



SIME DARBY PROPERTY BERHAD
Registration No. 197301002148 (15631-P)

AUDIT COMMITTEE
TERMS OF REFERENCE

(Updated as at 26 March 2025)

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1. PURPOSE

- 1.1 The Audit Committee (“AC”) is established as a committee of the Sime Darby Property Berhad (“Sime Property”) Board of Directors (“the Board”) with the following primary objectives:
- 1.1.1 To assist the Board in fulfilling its statutory and fiduciary responsibilities of monitoring the Sime Property group of companies’ (“Group”) management of financial risk processes, and accounting and financial reporting practices.
 - 1.1.2 To review the quality of the Group’s accounting function, financial reporting and the system of internal controls.
 - 1.1.3 To enhance the independence of both the external and internal audit functions by providing direction to and oversight of these functions on behalf of the Board.

2. COMPOSITION AND APPOINTMENT

- 2.1 The AC members shall be appointed by the Board from amongst their number and shall consist of not less than four (4) members, a majority of whom shall be Independent Directors.
- 2.2 All members of the AC should be financially literate and have the ability:
- 2.2.1 To read and understand financial statements, including a company’s statement of financial position, statement of comprehensive income, and cash flow statement;
 - 2.2.2 To analyse financial statements and ask pertinent questions about the company’s operations against internal controls and risk factors; and
 - 2.2.3 To understand and interpret the application of approved accounting standards and other related requirements.

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- 2.3 At least one member of the AC shall be a member of the Malaysian Institute of Accountants or shall fulfil such other requirements as prescribed in the Main Market Listing Requirements (“Listing Requirements”) of Bursa Malaysia Securities Berhad (“Bursa”).
- 2.4 No alternate Director shall be appointed as a member of the AC.
- 2.5 No former audit partner of the external audit firm shall be appointed as a member of the AC before observing a cooling-off period of at least three (3) years.
- 2.6 The Chairman of the AC shall be an Independent Non-Executive Director appointed by the Board, who is not the Chairman of the Board, and acts as the key contact between the committee members and Board members as well as Senior Management, Group Corporate Assurance Department (“GCAD”), and the auditors. The responsibilities of the AC Chairman, amongst others, are as follows:
- Planning and conducting meetings;
 - Overseeing the reporting to the Board;
 - Encouraging open discussion during meetings; and
 - Developing and maintaining active on-going dialogue with Management, GCAD, and external auditors.
- 2.7 The AC members may relinquish their membership in the AC with prior written notice to the Secretary. If a member of the AC resigns or for any reason ceases to be a member of the AC resulting in non-compliance with the Listing Requirements, then the Board shall, as soon as possible, but not later than three (3) months from that event, appoint such number of new members as may be required.

3. AUTHORITY

- 3.1 The AC is authorised by the Board and at the expense of the Group to perform the following:
- 3.1.1 Secure the resources in order to perform its duties as set out in its Terms of Reference.
- 3.1.2 Investigate any activity within its Terms of Reference and shall have direct communication channels with Management and the external auditors.

- 3.1.3 Have full and unrestricted access to information pertaining to the Company and the Group, their records, properties and personnel.
- 3.1.4 Obtain external legal or other independent professional advice as necessary.
- 3.1.5 Convene meetings with external and internal auditors without the attendance of any executive, and if appropriate, the Secretary, whenever deemed necessary.
- 3.1.6 Have immediate access to reports on fraud or irregularities from GCAD.
- 3.1.7 Authorise an investigation where there is possible fraud, illegal acts or suspected violation of the Code of Business Conduct (“COBC”) involving Senior Management or members of the Board.
- 3.2 The AC shall report to the Board on matters considered and its recommendations thereon, pertaining to the Group.

4. FUNCTIONS AND DUTIES

The main functions and duties of the AC shall include, but are not limited to the following:

4.1 Financial Reporting and Performance Oversight

- 4.1.1 Review the quarterly and annual financial statements of Sime Property and the Group with Management and the external auditors focusing on the matters set out below, prior to approval by the Board:
- any change in accounting policies and practices, and its implementation;
 - significant adjustments arising from the audit;
 - significant matters highlighted including financial reporting issues, significant judgements made by Management, significant and unusual events or transactions, and how these matters are addressed;
 - the going concern assumption; and
 - compliance with accounting standards and regulatory requirements.

