

BUSINESS OVERVIEW

AME REIT is an Islamic REIT with the principal investment policy to invest, directly and indirectly, in a Shariah-compliant portfolio of income producing real estate used primarily for industrial and industrial-related purposes in Malaysia and overseas.

The objective of AME REIT is to provide Unitholders with a stable and growing distribution of income and to achieve long-term growth in its net asset value.

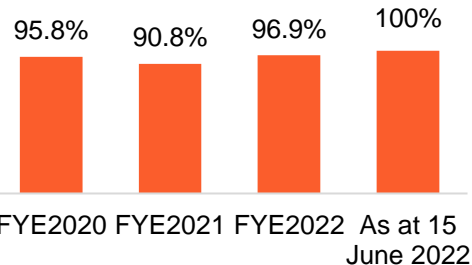
AME REIT's initial portfolio of 34 industrial and industrial-related properties ("Subject Properties") has total appraised value of RM557.0 mil. All are located within or near AME Elite's ("Sponsor") industrial parks in Johor:

- i-Park @ Senai Airport City,
- i-Park @ Indahpura, and
- i-Park @ SILC and District 6 @ SILC.

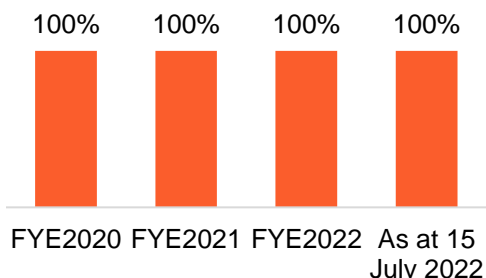
All industrial properties and dormitories were 100%-tenanted as at 15 June 2022 and 15 July 2022 respectively. The industrial properties have attracted various international customers including DHL Express (Malaysia) Sdn Bhd, Federal Express Services (M) Sdn Bhd and Lyreco Office Supplies (Malaysia) Sdn Bhd. The majority of AME REIT's Subject Properties are beneficiaries of environmental, social and corporate governance ("ESG") initiatives by the Sponsor, in light of increasing awareness and requirements to meet ESG standards for tenants and potential tenants.

AVERAGE OCCUPANCY RATES

Industrial Properties (SAC, Indahpura and SILC)

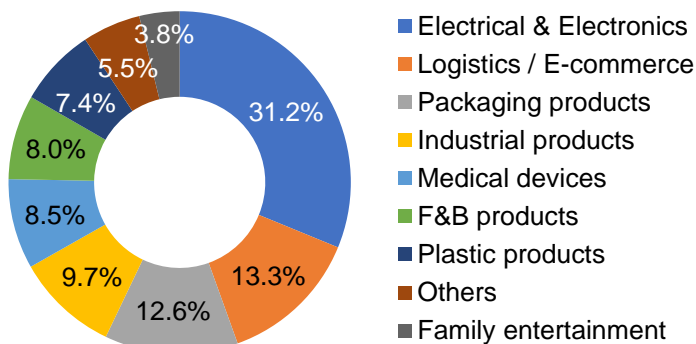


Dormitories

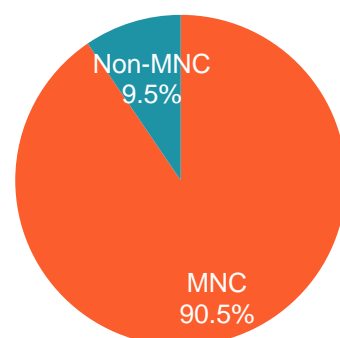


PROPERTY PORTFOLIO (as at 15 June 2022)

Industrial Properties Tenants' Trade Sectors by Occupied NLA (excl. Dormitories)

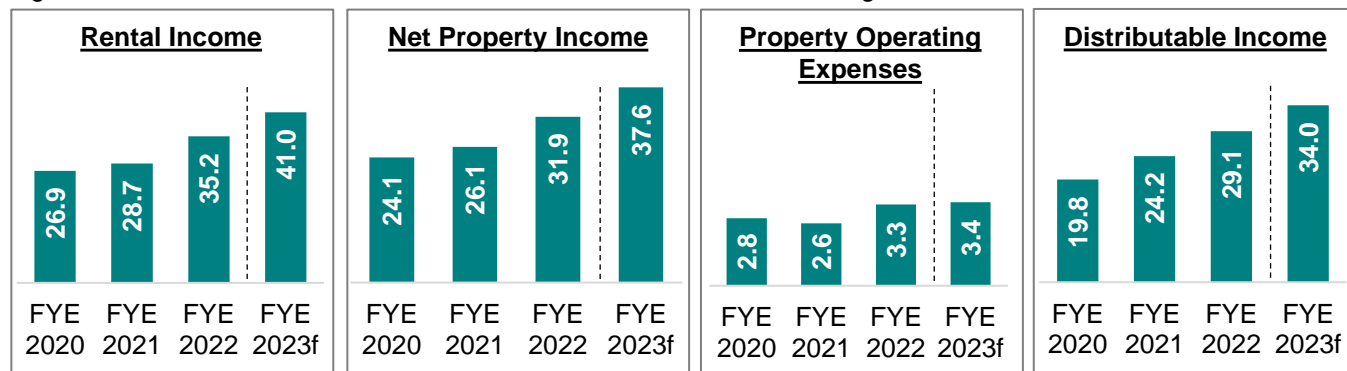


Industrial Properties Tenants by Occupied NLA (excl. Dormitories)



