

# Financial Statements

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## FINANCIAL STATEMENTS

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# Statement of Responsibility by the Board of Directors

In Respect of the Audited Financial Statement for the Financial Year Ended 31 December 2024

The Directors are responsible for the preparation, integrity and fair representation of the annual financial statements of Sime Darby Property Berhad Group. As required by the Companies Act, 2016 (the Act) in Malaysia and the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the financial statements for the financial year ended 31 December 2024, as presented on pages 299 to 403, have been prepared in accordance with the Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Act.

The Directors consider that in preparing the financial statements, the Group and the Company have used the appropriate accounting policies, which are consistently applied and supported by reasonable and prudent judgements and estimates.

The Directors are satisfied that the information contained in the financial statements give a true and fair view of the financial position of the Group and of the Company at the end of the financial year and of the financial performance and cash flows for the financial year.

The Directors have responsibility for ensuring that proper accounting records are kept. The accounting records should disclose with reasonable accuracy the financial position of the Group and the Company and to enable the Directors to ensure that the financial statements comply with the Act. The Directors have the general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Group to prevent and detect fraud and other irregularities.

# Directors' Report

For the financial year ended 31 December 2024

The Directors are pleased to present their Report together with the audited financial statements of the Group and the Company for the financial year ended 31 December 2024.

## PRINCIPAL ACTIVITIES

The Company was principally engaged in the business of investment holding, property development and provision of management services up to 30 November 2024. Following the Group's internal reorganisation during the financial year ended 31 December 2024, all identified assets, liabilities and business undertakings related to the Company's property development and management services businesses were transferred and vested in the Company's wholly owned subsidiaries on 1 December 2024. The Company's principal activity is purely investment holding.

The principal activities of the Group are divided into three segments namely property development, investment and asset management, and leisure. The principal activities of the subsidiaries, joint ventures and associates are as stated in Note 44 to the financial statements. There has been no significant change in the principal activities of the Group during the financial year.

## FINANCIAL RESULTS

The results of the Group and the Company for the financial year ended 31 December 2024 are as follows:

	Group RM thousand	Company RM thousand
Profit before taxation	780,049	55,915
Taxation	(262,447)	(51,914)
Profit for the financial year	517,602	4,001
Profit for the financial year attributable to:		
- owners of the Company	502,203	4,001
- non-controlling interests	15,399	-
Profit for the financial year	517,602	4,001

In the opinion of the Directors, the results of the operations of the Group and of the Company during the financial year were not substantially affected by any item, transaction or event of a material and unusual nature.

## DIVIDENDS

Since the end of the previous financial year, the Company had declared and paid the following dividends:

	RM thousand
In respect of the financial year ended 31 December 2023, second single tier dividend of 1.5 sen per ordinary share which was paid on 8 May 2024	102,013
In respect of the financial year ended 31 December 2024, first single tier dividend of 1.5 sen per ordinary share which was paid on 6 November 2024	102,013
	204,026

# Directors' Report

For the financial year ended 31 December 2024

## DIVIDENDS (CONTINUED)

The Board of Directors had on 26 February 2025, declared a second single tier dividend in respect of the financial year ended 31 December 2024 of 1.5 sen per ordinary share amounting to RM102.0 million. The second single tier dividend is payable on 23 April 2025 to shareholders whose names appeared in the Record of Depositors and Register of Members of the Company at the close of business on 28 March 2025.

## RESERVES AND PROVISIONS

All material transfers to or from reserves and provisions during the financial year have been disclosed in the financial statements.

## SHARE CAPITAL AND DEBENTURES

There were no issuances of shares and debentures during the financial year.

## DIRECTORS

The Directors who have held office since the end of the previous financial year are as follows:

Dato' Rizal Rickman Ramli (Chairman)

Dato' Seri Azmir Merican bin Azmi Merican (Group Managing Director & Chief Executive Officer)

Dato' Soam Heng Choon

Tengku Datuk Seri Ahmad Shah Alhaj ibni Almarhum Sultan Salahuddin Abdul Aziz Shah Alhaj

Tan Sri Jaganath Derek Steven Sabapathy

Dato' Seri Ahmad Johan Mohammad Raslan

Datin Norazah Mohamed Razali

Mohamed Ridza Mohamed Abdulla

Dato' Hamidah Naziadin

Dr. Lisa Lim Poh Lin

Datuk Ir Ho Hon Sang

Nur Farahbi Shaari

Khalid Mohammed Noor (Alternate Director to Nur Farahbi Shaari)

(Appointed on 1 January 2025)

By way of relief order dated 4 February 2025, granted by the Companies Commission of Malaysia, the names of directors of subsidiary companies as required under Section 253(2) of the Companies Act 2016 in Malaysia are not disclosed in this Report. Their names are set out in the respective subsidiaries directors' report for the financial year ended 31 December 2024 and the said information is deemed incorporated herein by such reference and shall form part hereof.

## DIRECTORS' REMUNERATION AND BENEFITS

Total Directors' remuneration incurred by the Group and the Company for the financial year ended 31 December 2024 were RM11.1 million (2023: RM11.7 million) and RM10.5 million (2023: RM11.7 million) respectively. In addition, the estimated monetary value of benefits received by the Directors from the Group and the Company during the financial year amounted to RM222,882 (2023: RM213,500) and RM221,381 (2023: RM213,500) respectively. Details of the Directors' remuneration and benefits is disclosed in Note 10 to the financial statements.

# Directors' Report

For the financial year ended 31 December 2024

## DIRECTORS' REMUNERATION AND BENEFITS (CONTINUED)

Since the end of the previous financial year, no Director of the Company has received or become entitled to receive any benefit by reason of a contract made by the Company or a subsidiary of the Company with the Director or with a firm of which the Director is a member, or with a company in which the Director has a substantial financial interest except for any benefits which may be deemed to have arisen from the transactions disclosed in Note 40 to the financial statements.

During and at the end of the financial year, no arrangements subsisted to which the Company is a party, with the object or objects of enabling Directors of the Company to acquire benefits by means of the acquisition of shares in, or debentures of the Company or any other body corporate.

The Directors and Officers of the Group and the Company are covered by Directors and Officers liability insurance for any liability incurred in the discharge of their duties, provided that they have not acted fraudulently or dishonestly or derived any personal profit or advantage. The insurance is maintained on a group basis by the Company and the total premium incurred during the financial year amounted to RM158,958 (2023: RM158,958).

## DIRECTORS' INTEREST IN SHARES

According to the Register of Directors' Shareholdings, the interests of Directors in office at the end of the financial year in shares, or debentures of the Company are as follows:

	Number of ordinary shares			
	As at 1.1.2024	Acquired	Disposed	As at 31.12.2024
<b>Direct Interest</b>				
Dato’ Seri Azmir Merican bin Azmi Merican	–	100,000	–	100,000
Tan Sri Jaganath Derek Steven Sabapathy	–	300,000	–	300,000

Other than as disclosed above, none of the other Directors in office as at the end of the financial year had any interest in shares, or debentures of the Company during the financial year.

## STATUTORY INFORMATION ON THE FINANCIAL STATEMENTS

- a. Before the financial statements of the Group and the Company were made out, the Directors took reasonable steps:
  - i. to ascertain that proper action had been taken in relation to the writing off of bad debts and the making of provision for doubtful debts, and satisfied themselves that all known bad debts had been written off and adequate provision had been made for doubtful debts; and
  - ii. to ensure that any current assets, which were unlikely to realise in the ordinary course of business, their values as shown in the accounting records of the Group and of the Company, have been written down to amounts which the current assets might be expected so to realise.
- b. At the date of this Report, the Directors are not aware of any circumstances:
  - i. which would render the amounts written off for bad debts or the amounts of the provision for doubtful debts in the financial statements of the Group and of the Company inadequate to any substantial extent; or
  - ii. which would render the values attributed to current assets in the financial statements of the Group and of the Company misleading; or
  - iii. which have arisen which would render adherence to the existing method of valuation of assets or liabilities of the Group and of the Company misleading or inappropriate.

# Directors' Report

For the financial year ended 31 December 2024

## STATUTORY INFORMATION ON THE FINANCIAL STATEMENTS (CONTINUED)

- c. As at the date of this Report:
  - i. there are no charges on the assets of the Group and of the Company which have arisen since the end of the financial year to secure the liability of any other person; and
  - ii. there are no contingent liabilities in the Group and in the Company which have arisen since the end of the financial year other than those arising in the ordinary course of business.
- d. At the date of this Report, the Directors are not aware of any circumstances not otherwise dealt with in the Report or financial statements which would render any amount stated in the financial statements misleading.
- e. In the opinion of the Directors:
  - i. no contingent or other liability has become enforceable or is likely to become enforceable within the period of twelve months after the end of the financial year which will or may affect the ability of the Group and of the Company to meet their obligations as and when they fall due; and
  - ii. except as disclosed in financial statements, no item, transaction or event of a material and unusual nature has arisen in the interval between the end of the financial year and the date of this Report which is likely to affect substantially the results of the operations of the Group and of the Company for the financial year in which this Report is made.

## IMMEDIATE AND ULTIMATE HOLDING COMPANIES

The Directors regard Permodalan Nasional Berhad as the Company's immediate holding company and Yayasan Pelaburan Bumiputra as its ultimate holding company. Both companies are incorporated in Malaysia.

## AUDITORS

The auditors' remuneration of the Group and the Company for the financial year ended 31 December 2024 amounted to RM3.0 million and RM0.7 million respectively.

The auditors, PricewaterhouseCoopers PLT (LLP0014401-LCA & AF1146) have expressed their willingness to accept re-appointment as auditors.

This Report was approved by the Board of Directors on 26 March 2025.

**Dato' Rizal Rickman Ramli**  
Chairman

Petaling Jaya  
26 March 2025

**Dato' Seri Azmir Merican bin Azmi Merican**  
Group Managing Director & Chief Executive Officer

# Statement by Directors

Pursuant to Section 251(2) of the Companies Act 2016

We, Dato' Rizal Rickman Ramli and Dato' Seri Azmir Merican bin Azmi Merican, being two of the Directors of Sime Darby Property Berhad, hereby state that, in the opinion of the Directors, the financial statements set out on pages 299 to 403 are drawn up in accordance with the Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia so as to give a true and fair view of the financial position of the Group and the Company as at 31 December 2024 and of the financial performance of the Group and the Company for the financial year ended on that date.

Signed on behalf of the Board of Directors of Sime Darby Property Berhad and dated on 26 March 2025.

**Dato' Rizal Rickman Ramli**

Chairman

Petaling Jaya

**Dato' Seri Azmir Merican bin Azmi Merican**

Group Managing Director & Chief Executive Officer

# Statutory Declaration

Pursuant to Section 251(1) of the Companies Act 2016

I, Betty Lau Sui Hing, the Officer primarily responsible for the financial management of Sime Darby Property Berhad, do solemnly and sincerely declare that, the financial statements set out on pages 299 to 403 are, to the best of my knowledge and belief, correct and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Statutory Declarations Act, 1960 in Malaysia.

**Betty Lau Sui Hing**

(MIA No. 8511)

Group Chief Financial Officer

Subscribed and solemnly declared by the abovenamed Betty Lau Sui Hing, at Petaling Jaya in the state of Selangor Darul Ehsan on 26 March 2025.

Before me:

COMMISSIONER FOR OATHS



# Independent Auditors' Report

To the members of Sime Darby Property Berhad  
(Incorporated in Malaysia) Registration No. 197301002148 (15631-P)

## REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

### OUR OPINION

In our opinion, the financial statements of Sime Darby Property Berhad (“the Company”) and its subsidiaries (“the Group”) give a true and fair view of the financial position of the Group and of the Company as at 31 December 2024, and of their financial performance and their cash flows for the financial year then ended in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia.

### WHAT WE HAVE AUDITED

We have audited the financial statements of the Group and of the Company, which comprise the statements of financial position as at 31 December 2024 of the Group and of the Company, and the statements of profit or loss, statements of comprehensive income, statements of changes in equity and statements of cash flows of the Group and of the Company for the financial year then ended, and notes to the financial statements, including material accounting policy information, as set out on pages 299 to 403.

### BASIS FOR OPINION

We conducted our audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing. Our responsibilities under those standards are further described in the “Auditors’ responsibilities for the audit of the financial statements” section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### INDEPENDENCE AND OTHER ETHICAL RESPONSIBILITIES

We are independent of the Group and of the Company in accordance with the By-Laws (on Professional Ethics, Conduct and Practice) of the Malaysian Institute of Accountants (“By-Laws”) and the International Ethics Standards Board for Accountants’ International Code of Ethics for Professional Accountants (including International Independence Standards) (“IESBA Code”), and we have fulfilled our other ethical responsibilities in accordance with the By-Laws and the IESBA Code.

### OUR AUDIT APPROACH

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the financial statements of the Group and of the Company. In particular, we considered where the Directors made subjective judgements; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including among other matters, consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

We tailored the scope of our audit in order to perform sufficient work to enable us to provide an opinion on the financial statements as a whole, taking into account the structure of the Group and of the Company, the accounting processes and controls, and the industry in which the Group and the Company operate.



# Independent Auditors' Report

To the members of Sime Darby Property Berhad  
(Incorporated in Malaysia) Registration No. 197301002148 (15631-P)

## REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS (CONTINUED)

### KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the Group and of the Company for the current financial year. These matters were addressed in the context of our audit of the financial statements of the Group and of the Company as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matters	How our audit addressed the key audit matters
<p><b>Revenue and cost recognition – property development activities</b></p> <p>The Group and the Company recognise revenue and costs relating to the property development activities using the stage of completion method.</p> <p>The stage of completion is measured using the output method, which is based on the level of completion of the development phase of the project as certified by professional consultants.</p> <p>The Group and the Company recognised revenue of RM3,622.3 million and RM303.5 million respectively and costs of RM2,584.0 million and RM178.0 million respectively from property development activities recognised over time for the financial year ended 31 December 2024.</p> <p>Revenue and cost recognised on property development activities have an inherent risk as it involves judgements and estimates. We focused on this area because there are key judgements involved in determining the following:</p> <ul style="list-style-type: none"> <li>• Stage of completion;</li> <li>• Extent of property development costs incurred to date;</li> <li>• Estimated total property development costs;</li> <li>• Estimation of provision due to liquidated ascertained damages as a reduction of revenue; and</li> <li>• Estimation of common costs allocation to the project phases from the total budgeted common costs attributable to the respective property development projects.</li> </ul> <p><i>Refer to Notes 4(a), 6 and 7 to the financial statements.</i></p>	<p>We performed the following audit procedures:</p> <ul style="list-style-type: none"> <li>• We tested the operating effectiveness of the key controls in respect of the review and approval of project cost budgets to assess the reliability of these budgets, including the total estimated property development cost and the control over the extent of costs incurred for work done to-date.</li> <li>• We checked the stage of completion of property development projects, on a sample basis, to certifications from professional consultants.</li> <li>• We agreed, on a sample basis, costs incurred to supporting documentation such as contractor claim certificates and invoices from vendors.</li> <li>• We checked the reasonableness of the estimated total property development costs of major projects, allocation of common costs and subsequent changes to the costs by checking to supporting documentation such as approved budgets, letter of awards, contracts, quotations, correspondences, contracts and variation orders with contractors.</li> <li>• We tested as a sample basis, actual sales of development properties to signed sales and purchase agreements.</li> <li>• In instances where projects have been delayed, we tested management's estimates of the liquidated ascertained damages provisions required to supporting documentation such as project progress reports, extension of time approvals, legal opinions, correspondences with the relevant parties, where applicable.</li> <li>• On a test basis, we checked the mathematical accuracy of the percentage of completion and tested the percentage of revenue and costs recognised in the statements of profit or loss is mathematically accurate. We also tested the journal entries to ensure the revenue are recorded appropriately.</li> </ul> <p>Based on the above procedures performed, we noted no material exceptions.</p>



# Independent Auditors' Report

To the members of Sime Darby Property Berhad  
(Incorporated in Malaysia) Registration No. 197301002148 (15631-P)

## REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS (CONTINUED)

### KEY AUDIT MATTERS (CONTINUED)

Key audit matters	How our audit addressed the key audit matters
<p><b>Fair value of Investment Properties</b></p> <p>Investment properties of the Group are measured at fair value except for investment properties under construction which are measured at cost until either the fair value becomes reliably determinable or when construction is completed, whichever is earlier.</p> <p>As at 31 December 2024, the Group's investment properties, which are carried at fair value, amounted to RM1,487.1 million. The valuations of the Group's investment properties were performed by independent external valuers. The valuers have considered factors related to the investment properties' overall condition and demand as a whole in arriving at the fair values.</p> <p>We focused on this area due to complexities in determining the fair value of the investment properties, which involved significant estimates and judgements in determining the appropriate valuation methodology and the underlying assumptions to be applied, which include amongst others, estimated rental revenues, yield rates, reversion rates and void rates which are based on current and future market or economic conditions.</p> <p><i>Refer to Notes 4(c) and 20 to the financial statements.</i></p>	<p>We performed the following audit procedures:</p> <ul style="list-style-type: none"> <li>• We read the valuation reports issued by independent external valuers from management. Based on these reports, we discussed and assessed the appropriateness of the valuation methodologies and assumptions used in the valuations by the independent external valuers.</li> <li>• We assessed the independent external valuers' competency, capabilities and objectivity by checking the valuers' qualification and their registration to the respective boards.</li> <li>• We carried out the following procedures to assess the inputs underpinning the valuation of the investment properties: <ul style="list-style-type: none"> <li>- Tested the accuracy of rental rates, rental periods, net lettable areas and outgoing expenses to the underlying tenancy agreements where applicable, and held discussions with valuers to understand the factors they have considered in adjusting the inputs, including any market factors;</li> <li>- Benchmarked the term yields, reversion yields and allowances for void used by the valuers to comparable properties;</li> <li>- Discussed with valuers to understand the basis of adjustments made to transacted price per square foot of comparable peers by considering factors related to the characteristics of each individual property, such as location, accessibility to the location, size, tenure and comparable transaction dates; and</li> <li>- Challenged the valuers on certain key inputs and estimates used in consideration of the current market conditions.</li> </ul> </li> <li>• For investment properties under construction, we assessed management's justification to support the basis that the properties cannot be measured reliably.</li> <li>• We assessed the adequacy of the disclosure and sensitivity analysis prepared by management on the key parameters underpinning the valuation, where applicable.</li> </ul> <p>Based on the above procedures performed, we did not identify any material exceptions.</p>



# Independent Auditors' Report

To the members of Sime Darby Property Berhad  
(Incorporated in Malaysia) Registration No. 197301002148 (15631-P)

## REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS (CONTINUED)

### KEY AUDIT MATTERS (CONTINUED)

Key audit matters	How our audit addressed the key audit matters
<p><b>Recoverability of properties under development and completed properties held for sale</b></p> <p>The Group have RM6,441.4 million of properties under development respectively, as well as RM134.6 million of completed properties held for sale as at the reporting date.</p> <p>The carrying amounts of the properties under development and completed properties held for sale have been classified as inventories in the financial statements of the Group.</p> <p>The recoverability of properties under development and completed properties held for sale are assessed based on estimation of the net realisable value ("NRV") of the underlying properties. This involves considerable analyses of estimated costs to completion, committed contracts and expected future selling price based on prevailing market conditions such as current market prices of comparable standards and locations.</p> <p>We focused on the recoverability of the carrying amount of inventories because of the estimates made by management in determining the net realisable values of inventories. Based on management's assessment, the Group recognised a write-down of RM9.9 million respectively, and a write off of RM4.4 million respectively in respect of inventories during the financial year.</p> <p><i>Refer to Notes 4(b), 7 and 21 to the financial statements.</i></p>	<p>We performed the following audit procedures:</p> <ul style="list-style-type: none"> <li>• We discussed with management on the basis used to write-down inventories at period end to its NRV.</li> <li>• For properties under development, we tested the operating effectiveness of the key controls in respect of the review and approval of project cost budgets to assess the reliability of these budgets and the determination of the extent of costs incurred to-date.</li> <li>• Based on the approved project cost budgets, on a sample basis, we assessed the profitability of the projects for indication of NRV.</li> <li>• For those unsold completed development units which have recent sale transactions, we compared the carrying amount of these development units, on a sample basis, to the selling prices stated in the signed sale and purchase agreements, net of discounts given and estimated costs to sell.</li> <li>• For those unsold completed development units which did not have recent sale transactions, on a sample basis, we obtained the recent transacted prices of comparable development units in similar or nearby locations, taking into consideration of the estimated costs necessary to complete the sales.</li> </ul> <p>Based on the above procedures performed, we did not identify any material exceptions.</p>



## Independent Auditors' Report

To the members of Sime Darby Property Berhad  
(Incorporated in Malaysia) Registration No. 197301002148 (15631-P)

### REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS (CONTINUED)

#### KEY AUDIT MATTERS (CONTINUED)

Key audit matters	How our audit addressed the key audit matters
<p><b>Impairment assessments of non-financial assets with impairment indicators</b></p> <p>Management performed impairment assessments of the non-financial assets of the Group and of the Company, which had impairment indicators.</p> <p>Management prepared projected cash flows for impairment assessment of the non-financial assets of the Group and of the Company, which includes the Group's property, plant and equipment, the Group's investment in joint ventures, and the Company's investment in subsidiaries.</p> <p>An impairment loss on property, plant and equipment of RM1.9 million and an impairment loss on the Company's investment in subsidiaries of RM665.4 million were recorded in the financial statements as at 31 December 2024.</p> <p>We focused on this area as the recoverable amounts of the non-financial assets are determined based on assessment of projected cash flow, in which the computation of the recoverable amount involves significant judgements and estimates.</p> <p><i>Refer to Notes 4(d), 13, 19 and 22 to the financial statements.</i></p>	<p>In determining the recoverable amounts of the property, plant and equipment, we have performed the following audit procedures:</p> <ul style="list-style-type: none"> <li>• Checked the appropriateness of management's identification of CGUs and valuation methods used for their impairment assessment;</li> <li>• Compared the discount rates used to comparable industry rates in which the CGU operates;</li> <li>• Considered the latest available external valuations. Based on these reports, discuss and assess the appropriateness of the valuation methodologies and assumptions used in the valuations with the independent external valuers; and</li> <li>• Assess the adequacy of disclosures in the financial statements in accordance with the requirements of the relevant MFRS.</li> </ul> <p>In determining the recoverable amounts of the investments in subsidiaries, we have performed the following audit procedures:</p> <ul style="list-style-type: none"> <li>• Compared the detailed cash flows projections prepared by management to business plans, including the timing of the completion of project phases for CGUs involved in property development activities; and</li> <li>• Considered the cash flows available for distribution to the Company;</li> </ul> <p>In determining the recoverable amounts of the investments in joint ventures, we have performed the following audit procedures:</p> <ul style="list-style-type: none"> <li>• Checked the appropriateness of management's identification of CGUs and valuation method used for their impairment assessment;</li> <li>• Compared the detailed cash flows projections prepared by management to business plans, including the timing of the completion of project phases for CGUs involved in property development activities;</li> <li>• Compared the key assumptions used by management in the value in use calculations, in particular, future sales, expenses and operating profit margins in detailed forecast period to historical results or external data;</li> </ul>



## Independent Auditors' Report

To the members of Sime Darby Property Berhad  
(Incorporated in Malaysia) Registration No. 197301002148 (15631-P)

### REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS (CONTINUED)

#### KEY AUDIT MATTERS (CONTINUED)

Key audit matters	How our audit addressed the key audit matters
<b>Impairment assessments of non-financial assets with impairment indicators (continued)</b>	<ul style="list-style-type: none"><li>• Considered the cash flows available for distribution to the Group and the Company;</li><li>• Compared the discount rate used to comparable industry rates in which the CGU operates;</li><li>• Checked the sensitivity analysis on critical estimates (e.g. discount rate etc) prepared by management to evaluate the impact on impairment assessment;</li><li>• Considered the latest available external valuation and benchmarked comparable market price of the surrounding areas;</li><li>• Examined the reporting deliverables from the component auditors on the appropriateness of impairment assessment and conclusion; and</li><li>• Assessed the adequacy and reasonableness of the disclosures in the financial statements.</li></ul> <p>Based on the above procedures performed, we did not identify any material exceptions.</p>

#### INFORMATION OTHER THAN THE FINANCIAL STATEMENTS AND AUDITORS' REPORT THEREON

The Directors of the Company are responsible for the other information. The other information comprises the Directors' Report and Statement on Risk Management and Internal Control, which we obtained prior to the date of this auditors' report, and Audit Committee Report, Corporate Governance Overview Statement, Sustainability Report, Risk Management Committee Report, Chairman's Message, Management Discussion and Analysis and other sections of the 2024 Integrated Annual Report, which is expected to be made available to us after that date. Other information does not include the financial statements of the Group and of the Company and our auditors' report thereon.

Our opinion on the financial statements of the Group and of the Company does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements of the Group and of the Company, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements of the Group and of the Company or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information that we obtained prior to the date of this auditors' report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.



# Independent Auditors' Report

To the members of Sime Darby Property Berhad  
(Incorporated in Malaysia) Registration No. 197301002148 (15631-P)

## REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS (CONTINUED)

### RESPONSIBILITIES OF THE DIRECTORS FOR THE FINANCIAL STATEMENTS

The Directors of the Company are responsible for the preparation of the financial statements of the Group and of the Company that give a true and fair view in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia. The Directors are also responsible for such internal control as the Directors determine is necessary to enable the preparation of financial statements of the Group and of the Company that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements of the Group and of the Company, the Directors are responsible for assessing the Group's and the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Group or the Company or to cease operations, or have no realistic alternative but to do so.

### AUDITORS' RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the financial statements of the Group and of the Company as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with approved standards on auditing in Malaysia and International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements of the Group and of the Company, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's and of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Directors.
- Conclude on the appropriateness of the Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's or on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements of the Group and of the Company or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Group or the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements of the Group and of the Company, including the disclosures, and whether the financial statements of the Group and of the Company represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the Group financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.



## Independent Auditors' Report

To the members of Sime Darby Property Berhad  
(Incorporated in Malaysia) Registration No. 197301002148 (15631-P)

### REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS (CONTINUED)

#### AUDITORS' RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS (CONTINUED)

We communicate with the Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the Directors, we determine those matters that were of most significance in the audit of the financial statements of the Group and of the Company for the current financial year and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

### REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

In accordance with the requirements of the Companies Act 2016 in Malaysia, we report that the subsidiaries of which we have not acted as auditors, are disclosed in Note 44 to the financial statements.

#### OTHER MATTERS

This report is made solely to the members of the Company, as a body, in accordance with Section 266 of the Companies Act 2016 in Malaysia and for no other purpose. We do not assume responsibility to any other person for the content of this report.

