

## Media release

For immediate release

# Groundbreaking Ceremony for Exio Logistics Hub in City of Elmina

## A green and technology-driven facility strengthening Malaysia's logistics infrastructure

SHAH ALAM, 12 February 2025 – Exio Logistics Sdn. Bhd. (“Exio”), a joint venture between IJM RE Sdn. Bhd., a wholly-owned subsidiary of IJM Corporation Berhad (“IJM”) and FMM Elmina Sdn. Bhd., marked the start of construction for Exio’s logistics hub today with an official groundbreaking ceremony in the City of Elmina, Shah Alam. Officiated by YB Anthony Loke Siew Fook, Minister of Transport, the event was also attended by YB Ng Sze Han, Selangor State Executive for Investment, Trade and Mobility and Kinrara Assemblyman.

Spanning 22 acres of prime freehold land in Elmina East, the logistics hub is fully leased to Storio Sdn. Bhd. (“Storio”), the operator and master tenant. Storio, owned by the shareholders of FMM Elmina, will manage the facility, which consists of two hubs—Storio Hub 1 and 2—with a total floor space of 500,000 square feet. The hubs will accommodate 117,000 pallet positions with a throughput capacity of 240 pallets per hour. This automated, energy-efficient facility is designed to support the evolving needs of Malaysia’s supply chain and e-commerce sectors.

### Technology-Driven Efficiency with a Sustainability Focus

Exio’s logistics hub will feature an advanced Automated Storage and Retrieval System (ASRS), comprising Automated Guided Vehicles (AGVs), a 28-foot racking system, stacker cranes, chain and roller conveyors, roller lifts and automated palletisers.

Designed to support multiple tenants, the facility enables businesses of various scales to leverage automation for improved efficiency and cost-effectiveness without significant capital investment.

A key advantage of ASRS technology is its ability to maximise storage density by utilising vertical space, achieving 4.47 times higher efficiency than traditional warehouses. The hub’s modular design and phased expansion approach further enhance scalability, ensuring it can adapt to future market demands while optimising operational efficiency and land utilisation.

Beyond automation, the logistics hub is designed to achieve GBI NRNC Silver and LEEDv4 Gold certifications, integrating smart logistics technology with sustainable infrastructure. The facility incorporates:

- **Energy efficiency:** Targets a 24% reduction in energy consumption compared to conventional warehouses, supported by an 815 kWp solar photovoltaic system.

- **Water conservation:** Rainwater harvesting systems reduce potable water usage by 15%, with smart water management ensuring optimised efficiency.
- **Optimised land use and automation:** ASRS technology accommodates 61,600 pallet positions per hub within a smaller land footprint, offering over four times the storage capacity of conventional warehouses.
- **Operational efficiency and safety:** AGVs enhance warehouse productivity, reducing energy consumption by up to 75%, while improving workplace safety by minimising manual handling.
- **Sustainable materials:** 10% of construction materials are recycled or sustainably sourced, while 8% of the site is allocated to green landscaping to promote carbon sequestration.

The logistics hub has also secured RM350 million in green financing through a fully subscribed green bond. The financing aligns with ASEAN Green Bond Standards, reinforcing investor confidence in environmentally responsible infrastructure.

### **Strategic Expansion into Industrial Logistics**

Exio's logistics hub represents IJM's expansion into the high-growth industrial logistics sector, leveraging its construction expertise to meet the increasing demands of supply chain transformation, e-commerce growth and sustainable warehousing.

Dato' Lee Chun Fai, Group CEO & Managing Director of IJM Corporation Berhad, said: "This investment aligns with IJM's long-term strategy to expand into high-growth sectors, capitalising on the increasing need for modern, technology-driven logistics solutions. Exio's logistics hub offers a scalable model that integrates automation and sustainability, meeting the operational requirements of today's dynamic supply chain landscape. With our construction capabilities and industry partnerships, we are confident this facility will support businesses seeking efficiency and resilience in their logistics operations."

### **Investor Synergies Driving Long-Term Value**

The joint venture combines IJM's expertise in construction and infrastructure development with the market knowledge and investment focus of FMM Elmina's investors—namely Tan Sri Dato' Teo Chiang Hong of Bandar Utama City Corporation Sdn. Bhd., Datuk Michael Tang of Mettiz Capital Sdn. Bhd., and Mr. Choong Kar Weng of Minlon Sdn. Bhd.

