FOR IMMEDIATE RELEASE

Sime Darby Property Records 60% Profit Increase in H1 FY2026

Announced enhanced dividend policy to distribute 40% to 60% of the Group's PATAMI

- Posts record H1 PBT and PATAMI of RM635.6 million and RM480.8 million respectively, driven by industrial portfolio;
- Registered revenue of RM2.0 billion, supported by stronger operating performance and higher recurring income, mainly from the newly completed data centre;
- Sustained sales of RM1.8 billion, and unbilled sales of RM3.8 billion, providing earnings and cash flow visibility beyond the next three years;
- Dividend of 1.7 sen declared with a 13% YoY increase, reflects commitment to shareholder value.

ARA DAMANSARA, 24 August 2026 – Sime Darby Property Berhad ("Sime Darby Property" or "the Group") delivered a strong performance for the six months ended 30 June 2026 ("H1 FY2026"), driven by sustained sales momentum and demand across its Property Development ("PD") segment, and continued growth in its Investment and Asset Management ("IAM") segment. H1 FY2026 revenue increased to RM2.0 billion, while profit before tax ("PBT") and profit after tax and minority interest ("PATAMI") improved by 60% and 84% YoY to RM635.6 million and RM480.8 million, respectively.

The PD segment recorded RM1.8 billion in revenue and a 24% YoY increase in PBT (RM457.3 million), driven by stronger industrial and high-rise construction progress. The segment continued to benefit from sustained contributions from Bandar Bukit Raja, Elmina Business Park, City of Elmina, Serenia City, and KLGCC Resort, further supported by RM120.4 million in fair value gains, mainly from the build-to-lease data centre in Elmina Business Park and semi-detached factories The Cubiz Collection in the City of Elmina.

The IAM segment delivered higher YoY revenue of RM137.8 million and PBT of RM179.2 million, driven by data centre lease income, retail portfolio performance, industrial asset contributions, and improved share of results from joint ventures following the reversal of provisions relating to the disposal of the Sime Darby Business Centre in Singapore. The segment further strengthened its industrial and logistic portfolio with the completion of Metrohub 4, and the groundbreaking of Metrohub 3 at SDPLOG's E-Metro Logistics Park in Bandar Bukit Raja, bringing total Assets Under Management ("AUM") to approximately RM5.0 billion as at July 2026.

Group Managing Director and Chief Executive Officer, Dato' Seri Azmir Merican, said, "Our first-half performance reflects the resilience of our diversified portfolio and strength of our integrated business model. Industrial developments continue to drive growth, while our expanding investment and asset management segment and recurring-income portfolio reinforce the foundations of our SHIFT32 strategy."

H1 FY2026 Launches and Sales

Sime Darby Property launched developments with a gross development value ("GDV") of RM2.0 billion, comprising industrial projects of RM816.7 million (40%), residential high-rise of RM561.9 million (27%), residential landed of RM534.8 million (26%) and commercial of RM134.8 million (7%). As at 9 August 2026, bookings stood at RM1.0 billion, providing continued momentum for sales conversion in the second half. Key launches included Ara Bloc, a 998-unit residential high-rise development with a GDV of RM561.9 million, Elmina Green 8 comprising 136 double-storey linked homes with a GDV of RM132.8 million and XME Business Park 2, offering 59 semi-detached and linked factories with a GDV of RM131.3 million.

In H1 FY2026, the Group recorded sales of RM1.8 billion, with consistent demand across its developments and townships. Industrial products continued to anchor sales performance, contributing RM861.0 million (49%) of total sales, followed by residential landed properties at RM433.1 million (25%), residential high-rise at RM315.0 million (18%), and commercial products at RM128.6 million (7%).

Other Financial / Operational Achievements

As at 30 June 2026, the Group maintained unbilled sales of RM3.8 billion, positive operating cash flow and net gearing of 35.5%.

Sime Darby Property continued to advance its SHIFT32 strategic priorities with the launch of the RM1.25 billion New Economy Venture Fund, which achieved full capital commitment at first close and increased the Group's Funds under Management to RM2.25 billion. The Group also strengthened its development pipeline and geographic footprint through the RM160 million acquisition of Wisma UNIRAZAK in Kuala Lumpur. In addition, the Group continued its collaboration with SD Guthrie Berhad to develop approximately 1,021 acres in Bukit Kerayong into an industrial and logistics corridor. Sime Darby Property also undertook the proposed RM418.5 million acquisition of 556.96 acres in Kulai, Johor, for a sustainable township within the Johor-Singapore Special Economic Zone.

Dividend

Reflecting its commitment to strengthening shareholder value, the Group announced its dividend policy to distribute 40% to 60% of the Group's PATAMI, excluding extraordinary items – an enhancement from its previous dividend payout framework of 20% of the Group's PATAMI. Sime Darby Property declared a dividend of 1.7 sen per share for Q2FY2026, representing a 13% YoY increase with a total payout of RM115.6 million.

Outlook for FY2026

The Group remains focused on delivering its FY2026 targets through disciplined execution, sustained demand across its key segments, and continued expansion on its recurring income base. Backed by a planned launch pipeline of approximately RM4.7 billion in GDV across domestic and international markets, Sime Darby Property is poised to sustain its growth momentum in the second half of FY2026.

"Demand across our core townships and industrial developments remain robust, supported by a healthy launch pipeline, strong unbilled sales, and a growing recurring-income portfolio. The dividend policy announcement reflects our confidence in the Group's ability to generate sustainable earnings and operating cash flows, particularly as recurring income becomes a larger contributor to overall profitability under SHIFT32," Dato' Seri Azmir concluded.

-END OF PRESS RELEASE-

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 highrise 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 2026 for the third consecutive year, reflecting its continued leadership in the industry.

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

Media Contact: Hannah Rafee | +6017-878 8090 | hannah.rafee@simedarbyproperty.com
Hanie Nasir | +6019-725 7015 | hanie.afieqah@simedarbyproperty.com
For General Enquiries, please e-mail: group.communications@simedarbyproperty.com