MEDIA RELEASE
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Sime Darby Property and SD Guthrie to Develop Next-Gen Industrial Corridor

Collaboration to create long-term economic growth through the planning and phased development of approximately 3,000 acres in Selangor

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Ara Damansara, 7 November 2025 – Sime Darby Property Berhad ("Sime Darby Property") and SD Guthrie Berhad ("Guthrie") have agreed to develop a next-generation industrial and logistics hub within a 3,000 acre master development plan in Kuala Selangor, Selangor, through a 50:50 joint venture ("JV").

The planned development will begin with 1,000 acres within Guthrie's Jalan Acob, Bukit Kerayong and Bukit Cherakah estates through the JV that will be formalised by the parties via the establishment of a special-purpose vehicle ("SPV").

The development is located in a prime growth area, strategically positioned 40 minutes from Port Klang, and within close proximity to Bandar Bukit Raja ("BBR"), an award-winning township by Sime Darby Property, with direct access to major transport links including the West Coast Expressway ("WCE") and the future East Coast Rail Link ("ECRL").

Datuk Mohamad Helmy Othman Basha, Guthrie's Group Managing Director, said, "This JV reinforces Guthrie's new strategic business direction to forge synergistic alliances that unlock the inherent value in our landbank, particularly in this part of Selangor, while enabling sustainable growth and development for the state."

Mohamad Helmy noted that Guthrie has actively participated in nation building for decades. "Our contributions towards nation building are all around us – critical national assets located on land that was ours – such as the Kuala Lumpur International Airport and the country's administrative capital, Putrajaya. Guthrie will always support national aspirations, but at the same time, safeguarding the interests of our shareholders." He added that Guthrie is excited to be part of this inland development belt that integrates industry, logistics, and sustainability to create a future ready industrial ecosystem.

Dato' Seri Azmir Merican, Group Managing Director & Chief Executive Officer of Sime Darby Property, said, "This opportunity enables Sime Darby Property to undertake holistic master planning and develop future-ready townships to capture the next wave of industrial and logistics demand, driving sustainable economic growth across Selangor's industrial corridor. Its strong connectivity enhances our value proposition to provide integrated industrial solutions for regional supply chains and high-growth industries. This strategic JV with Guthrie positions both companies to deliver long-term value while strengthening Selangor's position as a key driver of Malaysia's industrial growth."

This partnership aims to leverage Sime Darby Property's proven capability in developing sustainable, high-value industrial ecosystems that attract world-class partners and further strengthen Selangor's industrial and logistics landscape through flagship developments such as BBR, a 5,333-acre integrated township known for its sustainable design and thriving industrial ecosystem.

With close to 60% of its landbank allocated for industrial use, BBR is home to Malaysia's first GreenRE Platinum-rated managed industrial park and has become a preferred destination for multinational corporations seeking ready infrastructure, connectivity and ESG-aligned developments.

Building on the momentum of the Guthrie–Sime Darby Property Carey Island JV announced earlier this year, this latest collaboration between the parties supports a regional growth corridor strategy that extends from Klang and Kapar towards Carey Island, linking inland industrial activities with the state's emerging port-city ambitions. With the Government's plans to develop a new world-class port off Carey Island, capitalising on its strategic location neighbouring Port Klang and Pulau Indah, Selangor is positioned to reinforce its standing as Malaysia's leading maritime and logistics hub.

Aligning with Malaysia's New Industrial Master Plan blueprint, the latest development also reflects both companies' shared vision to multiply long-term value for their stakeholders. This holistic development corridor will enable efficient supply chain clustering, stimulate regional enterprise, and generate sustainable socioeconomic value for surrounding communities.

The Companies will make further announcements as material developments occur.

About SD Guthrie Berhad

SD Guthrie Berhad (Guthrie or the Group) is a responsible global leader in Certified Sustainable Palm Oil production, employing over 83,000 people who serve the needs of food consumers and brands in 86 countries. All our palm oil is fully traceable and deforestation-free.

Our 200-year history has led us to where we are today – a leader in innovation, developing next-generation robotics and technology-driven solutions for the palm oil and agri-business sector. We are addressing demand for renewable energy through the creation of solar projects and high-performance industrial parks, drawing on our sustainability leadership to expand our horizons and create a future-ready company.

Sustainability is at the heart of everything we do. As the world's first palm oil company with net-zero greenhouse gas emissions reduction targets approved by the Science Based Targets initiative (SBTi), we push boundaries with our enhanced sustainability framework, "Beyond Zero", driving meaningful change in our sector.

Guthrie operates 234 plantation estates in Malaysia, Indonesia, Papua New Guinea and the Solomon Islands, supported by 11 refineries with a combined annual capacity of four million metric tonnes. We produce 12% of all certified sustainable palm oil in the world. We produce and sell a diverse range of palm oil derivatives including oleochemicals, biodiesel and nutraceuticals, and we are actively engaged in the development and commercialisation of super high-yielding oil palm seeds that are more resistant to the challenges of climate change.

Listed on Bursa Malaysia (KLSE: SDG) with a market capitalisation of RM37.0 billion (USD8.85 billion) as of 6 November 2025, Guthrie is a strategic company of Permodalan Nasional Berhad, Malaysia's largest unit trust company and our major shareholder. We are supported by a large institutional base of investors including Kumpulan Wang Simpanan Pekerja (Employees Provident Fund) and Kumpulan Wang Persaraan (Diperbadankan) (Retirement Fund (Incorporated)).

For more information, visit www.sdguthrie.com.

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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.

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

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