PROFORMA FINANCIAL PERFORMANCE (FYE 31 March) (RM'mil)

Figures used for FYE2020, FYE2021 and FYE2022 are unaudited. The figures used for FYE2023 are forecasted.



Investors are advised to read the Prospectus prior to making any investment decision. If in doubt, kindly consult a professional adviser.

COMPETITIVE STRENGTHS

- **Committed support from the Sponsor, an industrial property specialist with proven track record**
 - with pipeline industrial property projects including industrial parks providing future source of acquisitions
- **Strong alignment of interests between the Sponsor, I REIT Managers Sdn Bhd (“Manager”) & Unitholders**
 - to reach AME REIT’s growth targets & maximise distributions to Unitholders
- **Strategically located within a prime industrial and economic hub with ample logistical infrastructure**
 - close proximity to Singapore enables the REIT to reap spillover effects from Singapore
- **Beneficiary of US-China international trade war**
 - some MNCs have diverted expansions to Southeast Asia from original expansion plans to China
- **Resilient portfolio of quality properties**
 - aesthetics underpinned by ESG considerations; Subject Properties not exceeding 10 years as at 15 June 2022
- **Visible & well-spread tenancy terms providing stable cash flows**
 - with tenanted Industrial Properties having a Weighted Average Leasing Expiry (WALE) of 3.7 years based on Occupied NLA
- **Quality and diversified tenant base**
 - 28 tenants from diverse economic sectors and countries of origin significantly reduce concentration risk
- **Synergistic relationship with the Sponsor offering unique growth potential**
- **Spearheaded by CEO with proven REIT credentials**
 - Chan Wai Leo as the Manager’s CEO has been mandated to expand AME REIT’s portfolio beyond Johor, to focus on central & northern Peninsular
- **Experienced directors and expert key personnel**
- **Conservative gearing level with ample debt headroom**
 - of up to RM240.8 mil

KEY INVESTMENT STRATEGIES

- **Acquisition growth strategy**
 - To leverage on the Sponsor’s future property development projects as well as third party properties to source for and acquire properties in Johor and beyond (with specific focus on central and northern Peninsular) that fit AME REIT’s investment strategy to generate stable cash flows and potential for long-term income and capital growth.
- **Proactive asset management strategy**
 - To optimise and maintain high occupancy rates, achieve stable rental growth and maximise investment returns.
- **Capital and risk management strategy**
 - To optimise AME REIT’s capital structure and cost of capital within the financing limits set out in the REIT Guidelines and intends to use a combination of Islamic financing and equity financing to fund future acquisitions and capital expenditure.

DISTRIBUTION POLICY

- At least 90% of distributable income on a quarterly basis or such other intervals as the Manager may determine at its absolute discretion.
- For FYE2023, AME REIT intends to distribute 100% of its distributable income accruing from the date of listing.
- First distribution will be paid within 2 months from 31 December 2022 if listing date falls on or before 30 September 2022.

OFFERING STRUCTURE

The Sponsor will be the single largest Unitholder of AME REIT holding at least 51.0% of the Units upon the listing.

Based on the minimum scenario which assumes that there are no exercise of outstanding warrants, the balance 49.0% of Units will be offered as follows:

Categories	No. of Units ('000)	% of Total Units
Retail Offering:		
Entitled AME Elite Shareholders	128,135	24.6
Eligible Directors and Employees	7,800	1.5
Malaysian Public via balloting		
- Bumiputera	5,200	1.0
- Non-Bumiputera	5,200	1.0
Sub-total	146,335	28.1
Institutional Offering:		
Bumiputera investors approved by MITI	65,000	12.5
Other Malaysian institutional investors and selected investors	43,465	8.4
Sub-total	108,465	20.9
Total	254,800	49.0

INVESTMENT METRICS

Retail Price per Offer Unit/ ROFS Unit ⁽¹⁾

RM1.15

Market Capitalisation

RM598.0 mil

Forecasted Distribution

Yield on Retail Price ⁽²⁾

5.67%

Gearing Ratio

8.1% ⁽³⁾

P/NAV

1.2x

(1) Final retail price to be determined after institutional price is fixed by bookbuilding

(2) Based on profit forecast for FYE2023; assumes listing date on 1 April 2022, will vary based on actual listing date

(3) Based on proforma total indebtedness to total asset value upon listing