Sime Darby Property

Q3 FY2026
FINANCIAL RESULTS
ANALYST BRIEFING PRESENTATION

26 November 2026



A Force for Good

simedarbyproperty.com

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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** Together we do what's right
- **E** we lead with Excellence
- **A** we embrace new Approaches
- **M** we Make things happen









Key Highlights

9M FY2026



Andara, Ara Damansara

Financial Highlights (9M FY2026)

- Achieved record Operating Profit, PBT and PATAMI of RM748.0m (+3.5% YoY), RM828.2m (+25.7% YoY) and RM599.7m (+39.4% YoY) respectively, mainly driven by stronger performance from the investment and asset management (IAM) segment.
- Net gearing only increased marginally to 36.9% despite ongoing growth initiatives and its Assets Under Management expansion.

Financial Performance as at 30 September 2026

Revenue	Gross Profit	Operating Profit	Profit Before Tax	PATAMI
RM3,029.6m	RM1,029.8m	RM748.0m	RM828.2m	RM599.7m

Financial Position as at 30 September 2026

Cash Position
RM692.1m

Total Equity
RM11,431.2m

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

Gross Gearing
43.0%

Net Gearing
36.9%

Operational Highlights (9M FY2026)

- Sales recorded at RM2.5b in 9M FY2026, unbilled sales recorded at RM3.6b providing strong earnings and cashflow visibility beyond the next three years.
- The Group strengthened its regional presence with the launch of AURUM, its first development in Melbourne, Australia, contributing RM0.9b in GDV. In addition, with RM3.7b launches in Malaysia, total launches reached RM4.6b GDV.

Operational Snapshot

Sales Achieved
~RM2.5b
(1,881 units sold)

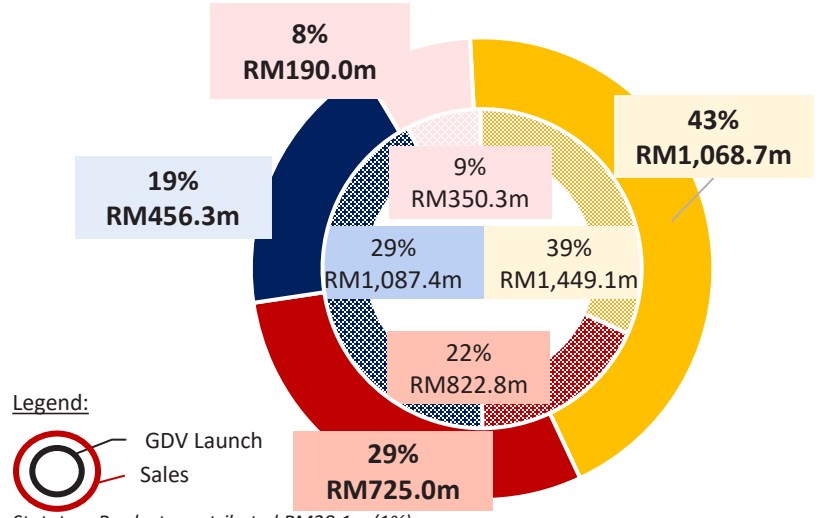
Total Bookings
RM1.7b
(as at 31 October 2026)

Unbilled Sales
RM3.6b
(as at 30 September 2026)

Launches
~RM4.6b
- **Malaysia: RM3.7b**
- **Australia: RM0.9b**

(as at 30 September 2026)

Malaysia Sales & Launches Contribution (%)



Statutory Products contributed RM28.1m (1%)

Product Type	9M Sales Breakdown	9M Launches Breakdown	Avg Take-up Rate[1]
Industrial	43%	39%	63%
Residential Landed	29%	22%	53%
Residential High-Rise	19%	29%	39%[2]
Commercial	8%	9%	83%

[1]Take-up Rates as at 31 Oct 26 for New Launches (Oct 2025 – Sept 2026)
[2] 50% of the total units for Residential High-Rise was launched in mid-Sept 2026. Average take-up rate of 39% is based on 954 units released for sale

Note: GDV percentages may not add up to 100% due to rounding.

Key launches in Q3 FY2026



Trybe Residences
998 units | RM525.5m



Aurum (Resi – Phase 1)
298 units | RM851.1m



Masterpiece Plus Collection
14 units | RM197.5m



East 61
61 units | RM161.4m



Quadria II
13 units | RM108.6m

Key Corporate Developments & Awards

9M FY2026



Elmina Lakeside Mall, City of Elmina

The Edge Top Property Developers Awards (TETPDA) 2026

Malaysia's No. 1 property developer for the third consecutive year, plus Best in Qualitative Attributes

- Sime Prop was ranked No.1 at the The Edge Top Property Developers Awards (TETPDA) 2026 and recognised as the Best in Qualitative Attributes.





THE EDGE MALAYSIA

The Edge Top Property Developers Awards (TETPDA) 2026

No. 1 Property Developer – Third Consecutive Year

Best in Qualitative Attributes

The Edge Property Excellence Awards 2026

Other accolades: PEPS Value Creation Excellence and Property Development Excellence Awards 2026

- At The Edge Property Excellence Awards 2026, The Twin Factories @ Elmina Business Park won the PEPS Value Creation Excellence Award, and Elmina Lakeside Mall won Excellence in Township Community Hub.





The Edge Property Excellence Awards 2026

PEPS Value Creation Excellence Award 2026 – *The Twin Factories @ Elmina Business Park*

Excellence inTownship Community Hub – *Elmina Lakeside Mall*

PropertyGuru Asia Awards Malaysia with iProperty

Real Estate Personality of the Year

- Dato’ Seri Azmir Merican, Group Managing Director & Chief Executive Officer has been recognised as the Real Estate Personality of the Year.
- This reflects Sime Darby Property’s transformation over the past few years and the collective efforts across the organisation to strengthen and diversify the business.



PropertyGuru Asia Property Awards

PropertyGuru Asia Awards Malaysia with iProperty

Dato’ Seri Azmir Merican - Real Estate Personality of the Year

Malaysia Developer Awards 2026

No. 1 ranking and dual recognition in the RM1 billion & above category

- Sime Prop secured the No. 1 spot in the Top-of-the-Chart Awards (Market Capitalisation of RM1 billion and above) at the Malaysia Developer Awards 2026.
- This marks the Group's fifth consecutive year among the Top 10 developers in the category, alongside recognition in the Best in Qualitative category.

