



Property

Towards a sustainable township – beyond the bricks and mortar

Veritas Lecture Series 2022

19 October 2022

OUR PURPOSE

To be a Value Multiplier
for people, businesses,
economies and the planet

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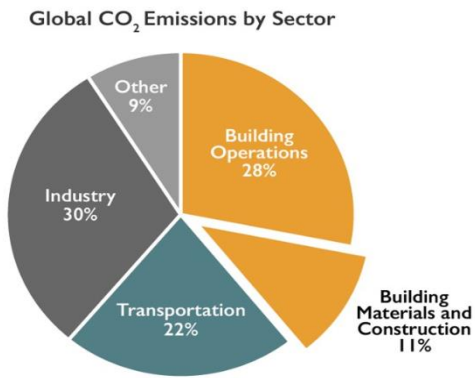
Climate Crisis: The Defining Challenge of our Era

“It’s Time to Act!” – Rethinking Property Development



THE DAVOS AGENDA 2021

We can’t tackle the climate change crisis without changing construction.



Source: © 2018 2030, Inc. / Architecture 2030. All Rights Reserved. Data Sources: UN Environment Global Status Report 2017, EIA International Energy Outlook 2017

39%
of global
emissions from
Real Estate

**Sime
Darby
Property**

35,000 tCO₂-e
Operational carbon emissions
+
Embodied carbon emissions
from developing our products



24% - Steel



21% - Cement



Our Purpose

To be a **Value Multiplier** for people, businesses, economies and the planet

Our Vision

Advancing real estate as a force for collective progress, in harmony with the planet’s resources

Our Mission

To develop, own and manage a thriving asset portfolio, creating value for all stakeholders

Our Experimental Bet: Concept Home 2030

Currently being explored, towards future-proofing our Property Development business;

Multiple options and opportunities exist today for the built environment supply chain to contribute positively

