

Sime Darby Property Achieves 100% Take-Up for Seroja Gardens Phase 1 at Nilai Impian

- All 52 units of the freehold single-storey semi-detached homes taken up within three hours of launch;
- Development draws interest from upgraders, growing families and homebuyers within Nilai and the southern Klang Valley.

ARA DAMANSARA, 12 October 2026 – Sime Darby Property Berhad's ("Sime Darby Property" or the "Group") Seroja Gardens at Nilai Impian has secured a 100% take-up for its first phase, with all 52 units comprising freehold single-storey semi-detached homes taken up within three hours of its launch last month. This reflects continued interest in competitively priced landed homes that offer more space, connectivity, and a community-oriented environment.

Seroja Gardens Phase 1 is the initial release of Nilai Impian's latest residential precinct, located just south of Greater Kuala Lumpur. With a Gross Development Value ("GDV") of RM48.3 million, it covers 7.44 acres and offers 52 units of single-storey semi-detached houses with a 40' x 80' lot size and a built-up area of 1,971 sq ft. Pricing starts from RM905,888.

Sime Darby Property Berhad's Chief Operating Officer of Township Development, Appollo Leong, said, "The strong take-up reflects demand for spacious landed homes in established townships, particularly among upgraders and growing families. Nilai Impian's connectivity to key employment hubs in Putrajaya, Cyberjaya, and the southern Klang Valley also provides a strong catchment of buyers seeking larger homes with convenient access to their workplaces and established amenities."

"Following the success of Seroja Gardens Phase 1 and its encouraging market response, the Group will unveil Phase 2 in November 2026. With limited units available, the next release has a GDV of RM44 million and spans 6.87 acres, while the prices begin at RM925,888," he added.

Seroja Gardens offers convenience and multi-generational living, welcoming existing terrace homeowners, families and working professionals from Nilai, Putrajaya and the southern Klang Valley seeking more space and privacy. These homes are also within reach of established

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amenities and facilities, including Taman Tasik Ujana, Village Grocer, Masjid Abu Al-Darda', and nearby schools such as Sekolah Kebangsaan Nilai Impian and Sekolah Menengah Kebangsaan Nilai Impian.

Each unit has a configuration of 3+1 bedrooms and two bathrooms, a generous outdoor space ideal for family gatherings and children's activities, along with a 7.8m-wide car porch. Furthermore, sustainability-centred design is a prime feature, demonstrated through solar PV infrastructure, an EV charger isolator point, and a rainwater harvesting tank.

The development is strategically situated next to the Nilai interchange, presenting direct connectivity to major highways such as the North–South Expressway (“NSE”), North–South Expressway Central Link (“ELITE”), Kajang–Seremban Highway (“LEKAS”) and the upcoming Nilai–Labu–Enstek Expressway (“NLE”) providing seamless access to Kuala Lumpur International Airport (“KLIA”), Putrajaya, Cyberjaya, Kuala Lumpur and Seremban. Additional transport systems include Batang Benar KTM station and Nilai KTM station that are located just outside the township.

Prior to the launch of Seroja Gardens Phase 1, the Group launched two developments offering freehold double-storey link homes. Emilia features 99 units ranging from 1,781 to 2,090 sq ft, featuring a stroller- and wheelchair-friendly ground floor, as well as four bedrooms with connected bathrooms. Meanwhile, Emilia Lakeside has 210 units with flexible open-plan layouts between 1,795 and 1,850 sq ft, perimeter fencing, and a dedicated guardhouse.

Nilai Impian is a 1,808-acre mature township with established residential, commercial and recreational amenities, supported by its strategic location and connectivity to the wider region. The strong demand for residential offerings and ongoing industrial developments such as the XME Business Park 2 support Nilai Impian's role as a mixed residential and economic hub within the KLIA growth corridor, aligning with the Malaysia Vision Valley (“MVV”) 2.0 framework, which positions Seremban, Nilai and Port Dickson as a long-term growth corridor with a focus on high-tech industrial development.

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About Sime Darby Property Berhad

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

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