Malaysia Developer Awards 2026

No. 1 for Top-of-the-Chart Awards

Best in Qualitative

EdgeProp Singapore Excellence Awards

Jendela Residences Wins Top Development (High Rise)

- For 2026, the awards mark their 10th edition under the theme, “Celebrating a Decade of Excellence”, recognising developments that go beyond mere function and aesthetics to create spaces that are lived, experienced, and valued.





EdgeProp Singapore Excellence Awards

Top Development (High Rise)

Jendela Residences

Asia ESG Positive Impact Awards 2026

Hamilton Biodiversity Park (HBDP) wins Silver in the Biodiversity Conservation (Environment) category.

- Hamilton Biodiversity Park was awarded as Silver Winner at the Asia ESG Positive Impact Awards 2026.
- The awards emphasise measurable impact and tangible outcomes that deliver meaningful value to stakeholders and contribute to sustainable development across the region.



Asia ESG Positive Impact Awards 2026

Biodiversity Conservation (Environment)

Hamilton Biodiversity Park

FIABCI Malaysia Property Award 2026

Environmental & Public Infrastructure Category

- At the FIABCI Malaysia Property Award 2026, KL East Park won in the Environmental & Public Infrastructure Category.



FIABCI Malaysia Property Award 2026

Environmental & Public Infrastructure Category – *KL East Park*

Financial Performance

9M FY2026

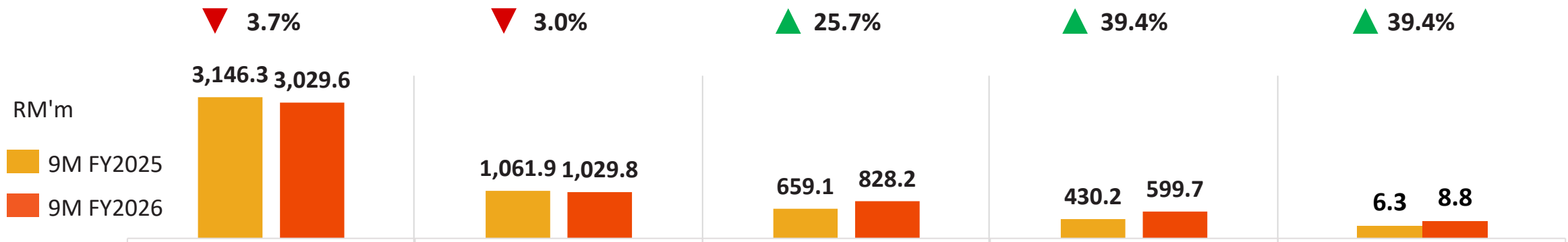


KLGCC Mall, KLGCC Resort

Profit & Loss Performance

- Robust financial performance with Revenue & Gross Profit recorded at RM3,029.6m & RM1,029.8m respectively.
- Delivered record 9M PBT & PATAMI of RM828.2m (+25.7% YoY) and RM599.7m (+39.4% YoY) respectively, driven by stronger underlying performance, fair value gains on investment properties and reversal of provisions for disposal obligations.

9M FY2025 vs 9M FY2026 (YoY)



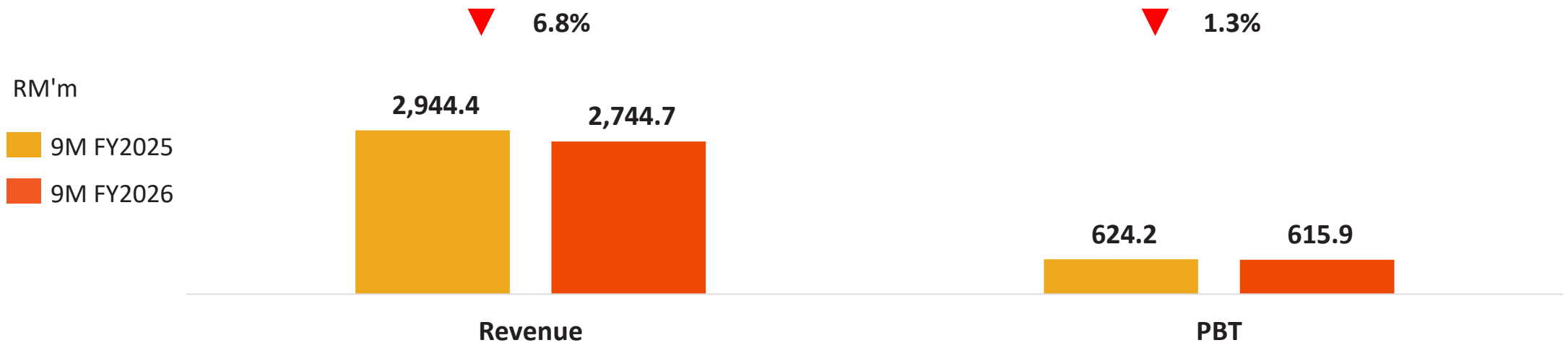
	Gross Profit	PBT	PATAMI
9M FY2026 Margin	34.0%	27.3%	19.8%
YoY Margin Change	+0.2%	+6.4%	+6.1%

- **Revenue recorded at RM3,029.6m,** supported by steady contributions from PD and continued growth in recurring income under IAM portfolio.
- **Gross Profit Margin remained healthy at 34%**, through contributions from diversified product mix and higher recurring income (DC & retail).
- **PBT increased by 25.7% YoY to RM828.2m,** mainly driven by stronger performance from the Investment & Asset Management portfolio and consistent contribution from Property Development. The 9M FY2026 results was also contributed by the following:
  - Fair value gains on investment properties of RM120.4m recognised upon asset completion.
  - Reversal of provisions relating to the disposal of Sime Darby Business Centre in Singapore **("SDBC Provision")** of RM127.8m.

Revenue & PBT Analysis: Property Development

- Delivered Revenue of RM2,744.7m, reflecting sustained sales performance and steady contributions across key townships.
- PBT recorded at RM615.9m, enhanced by the fair value gains on investment properties of RM120.4m recognized upon completion of the data centre and built-to-lease semi-detached factories.