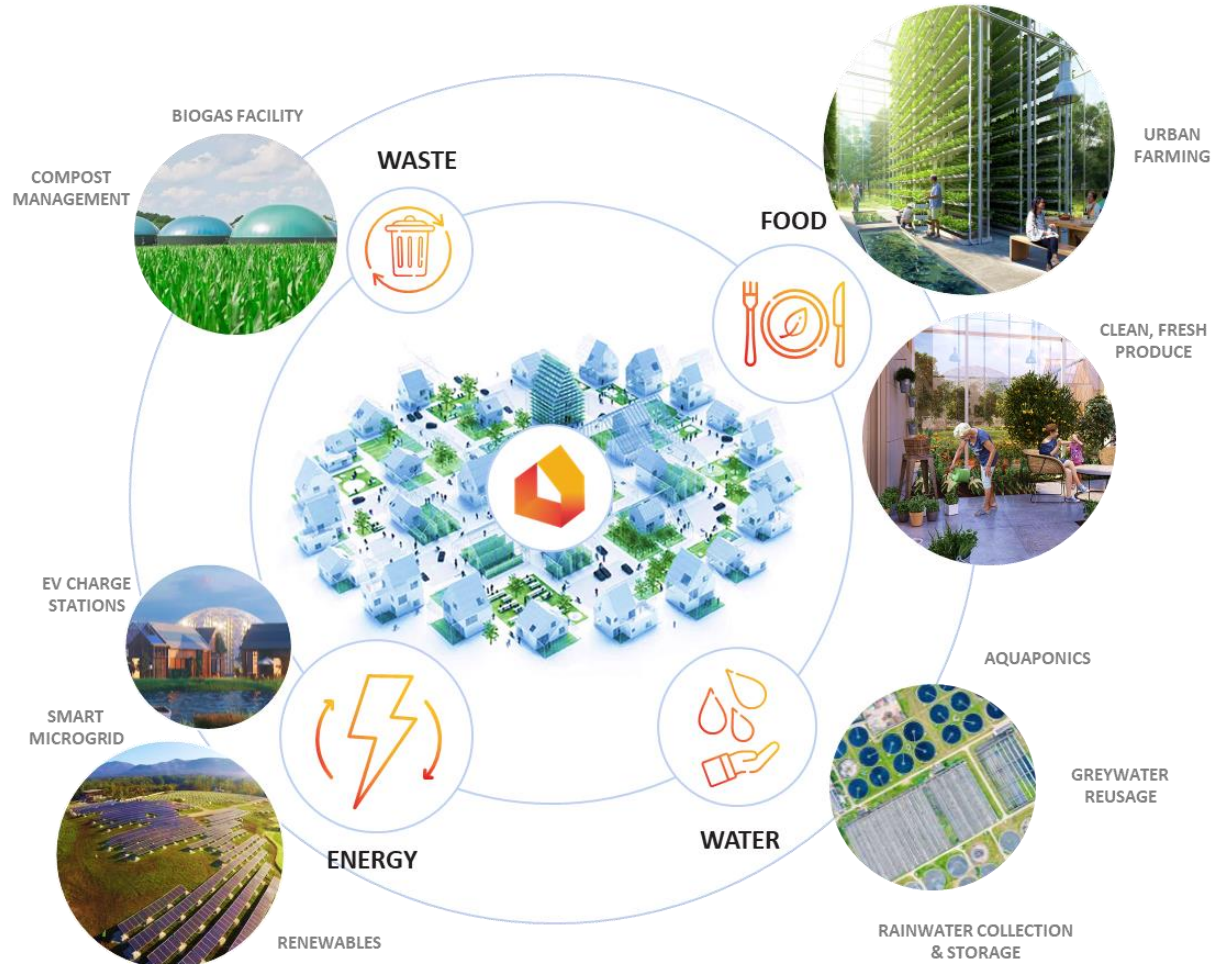


THE NORTH STAR

- To **reimagine** sustainable building, living, & home ownership of **the future** through design, construction, technology & lifestyle; and sharing the concept with the people **today**.



The Self-Sufficient Township



Self-Sufficient Township – Building Community Resilience

1 Climate, Energy & Water



Sustainable Townships are balanced in their ongoing production and consumption of energy and water

2 Ecology & Environment



Sustainable Townships respect their surrounding environment and native ecological systems

3 Community Planning & Design



Sustainable Townships are planned and designed for the benefit of the community

4 Transportation & Connectivity



Sustainable Townships are well-connected places that have a broad range of transportation options

6 Business & Innovation



Sustainable Townships are tailored to respond to local needs in creating business and employment whilst incorporating innovative solutions

5 Building & Resources



Sustainable Townships have a lower impact on resources – by applying the 'more from less' principle



- Climate, Energy and Water
- Ecology & Environment
- Community Planning & Design
- Transportation & Connectivity
- Building & Resources
- Business & Innovation

Take one topic and deep dive: Case Study on Elmina

② Ecology & Environment



Sustainable Townships respect their surrounding environment and native ecological systems

What is Biodiversity?



“Biodiversity refers to the variety of living species on Earth, including plants, animals, bacteria, and fungi.”

What is 'Urban Biodiversity'?

“Urban biodiversity refers to the variety and variability among living organisms found in a city/urban setting and the ecological systems in which they occur.”



NATIONAL POLICY ON
BIOLOGICAL DIVERSITY
2016-2025

For more information, please visit:
www.nre.gov.my
Email: biodiversity@nre.gov.my

GOAL 2: We have significantly reduced direct and indirect pressures on biodiversity.

 **Target 3:** By 2025, biodiversity conservation has been mainstreamed into national development planning and sectoral policies and plans.



