

Sime Darby Property Welcomes Anchor Tenants to New KLGCC Mall

- Expansion of Sime Darby Property's footprint in the retail sector with its third wholly-owned mall, located within its flagship Kuala Lumpur development;
- Sime Darby Property welcomes Jaya Grocer, Serai Group, HarborLand Malaysia, ACE Hardware and Asia Ballet Academy as anchor tenants at KLGCC Mall.

ARA DAMANSARA, 23 JANUARY 2025 – Sime Darby Property (“Sime Darby Property” or the “Company”) marked a significant milestone with the signing of five anchor tenants for Kuala Lumpur Golf & Country Club (“KLGCC”) Mall, its highly anticipated neighbourhood retail development. These tenants include Jaya Grocer, Serai Group's flagship concept, ACE Hardware, Asia Ballet Academy and the first HarborLand kids playland in Malaysia.

Located within its flagship Kuala Lumpur development of KLGCC Resort, KLGCC Mall is strategically positioned next to the Sime Darby Convention Centre and offers stunning views of an award-winning golf course. The mall introduces a reimagined approach to neighbourhood retail with a curated selection of brands, tailored to community needs and offering memorable family-oriented experiences.

This marks the Company's third wholly-owned mall, following the success of KL East Mall and the newly launched Elmina Lakeside Mall. This further solidifies Sime Darby Property's presence in the retail sector and aligns with its strategic vision to expand its retail footprint through placemaking within its townships.

Set to open in Q3 2025, the mall spans approximately 600,000 sq. ft. of gross floor area (“GFA”) and will house over 80 tenants. Close to 70% of its space already occupied, the mall aims to provide a distinctive retail experience focused on community and family-oriented offerings.

Sime Darby Property's Group Managing Director & Chief Executive Officer, Dato' Seri Azmir Merican said, “The addition of KLGCC Mall cements the evolution of our flagship Kuala Lumpur development, which complements the existing convention centre, golf course, office tower, and mid high-rise residential projects. This mall reflects our strategic positioning as a real estate development company, with retail playing a pivotal role as a key investment sector under our SHIFT25 long-term recurring income strategy. We value the trust our anchor tenants have placed in us and envision the mall becoming a preferred destination for businesses to thrive.”

These anchor tenants bring a diverse mix of offerings, setting the stage for KLGCC Mall as a vibrant community destination:

- **Jaya Grocer:** As Malaysia's leading supermarket chain, Jaya Grocer will offer a curated selection of fresh produce, sustainable seafood, gourmet items, and dietary-conscious products such as vegan and gluten-free options. Specialty sections, including a cheese station and bakery, will enhance the shopping experience.
- **Serai Group:** This flagship 50,000 sq. ft. space will provide a seamless blend of dining, retail, and leisure. Featuring thoughtfully designed venues, a rooftop garden, and scenic golf course views, Serai Group will offer everything from casual coffee spots to business dining and contemporary event spaces.

- **HarborLand Malaysia:** Debuting its first location in Malaysia for the group, with over 30 branches in Thailand and recognition as one of the world's top five largest indoors playgrounds, HarborLand Malaysia will feature innovative play zones, dynamic obstacle courses, and themed party rooms. The playland is designed for all ages and promises a safe, fun-filled environment for families, with an exclusive theme which will be unveiled when the mall launches.
- **ACE Hardware:** A globally recognised brand, ACE Hardware will offer a comprehensive range of home improvement products, tools, and lifestyle solutions, making it a one-stop destination for DIY enthusiasts and homeowners.
- **Asia Ballet Academy:** A premier institution for ballet education, the academy has garnered a reputation as one of the fastest-growing dance institutions in the region, specialising in the Vaganova method. The academy emphasises on holistic development, artistic excellence, and community engagement.

Dining options will feature flavours such as El Ocho, Fat Tea, and Maruki Ramen, alongside popular establishments such as Kay's Steak & Lobster, Pepper Lunch and ParaThai Signature, offering a diverse culinary experience that positions KLGCC Mall as a premier dining destination.

With its prime location amidst the upscale neighbourhoods of Bangsar, Bukit Damansara, Sri Hartamas, Mont Kiara, Bukit Tunku and Taman Tun Dr Ismail, KLGCC Mall offers excellent connectivity via major highways including Federal Highway, Lebuhraya Damansara–Puchong ("LDP"), New Klang Valley Expressway ("NKVE") and Sprint Highway, as well as ample parking facilities.

For more information, please visit <https://www.simedarbyproperty.com/klgcc-resort/> and for leasing enquiries please contact +603-7728 4773.

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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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