- 4.1.2 Review with the external auditors the audited financial statements for the purpose of approval prior to presentation to the Board for adoption, for the following:
- whether the auditor's report contained any qualifications which must be properly discussed and acted upon;
 - whether there is any significant changes and adjustments in the presentation of financial statements;
 - whether it is in compliance with laws and accounting standards;
 - whether there is any material fluctuations in balances;
 - whether there is any significant variations in audit scope and approach;
 - whether there is any significant commitments or contingent liabilities; and
 - whether the financial statements taken as a whole provide a true and fair view of the Company's financial position and performance.
- 4.1.3 Discuss problems and issues arising from the interim and final external audits, and any matters the external auditors may wish to discuss in the absence of Management, where necessary.
- 4.1.4 Provide the Board with assurance on the quality and reliability of financial information used by the Board and of the financial information issued publicly by Sime Property and the Group.
- 4.1.5 Regularly review Group financial results and performance, and shall discuss such results with the Management, as necessary.

4.2 Oversight of GCAD and Controls Environment

- 4.2.1 In relation to internal controls:
- Oversee the internal controls framework to ensure operational effectiveness and adequate protection of Sime Property's and the Group's assets from misappropriation;

- Establish and approve the GCAD Charter, setting forth its purpose, responsibilities and the necessary authority to carry out its work;
- Review, challenge and approve the GCAD audit plan and budget, risk assessment and audit methodology and ensure robustness in the audit planning process;
- Review the adequacy of the internal audit scope, audit programmes, functions, competency, experience and resources of GCAD, and ensure it is able to undertake its activities independently and objectively, and that it has the necessary authority to carry out its work; and
- Review the internal audit reports prepared by GCAD, discuss major findings and Management's response, and ensure appropriate action is taken on the recommendations of GCAD.

4.2.2 In developing the scope of the internal audit function, the AC should satisfy itself that:

- The person responsible for internal audit has the relevant experience, sufficient standing and authority to enable him/her to discharge his/her functions effectively;
- Internal audit has sufficient resources and is able to access information to enable it to carry out its role effectively; and
- The personnel assigned to undertake internal audit have the necessary competency, experience and resources to carry out the function effectively.

4.2.3 Recommend to the Board the appointment, transfer or dismissal (including termination and removal) of Head, GCA ("HGCA"). The appointment, transfer or dismissal (including termination and removal) of Direct Reports of the HGCA, that do not form part of regular rotations for training / staff development, shall be notified to the AC. The AC shall also be informed of any resignation of the HGCA and Direct Reports of the HGCA and provide them an opportunity to submit his / her reason for resignation.

4.2.4 Assess and review the performance and effectiveness of the HGCA.

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- 4.2.5 To assess the HGCA's competencies and qualifications periodically. Succession planning and professional education plans for the HGCA should form part of the assessment.
- 4.2.6 To ensure internal auditors are able to perform their role effectively including undertaking root-cause analysis to provide strategic advice and suggest meaningful business improvements, GCA staff should continuously keep abreast with developments in the profession, relevant industry and regulations.
- 4.2.7 Provide the Board with the following information for disclosure in the Annual Report:
- whether internal audit personnel are free from any relationships or conflicts of interest, which could impair their objectivity and independence;
 - the number of resources in the internal audit department;
 - the name and qualification of the person responsible for internal audit; and
 - whether the internal audit function is carried out in accordance with a recognised framework.
- 4.2.8 Review reports on violations of the COBC, anti-corruption and whistleblowing issues, as well as breaches involving pivotal positions.
- 4.2.9 Oversee, review and approve the adequacy of the whistleblowing mechanism to ensure that employees and external stakeholders can raise concerns on any misconduct in confidence and without fear of reprisal, and that investigations of such concerns are carried out promptly.
- 4.2.10 Assess and monitor the objectivity and independence of GCAD to ensure GCAD do not have any direct operational responsibility or authority over any of the activities that could impair internal auditor's judgement.
- 4.2.11 To note the HGCA's annual confirmation on the organisational independence of the internal audit activity.

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- 4.2.12 To discuss with HGCA any current or proposed roles and responsibilities that have the potential to impair the internal audit function's independence either in fact or appearance, including the safeguards that may be employed to manage actual, potential or perceived impairments.
- 4.2.13 To have a private meeting with the HGCA without the presence of the Management at least once a year.
- 4.2.14 To note and discuss with HGCA disagreements with Senior Management or other stakeholders and provide support as necessary to enable the HGCA to perform the responsibilities outlined in the mandate.
- 4.2.15 To review and approve the plan for the performance of an external quality assessment on GCA. To consider the results from the quality assurance and improvement program conducted either internally or externally.