For illustration purposes, not SDP's development

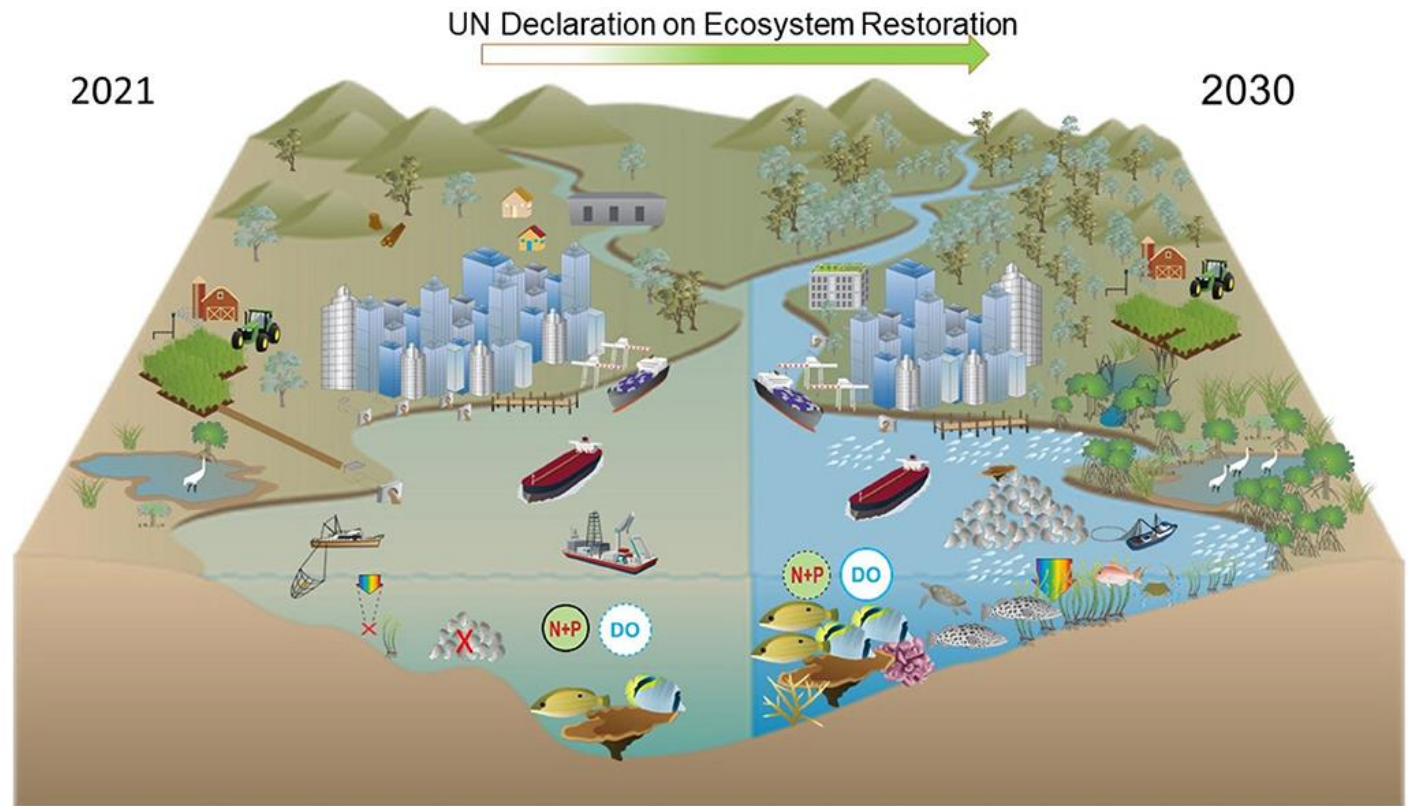
UN Decade on Ecosystem Restorations Aims to Reverse Biodiversity Loss



UNITED NATIONS DECADE ON
**ECOSYSTEM
RESTORATION**
2021-2030

The UN Decade on Ecosystem Restoration **aims to prevent, halt and reverse the degradation of ecosystems on every continent and in every ocean.**

It can help to end poverty, combat climate change and prevent a mass extinction. It will only succeed if everyone plays a part.



