



Investor Presentation

Q3 FY2023



Portfolio Highlights as at 31 December 2022



RM608.4 mil

Market Capitalisation



RM557.0 mil

Portfolio Market Value



3.0 Years

Weighted Average Lease Expiry
(by Net Lettable Area)⁽¹⁾



1.614 mil sq ft

Space under Management⁽¹⁾



6.3%

Gearing Ratio



34

No. of Properties



31

No. of Industrial Properties



100%

Occupancy Rate for Industrial
Properties



3

Industrial-Related Properties/
Dormitories



100%

Occupancy Rate for Industrial-
Related Properties/
Dormitories

Notes:

(1) Excluding dormitories.

Q3 FY2023 Highlights

- 1 Total Revenue of RM10,792,000⁽¹⁾
- 2 Net Property Income of RM10,097,000⁽¹⁾
- 3 Distributable Income of RM9,207,000⁽¹⁾ / RM10,289,000⁽²⁾
- 4 Distribution Per Unit of 1.975 sen⁽²⁾
- 5 Net Asset Value (“NAV”) of RM525,659,000, NAV per unit of RM1.0109⁽³⁾
- 6 520,000,000 number of units in issue⁽³⁾
- 7 Trading at a premium of 15.7% to NAV at RM1.17 per unit⁽³⁾
- 8 Investment properties currently stand at RM557.0 million⁽³⁾

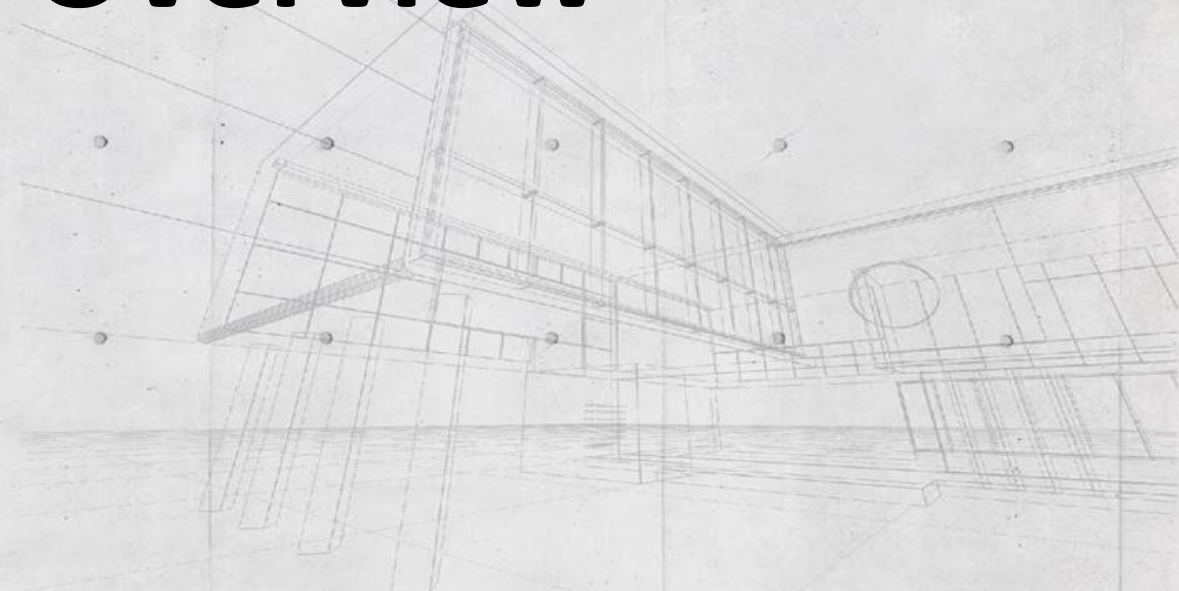
Notes:

(1) Based on the financial results for the period from 01 October 2022 to 31 December 2022.