Tan Sri Dato' Teo Chiang Hong, a partner in Exio Logistics Sdn. Bhd., said:

"As supply chains evolve, so must the infrastructure that supports them. This collaboration enables us to develop a logistics facility that integrates automation, efficiency, and sustainability—ensuring businesses have the future-ready infrastructure needed to navigate an increasingly complex market."

**Strategic Location and Connectivity**

Situated within the Selangor growth corridor, Exio's logistics hub provides seamless access to Malaysia's largest trade gateways, including Port Klang, Kuala Lumpur International Airport (KLIA) and major highways including the Guthrie Corridor Expressway (GCE), North-South Expressway (NSE), New Klang Valley Expressway (NKVE), Kuala Lumpur–Kuala Selangor Expressway (LATAR), and Damansara-Shah Alam Elevated Expressway (DASH).

This connectivity to regional and global supply chains positions Exio's hub as a key logistics gateway for businesses looking to optimise distribution efficiency.

**Construction and Outlook**

Construction will commence immediately, with handover to Storio targeted for the first quarter of 2027. In line with its construction expertise, IJM Construction Sdn. Bhd., a wholly-owned subsidiary of IJM, has been awarded the RM284 million contract to build the Exio Logistics Hub, further strengthening IJM's position as a key player in the industrial property sector.

By integrating automation, resource optimisation and sustainable building features, Exio's logistics hub will enhance Malaysia's supply chain resilience while supporting the country's shift towards ESG-driven industrial growth.

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**Photo and caption**



**Photo 1:** An artist's impression of the Exio's logistics hub at the City of Elmina, featuring state-of-the-art warehousing facilities with advanced automation and sustainable design elements.



**Photo 2:** YB Anthony Loke and YB Ng Sze Han with the directors of Exio Logistics. From left, Mr. Choong Kar Weng (Director, Exio Logistics Sdn Bhd), Dato' Edward Chong Sin Kiat (Group Chief Financial Officer, IJM Corporation Berhad), Dato' Lee Chun Fai (Group CEO & Managing Director, IJM Corporation Berhad), Yang Berhormat Tuan Anthony Loke Siew Fook (Minister of Transport, Malaysia), Yang Berhormat Tuan Ng Sze Han (Selangor State Executive for Investment, Trade, and Mobility and ADUN Kinrara), Tan Sri Dato' Teo Chiang Hong (Director, FMM Elmina Sdn Bhd), Datuk Michael Tang Vee Mun (Director, FMM Elmina Sdn Bhd) and Madam Tan Yang Cheng (Director, Exio Logistics Sdn Bhd).



**Photo 3:** YB Anthony Loke and YB Ng Sze Han with the directors of Exio Logistics. From left, Madam Tan Yang Cheng (Director, Exio Logistics Sdn Bhd), Datuk Michael Tang Vee Mun (Director, FMM Elmina Sdn Bhd), Dato' Lee Chun Fai (Group CEO & Managing Director, IJM Corporation Berhad), Yang Berhormat Tuan Anthony Loke Siew Fook (Minister of Transport, Malaysia), Yang Berhormat Tuan Ng Sze Han (Selangor State Executive for Investment, Trade, and Mobility and ADUN Kinrara), Tan Sri Dato' Teo Chiang Hong (Director, FMM Elmina Sdn Bhd), Dato' Edward Chong Sin Kiat (Group Chief Financial Officer, IJM Corporation Berhad), and Mr. Choong Kar Weng (Director, Exio Logistics Sdn Bhd).

#### **About IJM Corporation Berhad**

IJM Corporation Berhad ("IJM"), formed in 1983, today ranks as one of Malaysia's leading conglomerates with an international footprint forged by its four core businesses: construction, property development, industry (quarrying and the manufacture of building materials) and infrastructure concessions. IJM holds leading positions across all its business divisions. Its growth is the direct result of strong leadership, dedicated employees, financial prudence and commitment to good governance and quality.

The Group presently has a market capitalisation of around RM9.23 billion and as of September 2024, the Group employed around 3,500 employees and had total assets of RM20.2 billion.

For more information, visit [www.ijm.com](http://www.ijm.com)

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#### **About FMM Elmina Sdn. Bhd.**

FMM Elmina Sdn. Bhd. is a company founded by Tan Sri Dato' Teo Chiang Hong, Mettiz Capital Sdn. Bhd., and Minlon Sdn. Bhd.

#### **About Storio Sdn. Bhd.**

Storio Sdn Bhd ("Storio") is a warehouse operator that combines AI and robotics to create automated warehouse environments. It empowers companies to significantly reduce their capital and operational costs while also increasing efficiency and productivity.

For more information, visit [www.storio.asia](http://www.storio.asia)