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FOR IMMEDIATE RELEASE

UEM SUNRISE IMPROVED REVENUE IN FIRST HALF 2021 SUSTAINED BY HIGHER PROPERTY DEVELOPMENT AND STRONGER SALES PERFORMANCE

- *Revenue 63% higher compared to the first half of 2020.*
- *Sales improved substantially, reflecting more than a four-fold increase compared to the first half of 2020; 69% from Central region projects and remaining from Southern.*
- *Net gearing is 0.43x while cash balance is RM1.3 billion.*

Digital Media: *UEM Sunrise Berhad's revenue of RM502 million as of 30 June 2021 was up by 63% compared to the first half of 2020 supported by local property development activities. Sales increased by more than four-fold sustained mainly by ongoing projects, 69% contributed by the Central region while the remaining 31% was from Southern. The Company's net gearing as of 30 June 2021 is 0.43x while cash balance is RM1.3 billion. It however recorded a loss after non-controlling interests of RM11.7 million for the first half of 2021 and adopts a cautious outlook in view of the ongoing pandemic and containment measures.*

Full Release : KUALA LUMPUR, 25 August 2021 – UEM Sunrise Berhad (“UEM Sunrise” or the “Company”) today announced its financial results for the six months ended 30 June 2021. The Company recorded an improved revenue of RM502 million compared to the revenue in the first half of 2020 of RM308 million driven by higher construction progress and billings mainly from Residensi Solaris Parq in Dutamas, Aspira ParkHomes in Gerbang Nusajaya, Serene Heights Bangi and higher sales of Estuari Gardens in Puteri Harbour.

In tandem with the revenue, the Company recorded an operating profit of RM41 million compared to a loss of RM38 million in the same period last year. Although supported by favourable contributions from its joint ventures and associates mainly Horizon Hills in Iskandar Puteri and Forest Heights in Seremban, the profit was insufficient to cushion operating expenses and finance costs amongst others, leading to a loss after tax and non-controlling interest of RM11.7 million for the first half of 2021.



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Property sales improved substantially to RM707 million in the current period compared to RM151 million in the same period last year following the spillover of the positive momentum in the second half of 2020. 69% was contributed from projects in the Central region, the highest was Residensi AVA in Kiara Bay, followed by Residensi Allevia in Mont'Kiara and Serene Heights Bangi. The remaining 31% was from Southern specifically Iskandar Puteri, mainly from Estuari Gardens, Senadi Hills and Aspira ParkHomes.

Total GDV of launched properties to-date is RM300 million, all in Central. Depending on the prevailing conditions, it plans to launch a new development in Taman Pertama in Cheras, new phases in Serene Heights Bangi and KAIA Heights' tower B in Equine Park, Seri Kembangan, in Central. In Southern, it plans to launch three new developments; mid-market landed Serassa Greens, commercial development Oasis and attainable landed in Gerbang Nusantara, maintaining its total GDV target of RM1.2 billion this year. Its unbilled sales as of 30 June 2021 is RM2.0 billion.

UEM Sunrise was making progress in terms of recovery having improved its operations and construction activities and demonstrating strong sales performance. However, the imposition of the latest containment measures following the spike in the COVID-19 cases, required the Company to stop construction activities, cease operations of retail complexes and close sales galleries. These are expected to affect recovery and impact its performance in the second half of 2021 although the re-opening of the economy and the easing of the containment measures as the nation pushes to achieve herd immunity by October 2021, may augur well for the Company's performance towards the end of the year.

Commenting on the financial results, Sufian Abdullah, Chief Executive Officer of UEM Sunrise said, "The Company's performance in the first half of the year has improved. We worked hard to ensure no delays in construction activities and continue to engage with



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prospective buyers and secure sales. We have also been active in our efforts to rebalance landbank portfolio and increase presence in the Central region. In August last year, we acquired 11.5 acres in Taman Pertama, Cheras followed by 9.9 acres in Section 13, Petaling Jaya in March this year and another 6.9 acres in Taman Connaught, Cheras in June; a total GDV combination in excess of RM3.5 billion. These acquisitions amongst others, required the Company to borrow more, resulting in an increase in finance cost for this financial period. We are aware of this and are already making plans to scale down the Company's debt in the immediate term. Having said that, our gearing is still at a manageable level".