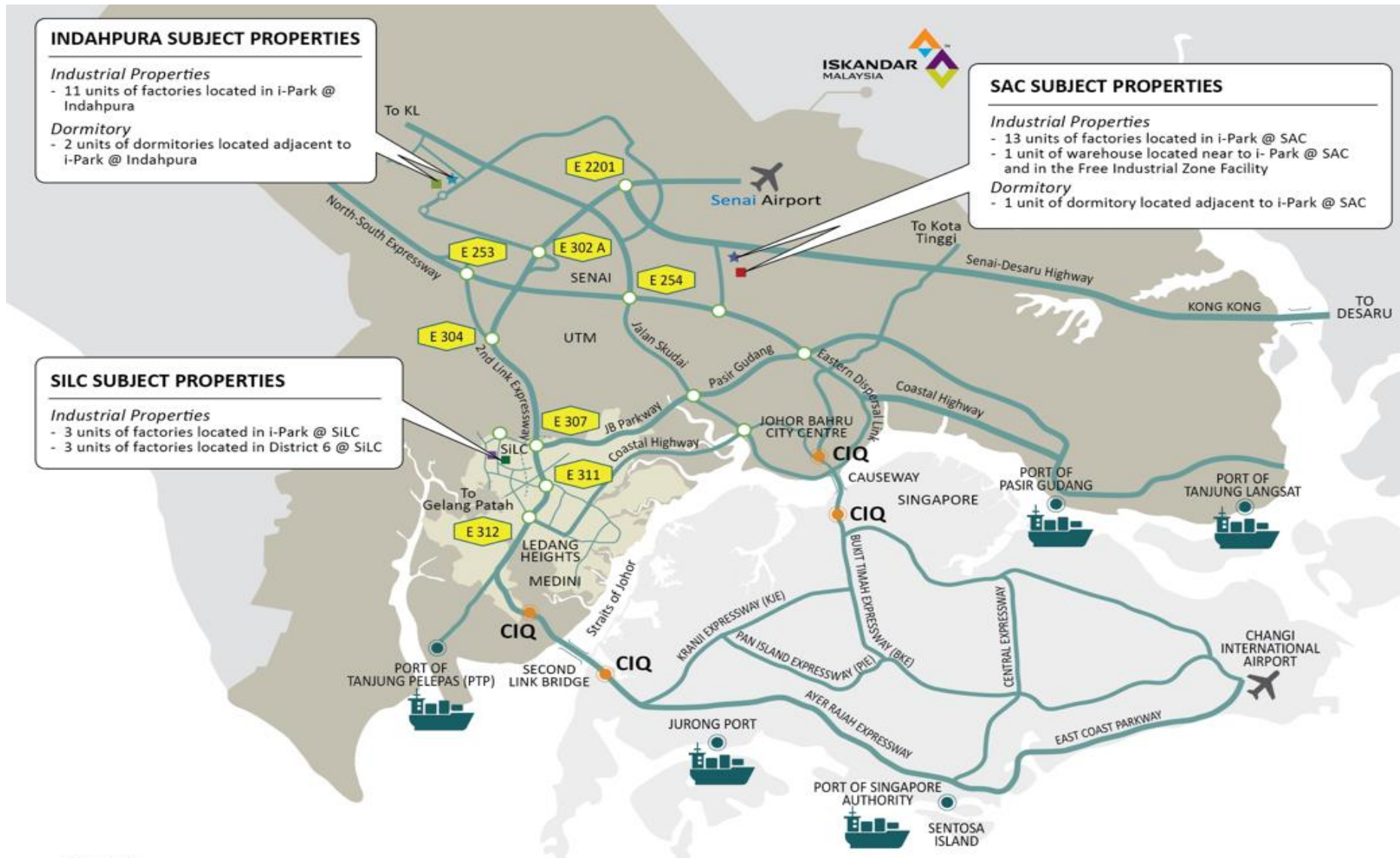
(2) For the period from 20 September 2022 to 31 December 2022.

(3) As at 31 December 2022.

Portfolio Overview



Location of Subject Properties



Portfolio of Quality Tenants

- Multinational corporations occupy an aggregate NLA of 90.5% of net lettable area
- Top 10 tenants of Industrial Properties