9M FY2025 vs 9M FY2026 (YoY)

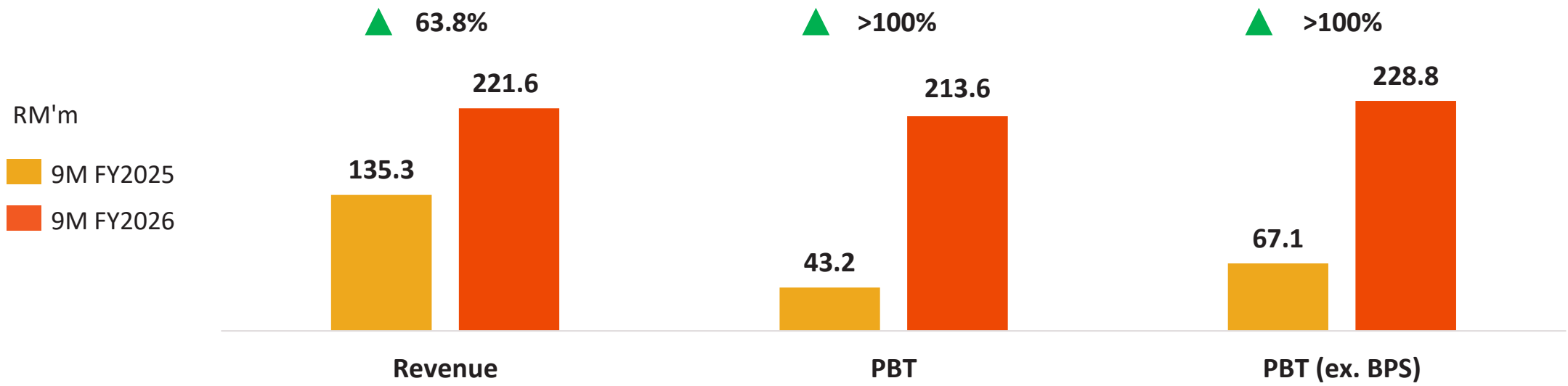


- Property Development segment **accounted for ~91% of the Group's revenue at RM2,744.7m:**
  - Supported by key townships, including SJ7, Elmina Business Park, KLGCC Resort and Hamilton Nilai City.
  - However, the segment recorded lower revenue due to absence of non-core land sales (9MFY25: RM33.7m) compared to the preceding period and timing of launches for residential landed products.
- **PBT recorded at RM615.9m:**
  - Fair value gains from the completion on investment properties of RM120.4m from data centre and built-to-lease semi-detached factories and partially 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 RM221.6m with YoY growth of 63.8% driven by the commencement of data centre lease income.
- PBT (ex. BPS) increased to RM228.8m, supported by stronger performance from underlying assets & reversal of SDBC Provision.

9M FY2025 vs 9M FY2026 (YoY)



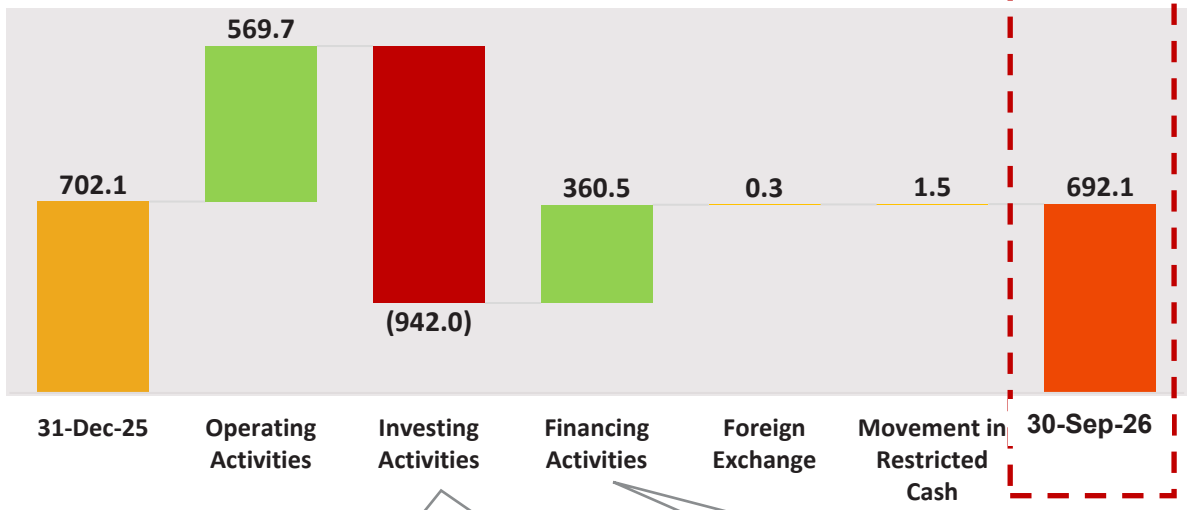
- **Achieved Revenue of RM221.6m** driven by:
  - Commencement of lease income from the built-to-lease data centre following its completion in March 2026 (~RM54m cumulative in two quarters) and full-nine months contribution from BBR Gateway assets.
  - Stronger retail segment performance following positive rental reversions from KL East Mall and Elmina Lakeside Mall, together with higher revenue from KLGCC Mall (following the mall's opening in Oct 2025).
- **Excluding BPS, PBT stood at RM228.8m**:
  - Stronger operating performance from industrial & retail segments.
  - Reversal of SDBC Provision of RM127.8m.

Cash & Debt (as of 30 September 2026)

- Cash balance remains strong at RM692.1m, supported by positive net operating cash flow of RM569.7m.
- Net gearing only increased marginally to 36.9% despite ongoing growth initiatives and its Assets Under Management expansion.

Cash & Cash Equivalents (RM'm)

Net operating cash inflow:
Positive net operating cash inflow recorded across all business segments, supported by 19 Projects HOVPs.

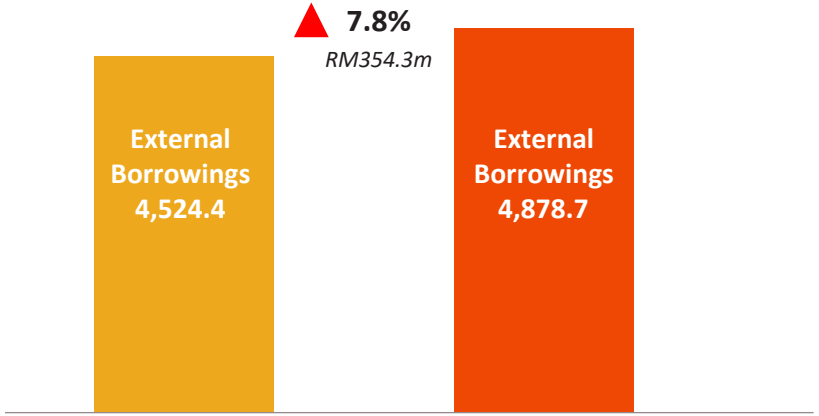


Net investing cash outflow:
Net cash outflow primarily attributed to the investment capex for Data Centre and build-to-suit to lease projects.

