

FOR IMMEDIATE RELEASE

Sime Darby Property to Unveil Kanopi Residences, the First High-Rise Development in the City of Elmina, on 23 November 2024

- Located in the 350-acre Elmina City Centre, Kanopi Residences offers 449 spacious 3-bedroom units starting from RM565,888;
- Strategically located near Elmina Lakeside Mall and an upcoming education hub, this project promises a wellness-centric lifestyle in a prime urban location.

ARA DAMANSARA, 15 NOVEMBER 2024 – Sime Darby Property Berhad ("Sime Darby Property" or the "Company") is set to launch Kanopi Residences on 23 November 2024, marking its first high-rise development in the City of Elmina.

This debut development brings 449 meticulously designed units, each spanning 1,000 sq. ft. with three bedrooms, two bathrooms, and a minimum of two car parks, with a starting price of RM565,888 and a Gross Development Value ("GDV") of RM299 million.

Kanopi Residences adopts the 15-minute city concept, seamlessly blending spaces for living, working, learning and recreation with wellness-focused amenities. As the first high-rise development in the City of Elmina, Kanopi Residences offers an attractive opportunity for both homebuyers and investors in what is poised to become one of Malaysia's most sought-after townships, modeled by the success of iconic developments such as Desa ParkCity and early Subang Jaya.

The development is conveniently located just 300 metres from Elmina Lakeside Mall ("ELM"), offering over 90 retail and dining options, and is within walking distance of the upcoming Education Hub which will feature SJK(C) Regent Elmina and Sekolah Menengah Akademik Chong Hwa opening in 2026 and 2027, respectively. In addition, national schools in Denai Alam, SK Denai Alam and SMK Denai Alam, are just a short drive away and is estimated to be ready by 2026 and 2028.

This proximity to key amenities, coupled with enhanced connectivity via the DASH highway, Guthrie Corridor Expressway, and a future MRT hub, positions Kanopi Residences as an ideal home for first time buyers, newlyweds and young families as well.

Sime Darby Property's Chief Operating Officer of Township Development, Appollo Leong, said, "The main feature of Kanopi Residences is its strategic location at the heart of the City of Elmina, setting it apart as a key development. Following the recent launch of Elmina Lakeside Mall, the city's growth is just beginning."

Sime Darby Property is set to introduce key additions to the city, including park extensions, sports facilities, and art installations. The City of Elmina is on track to become a model for the future, where community, wellness, and culture seamlessly integrate.

Reflecting the Company's commitment to wellness and sustainable living, Kanopi Residences offers over 35 wellness-themed facilities, including sky gardens, a swimming pool, and dedicated fitness areas. Residents will also enjoy seamless access to the 300-acre Elmina Central Park,

which features six theme parks and recreational spaces designed to promote active and balanced lifestyles.

In addition, Kanopi Residences has been awarded the prestigious GreenRE Silver certification, incorporating energy-efficient designs, rainwater harvesting systems and eco-friendly materials.

"Kanopi is envisioned as a sanctuary for residents to thrive within a wellness-focused, integrated urban hub. This environmentally responsible approach aligns with Sime Darby Property's broader commitment to creating sustainable communities. We are proud to introduce high-rise living in the City of Elmina, a development that will redefine urban spaces in Malaysia," he added.

For further details on Kanopi Residences, visit the official website at www.kanopiresidences.com or contact the Elmina Sales Gallery at +603-7849 5700.

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About Sime Darby Property Berhad

With over 50 years of experience, Sime Darby Property leads in creating master-planned communities, setting the benchmark for quality, innovation, and sustainability in residential, integrated and high-rise projects within its 25 townships and developments across Malaysia.

As it transitions into a real estate company by 2025, the company drives the industrial and logistics segment in Elmina Business Park, Bandar Bukit Raja, Hamilton Nilai City, and the Pagoh Special Economic Zone. Propelling its recurring income portfolio, Sime Darby Property is also the first public-listed property developer in Malaysia to venture into the creation of development funds in the industrial and logistics sector.

The company has pledged to achieve Net Zero carbon emissions by 2050, referencing the science-based target of limiting global temperature rise to 1.5°C. A consistent champion for biodiversity, Sime Darby Property is a constituent of the MSCI ACWI Small Cap Index with an MSCI ESG Rating of BBB and is rated by the Carbon Disclosure Project.

Part of the respectable Malaysian consortium that successfully regenerated the iconic Battersea Power Station in the United Kingdom, Sime Darby Property also owns the multi-award-winning Kuala Lumpur Golf & Country Club, which hosts the prestigious LPGA-sanctioned Maybank Championship.

Driven by its Purpose to be a Value Multiplier for people, businesses, economies, and the planet, Sime Darby Property, through its philanthropic arm, Yayasan Sime Darby, continuously creates positive social impacts for the communities it serves.

Sime Darby Property is recognised as the World's Best with Gold and Silver wins at the FIABCI World Prix d'Excellence Awards 2023, with other notable achievements, including All-Stars at the StarProperty Awards 2024, a Top 10 Developers (Malaysia) Award at the BCI Asia Awards 2024, a Platinum ranking in the Property Development category at the Putra Brand Awards 2023, a People's Choice Award at the PropertyGuru Asia Awards Malaysia 2023, as well as named one of the nation's top three property developers at 'The Edge Malaysia's Top Property Developers Awards 2023'. Sime Darby Property is listed on the Fortune Southeast Asia 500 list, one of only 89 Malaysian companies to be featured on the inaugural listicle.

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