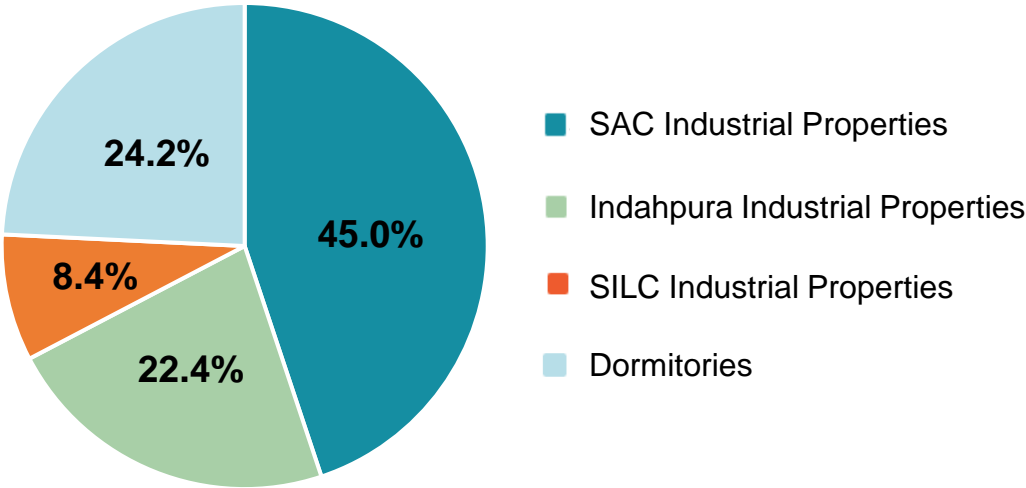


Malaysian subsidiary of a
foreign multinational
electronics manufacturing
services company

