

Sime Darby Property and MYDIN Break Ground on Automated Distribution Centre at City of Elmina

- Partnership between two household local brands and economic drivers strengthens national supply chain and logistics capabilities;
- The RM450 million facility reinforces the City of Elmina's position as a premier industrial ecosystem and engine for regional growth;
- Marking a shift to "Smart Logistics," the project features fully automated solutions to increase throughput by 240%.

ARA DAMANSARA, 8 December 2025 – Sime Darby Property Berhad (“Sime Darby Property” or the “Group”) and Mydin Mohamed Holdings Berhad (“MYDIN”), Malaysia’s largest halal hypermarket and retail chain, today officiated the groundbreaking of a fully automated distribution centre, marking a convergence of legacies between two renowned Malaysian brands.

The ceremony was officiated by Yang Amat Berhormat Dato' Seri Haji Amirudin bin Shari, Menteri Besar of Selangor, signalling the state's confidence in the project as a strategic injection of growth into Selangor's economic landscape.

The RM450 million development is located in the City of Elmina, an award-winning master-planned township that is evolving into a key economic powerhouse for the state. Spanning 19.0 acres of prime freehold land with a built-up area of 786,000 sq. ft., the facility will serve as a vital addition to national supply chain security. It is being developed under Sime Darby Property's signature Built-to-Suit to Lease (“BTSL”) model, reflecting a shift from traditional developer-tenant relationships to long-term strategic partnerships.

Located within Elmina's integrated industrial ecosystem, the facility will leverage the township's connectivity, utility readiness, and the Group's capability in ready-built and built-to-specification solutions for next-generation logistics, advanced manufacturing, and high-performance enterprises.

Sime Darby Property's Group Managing Director & Chief Executive Officer, Dato' Seri Azmir Merican, said, “This partnership reflects the increasing confidence placed in

our industrial proposition – not just as a developer, but as a long-term ecosystem builder. We are honoured to partner with MYDIN to deliver a facility that represents the future of Malaysian commerce, where heritage meets high-tech.”

Designed to enhance MYDIN's operational efficiencies and address challenges of its existing warehouse operations, the new distribution centre will anchor MYDIN's logistics transformation, improving fulfilment speeds, inventory accuracy, and operational resilience across its nationwide retail network.

Managing Director of Mydin Mohamed Holdings Berhad, Datuk Wira (Dr) Ameer Ali Mydin, said, “We view this strategic and timely investment in Sime Darby Property's City of Elmina as a significant enabler, allowing MYDIN to upscale boldly and innovatively with cutting- edge technology. The expansion will also allow for more talent development and upskilling.”

He added, “As a result, we are elevating our role as a key player in Malaysia's competitive retail and supply chain ecosystem while serving our customers more efficiently and more rapidly. Being a progressive leader is also essential for the country's industrial goals and halal sector development”.

Backed by a long-term lease of 15 years, the distribution centre will feature an advanced Automated Storage and Retrieval System (“ASRS”) that is expected to deliver a 240% increase in throughput capacity, a 36% boost in pallet storage, and a more than 50% reduction in low labour requirements, as well as substantial cost savings in energy and equipment use.

Beyond operational enhancements for MYDIN, the project is expected to stimulate positive spillover effects by strengthening the business ecosystem in Elmina, and the greater Klang Valley. It is also anticipated to create demand for higher-skilled jobs in automation, logistics technology, and data-driven warehouse operations

Strategically located, the City of Elmina offers direct accessibility to the Klang Valley logistics belt through five major highways: the North-South Expressway (“NSE”), Guthrie Corridor Expressway (“GCE”), Kuala Lumpur–Kuala Selangor Expressway (“LATAR”), Damansara-Shah Alam Elevated Expressway (“DASH”), and the New

Klang Valley Expressway (“NKVE”), enabling efficient movement of goods for national distribution. The township also features ESG-ready infrastructure and organised industrial clusters, supporting long-term operations for logistics and high-tech industries.

Construction is expected to be completed in Q3 2027, positioning the development to strengthen Elmina’s role as a strategic hub for logistics and advanced industries, while delivering long-term economic value to stakeholders, including surrounding communities.

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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 2025’, 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.

For more information, log on to www.simedarbyproperty.com

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