#### PRICEWATERHOUSECOOPERS PLT

LLP0014401-LCA & AF 1146  
Chartered Accountants

Kuala Lumpur  
26 March 2025

#### MAHESH A/L RAMESH

03428/04/2025 J  
Chartered Accountant

# Statements of Profit or Loss

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

	Note	Group		Company	
		2024	2023	2024	2023
<b>Revenue</b>	6	<b>4,250,791</b>	3,436,947	<b>1,010,835</b>	781,371
Cost of sales	7	<b>(2,894,305)</b>	(2,427,994)	<b>(180,954)</b>	(138,524)
<b>Gross profit</b>		<b>1,356,486</b>	1,008,953	<b>829,881</b>	642,847
Marketing and selling expenses	8	<b>(160,416)</b>	(149,857)	<b>(21,012)</b>	(19,561)
Administrative and other expenses	8	<b>(330,241)</b>	(242,866)	<b>(254,903)</b>	(250,057)
Other operating income/(expenses)	9	<b>33,932</b>	(9,806)	<b>3,643</b>	2,625
<b>Operating profit</b>		<b>899,761</b>	606,424	<b>557,609</b>	375,854
Share of results of joint ventures	11	<b>(181,231)</b>	(58,051)	-	-
Share of results of associates	12	<b>1,678</b>	5,309	-	-
Other gains/(losses)	13	<b>17,581</b>	16,630	<b>(484,532)</b>	(122,672)
<b>Profit before interest and taxation</b>		<b>737,789</b>	570,312	<b>73,077</b>	253,182
Finance income	14	<b>102,696</b>	113,663	<b>65,136</b>	64,036
Finance costs	15	<b>(60,436)</b>	(73,669)	<b>(82,298)</b>	(64,665)
<b>Profit before taxation</b>		<b>780,049</b>	610,306	<b>55,915</b>	252,553
Taxation	16	<b>(262,447)</b>	(192,776)	<b>(51,914)</b>	(15,056)
<b>Profit for the financial year</b>		<b>517,602</b>	417,530	<b>4,001</b>	237,497
Profit for the financial year attributable to:					
- owners of the Company		<b>502,203</b>	407,914	<b>4,001</b>	237,497
- non-controlling interests		<b>15,399</b>	9,616	-	-
		<b>517,602</b>	417,530	<b>4,001</b>	237,497
Basic and diluted earnings per share attributable to owners of the Company (Sen)	17	<b>7.38</b>	6.00		

# Statements of Comprehensive Income

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

	Note	Group		Company	
		2024	2023	2024	2023
<b>Profit for the financial year</b>		<b>517,602</b>	417,530	<b>4,001</b>	237,497
<b>Other comprehensive (loss)/income</b>					
Items which will subsequently be reclassified to profit or loss (net of tax):					
Currency translation differences		<b>(115,713)</b>	250,820	-	-
Reclassified to profit or loss					
Currency translation differences on repayment of net investments		<b>2,113</b>	(839)	-	-
Items which will not subsequently be reclassified to profit or loss (net of tax):					
Share of other comprehensive (loss) of an associate	12	<b>(1,029)</b>	(2,031)	-	-
Net changes in the fair value of investment at fair value through other comprehensive income ("FVOCI")	23	<b>25,055</b>	(4,192)	<b>25,055</b>	(5,501)
Other comprehensive (loss)/income for the financial year		<b>(89,574)</b>	243,758	<b>25,055</b>	(5,501)
<b>Total comprehensive income for the financial year</b>		<b>428,028</b>	661,288	<b>29,056</b>	231,996
Total comprehensive income for the financial year attributable to:					
- owners of the Company		<b>412,568</b>	651,802	<b>29,056</b>	231,996
- non-controlling interests		<b>15,460</b>	9,486	-	-
		<b>428,028</b>	661,288	<b>29,056</b>	231,996

# Statements of Financial Position

As at 31 December 2024

Amounts in RM thousand unless otherwise stated

		Group		Company	
	Note	2024	2023	2024	2023
NON-CURRENT ASSETS					
Property, plant and equipment	19	575,676	593,345	42	53,292
Investment properties	20	2,085,208	1,201,105	-	-
Inventories	21	4,503,615	4,450,388	-	1,144,629
Subsidiaries	22	-	-	9,243,531	8,354,814
Joint ventures	11	2,757,758	3,135,789	-	-
Associates	12	135,049	136,322	37,063	37,185
Investments	23	68,187	43,132	68,187	43,132
Intangible assets	24	9,320	6,168	-	5,130
Deferred tax assets	25	538,551	549,156	1,824	39,158
Receivables	26	116,956	99,342	2,134,422	1,797,550
Contract assets	27	1,048,181	1,110,987	-	-
		11,838,501	11,325,734	11,485,069	11,474,890
CURRENT ASSETS					
Inventories	21	2,073,341	2,044,587	-	120,764
Receivables	26	657,592	689,748	224,054	271,927
Contract assets	27	1,281,074	1,138,868	-	39,096
Prepayments		9,176	10,232	-	1,319
Tax recoverable		24,089	48,144	-	-
Cash held under Housing Development Accounts	28	359,167	325,946	-	3,133
Bank balances, deposits and cash	29	281,278	276,635	65,233	57,508
		4,685,717	4,534,160	289,287	493,747
Assets held for sale	30	-	68,850	-	-
TOTAL ASSETS		16,524,218	15,928,744	11,774,356	11,968,637

# Statements of Financial Position

As at 31 December 2024

Amounts in RM thousand unless otherwise stated

	Note	Group		Company	
		2024	2023	2024	2023
<b>EQUITY</b>					
Share capital	31	6,800,839	6,800,839	6,800,839	6,800,839
Fair value reserve		44,406	20,380	32,687	7,632
Exchange reserve		98,732	212,393	-	-
Retained profits		3,321,661	3,023,484	2,405,310	2,605,335
<b>ATTRIBUTABLE TO OWNERS OF THE COMPANY</b>		10,265,638	10,057,096	9,238,836	9,413,806
Non-controlling interests	32	231,316	226,416	-	-
<b>TOTAL EQUITY</b>		10,496,954	10,283,512	9,238,836	9,413,806
<b>NON-CURRENT LIABILITIES</b>					
Payables	33	63,658	68,037	-	-
Borrowings	34	1,931,758	2,480,664	1,249,347	1,630,078
Lease liabilities	35	24,116	23,976	-	36,409
Provisions	36	157,411	171,115	-	14,404
Contract liabilities	27	264,052	262,591	-	-
Deferred tax liabilities	25	292,088	306,353	-	-
		2,733,083	3,312,736	1,249,347	1,680,891
<b>CURRENT LIABILITIES</b>					
Payables	33	1,687,494	1,542,493	241,956	589,248
Borrowings	34	1,213,145	413,358	1,041,290	215,316
Lease liabilities	35	19,571	21,458	-	6,609
Provisions	36	86,647	67,911	-	7,086
Contract liabilities	27	215,934	235,674	-	47,129
Tax provision		71,390	51,602	2,927	8,552
		3,294,181	2,332,496	1,286,173	873,940
<b>TOTAL LIABILITIES</b>		6,027,264	5,645,232	2,535,520	2,554,831
<b>TOTAL EQUITY AND LIABILITIES</b>		16,524,218	15,928,744	11,774,356	11,968,637

# Statements of Changes in Equity

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

Group	Note	Share capital	Fair value reserve	Exchange reserve	Retained profits	Attributable to owners of the Company	Non-controlling interests	Total equity
<b>2024</b>								
At 1 January 2024		6,800,839	20,380	212,393	3,023,484	10,057,096	226,416	10,283,512
Profit for the financial year		-	-	-	502,203	502,203	15,399	517,602
Other comprehensive income/(loss) for the year		-	24,026	(113,661)	-	(89,635)	61	(89,574)
Total other comprehensive income/(loss) for the financial year		-	24,026	(113,661)	502,203	412,568	15,460	428,028
Transactions with owners:								
- dividends paid	18	-	-	-	(204,026)	(204,026)	(10,560)	(214,586)
At 31 December 2024		6,800,839	44,406	98,732	3,321,661	10,265,638	231,316	10,496,954
<b>2023</b>								
At 1 January 2023		6,800,839	33,976	(37,718)	2,722,621	9,519,718	125,078	9,644,796
Profit for the financial year		-	-	-	407,914	407,914	9,616	417,530
Other comprehensive (loss)/income for the year		-	(6,223)	250,111	-	243,888	(130)	243,758
Total other comprehensive (loss)/income for the financial year		-	(6,223)	250,111	407,914	651,802	9,486	661,288
Transfer upon liquidation and de-recognition of an investment carried at fair value through other comprehensive income ("FVOCI")		-	(7,373)	-	7,373	-	-	-
Transactions with owners:								
- dividends paid	18	-	-	-	(136,016)	(136,016)	(5,368)	(141,384)
- acquisition of non-controlling interests		-	-	-	21,592	21,592	97,220	118,812
At 31 December 2023		6,800,839	20,380	212,393	3,023,484	10,057,096	226,416	10,283,512

# Statements of Changes in Equity

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

Company	Note	Share capital	Fair value reserve	Retained profits	Total equity
<b>2024</b>					
At 1 January 2024		6,800,839	7,632	2,605,335	9,413,806
Profit for the financial year		-	-	4,001	4,001
Other comprehensive income for the financial year		-	25,055	-	25,055
Total comprehensive income for the financial year		-	25,055	4,001	29,056
Transactions with owners:					
- dividend paid	18	-	-	(204,026)	(204,026)
At 31 December 2024		6,800,839	32,687	2,405,310	9,238,836
<b>2023</b>					
At 1 January 2023		6,800,839	13,133	2,503,854	9,317,826
Profit for the financial year		-	-	237,497	237,497
Other comprehensive loss for the financial year		-	(5,501)	-	(5,501)
Total comprehensive (loss)/income for the financial year		-	(5,501)	237,497	231,996
Transactions with owners:					
- dividend paid	18	-	-	(136,016)	(136,016)
At 31 December 2023		6,800,839	7,632	2,605,335	9,413,806

# Statements of Cash Flows

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

	Note	Group		Company	
		2024	2023	2024	2023
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>					
Profit for the financial year		<b>517,602</b>	417,530	<b>4,001</b>	237,497
Adjustments for:					
Share of results of:					
- joint ventures		<b>181,231</b>	58,051	-	-
- associates		<b>(1,678)</b>	(5,309)	-	-
Amortisation of intangible assets		<b>2,269</b>	2,134	<b>1,605</b>	1,404
Depreciation of property, plant and equipment		<b>62,566</b>	29,596	<b>9,612</b>	10,774
Write-down of inventories		<b>9,913</b>	8,756	-	-
Write-off of:					
- inventories		<b>4,415</b>	10,451	-	-
- investment properties		<b>14</b>	-	-	-
Gain on dilution of interest in a joint venture		<b>(10,233)</b>	-	-	-
Gain on disposal of:					
- property, plant and equipment		<b>(21)</b>	(49)	-	(2)
- assets held for sale		<b>42</b>	-	-	-
- investment properties		-	12	-	-
Net changes in fair value on investment properties		<b>1,019</b>	33,576	-	-
Net impairment losses on trade and other receivables		<b>12,848</b>	(3,065)	-	-
Provisions		<b>20,398</b>	374	<b>8,019</b>	7,914
Finance income		<b>(102,696)</b>	(113,663)	<b>(65,136)</b>	(64,036)
Finance costs		<b>60,436</b>	73,669	<b>82,298</b>	64,665
Taxation		<b>262,447</b>	192,776	<b>51,914</b>	15,056
Foreign currency exchange (gain)/loss		<b>(9,274)</b>	(8,937)	<b>(8,260)</b>	30,954
Amortisation of contract cost assets		<b>25,643</b>	25,336	<b>2,556</b>	1,627
Forfeiture income		<b>(16,299)</b>	-	-	-
Other items [note (a)]		<b>2,153</b>	879	<b>(9,690)</b>	(254,796)
		<b>1,022,795</b>	722,117	<b>76,919</b>	51,057
Changes in working capital:					
- inventories		<b>(271,955)</b>	(1,082,164)	<b>8,410</b>	(81,150)
- receivables and prepayments		<b>(39,854)</b>	41,052	<b>272,325</b>	5,088
- contract assets and contract liabilities		<b>(20,021)</b>	99,298	<b>(11,035)</b>	(61,268)
- payables and provisions		<b>24,514</b>	281,077	<b>(21,603)</b>	31,923
		<b>715,479</b>	61,380	<b>325,016</b>	(54,350)
Tax paid		<b>(220,313)</b>	(136,495)	<b>(20,205)</b>	(11,385)
<b>Net cash from/(used in) operating activities</b>		<b>495,166</b>	(75,115)	<b>304,811</b>	(65,735)

# Statements of Cash Flows

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

		Group		Company	
	Note	2024	2023	2024	2023
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>					
Finance income received		19,341	25,529	65,072	64,036
Proceeds from sale of:					
– property, plant and equipment		22	59	-	2
– investment properties		-	2,888	-	-
– assets held for sale		16,977	-	-	-
Purchase of:					
– property, plant and equipment		(41,302)	(34,926)	(1,189)	(4,356)
– investment properties		(437,401)	(170,748)	-	-
– intangible assets		(5,421)	(2,706)	(1,532)	(2,458)
Repayment from/(Advances to):					
– subsidiaries		-	-	(895,681)	(49,172)
– an associate		186	12,857	186	12,857
Subscription of shares in subsidiaries		-	-	(164,269)	(439,939)
Subscription of additional interest in joint ventures		(40,001)	(72,051)	-	-
Proceeds from internal reorganisation		-	-	223,290	-
Proceeds from dilution of interest in a joint venture		85,534	-	-	-
Capital repayment from:					
– subsidiaries		-	-	300,883	-
– a joint venture		-	163,986	-	-
– an investment		-	1,309	-	-
Dividends received from investments, subsidiaries, joint ventures and associates		40,231	2,800	212,223	13,682
<b>Net cash (used in)/from investing activities</b>		<b>(361,834)</b>	<b>(71,003)</b>	<b>(261,017)</b>	<b>(405,348)</b>
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>					
Finance costs paid		(135,406)	(124,380)	(80,673)	(55,188)
Long-term borrowings:					
– drawdowns	34	-	741,403	-	599,593
– repayments	34	(311,087)	(80,245)	(165,000)	(67,000)
Short-term borrowings:					
– drawdowns	34	1,155,878	408,000	1,155,878	402,000
– repayments	34	(586,920)	(1,016,850)	(539,000)	(600,543)
Repayments of lease liabilities	35	(2,332)	(3,474)	(6,023)	(7,904)
Net advances (to)/from subsidiaries		-	-	(200,358)	229,106
Acquisition of non-controlling interests		-	(31,570)	-	-
Dividends paid on ordinary shares		(204,026)	(136,016)	(204,026)	(136,016)
Dividends paid to non-controlling interests		(10,560)	(5,368)	-	-
<b>Net cash (used in)/from financing activities</b>		<b>(94,453)</b>	<b>(248,500)</b>	<b>(39,202)</b>	<b>364,048</b>

# Statements of Cash Flows

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

	Note	Group		Company	
		2024	2023	2024	2023
Net increase/(decrease) in cash and cash equivalents		38,879	(394,618)	4,592	(103,606)
Foreign exchange differences		(1,015)	11,882	-	-
Cash and cash equivalents at the beginning of the financial year		602,581	985,317	60,641	164,247
Cash and cash equivalents at the end of the financial year [note (b)]		640,445	602,581	65,233	60,641
<b>a. Other items:</b>					
Dividend income		(81)	-	(492,623)	(346,807)
Bad debts recovered		(10)	-	-	-
Gain on internal reorganisation		-	-	(71,998)	-
Net impairment losses on:					
- property, plant and equipment		1,891	529	-	-
- amount due from subsidiaries		-	-	(4,387)	-
- receivables		-	-	(1,767)	-
- investment in subsidiaries		-	-	561,054	93,757
- investment in associates		-	-	-	(1,746)
Write-off on:					
- property, plant and equipment		353	350	31	-
		2,153	879	(9,690)	(254,796)
<b>b. Cash and cash equivalents at the end of the financial year:</b>					
Cash held under Housing					
Development Accounts	28	359,167	325,946	-	3,133
Bank balances, deposits and cash	29	281,278	276,635	65,233	57,508
		640,445	602,581	65,233	60,641

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 1 GENERAL INFORMATION

The Company was principally engaged in the business of investment holding, property development and provision of management services up to 30 November 2024. Following the Group's internal reorganisation during the financial year ended 31 December 2024, all identified assets, liabilities and business undertakings related to the Company's property development and management services businesses were transferred and vested in the Company's wholly owned subsidiaries on 1 December 2024. The Company's principal activity is purely investment holding.

The principal activities of the Group are divided into three segments namely property development, investment and asset management and leisure. The principal activities of the subsidiaries, joint ventures and associates are as stated in Note 44. There has been no significant change in the principal activities of the Group during the financial year.

## 2 BASIS OF PREPARATION

The financial statements of the Group and the Company are prepared in accordance with the requirements of the Companies Act 2016 in Malaysia and comply with the Malaysian Financial Reporting Standards ("MFRS") and International Financial Reporting Standards ("IFRS").

The financial statements have been prepared under the historical cost convention except as disclosed in the material accounting policy information in Note 3. The financial statements are presented in Ringgit Malaysia in thousands (RM thousand) unless otherwise stated.

The preparation of financial statements in conformity with MFRS and IFRS requires the use of certain critical accounting estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reported period.

The areas involving a higher degree of judgement or complexity or areas where assumptions and estimates are significant to the financial statements are disclosed in Note 4.

### a. Accounting pronouncements that are adopted during the financial year

- i. Amendments that are effective and adopted during the financial year:

Amendments to MFRS 101	Classification of Liabilities as Current or Non-Current and Non-Current Liabilities with Covenants
Amendments to MFRS 16	Lease Liability in a Sale and Leaseback
Amendments to MFRS 107 and MFRS 7	Supplier Finance Arrangements

The adoption of the above did not result in any significant changes to the Group's results and financial position for this financial year.

The Group and the Company have also considered the new accounting pronouncements in the preparation of the financial statements.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 2 BASIS OF PREPARATION (CONTINUED)

### b. Accounting pronouncements that are not yet effective and have not been early adopted

#### i. New standards and amendments that are effective on or after 1 January 2025:

Amendments to MFRS 121	Lack of Exchangeability
Annual Improvements to MFRS Standards for enhanced consistency	
Amendments to MFRS 9 and MFRS 7	Classification and Measurement of Financial Instruments
Amendments to MFRS 9 and MFRS 7	Contracts Referencing Nature-dependent Electricity
MFRS 18	Presentation and Disclosure in Financial Statements
MFRS 19	Subsidiaries without Public Accountability: Disclosures

The Group and the Company are currently assessing the financial impact for the above standards and amendments.

#### ii. The effective date for the amendment to Sale or Contribution of Assets between an Investor and its Associate or Joint Venture (Amendments to MFRS 10 and MFRS 128) has been deferred to a date to be determined by MASB.

## 3 MATERIAL ACCOUNTING POLICY INFORMATION

These material accounting policy information have been applied consistently in dealing with items that are considered material in relation to the financial statements, and to all the financial year presented, unless otherwise stated.

### A. BASIS OF CONSOLIDATION

The consolidated financial statements comprise the financial statements of the Company and all its subsidiaries made up to the end of the financial year and are prepared using uniform accounting policies for like transactions and other events in similar circumstances.

#### i. Subsidiaries

Subsidiaries are entities over which the Group has control. The Group controls an entity when the Group has power over the entity, has exposure to or rights to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity.

Subsidiaries are consolidated using the acquisition method except for those subsidiaries acquired under common control. Under the acquisition method, subsidiaries are consolidated from the date on which control is transferred to the Group and de-consolidated from the date when control ceases. The consideration is measured at the fair value of the assets given, equity instruments issued and liabilities incurred at the date of exchange.

Contingent consideration is recorded at fair value as component of the purchase consideration with subsequent adjustment resulting from events after the acquisition date taken to profit or loss. Acquisition related costs are recognised as expenses when incurred.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 3 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

### A. BASIS OF CONSOLIDATION (CONTINUED)

#### i. Subsidiaries (continued)

In a business combination achieved in stages, previously held equity interests in the acquiree are re-measured to fair value at the date of acquisition and any corresponding gain or loss is recognised in the profit or loss.

Identifiable assets, liabilities and contingent liabilities assumed in a business combination are measured at their fair values, at the date of acquisition. The excess of the consideration and the fair value of previously held equity interests over the Group's share of the fair value of the identifiable net assets acquired at the date of acquisition is reflected as goodwill. Any gain from bargain purchase is recognised directly in the profit or loss.

Intercompany transactions and balances are eliminated on consolidation, but unrealised losses arising therefrom are eliminated on consolidation to the extent of the cost of the asset that can be recovered, and the balance is recognised in the profit or loss as reduction in net realisable value or as impairment loss.

Non-controlling interests in the results and net assets of non-wholly owned subsidiaries are presented separately in the financial statements. Transactions with owners of non-controlling interests without a change in control are treated as equity transactions in the statements of changes in equity.

When control ceases, the disposal proceeds and the fair value of any retained investment are compared to the Group's share of its net assets disposed. The difference together with the carrying amount of allocated goodwill and the exchange reserve that relate to the subsidiary is recognised as gain or loss on disposal.

#### ii. Joint ventures

Joint ventures are separate vehicles in which the Group has rights to its net assets and where its strategic, financial and operating decisions require unanimous consent of the Group and one or more parties sharing the control.

Joint ventures are accounted using the equity method. Equity method is a method of accounting whereby the investment is recorded at cost inclusive of goodwill and adjusted thereafter for the Group's share of the post-acquisition results and other changes in the net assets. Dividends received or receivable from a joint venture are recognised as a reduction in the carrying amount of the investment. Where necessary, adjustments are made to the financial statements of joint ventures used by the Group in applying the equity method to ensure consistency of accounting policies with those of the Group.

After application of the equity method, the carrying amount of the joint ventures will be assessed for impairment. The equity method is discontinued when the carrying amount of the joint venture reaches zero or when the Group's obligations toward the joint venture reach their limit, particularly in cases where the Group has incurred legal or constructive obligations.

Unrealised gains on transactions between the Group and its joint ventures, and among the joint ventures, are eliminated to the extent of the Group's interest in the joint ventures. Unrealised losses are also eliminated on the same basis but only to the extent of the costs that can be recovered, and the balance that provides evidence of reduction in net realisable value or an impairment loss on the assets transferred are recognised in profit or loss.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 3 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

### A. BASIS OF CONSOLIDATION (CONTINUED)

#### ii. Joint ventures (continued)

When joint control ceases, the disposal proceeds and the fair value of any retained investment are compared to the carrying amount of the joint venture. The difference together with the exchange reserve that relate to the joint venture is recognised in the profit or loss as gain or loss on disposal. In the case of partial disposal without losing joint control, the difference between the proceeds and the carrying amount disposed, and the proportionate exchange reserve is recognised as gain or loss on disposal. Shareholder's advances to joint ventures of which the Group does not expect repayment in the foreseeable future are considered as part of the Group's investments in the joint ventures.

#### iii. Associates

Associates are entities in which the Group is in a position to exercise significant influence. Significant influence is the power to participate in the financial and operating policy decisions, but not control over those policies.

Investment in associates are accounted for using the equity method, similar to Note 3(a)(ii) above.

### B. FOREIGN CURRENCIES

#### i. Presentation and functional currency

Ringgit Malaysia is the presentation currency of the Group and the Company. Ringgit Malaysia is also the functional currency of the Company. The functional currency is the currency of the primary economic environment in which the Company operates. The Group's foreign operations have different functional currencies.

#### ii. Transactions and balances

Foreign currency transactions and monetary items are translated into the functional currency using the exchange rates prevailing at the transaction dates and at the end of the reporting period, respectively. Foreign exchange differences arising therefrom and on settlement are recognised in the profit or loss.

#### iii. Translation of foreign currency financial statements

For consolidation purposes, foreign operations' results are translated into the Group's presentation currency at average exchange rates for the financial year whilst the assets and liabilities are translated at exchange rates ruling at the end of the reporting period. The resulting translation differences are recognised in other comprehensive income and accumulated in exchange reserve.

Intercompany loans where settlement is neither planned nor likely to occur in the foreseeable future, are treated as part of the parent's net investment. Translation differences arising therefrom are recognised in other comprehensive income and reclassified from equity to profit or loss upon repayment or disposal of the relevant entity.

Exchange reserve in respect of a foreign operation is recognised to profit or loss when control, joint control or significant influence over the foreign operation is lost. On partial disposal (via capital repayment or disposal of shares) without losing control, a proportion of the exchange reserve in respect of the subsidiary is re-attributed to the non-controlling interest. The proportionate share of the cumulative translation differences is reclassified to profit or loss in respect of all other partial disposals.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 3 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

### C. PROPERTY, PLANT AND EQUIPMENT

Property, plant and equipment are stated at cost less accumulated depreciation and accumulated impairment losses.

Freehold land is not depreciated as it has indefinite life. Assets in the course of construction are shown as work in progress. Depreciation on these assets commences when they are ready for use. Other property, plant and equipment are depreciated on a straight-line basis to write-down the cost of each asset to their residual values over their estimated useful lives.

The principal annual depreciation rates are:

Leasehold land	over the lease period ranging from 35 to 99 years
Buildings	2% to 5%, or over the lease term if shorter
Plant and machinery	20% to 33.3%
Renovation, fixtures, equipment and vehicles	20% to 33.3%

### D. INVESTMENT PROPERTIES

Investment properties, comprising principally land and buildings, are held for long term rental yields or for capital appreciation or both, and are not occupied by the Group.

Investment property is measured initially at its cost, including transaction costs and borrowing costs if the investment property meets the definition of a qualifying asset.

After initial recognition, investment property is carried at fair value. Changes in fair values are recognised in profit or loss for the period in which it rises. Gains/(losses) are presented as part of the results of operating activities of the Group. Fair value is derived from analysis of market evidence, such as, active market prices, market net income and yield, adjusted, if necessary, for any difference in the nature, location or condition of the specific asset. If this information is not available, the Group uses alternative valuation methods, such as recent prices on less active markets or discounted cash flow projections. Valuations are performed as of the financial position date by external, independent and qualified valuers.

The Group accounts for the land and building as a single unit of account for investment properties. Investment properties under construction for which the fair value cannot be determined reliably, but for which the Group expects that the fair value of the property will be reliably determinable when construction is completed, are measured at cost less impairment until the fair value becomes reliably determinable or construction is completed – whichever is earlier.

If a property undergoes a change in use and becomes an investment property, any difference resulting between the carrying amount of the property and the fair value of such investment property at the date of transfer is recognised in accordance with the applicable MFRS. Its fair value at the date of reclassification becomes its cost for subsequent accounting purposes.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 3 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

### E. RIGHT-OF-USE (“ROU”) ASSETS

The right to use an underlying asset for the lease term is recognised as a ROU asset.

The cost of ROU includes an amount equal to the lease liability at the inception of the lease, lease payments made at or before commencement date less lease incentives received, initial direct costs incurred and an estimate of costs to restore, dismantle and remove the underlying asset or to restore the site on which it is located.