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

External Borrowings (RM'm)

	31 December 2025	30 September 2026
External Borrowings	4,524.4	4,878.7

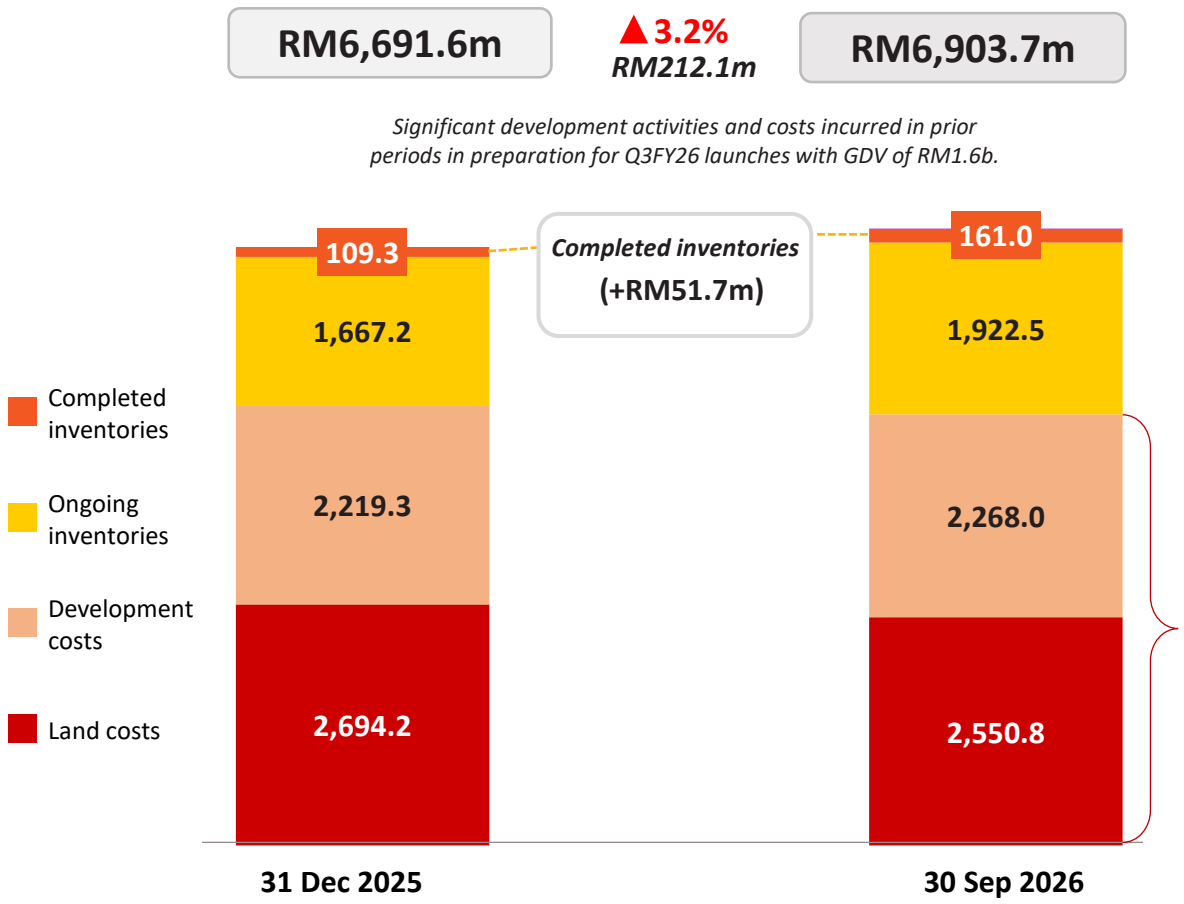


Gross Gearing Ratio	42.4%	43.0%
Net Gearing Ratio	35.9%	36.9%

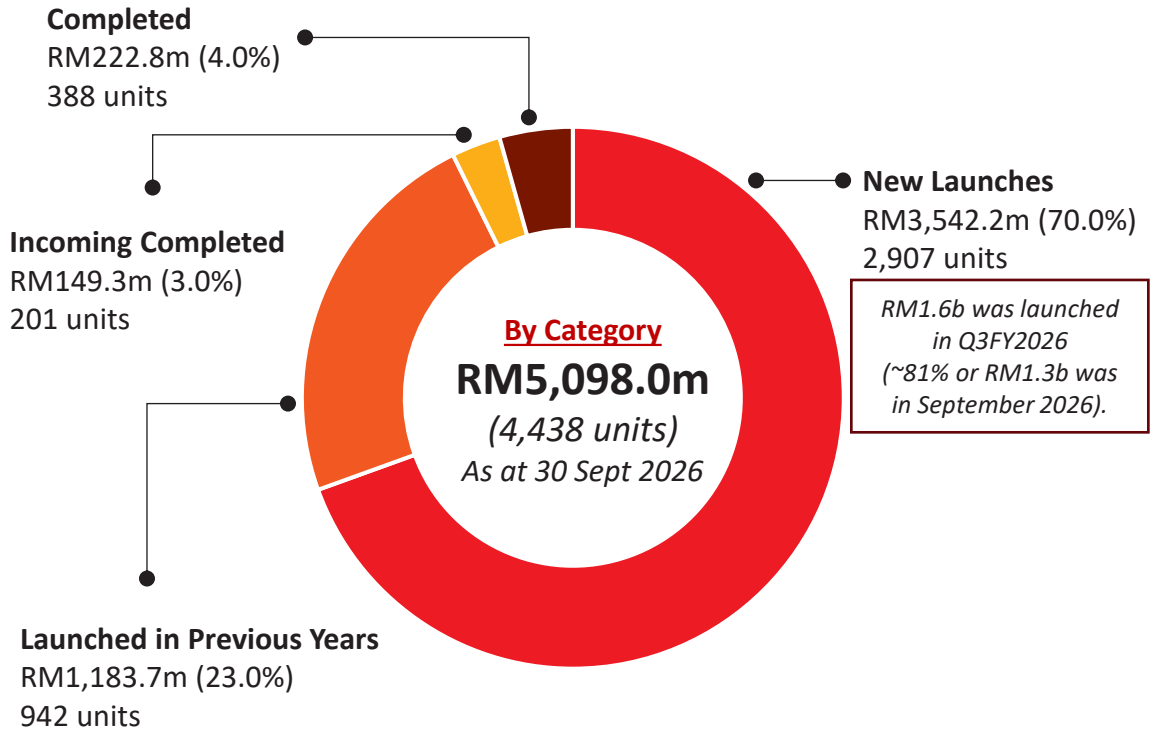
Property Development Inventories (as at 30 September 2026)