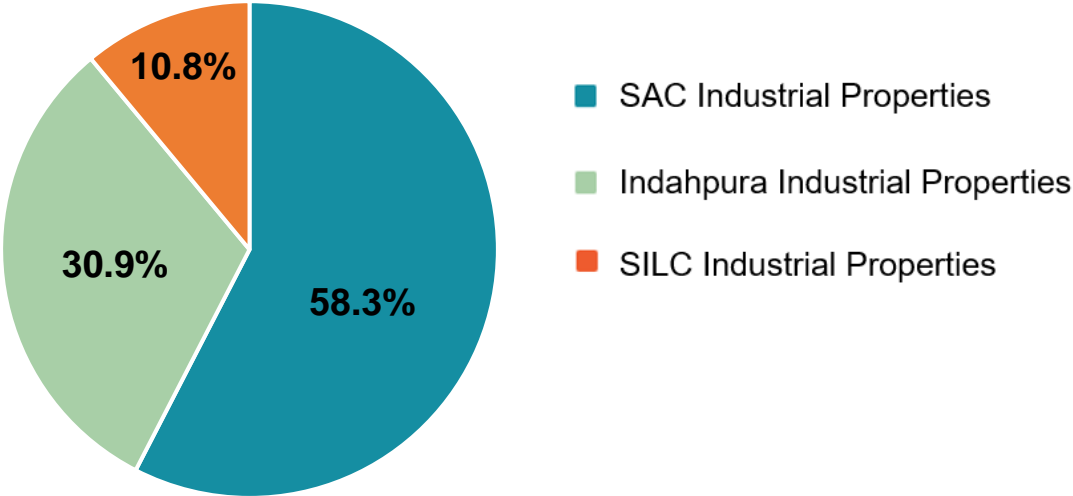


Portfolio Diversification

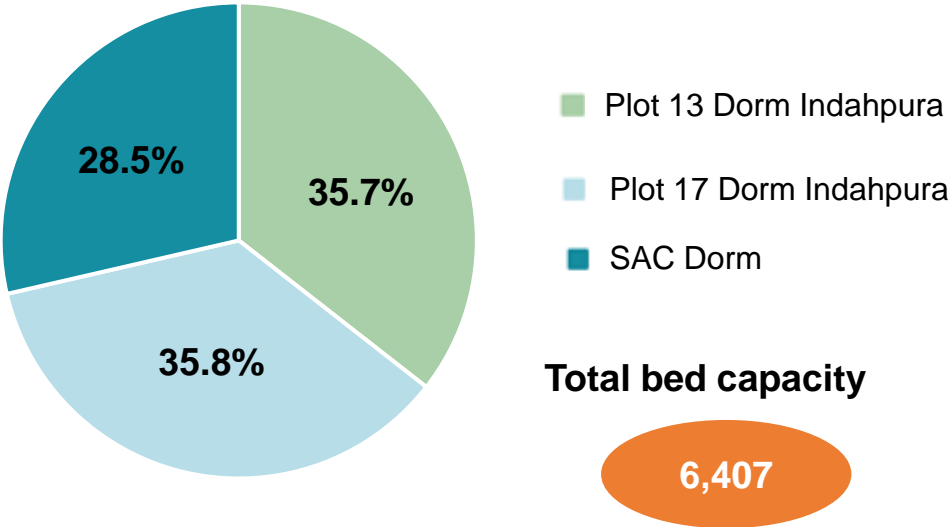
Portfolio by Market Value



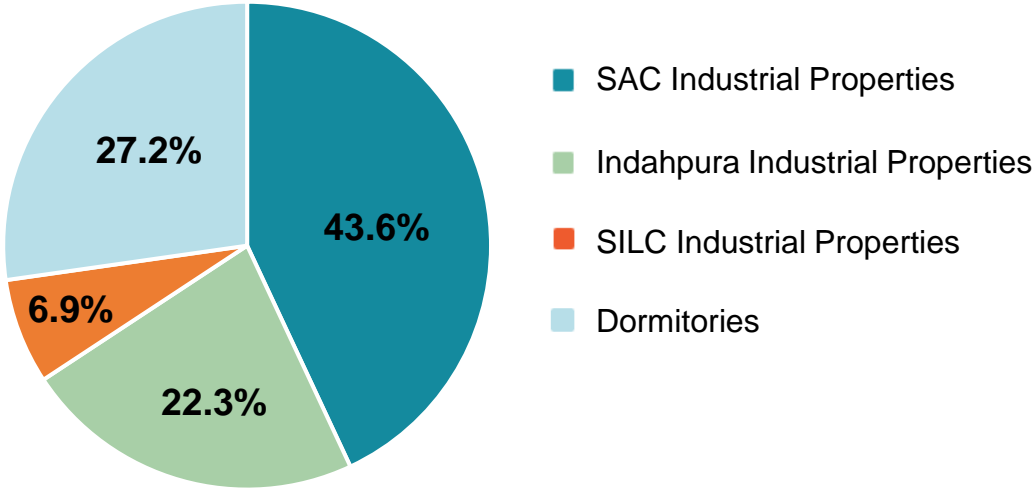
Portfolio by Occupied NLA



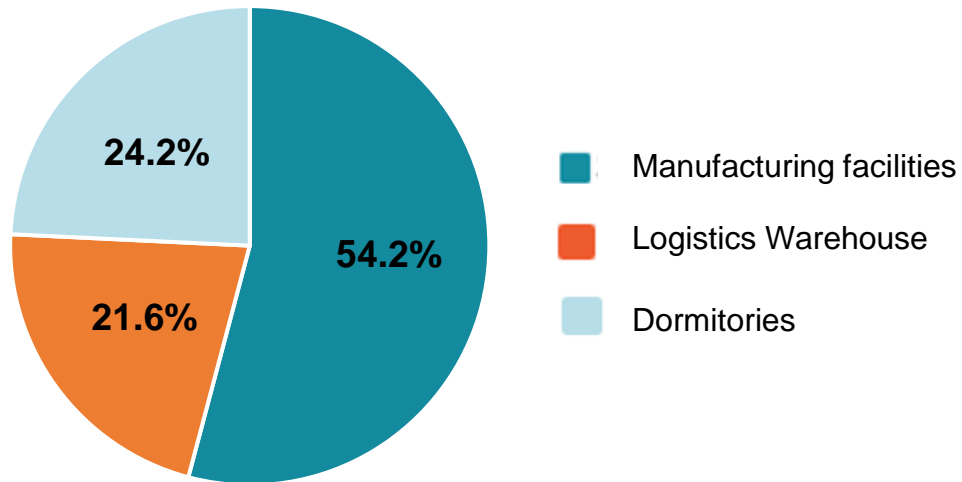
**Portfolio by Industrial-Related Properties
(by Number of Beds)**