ROUs that are not investment properties are presented under property, plant and equipment and are stated at cost less accumulated amortisation and accumulated impairment losses. The ROU assets are generally depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis.

The Group applies the fair value model to ROU assets that meet the definition of investment property of MFRS 140 consistent with those investment property owned by the Group (refer to Note 3(d)).

The upfront payment represent prepaid lease payments for lease of land and building is amortised on the straight-line basis over the lease period.

### F. INVESTMENTS IN SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES

Investments in subsidiaries, joint ventures and associates and loans, which are treated as part of the Company's net investment in the investee, are recorded at costs less accumulated impairment losses, if any, in the Company's financial statements.

### G. INVENTORIES

#### i. Land held for property development

Land held for property development where development activities are not expected to be completed within the normal operating cycle, is classified as non-current and carried at the lower of cost and net realisable value.

The cost includes cost of land and development costs common to the whole project.

Land held for property development is transferred to property development costs under current assets when development activities have commenced and are expected to be completed within the normal operating cycle.

#### ii. Property development costs

Property development costs are stated at the lower of cost and net realisable value. The cost includes cost of land, related development costs common to whole project and direct building costs less cumulative amounts recognised as cost of sales in the profit or loss.

Property development cost of unsold unit is transferred to completed development unit once the property is completed.

Costs paid in advance for land, related common costs or direct building costs are classified as prepayment and is subject to recoverability assessment in accordance with the accounting policy of impairment as reflected in Note 3(k).

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 3 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

### G. INVENTORIES (CONTINUED)

#### iii. Completed development units

Units of development properties completed and held for sale are stated at the lower of cost and net realisable value.

#### iv. Finished goods, raw materials and consumable stores

Finished goods, raw materials and consumable stores are stated at the lower of cost and net realisable value. Cost includes cost of purchase plus incidental cost and other costs of bringing the inventories to their present location and condition. The cost of inventories is determined on a weighted average basis.

Net realisable value is the estimate of the selling price in the ordinary course of business, less costs to completion and selling expenses.

### H. FINANCIAL ASSETS

The Group's and the Company's financial assets are classified into three categories: (i) amortised cost, (ii) fair value through profit or loss ("FVTPL") and (iii) fair value through other comprehensive income ("FVOCI"). Investments in quoted equity instruments are measured at FVTPL whilst investments on unquoted equity instruments are measured at FVOCI. All other financial assets are measured at amortised cost.

#### i. Amortised cost

Receivables, amounts due from subsidiaries, cash held under Housing Development Accounts and bank balances, deposits and cash are held for collection of contractual cash flows. Their contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. These financial assets are measured at fair value at inception plus transaction cost and thereafter at amortised cost less accumulated impairment losses.

Interest income from these financial assets is calculated using the effective interest rate method. Any gain or loss arising on derecognition is recognised directly in profit or loss.

#### ii. Fair value through profit or loss ("FVTPL") and Fair value through other comprehensive income ("FVOCI")

Investments in quoted equity instruments are measured at FVTPL. The investments are recorded initially at fair value plus transaction cost and thereafter, they are measured at fair value. Changes in the fair value and dividend income from the investment are recognised in profit or loss.

At initial recognition, the Group and the Company elected to designate the investments in unquoted equity instruments as financial assets measured at FVOCI. The investments are recorded initially at fair value plus transaction costs and thereafter, they are measured at fair value. Changes in fair value of the investments are recognised in other comprehensive income, whilst dividend income are recognised in profit or loss. On derecognition of the investment measured at FVOCI, the fair value reserve is transferred to retained profits.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 3 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

### I. ASSETS HELD FOR SALE

Assets or groups of assets are classified as “held for sale” if their carrying amounts will be recovered principally through a sale transaction rather than through continuing use. Depreciation ceases when an asset is classified as asset held for sale. Assets held for sale are stated at the lower of carrying amount and fair value less cost to sell.

### J. CONTRACT ASSETS AND CONTRACT LIABILITIES

Contract asset is the right to consideration for goods or services transferred to the customers. In the case of property development and concession arrangement, contract asset is the excess of cumulative revenue earned over the billings to date, for which the billings to-date are based on progress milestone set out in the contract or agreement with the customers. Contract asset is stated at cost less accumulated impairment losses.

Contract liability is the obligation to transfer goods or services to customer for which the Group and the Company have received the consideration or has billed the customer. In the case of property development and concession arrangement, contract liability is the excess of the billings to date over the cumulative revenue earned. Contract liabilities include the golf club membership fees, down payments received from customers and other deferred income where the Group and the Company have billed or collected the payment before the goods are delivered or services are provided to the customers.

### K. IMPAIRMENT

Non-financial assets and interest in subsidiaries, joint ventures and associates are assessed for indication of impairment. If an indication exists, an impairment test is performed. In the case of financial assets and contract assets, impairment loss is recognised based on expected credit losses.

The recognition and measurement of impairment losses are as follows:

#### i. Non-financial assets, interest in subsidiaries, joint ventures and associates

An impairment loss is recognised for the amount by which the carrying amount of the asset exceeds its recoverable amount and is charged to the profit or loss. The recoverable amount is the higher of an asset’s fair value less costs to sell and value in use.

Assets that were previously impaired are reviewed for possible reversal of the impairment losses at the end of each reporting period. Any subsequent increase in recoverable amount is recognised in the profit or loss.

#### ii. Financial assets and contract assets

An impairment loss is recognised based on expected credit losses and is charged to profit or loss. Reversal of impairment loss to profit or loss, if any, is restricted to not exceeding what the amortised cost would have been had the impairment loss not been recognised previously.

The Group and the Company apply the simplified approach to measure the impairment losses on trade receivables and contract assets at lifetime expected credit losses (“Lifetime ECL”). Expected credit losses of all other financial assets are measured at an amount equal to 12 month expected credit losses (“12-month ECL”) if credit risk on a financial asset has not increased significantly. The Group and the Company compare the risk of default occurring on the asset as at the reporting date with the risk of default as at the date of initial recognition to ascertain whether there is a significant increase in credit risk. The assessment takes into consideration the macroeconomic information, credit rating and other supportable forward-looking information.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 3 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

### L. SHARE CAPITAL

Proceeds from shares issued are accounted for in equity. Cost directly attributable to the issuance of new equity shares are deducted from equity.

Dividends to owners of the Company and non-controlling interests are recognised in the statements of changes in equity in the financial year in which they are paid or declared.

### M. PROVISIONS

Provisions are recognised when the Group and the Company have a legal or constructive obligation, where the outflow of resources is probable and can be reliably estimated. Provisions are measured at the present value of the obligation. The increase in the provisions due to the passage of time is recognised as finance costs.

The Group and the Company recognise provision for onerous contracts when the expected benefits to be derived from a contract are less than the unavoidable costs of meeting the obligations under the contract.

### N. EMPLOYEE COSTS

#### i. Short-term employee benefits

Wages, salaries and paid annual leave, bonuses and non-monetary benefits are accrued in the period in which the services are rendered by employees.

#### ii. Defined contribution plans

A defined contribution pension plan is a pension plan under which the Group and the Company pay fixed contributions into a separate entity. The Group and the Company have no legal or constructive obligations to pay further contributions if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods.

The Group has various defined contribution plans in accordance with local conditions and practices in the countries in which it operates. The Group's and the Company's contributions to defined contribution plans are charged to the profit or loss in the financial year in which they relate.

#### iii. Other long-term benefits

The Group operates a Long-Term Incentive Plan ("LTIP"), which is awarded to employees who hold senior management positions and key roles within the Group, and who have fulfilled the eligibility criteria and have been approved for participation by the Nomination and Remuneration Committee. The LTIP aims to incentivise and retain key employees whom will have direct impact in driving and delivering the Group's FY2023 to FY2025 transformation plan.

The LTIP is payable in cash in 3 tranches between FY2025 and FY2026. The expenses related to LTIP are charged to the profit or loss as employee costs under the category of "long-term employee benefit" over the period in which the performance criteria and services are fulfilled, with a corresponding liability in "provisions". The payout are estimated by reference to the total amount granted and the expected Group's achievement on the relevant key performance indicators ("KPI"). At each reporting date, the Group and the Company review its estimates and assumptions on the likelihood of achieving the relevant KPIs which, in turn, determines the amount of payout under the LTIP. The impact of revision of original estimates, if any, are charged to profit or loss with a corresponding adjustment to provisions.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 3 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

### O. FINANCIAL LIABILITIES

The Group's and the Company's borrowings and payables are classified as financial liabilities measured at amortised cost. They are measured initially at fair value net of transaction costs and thereafter, at amortised cost using the effective interest method. Amortisation is charged to profit or loss.

Financial liabilities are classified as current liabilities for those having maturity dates of not more than 12 months after the end of the reporting period, otherwise the balance is classified as non-current. Financial liabilities are derecognised when the obligation specified in the contract is discharged, cancelled or expired.

### P. CASH AND CASH EQUIVALENTS

For the purpose of the statements of cash flows, cash and cash equivalents include cash in hand and at bank, deposits held at call with banks and cash held under Housing Development Accounts.

### Q. REVENUE RECOGNITION

#### i. Revenue from property development

Contracts with customers may include multiple promises to customers and therefore accounted for as separate performance obligations. In this case, the transaction price will be allocated to each performance obligation based on the stand-alone selling prices. When these are not directly observable, they are estimated based on expected cost plus margin.

The revenue from property development is measured at the fixed transaction price agreed under the sale and purchase agreement, net of expected liquidated ascertained damages ("LAD") payment.

Revenue from property development is recognised as and when the control of the asset is transferred to the customer and it is probable that the Group and the Company will collect the consideration to which it will be entitled in exchange for the asset that will be transferred to the customer. Depending on the terms of the contract and the laws that apply to the contract, control of the asset may transfer over time or at a point in time. Control of the asset is transferred over time if the Group's and the Company's performance do not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date.

If control of the asset transfers over time, revenue is recognised over the period of the contract by reference to the progress towards complete satisfaction of that performance obligation. Otherwise, revenue is recognised at a point in time when the customer obtains control of the asset.

The Group and the Company recognise revenue over time using the output method, which is based on the level of completion of the physical proportion of contract work to-date, certified by professional consultants.

The subject properties are specifically identified by its plot, lot and parcel number and its attributes (such as its size and location) in the sale and purchase agreements. The purchasers could enforce its rights to the subject properties if the Group and the Company seek to sell the unit to another purchaser. The contractual restriction on the Group's and the Company's ability to direct the subject property for another use is substantive and the subject properties sold to the purchasers do not have an alternative use to the Group and the Company. The Group and the Company have the right to payment for performance completed to-date, are entitled to continue to transfer the subject properties to the customer, and have the rights to complete the construction of the properties and enforce its rights to full payment.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 3 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

### Q. REVENUE RECOGNITION (CONTINUED)

#### i. Revenue from property development (continued)

The Group and the Company recognise sales at a point in time for the sale of completed properties including land sales when the control of the properties has been transferred to the purchasers and it is probable that the Group and the Company will collect the consideration to which it will be entitled to in exchange for the assets sold.

#### ii. Revenue from concession arrangement

Maintenance service charges and supply of chilled water are recognised over the period which services are rendered or supply is delivered.

#### iii. Revenue from leisure

Revenue from golf club activities consist of golfing, golf club membership fees, driving range, sports and other recreation facilities, which are separate performance obligation. Golf club membership fees is received upfront and recognised on a straight-line basis over the tenure of the membership.

Revenue from sale of food and beverages is recognised when consideration is received or receivable upon delivery of goods and services, net of discounts and indirect taxes.

#### iv. Rental income

Rental income is recognised in the accounting period in which the services have been rendered.

#### v. Interest income

Interest income is recognised on an accrual basis, using the effective interest method, unless collectability is in doubt, in which case it is recognised on a cash receipt basis.

#### vi. Dividend income

Dividend income is recognised when the right to receive payment is established.

#### vii. Management fees

Management fee is recognised over time during the period in which the services are rendered.

### R. BORROWING COSTS

General and specific borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

The capitalisation of borrowing costs as part of the cost of a qualifying asset commences when:

- i. expenditure for the asset is being incurred;
- ii. borrowing costs are being incurred; and
- iii. activities that are necessary to prepare the assets for its intended use or sale are in progress.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 3 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

### R. BORROWING COSTS (CONTINUED)

Capitalisation of borrowing costs is suspended or ceases when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are interrupted or completed. Properties under construction where control of these properties is transferred over time are excluded as qualifying assets for the purposes of borrowing cost capitalisation.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

### S. TAXATION

The tax expense for the financial year comprises current and deferred tax. Tax is recognised in the profit or loss, except to the extent that it relates to items recognised directly in other comprehensive income. In this case, the tax is recognised in other comprehensive income.

The current income tax charge for the Group and for the Company is the expected income taxes payable in respect of the taxable profit for the financial year and is measured using the tax rates that have been enacted at the end of the reporting year. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. Provisions are established where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred tax is recognised on temporary difference arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements.

Deferred tax assets are recognised to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised. Deferred tax is recognised on temporary differences arising on investments in subsidiaries, joint ventures and associates except where the timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax is measured at the tax rates (and laws) that have been enacted or substantively enacted at the end of the reporting date and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred tax assets and liabilities are offset when the enterprise has a legally enforceable right to offset and intends to settle either on a net basis or to realise the asset and settle the liability simultaneously.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 3 MATERIAL ACCOUNTING POLICY INFORMATION (CONTINUED)

### T. SEGMENT REPORTING

Segment information is presented in a manner that is consistent with the internal reporting provided to management for the allocation of resources and assessment of its performance. The Group's operating businesses are organised and managed separately according to the nature of the products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets.

Segment revenue, expense, assets and liabilities are those amounts resulting from operating activities of a segment that are directly attributable to the segment and the relevant portion that can be allocated on a reasonable basis to the segment. Segment revenue, expense, assets and liabilities are determined before intragroup balances and intragroup transactions are eliminated as part of the consolidation process, except to the extent that such balances and transactions are between Group companies within a single segment. Inter-segment pricing is based on similar terms as those available to external parties.

### U. CONTINGENT LIABILITIES

The Group and the Company do not recognise contingent liabilities, but discloses their existence in the notes to the financial statements. A contingent liability is a possible obligation that arises from past events which existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Group and the Company or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to settle the obligation.

## 4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENT IN APPLYING ACCOUNTING POLICIES

The preparation of financial statements in conforming to MFRS and IFRS require the use of certain critical accounting estimates that involve complex and subjective judgements and the use of assumptions, some of which may be for matters that are inherently uncertain and susceptible to change. The Directors exercise their judgement in the process of applying the Group's accounting policies. Estimates and assumptions are based on the Directors' best knowledge of current events. Such estimates and judgement could change from period to period and have a material impact on the results, financial position, cash flows and other disclosures.

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are outlined below:

### A. REVENUE AND COST RECOGNITION FROM PROPERTY DEVELOPMENT ACTIVITIES

Revenue is recognised as and when the control of the asset is transferred to customers and it is probable that the Group and the Company will collect the consideration to which it will be entitled in exchange for the asset that will be transferred to the customer. Depending on the terms of the contract and the applicable laws governing the contract, control of the asset may transfer over time or at a point in time.

Where control of the asset transfers over time, revenue is recognised over the period of the contract by reference to the progress towards complete satisfaction of that performance obligation based on the physical proportion of contract work-to-date certified by professional consultants. Significant judgement is required in determining the project progress as the certification of the physical progress of each phase are based on methodologies employed by, and the expert judgement of, the professional consultants.

During the financial year ended 31 December 2024, for activities recognised over time using the stage of completion method, the Group and the Company recognised revenue of RM3,622.3 million (2023: RM2,974.8 million) and RM303.5 million (2023: RM219.7 million) respectively and cost of RM2,584.0 million (2023: RM2,066.9 million) and RM178.0 million (2023: RM137.5 million) respectively.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENT IN APPLYING ACCOUNTING POLICIES (CONTINUED)

### B. WRITE-DOWN AND WRITE-OFF OF INVENTORIES TO NET REALISABLE VALUE

The Group and the Company write-down the inventories to their net realisable values based on the estimated selling prices by reference to recent sales transactions of similar properties or comparable properties in similar or nearby locations net of the estimated cost necessary to complete the sale. For inventories of property development costs, the estimated cost necessary to complete the property have been considered. The Group considered the current economic outlook, future property market conditions and adjustment factors such as the size and demand (ceiling price) of the particular properties in determining its net realisable values.

The Group and the Company also write-off the development costs based on the latest planned pipeline launches, which depends on various factors, such as changes to development plans due to replanning, zoning issues with local authorities, etc and is therefore subject to significant inherent uncertainties.

Whilst the Directors exercise due care and attention to make reasonable estimates, taking into account all available information in estimating the selling price and the related cost to complete the sale, the estimates may differ from the actual transactions achieved in future periods and these differences may, in certain circumstances, be significant.

During the financial year ended 31 December 2024, the Group and the Company recognised write-down of RM9.9 million (2023: RM8.8 million) and RM Nil (2023: RM Nil) respectively, and write-off of RM4.4 million (2023: RM10.5 million) and RM Nil (2023: RM Nil) in respect of inventories during the financial year.

### C. FAIR VALUE OF INVESTMENT PROPERTIES

The valuations of the Group's investment properties were performed by independent external valuers. There are complexities in determining the fair value of the investment properties, which involve significant estimates and judgements in determining the appropriate valuation methodologies and estimating the underlying assumptions to be applied. The list of significant unobservable inputs and its sensitivity analysis are disclosed in Note 20(c) to the financial statements.

The Directors are of the view that the fair value of certain investment properties under early stage of development are not reliably determinable as at the reporting date, given the various valuation adjustments to be made due to the early stages of construction which are highly judgemental and contingent upon various unknown factors. As these properties will take substantial time to complete, there are uncertainties attached to the reliability of the assumptions adopted for valuation, such as the gross rental rate, developer's profit margin, discount rate, void rate and market capitalisation rate.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENT IN APPLYING ACCOUNTING POLICIES (CONTINUED)

### D. IMPAIRMENT ASSESSMENT OF NON-FINANCIAL ASSETS - INVESTMENTS IN SUBSIDIARIES, JOINT VENTURES, ASSOCIATES, AND PROPERTY, PLANT AND EQUIPMENT

The Group and/or the Company assesses whether there is any indication that the cost of investment in subsidiaries, joint ventures, associates and property, plant and equipment are impaired at the end of each reporting date. Impairment loss is measured by comparing the carrying amount of an asset with its recoverable amount. Recoverable amount is measured at the higher of the fair value less cost to sell and value-in-use for that asset. Value-in-use of asset is estimated using discounted cash flow analysis, considering market value indicators, recent arms-length market transactions and benchmark against valuation done by valuer. These estimates provide reasonable approximations to the computation of recoverable amounts. For discounted cash flows, significant judgement is applied in determining the assumptions and discount rates used for the estimation of the present value of future cash flows generated by the assets. Changes in assumptions could affect the outcome of the Group's assessment for impairment of assets.

Following impairment assessments of the non-financial assets of the Group and of the Company during the financial year, an impairment loss on property, plant and equipment of RM1.9 million (2023: RM0.5 million) and net impairment loss on investment in subsidiaries of RM665.4 million (2023: RM125.3 million) were recorded in the financial statements of the Group and Company respectively for the financial year ended 31 December 2024.

## 5 FINANCIAL RISK AND CAPITAL MANAGEMENT POLICIES

### A. FINANCIAL RISK MANAGEMENT

The Group's and the Company's operations expose them to a variety of financial risks, including interest rate risk, credit risk, liquidity and cash flow risk and foreign currency exchange risk. The Group's overall financial risk management policies seek to manage and minimise the potential adverse effects of these risks on the financial performance of the Group.

The Group's and the Company's exposure to these financial risks are managed through risk reviews, internal control systems, insurance programmes and adherence to Group Policies and Authorities which are implemented on a group-wide basis. The Board regularly reviews these risks and approves the policies covering the management of these risks.

#### i. Interest rate risk

The Group's and the Company's interest rate risk arises primarily from interest-bearing borrowings. The Group and the Company manage their interest rate risk by maintaining a mix of fixed and floating rate borrowings.

The interest-bearing assets are primarily the amounts due from joint ventures, associates and subsidiaries and short-term bank deposits with financial institutions. All interest-bearing amounts due to the Group and the Company bear interest at floating rate except those under negotiated terms where fixed rates are used after taking into account the borrower's risk profile. The interest rates on short-term bank deposits are monitored closely to ensure that the deposits are maintained at favourable rates and placements are made at varying maturities. The Group and the Company consider the risk of significant changes to interest rates to be low and the sensitivity is disclosed in Note 42(a).

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 5 FINANCIAL RISK AND CAPITAL MANAGEMENT POLICIES (CONTINUED)

### A. FINANCIAL RISK MANAGEMENT (CONTINUED)

#### ii. Credit risk

Financial assets that are primarily exposed to credit risk are receivables, contract assets and bank balances.

##### Credit risk arising from sales made on credit terms

The Group and the Company seek to control credit risk by dealing with counterparties with appropriate credit histories. Customers' most recent financial statements, payment history and other relevant information are considered in the determination of credit risk. Counterparties are assessed at least annually and more frequently when information on significant changes in their financial position becomes known. Credit terms and limit are set based on this assessment, and where appropriate, guarantees or securities are obtained to limit credit risk.

##### Credit risk arising from property development

The Group and the Company do not have any significant credit risk as its services and products are predominantly rendered and sold to a large number of customers comprising substantially property purchasers with financing facilities from reputable end-financiers. Credit risks with respect to property purchasers with no end-financing facilities are limited as the ownership and rights to the properties revert to the Group and the Company in the event of default. The Group and the Company do not have any significant exposure to any individual or counterparty nor any major concentration of credit risk related to any financial instruments.

##### Credit risk arising from concession arrangements

The Group has concentration of credit risk arising from the outstanding receivables and contract assets under concession arrangement which are primarily from the Government of Malaysia. The Group monitors the trade receivables and contract assets on an ongoing basis and no additional credit risk beyond the amounts allowed for collection losses is inherent in the trade receivables of the Group.

##### Credit risk arising from property investment

Credit risk arising from outstanding receivables from tenants is minimised by closely monitoring their credit worthiness and credit period. In addition, the tenants have placed security deposits with the Group which act as collateral.

##### Credit risk arising from golfing and sporting activities

Concentration of credit risk with respect to amounts due from members is limited due to the large number of members, the security deposits paid by members and advance payment of annual licence fees for individual members. Sales to members are usually suspended when outstanding amounts are overdue exceeding 180 days.

##### Credit risk arising from deposits with licensed banks

Credit risk also arises from deposits with licensed banks. The deposits are placed with credit worthy financial institutions. The Group and the Company consider the risk of material loss in the event of non-performance by a financial counterparty to be unlikely.

##### Credit risk arising from other receivables

The Group's and the Company's historical experience in collection of other receivables fall within the recorded allowances. No additional credit risk beyond amounts allowed for collection losses is inherent in the Group's and in the Company's other receivables.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 5 FINANCIAL RISK AND CAPITAL MANAGEMENT POLICIES (CONTINUED)

### A. FINANCIAL RISK MANAGEMENT (CONTINUED)

#### ii. Credit risk (continued)

Credit risk arising from subsidiaries, joint ventures and associates

The amounts due from subsidiaries, joint ventures and associates are monitored closely by the Group and the Company. The Group and the Company are of the view that the carrying amounts as at the reporting date are recoverable.

The Group's and the Company's maximum credit risk exposure are disclosed in Note 42(c).

#### iii. Liquidity and cash flow risks

Liquidity risk refers to the risk that the Group or the Company will encounter difficulty in meeting financial obligations when they fall due. The Group maintains a prudent borrowing policy which is aimed towards maintaining sufficient cash for all cash flow requirements, managing debt and investment portfolio within the relevant time buckets to maturity, obtaining a diverse range of funding sources and keeping an adequate amount of credit facilities to provide an ample liquidity cushion.

The Group and the Company perform quarterly twelve-months rolling cash flow projections to ensure that requirements are identified as early as possible so that the Group and the Company have sufficient cash to meet operational needs. Such projections take into consideration the Group's and the Company's financing plans and are also used for monitoring of covenant compliance.

The Group and the Company maintain centralised treasury functions where all funding requirements are managed. As at 31 December 2024, the Group and the Company have unutilised Islamic Medium Term Notes of RM3,100.0 million (2023: RM3,100.0 million). The Group and the Company also have unutilised credit facilities of RM788.1 million (2023: RM1,764.3 million) and RM788.1 million (2023: RM1,764.3 million) respectively which can be utilised at an appropriate time.

Cash and cash equivalents of the Group and the Company comprise the following:

	Group		Company	
	2024	2023	2024	2023
Cash held under Housing Development Accounts [Note 28]	359,167	325,946	-	3,133
Bank balances, deposits and cash [Note 29]	281,278	276,635	65,233	57,508
	640,445	602,581	65,233	60,641

The Group believes that its contractual obligations, including those shown in contingent liabilities, material litigation and capital commitments in Note 38 can be met from existing cash and investments, operating cash flows, credit lines available and other financing that the Group reasonably expects to be able to secure should the need arises.

Further details on the undiscounted contractual cash flows of the Group's and the Company's financial liabilities as at the reporting date are disclosed in Note 42(b).

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 5 FINANCIAL RISK AND CAPITAL MANAGEMENT POLICIES (CONTINUED)

### A. FINANCIAL RISK MANAGEMENT (CONTINUED)

#### iv. Foreign currency exchange risk

Foreign currency exchange risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign currency rates. The Group has significant exposure to foreign currency translation risk due to its 40% interest in Battersea Project Holding Company Limited group in the United Kingdom. The Group does not enter into hedges for its long-term investment in foreign operations. Instead, the Group funds its investments with borrowings denominated in the same currencies as a natural hedge, where applicable, to minimise adverse impact arising from fluctuation in foreign currency exchange rates.

### B. CAPITAL MANAGEMENT

Capital management refers to implementing measures to maintain sufficient capital to support its businesses. The Group's and the Company's capital management objectives are to ensure its ability to continue as a going concern, provide a competitive cost of capital and to maximise shareholders' value. The Group and the Company are committed towards optimising their capital structure, which includes balancing between debt and equity, and putting in place appropriate dividend and financing policies which influence the level of debt and equity.

#### i. Rating by External Rating Agency

Malaysian Rating Corporation Berhad has reaffirmed its AA<sup>+</sup><sub>IS</sub> rating with a stable outlook on the Company's Islamic Medium Term Notes (IMTN) Programme of RM4.5 billion.

#### ii. Gearing ratios

The Group and the Company use the gearing ratio to assess the appropriateness of their debt levels, hence determining their capital structure. The Group and the Company maintain a debt to equity ratio that complies with debt covenants. The ratio is calculated as total debt divided by total equity.