- Completed inventories recorded at RM161.0m and remain low at 2.3% of total inventories.
- 70.0% or RM3.5b 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 October 2025 – September 2026***
- *Launched in Previous Years– Projects **launched prior to October 2025***
- *Incoming Completed – Projects **target to complete within FY2026***
- *Completed – Projects **completed as at 30 September 2026***

Operational Performance

9M FY2026

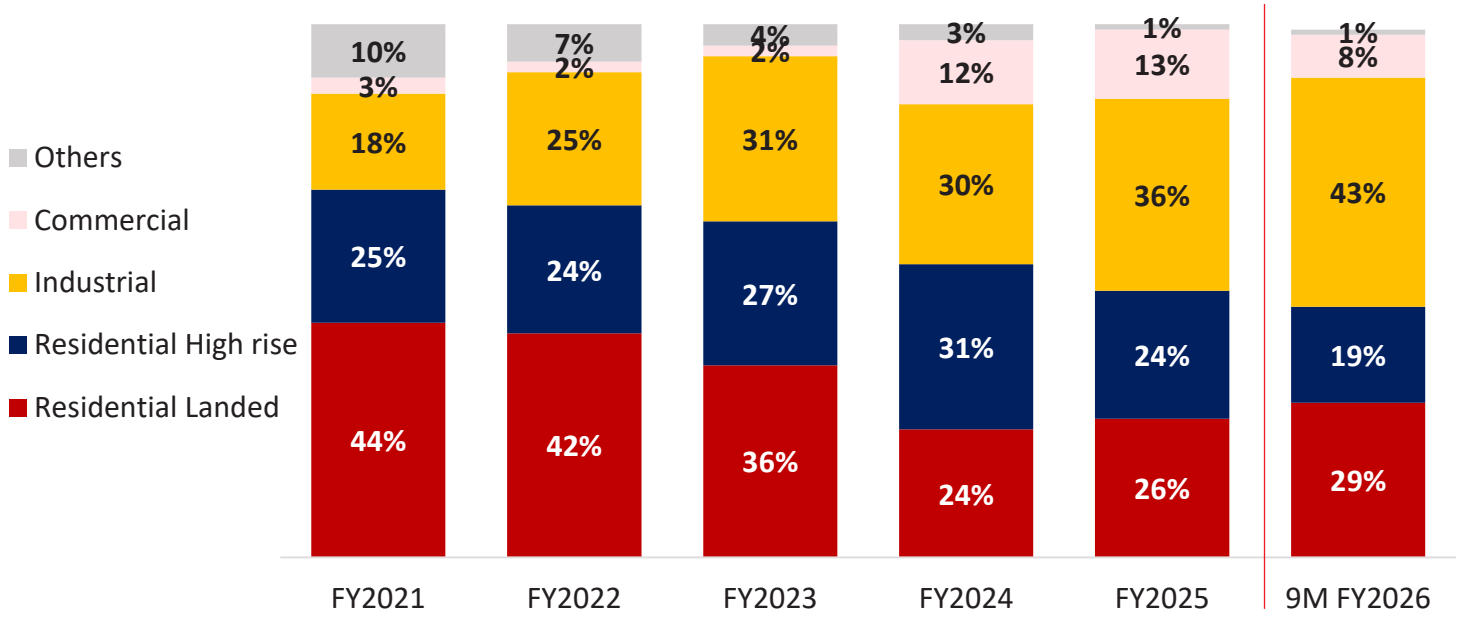


Aerial view of Elmina Business Park

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

- Sales recorded at RM2.5b in 9M FY2026; Industrial products remain the top sales contributor at 43%, followed by residential landed (29%), residential high-rise (19%), commercial (8%) and others (1%).
- Majority of sales remained largely within Klang Valley at 84% with Negeri Sembilan contributing a further 15%.
- 52% or RM1,281.3m sales are from newly launched projects.

Sales Performance Breakdown (Product Type & Year)



	FY2021	FY2022	FY2023	FY2024	FY2025	9M 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%)*	**RM2.5b**

Sales by Location

Klang Valley
RM2,074.9m*
(84%)

Negeri Sembilan
RM375.2m
(15%)

Johor
RM18.0m
(1%)

