

MEDIA RELEASE

FOR IMMEDIATE RELEASE

UEM SUNRISE STRONGER PROFITS AND ROBUST SALES PERFORMANCE; ON TRACK TO MEET TARGET

- *Revenue up by 21% compared to 1H 2017 contributed by property development and divestment of asset*
- *Profits improved compared to 1H 2017 driven by stronger revenue, higher margin from asset divestment, gain from projects' development cost savings and lower operating expenses*
- *Sales increased by 69% compared to 1H 2017 mainly from Central region*

Digital Media: *UEM Sunrise delivers strong 1H 2018 performance underpinned by improved revenue and stronger profits from both property development activities and asset divestment.*

Full Release: KUALA LUMPUR, 28 August 2018 – UEM Sunrise Berhad (“UEM Sunrise” or the “Company”) today announced its financial results for the six months ended 30 June 2018 (“1H 2018”) where total revenue recorded for the period increased to RM861.1 million compared to RM711.2 million reported for the corresponding period in 2017, an increase of approximately 21%. Together with asset divestment, the revenue contribution from local property development remains strong. Profit after tax and non-controlling interests stood at RM239.1 million, a surge from RM13.5 million for the six months ended 30 June 2017 (“1H 2017”) driven by ongoing development profits, contribution from asset divestment and cost savings.

Property development activities contributed half of the total revenue for 1H 2018, with Almas at Puteri Harbour being the largest contributor, followed by Residensi Sefina in Mont’Kiara and Estuari Gardens, also in Puteri Harbour. The Southern and Central regions contributed equally towards the total development revenue. The Company no longer

MEDIA RELEASE

recognizes revenue for its Australian projects based on progress completion. It is recognising upon completion and settlement in compliance with the adoption of the Malaysian Financial Reporting Standards effective 1 January 2018 for property developers. Revenue from asset divestment registered a contribution of 44% largely from the disposal of lands in Iskandar Puteri to Country View Berhad and RA Suria Sdn Bhd amounting to RM359.2 million; in line with the Company's efforts to continuously pursue its asset divestment strategy as means of generating internal funds and channelling towards increasing its presence in the Central region. The Company recently acquired a 2.9-acre land in Mont'Kiara on 28 June 2018 in addition to the 72.7 acres of land acquired in Kepong in April 2018.

Meanwhile, property development sales for the period was RM663.8 million, higher by 69% compared to the sales achieved in 1H 2017; whereby 45% was contributed by projects in the Central region mainly from Residensi Solaris Parq, Kiara Kasih and Symphony Hills. Southern region contributed 27% largely from Serimbun, Estuari Gardens and Denai Nusantara, while international sales were mostly from its Mayfair project in Melbourne, Australia. The sale of completed properties including Estuari Gardens which is to be completed in the third quarter of 2018 accounted for 26% of total sales. As at 30 June 2018, unbilled sales stood at RM4.9 billion.

To-date, UEM Sunrise has launched properties with a total Gross Development Value ("GDV") of RM354.7 million; comprising mid-market double storey terraced houses in Iskandar Puteri, known as Serimbun and Kiara Kasih, a high-rise Rumah Wilayah Persekutuan (RUMAWIP) project in Segambut, Kuala Lumpur in February and March, respectively. The Company is on track to fulfil its commitment in launching RM1.0 billion worth of properties this year.

MEDIA RELEASE

Commenting on the financial results, Anwar Syahrin Abdul Ajib, Managing Director/Chief Executive Officer of UEM Sunrise said, “We are very pleased with our performance for the first half of the year. Profits have shown improvement compared to the same period last year driven by strong construction progress of Almas, Residensi Sefina and Estuari Gardens, encouraging sales from inventories and realisation of cost savings initiative from various general and projects’ development cost. The gross gain on land disposal to Country View Berhad for RM310.0 million which we signed back in October 2017 to a certain extent cushioned the impact of the Group’s development cycle for Residensi Solaris Parq, Serimbun and Kiara Kasih which are still at the early stages”.

Touching on sales contribution, “We are on track to meet the RM1.2 billion sales target. As at end of June, our property sales have already exceeded half of the year’s target. 22% is contributed from this year’s launches; Serimbun and Kiara Kasih, 52% is from ongoing projects while the remaining 26% is from our completed properties the likes of Symphony Hills in Cyberjaya, Residensi 22 in Mont’Kiara and collectively East Ledang, Nusa Idaman, Teega, Nusa Bayu including Estuari Gardens in Iskandar Puteri. We have been seeing a steady interest in our completed properties following our ‘Easy Own Plan’ campaign, the first series of our asset inventory monetisation scheme embarked in August 2017. This year, we launched the ‘A New Year, A New Home’ campaign in February and recently on 3 August 2018, we launched another one in conjunction with the celebration of the Company’s 50 years of community building”.

He further added, “The latest campaign sees us offering special packages for seven of our properties, namely Estuari Gardens, Almas, Teega, Residensi Ledang and Bayu Angkasa – all located in Iskandar Puteri, and Symphony Hills’ landed and Verdi Ecodominiums in

MEDIA RELEASE

Cyberjaya, with a total of 335 landed and high-rise residences bearing a total GDV of RM386.2 million. On top of various value-added propositions, buying is made easy as down payments are affordable; ranging from RM1,000 to RM10,000 depending on property. These inventory monetisation schemes have continuously proven to be successful as we have managed to reduce inventories by 11% from RM609.7 million as at end of 2017 to RM544.9 million as at end of June 2018”.

