



AME
REIT

Investor Presentation

Q1 FY2024



Portfolio Highlights as at 30 June 2023



RM626.5 mil

Market Capitalisation



RM640.0 mil

Portfolio Market Value



4.1 Years

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



1.772 mil sq ft

Space under Management⁽¹⁾



11.4%

Gearing Ratio



36

No. of Properties



33

No. of Industrial Properties



100%

Committed Occupancy Rate⁽²⁾



3

Industrial-Related Properties/
Dormitories



100%

Occupancy Rate for Industrial-
Related Properties/
Dormitories

Notes:

(1) Excluding dormitories.

(2) 98% actual occupancy rate as at 30 June 2023, pending delivery of vacant possession of 1 unit to new occupier who has committed the tenancy.

Q1 FY2024 Highlights

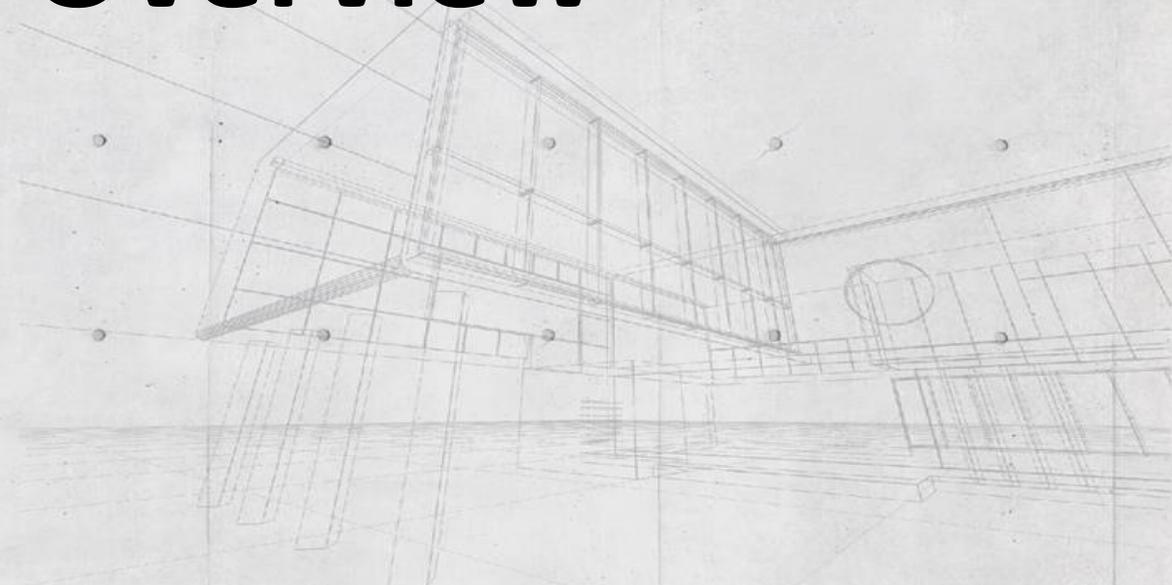
- 1 Total Revenue of RM11,393,000⁽¹⁾
- 2 Net Property Income of RM10,713,000⁽¹⁾
- 3 Distributable Income of RM9,431,000⁽¹⁾
- 4 Income Distribution of RM9,412,000/
Distribution Per Unit of 1.80 sen⁽¹⁾
- 5 Net Asset Value (“NAV”) of RM560,136,000
NAV per unit of RM1.0729⁽²⁾
- 6 522,072,746 number of units in issue⁽²⁾
- 7 Trading at a premium of 11.8% to NAV at
RM1.20 per unit⁽²⁾
- 8 Investment properties currently stand at
RM640.0 million⁽²⁾

Notes:

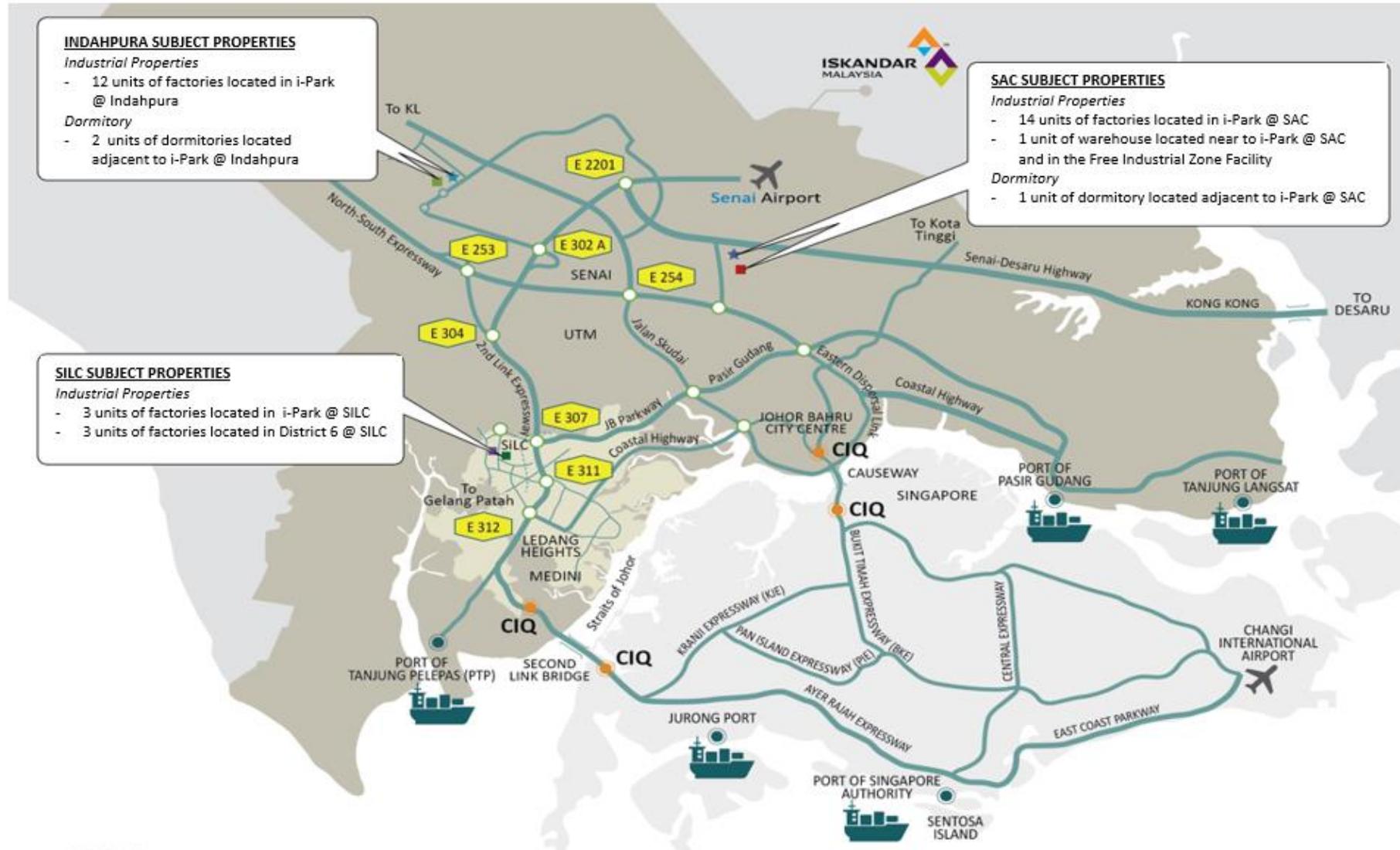
(1) Based on the financial results for the period from 1 April 2023 to 30 June 2023.

(2) As at 30 June 2023.

Portfolio Overview



Location of Subject Properties



Portfolio of Quality Tenants

- Multinational corporations occupy 97.9% NLA of Industrial Properties
- Top 10 tenants of Industrial Properties

