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Sime Darby Property Achieves Record-High 9M Profit

- Delivered record 9M PBT and PATAMI of RM828.2 million (up 25.7% YoY) and RM599.7 million (up 39.4% YoY) respectively, driven by contributions from its Investment and Asset Management portfolio;
- Registered revenue of RM3.0 billion, reflecting the Group's resilient performance;
- Recorded strong operating profit of RM748.0 million, up by 3.5% YoY, supported by higher recurring income, mainly from the newly completed data centre and industrial investment property assets;
- Net gearing only increased marginally to 36.9% despite ongoing growth initiatives and its Assets Under Management expansion.

ARA DAMANSARA, 26 November 2026 – Sime Darby Property Berhad ("Sime Darby Property" or "the Group") delivered strong double-digit growth in profit before tax ("PBT") and profit after tax and minority interest ("PATAMI") for the period ended 30 September 2026 ("9M FY2026"). PBT rose 25.7% year-on-year ("YoY") to RM828.2 million, while PATAMI increased 39.4% YoY to RM599.7 million, driven by stronger contributions from its Investment and Asset Management ("IAM") portfolio. Meanwhile, the Group recorded steady revenue of RM3.0 billion and operating profit ("OP") of RM748.0 million, up 3.5% YoY, supported by higher recurring income.

The Property Development ("PD") segment remained the Group's largest contributor, recording revenue of RM2.7 billion and PBT of RM615.9 million. This was backed by steady construction progress across key townships including SJ7, Elmina Business Park, Hamilton Nilai City, and Kuala Lumpur Golf & Country Club ("KLGCC") Resort. The segment also benefitted from RM120.4 million in fair value gains, primarily from the build-to-lease data centre in Elmina Business Park and the semi-detached factories at The Cubiz Collection in the City of Elmina.

The IAM segment recorded revenue of RM221.6 million, a 63.8% YoY increase, while PBT more than doubled to RM213.6 million. The segment's growth was supported by data centre lease income, contributions from the Group's retail portfolio, particularly KL East Mall and Elmina Lakeside Mall, alongside an improved share of results from joint ventures alongside the disposal of Sime Darby Business Centre in Singapore.

Group Managing Director & Chief Executive Officer, Dato' Seri Azmir Merican, said, "Achieving a record nine-month profitability on a solid revenue base reflects the steady growth of our earnings as our recurring income assets scale alongside our core township and industrial developments. Under SHIFT32, we are building a more balanced real estate portfolio that generates resilient cash flows across market cycles, backed by disciplined capital allocation as we expand into new asset classes and regional markets."

9M FY2026 Launches and Sales

During the review period, launches in Malaysia totalled RM3.7 billion, comprising industrial products at RM1.4 billion (39%), followed by residential high-rise products at RM1.1 billion (29%), residential landed products at RM822.8 million (22%), and commercial at RM350.3 million (9%). This mix reflects the Group's continued focus on industrial developments, complemented by a diversified pipeline of residential and commercial launches. Overall bookings as at 31 October 2026 stood at RM1.7 billion.

Key third-quarter launches included Trybe Residences at SJ7 with 998 units and GDV of RM525.5 million, Quadria II in Bandar Bukit Raja 2, Seroja Gardens Phase 1 in Nilai Impian with 52 units and GDV of RM41.3 million, and 14 medium detached factories at Elmina Business Park with a GDV of RM197.5 million.

Advancing its regional expansion under SHIFT32, the Group launched Aurum, its maiden development in Melbourne, Australia. Located on Queen Street, opposite the Queen Victoria Market in Melbourne's central business district, the mixed-use development will comprise 595 residential units, 948 purpose-built student accommodation ("PBSA") beds, retail and office space, with an estimated GDV of approximately AUD1.08 billion (RM3.2 billion). This also marks the Group's entry into the PBSA asset class.

The Group recorded sales of RM2.5 billion for 9M FY2026, with industrial products continuing to lead, contributing RM1.1 billion (43%). Residential landed products contributed RM721.3 million (29%), followed by residential high-rise at RM456.3 million (19%) and commercial at RM189.9 million (8%). The lower sales performance compared to the corresponding period last year was largely attributable to a back-ended launch

schedule, with key new launches expected to contribute to sales in the final quarter of FY2026.

Other Financial / Operational Achievements

As at 30 September 2026, unbilled sales stood at RM3.6 billion, providing visibility for future earnings and cash flow beyond the next three years. The Group also continued to generate positive operating cash flow while maintaining disciplined capital allocation and a healthy net gearing ratio of 36.9%. This supports the Group's ongoing capital deployment into assets under management (“AUM”) as it works to scale its recurring income base.

The Group was recently recognised as Malaysia's No. 1 property developer for the third consecutive year at The Edge Malaysia Property Excellence Awards ("TEPEA") 2026, reinforcing its leadership position in the industry. The Group also secured the No. 1 ranking in the Market Capitalisation of RM1 billion and Above category at the Malaysia Developer Awards 2026, marking its fifth consecutive year among the Top 10. Jendela Residences at KLGCC Resort was named Top Development – High Rise (Completed), Central Malaysia at the EdgeProp Singapore Excellence Awards 2026.

Key Corporate Developments

During the review period, the Group’s New Economy Venture (“NEV”) fund, via its subsidiary, Sime Darby Property NEV (Holdings) Sdn. Bhd. (“SDP NEV”), has established a Sukuk Programme of up to RM2.60 billion to support the development of data centres, industrial and logistics assets, with its inaugural Green Sukuk earmarked for hyperscale data centre developments at Elmina Business Park. Separately, the Group received shareholders’ approval for the proposed acquisition of 556.96 acres of freehold land in Kulai, Johor, within the Johor-Singapore Special Economic Zone (“JS-SEZ”), which will be developed into a sustainable township with an estimated GDV of RM3 billion.

Outlook for FY2026

Sime Darby Property remains focused on delivering its full-year planned launches of approximately RM5.0 billion in GDV. Alongside disciplined execution across its core

townships and industrial parks, the Group continues to scale its recurring income base towards its target of exceeding RM10.0 billion in AUM by 2028.

“Entering the final quarter, our priority is executing our remaining launches, driving sales performance, and maintaining cost discipline amid evolving market conditions. Our resilient balance sheet, healthy unbilled sales and expanding recurring income portfolio provide a strong foundation for continued growth. Guided by SHIFT32, we will build on these strengths to sustain momentum and deliver long-term shareholder value,” Dato’ Seri Azmir concluded.

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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, 2025 and 2026. 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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