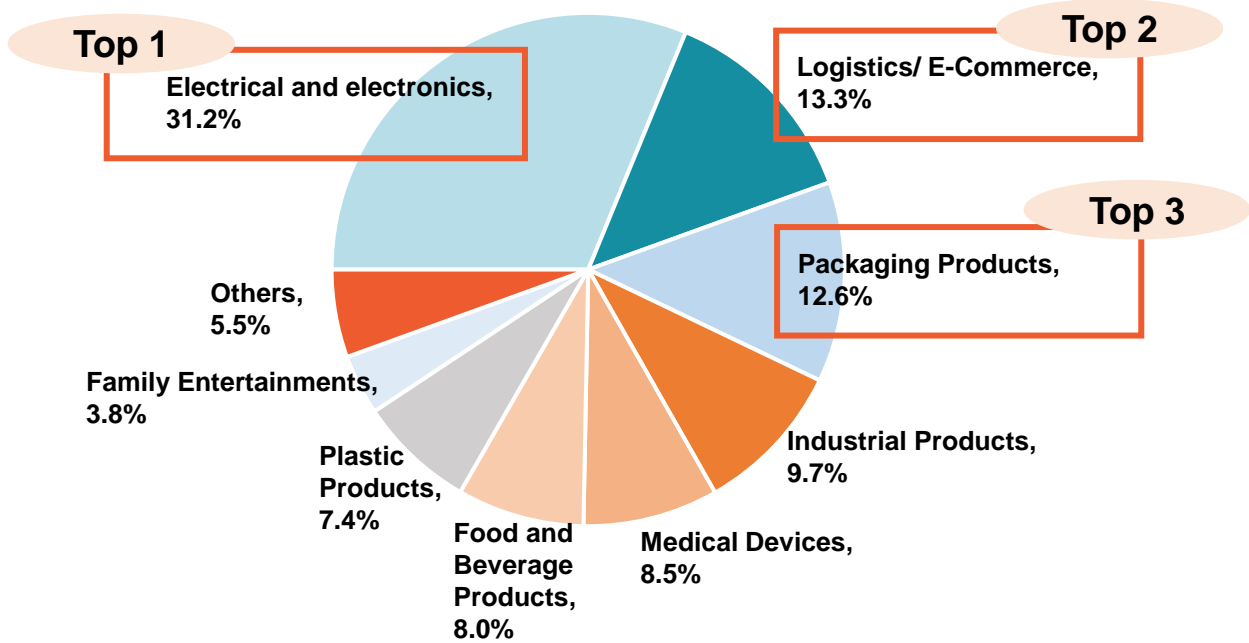
Portfolio by Gross Monthly Rental Income



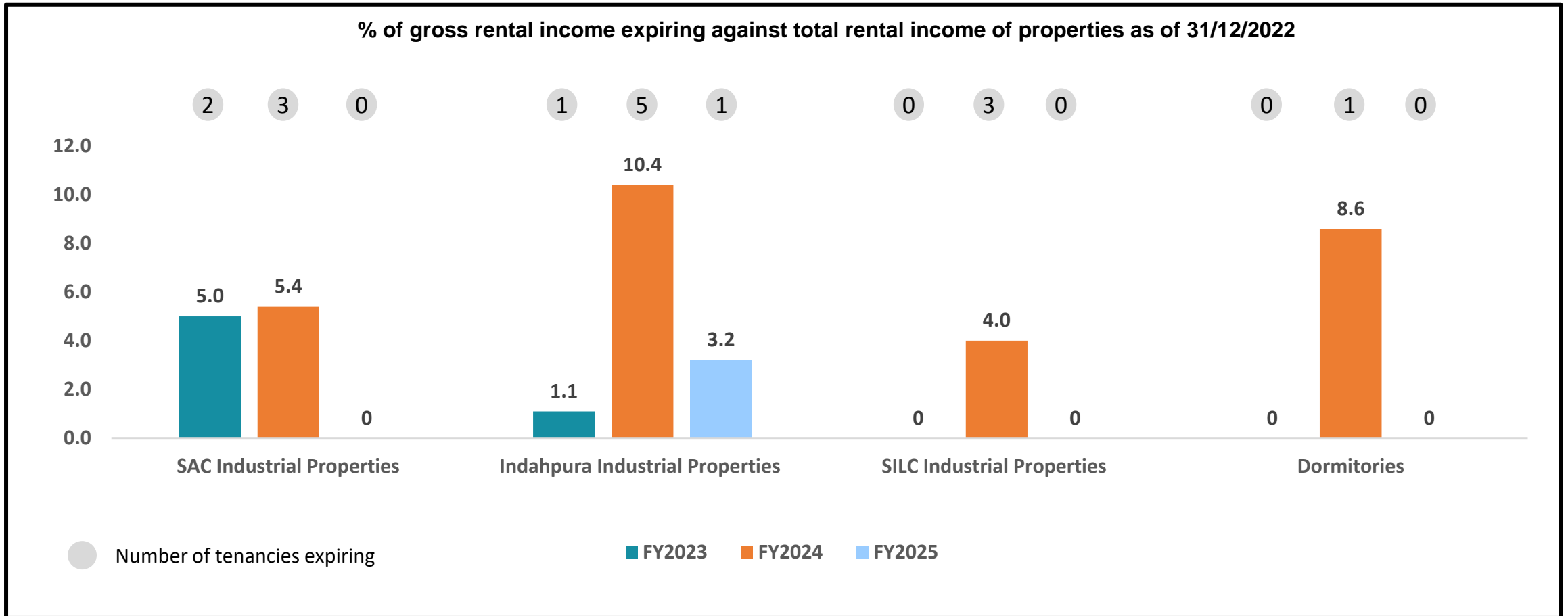
Portfolio by Asset Category by Asset Value