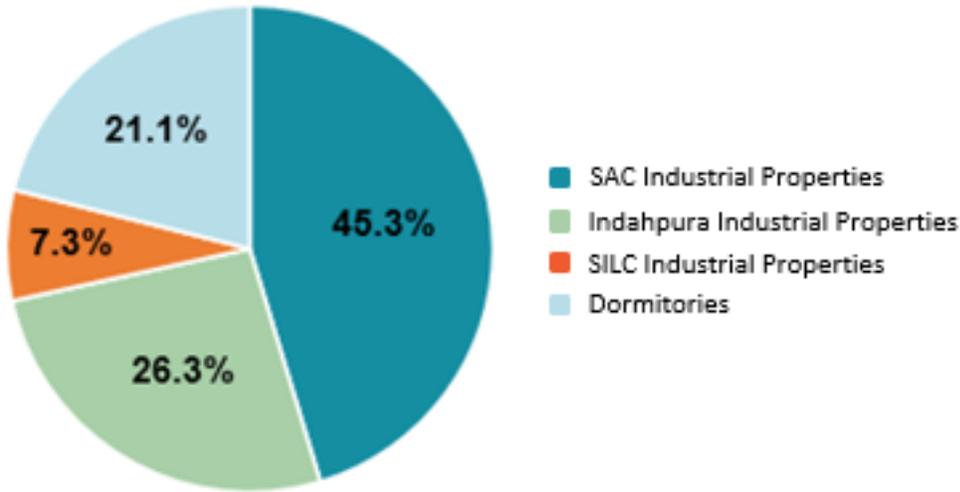


Malaysian subsidiary of a foreign multinational electronics manufacturing services company