The Group's and the Company's gearing ratios are as follows:

	Group		Company	
	2024	2023	2024	2023
Borrowings				
- principal	3,129,769	2,878,261	2,278,764	1,833,920
- interest	15,134	15,761	11,873	11,474
Total borrowings	3,144,903	2,894,022	2,290,637	1,845,394
Lease liabilities	43,687	45,434	-	43,018
Total debt	3,188,590	2,939,456	2,290,637	1,888,412
Total equity	10,496,954	10,283,512	9,238,836	9,413,806
Gearing ratio	30.4%	28.6%	24.8%	20.1%

Given the moderate gearing level, the Group and the Company still have the capacity to borrow for expansion, provided an acceptable level of gearing ratio is maintained.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 6 REVENUE

	Group		Company	
	2024	2023	2024	2023
Revenue from contracts with customers	<b>4,159,057</b>	3,366,988	<b>515,178</b>	430,920
Revenue from other sources:				
- rental income from investment properties and other assets	<b>91,734</b>	69,959	<b>3,034</b>	3,644
- dividend income from subsidiaries	-	-	<b>490,742</b>	345,007
- dividend income from associates	-	-	<b>1,800</b>	1,800
- dividend income from an investment	-	-	<b>81</b>	-
	<b>4,250,791</b>	3,436,947	<b>1,010,835</b>	781,371
Disaggregation of the revenue from contract with customers:				
Property development	<b>3,991,846</b>	3,218,967	<b>303,509</b>	219,697
Concession arrangement:				
- maintenance service charges	<b>29,275</b>	30,039	-	-
- supply of chilled water	<b>6,992</b>	6,995	-	-
- supply of equipment	<b>13,902</b>	3,947	-	-
Parking fees, utilities and others	<b>19,835</b>	15,987	-	-
Leisure:				
- golf club activities	<b>66,287</b>	61,553	-	-
- food and beverages	<b>29,895</b>	27,660	-	-
- others	<b>1,025</b>	1,840	-	-
Management fee charged to subsidiaries	-	-	<b>211,669</b>	211,223
	<b>4,159,057</b>	3,366,988	<b>515,178</b>	430,920

	Group		Company	
	2024	2023	2024	2023
<b>Geographical markets</b>				
Malaysia	<b>4,159,057</b>	3,366,988	<b>514,787</b>	430,678
Singapore	-	-	<b>205</b>	89
United Kingdom	-	-	<b>154</b>	153
Australia	-	-	<b>32</b>	-
	<b>4,159,057</b>	3,366,988	<b>515,178</b>	430,920
<b>Timing of revenue recognition</b>				
Over time	<b>3,714,738</b>	3,062,609	<b>515,178</b>	430,920
At a point in time	<b>444,319</b>	304,379	-	-
	<b>4,159,057</b>	3,366,988	<b>515,178</b>	430,920

Revenue from contracts with customers of the Group and of the Company include RM235.7 million (2023: RM332.9 million) and RM47.1 million (2023: RM88.3 million) respectively that were included in contract liabilities at the beginning of the reporting period.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 7 COST OF SALES

	Group		Company	
	2024	2023	2024	2023
Property development costs	<b>2,583,971</b>	2,066,946	<b>178,032</b>	137,548
Cost of completed development units sold	<b>19,142</b>	107,262	-	-
Site maintenance	<b>51,331</b>	52,548	-	-
Write-down of inventories	<b>9,913</b>	8,756	-	-
Write-off of inventories	<b>4,415</b>	10,451	-	-
Other direct expenses	<b>83,824</b>	58,967	<b>(80)</b>	(593)
Cost under concession arrangement	<b>33,927</b>	23,611	-	-
Employee costs	<b>99,844</b>	91,408	<b>2,826</b>	1,551
Depreciation of property, plant and equipment	<b>6,653</b>	6,546	<b>14</b>	18
Amortisation of intangible assets	<b>322</b>	238	-	-
Rental of land and buildings	<b>259</b>	27	<b>162</b>	-
Hire of plant and machinery	<b>704</b>	1,234	-	-
	<b>2,894,305</b>	2,427,994	<b>180,954</b>	138,524

## 8 MARKETING, SELLING, ADMINISTRATIVE AND OTHER EXPENSES

	Group		Company	
	2024	2023	2024	2023
Marketing and selling expenses	<b>160,416</b>	149,857	<b>21,012</b>	19,561
Administrative and other expenses	<b>330,241</b>	242,866	<b>254,903</b>	250,057
	<b>490,657</b>	392,723	<b>275,915</b>	269,618
Marketing, selling, administrative and other expenses comprise the following:				
<b>Depreciation, amortisation, impairment losses and write-off</b>				
Depreciation of property, plant and equipment	<b>55,913</b>	23,050	<b>9,598</b>	10,756
Amortisation of intangible assets	<b>1,947</b>	1,896	<b>1,605</b>	1,404
Impairment losses on:				
- amount due from subsidiaries*	-	-	-	2,939
- receivables	<b>15,991</b>	3,364	-	490
Reversal of impairment losses on:				
- amount due from subsidiaries*	-	-	<b>(4,387)</b>	-
- receivables	<b>(3,143)</b>	(6,429)	<b>(1,767)</b>	-
Write-off on:				
- property, plant and equipment	<b>353</b>	350	<b>31</b>	-
	<b>71,061</b>	22,231	<b>5,080</b>	15,589

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 8 MARKETING, SELLING, ADMINISTRATIVE AND OTHER EXPENSES (CONTINUED)

	Group		Company	
	2024	2023	2024	2023
Marketing, selling, administrative and other expenses comprise the following: (continued)				
<b>Auditors' remuneration</b>				
Fees for statutory audits				
- PricewaterhouseCoopers PLT, Malaysia	1,832	1,623	392	360
- member firms of PricewaterhouseCoopers International Limited	520	626	-	-
- other firm	175	150	-	-
Fees for other assurance-related services				
- PricewaterhouseCoopers PLT, Malaysia	451	357	346	270
	2,978	2,756	738	630
Fees for non-audit services				
- PricewaterhouseCoopers PLT, Malaysia	580	30	265	10
- member firms of PricewaterhouseCoopers International Limited	180	37	180	-
	3,738	2,823	1,183	640

\* During the financial year, the Company recognised net reversal of impairment loss on amount due from subsidiaries of RM4.4 million. The net reversal of impairment loss on amount due from subsidiaries of RM4.4 million (2023: impairment loss on amount due from subsidiaries of RM2.9 million) represents a reversal of impairment loss on amount due from subsidiaries of RM108.7 million (2023: RM28.6 million) (Note 26) offset by an impairment loss on an investment in a subsidiary of RM104.3 million (2023: RM31.6 million) (Note 22).

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 8 MARKETING, SELLING, ADMINISTRATIVE AND OTHER EXPENSES (CONTINUED)

	Group		Company	
	2024	2023	2024	2023
Marketing, selling, administrative and other expenses comprise the following: (continued)				
<b>Employee and Directors costs</b>				
Employee costs	206,914	176,336	195,112	189,095
Directors' fees and allowances	3,825	3,671	3,825	3,671
	210,739	180,007	198,937	192,766
<b>Others</b>				
Advertising and promotion	86,017	80,650	18,456	17,934
Amortisation of contract cost assets	25,643	25,336	2,556	1,627
IT related expenses	17,717	16,987	15,477	16,225
Contribution to Yayasan Sime Darby	12,237	9,476	(3,400)	-
Hire of plant and machinery	1,135	777	304	363
Management fees	-	-	7,921	-
Rental of buildings	108	112	-	-
Other operating expenses	62,262	54,324	29,401	24,474
	205,119	187,662	70,715	60,623
<b>Total</b>	<b>490,657</b>	<b>392,723</b>	<b>275,915</b>	<b>269,618</b>

## 9 OTHER OPERATING INCOME/(EXPENSES)

	Group		Company	
	2024	2023	2024	2023
Net changes in fair value on investment properties	(1,019)	(33,576)	-	-
Forfeiture income	19,370	13,674	1,243	80
Interest from stakeholders, customers and others	8,050	2,674	623	44
Recoveries and claims	-	1,125	-	1,122
Rental income	1,110	1,182	849	491
Non-refundable tender deposits	1,227	1,061	70	76
Maintenance charges	1,278	1,328	203	55
Other miscellaneous income	3,916	2,726	655	757
	33,932	(9,806)	3,643	2,625

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 10 EMPLOYEE AND DIRECTORS COSTS

	Group		Company	
	2024	2023	2024	2023
Employee and Directors costs included in:				
- cost of sales	99,844	91,408	2,826	1,551
- selling, marketing, administrative and other expenses	210,739	180,007	198,937	192,766
	310,583	271,415	201,763	194,317
<b>Staff:</b>				
- salaries, allowances, overtime and bonus	224,682	194,843	145,140	134,958
- defined contribution plan	34,263	29,716	22,143	21,443
- long-term employee benefit	10,098	8,173	5,608	8,173
- training, insurance and other benefits	30,451	26,953	18,388	18,013
	299,494	259,685	191,279	182,587
<b>Executive Directors:</b>				
- salaries, allowances and bonus	3,994	5,193	3,661	5,193
- defined contribution plan	640	753	587	753
- long-term employee benefit	2,630	2,113	2,411	2,113
	7,264	8,059	6,659	8,059
<b>Non-Executive Directors:</b>				
- fees	3,825	3,671	3,825	3,671
<b>Total</b>	<b>310,583</b>	<b>271,415</b>	<b>201,763</b>	<b>194,317</b>

Non-Executive Directors fees include fees paid to Permodalan Nasional Berhad ("PNB") for the Chairman and a director of the Company, whom are nominee directors representing PNB.

Estimated monetary value of benefits received by the Executive and Non-Executive Directors from the Group amounted to RM18,014 (2023: RM17,030) and RM204,868 (2023: RM196,470) and the Company amounted to RM16,513 (2023: RM17,030) and RM204,868 (2023: RM196,470) respectively. The Directors did not receive any benefits from the subsidiaries.

During the financial year, the Directors of the Company purchased properties amounting to RM3.8 million (2023: RM0.5 million).

Other than as disclosed above, there were no compensation to Directors for loss of office, no loans, quasi-loans and other dealings in favour of Directors and no material contracts subsisting as at 31 December 2024 or if not then subsisting, entered into since the end of the previous financial year by the Company or its subsidiaries which involved the interests of Directors.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 11 JOINT VENTURES

The Group's interest in the joint ventures, their respective principal activities and countries of incorporation are shown in Note 44.

The Group's joint ventures are accounted for using the equity method in the financial statements.

In the opinion of the Directors, the joint ventures that are material to the Group are as follows:

Name of joint ventures	Description
Battersea Project Holding Company Limited ("Battersea")	Battersea is a joint venture between Setia International Limited, Kwasa Global (Jersey) Limited and Sime Darby Property (Hong Kong) Limited. Battersea was formed to acquire and develop the Battersea Power Station site in London, United Kingdom, which is a strategic investment for the Group to expand its footprint into a key international market for property development and investment.
Sime Darby Property - LOGOS Property Industrial Development Fund 1 LP (formerly known as Sime Darby Property Industrial Development Fund LP) ("IDF" or "the Fund")	The IDF was formed, in partnership with LOGOS Property Group Limited ("LOGOS Property") as co-sponsor and investors in the Fund. The Fund is also anchored by Ombak Real Estate 2 Sdn Bhd ("OMBAK"), a wholly-owned subsidiary of Permodalan Nasional Berhad ("PNB"), and Kumpulan Wang Persaraan (Diperbadankan) ("KWAP"). The investment objective of the Fund is to make Shariah compliant investments, directly or indirectly, in real estate and real estate related assets for industrial and logistics purposes in Malaysia. The IDF will invest principally in the development of build-to-lease and/or build-to-sell industrial & logistics projects and real estate assets located primarily in Bandar Bukit Raja, Selangor, Malaysia.

The Group's investments in joint ventures are as follows:

Group 2024	Material joint ventures	Others	Total
Share of results	(204,060)	19,354	(184,706)
Group adjustments	3,475	-	3,475
<b>Share of results after group adjustments</b>	<b>(200,585)</b>	<b>19,354</b>	<b>(181,231)</b>
Share of other comprehensive loss	(119,301)	(1,735)	(121,036)
<b>Share of total comprehensive (loss)/income for the financial year</b>	<b>(319,886)</b>	<b>17,619</b>	<b>(302,267)</b>
Unquoted shares, at costs	3,144,785	126,349	3,271,134
Group adjustments	(4,440)	-	(4,440)
Share of post-acquisition reserves	(602,498)	29,166	(573,332)
Shareholder's advances	-	64,396	64,396
<b>Carrying amount as at 31 December 2024</b>	<b>2,537,847</b>	<b>219,911</b>	<b>2,757,758</b>
<b>Dividend income</b>	<b>-</b>	<b>38,350</b>	<b>38,350</b>
<b>Unrecognised share of loss:</b>			
- At 1 January 2024	-	44,558	44,558
- Loss for the financial year	-	4,754	4,754
- At 31 December 2024	-	49,312	49,312

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 11 JOINT VENTURES (CONTINUED)

The Group's investments in joint ventures are as follows: (continued)

<b>Group 2023</b>	<b>Material joint ventures</b>	<b>Others</b>	<b>Total</b>
Share of results	(110,260)	(9,669)	(119,929)
Group adjustments	61,878	-	61,878
<b>Share of results after group adjustments</b>	<b>(48,382)</b>	<b>(9,669)</b>	<b>(58,051)</b>
Share of other comprehensive income	277,673	2,977	280,650
<b>Share of total comprehensive income/(loss) for the financial year</b>	<b>229,291</b>	<b>(6,692)</b>	<b>222,599</b>
Unquoted shares, at costs	3,190,143	125,788	3,315,931
Group adjustments	(10,457)	-	(10,457)
Share of post-acquisition reserves	(283,979)	49,898	(234,081)
Shareholder's advances	-	64,396	64,396
<b>Carrying amount as at 31 December 2023</b>	<b>2,895,707</b>	<b>240,082</b>	<b>3,135,789</b>
<b>Dividend income</b>	<b>-</b>	<b>1,000</b>	<b>1,000</b>
<b>Unrecognised share of loss:</b>			
- At 1 January 2023	-	39,015	39,015
- Loss for the financial year	-	5,543	5,543
- At 31 December 2023	-	44,558	44,558

The Company's investment in a joint venture is as follows:

	<b>Company</b>	
	<b>2024</b>	<b>2023</b>
Unquoted shares, at costs	125	125
Shareholder's advance	28,785	28,785
Accumulated impairment losses	(28,910)	(28,910)
Carrying amount at the end of the financial year	-	-

The shareholder's advance to joint ventures of the Group and the Company are unsecured and interest free with no fixed term of repayment. The advance is considered as part of the Group's and the Company's investment in the joint venture.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 11 JOINT VENTURES (CONTINUED)

### A. MATERIAL JOINT VENTURES OF THE GROUP

#### Summarised financial information

The information below reflects the amounts presented in the consolidated financial statements of the Group's material joint ventures.

- i. The summarised statements of comprehensive income of the material joint ventures are as follows:

	Battersea		IDF	
	2024	2023	2024	2023
Revenue	1,116,177	1,484,102	5,914	-
Write-down of inventories	(7,129)	(149,169)	-	-
Depreciation and amortisation	(2,491)	(5,582)	(2)	-
Finance income	11,427	3,193	123	20
Finance cost	(101,504)	(119,988)	(12,649)	(1,157)
Loss before taxation	(500,724)	(265,702)	(9,937)	(4,667)
Taxation	-	(3,531)	(3,822)	-
<b>Loss for the financial year</b>	<b>(500,724)</b>	<b>(269,233)</b>	<b>(13,759)</b>	<b>(4,667)</b>
<b>Share of results</b>	<b>(200,290)</b>	<b>(107,693)</b>	<b>(3,770)</b>	<b>(2,567)</b>

- ii. The summarised statements of financial position of the material joint ventures are as follows:

	Battersea		IDF	
	2024	2023	2024	2023
<b>Non-current assets</b>	<b>6,219,802</b>	<b>5,960,483</b>	<b>948,469</b>	<b>708,416</b>
<b>Current assets</b>				
Cash and cash equivalents	256,125	421,562	41,193	9,394
Other current assets	2,775,858	5,599,196	127,083	13,309
	<b>3,031,983</b>	<b>6,020,758</b>	<b>168,276</b>	<b>22,703</b>
<b>Non-current liabilities</b>				
Financial liabilities (excluding payables)	2,322,890	2,506,092	496,842	263,218
Other non-current liabilities	65,648	38,778	3,791	-
	<b>2,388,538</b>	<b>2,544,870</b>	<b>500,633</b>	<b>263,218</b>
<b>Current liabilities</b>				
Financial liabilities (excluding payables)	298,098	1,798,081	-	669
Other current liabilities	490,149	764,314	206,304	182,552
	<b>788,247</b>	<b>2,562,395</b>	<b>206,304</b>	<b>183,221</b>
<b>Net assets</b>	<b>6,075,000</b>	<b>6,873,976</b>	<b>409,808</b>	<b>284,680</b>

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 11 JOINT VENTURES (CONTINUED)

### A. MATERIAL JOINT VENTURES OF THE GROUP (CONTINUED)

Summarised financial information (continued)

Reconciliation of share of net assets:

	Battersea		IDF	
	2024	2023	2024	2023
<b>Net assets</b>				
At 1 January	<b>6,873,976</b>	6,556,772	<b>284,680</b>	187,754
Capital injection during the financial year	-	-	<b>138,887</b>	101,593
Total comprehensive loss for the financial year	<b>(500,724)</b>	(269,233)	<b>(13,759)</b>	(4,667)
Capital repayment during the financial year	-	(107,746)	-	-
Exchange differences	<b>(298,252)</b>	694,183	-	-
At 31 December	<b>6,075,000</b>	6,873,976	<b>409,808</b>	284,680
Group's interest in the joint venture	<b>40.0%</b>	40.0%	<b>27.4%</b>	55.0%
Group's share of net assets	<b>2,430,000</b>	2,749,590	<b>112,287</b>	156,574
Group adjustments	-	-	<b>(4,440)</b>	(10,457)
Carrying amount at the end of the financial year	<b>2,430,000</b>	2,749,590	<b>107,847</b>	146,117

On 30 January 2024 and 30 April 2024, IDF held its second and final closing, respectively. With additional commitments totalling RM305.5 million from new limited partners, IDF has reached its target fund size of RM1.0 billion. Accordingly, the Group's interest in IDF was diluted from 55.0% to 27.4%. The Group recorded a gain on dilution of interest in a joint venture of RM10.2 million during the financial year (Note 13).

#### Capital commitments and contingent liabilities

There are no contingent liabilities relating to the Group's interest in the joint ventures. The Group's commitments in relation to its joint ventures amounting to RM194.7 million (2023: RM177.3 million).

The recoverable amounts of the Group's investment in a joint venture is determined based on estimated future distributions are, in turn, funded by future profits from the ongoing developments, inventories and properties of the joint venture. The estimates are in line with the latest project budgets and estimates, barring any unforeseen deviations in project revenue and costs. The estimated future distributions from future periods are discounted at cost of equity of 9% in deriving the recoverable amount. A reasonably possible increase in discount rate by 20 basis points would result in a reduction of recoverable amount by RM29.4 million. Additionally, a postponement of timing of distribution by one year would result in a reduction of recoverable amount by RM212.6 million.

The Group has provided a Loan Letter of Undertaking to the banks of a joint venture for its outstanding borrowings as at 31 December 2024 to the extent of the Group's equity shareholding. This is assessed as a financial guarantee contract, and is considered unlikely to result in a liability as at 31 December 2024.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 12 ASSOCIATES

The Group's interest in the associates, their respective principal activities and countries of incorporation are shown in Note 44.

The Group's associates are accounted for using the equity method in the financial statements.

In the opinion of the Directors, the Group has no associate which is individually material as at 31 December 2024.

The Group's and the Company's investments in associates are as follows:

	Group	
	2024	2023
Share of results	1,678	5,309
Share of other comprehensive loss	(1,029)	(2,031)
<b>Share of total comprehensive income for the financial year</b>	<b>649</b>	<b>3,278</b>
<b>Dividend income</b>	<b>1,800</b>	<b>1,800</b>

	Group		Company	
	2024	2023	2024	2023
Unquoted shares, at costs	36,000	36,203	36,000	36,000
Share of post-acquisition reserves	97,986	99,101	-	-
Shareholder's advance	1,063	1,185	1,063	1,185
Accumulated impairment losses	-	(167)	-	-
<b>Carrying amount at the end of the financial year</b>	<b>135,049</b>	<b>136,322</b>	<b>37,063</b>	<b>37,185</b>
<b>Dividend income</b>	<b>-</b>	<b>-</b>	<b>1,800</b>	<b>1,800</b>

The shareholder's advance to an associate is unsecured and bears interest at a rate of 7.65% (2023: 7.65%) per annum. The advance is considered as part of the Group's and the Company's investment in the associate.

### Capital commitments and contingent liabilities

There are neither capital commitment nor contingent liabilities relating to the Group's interest in the associates.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 13 OTHER GAINS/(LOSSES)

	Group		Company	
	2024	2023	2024	2023
Gain/(Loss) on disposal of:				
– property, plant and equipment	21	49	-	2
– investment properties	-	(12)	-	-
– assets held for sale	(42)	-	-	-
Gain on internal reorganisation	-	-	71,998	-
Gain on dilution of interest in a joint venture	10,233	-	-	-
(Impairment losses)/Reversal of impairment losses on:				
– property, plant and equipment	(1,891)	(529)	-	-
– investment in subsidiaries*	-	-	(561,054)	(93,757)
– investment in an associate	-	-	-	1,746
Loss from liquidation of subsidiaries	-	(1,516)	-	-
Write-off of investment properties	(14)	-	-	-
Reversal of provision on obligation for a property disposed	-	9,701	-	-
Foreign currency exchange gains/(losses)	9,274	8,937	4,524	(30,663)
	17,581	16,630	(484,532)	(122,672)

\* During the financial year, the Company recognised net impairment loss on investment in subsidiaries amounting to RM561.1 million. The net impairment loss on investment in subsidiaries of RM561.1 million (2023: RM93.8 million) represents impairment on investment in subsidiaries of RM665.4 million (2023: RM125.3 million) (Note 22) and a reversal of impairment loss on amount due from subsidiaries of RM104.3 million (2023: RM31.6 million) (Note 26).

## 14 FINANCE INCOME

	Group		Company	
	2024	2023	2024	2023
Finance income arising from:				
– accretion of interest on:				
– contract assets [Note 27(a)]	77,658	83,351	-	-
– receivables	928	80	-	-
– banks and other financial institutions	19,341	23,467	1,277	2,240
– subsidiaries	-	-	59,090	55,031
– joint ventures	4,705	4,704	4,705	4,704
– an associate	64	2,061	64	2,061
	102,696	113,663	65,136	64,036

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 15 FINANCE COSTS

	Group		Company	
	2024	2023	2024	2023
Finance costs charged by:				
- banks and other financial institutions	16,144	21,860	1,793	-
- lease liabilities [Note 35]	1,156	1,493	1,413	141
- non-controlling interest	-	5,472	-	-
Accretion of interest on:				
- payables	3,936	4,134	-	-
- provisions [Note 36]	-	4,542	-	-
	21,236	37,501	3,206	141
Islamic financing distribution payment:				
- Syndicated Islamic term financing	29,710	35,660	-	-
- Islamic Medium Term Notes	52,468	36,251	52,468	36,251
- Term loans and revolving credits	37,198	37,159	26,624	28,273
	119,376	109,070	79,092	64,524
Total finance costs	140,612	146,571	82,298	64,665
Interest capitalised in:				
- investment properties [Note 20(a)]	(3,614)	(8,970)	-	-
- inventories [Note 21]	(76,562)	(63,932)	-	-
Net finance costs	60,436	73,669	82,298	64,665

The Group's weighted average capitalisation rate in determining interest eligible for capitalisation is 4.3% (2023: 4.6%) per annum.

## 16 TAXATION

	Group		Company	
	2024	2023	2024	2023
Current income tax:				
- current financial year	271,735	160,615	14,380	17,700
- prior financial years	(5,706)	(8,210)	200	1,016
Total current income tax	266,029	152,405	14,580	18,716
Deferred tax: [Note 25]				
- current financial year	(2,210)	40,302	33,007	(3,259)
- prior financial years	(1,372)	69	4,327	(401)
Total deferred tax (credit)/expense	(3,582)	40,371	37,334	(3,660)
Total taxation	262,447	192,776	51,914	15,056

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 16 TAXATION (CONTINUED)

### Tax reconciliation

Reconciliation from tax at applicable tax rate to tax expense are as follows:

	Group		Company	
	2024	2023	2024	2023
Profit before taxation	<b>780,049</b>	610,306	<b>55,915</b>	252,553
Less:				
Share of results of:				
- joint ventures [Note 11]	<b>181,231</b>	58,051	-	-
- associates [Note 12]	<b>(1,678)</b>	(5,309)	-	-
	<b>959,602</b>	663,048	<b>55,915</b>	252,553
Tax at the domestic rates applicable to profits in the country concerned	<b>252,440</b>	169,124	<b>13,420</b>	60,613
Effect of tax incentives and income not subject to tax:				
- single tier and tax exempt dividends	-	-	<b>(118,230)</b>	(83,234)
- foreign currency exchange gains (net)	<b>(2,884)</b>	(1,424)	<b>(1,086)</b>	-
- gain on dilution of interest in a joint venture	<b>(2,456)</b>	-	-	-
- gain on internal reorganisation	-	-	<b>(17,280)</b>	-
- reversal of impairment losses on amounts due from subsidiaries	-	-	<b>(1,052)</b>	-
- others	<b>(5,847)</b>	(4,655)	-	-
Effect of expenses not deductible for tax purposes:				
- impairment losses on amounts due from subsidiaries	-	-	-	705
- impairment losses on investment in subsidiaries and an associate (net)	-	-	<b>134,653</b>	22,083
- depreciation and amortisation	<b>15,446</b>	6,660	<b>2,692</b>	1,076
- foreign currency exchange losses (net)	-	-	-	7,359
- arising from internal reorganisation	<b>10,727</b>	-	<b>10,727</b>	-
- others	<b>22,541</b>	11,806	<b>6,263</b>	5,839
Different tax rates arising from fair value of investment properties at real property gains tax rate	<b>1,874</b>	288	-	-
Movement in unrecognised deferred tax assets	<b>(22,316)</b>	19,118	-	-
Reversal of deferred tax arising from assets transferred to subsidiaries	-	-	<b>17,280</b>	-
(Over)/Under provision in prior years	<b>(7,078)</b>	(8,141)	<b>4,527</b>	615
Taxation for the financial year	<b>262,447</b>	192,776	<b>51,914</b>	15,056
Applicable tax rate (%)	<b>17-30</b>	17-24	<b>24</b>	24
Effective tax rate (%)	<b>27.3</b>	29.1	<b>92.8</b>	6.0

The applicable tax of the Group represents the applicable taxes of all companies under the Group based on their respective domestic tax rate.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 17 EARNINGS PER SHARE

Basic earnings per share attributable to owners of the Company are computed as follows:

	Group	
	2024	2023
Profit for the financial year attributable to the owners of the Company	<b>502,203</b>	407,914
Number of ordinary shares in issue (thousand)	<b>6,800,839</b>	6,800,839
Basic earnings per share (sen)	<b>7.38</b>	6.00

The basic and diluted earnings per share is the same as there is no dilutive potential ordinary shares in issue as at the end of the financial year.

