UEM Sunrise and GuocoLand ink first JS-SEZ MoU between Malaysia and Singapore private companies

- *The MoU aims to establish a strategic partnership to jointly develop UEM Sunrise's selected freehold landbank in Iskandar Puteri, in a catalytic partnership to accelerate growth within the Johor-Singapore Special Economic Zone.*
- *The collaboration intends to enhance infrastructure, nurture talent and create a business-friendly ecosystem to attract high-value investments in the region.*
- *With Iskandar Puteri's strategic location near Singapore, Senai Airport and the Port of Tanjung Pelepas, the partnership will drive long-term economic growth and position the area as a thriving business and investment hub.*

ISKANDAR PUTERI, 27 FEBRUARY 2025 – Leading Malaysian property developer UEM Sunrise Berhad ("UEM Sunrise") and Singapore-based real estate group GuocoLand Limited ("GuocoLand") signed a Memorandum of Understanding ("MoU") today to establish a strategic partnership to jointly develop UEM Sunrise's selected freehold landbank in Iskandar Puteri, Johor.

The MoU signing, witnessed by Dato' Onn Hafiz Ghazi, the Chief Minister of Johor, underscores UEM Sunrise's and GuocoLand's commitment to forging strategic partnerships to catalyse development in the Johor-Singapore Special Economic Zone ("JS-SEZ"), reinforcing Iskandar Puteri's position as a key economic hub. Iskandar Puteri is Flagship Zone B of the JS-SEZ, with a focus on manufacturing, business services, digital economy, education, health and tourism.

As part of this collaboration, both developers will together review and activate Iskandar Puteri's potential and in turn enhance its investment attractiveness. It will focus on improving connectivity, fostering talent development and creating a business-friendly ecosystem, acting as a driving force for sustainable economic benefits in the state of Johor and Malaysia.

The MoU covers UEM Sunrise's selected plots of land in Gerbang Nusajaya and Puteri Harbour, which are the two key master plans within Iskandar Puteri. With both companies backed by larger conglomerates with expertise beyond real estate development, the partnership will unlock new opportunities and contribute to Johor's economic aspirations.

Hafizuddin Sulaiman, Officer in Charge and Chief Financial Officer of UEM Sunrise, said "Both UEM Sunrise and GuocoLand bring extensive experience in large-scale integrated developments, making this collaboration a synergy of industry leaders. By leveraging our combined expertise and client networks, we aim to deliver a transformative vision for Iskandar Puteri. This partnership is not just about development, but also about shaping a thriving end-to-end, future-ready economic hub that fuels long-term growth, creates jobs and strengthens the JS-SEZ ecosystem."

UEM Sunrise has played a key role in shaping Iskandar Puteri into a comprehensive urban development and inclusive cosmopolitan community, encompassing a diverse range of sectors. Its existing developments include attainable and affordable residential townships such as the Aspira series and Senadi Hill, commercial and retail hubs, and the upcoming 380-acre industrial park in Gerbang Nusajaya. Beyond infrastructure, UEM Sunrise has strengthened its ecosystem with well-being centres like sports, wellness and hospitality facilities, which collectively enhances the vibrancy and sustainability of Iskandar Puteri.

GuocoLand is a leading real estate group that has a strong track record in property development and property investment in Singapore, China and Malaysia. Its end-to-end capabilities span across the real estate value chain, from planning and design, property investment, property development, and property management to asset management. In addition to premium residential properties, GuocoLand has created distinctive and sustainable integrated mixed developments that uplift and transform their local neighbourhoods, including their flagship Guoco Tower and Guoco Midtown in Singapore. GuocoLand is listed on the Mainboard of the Singapore Exchange and is a member of the Hong Leong Group in Malaysia.

Mr Cheng Hsing Yao, Group Chief Executive Officer of GuocoLand (郑馨尧, 集团总裁, 国浩房地产), said *"*We are excited to partner UEM Sunrise in the development of Iskandar Puteri. UEM Sunrise has strong local expertise in master planning in the location, and they have many well-located sites with strong attributes. GuocoLand will bring along our experience in real estate development and asset management, as well as an understanding of the needs of companies from Singapore, Malaysia and China that wish to establish a presence in the JS-SEZ. Together, our combined expertise will enable us to shape Iskandar Puteri and the wider JS-SEZ through innovative developments."

By capitalising on the strengths of both UEM Sunrise and GuocoLand, this collaboration serves to accelerate Iskandar Puteri's growth. In addition to the existing investment incentives by Malaysian Investment Development Authority ("MIDA"), the growth is further boosted by incentives and support schemes introduced by the governments of Malaysia and Singapore recently to spur investments for the JS-SEZ, including for investors targeting Iskandar Puteri. These measures, such as special tax rates, stamp duty exemptions and capital allowances, further enhance the region's attractiveness to global investors.

The MoU signing was held in conjunction with the opening of UEM Sunrise Gallery Iskandar Puteri, a space dedicated to showcase UEM Sunrise's vision of Iskandar Puteri for the future. Complementing this vision is a new master plan for Gerbang Nusajaya, including a forward-thinking industrial park and the development of a new interchange.

Iskandar Puteri is strategically located near Senai Airport and the Port of Tanjung Pelepas, one of Southeast Asia's busiest ports. Its proximity to Singapore, just 7.5km away from the Tuas checkpoint, further strengthens JS-SEZ as a trade and logistics hub, making it an ideal gateway for regional and international investments.

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About UEM Sunrise Berhad

UEM Sunrise Berhad ("UEM Sunrise" or the "Company") 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 ("UEM Group") and Khazanah Nasional Berhad ("Khazanah").

With core competencies in macro township development, high-rise residential, commercial, retail and integrated developments, UEM Sunrise is the master developer of Iskandar Puteri, Johor, envisioned to become Southeast Asia's largest fully integrated urban development. The Company 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 their mark internationally, including Singapore, Canada and, most notably, Australia.

About GuocoLand Limited

GuocoLand Limited (“GuocoLand”) and its subsidiaries (“the Group”) is a leading real estate group that is focused on its twin engines of growth in Property Investment and Property Development. It develops, invests in and manages a portfolio of quality commercial and mixed-use assets providing stable, recurring rental income with potential for capital appreciation. The Group has a strong track record in creating distinctive integrated mixed-use developments and premium residential properties that uplift and transform their local neighbourhoods.

The Group’s investment properties – the total value of which stood at S$6.58 billion as at 31 December 2024 – are located across its key markets of Singapore, China and Malaysia, such as Guoco Tower and Guoco Midtown in Singapore, Guoco Changfeng City in Shanghai, and Damansara City in Kuala Lumpur. Iconic residential projects of the Group include Wallich Residence, Martin Modern, Meyer Mansion, Midtown Modern, Midtown Bay, Lentor Modern and Lentor Mansion.

The Group’s end-to-end capabilities span across the real estate value chain, from planning and design, property investment, property development, and property management to asset management.

GuocoLand is listed on the Mainboard of the Singapore Exchange. The parent company of GuocoLand is Guoco Group Limited, a company listed on the Main Board of The Stock Exchange of Hong Kong Limited. Both GuocoLand and Guoco Group Limited are members of Hong Leong Group in Malaysia.