SIME DARBY PROPERTY BERHAD
(Registration No. 197301002148 (15631-P))
(Incorporated in Malaysia)

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT an Extraordinary General Meeting ("EGM") of Sime Darby Property Berhad ("Sime Darby Property" or "Company") will be held at Grand Ballroom, First Floor, KLGCC Convention Centre (formerly known as Sime Darby Convention Centre), 1A, Jalan Bukit Kiara 1, 60000 Kuala Lumpur, Malaysia ("**Meeting Venue**") and virtually via the online meeting platform hosted at https://investor.boardroomlimited.com on Tuesday, 3 November 2026 at 2.30 p.m. or at any adjournment thereof, for the purpose of considering and, if thought fit, passing, with or without modification, the following resolution:

ORDINARY RESOLUTION

PROPOSED ACQUISITION OF TWO PARCELS OF FREEHOLD LAND WITH A TOTAL LAND AREA MEASURING APPROXIMATELY 556.96 ACRES LOCATED IN MUKIM OF SENAI, DISTRICT OF KULAI, STATE OF JOHOR ("KULAI LAND"), BY SIME DARBY PROPERTY (KULAI) SDN BHD ("PURCHASER"), A WHOLLY-OWNED SUBSIDIARY OF SIME DARBY PROPERTY, FROM SD GUTHRIE BERHAD ("VENDOR") FOR A TOTAL CASH CONSIDERATION OF RM418.5 MILLION ("PROPOSED ACQUISITION")

"**THAT** subject to the approvals from all relevant authorities and/or parties being obtained in respect of the Proposed Acquisition, approval be and is hereby given for the Purchaser to acquire the Kulai Land for a total cash consideration of RM418.5 million, based on the terms and subject to the conditions set out in the conditional sale and purchase agreement dated 11 August 2026 entered into between the Purchaser and the Vendor in respect of the Proposed Acquisition ("**SPA**");

AND THAT the Board of Directors of Sime Darby Property ("**Board**") be and is hereby authorised to sign and execute all necessary documents, do all things and acts as may be required, necessary or appropriate to give full effect to the Proposed Acquisition with full power to assent to any conditions, variations, modifications and/or amendments in any manner as may be required or permitted and to deal with all matters relating thereto and to take all such steps to do all acts and things in any manner as they may deem necessary or expedient to implement, finalise, complete and give full effect to the Proposed Acquisition."

BY ORDER OF THE BOARD

Noreen Melini Muzamli
Group Company Secretary
(SSM PC No. 201908002218)
(LS 0008290)

Petaling Jaya
19 October 2026

Notes:

1. EGM

Our forthcoming EGM will be conducted in a hybrid mode and shareholder(s) ("**Member**"), proxy(ies), corporate representative(s) or attorney(s) are given an option, either:

(i) to attend physically in person at the Meeting Venue ("**Physical Attendance**"); or

(ii) to attend virtually using the Remote Participation and Electronic Voting ("**RPEV**") facilities to be provided by the appointed Poll Administrator for our forthcoming EGM, Boardroom Share Registrars Sdn Bhd ("**Boardroom**") ("**Virtual Attendance**").

Physical Attendance

All Member(s), proxy(ies), corporate representative(s) or attorney(s) who wish to attend and participate at our forthcoming EGM physically are required to register for the meeting at the Meeting Venue.

Virtual Attendance

For Member(s), proxy(ies), corporate representative(s) or attorney(s) who wish to attend and participate at our forthcoming EGM remotely, the meeting will be conducted through live streaming and online remote voting via the RPEV facilities to be provided by Boardroom on the Boardroom Smart Investor Portal ("**BSIP**") platform at https://investor.boardroomlimited.com.

Please refer to the Administrative Details to register, participate and vote remotely via the RPEV facilities.

