FOR IMMEDIATE RELEASE

Sime Darby Property Awards RM1.26B Contract to IJM Construction for Hyperscale Data Centre at Elmina Business Park

- Sime Darby Property awarded RM1.26 billion contract to IJM Construction;
- Project on 77-acre site reinforces Elmina Business Park as a premier industrial hub;
- Construction will start in late 2025 and is expected to complete by mid-2027;
- Advances Sime Darby Property's SHIFT25 strategy, growing its Investment & Asset Management portfolio.

ARA DAMANSARA, 24 October 2025 – Sime Darby Property Berhad ("Sime Darby Property" or the "Group") is pleased to announce that it has awarded a RM1.26 billion contract to IJM Construction Sdn. Bhd. ("IJM Construction"), a wholly owned subsidiary of IJM Corporation Berhad ("IJM"), for the main building works of a hyperscale data centre at Elmina Business Park.

The contract, awarded through the Group's wholly-owned subsidiary Sime Darby Property (EBP Asset II) Sdn. Bhd. ("SDPEBP II"), covers the construction, completion, testing, and commissioning of the facility's core and shell, along with related infrastructure works.

The contract award marks the main construction phase for the hyperscale data centre, which Sime Darby Property previously secured through a long-term build-and-lease agreement announced in December 2024 with Pearl Computing Malaysia Sdn. Bhd., a wholly-owned subsidiary of Raiden APAC Pte. Ltd. Construction is scheduled to commence in the fourth quarter of 2025, with completion targeted for the second quarter of 2027. The contract was awarded following a competitive tender process.

Spanning approximately 77 acres, the project reinforces Sime Darby Property's ambition to establish Elmina Business Park as a regional hub for technology-driven developments. It also advances advances Sime Darby Property's SHIFT25 strategy by expanding its recurring income base under the Group's Investment & Asset Management division, while reinforcing Elmina Business Park's position as a premier industrial and technology hub.

Dato' Seri Azmir Merican, Group Managing Director and Chief Executive Officer of Sime Darby Property, said the partnership highlights the Group's commitment to delivering world-class assets through trusted collaborations. "This contract award marks another milestone in our journey to build Malaysia's next generation of digital infrastructure. We are building a high-tech, mission-critical asset that will serve the demands of the global digital economy. We are pleased to partner with IJM Construction, a company with a proven track record in delivering complex, large-scale projects, to execute the construction of this state-of-the-art facility."

The hyperscale data centre is part of Sime Darby Property's broader vision to develop Elmina Business Park into a leading destination for industrial and technology-driven developments in Selangor. Its strategic location, integrated ecosystem, and modern infrastructure make it an ideal base for local and international corporations seeking reliable and sustainable industrial solutions.

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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 26 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, and Hamilton Nilai City. 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, is rated by the Carbon Disclosure Project, and has been re-included in both the FTSE4Good Bursa Malaysia Index and the FTSE4Good Bursa Malaysia Shariah Index, affirming its commitment to strong ESG practices.

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 LPGA-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, number one in the All-Stars Award at the StarProperty Awards 2025, 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.

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