PRESS RELEASE
For Immediate Release
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Eco Business Park 7 sells 221.665 acres to Tera Data Centres for RM1.013 billion

Negeri Sembilan, 22 September 2026: Eco Business Park 7 Sdn Bhd has entered into a conditional sale and purchase agreement ("SPA") today to sell two parcels of industrial lands in Negeri Sembilan to Tera Data Centers (Malaysia) Sdn. Bhd. ("TERA") for approximately RM1.013 billion. The lands, measuring a combined acreage of 221.665 acres, are located within Eco Business Park 7 ("EBP 7") in Mukim Jimah, Port Dickson, Negeri Sembilan.

EBP 7 is developed through a public-private partnership between Eco World Development Group Berhad ("EcoWorld"), SD Guthrie Berhad ("SD Guthrie"), and NS Corporation ("NS Corp"), the state agency responsible for coordinating and driving the Malaysia Vision Valley 2.0 (MVV 2.0) masterplan. This collaboration brings together EcoWorld's expertise in industrial park development, SD Guthrie's extensive land resources, and NS Corp's strategic planning vision for Negeri Sembilan.

TERA is an established data center platform developer building AI-ready, mission-critical campuses across Asia and select global markets. Engineered for hyperscale and high-density AI workloads, the purchaser delivers the scale, speed, and reliability that cloud and next-generation compute demand. The purchaser is part of a Singapore-headquartered digital infrastructure platform with operations in Malaysia, Thailand and Indonesia, focused on developing and operating large-scale digital infrastructure for hyperscale customers. The platform is backed by institutional investors and led by a management team with extensive experience in large-scale digital infrastructure.

Commenting on the deal Dato' Ho Kwee Hong, the Chief Development Officer for EBP 7 said, "EBP 7 is the first industrial development launched within Parcel C of MVV 2.0 to serve as a catalyst for new investment and technological advancement, fostering collaboration among industries, investors and local communities.

Since the project's launch in November 2025, we have sold more than RM800 million industrial lots and ready-built factories within the 1st phase. This includes 'SME Core', an anchor feature to foster and support the growth of local SMEs as well as larger Malaysian industrialists, thus contributing towards the creation of meaningful skilled employment for the state."

The substantial investment by TERA further reinforces EBP 7's vision of creating a high-value, future-ready industrial ecosystem that is well-positioned to attract not only domestic investments but also significant inflows of quality foreign direct investment (FDI). As a renowned leader in the digital economy, TERA's commitment represents a strong vote of confidence in Negeri Sembilan's competitiveness as a preferred destination for high-tech and high-value investments. This milestone underscores the state's growing appeal as an investment hub and supports MVV 2.0's ambition to drive high-impact, sustainable, and inclusive regional growth for the long term.

About SD Guthrie Berhad

We are a responsible global leader in Certified Sustainable Palm Oil production, employing nearly 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.

We operate 232 plantation estates in Malaysia, Indonesia, Papua New Guinea and Solomon Islands, supported by 10 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 RM43.29 billion (USD10.62 billion) as of 21 September 2026, we are 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 Eco World Development Group Berhad (EcoWorld)

EcoWorld is a public-listed Malaysian property developer with 12,280 acres of landbank across the Klang Valley, Iskandar Malaysia, Penang and Negeri Sembilan, and a total estimated gross development value of RM100 billion.

We have five sizeable and diversified revenue pillars: Eco Townships, Eco Rise, Eco Hubs, Eco Business Parks and QUANTUM, enabling us to serve all segments of the real estate market.

- Eco Townships offer beautifully designed landed homes amidst lush greenery and comprehensive lifestyle amenities.
- Eco Rise encompasses our large and growing range of high-rise residential developments as well as our popular and affordable duduk apartments for the young and young-at-heart.
- Eco Hubs comprises shop and strata offices as well as retail spaces located within Eco Townships and integrated developments.
- Eco Business Parks, our green industrial parks are crafted to meet the needs of the 21st-century industrialists, whether large multinationals or SMEs.
- QUANTUM, offers business parks designed to meet the specific requirements of data centres, high technology and high value-added ventures.

Through projects undertaken by EWI Capital Berhad (formerly Eco World International Berhad) from 2015 – 2025 , the EcoWorld brand has also extended its reach to the United Kingdom and Australia. We are honoured to be one of the Top 10 Developers at The Edge Malaysia Property Excellence Awards since 2016. In December 2020, we were included in the FTSE4Good Bursa Malaysia (F4GBM) Index and in April 2021, we became a member of the United Nations Global Compact Malaysia, Brunei & Cambodia (UNGCMYBC) in line with our commitment to sustainability as a foundational value of the Group.

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About NS Corporation

NS Corporation (NS Corp) is a statutory body established under the NS Corporation Enactment 2018 (Enactment 14) by the State Government of Negeri Sembilan. Its core mandate is to promote, manage, and coordinate investments and economic development across the state, as well as to execute any functions or powers delegated by the State Government.

NS Corp has been entrusted to drive economic growth in Negeri Sembilan, particularly through strategic initiatives particularly Malaysia Vision Valley 2.0 (MVV 2.0). NS Corp is the lead agency for Malaysia Vision Valley 2.0 (MVV 2.0), a major economic development corridor spanning approximately 379,087 acres across Seremban and Port Dickson. Strategically located within the southern extension of Greater Kuala Lumpur, MVV 2.0 is envisioned as a key growth engine for Negeri Sembilan, anchored by high-value industries, investment, infrastructure and sustainable development.

As the lead agency for MVV 2.0, NS Corp drives the implementation of the MVV 2.0 masterplan, facilitates strategic investments and coordinates development matters with government agencies, local authorities, infrastructure providers and industry partners. Through public-private partnerships and strategic development initiatives, NS Corp aims to strengthen Negeri Sembilan's competitiveness as an investment destination while creating sustainable economic opportunities and quality employment for the state.
For more information on NS Corp, please visit www.nscorp.gov.my

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