

FOR IMMEDIATE RELEASE

Sime Darby Property's XME Business Park 2 Achieves Full Take-Up at Preview, Highlighting Strong Market Demand

- Set for completion in 2027, XME Business Park 2 melds a strategic location with advanced facilities, promising significant advantages;
- Boasting a future-ready design with sustainable features, XME Business Park 2 marks another milestone for Sime Darby Property in creating high-demand industrial spaces.

ARA DAMANSARA, 4 OCTOBER 2024 – Sime Darby Property Berhad ("Sime Darby Property" or the "Company") is pleased to announce a 100% take-up rate for XME Business Park 2 during its preview.

Riding on the success of XME Business Park, the newly launched XME Business Park 2 is the Company's latest industrial development, projected for completion in 2027. Situated in the established township of Nilai Impian and adjacent to XME Boulevard, the Company's commercial precinct, this business park is set to become a prime destination for enterprises.

XME Business Park 2 provides 15 ready-built factories with a gross development value ("GDV") of RM66 million. The industrial development features a mix of detached and semi-detached units, with sizes ranging from 8,397 to 18,405 sq.ft., priced between RM 4.5 million to RM9.3 million.

Sime Darby Property's Chief Operating Officer – Township Development, Appollo Leong said: "The 100% take-up rate achieved for XME Business Park 2 at its preview reflects the demand for premium industrial hubs that offer accessibility and future-ready facilities".

"We saw overwhelming interest from a diverse array of industries, including engineering, warehouse operations, automotive, pharmaceutical, and food and beverage, which demonstrates the wide-ranging value and utility of our development," said Appollo.

The appeal of XME Business Park 2 lies in its sustainable building features such as rainwater harvesting, ready infrastructure for solar power installations, and electric vehicle ("EV") charging points.

The business park offers practical and modern facilities including multiple loading bays, a high floor loading capacity of 10 kN/m², triple volume warehouse space with a generous height clearance of nine meters minimum, and a wide main loading area designed to accommodate 40-foot trucks. Additionally, it features expansive two-storey open-plan office spaces, perfectly suited for growing businesses.

Strategically located, XME Business Park 2 provides excellent logistics and connectivity, with direct access to key highways including PLUS, ELITE, and LEKAS. Its proximity to Kuala Lumpur

International Airport, as well as nearby amenities such as shopping centres, educational institutions, and healthcare facilities, further strengthens its appeal as an industrial hub.

He further commented, “The strategic location, coupled with competitive pricing and mature ecosystem, makes XME Business Park 2 an ideal choice for businesses looking to thrive in a supportive and well-connected environment. This aligns with our Purpose to be a Value Multiplier for People, Businesses, Economies, and the Planet.”

Stage 2 of XME Business Park 2 is anticipated to launch in the first quarter of 2025. For more information, visit our sales gallery or call +606-7948383.

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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 25 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, Hamilton Nilai City, and the Pagoh Special Economic Zone. 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 MSCI ESG Rating of BBB and is rated by the Carbon Disclosure Project.

A part of the respectable Malaysian consortium which 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, host to 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 is recognised as the World’s Best with Gold and Silver wins at the FIABCI World Prix d’Excellence Awards 2023, with other notable achievements, including All-Stars at the StarProperty Awards 2023, a Platinum ranking in the Property Development category at the Putra Brand Awards 2023, a Top 10 Developers (Malaysia) Award at the BCI Asia Awards 2023, a People’s Choice Award at the PropertyGuru Asia Awards Malaysia 2023, as well as named one of the nation’s top three property developers at ‘The Edge Malaysia’s Top Property Developers Awards 2023’.

For more information log on to www.simedarbyproperty.com

Media Contact: Alia Mior Azhar | +6010-433 4268 | alia.miorazhar@simedarbyproperty.com

For General Enquiries please e-mail: group.communications@simedarbyproperty.com