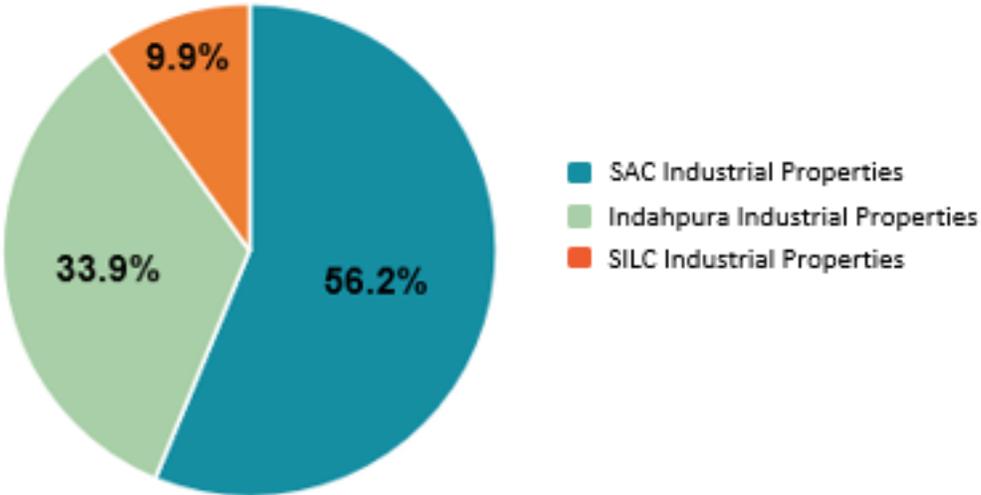


Portfolio Diversification

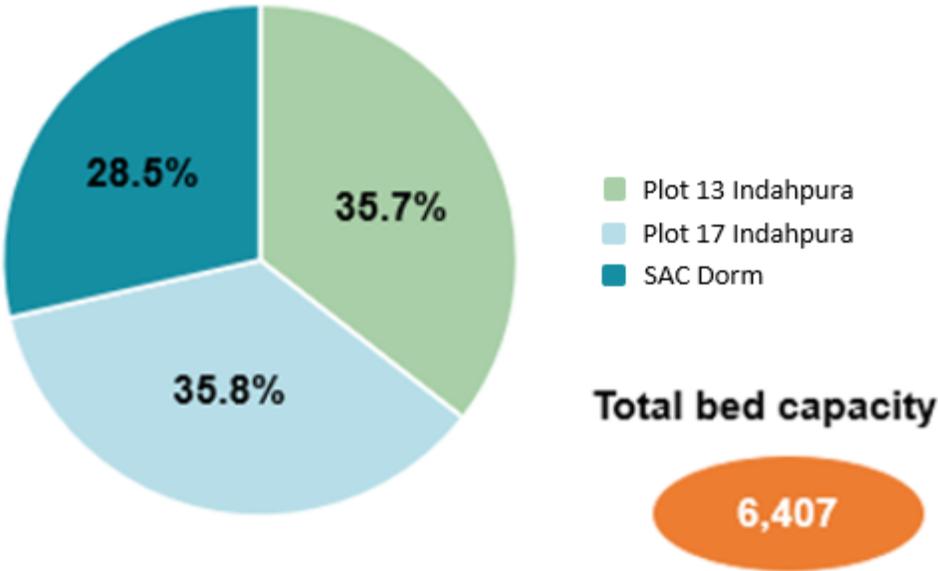
Portfolio by Market Value



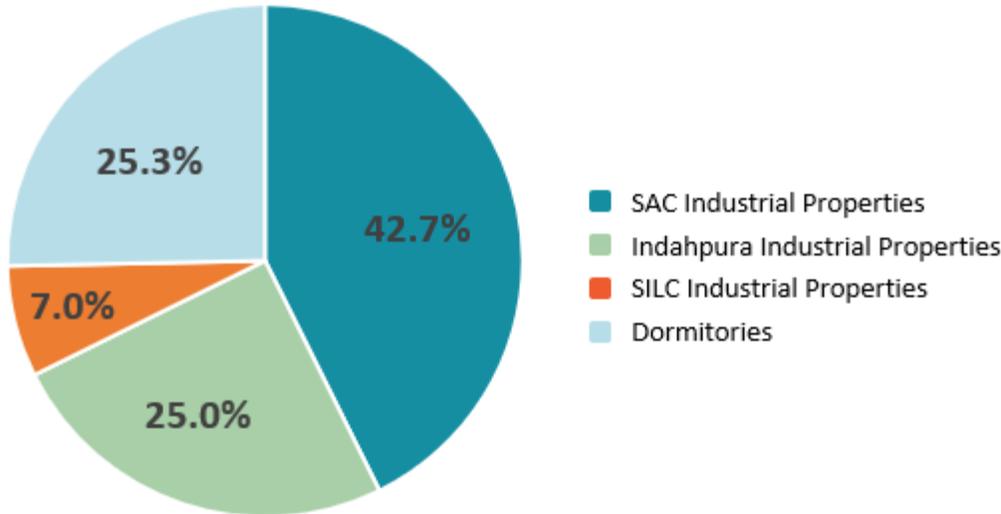
Portfolio by Occupied NLA



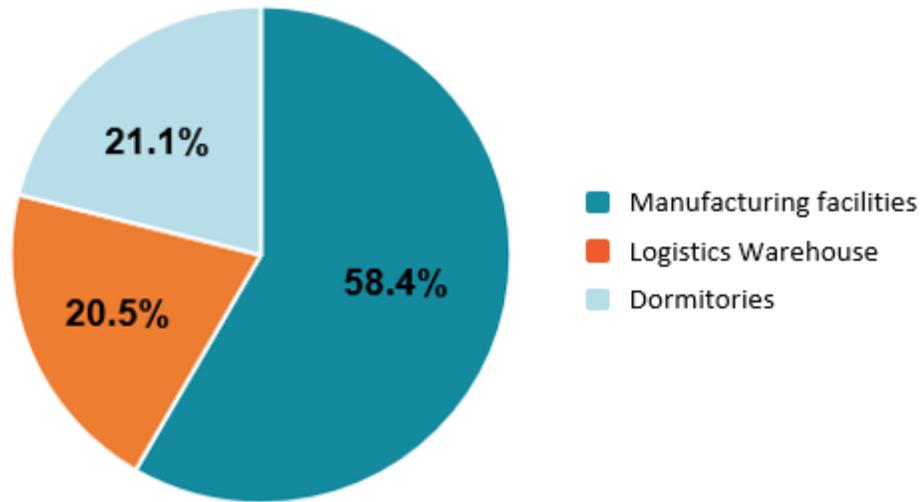
**Portfolio by Industrial-Related Properties
(by Number of Beds)**



