

Sime Darby Property to Develop Additional Data Centres at Elmina Business Park

- Located on a 77-acre site at Elmina Business Park, completion targeted for 2027;
- 20-year lease value of up to RM5.6 billion;
- Enhances Selangor's position as a key digital hub in Malaysia.

ARA DAMANSARA, 2 DECEMBER 2024 – Sime Darby Property Berhad ("Sime Darby Property" or "Group") is pleased to announce the signing of a new build-and-lease agreement with Pearl Computing Malaysia Sdn Bhd ("Pearl Computing"), a wholly-owned subsidiary of a multinational technology company. This new agreement will see the development of additional data centre facilities.

The data centre facilities will be developed to meet customised specifications and infrastructure requirements, on a 77-acre site at Elmina Business Park. These facilities will be located in close proximity to Pearl Computing's first data centre, which is currently under construction and targeted for completion in early 2026.

With its well-established infrastructure, strategic location, and thoughtfully designed master plan, the 1,500-acre, award-winning industrial township of Elmina Business Park, which is Klang Valley's largest freehold industrial business hub, has become a preferred destination for technology-driven industries. Securing these additional data centre projects further accelerates the township's development into a thriving industrial hub, elevating its appeal to global corporations.

Infrastructure development at the site is currently underway, with completion of construction targeted for 2027. Following that, the parties will enter into a 20-year lease valued at up to RM5.6 billion, with options to renew for two additional five-year terms. This realises the Group's SHIFT25 strategy by significantly increasing recurring income and expanding the Investment & Asset Management ("IAM") segment's assets under management.

Dato' Seri Azmir Merican, Sime Darby Property's Group Managing Director said, "This agreement reflects Sime Darby Property's ability to deliver, own, and lease data centres that meet the demands of the global digital economy, exemplifying the technical sophistication and operational reliability required for mission-critical, complex infrastructure assets."

Added Dato' Seri Azmir, "The presence of these data centres in Elmina Business Park enhances Selangor's attractiveness as a key digital hub for Malaysia, buoyed by Selangor's well-developed infrastructure, business-friendly policies, and collaborative efforts of authorities. We extend our sincere gratitude to the Federal Government, Selangor State Government, as well as the Selayang Municipal Council ("MPS"), Tenaga Nasional Berhad, and Air Selangor, for their invaluable support in bringing these projects to fruition."

This agreement builds on Sime Darby Property's maiden data centre collaboration, announced in May this year, which marked the Group's entry into the data centre segment. These initiatives represent a robust expansion into the high-value data centre asset class and affirm Sime Darby Property's position as a key enabler of Malaysia's digital transformation journey.

-END OF PRESS RELEASE-

About Sime Darby Property Berhad

With over 50 years of experience, Sime Darby Property leads in creating master-planned communities, setting the benchmark for quality, innovation, and sustainability in residential, integrated and high-rise projects within its 25 townships and developments across Malaysia.

As it transitions into a real estate company by 2025, the company drives the industrial and logistics segment in Elmina Business Park, Bandar Bukit Raja, Hamilton Nilai City, and the Pagoh Special Economic Zone. Propelling its recurring income portfolio, Sime Darby Property is also the first public-listed property developer in Malaysia to venture into the creation of development funds in the industrial and logistics sector.

The company has pledged to achieve Net Zero carbon emissions by 2050, referencing the science-based target of limiting global temperature rise to 1.5°C. A consistent champion for biodiversity, Sime Darby Property is a constituent of the MSCI ACWI Small Cap Index with an MSCI ESG Rating of BBB and is rated by the Carbon Disclosure Project.

Part of the respectable Malaysian consortium that successfully regenerated the iconic Battersea Power Station in the United Kingdom, Sime Darby Property also owns the multi-award-winning Kuala Lumpur Golf & Country Club, which hosts the prestigious PGA-sanctioned Maybank Championship.

Driven by its Purpose to be a Value Multiplier for people, businesses, economies, and the planet, Sime Darby Property, through its philanthropic arm, Yayasan Sime Darby, continuously creates positive social impacts for the communities it serves.

Sime Darby Property has been recognised as Malaysia's number one property developer at 'The Edge Malaysia's Top Property Developers Awards 2024', with other notable achievements, including Gold and Silver wins at the prestigious FIABCI World Prix d'Excellence Awards 2023, All-Stars at the StarProperty Awards 2024 and All-Stars at the StarProperty Awards 2023, a number one ranking for the Top of The Chart Award in the RM1 billion and above market capitalisation category at the Malaysia Developer Awards 2024, a Top 10 Developers (Malaysia) Award at the BCI Asia Awards 2024, a Platinum ranking in the Property Development category at the Putra Brand Awards 2023, and a People's Choice Award at the PropertyGuru Asia Awards Malaysia 2024. Apart from that, Sime Darby Property is listed on the Fortune Southeast Asia 500 list, one of only 89 Malaysian companies to be featured on the inaugural listicle.

For more information log on to www.simedarbyproperty.com

Media Contact: Alia Mior Azhar | +6010-433 4268 | alia.miorazhar@simedarbyproperty.com

For General Enquiries please e-mail: group.communications@simedarbyproperty.com