## 18 DIVIDENDS

	Group/Company	
	2024	2023
In respect of the financial year ended 31 December 2024, first single tier dividend of 1.5 sen per ordinary share which was paid on 6 November 2024	<b>102,013</b>	-
In respect of the financial year ended 31 December 2023, second single tier dividend of 1.5 sen per ordinary share which was paid on 8 May 2024	<b>102,013</b>	-
In respect of the financial year ended 31 December 2023, first single tier dividend of 1.0 sen per ordinary share which was paid on 19 October 2023	-	68,008
In respect of the financial year ended 31 December 2022, second single tier dividend of 1.0 sen per ordinary share which was paid on 28 March 2023	-	68,008
	<b>204,026</b>	136,016

The Board of Directors had on 26 February 2025, declared second single tier dividend in respect of the financial year ended 31 December 2024 of 1.5 sen per ordinary share amounting to RM102.0 million. The second single tier dividend is payable on 23 April 2025 to shareholders whose names appeared in the Record of Depositors and Register of Members of the Company at the close of business on 28 March 2025.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 19 PROPERTY, PLANT AND EQUIPMENT

Group	Freehold land	Leasehold land	Buildings and golf course	Plant and machinery	Renovation, fixtures, equipment and vehicles	Work in progress	Total
<b>2024</b>							
At 1 January 2024	58,619	64,918	385,161	2,168	50,393	32,086	593,345
Additions	-	5,345	15,569	66	22,228	3,934	47,142
Impairment losses	-	-	(1,225)	-	(666)	-	(1,891)
Write-off	-	-	(740)	-	927	(540)	(353)
Disposal	-	-	-	-	(1)	-	(1)
Reclassification	7,057	-	24,655	-	1,836	(33,548)	-
Depreciation [Notes 7 & 8]	-	(1,159)	(46,395)	(510)	(14,502)	-	(62,566)
At 31 December 2024	65,676	69,104	377,025	1,724	60,215	1,932	575,676
Cost	65,676	89,959	695,853	42,303	244,017	1,932	1,139,740
Accumulated depreciation	-	(17,490)	(310,987)	(40,529)	(182,716)	-	(551,722)
Accumulated impairment losses	-	(3,365)	(7,841)	(50)	(1,086)	-	(12,342)
Carrying amount at the end of the financial year	65,676	69,104	377,025	1,724	60,215	1,932	575,676
<b>2023</b>							
At 1 January 2023	58,619	51,088	413,592	996	43,863	18,185	586,343
Additions	-	-	3,044	1,559	15,480	17,404	37,487
Impairment losses	-	-	(529)	-	-	-	(529)
Write-off	-	-	-	-	-	(350)	(350)
Disposal	-	-	-	-	(10)	-	(10)
Reclassification	-	14,860	(14,860)	-	3,153	(3,153)	-
Depreciation [Notes 7 & 8]	-	(1,030)	(16,086)	(387)	(12,093)	-	(29,596)
At 31 December 2023	58,619	64,918	385,161	2,168	50,393	32,086	593,345
Cost	58,619	84,614	656,369	42,237	219,027	32,086	1,092,952
Accumulated depreciation	-	(16,331)	(264,592)	(40,019)	(168,214)	-	(489,156)
Accumulated impairment losses	-	(3,365)	(6,616)	(50)	(420)	-	(10,451)
Carrying amount at the end of the financial year	58,619	64,918	385,161	2,168	50,393	32,086	593,345

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 19 PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

Company	Buildings	Renovation, fixtures, equipment and vehicles	Work in progress	Total
<b>2024</b>				
At 1 January 2024	42,911	10,381	-	53,292
Additions	-	1,189	-	1,189
Write-off	-	(31)	-	(31)
Depreciation [Notes 7 & 8]	(6,556)	(3,056)	-	(9,612)
Transfer to subsidiaries	(36,355)	(8,441)	-	(44,796)
At 31 December 2024	-	42	-	42
Cost	-	210	-	210
Accumulated depreciation	-	(168)	-	(168)
Carrying amount at the end of the financial year	-	42	-	42
<b>2023</b>				
At 1 January 2023	7,625	6,182	2,992	16,799
Additions	42,911	4,196	160	47,267
Disposal	-	*	-	*
Reclassification	-	3,152	(3,152)	-
Depreciation [Notes 7 & 8]	(7,625)	(3,149)	-	(10,774)
At 31 December 2023	42,911	10,381	-	53,292
Cost	42,911	52,596	-	95,507
Accumulated depreciation	-	(42,215)	-	(42,215)
Carrying amount at the end of the financial year	42,911	10,381	-	53,292

\* less than RM1,000

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 19 PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

### A. RIGHT-OF-USE ASSETS

Right-of-use assets included in property, plant and equipment are as follows:

Group	Leasehold land	Buildings and golf course	Vehicles	Total
<b>2024</b>				
At 1 January 2024	64,918	260,052	1,290	326,260
Additions	5,345	2,283	1,010	8,638
Depreciation	(1,159)	(34,877)	(1,608)	(37,644)
Impairment losses	-	(565)	-	(565)
At 31 December 2024	69,104	226,893	692	296,689
Cost	89,959	415,870	8,446	514,275
Accumulated depreciation	(17,490)	(184,712)	(7,754)	(209,956)
Accumulated impairment losses	(3,365)	(4,265)	-	(7,630)
Carrying amount at the end of the financial year	69,104	226,893	692	296,689
<b>2023</b>				
At 1 January 2023	51,088	266,809	2,749	320,646
Additions	-	1,753	117	1,870
Reclassification	14,860	203	-	15,063
Depreciation	(1,030)	(8,713)	(1,576)	(11,319)
At 31 December 2023	64,918	260,052	1,290	326,260
Cost	84,614	413,587	7,436	505,637
Accumulated depreciation	(16,331)	(149,835)	(6,146)	(172,312)
Accumulated impairment losses	(3,365)	(3,700)	-	(7,065)
Carrying amount at the end of the financial year	64,918	260,052	1,290	326,260

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 19 PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

### A. RIGHT-OF-USE ASSETS (CONTINUED)

Right-of-use assets included in property, plant and equipment are as follows: (continued)

Company	Buildings	Vehicles	Total
<b>2024</b>			
At 1 January 2024	42,911	6	42,917
Reclassification	-	(6)	(6)
Depreciation	(6,556)	-	(6,556)
Transfer to subsidiaries	(36,355)	-	(36,355)
At 31 December 2024	-	-	-
Cost	-	-	-
Accumulated depreciation	-	-	-
Carrying amount at the end of the financial year	-	-	-
<b>2023</b>			
At 1 January 2023	7,625	86	7,711
Additions	42,911	-	42,911
Depreciation	(7,625)	(80)	(7,705)
At 31 December 2023	42,911	6	42,917
Cost	42,911	297	43,208
Accumulated depreciation	-	(291)	(291)
Carrying amount at the end of the financial year	42,911	6	42,917

The Company's right-of-use building is leased from a subsidiary company.

### B. ASSETS PLEDGED AS SECURITY

As at 31 December 2024, property, plant and equipment of certain subsidiaries with a total carrying amount of RM63.4 million (2023: RM65.3 million) were pledged as security for borrowings of the Group (see Note 34).

### C. ADDITIONS OF PROPERTY, PLANT AND EQUIPMENT

	Group		Company	
	2024	2023	2024	2023
Additions	47,142	37,487	1,189	47,267
Financed by lease liabilities	(1,416)	(141)	-	(42,911)
Movement in accruals	(4,424)	(2,420)	-	-
Total cash outflow	41,302	34,926	1,189	4,356

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 20 INVESTMENT PROPERTIES

Group	Freehold land and buildings	Leasehold land and buildings	Work in progress	Total
<b>2024</b>				
At 1 January 2024	878,971	68,742	253,392	1,201,105
Additions	54,437	-	470,179	524,616
Transfer from inventories	147,923	-	163,695	311,618
Transfer from assets held for sale	50,000	-	-	50,000
Reclassification	164,196	-	(164,196)	-
Write-off	(14)	-	-	(14)
Net changes in fair value on investment properties	217	(1,206)	(30)	(1,019)
Exchange differences	-	(1,098)	-	(1,098)
At 31 December 2024	1,295,730	66,438	723,040	2,085,208
<b>2023</b>				
At 1 January 2023	816,591	61,860	206,749	1,085,200
Additions	119,429	1,791	75,403	196,623
Transfer from inventories	22,307	-	-	22,307
Transfer to assets held for sale	(68,850)	-	-	(68,850)
Reclassification	-	3,874	(3,874)	-
Disposal	(2,900)	-	-	(2,900)
Net changes in fair value on investment properties	(7,606)	(1,084)	(24,886)	(33,576)
Exchange differences	-	2,301	-	2,301
At 31 December 2023	878,971	68,742	253,392	1,201,105

Included in the above are:

	Group	
	2024	2023
Investment properties at fair value	1,487,052	1,136,088
Investment properties at cost	598,156	65,017
At end of the financial year	2,085,208	1,201,105

# Notes to the Financial Statements

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## 20 INVESTMENT PROPERTIES (CONTINUED)

Movements in investment properties which are measured at cost are as follows:

	Group	
	2024	2023
At 1 January	65,017	59,214
Additions	482,382	60,935
Transfer from inventories	163,695	-
Transfer to investment properties at fair value	(112,938)	(55,132)
At 31 December	598,156	65,017

### A. ADDITIONS OF INVESTMENT PROPERTIES

	Group	
	2024	2023
Additions	524,616	196,623
Financed by lease liabilities	(344)	-
Movement in accruals	(83,257)	(16,905)
Interest capitalised [Note 15]	(3,614)	(8,970)
Total cash outflow	437,401	170,748

### B. RIGHT-OF-USE ASSETS

Right-of-use assets included in investment properties are as follows:

Group	Leasehold land and buildings	Work in progress	Total
<b>2024</b>			
At 1 January 2024	68,742	137,117	205,859
Additions	-	30,935	30,935
Net changes in fair value on investment properties	(1,206)	(30)	(1,236)
Exchange differences	(1,098)	-	(1,098)
At 31 December 2024	66,438	168,022	234,460
<b>2023</b>			
At 1 January 2023	61,860	151,192	213,052
Additions	1,791	13,452	15,243
Reclassification	3,874	(3,874)	-
Net changes in fair value on investment properties	(1,084)	(23,653)	(24,737)
Exchange differences	2,301	-	2,301
At 31 December 2023	68,742	137,117	205,859

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 20 INVESTMENT PROPERTIES (CONTINUED)

### C. FAIR VALUE

The fair value of the Group's investment properties are determined using Level 3 inputs in the fair value hierarchy of MFRS 13 – Fair Value Measurements, which are measured by reference to valuation by independent professional valuers.

Properties valued using the investment method are based on the rental expected to be achieved, location, size and condition of the properties, taking into consideration outgoings such as quit rent and assessment, utilities and other general expenses. Key inputs consist of term yield, reversion yield and rental per square foot. Properties valued using the comparable method are derived from transacted prices per square foot from sales of comparable properties, adjusted for the property size, location and date of transaction.

Investment properties under construction are measured at cost until either the fair value becomes reliably determinable.

The Level 3 inputs or unobservable inputs include:

Term yield	Based on current contractual rentals and actual net lettable occupied, including revision upon renewal of tenancies during the financial year
Reversion yield	Current market rates with reference to the latest renewals concluded, asking rentals and also the term rentals passing
Price per square foot (psf)	Estimated price psf for which a property should exchange on the date of valuation between a willing buyer and a willing seller

The following table provides the fair value of the Group's investment properties measured at Level 3:

	Group	
	2024	2023
Investment properties:		
– Retail	725,985	521,007
– Commercial buildings	483,332	356,353
– Others	277,735	258,728
	1,487,052	1,136,088

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 20 INVESTMENT PROPERTIES (CONTINUED)

### C. FAIR VALUE (CONTINUED)

Significant unobservable inputs	Inter-relationship between significant unobservable inputs and fair value measurement
Term and reversion yield	Higher yield, lower fair value
Price per square foot	Higher price, higher fair value

Impact of a reasonably possible change in key inputs for investment properties with significant changes in fair value during the year is illustrated below:

Investment properties	Valuation techniques	Significant unobservable input	Impact of changes in key input to fair value*	
			2024	2023
Retail	Investment method	Term and reversion yield	64,000	49,000
Commercial buildings	Comparison method	Price per square foot	4,268	10,260
	Investment method	Term and reversion yield	34,916	21,459
Others	Comparison method	Price per square foot	22,627	22,752
	Investment method	Term and reversion yield	4,000	4,000

\* Changes in term and reversion yield rates by 50 basis points (2023: 50 basis points) and price per square foot by 10% (2023: 10%) are used as these are the key inputs subjected to changes in market conditions.

Description of valuation techniques used and key inputs to valuation on investment properties measured at Level 3 are as follows:

		Significant unobservable inputs		
		Term yield %	Reversion yield %	Price psf RM
<b>2024</b>				
Retail	Investment method	5.50-6.50	5.50-6.50	N/A
Commercial buildings	Investment method	5.00-6.25	5.00-6.50	N/A
	Comparison method	N/A	N/A	211-596
Others	Investment method	4.75	5.25	N/A
	Comparison method	N/A	N/A	3-22
<b>2023</b>				
Retail	Investment method	5.00-6.50	5.50-6.50	N/A
Commercial buildings	Investment method	5.75-6.25	6.00-6.50	N/A
	Comparison method	N/A	N/A	205-556
Others	Investment method	4.75	5.25	N/A
	Comparison method	N/A	N/A	3-93

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 20 INVESTMENT PROPERTIES (CONTINUED)

### D. ASSETS PLEDGED AS SECURITY

As at 31 December 2024, investment properties of certain subsidiaries with a total carrying amount of RM148.9 million (2023: RM286.8 million) were pledged as security for borrowings of the Group (see Note 34).

### E. OPERATING LEASES

Rental income generated from and direct operating expenses incurred on the Group's investment properties are as follows:

	Group	
	2024	2023
Rental income	79,419	61,537
Direct operating expenses	(42,629)	(38,783)

The future minimum lease payments receivable under operating leases contracted for as at the end of reporting period but not recognised as receivable are as follows:

	Group	
	2024	2023
Lease payments due:		
- not later than 1 year	70,876	45,899
- later than 1 year and not later than 2 years	141,330	37,383
- later than 2 years and not later than 3 years	142,641	21,998
- later than 3 years and not later than 4 years	125,100	8,986
- later than 4 years and not later than 5 years	128,339	6,313
- later than 5 years	2,224,349	90,187
	2,832,635	210,766

The Group entered into non-cancellable operating lease agreements on its investment properties. These leases have remaining non-cancellable lease term ranging from 1 to 24 years (2023: ranging from 1 to 25 years).

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 21 INVENTORIES

	Group		Company	
	2024	2023	2024	2023
<b>Non-current</b>				
Land held for property development [note (a)]	<b>4,503,615</b>	4,450,388	-	1,144,629
<b>Current</b>				
Cost:				
- completed development units	<b>44,658</b>	165,899	-	6,001
- finished goods, raw materials and consumables	<b>911</b>	1,020	-	-
Net realisable value:				
- completed development units	<b>89,965</b>	77,467	-	-
	<b>135,534</b>	244,386	-	6,001
Property development costs [note(b)]	<b>1,937,807</b>	1,800,201	-	114,763
	<b>2,073,341</b>	2,044,587	-	120,764
Total inventories	<b>6,576,956</b>	6,494,975	-	1,265,393

During the financial year, the Group and the Company recognised inventories cost of RM2,617.4 million (2023: RM2,193.4 million) and RM178.0 million (2023: RM137.5 million), respectively, as cost of sales.

The cost of sales included write-down of inventories to net realisable value by the Group and the Company of RM9.9 million (2023: RM8.8 million) and RM Nil (2023: RM Nil), and write-off of inventories of RM4.4 million (2023: RM10.5 million) and RM Nil (2023: RM Nil) respectively.

As at 31 December 2024, certain inventories of the Group with a total carrying amount of RM33.7 million (2023: RM161.6 million) were pledged as security for borrowings of the Group (see Note 34).

### A. LAND HELD FOR PROPERTY DEVELOPMENT

	Group		Company	
	2024	2023	2024	2023
At 1 January	<b>4,450,388</b>	4,016,559	<b>1,144,629</b>	1,076,741
Additions	<b>737,209</b>	1,507,001	<b>62,576</b>	125,303
Write-down	-	(5,744)	-	-
Write-off	<b>(1,619)</b>	(5,552)	-	-
Acquisition of non-controlling interests	-	(147,048)	-	-
Transfer to property development costs [note (b)]	<b>(682,350)</b>	(914,828)	<b>(153,688)</b>	(57,415)
Transfer to subsidiaries	-	-	<b>(1,053,517)</b>	-
Exchange differences	<b>(13)</b>	-	-	-
At 31 December	<b>4,503,615</b>	4,450,388	-	1,144,629

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 21 INVENTORIES (CONTINUED)

### A. LAND HELD FOR PROPERTY DEVELOPMENT (CONTINUED)

Land held for property development is analysed as follows:

	Group		Company	
	2024	2023	2024	2023
Freehold land, at cost	<b>2,098,066</b>	2,134,856	-	893,966
Leasehold land, at cost	<b>417,310</b>	417,985	-	-
Development costs	<b>1,988,239</b>	1,897,547	-	250,663
	<b>4,503,615</b>	4,450,388	-	1,144,629

### B. PROPERTY DEVELOPMENT COSTS

	Group		Company	
	2024	2023	2024	2023
At 1 January	<b>1,800,201</b>	1,249,389	<b>114,763</b>	101,501
Development costs incurred during the financial year	<b>2,196,334</b>	1,814,277	<b>103,895</b>	93,395
Costs recognised during the financial year [Note 7]	<b>(2,583,971)</b>	(2,066,946)	<b>(178,032)</b>	(137,548)
Transfer (to)/from:				
- investment properties	<b>(116,280)</b>	-	-	-
- land held for property development [note (a)]	<b>682,350</b>	914,828	<b>153,688</b>	57,415
- completed development units	<b>(38,031)</b>	(106,448)	-	-
Transfer to subsidiaries	-	-	<b>(194,314)</b>	-
Write-off	<b>(2,796)</b>	(4,899)	-	-
At 31 December	<b>1,937,807</b>	1,800,201	-	114,763

Property development costs is analysed as follows:

	Group		Company	
	2024	2023	2024	2023
Freehold land, at cost	<b>51,659</b>	178,345	-	18,780
Leasehold land, at cost	<b>101,001</b>	100,345	-	-
Development costs	<b>1,785,147</b>	1,521,511	-	95,983
	<b>1,937,807</b>	1,800,201	-	114,763

Included in the Group's land held for property development and property development costs incurred during the financial year are finance costs capitalised amounting to RM76.6 million (2023: RM63.9 million) (see Note 15).

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 22 SUBSIDIARIES

The Group's effective equity interest in the subsidiaries, their respective principal activities and countries of incorporation are shown in Note 44.

	Company	
	2024	2023
Unquoted shares:		
At cost	<b>11,332,975</b>	9,778,858
Accumulated impairment losses	<b>(2,089,444)</b>	(1,424,044)
Carrying amount at the end of the financial year	<b>9,243,531</b>	8,354,814

During the financial year ended 31 December 2024, movement in the carrying amount of subsidiaries include, amongst others, capital injections in subsidiaries of RM1,855.0 million (2023: RM439.9 million) and capital repayment from subsidiaries of RM300.9 million (2023: RM Nil). Capital injection of RM1,855.0 million includes RM1,022.4 million, which relates to a capital injection resulting from internal reorganisation within the Group, as detailed in Note 37.

Movements in accumulated impairment losses are as follows:

	Company	
	2024	2023
At 1 January	<b>1,424,044</b>	1,298,717
Net impairment losses [note (a)]	<b>665,400</b>	125,327
At 31 December	<b>2,089,444</b>	1,424,044

- a. During the financial year, the Company recognised impairment losses of RM665.4 million (2023: RM125.3 million), of which RM104.3 million (2023: RM31.6 million) relates to capitalisation of amounts due from a subsidiary.

The impairment losses mainly arises from a subsidiary where the cost of investment of the subsidiary exceeds the recoverable amount. The recoverable amount is determined after considering the estimated future distributions from the subsidiary. The estimated future distributions are, in turn, funded by future profits from the ongoing developments, sale of inventories and properties of the subsidiary's underlying investment. The estimates are in line with the latest project budgets and estimates, barring any unforeseen deviations in project revenue and costs. The estimated future distributions are discounted at cost of equity of 9% in deriving the recoverable amount. A reasonably possible increase in discount rate by 20 basis points would result in additional impairment loss of RM29.4 million (2023: RM37.0 million). Additionally, a postponement of timing of distribution by one year would result in a reduction of recoverable amount by RM212.6 million.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 23 INVESTMENTS

Group/Company	Quoted shares*	Unquoted shares	Total
<b>2024</b>			
At 1 January 2024	-	43,132	43,132
Net changes in fair value recognised in other comprehensive income	-	25,055	25,055
At 31 December 2024	-	68,187	68,187
<b>2023</b>			
At 1 January 2023	-	48,633	48,633
Net changes in fair value recognised in other comprehensive income	-	(4,192)	(4,192)
Proceeds from repayment of capital from an investment	-	(1,309)	(1,309)
At 31 December 2023	-	43,132	43,132

\* Quoted shares were fully written down to RM Nil fair value in prior years (2023: RM Nil).

## 24 INTANGIBLE ASSETS

	Group		Company	
	2024	2023	2024	2023
At 1 January	6,168	6,577	5,130	5,057
Amortisation [Notes 7 & 8]	(2,269)	(2,134)	(1,605)	(1,404)
Additions	5,421	1,725	1,532	1,477
Transfer to subsidiaries	-	-	(5,057)	-
At 31 December	9,320	6,168	-	5,130
Cost	42,576	37,155	219	32,347
Accumulated amortisation	(33,256)	(30,987)	(219)	(27,217)
Carrying amount at the end of the financial year	9,320	6,168	-	5,130

The intangible assets for the Group and the Company comprise mainly computer software.

### A. ADDITIONS OF INTANGIBLE ASSETS

	Group		Company	
	2024	2023	2024	2023
Additions	5,421	1,725	1,532	1,477
Movement in accruals	-	981	-	981
Total cash outflow	5,421	2,706	1,532	2,458

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 25 DEFERRED TAX

	Group		Company	
	2024	2023	2024	2023
Deferred tax assets	<b>538,551</b>	549,156	<b>1,824</b>	39,158
Deferred tax liabilities	<b>(292,088)</b>	(306,353)	-	-
	<b>246,463</b>	242,803	<b>1,824</b>	39,158

The amount of deductible temporary differences, which have no expiry dates, and unutilised tax losses for which no deferred tax asset is recognised in the statements of financial position are as follows:

	Group		Company	
	2024	2023 Restated	2024	2023
Unutilised tax losses	<b>893,954</b>	792,244	-	-
Deductible temporary differences	<b>575,867</b>	770,559	-	-
	<b>1,469,821</b>	1,562,803	-	-
Deferred tax assets not recognised	<b>352,757</b>	375,073	-	-

Under the Malaysia Finance Act 2021 which was gazetted on 31 December 2021, the time limit to utilise tax losses is limited to a maximum of 10 consecutive years, effective from year of assessment 2019 onwards. Unutilised tax losses brought forward from year of assessment 2018 and preceding years of assessment can be carried forward up to 2028 under the special provision.

Unutilised tax losses for which no deferred tax asset is recognised:

	Group	
	2024	2023 Restated
- expiring in 2028	<b>179,513</b>	240,872
- expiring in 2029	<b>247,058</b>	274,639
- expiring in 2030	<b>75,031</b>	97,786
- expiring in 2031	<b>60,159</b>	75,222
- expiring in 2032	<b>24,660</b>	26,057
- expiring in 2033	<b>76,471</b>	77,668
- expiring in 2034	<b>231,062</b>	-
	<b>893,954</b>	792,244

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 25 DEFERRED TAX (CONTINUED)

The components and movements of the deferred tax assets and liabilities during the financial year are as follows:

Group	Property, plant and equipment	Investment properties	Inventories	Contract assets	Allowance and provision	Tax losses and unabsorbed capital allowances	Others	Total
<b>2024</b>								
At 1 January 2024	5,238	(32,780)	296,211	(285,731)	151,361	78,523	29,981	242,803
Recognised in profit or loss: [Note 16]								
- temporary differences	3,229	18,102	26,924	34,800	(29,835)	(22,465)	(28,545)	2,210
- over/(under) provision in prior financial years	71	115	(437)	2,995	(4,909)	3,567	(30)	1,372
Exchange differences	-	(2)	-	-	-	-	80	78
At 31 December 2024	8,538	(14,565)	322,698	(247,936)	116,617	59,625	1,486	246,463
<b>2023</b>								
At 1 January 2023	5,254	(28,496)	318,265	(273,894)	138,700	90,638	34,673	285,140
Recognised in profit or loss: [Note 16]								
- temporary differences	163	(4,120)	(16,506)	(13,187)	11,828	(13,689)	(4,791)	(40,302)
- (under)/over provision in prior financial years	(179)	-	(3,746)	1,350	833	1,574	99	(69)
- acquisition of non- controlling interests	-	-	(1,802)	-	-	-	-	(1,802)
Exchange differences	-	(164)	-	-	-	-	-	(164)
At 31 December 2023	5,238	(32,780)	296,211	(285,731)	151,361	78,523	29,981	242,803

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 25 DEFERRED TAX (CONTINUED)

The components and movements of the deferred tax assets and liabilities during the financial year are as follows:  
(continued)

Company	Property, plant and equipment	Inventories	Contract assets	Allowance and provision	Total
<b>2024</b>					
At 1 January 2024	(1,069)	14,128	5,165	20,934	39,158
Recognised in profit or loss: [Note 16]					
- temporary differences	1,069	(14,128)	(5,165)	(14,783)	(33,007)
- under provision in prior financial years	-	-	-	(4,327)	(4,327)
At 31 December 2024	-	-	-	1,824	1,824
<b>2023</b>					
At 1 January 2023	(1,161)	9,235	9,005	18,419	35,498
Recognised in profit or loss: [Note 16]					
- temporary differences	83	4,501	(3,840)	2,515	3,259
- over provision in prior financial years	9	392	-	-	401
At 31 December 2023	(1,069)	14,128	5,165	20,934	39,158

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 26 RECEIVABLES

	Group		Company	
	2024	2023	2024	2023
<b>Non-current</b>				
Trade receivables	43,902	47,552	-	-
Deposits	32,178	-	-	-
Amounts due from:				
- joint ventures [note (b)]	89,000	89,000	89,000	89,000
- subsidiaries [note (c)]	-	-	2,082,632	1,850,104
	165,080	136,552	2,171,632	1,939,104
Accumulated impairment losses on: [note (d)]				
- trade receivables	(10,914)	-	-	-
- amount due from a joint venture	(37,210)	(37,210)	(37,210)	(37,210)
- amounts due from subsidiaries	-	-	-	(104,344)
	(48,124)	(37,210)	(37,210)	(141,554)
	116,956	99,342	2,134,422	1,797,550
<b>Current</b>				
Trade receivables	561,123	506,047	-	29,070
Other receivables	70,170	50,276	4,166	5,484
Contract cost assets [note (a)]	18,893	20,835	-	1,448
Deposits	107,368	98,965	-	9,186
Amounts due from:				
- joint ventures [note (b)]	12,199	124,211	10,043	124,205
- subsidiaries [note (c)]	-	-	215,127	115,922
	769,753	800,334	229,336	285,315
Accumulated impairment losses on: [note (d)]				
- trade receivables	(72,907)	(69,832)	-	-
- other receivables	(34,718)	(36,218)	(120)	(3,839)
- amounts due from joint ventures	(4,536)	(4,536)	(4,536)	(4,536)
- amounts due from subsidiaries	-	-	(626)	(5,013)
	(112,161)	(110,586)	(5,282)	(13,388)
	657,592	689,748	224,054	271,927
<b>Total receivables</b>	<b>774,548</b>	<b>789,090</b>	<b>2,358,476</b>	<b>2,069,477</b>

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 26 RECEIVABLES (CONTINUED)

### A. CONTRACT COST ASSETS

Contract cost assets are recognised for costs incurred in obtaining contracts related to sales commissions. These costs are capitalised when directly attributable to securing a contract and are amortised over the period of the contract. During the financial year, the Group and the Company have amortised contract cost assets of RM25.6 million (2023: RM25.3 million) and RM2.6 million (2023: RM1.6 million), respectively.

