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FOR IMMEDIATE RELEASE

UEM SUNRISE BERHAD ANNOUNCES SIX MONTHS FINANCIAL RESULTS FOR THE PERIOD ENDED 30 JUNE 2020

- *Property sales, new launches and project progress completion interrupted by Movement Control Order following COVID-19 pandemic.*
- *Losses from foreign exchange and joint venture companies including impairment of inventories affected earnings.*
- *Sales target of RM1 billion including land for the remaining year.*

Digital Media: *UEM Sunrise delivered revenue of RM308 million in the first six months, down by 78% compared to the first half of 2019 mainly due to lower property sales, absence of new launches and slower project progress completion. This is a direct impact of the curtailment in business activities as a result of the Movement Control Order imposed on 18 March 2020. Losses from foreign exchange and joint venture companies including impairment of inventories also contributed to the net loss after non-controlling interests of RM115 million for the period. The Company continues to remain cautious on the current outlook, and the Company is targeting sales of RM1 billion including land for the remaining year.*

Full Release : KUALA LUMPUR, 24 August 2020 – UEM Sunrise Berhad (“UEM Sunrise” or the “Company”) today announced its financial results for the six months ended 30 June 2020. The total revenue recorded for the period dropped to RM308 million from RM1.4 billion in the corresponding period last year mainly due to lower property sales, absence of major new property launches and slower project progress completion. This is a direct impact of the curtailment in business activities as a result of the Movement Control Order (“MCO”) imposed on 18 March 2020. The lower revenue in addition to the losses from foreign exchange and share of results of joint venture companies including impairment of inventories, resulted in a net loss after non-controlling interests of RM115 million for the period.



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Property development activities contributed 79% towards the Company's total revenue; 40% from Central led by Residensi Solaris Parq, Serene Heights Bangi and Kondominium Kiara Kasih, 31% from Southern mostly from Aspira ParkHomes, 68^o Avenue and Aspira Lakehomes and balance of 29% from Australian developments; Conservatory and Aurora Melbourne Central. Investment properties contributed 17% of the total revenue while others contributed 4%.

Sales for the current period was RM151 million; 50% contributed by Central mainly Residensi Astrea, Residensi Solaris Parq and Residensi AVA, 45% from Southern mostly Aspira ParkHomes, Denai Nusantara and Estuari Gardens while the balance 5% was from Conservatory in Melbourne. To-date, the Company launched properties worth RM205 million while its unbilled sales as at 30 June 2020 stood at RM1.7 billion.

Commenting on the financial results, Anwar Syahrin Abdul Ajib, Managing Director/Chief Executive Officer of UEM Sunrise said, "The current market environment remains challenging and uncertain. Bank Negara Malaysia reported that our economy registered a contraction of 17.1% in the second quarter of this year; the worst since the financial crisis in 1998 while unemployment rate stood at 4.9% as at the end of June 2020. With the shutdown in business activities, our top line and bottom line were significantly affected. However, we remain focused in continuously strengthening our balance sheet and cash position. It has a cash balance of RM1.38 billion as at 30 June with a low net gearing of 0.40x, reflecting our ability to settle current loan obligations when required. In the interim, we continue to be on a lookout for strategic landbanks and pursue disposals of non-strategic landbanks to raise additional cash".



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On Australia, “We secured a settlement rate of close to 100% for both Aurora Melbourne Central and Conservatory with 58 units valued at AUD55 million still pending settlement. The target is to achieve full settlement within the next six to nine months. In relation to the recently acquired 1.3-acre freehold land in Collingwood, we have shortlisted a few architects to submit their proposed designs for the project. The process is ongoing. We will also be appointing other main consultants to kickstart the project planning soon”.

On product launches and sales, “We plan to launch around RM650 million worth of properties in Central and RM350 million in Southern. In Central, we launched Frischia, a new phase of Serene Heights Bangi in June and plan to launch high-rise Residensi Allevia in Mont’Kiara towards the end of the third quarter of this year. In Iskandar Puteri, we launched Aspira ParkHomes’ latest phase plus a new residential development Senadi Hills and its commercial development Senadi Square in June and July. This new development is strategically located opposite Horizon Hills at the intersection of Lebuhraya Kota Iskandar and the Coastal Highway and we plan to launch more of it. We are confident that Senadi Hills will repeat the same success as Serimbun, a fully taken up residential development launched in March 2018 near Bukit Indah, which was completed and handed over in February this year”.

“We launched our marketing campaign called ‘The Happy Chase’ in conjunction with the 2020 Home Ownership Campaign (“HOC”). 22 of our projects in Central and Southern will be showcased in the campaign. In addition to the 2020 HOC incentives, buyers also get to benefit from our campaign which offers easy entry, waivers on legal fees, free home appliances as well as free kitchen cabinets for selected developments. These incentives together with current setting of low borrowing costs will drive our sales for the remaining year. As at to-date, we have secured total sales plus commitment of approximately RM500



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million with Residensi AVA in Kiara Bay, Kuala Lumpur capturing the highest interest followed by Serene Heights Bangi and Senadi Hills”.

The Group remains cautious on the outlook and will exercise prudence in managing the challenging environment. It targets a GDV and sales (including land sales) of RM1 billion each for the remaining year.

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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"). 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.

UEM Sunrise is the master developer of Iskandar Puteri, one of the five flagship zones of Iskandar Malaysia. Iskandar Puteri is envisioned to 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. In the Central Region, the Company is renowned for its award-winning and up-market developments, located largely in the affluent Mont'Kiara enclave, Serene Heights Bangi, Bukit Jelutong in Shah Alam, Symphony Hills in Cyberjaya and Seremban as well as the creative retail in Solaris Dutamas, known as Publika. The Company is currently undertaking a flagship development in the 73-acre Kiara Bay in Kepong.

Internationally, the Company extends into Australia, with Aurora Melbourne Central – one of the tallest buildings in the country - and the 42-storey Conservatory, an iconic landmark located in the heart of Melbourne CBD. In Durban, South Africa, the Company has 30 acres of joint venture beachfront mixed development land.

Please visit our website at www.uemsunrise.com.

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