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

Sales by Project Launches Category

52%
Or RM1,281.3m
New Launch projects

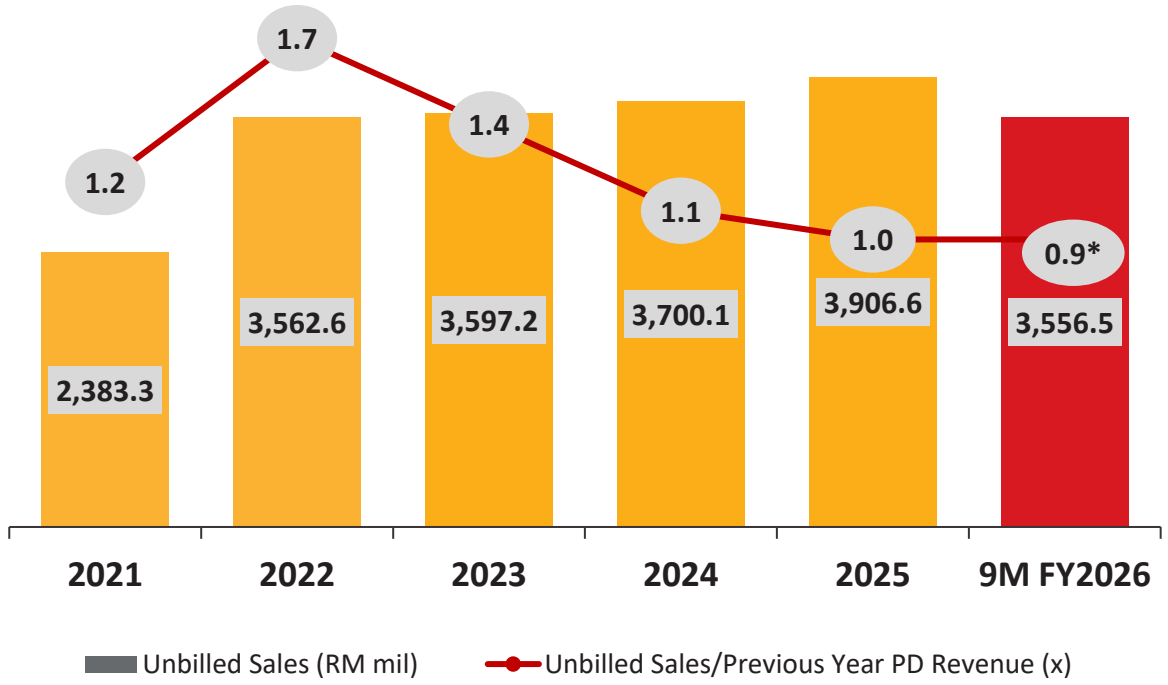
38%
Or RM938.0m
Launched in previous years

10%
Or RM248.8m
Completed & Incoming completed

Unbilled Sales (as at 30 September 2026)

- Unbilled sales recorded at RM3.6b with cover ratio at ~0.9x.
- Growing contribution from residential high rise & industrial with extended earnings visibility in 2027 & beyond.

Unbilled Sales and PD Revenue (2021 – 9M FY2026)



*Cover ratio as at 30 September 2026, based on FY2025 audited PD revenue.

RM3,556.5m as at 30 September 2026

Unbilled Sales by Location

Klang Valley

RM3,293.5m*

(93%)

Negeri Sembilan

RM263.0m

(7%)

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

- **Unbilled sales at RM3.6b or ~0.9x cover ratio as at 30 September 2026** on the back of revenue recognition outpaced new sales due to timing of launches.
- A portion of the unbilled sales will be recognised in FY26, with the bulk of it to be recognised in FY27 and beyond.

Industrial Launches

RM1,449.1m worth of industrial products were launched in 9M FY2026.

Q3 FY2026 Launches



Hamilton Prestige Collection — August 2026
30 units | RM110.9m
Landed detached factory, Hamilton Nilai City



The Prestige Collection 1 — September 2026
52 units | RM195.2m
Semi-detached factory, BBR Business Park



Masterpiece Plus Collection — September 2026
14 units | RM197.5m
Medium detached factory, Elmina Business Park



Signature Plus Collection — September 2026
42 units | RM128.8m
Double-storey terrace factory, Serenia City

9M FY2026 Review

RM1,449.1m
Industrial
GDV launched

296
units launched

45%
Average take-up rate*
Take-up rates as at 31 October 2026

83% (RM521.5m) of Q3 FY2026 industrial launches took place in late September 2026.

Residential High-Rise Launches (Malaysia)

RM1,087.4m worth of residential high-rise products were launched in 9M FY2026 in Malaysia.

9M FY2026 Launches (Malaysia)



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



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

Ara Bloc – Ara Damansara — **May 2026**

998 units | RM561.9m



Trybe: An urban tribal living-inspired service apartment at the eclectic heart of Subang Jaya



A resort-style pool for relaxation and leisure.

Trybe Residences – SJ7 — **September 2026**

998 units | RM525.5m

9M FY2026 Review

RM1,087.4m

Residential High-Rise
GDV launched

1,996

units launched

39%

Average take-up rate*

Take-up rates as at 31 October 2026

**** - 50% of the 1,996 units were launched in mid-Sept 2026.***
- As units within launched projects are progressively released for sale by phase, the average take-up rate of 39% is based on 954 units released for sale.

Residential Landed Launches

RM822.8m worth of residential landed products were launched in 9M FY2026.

Q3 FY2026 Launches




Elmina Green 8 – Elmina
70 units | RM72.3m

July 2026





East 61 – KL East
61 units | RM161.4m

August 2026





Seroja Gardens – Nilai Impian
52 units | RM41.3m

September 2026

9M FY2026 Review

RM822.8m

Residential Landed
GDV launched

924

units launched

46%

Average take-up rate*

Take-up rates as at 31 October 2026

Take-up rate improved to 46% from 36% in 1H FY26, reflecting stronger sales momentum despite cautious buyer sentiment.

Commercial Launches

RM350.3m worth of commercial products were launched in 9M FY2026.

Q3 FY2026 Launches



Quadria II – Bandar Bukit Raja — September 2026

13 units | RM108.6m | New commercial 4-storey semi-detached & detached shop offices



Riuh – Elmina — September 2026

59 units | RM93.6m | 2 and 3-storey commercial shop-offices

9M FY2026 Review

RM350.3m

Commercial
GDV launched

125

units launched

78%

Average take-up rate*

Take-up rates as at 31 October 2026

Strong commercial take-up reflects the maturity of our townships, where established catchments and amenities drive demand.

AURUM – strengthened regional presence with the launch of 1st Development in Melbourne

A new outlook for Melbourne – within the CBD, in the vibrant Queen Victoria Market precinct.


Queen & A'Beckett St podium

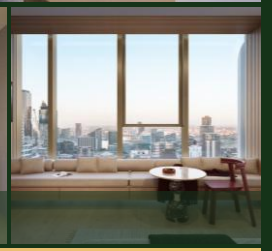

View from Queen Victoria Market










Residence interiors – living rooms, master bedroom & ensuite, studio bay window

AURUM – 380 Queen Street, Melbourne **September 2026**

Artist's impression

Built-to-sell (BTS) Residential Launch

BTS Resi GDV (Launched)

~AUD310m

~RM0.9b | 298 units

Total development GDV

~AUD1b

~RM2.8b | Mixed-use Development

PRODUCT TYPES

- Studio & 1-bedroom
- 2-bedroom
- 3-bedroom

Sizes ranging from: ~34 – 256 sqm.

