

Strong Demand from Investors and Homebuyers Powers Sime Darby Property's Success at Elmina City Centre

- JUMPA @ Elmina Valley fully sold out in a single day, showcasing excellent demand for commercial units;
- Kanopi Residences – Elmina City Centre's first phase of serviced apartments secure 70% take-up at its debut weekend, attracting buyers with competitive pricing and amenities.

ARA DAMANSARA, 29 NOVEMBER 2024 – Sime Darby Property Berhad ("Sime Darby Property" or the "Company") continues to captivate homebuyers and investors, as demonstrated by the remarkable success of its recent launches at Elmina City Centre.

JUMPA @ Elmina Valley, a premium multi-storey commercial development just 500 metres from Elmina City Centre, achieved a 100% take-up rate within a day, while Kanopi, the first phase of serviced apartments within the 350-acre Elmina City Centre, recorded 70% take-up upon launch.

These milestones highlight the burgeoning demand for high-quality, strategically located developments within the award-winning City of Elmina, emphasising its appeal as a vibrant, connected, and sustainable urban hub.

With a selection of 44 freehold units comprising two and three-storey shop offices with built-up areas ranging from 3,360 sq. ft. to 5,019 sq. ft., JUMPA is set to accommodate the needs of diverse types of businesses. The property, which spans 7.32 acres, offers buyers a choice of five types of units with intermediate lots starting from RM1.93 million.

Sime Darby Property's Chief Operating Officer – Township Development, Appollo Leong, stated, "The overwhelmingly positive response to JUMPA reflects the rising demand for well-designed, accessible business spaces in the area. We recognise the unique appeal of the City of Elmina and are committed to driving its growth as a community hub that continues to meet the needs of a rapidly growing population, while transforming into a vibrant, connected destination that allows businesses to thrive."

Kanopi, the first phase of serviced apartments within Elmina City Centre, represents the perfect blend of accessibility, modernity, and natural surroundings. This development, with a Gross

Development Value (“GDV”) of RM299 million, spans 3.58 acres and offers 499 units, including affordable housing options like *Servis Apartmen Mampu Milik* (“SAMM”) units starting at RM270,000 and three-bedroom apartments from RM565,888.

Boasting over 35 lifestyle-focused facilities, Kanopi redefines urban living with features like sky lounges, an outdoor fitness deck, and co-working spaces, all within walking distance of essential amenities such as the Elmina Lakeside Mall, the Elmina Education Hub, and the 300-acre Elmina Central Park. The environment in Elmina City Centre is holistically curated for young and growing families with abundant parks and recreational facilities as well as a variety of schools such as the SK Denai Alam, SJK(C) Regent Elmina and Sekolah Menengah Akademik Chong Hwa that will be fully operational once Kanopi Residences is ready for occupation.

“Kanopi’s exceptional location and competitive pricing make it an attractive choice for first-time homeowners and investors. Its proximity to major highways like DASH highway, Guthrie Corridor Expressway, KL-Kuala Selangor Expressway (“LATAR”), New Klang Valley Expressway (“NKVE”) and a future MRT hub, coupled with the comprehensive amenities of Elmina City Centre, offers unparalleled convenience and potential for long-term capital growth,” said Appollo.

The City of Elmina’s master plan, recognised for its excellence in sustainability and community living, continues to deliver on its promise of creating a well-rounded urban ecosystem. With developments like JUMPA and Kanopi driving interest, Sime Darby Property is committed to shaping Elmina City Centre into a thriving commercial and residential hub, complete with mixed-use buildings, a wellness enclave, and an integrated transit hub.

The township recently received accolades at the Malaysia Landscape Architecture Awards 2024 for Excellence in Landscape Masterplan and Environmental & Landscape Management. Kanopi also earned the GreenRE Provisional Silver Certification, while the City of Elmina was recognised with the Children Friendly Environment Award at the Malaysia Urban Planning Awards (“MUPA”) 2024. These achievements, along with the township’s recognition as the FIABCI World Gold Winner for the Masterplan Category 2023, are a testament to the Company’s commitment to excellence and delivery of products that meet the evolving needs of the market.

To learn more about properties at the City of Elmina, visit www.simedarbyproperty.com

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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 has been recognised as Malaysia's number one property developer at 'The Edge Malaysia's Top Property Developers Awards 2024', with other notable achievements, including Gold and Silver wins at the prestigious FIABCI World Prix d'Excellence Awards 2023, All-Stars at the StarProperty Awards 2024, a number one ranking for the Top of The Chart Award in the RM1 billion and above market capitalisation category at the Malaysia Developer 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, and a People's Choice Award at the PropertyGuru Asia Awards Malaysia 2024. Apart from that, 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.

For more information, log on to www.simedarbyproperty.com

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