

PRESS RELEASE

Suling Hill Development accelerates RM1.3 billion Northern TechValley @ BKE project with key flyover bridge groundbreaking

- *Commences construction of RM30 million flyover bridge to boost park connectivity to Butterworth-Kulim Expressway*
- *Underscores commitment to sustainable, future-ready industrial ecosystem, backed by strong public-private cooperation*

Seberang Perai, Penang, Malaysia, 8 August 2025 - Suling Hill Development Sdn Bhd (Suling Hill Development, Suling Hill 发展有限公司), a joint venture between leading industrial space solutions provider **AME Elite Consortium Berhad** (AME Elite, 腾宇集团, Bloomberg: AME MK) and property developer **Majestic Gen Sdn Bhd** (Majestic Gen, Majestic 集团), reached a new infrastructure milestone for its RM1.3 billion freehold **Northern TechValley @ BKE** industrial park, commencing construction of a new flyover bridge that enhances the park's connectivity to the Butterworth-Kulim Expressway (BKE).

The RM30 million flyover bridge, a private initiative by Suling Hill Development, spans 413 meters and is a core component of the park's infrastructure. It is designed to accelerate logistics efficiency, ease traffic congestion, and enhance mobility for surrounding communities. This commitment to delivering an integrated, high-performance industrial ecosystem is a key initiative to attract high-tech manufacturing to the state.

At the groundbreaking ceremony, Penang State EXCO for Local Government and Town & Country Planning, YB H'ng Mooi Lye (方美镓) pointed to the success of Northern TechValley @ BKE as a result of strong public-private cooperation. He added that the project is strategically aligned with Penang Structure Plan 2030, positioning it as a catalyst for high-value, innovation-driven industries and driving significant job creation.

"Northern TechValley @ BKE represents our strategic expansion into a vibrant Penang market. We are leveraging our expertise in developing and managing industrial parks to create a future-ready ecosystem with best-in-class sustainability principles.

The strong interest from domestic and international companies shows we are addressing a crucial market demand. Our commitment to the park's infrastructure will deliver a competitive advantage for businesses, foster new economic opportunities for the local community, and support Penang's economic blueprint."

Dylan Tan Teck Eng ("陈帝荣")
Director, Suling Hill Development Sdn Bhd
Executive Director and Group CEO, AME Elite Consortium Berhad

Northern TechValley @ BKE, a 176-acre freehold industrial park launched in 2024, is pioneering a new standard for industrial development in the region. Designed as a future-ready launchpad for high-value industries, including E&E, precision engineering, and logistics hubs, the park will strengthen Penang's industrial ecosystem and position Seberang Perai as a key hub.

The park upholds green practices and environmental standards, preserving the lush greenery and natural environment of Suling Hill. It holds GreenRE certification for its township and buildings, which affirms its environmental excellence and will facilitate smoother export

Sustainability is a core design principle. The park integrates extensive garden landscaping to preserve the natural environment and uses durable, eco-conscious materials like stainless steel and high-grade glass, which maximize natural lighting, minimize heat transmission, and provide both aesthetic appeal and long-term resilience.

Embracing the natural context of Suling Hill and Mengkuang Dam, the park preserves its natural landscape and creates a liveable environment with amenities like a recreational park, outdoor gym, lakeside jogging track and multi-purpose hall with sports facilities.

The first phase of the development officially commenced in July 2025, featuring 1-acre, 1½-storey detached factories. These buildings are purpose-built for high functionality, modern architecture, and operational efficiency, with completion targeted for Q3 2026. The new flyover bridge, designed with a single lane ingress from BKE and a single lane egress to the BKE, will reduce travel time and ease logistics for businesses.

About Suling Hill Development Sdn Bhd (www.northerntechvalley.com.my)

Suling Hill Development Sdn Bhd is the progressive developer of Northern TechValley @ BKE, a 176-acre green-inspired, freehold integrated industrial park poised as Penang's next-generation hub for high-value industries. It is a 50:50 joint venture between AME Elite Consortium Berhad and Majestic Gen Sdn Bhd.

About AME Elite Consortium Berhad (<https://ame-elite.com>)

Established since 1995, AME Elite is an integrated and comprehensive industrial space solutions provider: encompassing the development of well-managed industrial parks, the design and construction of large manufacturing plants, the sale and lease of industrial factory units, as well as rental and management of workers' dormitories.

AME Elite possesses in-house construction and engineering expertise, including mechanical and electrical (M&E) engineering, steel structure, and renewable energy solutions.

AME Elite has completed i-Park @ SILC, i-Park @ Indahpura, District 6 and SME City in Johor and is currently constructing i-Park @ Senai Airport City and i-TechValley at SILC in Johor and Northern TechValley @ BKE in Penang.

AME Elite received multiple awards including Best Developer (Malaysia), Best Industrial Developer, and Best Sustainable Developer at the 2024 PropertyGuru Asia Awards Malaysia; World Gold Winner in Industrial Category (i-Park @ Senai Airport City - Phase 1 & 2) at the FIABCI World Prix d'Excellence Awards 2023; Iskandar Malaysia Green Accord Initiative Award (GAIA) 2024; Malaysia Property Award™ 2022 - Industrial Category (i-Park @ Senai Airport City) by FIABCI-Malaysia; World Silver Winner in Industrial Category (i-Park @ Indahpura) at the FIABCI World Prix d'Excellence Awards 2019, Malaysia Property Award™ 2018 (Industrial Category) by FIABCI-Malaysia; Malaysia's Responsible Developer: Building Sustainable Development Award 2018 by Edge Property.

About Majestic Gen Sdn Bhd (<https://majesticgen.com.my>)

Founded on July 29th, 2013, and headquartered in Kuala Lumpur, Majestic Group has rapidly ascended as a prominent force in the real estate and construction sectors. Majestic Gen, formerly known as Majestic Builders Sdn Bhd, has emerged as a symbol of innovation and excellence in property development. With countless completed projects and invaluable experience across all facets of the property industry, Majestic Gen proudly stands as one of Malaysia's leading developers.

As of 2024, Majestic Gen boasts a diverse portfolio of land banks strategically located throughout the country. The company is committed to fortifying its foundations and expanding its core business by launching a variety of residential, commercial, and industrial developments. Through unwavering dedication and strategic foresight, Majestic Gen has achieved remarkable heights, navigating the industry with a firm commitment to its core values.

The present and future of the property landscape are in good hands, as Majestic Gen continues to lead the way in shaping the future of property development, both locally and on the global stage.

Issued for and on behalf of Suling Hill Development Sdn Bhd by Aquilas Advisory (Malaysia) Sdn Bhd.

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