MIXED-USE COMPONENTS

- Residential
- PBSA
- Office
- Retail

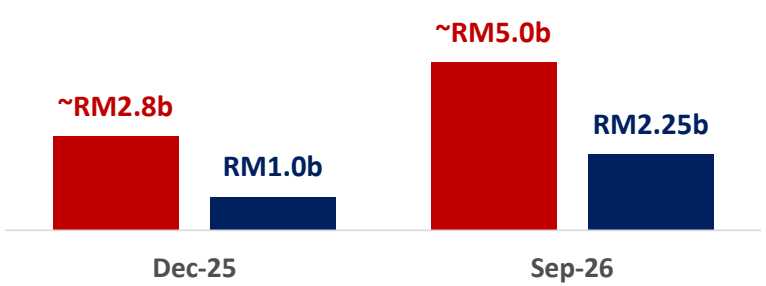
STRATEGIC LOCATION & CONNECTIVITY

- Within Melbourne CBD
- 5-min walk to Flagstaff Gardens
- Walk to Queen Victoria Market, restaurants & bars
- 10–16-min walk to RMIT & University of Melbourne
- 5 min to tram stops & train stations
- 25-min drive to Melbourne Airport

Investment & Asset Management Operational Highlights

- AUM increased to ~RM5.0b (vs RM2.8b in Dec 2025), attributable to the completion of MH4 & other Built-to-lease assets.
- FUM increased to RM2.25b (vs RM1.0b in Dec 2025), reflecting the inclusion of the New Economy Venture Fund platform.

Assets and Funds Under Management



Growth (Dec 25 – Sep 26)

AUM
+79%
+RM2.2b

FUM
+125%
+RM1.25b

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 September 2026)

	Cyclical (Retail/Commercial)	Defensive (Industrial/Data Centre)
AUM	RM1.9b	RM3.1b
Annualised Yields[1]	6.3%	6.4%[2]
Avg. Occupancy	94%	100%
NLA ('mil sq.ft)[3]	2.12	4.94
WALE (years)[3]	1.6	13.1

DEFENSIVE
Hyperscale Data Centres
Elmina Business Park


Data Centre 1


Data Centre 2 (Artist Impression)

DEFENSIVE
Industrial Portfolio
Logistics & manufacturing


Metrohub 1

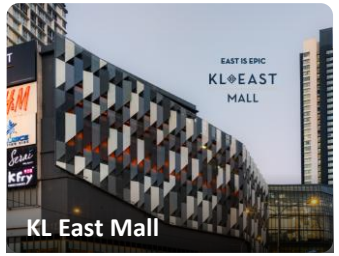

Metrohub 2


BBR Industrial Gateway


Metrohub 4


Cubiz

CYCLICAL
Retail Malls
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 September 2026 performance to-date.

[2] Inclusive of the contracted annualized yield of the Hyperscale Data Centre. [3] NLA: Net Lettable Area / WALE: Weighted Average Lease Expiry.

Battersea Power Station

Updates 9M FY2026

Battersea Power Station Updates

- Battersea Power Station (BPS) welcomes 50 millionth visitor and a wave of exciting new openings.
- Apple announced the opening of Apple Music Hall in BPS, a brand-new state-of-the-art live music venue in London.
- The pre-launch sales for Phase 3C Rosewood House (PP4) have outperformed wider market with 57 units reserved or exchanged.

Key Updates



A Thriving Riverside Neighbourhood

- 50M+ visitors since opening in October 2022
- Home to 3,000+ residents and 8,000 workers
- 6,600+ new jobs created for the local community
- 170+ shops, bars, restaurants, leisure and cultural venues, incl. The Chimney Lift, Ramses and the Pharaoh's Gold: The Exhibition at NEON and Apple Music Hall





Apple Music Hall & Radio Studios

- Brand-new state-of-the-art live music venue in London
- Bespoke, intimate performances connecting artists and fans
- All of Apple Music Radio's London-based hosts and shows now broadcast live from new radio studios at Battersea

Season of Unmissable Festive Fun

- London's must-visit festive destination this Christmas
- Thousands of sparkling lights, Christmas trees galore and supersized decorations







Development Progress

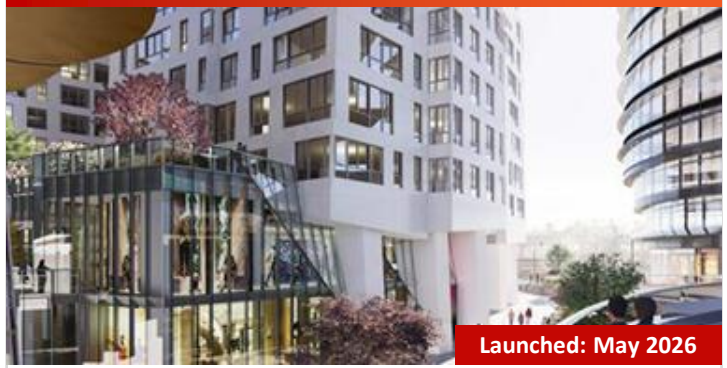
Phase 3B



Commercial	Residential
Leasing	Sales
59%*	99%
50 Electric Boulevard *(Phase 3B – Office)*	Koa - Electric Boulevard *(Phase 3B – Residential)*

**Including 11k sq.ft. or 6% at advance stage (with Head of Terms) as of 31 October 2026.*

Phase 3C | Rosewood House (PP4)



57 units
reserved / exchanged

52%
take-up rate

Construction Ahead of Programme

- Design & Build contract fully executed with Sisk
- Construction progress is marginally ahead of programme

57 units Reserved / Exchanged

- Pre-launch sales have outperformed the wider market
- 57 units reserved / exchanged since May 2026 (52% take-up)
- Driven by compelling product, attractive pricing and buyer interest


Sime
Darby
Property
Malaysian Economy &
Property Sector Outlook
Serenia City

Macroeconomic & Sector Outlook

- Resilient macroeconomic fundamentals face headwinds from potential interest rate hikes, elevated bond yields and tighter lending conditions.
- The Group maintains discipline in launch phasing and pricing, ensures product-market fit, and deploys capital into proven growth corridors and recurring-income platforms.

Macro Overview

Growth is moderating and inflation contained, but monetary conditions are set to tighten.

2.75%
2026 OPR maintained

BNM maintained OPR at November 2026 MPC but expected to rise to 3.00% in early 2027.