Diversification by Trade Sectors by NLA (excl. Dormitories)

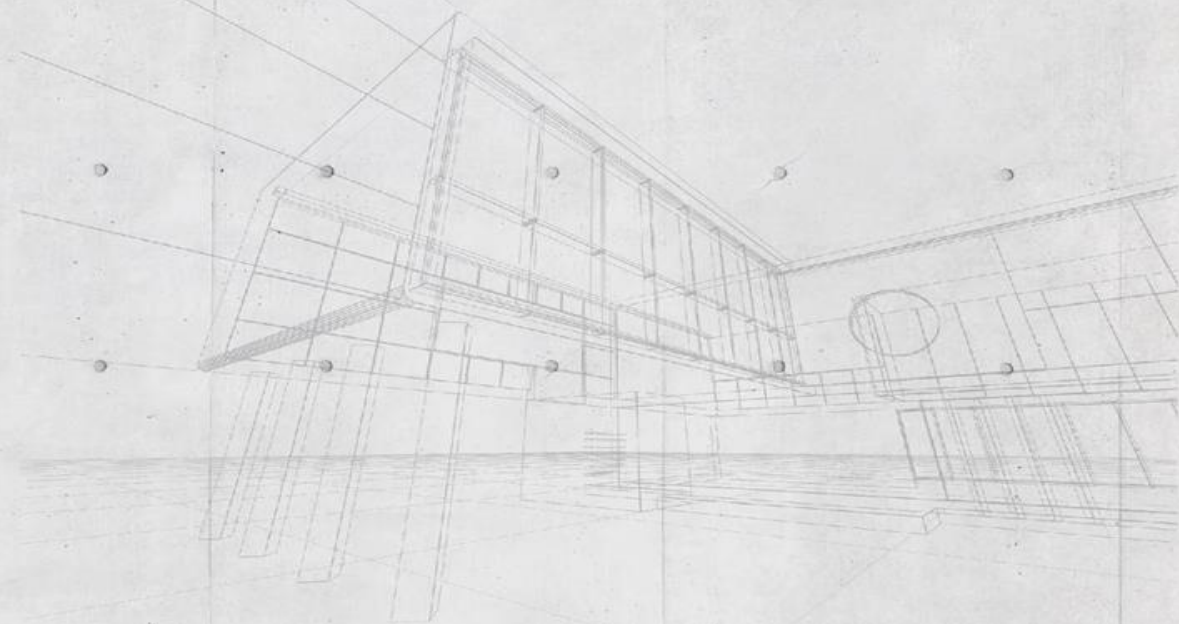


Tenancy Expiry Profile



- For FYE2023, there are 3 tenancies that expired/expiring. The Manager has secured new lease proposals for the 3 subject properties (2 tenants, 3 subject properties).
- For FYE2024, there are 12 tenancies that will be expiring. The Manager is actively engaging the tenants on the renewal of tenancies.

Financial Overview



Financial Highlights as at 31 December 2022



RM582.6 mil

Total Assets



RM36.8 mil

Total Financing



6.3%

Gearing Ratio



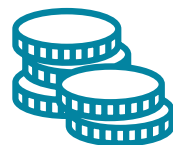
100%

Income Distribution for FY2023



RM525.7 mil

Total Unitholders' Funds



RM1.0109

Net Asset Value Per Unit



1.975 sen

Distribution Per Unit⁽¹⁾



RM1.17

Market Price per Unit

Notes:

(1) For the period from 20 September 2022 to 31 December 2022.

