

UEM Edgenta Forms Joint Venture with 21 Estates to Expand Property Management Presence in Dubai

KUALA LUMPUR / DUBAI, 12 June 2025 – UEM Edgenta Berhad (“UEM Edgenta”), through its 60%-owned subsidiary Kaizen Owner Association Management Services LLC (“Kaizen”), has entered into a Joint Venture and Shareholders’ Agreement with 21 Estates Group FZCO (“21 Estates”) to establish a new joint venture company (“JV”) in Dubai, United Arab Emirates (UAE).

The newly formed JV, intended to be known as DuaSatu (or any other name mutually agreed upon by Kaizen and 21 Estates and approved by the local regulators), will provide a comprehensive suite of services, including owners’ association and property management services, property management consultancy and advisory, leasing services, and other real estate advisory offerings for master development projects in Dubai, properties located within or owned by Expo City Dubai (ECD), as well as selected sites globally.

This strategic partnership with 21 Estates, an indirect wholly owned subsidiary of Expo City Dubai FZCO, reflects UEM Edgenta’s ongoing commitment to enhancing its capabilities and solutions in the real estate sector, strengthening its international footprint, and unlocking new growth opportunities in the UAE and beyond.

“This joint venture marks an important milestone in UEM Edgenta’s international growth journey as we expand our capabilities and partnerships in key strategic markets,” said Syahrizam Samsudin, Managing Director/Chief Executive Officer of UEM Edgenta. “Dubai’s real estate sector continues to offer tremendous opportunities, and this collaboration with 21 Estates will position us to deliver world-class, technology-driven property management solutions to serve some of the region’s most iconic developments. It also reflects our commitment to building long-term value for our stakeholders while strengthening UEM Edgenta’s brand and leadership in the Middle East.”

“At 21 Estates, we believe in building partnerships that unlock strategic value and deliver long-term impact,” said Rashid Mohammed, General Manager of 21 Estates Group. “This joint venture with UEM Edgenta reflects our shared ambition to elevate service excellence in the property management sector. By combining our local insights with UEM Edgenta’s proven expertise, DuaSatu is well-positioned to deliver integrated, forward-thinking solutions tailored for Dubai’s evolving urban landscape and beyond.”

Aligned with UEM Edgenta's *Edgenta of the Future 2025* strategy, the joint venture is designed to leverage the Group's capabilities in delivering sustainable, technology-driven property management solutions in key international markets. The partnership supports UEM Edgenta's objective of driving sustainable long-term growth while enhancing its value proposition across a diversified client base.

UEM Edgenta is a leading Asset Management and Infrastructure Solutions company with a presence in Malaysia, the Middle East, and Southeast Asia. Its core businesses include Healthcare Solutions, Property & Facility Solutions, Infrastructure Services, Asset Consultancy, and Digital & Technology Services.

For further information on UEM Edgenta, log on to <https://www.uemedgenta.com>.

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About UEM Edgenta Berhad

UEM Edgenta (www.uemedgenta.com) is a leading Asset Management and Infrastructure Solutions company in the region and is a subsidiary of the UEM Group. Listed on the Main Market of Bursa Malaysia Securities Berhad (KLSE: EDGENTA), our expertise covers Healthcare Support and Property & Facility Solutions, and Infrastructure Solutions covering Expressways and Rail, including project management & engineering design capabilities via our Opus Consultants business arm.

Guided by our 'Edgenta of the Future 2025' vision, UEM Edgenta's full suite of business services are driven by technological advancements throughout the business assets' life cycle including consultancy, procurement & construction planning, operations & maintenance, as well as optimisation, rehabilitation and upgrades. Digital solutions across multiple industries positions UEM Edgenta as a powerhouse to become a Technology-Enabled Solutions Company with a focus on healthcare by 2025.

UEM Edgenta has operational presence in Malaysia, Singapore, Indonesia, Taiwan, United Arab Emirates and The Kingdom of Saudi Arabia.