2. Submission of questions before and during our forthcoming EGM

a. Members may submit questions in relation to the agenda item for our forthcoming EGM prior to the meeting via BSIP at https://investor.boardroomlimited.com not later than Sunday, 1 November 2026 at 2.30 p.m. The responses to these questions will be shared at our forthcoming EGM.

b. During our forthcoming EGM, Members who are physically present at the Meeting Venue will be able to ask questions. Members who attend virtually may also pose questions via real time submission of typed texts at https://investor.boardroomlimited.com. The messaging window facility will be opened concurrently with the online meeting platform (i.e. one hour before our forthcoming EGM from 1.30 p.m. on Tuesday, 3 November 2026). The Board and senior management will be in attendance either at the Meeting Venue or remotely to provide responses accordingly.

3. Proxy

a. A Member entitled to attend and vote at the meeting is entitled to appoint not more than two proxies to exercise all or any of his/her rights to attend, participate, speak and vote at the meeting on his/her behalf. Where a Member appoints more than one proxy, the appointment shall be invalid unless he/she specifies the proportion of his/her shareholdings to be represented by each proxy. A proxy may, but need not, be a Member of the Company.

b. A Member may appoint any person to be his/her proxy without any restriction as to the qualification of such person.

c. Pursuant to Paragraph 8.29A(1) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the resolution set out in the Notice of EGM of the Company shall be put to vote by way of a poll.

d. Where a Member of the Company is an Authorised Nominee as defined under the Securities Industry (Central Depositories) Act 1991 ("**SICDA**"), he/she may appoint not more than two proxies in respect of each securities account he/she holds with ordinary shares of the Company standing to the credit of the said securities account to attend and vote at a meeting of the Company instead of him/her.

e. Where a Member of the Company is an Exempt Authorised Nominee as defined under SICDA which holds ordinary shares in the Company for multiple beneficial owners in one Securities Account (Omnibus Account), there is no limit to the number of proxies which the Exempt Authorised Nominee may appoint in respect of each Omnibus Account it holds PROVIDED THAT each beneficial owner of ordinary shares, or where the ordinary shares are held on behalf of joint beneficial owners, such joint beneficial owners, shall only be entitled to instruct the Exempt Authorised Nominee to appoint not more than two proxies to attend and vote at a general meeting of the Company instead of the beneficial owner or joint beneficial owners.

f. The instrument appointing a proxy shall be in writing signed by the appointor or his/her attorney duly authorised in writing or, if the appointor is a corporation, either under its common seal or under the hand of two authorised officers, one of whom shall be a Director, or of its attorney duly authorised. Any alteration to the instrument appointing a proxy must be initiated.

g. The appointment of proxy may be made in a hard copy form or by electronic means, as follows:

(i) In Hardcopy Form

The Proxy Form or Power of Attorney or other authority, if any, under which it is signed or a notarially certified copy of that power or authority, must be deposited at the Poll Administrator's office, Boardroom Share Registrars Sdn Bhd at 11th Floor, Menara Symphony, No. 5, Jalan Professor Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan, Malaysia.

(ii) By Electronic Means

The Proxy Form can be electronically submitted via https://investor.boardroomlimited.com or by sending it via email to bsr.proxy@boardroomlimited.com (kindly refer to the Administrative Details).

All instruments appointing a proxy must be deposited with Boardroom no later than Sunday, 1 November 2026 at 2.30 p.m.

h. Only Members whose name appear on the Record of Depositors as at 23 October 2026 shall be entitled to attend, speak and vote at our forthcoming EGM or appoint a proxy(ies) to attend and vote on their behalf.

4. Personal data privacy

Please refer to the Privacy Notice for Shareholders ("**Privacy Notice**") published on the Company's website under the Shareholders and Dividend Info section at https://www.simedarbyproperty.com/investor-relations/shareholders#egm concerning the Company's collection, use, and disclosure of your personal data.

You hereby declare that you have read, understood and accepted the statements and terms contained in the Privacy Notice.

By submitting the Proxy Form, you as a shareholder of the Company, warrant and undertake that the proxy(ies)has/have given his/her/their explicit consent for the collection, use, and disclosure of his/her/their personal data by the Company following the Privacy Notice.