4.3 Dealings with External Auditors

- 4.3.1 Recommend to the Board the appointment of the external auditor and the audit fee, and any resignation or dismissal of the external auditor.
- 4.3.2 Assess and monitor the performance, suitability, objectivity and independence of the external auditor annually. To meet this objective, the AC establishes policies and procedures that consider among others:
- The criteria to guide decisions on the appointment and re-appointment of the external auditor. The criteria should include an assessment of the competence, audit quality and resource capacity of the external auditor in relation to the audit. The assessment should also consider information presented in the Annual Transparency Report of the audit firm. If the audit firm is not required to issue an Annual Transparency Report, the AC is encouraged to engage the audit firm on matters typically covered in an Annual Transparency Report including the audit firm's governance and leadership structure as well as measures undertaken by the firm to uphold audit quality and manage risks;
 - The appropriateness of audit fees to support a quality audit;

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- Requirement for non-audit services to be approved by the AC before they are rendered by the external auditor and its affiliates while taking into account the nature and extent of the non-audit services and the appropriateness of the level of fees. The AC should avoid situations where the audit firm inadvertently assumes the responsibilities of management in the course of providing non-audit services. Such a situation may be a breach of the independence requirements on the part of the audit firm; and
 - obtaining written assurance from the external auditors confirming that they are, and have been, independent throughout the conduct of the audit engagement in accordance with the terms of all relevant professional and regulatory requirements.
 - The conduct of an annual evaluation on the performance of the external auditor and undertaking follow-up measures, where required.
 - Review the Memorandum of Recommendations by the external auditors and the Management's response, including the status of previous audit recommendations.
- 4.3.3 Discuss the following with the external auditor prior to commencement of the audit:
- the nature and scope of audit;
 - the audit plan;
 - co-ordination of audit where more than one audit firm is involved;
 - evaluation of the system of internal controls;
 - effectiveness of the management information system including any suggestions for improvement and Management's response;
 - the audit reports; and
 - any assistance given by Sime Property's and the Group's employees to the auditors.
- 4.3.4 Review and report to the Board whether there is any reason to believe that the external auditor is not suitable for re-appointment.
- 4.3.5 The AC shall meet with the external auditors twice a year without the presence of any executives.

4.4 Related Party Transactions & Conflict of Interest (“COI”)

- 4.4.1 Ensure that Management establishes a comprehensive framework for the purposes of identifying, evaluating, approving, reporting and monitoring conflict of interest situations and related party transactions.
- 4.4.2 Review and report to the Board any related party transactions entered into by Sime Property and the Group to ensure that:
- all on-going transactions are in the best interest of the Group;
 - transactions are in the best interest of the Group;
 - transactions are fair, reasonable and undertaken on the Group’s normal commercial terms;
 - internal control procedures with regard to such transactions are sufficient and review any conflict of interest situations or related party transactions to ensure that interested parties do not abuse their powers to gain unfair advantage; and
 - transaction is not detrimental to the interest of minority shareholders.
- 4.4.3 Review and report to the Board any related party transaction and conflict of interest situation that arose, persist or may arise within the Group including any transaction, procedure or course of conduct that raises questions of management integrity and the measures taken to resolve, eliminate, or mitigate such conflicts.
- 4.4.4 To include in the AC report a summary of any conflict of interest or potential conflict of interest situation reviewed by the AC (excluding a related party transaction), and the measures taken to resolve, eliminate, or mitigate such conflicts.

4.5 Other Matters

- 4.5.1 Prepare an audit committee report at the end of the financial year pursuant to the Listing Requirements.
- 4.5.2 Review and endorse the Statement on Risk Management and Internal Control (“SORMIC”).

4.5.3 Ensure that any matter which results in a breach of the Listing Requirements is reported to Bursa if it has not been satisfactorily resolved.

4.5.4 Undertake any such other functions as may be determined by the Board from time to time.

5. MEETINGS

5.1 Frequency

5.1.1 The AC shall meet at least quarterly in a financial year. The Chairman of the AC, in consultation with the Secretary, should determine the frequency of committee meetings. Additional meetings shall be scheduled as considered necessary by the Chairman of the AC or should circumstances require.

5.1.2 The CAO shall attend meetings of the AC as a permanent invitee unless otherwise decided by the Chairman. The Group Managing Director (“GMD”), GCFO, Group Operating Officers (“COOs”), HGCA and a representative of the external auditors shall normally be invited to attend the meetings.

5.1.3 Other members of the Board may attend the meetings upon the invitation of the AC. Head of Business Units and / or Head of Department may be invited to the meetings where necessary.

5.1.4 The AC shall meet prior to the release of the Sime Property’s quarterly results and annual reports to discuss the proposed disclosures in the quarterly announcements and annual reports.

5.1.5 A member of the AC shall excuse himself/herself from the meeting during discussion or deliberations of any matter which give rise to an actual or perceived conflict of interest situation.

5.2 Notice and Agenda

5.2.1 The Secretary shall issue and circulate the notice of AC meetings confirming the venue, time and date at least five (5) working days before each meeting to the AC committee members and all those who are required to attend the meeting.

