Malaysia Securities Berhad ("Bursa Securities"). Subsequently, on 4 May 2026, Bursa Securities has resolved to approve the said additional listing application.

On 10 June 2026, the shareholders of the Company has approved the LTIP at an Extraordinary General Meeting. The LTIP became effective on 12 June 2026, being the date on which the Company had fully complied with all relevant requirements of the Main Market Listing Requirements of Bursa Securities in relation to the LTIP pursuant to Paragraph 6.43(1) thereof.

Upon implementation of the LTIP, the transaction has been accounted for as an equity transaction, and the financial impact is reflected in the Statement of Changes in Equity accordingly.

Amounts in RM thousand unless otherwise stated

B8. Borrowings

The breakdown of the borrowings as at 30 June 2026 is as follows:

	Secured	Unsecured	Total
Long-term borrowings			
Term loans	328,425	–	328,425
Islamic financing	126,095	–	126,095
Syndicated Islamic term financing	161,172	–	161,172
Islamic medium-term notes	–	1,849,148	1,849,148
	615,692	1,849,148	2,464,840
Short-term borrowings			
Term loans	61,001	–	61,001
Islamic financing	31,344	–	31,344
Syndicated Islamic term financing	86,646	–	86,646
Islamic medium-term notes	–	215,868	215,868
Revolving credits	–	1,963,653	1,963,653
	178,991	2,179,521	2,358,512
Total borrowings	794,683	4,028,669	4,823,352

The breakdown of borrowings between the principal and interest portion are as follows:

	Secured	Unsecured	Total
Borrowings			
- principal	791,411	4,011,019	4,802,430
- interest	3,272	17,650	20,922
Total borrowings	794,683	4,028,669	4,823,352

The Group borrowings in RM equivalent analysed by currency are as follows:

	Long-term borrowings	Short-term borrowings	Total
Ringgit Malaysia	2,255,861	1,888,463	4,144,324
Australian Dollar	208,979	182,884	391,863
Sterling Pound	–	265,143	265,143
Singapore Dollar	–	22,022	22,022
Total borrowings	2,464,840	2,358,512	4,823,352

Certain borrowings are secured by fixed and floating charges over property, plant and equipment, investment property and other assets of certain subsidiaries.

B9. Material Litigations

Changes in material litigations since the date of the last audited annual statement of financial position up to 17 August 2026, being a date not earlier than 7 days from the date of issue of the quarterly report are as follows:

a) Claim against Sime Darby Property (Ara Damansara) Sdn Bhd ("SDPAD")

Commencing 9 October 2015, 72 purchasers of Ara Hill ("Purchasers") commenced a civil suit against SDPAD, claiming general and specific damages of approximately RM40.0 million and specific performance arising from SDPAD's alleged breaches of the terms of the sale and purchase agreements ("SPAs") and the provisions of various statutes.

The Purchasers alleged that the breaches by SDPAD have, amongst others, caused the delay in delivery of strata titles, resulting in losses and damages suffered by the Purchasers. Trial commenced on 16 April 2018. On 28 April 2021, the High Court allowed the Purchasers' application to add the Joint Management Body of Ara Hill as a co-defendant to this suit. The trial concluded on 6 June 2025. Oral submissions were heard on 14 and 28 January 2026.

On 5 May 2026, the High Court dismissed all of the Purchasers' claims save for 2 minor claims by the 72nd plaintiff, with minimal estimated financial impact ("HC Decision"). On 9 June 2026, the High Court further ordered the Purchasers to jointly and severally pay costs of RM1.9 million to SDPAD, with interest at 5% per annum from 9 June 2026 until full settlement ("Costs Order").

57 purchasers have appealed against the HC Decision and Costs Order to the Court of Appeal, with the next case managements for the respective appeals fixed for 2 September 2026 and 1 October 2026. The remaining purchasers have filed an application to the High Court for a stay of execution of the Costs Order, as well as an application for leave to appeal the Costs Order to the Court of Appeal. The next case management for these applications are fixed for 26 August 2026 and 8 September 2026, respectively.

b) Arbitration between Bumimetro Construction Sdn Bhd ("BCSB") v Sime Darby Property (KL East) Sdn Bhd ("SDPKE")

BCSB, the main contractor for VEO project in Melawati, Kuala Lumpur has referred disputes with SDPKE arising from the project to arbitration on 20 September 2018.