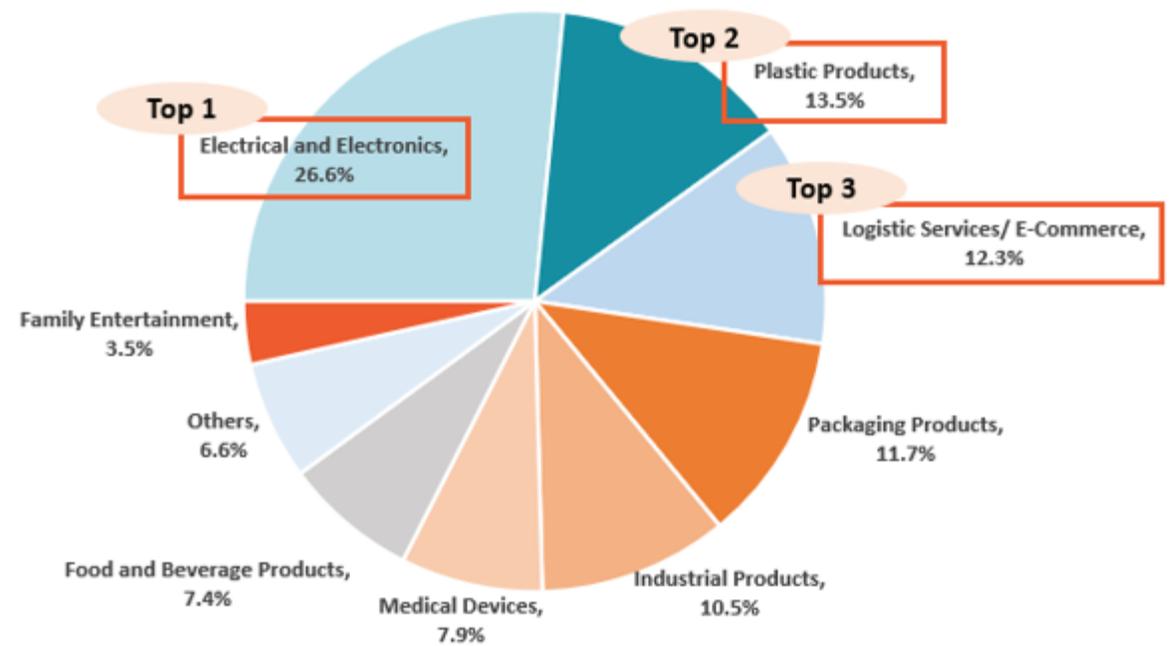
Portfolio by Gross Monthly Rental Income



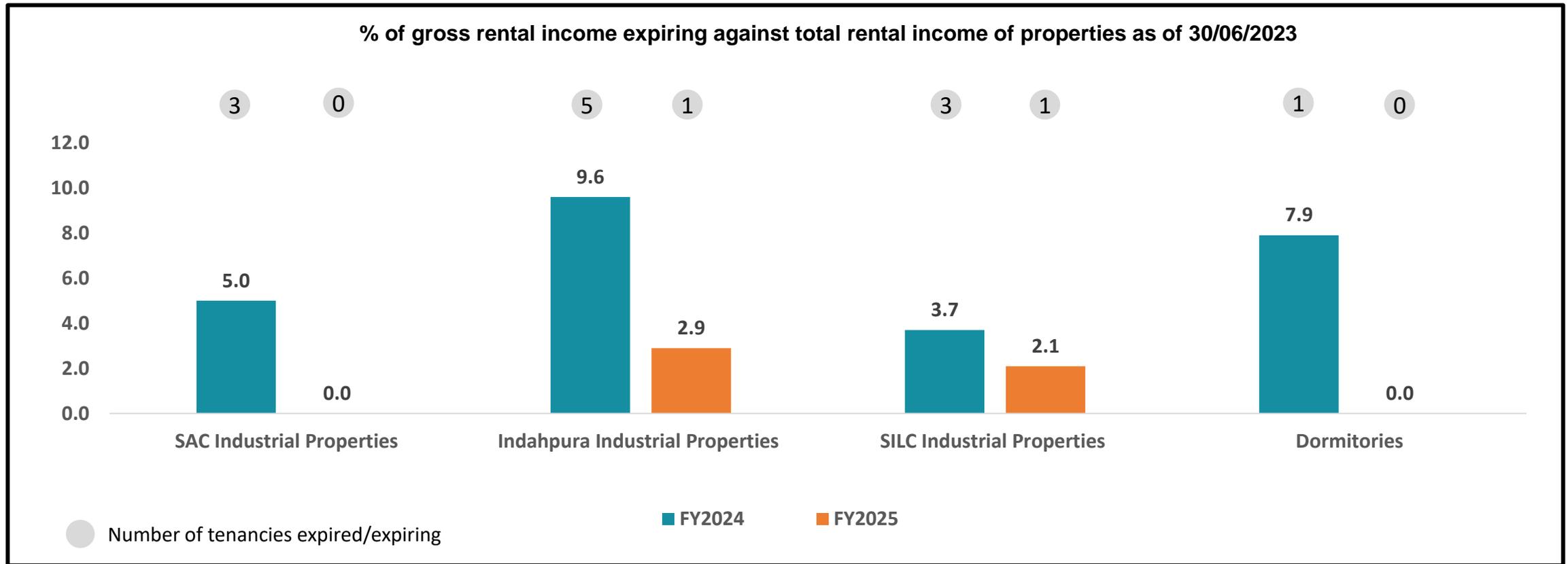
Portfolio by Asset Category by Asset Value