- 5.2.2 The agenda for each meeting including relevant documents and information requested by the AC shall be circulated at least five (5) working days before each meeting to the AC members and all those who are required to attend the meeting.
- 5.2.3 The AC meeting agendas shall be the responsibility of the Chairman with input from the members. Where necessary, the agenda shall include input from the GMD, GCFO, COOs and HGCA and / or external auditors.
- 5.2.4 The Chairman may also invite other members of Management and other persons to participate in this process, if necessary.

5.3 Quorum

The quorum for a meeting of the AC shall be three (3) members, with the majority of members present being Independent Directors. In the absence of the Chairman, the members present shall elect a Chairman from amongst them to chair the meeting.

5.4 Meeting Mode

- 5.4.1 A meeting shall normally be conducted face-to-face to enable effective discussion, however, meetings may also be conducted via telephone conferencing, video conferencing or other appropriate means as determined by the AC.
- 5.4.2 The AC may from time to time and if deemed appropriate, consider and approve and / or recommend relevant matters via a Circular Resolution in writing, in lieu of formally convening a meeting. The Circular Resolution shall be as valid and effectual as if it has been passed by a meeting of the AC duly convened. Approval of AC obtained by an AC Circular Resolution must be signed or approved by all AC members subject to 5.5.2.

5.5 Voting

- 5.5.1 All resolutions of the AC shall be adopted by a simple majority vote, each member having one vote. In case of equality of votes, the Chairman of the AC shall have a second or casting vote.
- 5.5.2 An AC member is required to abstain from deliberations and voting in respect of any matter which may give rise to an actual or perceived conflict of interest situation.

5.6 Meeting Minutes

- 5.6.1 The minutes of the meeting shall be action oriented and record the deliberations and decisions of the AC. Minutes shall include compiled Board instructions as Matters Arising for discussion at each AC meeting to ensure proper follow through.
- 5.6.2 Minutes shall be distributed to AC members within three (3) weeks from the meeting. The minutes shall be approved by the Chairman of the meeting at which the proceedings are held or by the Chairman of the next succeeding meeting.
- 5.6.3 Copies of minutes of each meeting shall be distributed to all members of the Board, AC, GMD, GCFO COOs, and HGCA to ensure proper key actions are acted upon.
- 5.6.4 The AC, through its Chairman, shall update the Board on the activities undertaken by the AC at each Board meeting.
- 5.6.5 The HGCA and relevant members of Senior Management shall be provided with the minutes and Matters Arising for follow up on key actions required.

5.7 Secretary

- 5.7.1 The Secretary to the AC shall be the Secretary of the Board or a person recommended by the Secretary and approved by the Board.

5.7.2 The Secretary shall organise and provide assistance at AC meetings and have the following key responsibilities:

- ensure meetings are arranged and held accordingly;
- assist the Chairman in planning the AC's activities;
- draw up meeting agendas in consultation with the AC Chairman and maintain the minutes and draft its scheduled activities for the financial year;
- ensure structured communication channels between the Board and the AC;
- ensure proceedings of meetings are recorded and the minutes circulated in a timely manner, and reviewed by the AC before disseminating them to the Board; and
- ensure AC recommendations presented to the Board are supported by papers that explain the rationale for the AC's recommendations.

6. CONTINUOUS PROFESSIONAL DEVELOPMENT

The AC members shall undertake continuous professional development training to keep themselves abreast of relevant developments in accounting and auditing standards, practices and rules.

7. ANNUAL PERFORMANCE ASSESSMENT

7.1 The AC shall perform a self-assessment annually to assess its effectiveness in carrying out the duties as set out in this Terms of Reference and report the results to the Board

7.2 The Nomination and Remuneration Committee ("NRC") shall review the terms of office and performance of the AC and each of its members annually to determine whether the AC and each of its members have carried out their duties in accordance with this Terms of Reference. The NRC shall seek the views of the Chairman of the AC in its assessment of the performance of members of the AC, other than of the Chairman himself / herself.

7.3 The Board shall also review the composition, performance and effectiveness of the AC and each of its members annually to ensure that the Committee has the right composition, and sufficient, recent and relevant skills and expertise to effectively fulfil their roles.

7.4 All such assessments shall be properly documented.

8. REVIEW OF THE TERMS OF REFERENCE

The AC shall recommend any changes to its Terms of Reference in such manner as the AC deems appropriate to the Board for approval. The Terms of Reference shall be assessed, reviewed and updated where necessary i.e. when there are changes to the Malaysian Code of Corporate Governance, Listing Requirements or any other regulatory requirements. It should also be reviewed and updated when there are changes to the direction or strategies of the Group that may affect the AC's role.