MEDIA RELEASE

UEM Sunrise, AME Elite forge strategic partnership to advance RM4.0 billion industrial park in Gerbang Nusajaya

- ***50:50 joint venture to acquire 402 acres of strategically located freehold land in Gerbang Nusajaya, Iskandar Puteri, Johor for RM972.1 million***
- ***Combines UEM Sunrise's strategic land and master-planning strengths in Iskandar Puteri with AME Elite's industrial park expertise and multinational client network***
- ***Strengthens Gerbang Nusajaya's industrial proposition within the JS-SEZ, supported by direct connectivity to Singapore via the Malaysia-Singapore Second Link Bridge***

ISKANDAR PUTERI, 30 OCTOBER 2026 – UEM Sunrise Berhad ("UEM Sunrise") and AME Elite Consortium Berhad ("AME Elite") have formed a strategic 50:50 joint venture to develop a 402-acre industrial park in Gerbang Nusajaya, with an estimated gross development value ("GDV") of RM4.0 billion. The proposed development will be undertaken in three phases, with the first phase expected to commence by the end of 2027.

The strategic partnership marks a key milestone in the continued growth of Gerbang Nusajaya. Leveraging the complementary strengths of both established property players, the joint venture accelerates the activation of a sizeable industrial land parcel, strengthening the township's proposition as an industrial and business destination within the Johor-Singapore Special Economic Zone ("JS-SEZ").

Gerbang Synergy Sdn Bhd, the joint venture company formed by subsidiaries of UEM Sunrise and AME Elite, namely UEM Land Berhad and AME Development Sdn Bhd, will acquire the freehold land from Nusajaya Rise Sdn Bhd, a wholly-owned subsidiary of UEM Sunrise, for RM972.1 million.

Building on their established commercial relationship through the Southern Industrial & Logistics Clusters ("SiLC") in Iskandar Puteri, the partnership represents a progression towards a longer-term strategic collaboration. It combines UEM Sunrise's strategic landbank, township planning capabilities and longstanding presence in Iskandar Puteri with AME Elite's specialised industrial park development expertise and multinational client network. Together, the partners will deliver purpose-built facilities for global and domestic enterprises across high-value sectors.

UEM Sunrise Berhad Managing Director and Chief Executive Officer, Shaharul Farez Hassan, said the partnership reflects UEM Sunrise's approach to advancing its landbank through disciplined development and collaborations that bring together complementary expertise.

"This strategic partnership marks an important step in the continued development of Gerbang Nusajaya. By bringing together UEM Sunrise's land development and township planning capabilities with AME Elite's specialised industrial expertise and market network, we have the capabilities to accelerate the activation of a compelling industrial proposition for investors."

"The joint venture also reflects our disciplined approach to capital allocation and portfolio optimisation. It enables us to share development investment and execution risks with an experienced partner, while retaining meaningful participation in the long-term value creation of the development. With the momentum surrounding Johor and the JS-SEZ, we believe Gerbang Nusajaya is well positioned to play an increasingly important role in Iskandar Puteri's next phase of growth."

Executive Director and Group CEO of AME Elite Consortium Berhad, Dylan Tan Teck Eng, said**,** "Companies expanding into the JS-SEZ increasingly require fully integrated, ESG-ready operating platforms for speed-to-market. This joint venture expands our long-term development pipeline, reinforcing our foothold in Iskandar Puteri where we have built highly successful industrial parks. We are capitalising on our proven track record to capture the rapid inflow of investments."

"By combining our specialised built-to-suit and industrial park management expertise with UEM Sunrise's strategic masterplan, we are delivering a premier asset tailored for high-value manufacturing. This latest 402-acre project will equip global and domestic players with high-specification facilities, continuing to set the benchmark for industrial real estate."

The development is well poised to participate in the growing industrial and investment activity in Johor, particularly opportunities arising from the JS-SEZ. Johor recorded RM110 billion in approved investments in 2025, making it Malaysia's leading investment destination for the year, of which RM77 billion was attributed to JS-SEZ.

The proposed industrial park seeks to attract high-value foreign and domestic direct investment in sectors such as electrical and electronics (E&E), medical devices and advanced logistics, supporting JS-SEZ's broader aspiration of attracting 100 investment projects and creating 20,000 skilled jobs over its first decade.

Strategically located approximately 15 minutes from the Malaysia-Singapore Second Link and Sultan Abu Bakar Customs, Immigration and Quarantine Complex, the development offers convenient cross-border access to Singapore. It is also well connected to the rest of Peninsular Malaysia via the Second Link Expressway and the wider KTM railway network. Meanwhile, for greater access to global markets, Port of Tanjung Pelepas and Senai International Airport further strengthen its proposition for manufacturers, logistics operators and other industrial businesses.

The project will also draw on AME Elite's experience in developing and managing award-winning industrial parks, including i-Park @ Senai Airport City, i-Park @ Indahpura and i-TechValley at SiLC, to support the development of purpose-built industrial facilities that respond to the rigorous operational and sustainability requirements of high-value industries.

Beyond the immediate development, the strategic partnership is expected to contribute to a more competitive and diversified industrial ecosystem that caters to the evolving needs of domestic and multinational businesses. By combining their respective strengths, UEM Sunrise and AME Elite aim to create an industrial destination that supports investment, generates economic opportunities and delivers sustainable value over the longer term.

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About UEM Sunrise (https://www.uemsunrise.com)

UEM Sunrise Berhad ("UEM Sunrise") is a public listed company and one of Malaysia's leading property developers. It is the flagship company for township and property development businesses of UEM Group Berhad.

With core competencies in macro township development, high-rise residential, commercial, retail and integrated developments, UEM Sunrise plays an instrumental role in the development of Iskandar Puteri, Johor, envisioned to become Southeast Asia's largest fully-integrated urban development. UEM Sunrise is also renowned as the pioneer developer of award-winning and upmarket properties, mainly located in the affluent Mont'Kiara enclave as well as surrounding neighbourhoods in the Greater Kuala Lumpur area. UEM Sunrise has extended its mark internationally, most notably in Australia.

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 developing i-Park @ Senai Airport City and i-TechValley at SILC in Johor, Northern TechValley @ BKE in Penang and i-Park @ Coalfields in Selangor.

AME Elite has received multiple awards, including Hall of Fame – The Best Managed & Sustainable Developer 2026 by The Edge Malaysia, 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.

For more information, please contact:

UEM Sunrise Berhad

Serina Joon
Head, Strategic Communications & Branding
+60 16-982 3858
serina.joon@uemsunrise.com

AME Elite Consortium Berhad

Tay Tze Yi
Investor Relations Officer
+603-2711 1391
tayty@aquilas.com.my