Biodiversity Loss




Flooding in 4 states have been linked to a loss of just over **10% of their forest cover from 2001 to 2012**

<https://www.thestar.com.my/news/nation/2022/03/08/floods-55-fatalities-from-december-2021-to-january-2022>

55 died due from Dec 2021 to Jan 2022 & over 50,000 displaced

THE FIVE THREATS TO BIODIVERSITY



Land and Sea use Change
(Including habitat loss and degradation)
Example: Agricultural land use which is responsible for **80%** of the global deforestation




Pollution
Make the environment unsuitable for survival directly and indirectly



Species overexploitation
Example: Overfishing which may decimate global fish populations by 2050



Climate Change
Forcing the animal to shift range or confounding the signals that trigger seasonal events and more



Invasive species and disease
Compete with native species for space, food and other resources; sometimes spread disease that native species have no immunity of

Source: Living Planet Report 2020, WWF.



For illustration purposes, not SDP's development

How do we fix it?

Due to the global cry to restore our biodiversity, the United Nations has launched The UN Decade on Ecosystem Restoration (2021 – 2030) – an urgent call to action to prevent, halt and reverse the degradation of ecosystems on every continent and in every ocean. This global rally aims to help end poverty, combat climate change and prevent a mass extinction, but only if everyone plays a part.

As a responsible corporate citizen and a 'Force for Good', Sime Darby Property (SDP) has pledged to restore urban biodiversity with its comprehensive 2030 Sustainability Goals. A key initiative in the developer's commitment to biodiversity conservation is through tree-planting and reforestation efforts.

Through strategic partnerships with conservation specialists, SDP will undertake rigorous biodiversity assessments and drive the inclusion of endangered, rare and threatened tree (ERT) species in its landscaping with the goal of transforming green spaces within their developments into a genetic store and subsequently, encourage wildlife to flourish.

Watch the full video to find out more.

Restoring Biodiversity at the City Of Elmina from Planning, Implementation and Monitoring

Going Green just makes Business Sense...but it's more than that

2014

<https://www.simedarbyproperty.com › press-releases › s...>

Sime Darby Property s New Launches at City of Elmina 100 ...

Sime Darby Property s New **Launches** at City of **Elmina** 100% Sold ... Corridor witnessed another **successful launch** of its latest residential homes recently.

2016

<https://www.simedarbyproperty.com › press-releases › s...>

Sime Darby Property Launches Elmina Valley Phase 3

8 billion. In total, Sime Darby Property has **launched** 650 residential units within 6 months since **Elmina Valley** was first **launched** in February 2016. The **success** ...

2022

<https://www.simedarbyproperty.com › press-releases › s...>

Sime Darby Property Achieves 100% Take-Up for City of ...

4 Jul 2022 — ... Property" or "Company") continues its string of **successful** residential **launches** with a 100% take-up rate for the new flexi-linked **Elmina** ...

Envisioned by the Dalai Lama, "a force for good" is **action inspired by a genuine concern for others**. When we act with compassion, the seeds we plant today can change the course of our shared tomorrow. Help us light up our world.



Sime Darby Property Determined to be a Force for Good











City Of Elmina Landscape Masterplan

2,700	acre of Tasik Subang Dam Forest Reserve
300	acre of Elmina Central Park (town park & eco recreation)
145	acre of local parks & green spaces
210,000	trees to be planted (Tree to tree re-planting)
21,000	10% of total trees are Endangered Rare and Threatened Tree (ERT) species from the IUCN Red list

<p>DENAI ALAM (1,000acres)</p> <p>98% completed (Matured township)</p>
<p>BUKIT SUBANG (250acres)</p> <p>100% completed (Matured Township)</p>
<p>ELMINA EAST (1,088acres)</p> <p>80 % completed (Matured Township)</p>
<p>ELMINA WEST (2,662acres)</p> <p>Elmina West is the latest township in the making to complete the 5000 acres City of Elmina. The township launch its 1st product in 2016 and the latest product launched in August 2022(EG4a).</p>

Key Features of The Masterplan		
 300-acre Central Park	 480-acre Local Parks	 2,700-acre Forest Reserve
 300-acre Elmina City Centre	 42-acre Wellness Hub	 90km Jogging and Cycling Track

