
Mitsui Fudosan Decides to Participate in Landed Housing Development (Total of 683 Units) in Setia EcoHill Project, in Selangor, Malaysia

The 10th project in Malaysia, including residential, commercial, and logistics businesses

Key Points of the Project

- Decision made to participate in the last-stage development project of 683 units of landed housing (hereinafter the “Property”) in Setia EcoHill.
- This marks as Mitsui Fudosan’s first participation in the development of landed housing in Malaysia.
- 2nd JV project with S P Setia Berhad, a major Malaysian developer.

Tokyo, Japan, October 8th, 2025- Mitsui Fudosan Co., Ltd., a leading global real estate company headquartered in Tokyo, announced today that it has decided to participate in a residential development project totaling 683 landed housing units in the “Setia EcoHill” masterplan development in Semenyih, Selangor, Malaysia. The project will be undertaken through its local subsidiary, Mitsui Fudosan (Asia) Malaysia Sdn. Bhd., based in Kuala Lumpur.

This participation marks Mitsui Fudosan’s sixth residential for-sale housing project in Malaysia. Including logistics, rental housing, and commercial facility projects, the company is now involved in a total of 10 projects in the country. The project represents Mitsui Fudosan’s first entry into the landed housing market in Malaysia.

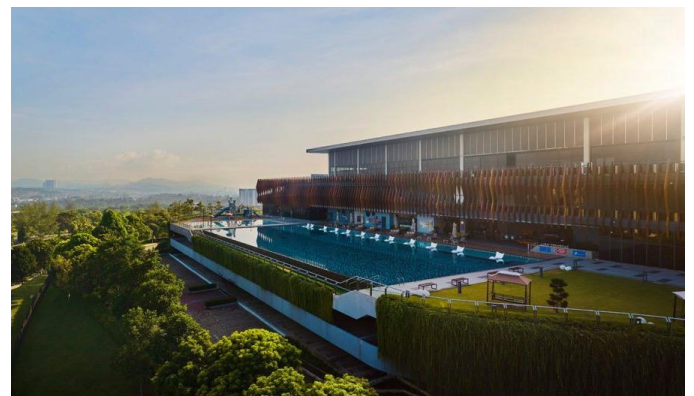
The Property is the final phase of the “Setia EcoHill” master plan, which comprises of approximately 7,000 residential units, retail mall, an international school, and other amenities. This newly announced project represents the final phase of the landed house development in Setia EcoHill.

The homes will be located within a gated community with 24-hour security, along with affluent green spaces and parks. The development also plans to incorporate sustainable and smart features such as EV charging stations and smart locks.

In collaboration with our joint venture partner, and S P Setia Berhad (Location: Selangor, hereinafter S P Setia”), Mitsui Fudosan aims to capture solid housing demand in Malaysia by leveraging the combined strengths of both companies’ strengths in product planning and project execution.



Townscapes of completed area in Setia Ecohill



Club 360- Clubhouse in Setia EcoHill

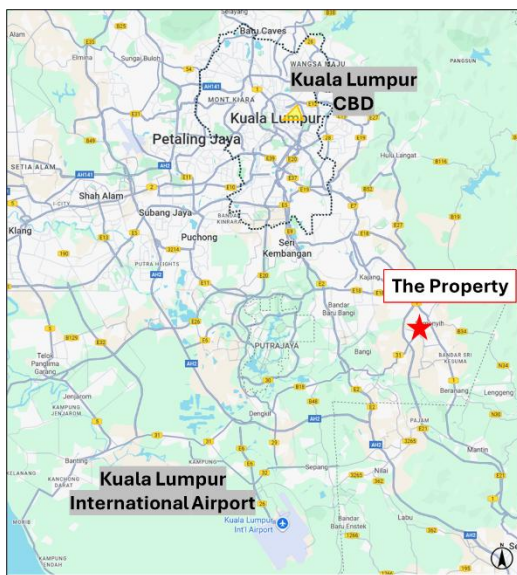
■Location

The Property is located in Semenyih district of Selangor, approximately 35 km south-east of central Kuala Lumpur. Within the EcoHill master plan, amenities such as the Setia EcoHill Mall and an international school — both operated by SP Setia — are already in operation, providing high level of daily convenience. A direct access road to the highway has also been developed by S P Setia to ensure smooth access, and the area is expected to see further development and growth in the near future.