### B. AMOUNTS DUE FROM JOINT VENTURES

The amounts due from joint ventures are unsecured, repayable on demand and are non-interest bearing except for the following:

	Group/Company	
	2024	2023
<b>Amounts due from joint ventures</b>		
Interest bearing	89,000	205,125
<b>Accumulated impairment losses</b>		
At 1 January/31 December	(37,210)	(37,210)
	51,790	167,915
<b>Non-current</b>		
Due later than 1 year	51,790	51,790
<b>Current</b>		
Due not later than 1 year	-	116,125
	51,790	167,915

The amounts due from joint ventures of the Group and the Company bear interest at fixed rates ranging from 4.25% to 5.0% (2023: 4.25% to 5.0%) per annum.

### C. AMOUNTS DUE FROM SUBSIDIARIES

The amounts due from subsidiaries are unsecured, repayable on demand and are non-interest bearing except for an amount of RM2,245.6 million (2023: RM1,719.5 million) which bears effective interest at rates ranging from 3.08% to 3.75% (2023: 3.90%) per annum.

# Notes to the Financial Statements

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## 26 RECEIVABLES (CONTINUED)

### D. MOVEMENTS IN ACCUMULATED IMPAIRMENT LOSSES

Movements in accumulated impairment losses on receivables are as follows:

Group	12-month ECL	Lifetime ECL	Total
<b>2024</b>			
At 1 January 2024	6,947	140,849	147,796
Impairment losses on trade and other receivables	-	15,991	15,991
Reversal of impairment losses on trade and other receivables	-	(3,143)	(3,143)
Reclassification	(6,947)	6,947	-
Write-off	-	(399)	(399)
Exchange differences	-	40	40
At 31 December 2024	-	160,285	160,285
Gross carrying amount at the end of the financial year	-	934,833	934,833
Carrying value net of ECL at the end of the financial year	-	774,548	774,548
<b>2023</b>			
At 1 January 2023	6,240	146,457	152,697
Impairment losses on trade and other receivables	726	2,638	3,364
Reversal of impairment losses on trade and other receivables	(19)	(6,410)	(6,429)
Write-off	-	(1,836)	(1,836)
At 31 December 2023	6,947	140,849	147,796
Gross carrying amount at the end of the financial year	13,154	923,732	936,886
Carrying value net of ECL at the end of the financial year	6,207	782,883	789,090

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 26 RECEIVABLES (CONTINUED)

### D. MOVEMENTS IN ACCUMULATED IMPAIRMENT LOSSES (CONTINUED)

Movements in accumulated impairment losses on receivables are as follows: (continued)

Company	12-month ECL	Lifetime ECL	Total
<b>2024</b>			
At 1 January 2024	2,963	151,979	154,942
Reversal of impairment losses on amount due from:			
- subsidiaries [note (i)]	-	(108,731)	(108,731)
- other receivables	(1,063)	(704)	(1,767)
Reclassification	(1,393)	1,393	-
Write-off	(507)	-	(507)
Transfer to subsidiaries	-	(1,445)	(1,445)
At 31 December 2024	-	42,492	42,492
Gross carrying amount at the end of the financial year	-	2,400,968	2,400,968
Carrying value net of ECL at the end of the financial year	-	2,358,476	2,358,476
<b>2023</b>			
At 1 January 2023	2,473	180,610	183,083
Reversal of impairment losses on amount due from subsidiaries	-	(28,631)	(28,631)
Impairment losses on other receivables	490	-	490
At 31 December 2023	2,963	151,979	154,942
Gross carrying amount at the end of the financial year	9,186	2,215,233	2,224,419
Carrying value net of ECL at the end of the financial year	6,223	2,063,254	2,069,477

- (i) During the financial year, the Company recognised a reversal of ECL amounting to RM104.3 million (2023: RM31.6 million) relating to capitalisation of amounts due from a subsidiary.

Excluding this, the Company recognised a reversal of ECL on the amounts due from subsidiaries of RM4.4 million (2023: ECL on amount due from subsidiary of RM2.9 million) as reflected in Note 8 to the financial statements. The ECL is determined after considering possible outcomes of expected future recoveries arising from the subsidiaries' ongoing developments, inventories and properties.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 27 CONTRACT ASSETS AND CONTRACT LIABILITIES

	Group		Company	
	2024	2023	2024	2023
<b>Contract Assets</b>				
Contract assets from concession arrangement [note (a)]	1,194,099	1,247,165	-	-
Contract assets from property development [note (b)]	1,135,156	1,002,690	-	39,096
Carrying amount at the end of the financial year	2,329,255	2,249,855	-	39,096
<b>Non-current</b>				
Due later than 1 year	1,048,181	1,110,987	-	-
<b>Current</b>				
Due not later than 1 year	1,281,074	1,138,868	-	39,096
	2,329,255	2,249,855	-	39,096
<b>Contract Liabilities</b>				
Contract liabilities from property development [note (b)]	207,983	227,862	-	47,129
Golf club activities and golf club membership fees [note (c)]	272,003	270,403	-	-
Carrying amount at the end of the financial year	479,986	498,265	-	47,129
<b>Non-current</b>				
Due later than 1 year	264,052	262,591	-	-
<b>Current</b>				
Due not later than 1 year	215,934	235,674	-	47,129
	479,986	498,265	-	47,129

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 27 CONTRACT ASSETS AND CONTRACT LIABILITIES (CONTINUED)

### A. CONCESSION ARRANGEMENT

	Group	
	2024	2023
Revenue recognised to date	1,591,643	1,577,741
Accretion of interest to date	842,277	764,619
Progress billings to date	(1,239,821)	(1,095,195)
Carrying amount at the end of the financial year	1,194,099	1,247,165
<b>Non-current</b>		
Construction contract	1,048,181	1,110,987
<b>Current</b>		
Construction contract	136,179	136,178
Supply of equipment	9,739	-
	145,918	136,178
<b>Total</b>	<b>1,194,099</b>	<b>1,247,165</b>

Contract assets from customers on concession arrangement represent revenue attributable to the concession arrangement entered into by Sime Darby Property Selatan Sdn Bhd and its subsidiaries for the construction and development of the Pagoh Education Hub ("the Project"). The Project is undertaken on a concession basis under the concept of "Build-Lease-Maintain-Transfer".

Under the Concession Agreements dated 7 November 2012, the Group agreed to undertake the construction works for Government of Malaysia ("GoM"), Universiti Tun Hussein Onn Malaysia ("UTHM"), International Islamic University Malaysia ("IIUM") and Universiti Teknologi Malaysia ("UTM") over a period of three years, together with the supply of teaching equipment. The construction commenced in May 2014. Upon completion of the construction works on 2 May 2017, the campuses were handed over to GoM, UTHM, IIUM and UTM. Under the Concession Agreements, the Group maintains the facilities and infrastructure of the campuses for a period of twenty (20) years.

In consideration of the construction works and the maintenance of the facilities, the Group receives Availability Charges and Asset Management Services Charges over the period of 20 years. Costs of teaching equipment are received based on delivery dates and agreed payment terms. The consideration is allocated by reference to the relative fair values of the construction works, asset management services and costs of teaching equipment, taking into account the deferred payment arrangement.

A maintenance reserve fund was established under the asset management programme by the GoM, UTHM, IIUM, UTM and the Group. The maintenance reserve fund is jointly managed by the Group, the GoM, UTHM, IIUM, and UTM. The monies deposited in these accounts can only be utilised for purposes of replacement and refurbishment works for the facilities and infrastructure of the campuses, of which the utilisation of the funds are subject to approval by the GoM, UTHM, IIUM and UTM. The Group is not entitled to the fund except for the above mentioned purpose. Upon expiry of the concession period, the GoM, UTHM, IIUM and UTM are entitled to the balance of the maintenance reserve fund including profit or interest earned from the said fund.

The contract asset is pledged as security for borrowings of the Group (see Note 34).

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 27 CONTRACT ASSETS AND CONTRACT LIABILITIES (CONTINUED)

### B. PROPERTY DEVELOPMENT

The Group and the Company issue progress billings to purchasers when the billing milestones are attained and recognise revenue when the performance obligation are satisfied.

The Group's and the Company's contract assets and contract liabilities relating to the sale of properties as of each reporting period are as follows:

	Group		Company	
	2024	2023	2024	2023
Contract assets	<b>1,135,156</b>	1,002,690	-	39,096
Contract liabilities	<b>(207,983)</b>	(227,862)	-	(47,129)
	<b>927,173</b>	774,828	-	(8,033)
At 1 January	<b>774,828</b>	685,690	<b>(8,033)</b>	(69,301)
Revenue recognised during the financial year	<b>3,991,846</b>	3,218,967	<b>303,509</b>	219,697
Progress billings during the financial year	<b>(3,839,501)</b>	(3,129,829)	<b>(292,474)</b>	(158,429)
Transfer to subsidiaries	-	-	<b>(3,002)</b>	-
At 31 December	<b>927,173</b>	774,828	-	(8,033)

### C. GOLF CLUB ACTIVITIES AND GOLF CLUB MEMBERSHIP FEES

	Group	
	2024	2023
At 1 January	<b>270,403</b>	261,894
Revenue recognised during the financial year	<b>(9,700)</b>	(13,774)
Advance payment received	<b>11,300</b>	22,283
At 31 December	<b>272,003</b>	270,403

### D. UNSATISFIED PERFORMANCE OBLIGATIONS

The unsatisfied performance obligations at the end of the reporting period are expected to be recognised in the following periods:

	Group		Company	
	2024	2023	2024	2023
Within 1 year	<b>2,081,681</b>	2,090,756	-	196,623
More than 1 year	<b>1,887,124</b>	1,776,871	-	146,303
	<b>3,968,805</b>	3,867,627	-	342,926

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 28 CASH HELD UNDER HOUSING DEVELOPMENT ACCOUNTS

The Group's and the Company's cash held under the Housing Development Accounts represent receipts from purchasers of residential properties less payments or withdrawals provided under Section 7A of the Housing Developers (Control and Licensing) Amendment Act 2002. The utilisation of these balances is restricted before completion of the housing development projects and fulfillment of all relevant obligations to the purchasers, such that the cash could only be withdrawn from such accounts for the purpose of completing the particular projects.

The interest rate of bank balances under Housing Development Accounts as at the end of the financial year ranges from 1.3% to 2.5% (2023: 1.6% to 2.5%) per annum.

## 29 BANK BALANCES, DEPOSITS AND CASH

	Group		Company	
	2024	2023	2024	2023
Deposits placed with licensed banks	103,121	45,911	50,000	-
Cash at banks and in hand	178,157	230,724	15,233	57,508
Carrying amount at the end of the financial year	281,278	276,635	65,233	57,508
Effective interest rate per annum as at the end of the financial year:	%	%	%	%
Deposits with licensed banks	3.32	4.09	3.25	-

- Bank balances, deposits and cash of certain subsidiaries with carrying amount of RM63.4 million (2023: RM78.5 million) were pledged as security for borrowings of the Group (see Note 34).
- The bank balances, deposit and cash of the Group included bank balances with finance institutions amounting to RM10.2 million (2023: RM12.1 million) as part of the security obligations relating to certain borrowings, of which, RM10.2 million (2023: RM11.0 million) was included in (a) above.

## 30 ASSETS HELD FOR SALE

	Group	
	2024	2023
Assets held for sale:		
- Investment properties	-	68,850

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 31 SHARE CAPITAL

	Group/Company			
	Number of shares (thousand)		Share capital	
	2024	2023	2024	2023
Issued and fully paid up:				
<b>Ordinary shares with no par value</b>				
At the beginning/end of the financial year	<b>6,800,839</b>	6,800,839	<b>6,800,839</b>	6,800,839

## 32 NON-CONTROLLING INTERESTS

In the opinion of the Directors, the subsidiaries of the Group that have non-controlling interests which are material to the Group as at 31 December 2024 are as follows:

Name of subsidiaries	Proportion of equity held by non-controlling interests		Place of business
	2024	2023	
Sime Darby Property Selatan Sdn Bhd ("SDPS")	<b>40%</b>	40%	Malaysia

On 8 December 2023, the Group completed the settlement agreement with Brunsfield Metropolitan Sdn Bhd to acquire the remaining equity interest of 40% in Sime Darby Property Oasis (Holding) Sdn Bhd ("SDBH"). Following the completion of the settlement agreement, SDBH has become a wholly-owned subsidiary of the Company. Consequently, SDBH ceased to be a non-controlling interest of the Group.

Total non-controlling interests of the Group are as follows:

	2024	2023
SDPS	<b>220,546</b>	215,401
Others	<b>10,770</b>	11,015
	<b>231,316</b>	226,416

The other non-controlling interests are individually not significant.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 32 NON-CONTROLLING INTERESTS (CONTINUED)

### Summarised financial information

- i. The summarised consolidated financial information of each subsidiary that has non-controlling interests that are material to the Group are set out below. The financial information is based on amounts before inter-company eliminations:

	SDBH	SDPS	
	2023	2024	2023
Summarised statements of comprehensive income:			
Revenue	69,250	50,198	40,981
(Loss)/Profit for the financial year	(22,829)	39,233	43,651
Total comprehensive (loss)/income for the financial year	(22,829)	39,233	43,651
Attributable to non-controlling interests:			
- (loss)/profit for the financial year	(9,132)	15,693	17,460
- total comprehensive (loss)/income	(9,132)	15,693	17,460
Dividends paid to owners of non-controlling interests	-	(10,560)	(5,368)

### Summarised statements of cash flows:

	SDPS	
	2024	2023
Net cash from/(used in):		
- Operating activities	111,509	143,068
- Investing activities	2,441	2,062
- Financing activities	(137,756)	(130,060)
Net (decrease)/increase in cash and cash equivalents	(23,806)	15,070
Cash and cash equivalents at the beginning of the financial year	84,002	68,932
Cash and cash equivalents at the end of the financial year	60,196	84,002

### Summarised statements of financial position:

	SDPS	
	2024	2023
Non-current assets	1,065,679	1,135,903
Current assets	233,996	244,373
Non-current liabilities	(619,950)	(721,077)
Current liabilities	(128,361)	(120,696)
Net assets	551,364	538,503

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 33 PAYABLES

	Group		Company	
	2024	2023	2024	2023
<b>Non-current</b>				
Trade payables [note (a)]	63,658	67,875	-	-
Other payables	-	162	-	-
	63,658	68,037	-	-
<b>Current</b>				
Trade payables [note (a)]	1,265,615	1,213,160	11,519	87,101
Other payables	188,235	151,574	4,750	15,921
Accruals	233,644	176,408	1,273	61,454
Amounts due to:				
- subsidiaries [note (b)]	-	-	224,414	424,772
- related parties of non-controlling interest	-	1,351	-	-
	1,687,494	1,542,493	241,956	589,248
Total payables	1,751,152	1,610,530	241,956	589,248

### A. TRADE PAYABLES

Credit terms of trade payables range from 30 days to 45 days (2023: 30 days to 45 days) except for the following amount owing to a contractor of Pagoh Education Hub, which is on a deferred payment term.

	Group	
	2024	2023
Work performed to date	99,601	99,601
Accretion of interest	33,737	29,801
Progress billing to date	(61,628)	(53,574)
	71,710	75,828
<b>Non-current</b>		
Due later than 1 year	63,658	67,875
<b>Current</b>		
Due not later than 1 year	8,052	7,953
	71,710	75,828

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 33 PAYABLES (CONTINUED)

### B. AMOUNTS DUE TO SUBSIDIARIES

The amounts due to subsidiaries are unsecured, interest free and repayable on demand.

Movements in the amounts due to subsidiaries are as follows:

	Company	
	2024	2023
At 1 January	424,772	195,666
(Repayment to)/Advances from subsidiaries	(200,358)	229,106
At 31 December	224,414	424,772

## 34 BORROWINGS

	Group		Company	
	2024	2023	2024	2023
<b>Non-current</b>				
<u>Secured</u>				
Term loans [note (a)]	209,218	238,989	-	-
Syndicated Islamic term financing [note (b)]	288,766	371,590	-	-
Islamic financing [note (c)]	184,427	471,038	-	231,031
<u>Unsecured</u>				
Islamic Medium Term Notes [note (d)]	1,249,347	1,399,047	1,249,347	1,399,047
	1,931,758	2,480,664	1,249,347	1,630,078
<b>Current</b>				
<u>Secured</u>				
Term loans [note (a)]	29,968	19,957	-	-
Syndicated Islamic term financing [note (b)]	85,241	83,535	-	-
Islamic financing [note (c)]	56,646	161,954	-	67,404
<u>Unsecured</u>				
Islamic Medium Term Notes [note (d)]	161,033	11,003	161,033	11,003
Revolving credits [note (e)]	880,257	136,909	880,257	136,909
	1,213,145	413,358	1,041,290	215,316
Total borrowings	3,144,903	2,894,022	2,290,637	1,845,394
Secured	854,266	1,347,063	-	298,435
Unsecured	2,290,637	1,546,959	2,290,637	1,546,959
Total borrowings	3,144,903	2,894,022	2,290,637	1,845,394

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 34 BORROWINGS (CONTINUED)

Movements in the borrowings are as follows:

	Group		Company	
	2024	2023	2024	2023
At 1 January	<b>2,894,022</b>	3,037,845	<b>1,845,394</b>	1,470,913
Long-term borrowings:				
- drawdowns	-	741,403	-	599,593
- repayments	<b>(311,087)</b>	(80,245)	<b>(165,000)</b>	(67,000)
Short-term borrowings:				
- drawdowns	<b>1,155,878</b>	408,000	<b>1,155,878</b>	402,000
- repayments	<b>(586,920)</b>	(1,016,850)	<b>(539,000)</b>	(600,543)
Finance costs	<b>135,520</b>	136,402	<b>80,885</b>	64,524
Finance costs paid	<b>(134,250)</b>	(122,887)	<b>(79,260)</b>	(55,047)
Exchange differences	<b>(8,260)</b>	30,954	<b>(8,260)</b>	30,954
Settlement upon acquisition of non-controlling interests	-	(240,600)	-	-
At 31 December	<b>3,144,903</b>	2,894,022	<b>2,290,637</b>	1,845,394

### A. TERM LOANS - SECURED

	Group	
	2024	2023
The maturity periods are as follows:		
- Less than 1 year	<b>29,968</b>	19,957
- Between 1 and 2 years	<b>29,771</b>	29,771
- Between 2 and 5 years	<b>179,447</b>	149,313
- More than 5 years	-	59,905
Total	<b>239,186</b>	258,946

The term loans of the Group are secured by way of legal charge over certain inventories of the subsidiaries and specific debenture over properties of the subsidiaries.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 34 BORROWINGS (CONTINUED)

### B. SYNDICATED ISLAMIC TERM FINANCING - SECURED

The Syndicated Islamic term financing consist of four facilities with facility limit of RM895.4 million to four subsidiaries in which the Group has 60% equity interest. The facilities are repayable over 24 semi-annual instalments commencing no later than 36 months from their respective first drawdown dates.

	Group	
	2024	2023
The maturity periods are as follows:		
- Less than 1 year	85,241	83,535
- Between 1 and 2 years	85,063	82,825
- Between 2 and 4 years	203,703	288,765
Total	374,007	455,125

The Syndicated Islamic term financing are secured by way of:

- a first ranking debenture incorporating fixed and floating charges over all present and future assets of the four subsidiaries. The carrying value of these assets including cash and bank balances as at 31 December 2024 is RM1,291.3 million (2023: RM1,369.4 million);
- legal assignment over all of the four subsidiaries' rights, titles, interest and benefits of the pre-completion and post-completion as and when executed;
- legal assignment over all of the four subsidiaries' rights, titles, interest and benefits under Takaful and insurance;
- legal assignment over all of the four subsidiaries' rights, titles, interests and benefits under the performance bonds/guarantees for the project;
- second legal charge over the shares of the four subsidiaries; and
- deed of subordinations to subordinate all shareholders' present and future financing/advances to the four subsidiaries provided that the four subsidiaries may repay the shareholders' advances if the distribution payment conditions are met before and after such payment or repayment.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 34 BORROWINGS (CONTINUED)

### C. ISLAMIC FINANCING - SECURED

	Group		Company	
	2024	2023	2024	2023
The maturity periods are as follows:				
- Less than 1 year	56,646	161,954	-	67,404
- Between 1 and 2 years	55,471	121,964	-	66,515
- Between 2 and 5 years	18,000	232,262	-	164,516
- More than 5 years	110,956	116,812	-	-
Total	241,073	632,992	-	298,435

The Islamic financing facilities of the Group and the Company are secured by way of:

- legal charge over certain property, plant and equipment, investment properties, bank balances and inventories of the subsidiaries;
- specific debenture incorporating fixed and floating charges over project assets and properties of certain subsidiaries;
- assignment of rights, titles, profits and benefits under project contracts, rental proceeds, and proceeds from projects and insurance; and
- subordination of shareholders advances of certain subsidiaries.

### D. ISLAMIC MEDIUM TERM NOTE - UNSECURED

On 23 November 2020, the Group and the Company have amended its Islamic Medium Term Notes (IMTN) programme of RM4.5 billion under the Shariah principle of Musharakah to incorporate the rating of IMTN programme, as well as terms for the issuance of ASEAN Sustainable and Responsible Investment (SRI) Sukuk.

Details of the IMTNs issued on 3 December 2020 and 21 August 2023, and the outstanding balances as at 31 December 2024 are as follows:

Issuance Type	Date of issuance	Tenor (Years)	Maturity Date	Periodic distribution rate (per annum)	Nominal Value (RM thousand)
ASEAN Sustainability SRI Sukuk Musharakah	3 December 2020	5	3 December 2025	3.10%	150,000
Sukuk Musharakah	3 December 2020	7	3 December 2027	3.42%	500,000
Sukuk Musharakah	3 December 2020	10	3 December 2030	3.64%	150,000
ASEAN Sustainability SRI Sukuk Musharakah	21 August 2023	3	21 August 2026	4.08%	200,000
Sukuk Musharakah	21 August 2023	5	21 August 2028	4.14%	300,000
Sukuk Musharakah	21 August 2023	7	21 August 2030	4.28%	100,000

The Sukuk Musharakah Programme has been assigned a final credit rating of AA+<sub>IS</sub> with a stable outlook by Malaysian Rating Corporation Berhad.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 34 BORROWINGS (CONTINUED)

### E. REVOLVING CREDITS

The Group and the Company have a total unsecured revolving credit facilities of RM1.98 billion. The facilities have an availability period of 5 years from the date of the availability of the facilities and the outstanding balances is payable within a year.

### F. OTHER INFORMATION ON BORROWINGS

	Group		Company	
	2024 % per annum	2023 % per annum	2024 % per annum	2023 % per annum
<b>i. Islamic financing</b>				
The average effective distribution payments by currency profile are as follows:				
<u>Ringgit Malaysia</u>				
- Islamic financing	4.51	4.53	-	4.48
- Syndicated Islamic term financing	7.00	7.00	-	-
- Islamic Medium Term Notes	3.72	3.72	3.72	3.72
- Revolving credits	3.86	-	3.86	-
<u>Sterling Pound</u>				
- Revolving credits	5.35	5.88	5.35	5.88
<u>Australian Dollar</u>				
- Revolving credits	4.85	-	4.85	-
<b>ii. Conventional financing</b>				
The average effective interest rates by currency profile are as follows:				
<u>Ringgit Malaysia</u>				
- Term loans	4.30	4.44	-	-
- Revolving credits	3.99	-	3.99	-

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 34 BORROWINGS (CONTINUED)

### F. OTHER INFORMATION ON BORROWINGS (CONTINUED)

#### iii. Secured financing

As at 31 December 2024, borrowings amounting to RM854.3 million (2023: RM1,347.1 million) and RM Nil (2023: RM298.4 million) were secured by fixed and floating charges over the assets of the Group and the Company, respectively.

The carrying amounts of assets that the Group and the Company have pledged as collateral for the borrowings are as follows:

	Group	
	2024	2023
Property, plant and equipment [Note 19]	63,421	65,281
Investment properties [Note 20]	148,931	286,781
Inventories [Note 21]	33,745	161,621
Contract assets [Note 27]	1,189,229	1,247,165
Bank balances, deposits and cash [Note 29]	63,416	78,483
Other assets	47,621	46,344
	<b>1,546,363</b>	<b>1,885,675</b>

## 35 LEASE LIABILITIES

	Group		Company	
	2024	2023	2024	2023
At 1 January	45,434	45,596	43,018	8,011
Addition	1,760	1,947	-	42,911
Finance costs [Note 15]	1,156	1,493	1,413	141
Payments	(3,488)	(4,967)	(7,436)	(8,045)
Transfer to subsidiaries	-	-	(36,995)	-
Exchange differences	(1,175)	1,365	-	-
At 31 December	<b>43,687</b>	<b>45,434</b>	<b>-</b>	<b>43,018</b>
<b>Non-current</b>				
Due later than 1 year	24,116	23,976	-	36,409
<b>Current</b>				
Due not later than 1 year	19,571	21,458	-	6,609
	<b>43,687</b>	<b>45,434</b>	<b>-</b>	<b>43,018</b>

The underlying assets of the lease liabilities are included in property, plant and equipment and investment properties in Notes 19 and 20. Lease contracts are entered for fixed periods and the terms are negotiated on an individual basis and contains a wide range of different terms and conditions. The maturity periods of the lease liabilities are shown in Note 42(b).