Financial Statements

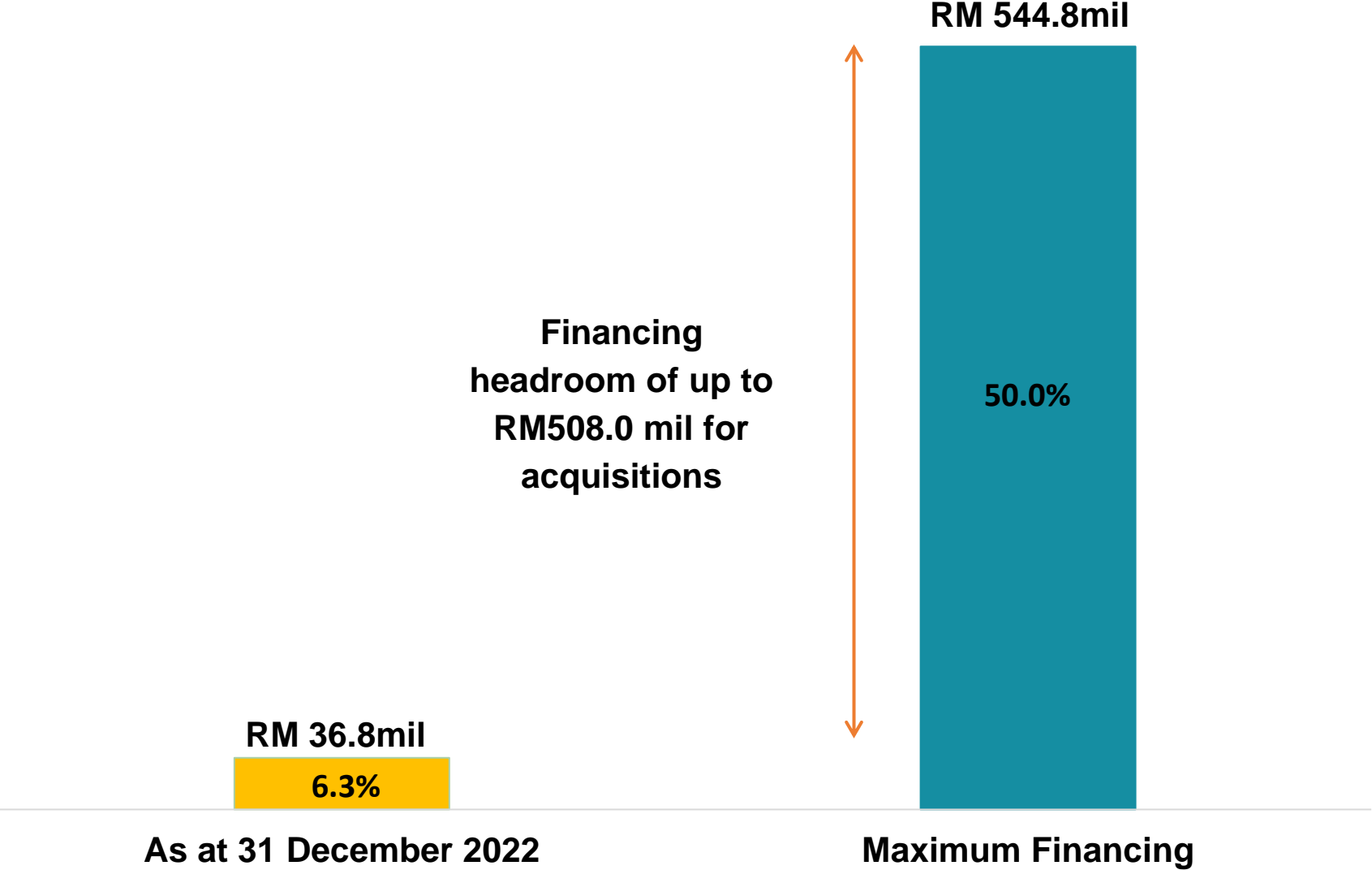
Statement of Comprehensive Income

Units in RM'000, unless otherwise stated	Q3 FY2023
Rental income	10,792
Property operating expenses	(695)
NPI	10,097
NPI margin	93.6%
Profit income	83
Net investment income	10,180
Manager's management fees	(941)
Trustee's fees	(39)
Islamic financing costs	(659)
Other trust expenses	(208)
Non-property expenses	(1,847)
Income before tax	8,333
Taxation	-
Net income for the period/ Total comprehensive income for the period	8,333
Distribution adjustments	874
Distributable income	9,207
Net income for the period comprises the following:	
- Realised	8,048
- Unrealised	285
	8,333
Weighted average number of units ('000)	520,000
Earnings per unit (sen) comprises the following	
- Realised	1.55
- Unrealised	0.05
	1.60

