

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

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**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 wish to announce that the Board has incorporated the financial impact on the change in the fair value of investment properties of the Group (collectively, “**Investment Properties**”) in the Sime Darby Property Group’s quarterly report on the consolidated results for the fourth quarter and financial year ended 31 December 2025. Details of the Investment Properties are appended in **Appendix I**.

**2. PURPOSE OF VALUATION**

The valuation was carried out pursuant to Sime Darby Property Group’s accounting policy and is in compliance with MFRS 140 “Investment Property”.

**3. AMOUNT OF CHANGE IN FAIR VALUE**

The net gain arising from a change in the fair value of Investment Properties amounted to RM12.9 million, which was incorporated in the unaudited consolidated statement of comprehensive income of Sime Darby Property Group for the financial year ended 31 December 2025.

**4. EFFECTS OF VALUATION**

The recognition of the net gain arising from a change in the fair value of Investment Properties has resulted in an increase in the net assets per share of Sime Darby Property Group by 0.19 sen for the financial year ended 31 December 2025.

**5. DATE OF VALUATION**

31 December 2025

**6. NAME OF VALUERS**

The valuation was carried out by independent valuers as follows:

- CBRE WTW Valuation & Advisory Sdn Bhd;
- Jones Lang Wootton Malaysia; and
- Bishop Beamish Limited UK.

**7. VALUE PLACED ON THE INVESTMENT PROPERTIES**

The fair value of the Investment Properties amounted to RM1.8 billion.

**8. DOCUMENTS AVAILABLE FOR INSPECTION**

The valuation reports of the Investment Properties are 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 3 months from the date of this announcement. A prior notice of three (3) working days is required.

This announcement is dated 26 February 2026.

## Appendix I

| No. | Title / Location   | Description / Existing Use                        | Tenure of Land |
|-----|--|---|----------------|
| 1   | KL East Mall<br>District of Kuala Lumpur,<br>Wilayah Persekutuan Kuala Lumpur                          | 4-storey shopping mall with carparks              | Freehold       |
| 2   | KLGCC Mall<br>Bukit Kiara,<br>District of Kuala Lumpur,<br>Wilayah Persekutuan Kuala Lumpur            | 5-storey shopping mall with carparks              | Leasehold      |
| 3   | Elmina Lakeside Mall<br>District of Petaling, Selangor Darul Ehsan                                     | Shopping mall with carparks                       | Freehold       |
| 4   | The Glades Plaza<br>Subang Jaya,<br>District of Petaling, Selangor Darul Ehsan                         | 3-storey retail and office building with carparks | Freehold       |
| 5   | An industrial premise<br>Kapar,<br>District of Klang, Selangor Darul Ehsan                             | 2-storey warehouse building with office           | Freehold       |
| 6   | An industrial premise<br>Kapar,<br>District of Klang, Selangor Darul Ehsan                             | 2-storey warehouse building with office           | Freehold       |
| 7   | Menara KLGCC<br>Bukit Kiara,<br>District of Kuala Lumpur,<br>Wilayah Persekutuan Kuala Lumpur          | 21 stratified commercial lots                     | Leasehold      |
| 8   | Office Tower, Oasis Square,<br>Ara Damansara,<br>District of Petaling, Selangor Darul Ehsan            | 12-storey office building with carparks           | Freehold       |
| 9   | Oasis Corporate Park<br>Ara Damansara,<br>District of Petaling, Selangor Darul Ehsan                   | Carparks  | Freehold       |
| 10  | Commercial building<br>Bukit Jelutong,<br>District of Petaling, Selangor Darul Ehsan                   | 3-storey commercial building                      | Freehold       |
| 11  | Hospital building<br>District of Petaling, Selangor Darul Ehsan  | 7-storey building for medical facilities          | Leasehold      |
| 12  | Office building<br>Damansara Heights,<br>District of Kuala Lumpur,<br>Wilayah Persekutuan Kuala Lumpur | 5-storey office building                          | Freehold       |
| 13  | KFC drive-thru restaurant<br>Pagoh,<br>District of Muar, Johor Darul Takzim                            | Single-story commercial building                  | Leasehold      |
| 14  | Piazza with carparks<br>Taman Melawati,<br>District of Gombak, Selangor Darul Ehsan                    | Piazza with carparks                              | Freehold       |
| 15  | Shop-office<br>Jalan Astaka,<br>Bukit Jelutong,<br>District of Petaling, Selangor Darul Ehsan          | 3-storey shopoffice for rental                    | Freehold       |
| 16  | Shop lot<br>Pagoh,<br>District of Muar, Johor Darul Takzim   | 2-storey shopoffice                               | Leasehold      |
| 17  | Tropika Paradise<br>Subang Jaya,<br>District of Petaling, Selangor Darul Ehsan                         | 1 unit of condominium                             | Freehold       |

**Appendix I**

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|------------|--|--|-----------------------|
| 18         | Bessborough House<br>Battersea Power Station,<br>London, United Kingdom  | 1 unit of apartment                                | Leasehold             |
| 19         | Two plots of industrial land and two plots of<br>development land<br>Kapar,<br>District of Klang, Selangor Darul Ehsan | Land temporarily leased for plantation<br>purposes | Freehold              |
| 20         | Jerai Estate<br>District of Kuala Muda, Kedah Darul Aman   | Land temporarily leased for plantation<br>purposes | Freehold              |
| 21         | Five parcels of land<br>District of Kuala Muda, Kedah Darul Aman   | Vacant land  | Freehold              |
| 22         | Land leased to KYS College<br>Taman Melati,<br>District of Kuala Lumpur,<br>Wilayah Persekutuan Kuala Lumpur           | Land leased for education purposes                 | Freehold              |