- Global bond yields are at multi-decade highs: US 10Y hit 5.31% in Oct 2026, the highest since 2000 (+135 bps YTD); 10Y MGS rose to 3.93%.
- Potential OPR hike would raise borrowing costs and may dampen buyer demand.

1.9%
Q3 2026 Inflation

Inflation remains contained despite external cost pressures; BNM expects 1.5%–2.5% in 2026.

Contained inflation supports purchasing power and development cost visibility.

5.5%
Q3 2026 GDP Growth
▼ 0.5 ppt QoQ

Growth moderated in Q3 from 6.0% 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.

RM350.4b
9MFY26 2026 Approved Investments (MIDA)
▲ 20.7% YoY

Capital continues to flow into Malaysia's growth corridors, with Johor and Selangor among the leading investment destinations.

- Johor (RM99.7b)
- Selangor (RM87.9b)
- W.P. Kuala Lumpur (RM37.3b)

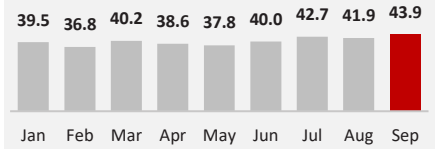
Source: BNM Quarterly Bulletin Q3 2026 and MIDA Investment Performance 9M 2026.

Property Sector Overview

Continued buyer interest amid softer lending environment with falling transactions, rising unsold stocks.

1 Buyer interest holds: applications up to 43.9k

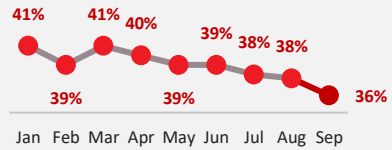
Mortgage applications ('000), Jan–Sep 2026



+11.1%
YTD (Jan–Sep)

2 Approval rate eased to 36%: lending tightening

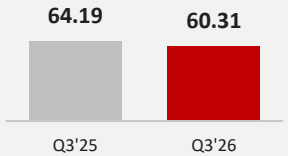
Mortgage approval rate (%), Jan–Sep 2026



–5.2 ppt
YTD (Jan–Sep)

3 Property transaction value declines 6.0% YoY

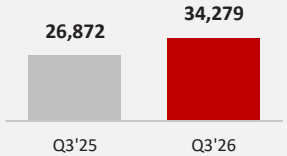
Property transaction value (RM b), Q3 2025 vs Q3 2026



–6.0%
YoY

4 Unsold residential stock up 27.6%

Unsold completed residential units, Q3 2025 vs Q3 2026



+27.6%
YoY

Source: BNM September 2026 mortgage data; NAPIC property market report Q3 2026.

Downside Pressures

Top 5 Materials Unit Price Change since Pre-conflict[1]	Mid - April 2026	Mid- Nov 2026
Diesel (Commercial)	+159%	+77%
Asphalt Concrete Binder Course	+37%	+48%
Asphalt Concrete Wearing Course	+35%	+46%
Coarse Sand	+20%	+5%
Aluminium	+16%	+2%

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

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

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


Sime Darby Property
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

RM5.0b

Diversified Launch GDV Pipeline

56% Township Development
26% Integrated Development
18% International (Australia)

RM4.0b

Sales Target

Maintain FY2026 sales target as the Group continues to monitor external uncertainties

>25%

Gross Profit Margin

Taking into account potential variability in construction-related costs in the current environment

≤ 0.5x

Net D/E Ratio

Balancing active working capital and investments required to grow AUM and expand recurring income initiatives

≤ 10%

Completed Stocks

Maintained target to ensure optimal asset turnover

~RM5b

Assets Under Management

AUM & recurring income growth from new assets completion

FY2026 Launch Guidance

Latest launch plan of RM5.0b with RM0.4b to be launched in remaining of FY2026.

	FY26 Launches (Guidance)		9M FY26 Launches (Actual)		Q4 FY26 Launches (Planned)	
	Latest GDV (RM b)	Latest GDV (%)	GDV (RM b)	GDV (%)	GDV (RM b)	GDV (%)
Township Development (TD)	2.8 ▲ 0.2	56%	2.4	52%	0.4	100%
Integrated Development (ID)	1.3 ▲ 0.1	26%	1.3	28%	-	-
International (Australia)	0.9	18%	0.9	20%	-	-
Total	**5.0 ▲ 0.3**	**100%**	**4.6**	**100%**	**0.4**	**100%**

▲ vs Planned Launches of RM4.7b (TD: RM2.6b and ID: RM1.2b)

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


Sime Darby Property
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

RM599.7m

PATAMI

39.4% YoY growth

9M FY2026 ended 30 September 2026

- **Revenue** and **Gross Profit** recorded at **RM3,029.6m** and **RM1,029.8m** respectively in 9M FY2026.
- **PBT** and **PATAMI** increased to **RM828.2m** and **RM599.7m**, up **25.7%** and **39.4%** YoY respectively.

Revenue Visibility from Sustained Momentum

RM3.6b

Unbilled Sales

As at 30 September 2026

- **Sales of RM2,468.1m** in 9M FY2026, led by **industrial products at 43%** of total sales.
- **Unbilled sales of RM3,556.5m** provide earnings visibility, with the bulk to be recognised in **FY2027 and beyond.**
- **Launches totalled RM4.6b GDV** in 9M FY2026 (Malaysia: RM3.7b and Australia: RM0.9b).

Scaling Recurring Income Portfolio

~RM5.0b

AUM

+79% from Dec 2025

~RM2.25b

FUM

+125% from Dec 2025

- **IAM revenue increased 63.8% YoY** to **RM221.6m** in 9M FY2026.
- **Hyperscale DC1** contributed **~RM54m in lease income cumulatively** in two quarters following completion in March 2026.
- **AUM of ~RM5.0b** reflects completion of **MH4 and other built-to-lease assets.**
- **Portfolio occupancy** stood at **94%** for retail/commercial and **100%** for industrial/data centres.

Resilient Balance Sheet & Financial Strength

36.9%

Net Gearing

Well positioned for long-term growth

- **Net gearing only increased marginally to 36.9%** despite ongoing growth initiatives and its Assets Under Management expansion.
- **Cash balance remains strong at RM692.1m** with **RM569.7m** net operating cash inflow.
- **Completed inventories of RM161.0m** remained low at **2.3%** of total inventories (carrying value).

Thank you | Q&A

Our Purpose

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