Diversification by Trade Sectors by NLA (excl. Dormitories)

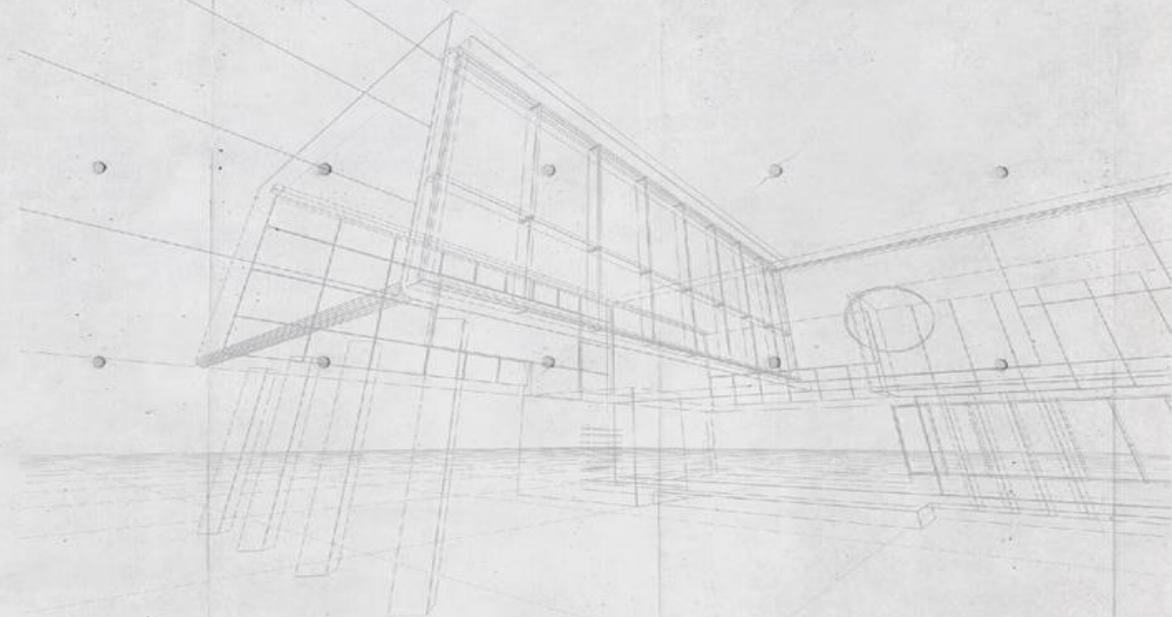


Tenancy Expiry Profile



- For FY2024, 6 tenancy renewals have been confirmed, 5 tenancies have been renewed and 1 tenancy has been replaced.

Financial Overview



Financial Highlights as at 30 June 2023



RM656.9 mil

Total Assets



RM74.9 mil

Total Financings



11.4%

Gearing Ratio



99.8%

Income Distribution⁽¹⁾



RM560.1 mil

Total Unitholders' Funds



RM1.0729

Net Asset Value Per Unit
(Before Income Distribution)



1.80 sen

Distribution Per Unit⁽¹⁾



RM1.20

Market Price per Unit

Note:

(1) For the period from 1 April 2023 to 30 June 2023.