Wildlife Spotted



Species: Sunda pangolin
IUCN Status: Critically
Endangered



Species: Malayan Tapir
IUCN Status: Endangered

73F 23C 2021/03/22 05:45:12



Species: Smooth-coated Otter
IUCN Status: Vulnerable



Species: Purple Heron
IUCN Status: Least Concerned
Spotted at Community Park and
Wildlife Park

Efforts In Restoring Biodiversity Loss

Elmina Rainforest Knowledge Centre (ERKC) & Elmina Living Collection Nursery (ELCN)

Partnership with NGO:
expert in Rainforest Conservation - TRCRC



TROPICAL RAINFOREST
CONSERVATION
& RESEARCH CENTRE





ELMINA LIVING COLLECTION NURSERY (ELCN)

KEY INFORMATION

- 01** Completed Oct 2020, 2.24 acres
- 02** Operated by TRCRC
- 03** Complete with built in irrigation system:
sprinklers and water mist
- 04** Focus on Endangered, Rare & Threatened Species



Rewilding and Biodiversity Corridor in City of Elmina

The 2km corridor will restore soil health coupled with dense planting equates to very high carbon sequestration. + education & recreation for communities.



KEY TAKEAWAYS

To rewild the forest park as a starting point for the biodiversity link to create urban biodiversity corridor among living organisms in City of Elmina for future generations by creating biodiversity corridors link that connect green spaces within the city and allow animals to travel from one greenery to another.

ELMINA FOREST PARK CURRENT STATUS AT SITE

An aerial photograph of the Elmina Forest Park construction site. The landscape is a mix of red soil, green grass, and numerous young trees planted in rows. Winding paths are visible through the site. In the background, there are hills and some buildings. Construction equipment, including an excavator and a bulldozer, is visible in the lower right area.

46
types
of forest tree
species

1495
trees
planted

322
ERT Species
planted

Denser planting, diversity of species consulted with our NGO partner, TRCRC expert in rainforest conservation. Collaboration client, landscape architect, contractor and TRCRC.

Elmina Wildlife Park – prime for rewilding

Semi matured acacia species

Minimal hardscape

Wetland Design
Guideline



“...is the most interesting and most natural wetland ecosystem in the City of Elmina development”.

Source: Wetlands International. Compilation of Interim Report, Design Guidelines and Observation Report for the Constructed Wetlands in City of Elmina. 2019

Application Of The Elmina Central Park As Arboretum

Summary Of Trees Species And Planting

‘Increasing variety and variability ...’

Area	Summary Of Trees Species	Summary Of Trees Quantity (Nos)
		Planted To-date
<ul style="list-style-type: none"> Urban Park Art & Cultural Park Forest Park 	104 Species	447 Nos 1,495 Nos
<ul style="list-style-type: none"> Community Park Pond 9 	59 Species	1,700 Nos
<ul style="list-style-type: none"> Sports Park Pond 5 Pond 6 	39 Species	815 Nos 1,138 Nos 1,350 Nos
Total Trees	205 Species (34 Species Listed Under IUCN)	6,945 Nos

Elmina Eco Forest Trail



Property

COMPLETED ON SITE (700m Trail)



Understanding and engaging key Stakeholders

Active ongoing dialogue with authorities necessary to understand each other



Their varied concerns...

- Maintenance cost
- More open lawns
- Promoting fruit trees
- Far planting distance (to reduce maintenance cost)
- Undisturbed water bodies
- No intruders into the Subang Dam area or forest reserve
- Preserving the natural forest heritage
- Spread awareness on conservation of trees



Educating corporates, communities, students...on Restoring Biodiversity



Summary



- Towards a Self-Sustaining Township is a long journey
 - Just one of the six elements involve a lot of investment in resources
 - Building capabilities is key underpinned by a strong sense of purpose.
- Stakeholders need to be engaged to understand and appreciate and see in action how Triple Bottom Line is executed



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businesses, economies and the
planet



Property

Thank You

Sime Darby Property Berhad 197301002148 (15631-P)

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