BCSB is claiming for specific damages of approximately RM42.0 million. SDPKE counterclaimed for an approximate sum of RM40.0 million relating to incomplete works/defects rectification costs incurred, liquidated damages and recoupment of advance payments.

Arbitration hearings commenced on 15 June 2020 and concluded on 2 July 2024. Oral submissions were heard on 27 April 2026, and the Tribunal has requested further clarification on certain aspects of the parties' claims, in particular in relation to quantum by 5 June 2026. Subsequently, the Tribunal directed the parties to submit further clarifications, with any final replies to be filed by 17 July 2026. The matter is pending further directions from the Tribunal on costs submissions.

B9. Material Litigations

Changes in material litigations since the date of the last audited annual statement of financial position up to 17 August 2026, being a date not earlier than 7 days from the date of issue of the quarterly report are as follows: (continued)

c) Compulsory Land Acquisition by Lembaga Lebuhraya Malaysia/West Coast Expressway of the lands owned by Sime Darby Property (Klang) Sdn Bhd ("SDP Klang")

On 26 June 2015, SDP Klang was awarded an aggregate compensation of RM169.3 million in respect of the acquisition by Lembaga Lebuhraya Malaysia ("LLM") of certain plots of lands owned by SDP Klang situated in Mukim Kapar, District of Klang, Selangor ("Lands") which consists of the aggregate compensation for market value of the Lands of RM90.7 million and the aggregate compensation for severance and injurious affection ("IA") of RM78.6 million ("IA Award").

Dissatisfied with the IA Award, on 6 August 2015, LLM lodged their objection to the High Court. On 22 March 2017, the High Court held, inter alia, that the IA Award is to be reduced to RM72.9 million ("First High Court Decision"). Stemming from LLM's appeal against the First High Court Decision, the matter was remitted by the Court of Appeal to the High Court to be re-heard before a new Judge ("Re-Hearing").

The Re-Hearing took place on 10 and 11 March 2026. On 10 July 2026, the High Court set aside the IA Award ("IA Order"). On 20 July 2026, following the setting aside of the IA Order, the High Court ordered that the excess amount of RM36.2 million, previously paid by LLM be refunded by SDP Klang within 3 months from 20 July 2026, together with interest at the rate of 5% per annum from 20 July 2026 until full settlement. The High Court also made no order as to costs (collectively, "Consequential Orders").

SDP Klang filed its Notice of Appeal on 7 August 2026 against the IA Order and the Consequential Orders ("SDP Klang Appeal"). LLM subsequently filed its Notice of Appeal on 10 August 2026 against the Consequential Orders, specifically in respect of (a) the commencement date for interest on the RM36.2 million; and (b) the order as to legal costs ("LLM Appeal").

The SDP Klang Appeal is fixed for its first case management before the Court of Appeal ("COA") on 5 November 2026. No hearing date has yet been fixed by the COA for the LLM Appeal.

B10. Dividend

A first single tier dividend of 1.70 sen per ordinary share in respect of the financial year ending 31 December 2026, which is not taxable in the hands of the shareholders pursuant to paragraph 12B of Schedule 6 of the Income Tax Act 1967 has been declared and will be paid on 21 October 2026. The entitlement date for the dividend payment is 30 September 2026.

A depositor shall qualify for entitlement to the dividend only in respect of:

(i) shares transferred into the depositor's securities account before 4.30 pm on 30 September 2026 in respect of transfers; and

(ii) shares bought on Bursa Malaysia Securities Berhad on a cum entitlement basis according to the Rules of Bursa Malaysia Securities Berhad.

B11. Earnings Per Share

	Quarter ended 30 June		Six (6) months ended 30 June	
	2026	**2025**	**2026**	**2025**
Basic earnings per share attributable to owners of the Company are computed as follows:				
Profit for the financial period attributable to the owners of the Company	**322,039**	143,543	**480,823**	261,952
Number of ordinary shares in issue (thousand)	**6,800,839**	6,800,839	**6,800,839**	6,800,839
Basic earnings per share (sen)	**4.74**	2.11	**7.07**	3.85

The basic and diluted earnings per share are the same as there is no potential ordinary shares in issue as at the end of the financial period.

By Order of the Board
Noreen Melini Muzamli
LS0008290
Group Company Secretary

Selangor Darul Ehsan
24 August 2026