His comments on upcoming new launches, “We are committed to launch RM1.0 billion worth of properties this year, expected further launches centred in Central in the mid-market segment next year. Kepong, the 72.7-acre land which we acquired in April is at the planning stage and expected to be unveiled towards the end of the year with the launch of the first residential tower in 2019. In Mont’Kiara, riding on the success of Residensi Solaris Parq, we look forward to launch Residensi Astrea, a unique high-rise low-density condominium with built-ups ranging from 1,364 to 1,859 square feet, with an estimated GDV of RM326.7 million at the end of third quarter of this year. Eugenia, another phase of Serene Heights, Bangi, made up of double storey terraced homes with estimated GDV of RM54.8 million will also be launched in the same quarter”.

On product launches in Iskandar Puteri, “We had a successful launch of Serimbun which as at today has already exceeded 65% take-up. We believe that there is strong demand for mid-market landed residential products. As such, we intend to introduce another similar development in quarter four this year called Iris Residences in Gerbang Nusajaya with an estimated GDV of RM95.3 million. In addition, we plan to launch our first commercial development located within the mature area of Taman Nusantara fronting the Southern Industrial and Logistics Clusters or SILC in quarter four as well. We believe that the RM136.7 million development will be well-received by the market”.

MEDIA RELEASE

On the Company's landbank, "We have approximately 6,200 acres of land in Iskandar Puteri, currently in various stages of planning and development. About 3,000 acres is for development or selective divestment purposes with close to 2,250 acres in Gerbang Nusajaya alone. Being a master developer and landowner, we have the option to generate funds internally via our asset divestment strategy and utilise the funds to acquire lands outside of Johor. Towards this end, we continue to rebalance our landbank portfolio in Central with the purchase of the 72.7-acre land in Kepong, 2.9-acre land in Mont'Kiara recently, as well as 19.2-acre in Equine Park late last year".

In relation to the Company's Australian projects, "We anticipate the completion of Aurora Melbourne Central's first separable portion with GDV of AUD86.6 million in the third quarter of this year, while Conservatory with GDV of AUD318.5 million before year end. Progress completion is already at 73% and 78%, respectively as at end of June. For Mayfair, construction is expected to commence next year with completion expected in 2021".

-Ends-

MEDIA RELEASE

About UEM Sunrise

UEM Sunrise Berhad (“UEM Sunrise” or the “Company”) is a public-listed company and one of Malaysia’s leading property developers. It is the flagship company for township and property development businesses of UEM Group Berhad (“UEM Group”) and Khazanah Nasional Berhad (“Khazanah”). UEM Group is wholly-owned by Khazanah, the strategic investment fund of the Government of Malaysia.

The Company has core competencies in macro township development; high-rise residential, commercial, retail and integrated developments; as well as property management and project & construction services.

In Malaysia, UEM Sunrise is the master developer of Iskandar Puteri, one of the five flagship zones of Iskandar Malaysia and is currently undertaking the development of the area into a regional city. Upon completion, Iskandar Puteri will become the largest fully integrated urban development in Southeast Asia that will provide significant investment, financial and business opportunities to the economic growth and development of the region.

Gerbang Nusajaya, the second phase development of Iskandar Puteri is a 4,551-acre project which features various catalytic developments including Nusajaya Tech Park, Fastrackcity, Melia Residences, Estuari Gardens, Denai Nusantara and Serimbun. Gerbang Nusajaya will be developed over a period of 25 years and will include components such as lifestyle & retail parks, campus offices & industrial parks as well as residential precincts

In the Central Region of Malaysia, UEM Sunrise is renowned for its award-winning and up-market high-rise residential, commercial and mixed-use developments largely in the affluent Mont’Kiara international enclave, featuring projects such as 28 Mont’Kiara, Arcoris Mont’Kiara, Residensi22 Mont’Kiara, Residensi Sefina Mont’Kiara, Residensi Solaris Parq and many more. The Company is responsible for introducing the concept of creative retails in Solaris Dutamas, known as Publika.

UEM Sunrise is also developing a 448-acre integrated township of Serene Heights in Bangi that offers life simple pleasures within a nature-inspired environment. This is in addition to Symphony Hills, an exclusive residential in Cyberjaya. Other projects in the Central Region by UEM Sunrise are located in the Kuala Lumpur City Centre with two joint-ventures in Shah Alam and Seremban.



A member of **UEM Group**

MEDIA RELEASE

Internationally, UEM Sunrise's presence extends into Vancouver, Canada via its 4.8-acre completed mixed-use development, Quintet at Minoru Boulevard City. In Melbourne, Australia, its 92-storey Aurora Melbourne Central is the tallest development in the Central Business District, while the inspiring 42-storey Conservatory located on Mackenzie Street boasts panoramic views over the historic UNESCO World Heritage-listed Royal Exhibition Building and Carlton Gardens. UEM Sunrise's latest launch, Mayfair, located on the prestigious St Kilda Road, heralds ultra-luxurious living with an emphasis on bespoke experiences. In Durban, South Africa, the Company has 30 acres of joint venture beachfront mix development land.

UEM Sunrise is the appointed Project Manager, responsible for development and marketing management of the mega mixed-use developments of Marina One and DUO in Singapore, developed by M+S Pte. Ltd ("M+S"). M+S is jointly-owned by Khazanah and Temasek Holdings Pte Ltd.

Please visit our website at www.uemsunrise.com

Issued by UEM Sunrise Berhad
For media enquiries, please contact:

Emilia Azyyati at emilia.rahman@uemsunrise.uemnet.com /017 380 6937/03 2718 7725 or
Josephine Veeran at josephine.veeran@uemsunrise.uemnet.com /012 226 5096/03 2718 7636.