The lease liabilities of the Company mainly is in relation to a rental of office building from its subsidiary.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 35 LEASE LIABILITIES (CONTINUED)

### A. LEASES NOT INCLUDED IN LEASE LIABILITIES

Short-term leases, leases of low-value assets and variable lease payments are not included in lease liabilities. Details of these leases which are charged to profit or loss in the current financial year are as follows:

	Group		Company	
	2024	2023	2024	2023
Short-term leases	1,797	1,614	166	136
Leases of the low-value assets	409	536	138	227
	2,206	2,150	304	363

### B. TOTAL CASH OUTFLOW

The total cash outflow for leases are as follows:

	Group		Company	
	2024	2023	2024	2023
<u>Included in cashflow used in operating activities</u>				
Lease payments associated with:				
- short-term leases	1,797	1,614	166	136
- leases of low-value assets	409	536	138	227
<u>Included in cashflow used in financing activities</u>				
Finance cost paid	1,156	1,493	1,413	141
Repayment of lease liabilities	2,332	3,474	6,023	7,904
Total cash outflow	5,694	7,117	7,740	8,408

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 36 PROVISIONS

Group	Obligation in relation to a property disposed	Relocation, rectification and construction costs	Long-term employee benefit	Total
<b>2024</b>				
At 1 January 2024	178,950	49,790	10,286	239,026
Provisions made during the financial year	-	7,671	12,727	20,398
Transfer from/(to) accruals	-	6,370	(5,921)	449
Utilised	-	(5,050)	-	(5,050)
Exchange differences	(10,738)	(27)	-	(10,765)
At 31 December 2024	168,212	58,754	17,092	244,058
Non-current	142,077	5,563	9,771	157,411
Current	26,135	53,191	7,321	86,647
	168,212	58,754	17,092	244,058
<b>2023</b>				
At 1 January 2023	172,167	62,928	-	235,095
(Reversal of provisions)/Provisions made during the financial year	(9,701)	(211)	10,286	374
Accretion of interest [Note 15]	4,542	-	-	4,542
Utilised	-	(12,984)	-	(12,984)
Exchange differences	11,942	57	-	11,999
At 31 December 2023	178,950	49,790	10,286	239,026
Non-current	151,147	9,682	10,286	171,115
Current	27,803	40,108	-	67,911
	178,950	49,790	10,286	239,026

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 36 PROVISIONS (CONTINUED)

Company	Relocation, rectification and construction costs	Long-term employee benefit	Total
<b>2024</b>			
At 1 January 2024	11,204	10,286	21,490
Provisions made during the financial year	-	8,019	8,019
Transfer to accruals	-	(5,921)	(5,921)
Utilised	(114)	-	(114)
Transfer to subsidiaries	(11,090)	(12,384)	(23,474)
At 31 December 2024	-	-	-
Non-current	-	-	-
Current	-	-	-
	-	-	-
<b>2023</b>			
At 1 January 2023	13,576	-	13,576
(Reversal of provisions)/Provisions made during the financial year	(2,372)	10,286	7,914
At 31 December 2023	11,204	10,286	21,490
Non-current	4,118	10,286	14,404
Current	7,086	-	7,086
	11,204	10,286	21,490

The Group and the Company evaluates the provision based on the status of ongoing negotiations, inputs from consultants and past experiences. Changes in assumptions and future events could cause the value of these provisions to change.

### a. Obligation in relation to a property disposed

The provision is in relation to an undertaking arrangement entered on the disposal of a property to a joint venture in financial year 2017. The provision, net of the carrying amount of the joint venture, would be RM142.4 million (2023: RM148.5 million).

The provision is calculated based on future rental and other obligations net of estimated sub-lease income and discounted to present value using an appropriate discount rate.

### b. Relocation, rectification and construction costs

The provision for relocation, rectification and construction costs are made in relation to property development projects.

### c. Long-term employee benefits

The provision for long-term employee benefits are made in relation to a Long-term Incentive Plan ("LTIP") implemented by the Group and is calculated by reference to the total amount granted and the expected achievements on the relevant key performance indicators as set under the LTIP.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 37 INTERNAL REORGANISATION OF SIME DARBY PROPERTY BERHAD (“THE COMPANY”)

On 6 June 2024, the Company announced a Proposed Internal Reorganisation involving the transfer of the Company’s property development and management services businesses to its wholly-owned subsidiaries, by way of a members’ scheme of arrangement pursuant to Sections 366 and 370 of the Companies Act 2016 (“Scheme”). On the same date, the Company entered into six Reorganisation Agreements with the following six wholly-owned subsidiaries (“the Transferees”) respectively:

- (i) Sime Darby Property (Bukit Jelutong) Sdn Bhd
- (ii) Sime Darby Property (City of Elmina) Sdn Bhd
- (iii) Sime Darby Property (Lagong) Sdn Bhd
- (iv) MVV Holdings Sdn Bhd
- (v) Sime Darby Property (H&L) Sdn Bhd
- (vi) Sime Darby Property (Management Services) Sdn Bhd

The Proposed Internal Reorganisation aims to streamline the structure of the Company into separate identifiable business streams, to better reflect our Group’s diverse operations and to achieve an effective corporate structure. This allows the Company to operate purely as an investment holding company of the Group, while the property development and management services businesses are transferred to the respective Transferees.

On 5 August 2024, the Proposed Internal Reorganisation was approved by the shareholders of the Company at a Court-Convened Meeting (“CCM”) held by an order of the High Court of Malaya (“Court”).

On 5 September 2024, the Court approved and sanctioned the Scheme pursuant to Section 366 of the Companies Act 2016 and granted the Company a Vesting Order (“VO”) for the Proposed Internal Reorganisation.

On 15 November 2024, the Company entered into six Supplemental Reorganisation Agreements with the Transferees, the Court granted a supplemental order to effect these agreements on 26 November 2024. The VO and the Supplemental VO were lodged with the Registrar of Companies on 29 November 2024.

On 1 December 2024 being the Transfer Date, all identified assets, liabilities and business undertakings related to the Company’s property development and management services businesses were transferred and vested in the Transferees, in accordance with the Reorganisation Agreements and the Supplemental Reorganisation Agreements.

The settlement of the final purchase consideration and the lodgement of the amended constitution of the Transferees was finalised on 20 January 2025.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 37 INTERNAL REORGANISATION OF SIME DARBY PROPERTY BERHAD (“THE COMPANY”) (CONTINUED)

The following identified assets and liabilities were transferred and vested in the Transferees by the Company, which was settled by way of cash and/or intercompany balances.

	On 1 December 2024
<b>NON-CURRENT ASSETS</b>	
Property, plant and equipment	44,796
Inventories	1,053,517
Intangible assets	5,057
	1,103,370
<b>CURRENT ASSETS</b>	
Inventories	203,466
Receivables	54,315
Contract assets	17,442
Prepayments	1,415
	276,638
<b>TOTAL ASSETS</b>	<b>1,380,008</b>
<b>NON-CURRENT LIABILITIES</b>	
Lease liabilities	36,408
Provisions	12,384
	48,792
<b>CURRENT LIABILITIES</b>	
Payables	131,370
Lease liabilities	587
Provisions	11,090
Contract liabilities	14,440
	157,487
<b>TOTAL LIABILITIES</b>	<b>206,279</b>
<b>NET ASSET TRANSFERRED</b>	<b>1,173,729</b>
Total consideration settled by the way of:	
- cash	223,290
- capital injection	1,022,437
	1,245,727
<b>Gain on internal reorganisation</b>	<b>71,998</b>

This transaction has no impact to the financial statements of the Group, other than as disclosed in Notes 16.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 38 MATERIAL LITIGATIONS, CONTINGENT LIABILITIES AND COMMITMENTS

### A. MATERIAL LITIGATIONS

#### (i) Claim against Sime Darby Property (Ara Damansara) Sdn Bhd (“SDPAD”)

A civil suit was commenced by 72 purchasers of Ara Hill (“Plaintiffs”) against SDPAD, claiming general and specific damages of approximately RM40.0 million and specific performance arising from SDPAD’s alleged breaches of the terms of the sale and purchase agreements (“SPAs”) and the provisions of various statutes.

The Plaintiffs alleged that the breaches by SDPAD have, amongst others, caused the delay in delivery of strata titles, which caused the Plaintiffs to suffer loss and damage, including indirect losses (which have not been proven by the Plaintiffs). The trial commenced on 16 April 2018. On 28 April 2021, the court allowed the Plaintiffs’ application to add the Joint Management Body of Ara Hill as a co-defendant to this suit. A total of 33 trial dates were fixed between April 2018 to March 2025 and further trial dates have been fixed in April 2025, November 2025, December 2025, January 2026 and March 2026.

The Plaintiffs’ claim is divided into various allegations leveled against SDPAD. These claims and allegations have yet to be proven by the Plaintiffs and it would be speculative, at this juncture, to ascertain SDPAD’s potential liability to the Plaintiffs in respect of this civil suit.

#### (ii) Arbitration between Bumimetro Construction Sdn Bhd (“BCSB”) v Sime Darby Property (KL East) Sdn Bhd (“SDPKE”)

BCSB (“Claimant”), the main contractor of a development in Melawati, Kuala Lumpur (“Project”) has referred disputes arising from the Project and the construction contract with SDPKE (“Respondent”) to arbitration by issuing a notice of arbitration on 20 September 2018.

The Claimant is claiming for specific damages of approximately RM42.0 million. The Respondent had disputed the claims by the Claimant and had counterclaimed for an approximate sum of RM40.0 million relating to incomplete works/defects rectification costs incurred, liquidated damages and recoupment of advance payments.

The hearing was concluded on 2 July 2024. As part of the course of the arbitral proceedings, both Claimant and Respondent are now in the process of complying with the Tribunal’s post hearing directions, which includes the exchange of submissions between the parties. Respondent shall put forward its position with regards to the claims and cross-claims in the arbitration. The oral submissions, if required, shall be called upon by the Tribunal in the fourth quarter of 2025. Thereafter, the matter shall be determined by the Tribunal.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 38 MATERIAL LITIGATIONS, CONTINGENT LIABILITIES AND COMMITMENTS (CONTINUED)

### A. MATERIAL LITIGATIONS (CONTINUED)

#### (iii) Compulsory Land Acquisition by Lembaga Lebuhraya Malaysia/West Coast Expressway of the lands owned by Sime Darby Property (Klang) Sdn Bhd ("SDP Klang")

On 26 June 2015, SDP Klang was awarded an aggregate compensation of RM169.3 million by the Land Administrator ("Respondent") in respect of the acquisition by Lembaga Lebuhraya Malaysia ("LLM") of certain plots of lands owned by SDP Klang situated in Mukim Kapar, District of Klang, Selangor ("Lands") which consists of the aggregate compensation for market value of the Lands of RM90.7 million and the aggregate compensation for severance and injurious affection ("IA") of RM78.6 million ("IA Award").

Dissatisfied with the IA Award, on 6 August 2015, LLM lodged their objection to the High Court. On 22 March 2017, the High Court held, inter alia, that the IA Award is to be reduced to RM72.9 million ("First High Court Decision").

Stemming from LLM's appeal against the First High Court Decision, LLM's land reference was remitted by the Court of Appeal to the High Court to be re-heard before a new Judge ("Re-Hearing"). The Re-Hearing which was initially fixed for July 2023 has been postponed in view of LLM's application to the High Court ("LLM's Application") to adduce Additional Affidavit in Reply and/or Additional Rebuttal. The LLM's Application was subsequently dismissed by the High Court. On 3 October 2023, LLM filed an appeal to the Court of Appeal against the High Court's dismissal of LLM's Application ("LLM's New Appeal"). LLM's New Appeal is now fixed for hearing on 22 May 2025 and the Re-Hearing is now fixed for further case management on 26 May 2025 pending the outcome of LLM's New Appeal.

Subject to the outcome of LLM's New Appeal, SDP Klang's solicitors are of the view that there is an even chance that the High Court Judge in the Re-Hearing may arrive at a similar decision as the First High Court Decision at this juncture.

### B. CONTINGENT LIABILITIES

	Group	
	2024	2023 Restated
Claims pending against the Group	45,677	44,355

As at end of reporting period, no provision has been recognised in the financial statements as legal advice indicates that it is not probable for a material liability to arise.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 38 MATERIAL LITIGATIONS, CONTINGENT LIABILITIES AND COMMITMENTS (CONTINUED)

### C. CAPITAL COMMITMENTS

	Group		Company	
	2024	2023	2024	2023
Contracted capital commitments:				
- investment properties	925,448	20,815	-	-
- property, plant and equipment	7,972	20,084	-	800
- intangible assets	612	880	-	880
	934,032	41,779	-	1,680

## 39 SEGMENT INFORMATION - GROUP

The Group has three (3) reportable business segments - property development, investment and asset management and leisure. The strategic business units offer different products and services, and are managed separately by each Chief Operating Officer or Head of Division. The Senior Management of the Group reviews the operations and performance of the respective business segments on a regular basis and their respective performances are as follows:

Property development	Development of residential, industrial and commercial properties
Investment and asset management	Leasing of properties, and provision of assets and management services
Leisure	Provision of golf and other recreational facilities and services

Transactions between segments are carried out on agreed terms between both parties. The effects of such intersegment transactions are eliminated on consolidation. The measurement basis and classification are consistent with those adopted in the previous financial year.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 39 SEGMENT INFORMATION – GROUP (CONTINUED)

### A. SEGMENT RESULTS

2024	Property development	Investment and asset management	Leisure	Elimination	Total
Segment revenue:					
External	4,011,653	139,150	99,988	-	4,250,791
Inter-segment	243,031	8,826	4,943	(256,800)	-
	4,254,684	147,976	104,931	(256,800)	4,250,791
Cost of sales	(2,847,107)	(86,105)	(59,106)	98,013	(2,894,305)
<b>Gross profit</b>	<b>1,407,577</b>	<b>61,871</b>	<b>45,825</b>	<b>(158,787)</b>	<b>1,356,486</b>
Marketing and selling expenses	(156,328)	(3,105)	(983)	-	(160,416)
Administrative and other expenses	(237,331)	(34,758)	(75,091)	16,939	(330,241)
Other operating income/(expenses)	46,527	(12,140)	472	(927)	33,932
<b>Operating profit/(loss)</b>	<b>1,060,445</b>	<b>11,868</b>	<b>(29,777)</b>	<b>(142,775)</b>	<b>899,761</b>
Share of results of joint ventures and associates	(102,626)	(76,927)	-	-	(179,553)
<b>Segment results</b>	<b>957,819</b>	<b>(65,059)</b>	<b>(29,777)</b>	<b>(142,775)</b>	<b>720,208</b>
Other gains/(losses)	9,238	10,215	(1,872)	-	17,581
<b>Profit/(Loss) before interest and taxation</b>	<b>967,057</b>	<b>(54,844)</b>	<b>(31,649)</b>	<b>(142,775)</b>	<b>737,789</b>
Finance income	23,764	83,517	3,452	(8,037)	102,696
Finance costs	(27,333)	(40,046)	(1,094)	8,037	(60,436)
<b>Profit/(Loss) before tax</b>	<b>963,488</b>	<b>(11,373)</b>	<b>(29,291)</b>	<b>(142,775)</b>	<b>780,049</b>
Tax expense	(267,473)	(8,467)	(784)	14,277	(262,447)
<b>Profit/(Loss) for the year</b>	<b>696,015</b>	<b>(19,840)</b>	<b>(30,075)</b>	<b>(128,498)</b>	<b>517,602</b>

There is no single customer who contributed 10% or more of the Group's total revenue.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 39 SEGMENT INFORMATION – GROUP (CONTINUED)

### A. SEGMENT RESULTS (CONTINUED)

2024	Property development	Investment and asset management	Leisure	Elimination	Total
Included in profit for the year:					
Depreciation and amortisation	(16,041)	(3,930)	(44,864)	-	(64,835)
Impairment losses on receivables	(14,700)	(194)	(1,097)	-	(15,991)
Reversal of impairment losses on receivables	3,143	-	-	-	3,143
Write-down of inventories	(9,913)	-	-	-	(9,913)
Write-off of:					
- inventories	(4,415)	-	-	-	(4,415)
- investment properties	(14)	-	-	-	(14)
Net changes in fair value on investment properties	11,805	(12,824)	-	-	(1,019)
Gain on dilution of interest in a joint venture	-	10,233	-	-	10,233
(Loss)/Gain on disposal of:					
- property, plant and equipment	-	-	21	-	21
- investment properties	-	-	-	-	-
- assets held for sale	(42)	-	-	-	(42)
Impairment of property, plant and equipment	-	-	(1,891)	-	(1,891)

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 39 SEGMENT INFORMATION - GROUP (CONTINUED)

### A. SEGMENT RESULTS (CONTINUED)

2023	Property development	Investment and asset management	Leisure	Elimination	Total
Segment revenue:					
External	3,235,370	107,813	93,764	-	3,436,947
Inter-segment	40,355	7,994	3,106	(51,455)	-
	3,275,725	115,807	96,870	(51,455)	3,436,947
Cost of sales	(2,341,381)	(69,027)	(58,072)	40,486	(2,427,994)
<b>Gross profit</b>	934,344	46,780	38,798	(10,969)	1,008,953
Marketing and selling expenses	(146,985)	(2,363)	(509)	-	(149,857)
Administrative and other expenses	(190,182)	(21,034)	(42,974)	11,324	(242,866)
Other operating income/(expenses)	12,403	(26,005)	2,615	1,181	(9,806)
<b>Operating profit/(loss)</b>	609,580	(2,622)	(2,070)	1,536	606,424
Share of results of joint ventures and associates	(92,294)	(29,410)	-	68,962	(52,742)
<b>Segment results</b>	517,286	(32,032)	(2,070)	70,498	553,682
Other gains/(losses)	7,568	9,551	(489)	-	16,630
<b>Profit/(Loss) before interest and taxation</b>	524,854	(22,481)	(2,559)	70,498	570,312
Finance income	32,054	86,789	2,802	(7,982)	113,663
Finance costs	(32,070)	(48,536)	(1,045)	7,982	(73,669)
<b>Profit/(Loss) before tax</b>	524,838	15,772	(802)	70,498	610,306
Tax expense	(174,566)	(18,202)	113	(121)	(192,776)
<b>Profit/(Loss) for the year</b>	350,272	(2,430)	(689)	70,377	417,530

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 39 SEGMENT INFORMATION – GROUP (CONTINUED)

### A. SEGMENT RESULTS (CONTINUED)

2023	Property development	Investment and asset management	Leisure	Elimination	Total
Included in profit for the year:					
Depreciation and amortisation	(12,125)	(3,397)	(16,208)	-	(31,730)
Impairment losses on receivables	(3,040)	(309)	(15)	-	(3,364)
Reversal of impairment losses on receivables	2,478	3,886	65	-	6,429
Write-down of inventories	(8,756)	-	-	-	(8,756)
Write-off of inventories	(10,451)	-	-	-	(10,451)
Net changes in fair value on investment properties	(6,570)	(28,377)	-	1,371	(33,576)
Reversal of provision on obligation in relation to a property disposed	-	9,701	-	-	9,701
Gain/(Loss) on disposal of:					
- property, plant and equipment	9	-	40	-	49
- investment properties	(12)	-	-	-	(12)
Impairment of property, plant and equipment	-	-	(529)	-	(529)

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 39 SEGMENT INFORMATION - GROUP (CONTINUED)

### B. SEGMENT ASSETS AND LIABILITIES AND ADDITIONS TO NON-CURRENT ASSETS

	Property development	Investment and asset management	Leisure	Elimination	Total
<b>2024</b>					
<b>Segment assets:</b>					
Operating assets	10,064,995	3,478,519	525,917	(1,000,660)	13,068,771
Joint ventures and associates	2,480,673	414,844	-	(2,710)	2,892,807
	12,545,668	3,893,363	525,917	(1,003,370)	15,961,578
<b>Segment liabilities:</b>					
Liabilities	1,909,803	1,190,637	375,416	(1,000,660)	2,475,196
Additions to non-current assets are as follows:					
- capital expenditure	31,975	538,328	6,876	-	577,179
- additions to interests in joint ventures	-	40,001	-	-	40,001
	31,975	578,329	6,876	-	617,180
<b>2023</b>					
<b>Segment assets:</b>					
Operating assets	9,523,515	2,670,211	548,867	(752,110)	11,990,483
Joint ventures and associates	2,777,468	502,961	-	(8,318)	3,272,111
Assets held for sale	68,850	-	-	-	68,850
	12,369,833	3,173,172	548,867	(760,428)	15,331,444
<b>Segment liabilities:</b>					
Liabilities	1,801,499	938,756	359,676	(752,110)	2,347,821
Additions to non-current assets are as follows:					
- capital expenditure	15,107	208,062	12,666	-	235,835
- additions to interests in joint ventures	-	72,051	-	-	72,051
	15,107	280,113	12,666	-	307,886

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 39 SEGMENT INFORMATION – GROUP (CONTINUED)

Capital expenditure consists of the following:

	2024	2023
Property, plant and equipment	47,142	37,487
Investment properties	524,616	196,623
Intangible assets	5,421	1,725
	577,179	235,835

### Segment by geography

Revenue by location of customers and the Group's operations are analysed as follows:

	2024	2023
Malaysia	4,250,204	3,435,084
United Kingdom	587	553
Singapore	-	1,310
	4,250,791	3,436,947

Non-current assets, other than financial instruments and deferred tax assets, by location of the Group's operations are analysed as follows:

	2024	2023
Malaysia	8,635,726	7,830,485
United Kingdom	2,453,060	2,773,184
Singapore	25,846	30,435
Australia	175	-
	11,114,807	10,634,104

Reconciliation of non-current assets, other than financial instruments and deferred tax assets to the total non-current assets are as follows:

	2024	2023
Non-current assets other than financial instruments and deferred tax assets	11,114,807	10,634,104
Investments	68,187	43,132
Deferred tax assets	538,551	549,156
Receivables	116,956	99,342
	11,838,501	11,325,734

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 39 SEGMENT INFORMATION – GROUP (CONTINUED)

Reconciliation of segment assets and liabilities to total assets and total liabilities are as follows:

	Segment assets	
	2024	2023
Segment total	15,961,578	15,331,444
Tax assets	562,640	597,300
Total	16,524,218	15,928,744

  

	Segment liabilities	
	2024	2023
Segment total	2,475,196	2,347,821
Tax liabilities	363,478	357,955
Borrowings	3,144,903	2,894,022
Lease liabilities	43,687	45,434
Total	6,027,264	5,645,232

## 40 RELATED PARTIES

Significant related party transactions and balances other than as disclosed elsewhere in the financial statements are set out below:

	Group	
	2024	2023
<b>a. Transactions between subsidiaries and their non-controlling interests ("NCI") or related parties of the NCI</b>		
Maintenance of district cooling system and supply of cooling energy to Sime Darby Property Selatan Satu Sdn Bhd ("SDPS1") by Tunas Cool Energy Sdn Bhd ("TCE"), a company in which Sin Heng Chan (Malaya) Berhad is the ultimate holding company of TCE and an indirect shareholder of SDPS1	(15,513)	(16,375)
Turnkey works rendered by Brunsfield Engineering Sdn Bhd ("BESB") to Sime Darby Property Oasis (Holding) Sdn Bhd (previously known as Sime Darby Brunsfield Holding Sdn Bhd) group, companies in which Tan Sri Dato' Ir Gan Thian Leong and Encik Mohamad Hassan Zakaria are substantial shareholders	-	(6,154)
BESB ceased to be a related party of the Group as of 8 December 2023.		
<b>b. Transactions with an associate</b>		
<u>Yayasan Sime Darby</u>		
Donation expense to Yayasan Sime Darby	(12,237)	(9,476)

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 40 RELATED PARTIES (CONTINUED)

Significant related party transactions and balances other than as disclosed elsewhere in the financial statements are set out below: (continued)

### c. Transactions with shareholders and Government:

Permodalan Nasional Berhad (“PNB”) and the funds managed by its subsidiary, Amanah Saham Nasional Berhad (“ASNB”), together own 50.5% (2023: 57.6%) as at 31 December 2024 of the issued share capital of the Company. PNB is an entity controlled by the Malaysian Government through Yayasan Pelaburan Bumiputra (“YPB”). The Group considers that, for the purpose of MFRS 124 - Related Party Disclosures, YPB and the Malaysian Government are in the position to exercise significant control over it. As a result, the Malaysian Government and Malaysian Government’s controlled bodies (collectively referred to as government-related entities) are related parties of the Group and the Company.

All the transactions entered by the Group with shareholders and related parties are conducted in the ordinary course of the Group’s businesses.

Significant transactions entered with shareholders and government-related entities during the financial year include:

	Group		Company	
	2024	2023	2024	2023
SD Guthrie Berhad group (formerly known as Sime Darby Plantation Berhad group)				
Rental income	11,661	10,489	3,034	3,644

### d. Transactions with Directors, other key management personnel (“KMP”) and their close family members

	Group		Company	
	2024	2023	2024	2023
Remuneration of Directors and other KMP:				
– salaries, fees and other emoluments	25,180	23,648	23,400	23,648
– defined contribution plan	3,263	3,078	2,991	3,078
– long-term employee benefits	8,121	6,268	7,444	6,268
– estimated monetary value of benefits by way of usage of the Group’s and of the Company’s assets	398	614	382	614
Sale of properties to Directors of the Company	3,759	486	-	-
Sale of properties to KMP and their close family members	2,686	3,957	-	-

KMP are defined as those persons having authority and responsibility for planning, directing and controlling the activities of the Group and of the Company, either directly or indirectly.

The KMP of the Group and the Company includes Directors of the Company and certain members of senior management of the Group.

In 2024, KMP comprised of 22 individuals (2023: 22 individuals).

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 40 RELATED PARTIES (CONTINUED)

Significant related party transactions and balances other than as disclosed elsewhere in the financial statements are set out below: (continued)

### e. Outstanding balances with related parties

	Group	
	2024	2023
Amount due to related party of non-controlling interest included in payables		
Tunas Cool Energy Sdn Bhd	-	1,351

Other than as disclosed above, the significant outstanding balance with related parties are shown in Notes 11, 12, 22, 26 and 33.

## 41 FINANCIAL INSTRUMENTS

### A. FINANCIAL INSTRUMENTS MEASURED AT FAIR VALUE

In estimating the financial instruments carried at fair value, there are, in general, three different levels which can be defined as follows:

- Level 1 Quoted prices in active markets for identical assets or liabilities
- Level 2 Valuation inputs (other than Level 1 input) that are observable for the asset or liability
- Level 3 Valuation inputs that are not based on observable market data

If there are quoted market prices in active markets, these are considered Level 1. If such quoted market prices are not available, fair value are determined using market prices for similar assets or present value techniques, applying an appropriate risk-free interest rate adjusted for non-performance risk. The inputs used in present value techniques are observable and fall into the Level 2 category. It is classified into the Level 3 category if significant unobservable inputs are used.

