

MEDIA RELEASE

For immediate release

Sime Darby Property and ESR Expand E-Metro Logistics Park in Malaysia with Two New Grade A Facilities

- Completion of Metrohub 4 and start of construction on Metrohub 3, adding more than 2,200,000 sq ft (over 200,000 sqm) of warehouse space in Selangor
- MIXUE secured as the first pre-committed customer in Metrohub 4, alongside the full occupancy of Metrohub 1 and 2, reflecting strong leasing and customer demand



Sime Darby Property and ESR representatives mark the groundbreaking of Metrohub 3 at E-Metro Logistics Park, alongside the completion of Metrohub 4, expanding modern logistics capacity in Selangor

ARA DAMANSARA / SINGAPORE, 10 July 2026 – Sime Darby Property Berhad ("Sime Darby Property") and its joint venture partner, ESR, an Asia-Pacific focused real asset owner and manager, have expanded E-Metro Logistics Park in Bandar Bukit Raja, Selangor, with two new Grade A logistics facilities.

The completion of Metrohub 4 and the commencement of construction on Metrohub 3 will add more than 2,200,000 sq ft (over 200,000 sqm) of warehouse space to one of Malaysia's most strategically connected logistics corridors, further strengthening E-Metro Logistics Park's position as a premier logistics and industrial hub. Located near Port Klang, Malaysia's busiest port, and with direct access to key expressways across the Klang Valley, the park offers customers seamless connectivity to regional and global markets.

The two new facilities respond to sustained demand for modern, well-located logistics space in Selangor. The first two phases – Metrohub 1 and Metrohub 2 – are fully occupied by customers across the e-commerce, third-party logistics, and supply chain sectors.

At circa 1,380,000 sq ft (approximately 130,000 sqm), Metrohub 4 is the largest multi-tenanted ready-built warehouse in the Metrohub portfolio, and will house the regional distribution centre for MIXUE, making the global beverage chain the facility's first pre-committed customer, with its commitment covering 13.4% of Metrohub 4's net lettable area ahead of its opening.

Scheduled for completion in the third quarter of 2027, Metrohub 3 comprises two distinct warehouse blocks, totalling circa 840,000 sq ft (approximately 78,000 sqm). One block includes provision for dangerous goods storage, providing customers with greater flexibility to safely handle a wide range of cargo within a single, integrated facility. Demand for storage of dangerous goods is increasing, driven by the rising imports of EV components, particularly lithium batteries, into the Malaysian market.

Dato' Seri Azmir Merican, Group Managing Director and Chief Executive Officer of Sime Darby Property, said, "E-Metro Logistics Park represents a key component of the industrial and logistics ecosystem within Bandar Bukit Raja, one of our flagship industrial townships in Selangor. The development was made possible via the support of the institutional investors in our inaugural RM1 billion Industrial Development Fund, for which we are appreciative. Upon completion of both Metrohubs, the portfolio size within E-Metro Logistics Park will exceed 4.2 million sq ft of modern warehouse space, advancing our portfolio towards high-specification, institutional-grade logistics facilities targeted for multinational tenants."

Jai Mirpuri, Head of Southeast Asia, ESR, said, "Demand for high-quality logistics infrastructure continues to grow across Southeast Asia, and Malaysia is one of the region's most compelling markets for that investment. Metrohub 3 and 4 represent the next phase of our commitment here, underpinned by a strong partnership with Sime Darby Property and the continued confidence of our capital partners. E-Metro Logistics Park reflects what customers are looking for as they expand and strengthen their supply chains across the region."

David Aboud, Head of Malaysia, ESR, said, "Having been in the Malaysian market since 2021, we have taken a long-term view on where logistics demand will concentrate and how it will evolve. Working closely with Sime Darby Property, we have translated that conviction into modern assets that are strategically located and built for future customer needs. The full occupancy of Metrohub 1 and 2, together with the early customer commitment secured at Metrohub 4, demonstrates the strength of what this partnership delivers on the ground."

Both Metrohub 3 and 4 are designed to meet customers' evolving sustainability and workplace expectations. Targeting LEED Gold certification, the facilities incorporate features such as provision for solar power generation, EV charging stations, LED lighting, enhanced thermal insulation, and water-efficient fittings. Human-centric features, including staff cafeterias, drivers' lounges, and the separation of heavy and light vehicle traffic, further support employee well-being, operational efficiency, and safety.

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About Sime Darby Property Berhad

With over 50 years of experience, Sime Darby Property has evolved from a trusted developer of master-planned communities into a forward-looking real estate company, shaping sustainable ecosystems that support the way people live, work, and thrive. The company has long set the benchmark for quality, innovation and sustainability, delivering residential, integrated and high-rise developments across its 28 townships and developments throughout Malaysia.

Its core business is anchored in two segments: Property Development, which remains a market leader in township and integrated developments, and Investment & Asset Management, focused on driving long-term value creation through strategic asset ownership and management.

In line with its SHIFT32 strategy, Sime Darby Property is accelerating its transition from a pure-play property developer to a diversified real estate company, with a growing focus on recurring income streams. The company continues to lead the industrial and logistics segment through key developments such as Elmina Business Park, Bandar Bukit Raja, and Hamilton Nilai City, and is the first public-listed property developer in Malaysia to establish development funds in this sector.

As A Force For Good, the company has pledged to achieve Net Zero carbon emissions by 2050, referencing the Science Based Targets initiative (SBTi) to limit global temperature rise to 1.5°C. A strong advocate of ESG, Sime Darby Property is a constituent of the MSCI ACWI Small Cap Index with an MSCI ESG Rating of BBB, is assessed by the CDP (Carbon Disclosure Project), and is included in both the FTSE4Good Bursa Malaysia Index and the FTSE4Good Bursa Malaysia Shariah Index, affirming its commitment to strong ESG practices. Through its philanthropic arm, Yayasan Sime Darby, the company continues to deliver meaningful and lasting social impacts across the communities it serves.

Sime Darby Property has received numerous accolades, including being recognised as Malaysia's number one property developer at The Edge Malaysia's Top Property Developers Awards in 2024 and 2025. Other notable achievements include top honours at The Edge Malaysia Best Managed & Sustainable Property Awards 2025, wins at the FIABCI World Prix d'Excellence Awards, StarProperty Awards, Malaysia Developer Awards, Putra Brand Awards, PropertyGuru Asia Awards Malaysia, as well as its inclusion in the Fortune Southeast Asia 500 list for 2025 for the second consecutive year, reflecting its continued leadership in the industry.

For more information, log on to <https://www.simedarbyproperty.com/>.

About ESR

ESR is a leading Asia-Pacific real asset owner and manager focused on logistics real estate and data centres that power the digital economy and supply chain for investors, customers, and communities. Through our fully integrated real asset fund management and development platform, we strive to create value and growth opportunities for our global portfolio of investors. We offer our customers modern space solutions to realise their ambitions across Australia and New Zealand, Japan, South Korea, Greater China, Southeast Asia, and India, including a presence in Europe. Our purpose, Space and Investment Solutions for a Sustainable Future, drives us to manage sustainably and impactfully for the communities we serve to thrive for generations to come. Visit www.esr.com for more information.

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