SIME DARBY PROPERTY BERHAD ("SIME DARBY PROPERTY" OR "THE COMPANY")
- VALUATION IN COMPLIANCE WITH MALAYSIAN FINANCIAL REPORTING STANDARD ("MFRS") 140 INVESTMENT PROPERTY

1. INTRODUCTION

Pursuant to Paragraph 9.19(46) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the Board of Directors ("**Board**") of Sime Darby Property wishes to announce that the Board has incorporated the financial impact arising from the change in the fair value of investment property of the Group in the Sime Darby Property Group's quarterly report on the consolidated results for the first quarter ended 31 March 2026. Details of the investment property are appended in **Appendix A.**

2. PURPOSE OF VALUATION

The valuation was carried out in accordance with Sime Darby Property Group's accounting policy and in compliance with MFRS 140 "Investment Property".

3. AMOUNT OF CHANGE IN FAIR VALUE

The gain arising from a change in the fair value of investment property amounted to RM65.1 million, which was incorporated in the unaudited consolidated statement of comprehensive income of Sime Darby Property Group for the financial period ended 31 March 2026.

4. EFFECTS OF VALUATION

The recognition of the gain arising from the change in the fair value of investment property has resulted in an increase in the net assets per share of Sime Darby Property Group by 0.96 sen for the financial period ended 31 March 2026.

5. DATE OF VALUATION

31 March 2026

6. NAME OF VALUER

The valuation was carried out by an independent valuer, CBRE WTW Valuation & Advisory Sdn Bhd.

7. VALUE PLACED ON THE INVESTMENT PROPERTY

The fair value of the investment property amounted to RM1.5 billion.

8. DOCUMENTS AVAILABLE FOR INSPECTION

The valuation report of the investment property is available for inspection at Sime Darby Property's Registered Office at Level 10, Block G, No. 2, Jalan PJU 1A/7A, Ara Damansara, PJU 1A, 47301 Petaling Jaya, Selangor Darul Ehsan, Malaysia, during normal office hours from Monday to Friday (except Public Holidays), for a period of three (3) months from the date of this announcement. A prior notice of three (3) working days is required.

This announcement is dated 26 May 2026.

Appendix A

No.	Title / Location	Description / Existing Use	Tenure of Land
1	Purpose-Built Data Centre Elmina Business Park Rawang, Selangor Darul Ehsan	Specialised industrial asset developed for data centre use	Freehold