The fair values of the Group's and the Company's investments are categorised as follows:

	Group	
	2024	2023
Level 3 - unquoted shares	68,187	43,132

Unquoted shares are measured at Level 3 of the fair value hierarchy. The fair values of the unquoted shares are determined using valuation technique based on inputs other than quoted prices.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 41 FINANCIAL INSTRUMENTS (CONTINUED)

### B. FINANCIAL INSTRUMENTS MEASURED AT AMORTISED COST

Other than the financial liabilities disclosed below, the carrying amounts of the financial assets and liabilities approximate their fair values due to the insignificant impact of discounting and the relative short term nature of the financial instruments.

	Group		Company	
	Carrying amount	Fair value	Carrying amount	Fair value
<b>2024</b>				
Payables	1,751,152	1,755,105	241,956	241,956
Borrowings	3,144,903	3,161,097	2,290,637	2,285,391
<b>2023</b>				
Payables	1,610,530	1,613,741	589,248	589,248
Borrowings	2,894,022	2,913,693	1,845,394	1,836,446

## 42 FINANCIAL RISK MANAGEMENT

The Group's activities expose it to a variety of financial risks, including interest rate risk, credit risk, liquidity risk and cash flow risk and foreign exchange risk. The policy on financial risk management is described in Note 5.

Details of each significant financial risk are as follows:

### A. INTEREST RATE RISK

The percentages of fixed rate borrowings to the total borrowings are as follows:

	Group		Company	
	2024	2023	2024	2023
Fixed rate borrowings	1,784,387	1,865,175	1,410,380	1,410,050
Floating rate borrowings	1,360,516	1,028,847	880,257	435,344
Total borrowings	3,144,903	2,894,022	2,290,637	1,845,394
Percentage of fixed rate borrowings over total borrowings	56.7%	64.4%	61.6%	76.4%

The following table demonstrates the effect of changes in interest rate of floating rate borrowings. If the interest rate increased by 25 basis points (2023: 25 basis points), with all variables held constant, the Group's and the Company's profit after taxation, total comprehensive income and equity will be affected by higher interest expense as follows:

	Group		Company	
	2024	2023	2024	2023
Higher interest expense	2,585	1,955	1,672	827

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 42 FINANCIAL RISK MANAGEMENT (CONTINUED)

Details of each significant financial risk are as follows: (continued)

### B. LIQUIDITY AND CASH FLOW RISKS

The undiscounted contractual cash flows of the Group's and the Company's financial liabilities as at the end of the financial year are as follows:

Group	On demand or within 1 year	Between 1 and 2 years	Between 2 and 5 years	Above 5 years	Total contractual cash flows	Total carrying amount
<b>2024</b>						
Payables	1,555,275	78,828	85,609	59,062	1,778,774	1,751,152
Borrowings	1,345,429	255,712	1,512,641	386,066	3,499,848	3,144,903
Lease liabilities	2,215	1,905	3,856	58,565	66,541	43,687
	<b>2,902,919</b>	<b>336,445</b>	<b>1,602,106</b>	<b>503,693</b>	<b>5,345,163</b>	<b>4,939,742</b>
<b>2023</b>						
Payables	1,467,561	59,468	47,942	67,116	1,642,087	1,610,530
Borrowings	538,903	485,875	1,840,681	472,159	3,337,618	2,894,022
Lease liabilities	2,923	1,405	4,122	59,644	68,094	45,434
	<b>2,009,387</b>	<b>546,748</b>	<b>1,892,745</b>	<b>598,919</b>	<b>5,047,799</b>	<b>4,549,986</b>
Company	On demand or within 1 year	Between 1 and 2 years	Between 2 and 5 years	Above 5 years	Total contractual cash flows	Total carrying amount
<b>2024</b>						
Payables	223,862	-	-	-	223,862	241,956
Borrowings	1,130,403	44,032	1,065,839	257,499	2,497,773	2,290,637
	<b>1,354,265</b>	<b>44,032</b>	<b>1,065,839</b>	<b>257,499</b>	<b>2,721,635</b>	<b>2,532,593</b>
<b>2023</b>						
Payables	581,895	5,849	1,504	-	589,248	589,248
Borrowings	277,696	275,615	1,265,838	267,095	2,086,244	1,845,394
Lease liabilities	8,102	7,994	23,983	7,994	48,073	43,018
	<b>867,693</b>	<b>289,458</b>	<b>1,291,325</b>	<b>275,089</b>	<b>2,723,565</b>	<b>2,477,660</b>

As at the end of reporting year, the Company's current liabilities exceed its current assets by RM996.9 million (2023: RM380.2 million). Included in current liabilities is revolving credits borrowings of RM880.3 million (2023: RM136.9 million), which can be rolled over periodically.

The Directors are of the view that the Company is able to meet its obligations for the next twelve months from the reporting date. The Company has Islamic Medium Term Notes and unutilised credit facilities as disclosed in Note 5(a)(iii) which it can utilised upon at an appropriate time. In addition, the future dividend distribution from its subsidiaries are expected to alleviate the liquidity position of the Company.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 42 FINANCIAL RISK MANAGEMENT (CONTINUED)

Details of each significant financial risk are as follows: (continued)

### C. CREDIT RISK

The maximum exposure and collateral and credit enhancements are as follows:

	Group		Company	
	Maximum exposure	Collateral and credit enhancements	Maximum exposure	Collateral and credit enhancements
<b>2024</b>				
Receivables	774,548	637,300	2,358,476	-
Contract assets	2,329,255	1,135,156	-	-
Cash held under Housing Development Accounts	359,167	-	-	-
Bank balances, deposits and cash	281,278	-	65,233	-
	<b>3,744,248</b>	<b>1,772,456</b>	<b>2,423,709</b>	<b>-</b>
<b>2023</b>				
Receivables	789,090	479,437	2,069,477	29,070
Contract assets	2,249,855	1,002,690	39,096	39,096
Cash held under Housing Development Accounts	325,946	-	3,133	-
Bank balances, deposits and cash	276,635	-	57,508	-
	<b>3,641,526</b>	<b>1,482,127</b>	<b>2,169,214</b>	<b>68,166</b>

### D. FOREIGN CURRENCY EXCHANGE RISK

Other than borrowings denominated in foreign currencies, the Group and the Company do not have other significant financial asset or liabilities denominated in foreign currency as at end of financial year.

The currency profiles of the Group's and the Company's borrowings are as follows:

	Group		Company	
	2024	2023	2024	2023
Borrowings denominated				
- Sterling Pound (GBP)	130,585	136,909	130,585	136,909
- Australian Dollar (AUD)	34,008	-	34,008	-
- functional currency	2,980,310	2,757,113	2,126,044	1,708,485
	<b>3,144,903</b>	<b>2,894,022</b>	<b>2,290,637</b>	<b>1,845,394</b>

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 42 FINANCIAL RISK MANAGEMENT (CONTINUED)

Details of each significant financial risk are as follows: (continued)

### D. FOREIGN CURRENCY EXCHANGE RISK (CONTINUED)

The following table illustrates the effect of changes in exchange rate on the translation of foreign currency denominated borrowings against the functional currency, after taking into account the impact of natural hedging. If GBP and AUD strengthened against RM by 5% (2023: 5%), with all variables held constant, the Company's profit after taxation and equity will be affected by higher foreign currency exchange losses as follows:

	Group		Company	
	2024	2023	2024	2023
Higher foreign currency exchange losses	-*	-*	(8,230)	(6,845)

\* The Group is exposed to currency translation risk arising from its foreign net investment. The Group's borrowings denominated in foreign currency were drawdown to provide capital injections to foreign investment in their respective functional currencies and is designated as a net investment hedge. As such, the unrealised foreign exchange differences in relation to the foreign denominated borrowings were adjusted to the Group's other comprehensive income and were offset against the foreign exchange differences arising from the underlying net investment.

## 43 IMMEDIATE AND ULTIMATE HOLDING COMPANIES

The Directors regard Permodalan Nasional Berhad as the Company's immediate holding company and Yayasan Pelaburan Bumiputra as the ultimate holding company. Both companies are incorporated in Malaysia.

## 44 LIST OF SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES

Subsidiaries, material joint ventures and associates which are active as at 31 December 2024 are as follows:

		Principal place of business/ Country of incorporation	Group's effective interest (%)		Auditors
Name of company	Principal activities		2024	2023	
Subsidiaries					
Harvard Golf Resort (Jerai) Berhad	Leasing of clubhouse building and golf course	Malaysia	100.0	100.0	1
Harvard Hotel (Jerai) Sdn Bhd	Leasing of hotel building	Malaysia	100.0	100.0	1
Impian Golf Resort Berhad	Provision of golfing and sporting services	Malaysia	100.0	100.0	1
Kuala Lumpur Golf & Country Club Berhad	Provision of golfing and sporting services and property development	Malaysia	100.0	100.0	1
MVV Holdings Sdn Bhd	Property development	Malaysia	100.0	100.0	1

# Notes to the Financial Statements

For the financial year ended 31 December 2024

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## 44 LIST OF SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES (CONTINUED)

Subsidiaries, material joint ventures and associates which are active as at 31 December 2024 are as follows:  
(continued)

		Principal place of business/ Country of incorporation	Group's effective interest (%)		
Name of company	Principal activities		2024	2023	Auditors
Subsidiaries (continued)					
Seed Homes Sdn Bhd	Property development and investment holding	Malaysia	100.0	100.0	1
Sime Darby Nilai Utama Sdn Bhd	Property development	Malaysia	70.0	70.0	1
Sime Darby Property (Ainsdale) Sdn Bhd	Property development	Malaysia	100.0	100.0	1
Sime Darby Property (Ampar Tenang) Sdn Bhd	Property development	Malaysia	100.0	100.0	1
Sime Darby Property (Ara Damansara) Sdn Bhd	Property development	Malaysia	100.0	100.0	1
Sime Darby Property (Asset I) Sdn Bhd	Property investment and provision of property management services	Malaysia	100.0	100.0	1
Sime Darby Property (Australia) MY Holdings Sdn Bhd	Investment holding	Malaysia	100.0	-	4
Sime Darby Property (BBR Asset I) Sdn Bhd	Property investment	Malaysia	100.0	100.0	1
Sime Darby Property (BBR Asset II) Sdn Bhd	Property investment	Malaysia	100.0	100.0	1
Sime Darby Property (BBR Asset III) Sdn Bhd	Property investment	Malaysia	100.0	100.0	1
Sime Darby Property (BBR Asset IV) Sdn Bhd	Property investment	Malaysia	100.0	100.0	1
Sime Darby Property (BBR3 Asset 1) Sdn Bhd	Property investment	Malaysia	100.0	-	1
Sime Darby Property (Bukit Jelutong) Sdn Bhd	Property development	Malaysia	100.0	100.0	1
Sime Darby Property (Bukit Raja) Sdn Bhd	Property development	Malaysia	100.0	100.0	1
Sime Darby Property (Bukit Subang) Sdn Bhd	Property development	Malaysia	100.0	100.0	1

# Notes to the Financial Statements

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## 44 LIST OF SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES (CONTINUED)

Subsidiaries, material joint ventures and associates which are active as at 31 December 2024 are as follows:  
(continued)

		Principal place of business/ Country of incorporation	Group's effective interest (%)		Auditors
Name of company	Principal activities		2024	2023	
Subsidiaries (continued)					
Sime Darby Property (Bukit Tunku) Sdn Bhd	Property development	Malaysia	100.0	100.0	1
Sime Darby Property (BUP Asset I) Sdn Bhd	Property investment	Malaysia	100.0	100.0	1
Sime Darby Property Capital Partners Sdn Bhd	Fund management services	Malaysia	100.0	-	4
Sime Darby Property (Chemara) Sdn Bhd	Property development	Malaysia	100.0	100.0	1
Sime Darby Property (City of Elmina) Sdn Bhd	Property development	Malaysia	100.0	100.0	1
Sime Darby Property (Convention Centre) Sdn Bhd	Operation of a convention centre	Malaysia	100.0	100.0	1
Sime Darby Property (EBP Asset I) Sdn Bhd	Property investment	Malaysia	100.0	100.0	1
Sime Darby Property (EBP Asset II) Sdn Bhd	Property investment	Malaysia	100.0	-	4
Sime Darby Property (Elmina East Asset I) Sdn Bhd	Property investment	Malaysia	100.0	100.0	1
Sime Darby Property (Elmina East Asset II) Sdn Bhd	Property investment	Malaysia	100.0	100.0	1
Sime Darby Property (Elmina Lakeside Mall) Sdn Bhd	Property investment, owner and operator of a mall	Malaysia	100.0	100.0	1
Sime Darby Property (Elmina Lakeside Mall Power) Sdn Bhd	Distribution and sales of electricity	Malaysia	100.0	100.0	1
Sime Darby Property (Glades) Sdn Bhd	Property investment, owner and operator of retail spaces	Malaysia	100.0	100.0	1
Sime Darby Property (Golfhome) Sdn Bhd	Property development	Malaysia	100.0	100.0	1

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## 44 LIST OF SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES (CONTINUED)

Subsidiaries, material joint ventures and associates which are active as at 31 December 2024 are as follows:  
(continued)

		Principal place of business/ Country of incorporation	Group's effective interest (%)		
Name of company	Principal activities		2024	2023	Auditors
Subsidiaries (continued)					
Sime Darby Property (Golftek) Sdn Bhd	Property investment and property development	Malaysia	100.0	100.0	1
Sime Darby Property Holdings Sdn Bhd	Property investment and provision of property management services	Malaysia	100.0	100.0	1
Sime Darby Property (Ironwood) Sdn Bhd	Property development	Malaysia	100.0	100.0	1
Sime Darby Property (KL East) Sdn Bhd	Property development, property management and property investment	Malaysia	100.0	100.0	1
Sime Darby Property (Klang) Sdn Bhd	Provision of management services	Malaysia	100.0	100.0	1
Sime Darby Property (KLGCC Resort) Sdn Bhd	Property development	Malaysia	100.0	100.0	1
Sime Darby Property (Lagong) Sdn Bhd	Property development	Malaysia	100.0	100.0	1
Sime Darby Property (Lembah Acob) Sdn Bhd	Property development	Malaysia	100.0	100.0	1
Sime Darby Property (LSS) Sdn Bhd	Operation of a generation facilities that produce electric energy	Malaysia	100.0	-	1
Sime Darby Property (Lukut) Sdn Bhd	Property development	Malaysia	100.0	100.0	1
Sime Darby Property Management Sdn Bhd	Property management services and property investment holding	Malaysia	100.0	100.0	1
Sime Darby Property (Management Services) Sdn Bhd	Provision of management services	Malaysia	100.0	-	1
Sime Darby Property (MVV Central) Sdn Bhd	Property development	Malaysia	100.0	100.0	1
Sime Darby Property (Nilai) Sdn Bhd	Property development and property management	Malaysia	100.0	100.0	1

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## 44 LIST OF SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES (CONTINUED)

Subsidiaries, material joint ventures and associates which are active as at 31 December 2024 are as follows:  
(continued)

		Principal place of business/ Country of incorporation	Group's effective interest (%)		
Name of company	Principal activities		2024	2023	Auditors
Subsidiaries (continued)					
Sime Darby Property (Nilai Realty) Sdn Bhd	Property development	Malaysia	100.0	100.0	1
Sime Darby Property (Oasis Damansara) Sdn Bhd	Property development and property investment	Malaysia	100.0	100.0	1
Sime Darby Property (Oasis Square) Sdn Bhd	Property investment and property management services	Malaysia	100.0	100.0	1
Sime Darby Property (Pagoh) Sdn Bhd	Property development	Malaysia	100.0	100.0	1
Sime Darby Property Pasir Gudang (Holdco) Sdn Bhd	Investment holding	Malaysia	100.0	-	1
Sime Darby Property Pasir Gudang (Lot 1) Sdn Bhd	Property development and property investment	Malaysia	100.0	-	1
Sime Darby Property Pasir Gudang (Lot 2) Sdn Bhd	Property development and property investment	Malaysia	100.0	-	1
Sime Darby Property (PJM) Sdn Bhd	Investment holding	Malaysia	100.0	100.0	1
Sime Darby Property Solar Energy (Holding) Sdn Bhd	Investment holding	Malaysia	100.0	-	1
Sime Darby Property (Saujana Impian) Sdn Bhd	Property development and property management	Malaysia	100.0	100.0	1
Sime Darby Property (Selangor) Sdn Bhd	Property development	Malaysia	100.0	100.0	1
Sime Darby Property (Senada) Sdn Bhd	Property development and property investment	Malaysia	100.0	100.0	1
Sime Darby Property (Senada Mall Power) Sdn Bhd	Distribution and sell electricity	Malaysia	100.0	-	1
Sime Darby Property Sepang DC (Holdco) Sdn Bhd	Investment holding	Malaysia	100.0	-	1

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## 44 LIST OF SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES (CONTINUED)

Subsidiaries, material joint ventures and associates which are active as at 31 December 2024 are as follows:  
(continued)

		Principal place of business/ Country of incorporation	Group's effective interest (%)		
Name of company	Principal activities		2024	2023	Auditors
Subsidiaries (continued)					
Sime Darby Property Sepang DC (Lot 1) Sdn Bhd	Property investment	Malaysia	100.0	-	1
Sime Darby Property (Serenia City) Sdn Bhd	Property development	Malaysia	100.0	100.0	1
Sime Darby Property (SJ7) Sdn Bhd	Property development	Malaysia	100.0	100.0	1
Sime Darby Property (Subang) Sdn Bhd	Property development, property management and property investment	Malaysia	100.0	100.0	1
Sime Darby Property (Sungai Kapar) Sdn Bhd	Investment holding, property development, property investment, owner and operator of a mall	Malaysia	100.0	100.0	1
Sime Darby Property (Utara) Sdn Bhd	Property development and property investment	Malaysia	100.0	100.0	1
Sime Darby Property Oasis (Holding) Sdn Bhd	Investment holding, property development and provision of management services	Malaysia	100.0	100.0	1
Sime Darby Property Selatan (Holding) Sdn Bhd	Investment holding	Malaysia	100.0	100.0	1
Sime Darby Property Selatan Sdn Bhd	Investment holding, asset management and construction	Malaysia	60.0	60.0	1
Sime Darby Property Selatan Satu Sdn Bhd	Construction and assets management services under the concession arrangement	Malaysia	60.0	60.0	1
Sime Darby Property Selatan Dua Sdn Bhd	Construction and assets management services under the concession arrangement	Malaysia	60.0	60.0	1
Sime Darby Property Selatan Tiga Sdn Bhd	Construction and assets management services under the concession arrangement	Malaysia	60.0	60.0	1

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## 44 LIST OF SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES (CONTINUED)

Subsidiaries, material joint ventures and associates which are active as at 31 December 2024 are as follows:  
(continued)

		Principal place of business/ Country of incorporation	Group's effective interest (%)		
Name of company	Principal activities		2024	2023	Auditors
Subsidiaries (continued)					
Sime Darby Property Selatan Empat Sdn Bhd	Construction and assets management services under the concession arrangement	Malaysia	60.0	60.0	1
Sime Darby Property Urus Harta Sdn Bhd	Investment holding and property management services	Malaysia	100.0	100.0	1
Sime Darby Property Ventures (MY) Sdn Bhd	Investment holding	Malaysia	100.0	100.0	1
Sime Darby Property (Capital Holdings) Pte Ltd	Investment holding	Singapore	100.0	100.0	3
Sime Darby Property (DC 1 Holdings) Pte Ltd	Investment holding	Singapore	100.0	-	4
SDEX Investment Management Pte Ltd	Investment holding	Singapore	100.0	-	4
Sime Darby Property Singapore Limited	Property management and investment holding	Singapore	100.0	100.0	3
Sime Darby Property (Hong Kong) Limited	Investment holding	Hong Kong SAR	100.0	100.0	2
Sime Darby Property (London) Limited	Property investment holding	United Kingdom	100.0	100.0	3
Sime Darby Property (Australia) Pty Ltd	Investment holding	Australia	100.0	-	4
Sime Darby Property (Queen Street) Land Pty Ltd	Acquisition and holding of land	Australia	100.0	-	4
Sime Darby Property (Queen Street) Development Pty Ltd	Property development	Australia	100.0	-	4

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## 44 LIST OF SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES (CONTINUED)

Subsidiaries, material joint ventures and associates which are active as at 31 December 2024 are as follows:  
(continued)

		Principal place of business/ Country of incorporation	Group's effective interest (%)		
Name of company	Principal activities		2024	2023	Auditors
Joint ventures					
PJ Midtown Development Sdn Bhd	Property development	Malaysia	50.0	50.0	1
SDPLOG1 (MY Holdings) Sdn Bhd	Investment holding	Malaysia	55.0	55.0	1
SDPLOG1 (Property Holdings) Sdn Bhd	Management of real estate on a fee or a contract basis	Malaysia	51.0	-	4
Sime Darby Property CapitalLand (Melawati Mall) Sdn Bhd	Property investment	Malaysia	50.0	50.0	3
Sime Darby Property MIT Development Sdn Bhd	Investment holding and project management	Malaysia	50.0	50.0	1
Sime Darby Property (Rooftop Solar Solutions) Sdn Bhd	Operation of generation facilities that produce electric energy	Malaysia	51.0	-	1
Seed Homes Lagenda Sdn Bhd	Property development and investment holding	Malaysia	50.0	-	4
Sime Darby Property Sunrise Development Sdn Bhd	Property development	Malaysia	50.0	50.0	1
Aster Real Estate Investment Trust 1	Real estate investment	Singapore	25.0	25.0	3
SDPLOG - IDF 1 (JV Holdings) Pte Ltd	Investment holding	Singapore	51.0	51.0	2
Sime Darby Property - LOGOS Property Industrial Development Fund 1 LP	Trust, funds and other similar activities	Singapore	27.4	55.0	2
Battersea Project Holding Company Limited	Property development and investment holding	Jersey	40.0	40.0	2
Battersea Power Station Development Company Limited	Development management services	United Kingdom	40.0	40.0	2
Battersea Power Station Estates Limited	Property/residential sales services	United Kingdom	40.0	40.0	2

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## 44 LIST OF SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES (CONTINUED)

Subsidiaries, material joint ventures and associates which are active as at 31 December 2024 are as follows:  
(continued)

		Principal place of business/ Country of incorporation	Group's effective interest (%)		Auditors
Name of company	Principal activities		2024	2023	
Associates					
Kuantan Pahang Holding Sdn Bhd	Investment holding	Malaysia	30.0	30.0	1
Shaw Brothers (M) Sdn Bhd	Investment holding	Malaysia	36.0	36.0	3
Yayasan Sime Darby	Administration of scholarship awards and educational loans and undertake sports, environmental conservation and sustainability projects	Malaysia	@	@	1

@ Yayasan Sime Darby is a company without share capital, limited by guarantee

Subsidiaries which are dormant/inactive as at 31 December 2024 are as follows:

	Principal place of business/ Country of incorporation	Group's effective interest (%)		
Name of company		2024	2023	Auditors
Subsidiaries				
Sime Darby Builders Sdn Bhd	Malaysia	100.0	100.0	1
Sime Darby Constant Skyline Sdn Bhd	Malaysia	100.0	100.0	1
Sime Darby Property (BBR Industrial I) Sdn Bhd	Malaysia	100.0	100.0	1
Sime Darby Property (Bukit Selarong) Sdn Bhd	Malaysia	100.0	100.0	1
Sime Darby Property (H&L) Sdn Bhd	Malaysia	100.0	100.0	1
Sime Darby Property (Kenny Hills) Sdn Bhd	Malaysia	100.0	100.0	1
Sime Darby Property (Kulai) Sdn Bhd	Malaysia	100.0	100.0	1
Sime Darby Property (Sabah) Sdn Bhd	Malaysia	100.0	100.0	1
Sime Darby Property (Subang Jaya) Sdn Bhd	Malaysia	100.0	100.0	1
Sime Darby Property (UEP) Sdn Bhd	Malaysia	100.0	100.0	1
Sime Darby Property (USJ) Sdn Bhd	Malaysia	100.0	100.0	1
Sime Darby Putra Heights Development Sdn Bhd	Malaysia	100.0	100.0	1
Superglade Sdn Bhd	Malaysia	100.0	100.0	1

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 44 LIST OF SUBSIDIARIES, JOINT VENTURES AND ASSOCIATES (CONTINUED)

Subsidiaries which are dormant/inactive as at 31 December 2024 are as follows: (continued)

	Principal place of business/ Country of incorporation	Group's effective interest (%)		
Name of company		2024	2023	Auditors
Subsidiaries (continued)				
Sime Darby Property Real Estate Management Pte Ltd	Singapore	100.0	100.0	3
Sime Darby Property (Vietnam) Pte Ltd	Singapore	100.0	100.0	3
Key Access Holdings Limited	British Virgin Islands	100.0	100.0	4
Robt Bradford Hobbs Savill Limited	United Kingdom	98.6	98.6	4
Robt Bradford & Co Limited	United Kingdom	100.0	100.0	4

The subsidiaries and associates placed under members' voluntary liquidation or deregistered during the financial year are as follows:

			Group's effective interest (%)		
Name of company	Principal activities	Country of incorporation	2024	2023	Auditors
Subsidiary					
The Glengowrie Rubber Company Sdn Berhad	Property development	Malaysia	78.7	78.7	4
Associate					
Mostyn Development Sdn Bhd	Property development	Malaysia	-	30.0	3

### Notes:

- Subsidiaries, joint ventures and associates which are audited by PricewaterhouseCoopers PLT, Malaysia.
- Subsidiaries, joint ventures and associates which are audited by member firms of PricewaterhouseCoopers International Limited, which are separate and independent legal entities from PricewaterhouseCoopers PLT, Malaysia.
- Subsidiaries, joint ventures and associates which are audited by firms other than member firms of PricewaterhouseCoopers International Limited.
- No legal requirements to appoint auditors or newly incorporated entities for which auditors have yet to be appointed.

# Notes to the Financial Statements

For the financial year ended 31 December 2024

Amounts in RM thousand unless otherwise stated

## 45 SIGNIFICANT EVENT SUBSEQUENT TO THE FINANCIAL YEAR

On 6 January 2025, Sime Darby Property Berhad (“SDPB”) and its 50% owned joint venture, Sime Darby Property MIT Development Sdn Bhd (“SDP MIT”), entered into a share sale agreement (“SSA”) to acquire the remaining 50% equity interest in SDM Assets I Sdn Bhd (“SDMA I”) and SDM Asset V Sdn Bhd (“SDMA V”). The completion of the SSA is contingent upon the fulfilment of key conditions outlined in the agreement.

Upon completion of the SSA, following the fulfilment of key conditions outlined in the agreement, on 11 March 2025, the Group’s ownership in SDMA I and SDMA V increased from 50% joint ventures to wholly owned subsidiaries.

## 46 APPROVAL OF FINANCIAL STATEMENTS

The financial statements have been approved for issue in accordance with a resolution of the Board of Directors dated 26 March 2025.