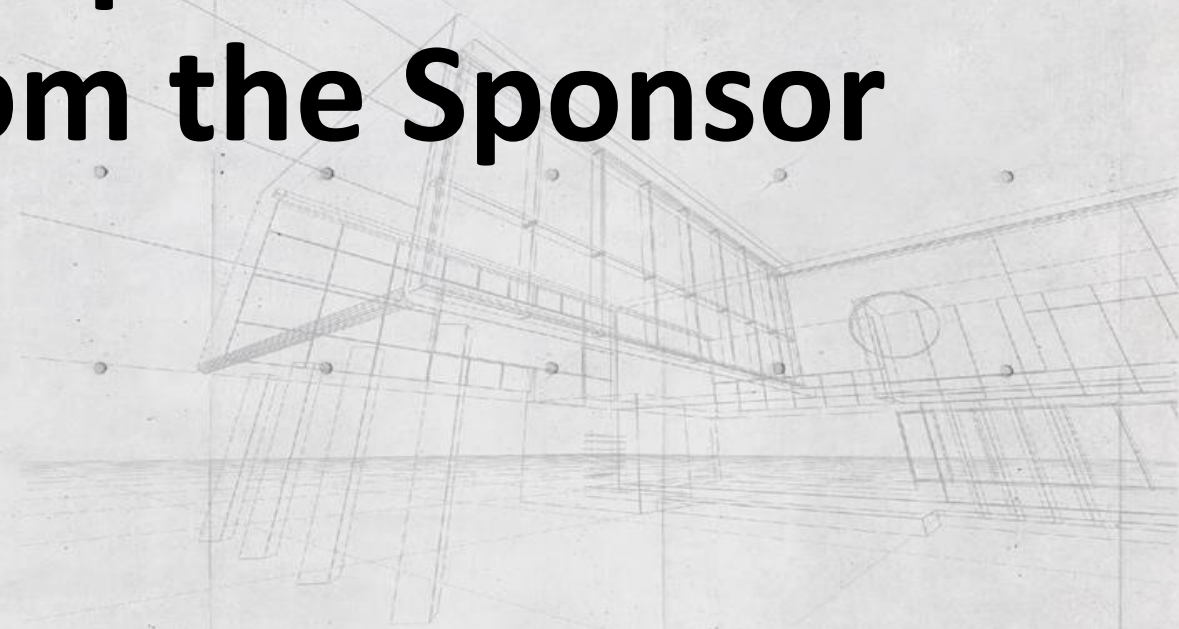
Statement of Financial Position

Units in RM'000, unless otherwise stated	As at 31 December 2022
Investment properties	557,000
Total non-current assets	557,000
Trade and other receivables	6,872
Cash and cash equivalents	18,774
Total current assets	25,646
Total assets	582,646
Unitholders' capital	516,358
Undistributed income	9,301
Total unitholders' funds	525,659
Trade and other payables	12,957
Total non-current liabilities	12,957
Islamic financing facilities	36,788
Trade and other payables	7,242
Total current liabilities	44,030
Total liabilities	56,987
Total unitholders' funds and liabilities	582,646
NAV (RM'000)	525,659
Units in issue ('000)	520,000
NAV per Unit (RM)	
- Before income distribution	1.0109
- After income distribution	1.0109

Financing Headroom



Proposed Acquisitions of Properties from the Sponsor



Proposed Acquisitions

On 5 December 2022, the following conditional sale and purchase agreements have been entered into with subsidiaries of AME Elite Consortium Berhad for a total cash consideration of RM69.25 million:-

1. Plot 43 SAC
2. Plot 15 Indahpura
3. Plot 16 Indahpura (In-progress)

The Proposed Acquisitions are subject to the fulfilment of conditions precedent, including the approval of the unitholders of AME REIT at an extraordinary general meeting to be held on 27 February 2023.

Plot 43 SAC



Tenant	SGS (Malaysia) Sdn Bhd
Market Value	RM17.00 million
Purchase Consideration	RM16.25 million
Tenure	Freehold
Lease Term	10 Years and 2 Months
Renewal Term	5 Years
Agreed Lettable Area	56,814 sq ft
Monthly Rental Amount	RM1.60 to RM1.85 psf per month / RM90,904 to RM105,107 per month

Plot 15 Indahpura



Tenant	HID Global Sdn Bhd
Market Value	RM28.00 million
Purchase Consideration	RM26.50 million
Tenure	Freehold
Lease Term	10 Years and 2 Months
Renewal Term	3 Years
Agreed Lettable Area	101,764 sq ft
Monthly Rental Amount	RM1.50 to RM1.85 psf per month / RM152,646 to RM188,264 per month

Plot 16 Indahpura (In-progress)



Illustrative 3D image of Plot 16 @ Indahpura

Tenant	HQPack Sdn Bhd
Market Value	RM28.00 million
Purchase Consideration	RM26.50 million
Tenure	Freehold
Lease Term	10 Years and 1 Month
Renewal Term	3 Years
Agreed Lettable Area	98,249 sq ft
Monthly Rental Amount	RM1.50 to RM1.90 psf per month / RM147,374 to RM186,674 per month



THANK YOU