He further commented, "The current situation does not permit us to recover immediately as we require the ideal product pipeline to ensure sustainability and profitability. We are currently building a position that will allow us to become more effective when we release our products to the market. Once we have stabilised the pipeline and commence deployment on the lands we acquired, we will rebound. This is also subject to the current operating environment in view of the containment measures which are likely to affect our performance in the next two quarters. We may resort to tactical decisions in our launching plans depending on the situation, delaying them so that we can create better product values and manage risks relating to market absorption and take-up".

Touching on the Company's sales performance, "The enforcement of the recent containment measures may affect sales performance as sales galleries were closed for most of the previous quarter and we are unable to construct show units to feature our latest launch, KAIA Heights, the RM655 million GDV high-rise development in Equine Park. Fortunate for us, our digitalisation efforts have been reasonably effective. The incentives offered under our sales programmes such as the partnership with Maybank Islamic's HouzKEY programme and the Home Ownership Campaign have also helped our sales performance, and we will continue to leverage on them".



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“The expected re-opening of the economy and relaxation of containment measures towards the fourth quarter of the year is an opportunity for us to catch up on our operations and construction plans. With plans to launch a number of projects in the second half of the year especially our new development in Taman Pertama, Cheras in the fourth quarter, we look forward to mending our performance towards the end of the year. In the interim, we cautiously maintain our sales target of RM1.2 billion”.

The Company will continue its portfolio rebalancing which will include improving current commercial assets, reviewing current masterplans and acquiring strategically located lands especially in the Central region.

In sharing the Company’s sustainability efforts, “We are happy to share that UEM Sunrise remains a constituent of the FTSE4Good Bursa Malaysia index since its inception in 2014. The latest review as of 21st June saw our score increased from 2.6 to 3.0, demonstrating our commitment to strong ESG practices. We are also honoured to have received the Minority Shareholders Watch Group (MSWG) – ASEAN Corporate Governance Award 2020 in the Industry Excellence Category. In adopting sustainability in our operations and products, we are currently exploring ESG-driven designs to future-proof our products against functionality issues brought about by the pandemic and are working towards formulating the ‘UEM Sunrise product DNA’ which stipulates sustainability as its key pillar. We are also exploring the concept of ‘green financing’ to fund future deserving sustainable projects. As a show of commitment to seeing through these pillars, we have appointed a Chief Development Officer and a Head of Sustainability, subject matter experts with proven track records in their fields. In our latest contribution to the surrounding communities of our developments, we helped 400 B40 families with the distribution of essential goods worth RM250 under the Covid-19 Livelihood Assistance Programme”.



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It is also an active supporter and contributor to the COVID-19 relief and proudly supports the Government's COVID-19 vaccination programme under the tagline "A Shot To Happiness".

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About UEM Sunrise Berhad

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 services. UEM Sunrise is the master developer of Iskandar Puteri, Johor, envisioned to become the largest fully integrated urban development in Southeast Asia. The Company is also renowned as the pioneer developer of award-winning and upmarket developments, located largely in the affluent Mont’Kiara enclave as well as surrounding neighbourhoods in Greater Kuala Lumpur area. UEM Sunrise has extended its mark internationally with acclaimed properties in Singapore, Australia, Canada and South Africa.

Inspired by the ethos and tagline “Find Your Happy”, the Company endeavours to inspire joy and happiness one space at a time, with its people, driven by the core values of C.H.I.E.F. (Caring, Honest, Involved, Enthusiastic, Fun-loving).

Please visit our website at www.uemsunrise.com for more information.

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