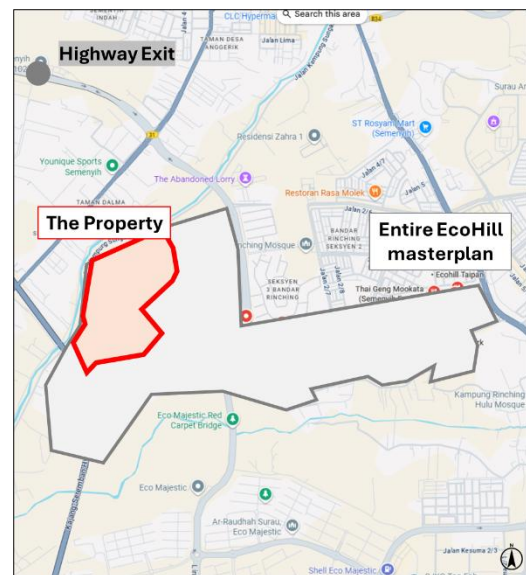
■Project Overview

Location	Setia EcoHill, Semenyih, Selangor, Malaysia
Access	Approx. 2km from the Kajang-Seremban Highway (LEKAS)
Site Area	Approx. 4,929,900 square feet
Use	Landed Housing
No. of Units	683 units
JV Partner	S P Setia Bhd.
Schedule (Planned)	Commencement of construction of first phase in July 2026 Completion of first phase in 2028

Note: The above is based on current plans and is subject to change.



Wide-area view



Close-up view

■About S P Setia Bhd.

S P Setia Berhad is a publicly listed Malaysian company founded in 1974. S P Setia is engaged in integrated projects encompassing planning, development, and management of large-scale, mixed-use facilities, housing (apartments and detached homes), office buildings, and retail facilities. It conducts business in Malaysia, as well as Singapore, Vietnam, Australia, the United Kingdom, and China.

This project is Mitsui Fudosan's second collaboration with S P Setia, following the Setia Federal Hill project in Kuala Lumpur.

■ Mitsui Fudosan's Overseas Business

Mitsui Fudosan has been conducting business in cities in China, Taiwan, Southeast Asia, India, and Australia as well as Western countries such as the US and UK. Its Group long-term vision "& INNOVATION 2030" formulated in April 2024 aspires to "further develop and evolve overseas business," targeting dramatic growth of the Group's business overseas.

In 2015, "Mitsui Outlet Park KILA Sepang" (shopping mall) was opened as Mitsui Fudosan's first commercial facility overseas. In 2016, a joint venture "MFBBCC Retail Mall Sdn Bhd" was established to promote the LaLaport BBCC project. In 2017, "Malaysia Mitsui Fudosan" was established to promote business in Malaysia. The company promotes one logistics facility property and two commercial facility properties and seven housing properties centered on Kuala Lumpur and the surrounding areas. We aim to further expand the business in the future.

■ Sustainability in the Mitsui Fudosan Group

Based on the meaning of its "& mark," "to generate new value with society through cooperation, coexistence and co-creation, we forge ahead, innovating," the Mitsui Fudosan Group views the "creation of social value" and the "creation of economic value" as two wheels of a cart.

Accordingly, we believe that the creation of social value leads to the creation of economic value, and that this economic value then creates even greater social value. Moreover, we identified six Group Materiality priority issues when formulating our new management philosophy in April 2024. These Group Materiality priority issues are (1) Contribute to industrial competitiveness, (2) Coexist with the environment, (3) Health and Vitality, (4) Safety and security, (5) Diversity and inclusion, and (6) Compliance and governance. The Mitsui Fudosan Group will work to address each of the materialities through its core business activities and contribute to the promotion of sustainability.

(References)

- Group Management Philosophy and Long-Term Vision

<https://www.mitsuifudosan.co.jp/english/corporate/innovation2030/>

- Group Materiality

https://www.mitsuifudosan.co.jp/english/esg_csr/approach/materiality/