Financial Statements

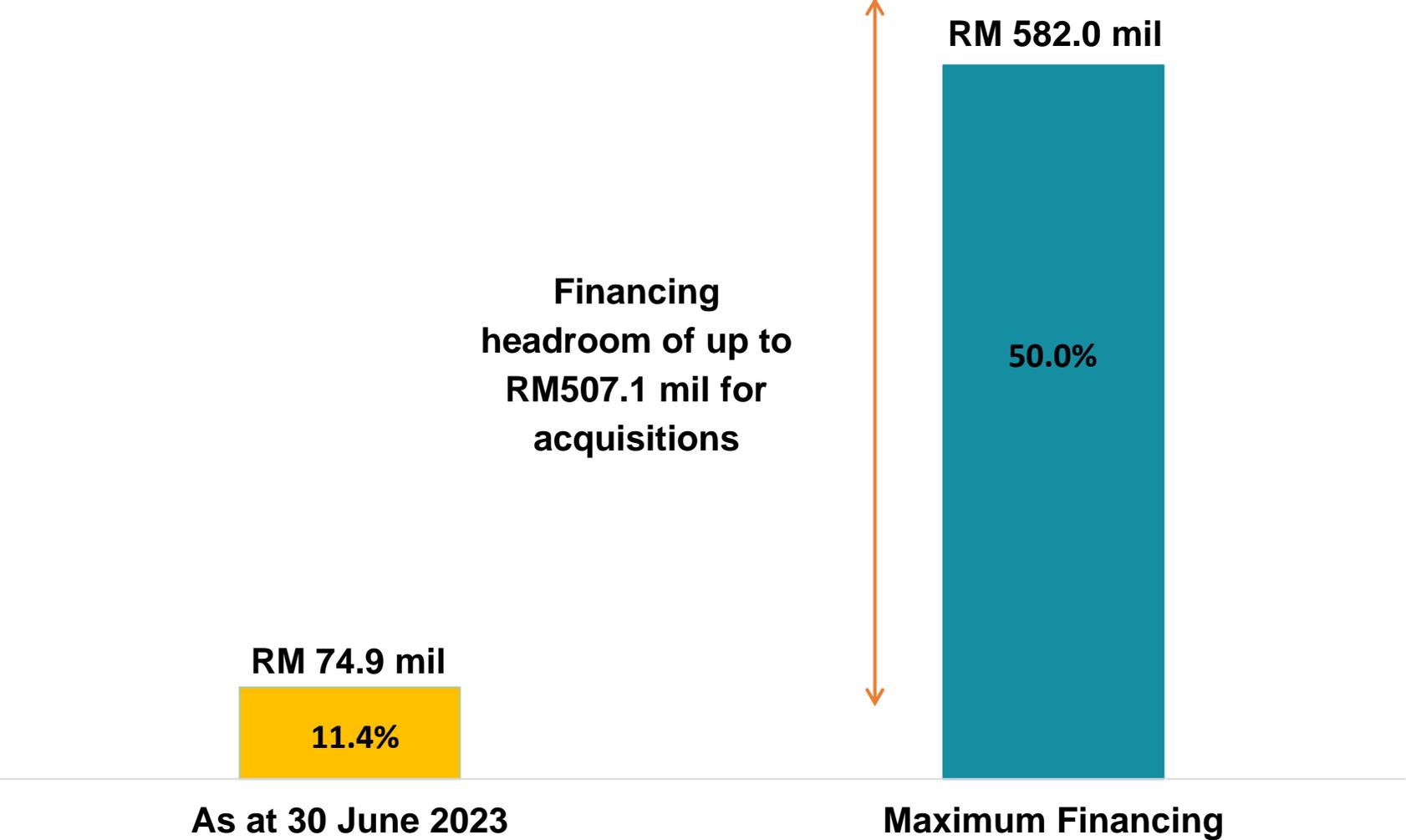
Statement of Comprehensive Income

Units in RM'000, unless otherwise stated	Q1 FY2024
Rental income	11,393
Property operating expenses	(680)
NPI	10,713
NPI margin	94.0%
Profit income	124
Changes in fair value of investment properties	0
Net investment income	10,837
Manager's management fees	(1,025)
Trustee's fees	(42)
Islamic financing costs	(927)
Other trust expenses	(197)
Non-property expenses	(2,191)
Income before tax	8,646
Taxation	0
Net income for the period/ Total comprehensive income for the period	8,646
Distribution adjustments	785
Distributable income	9,431
Net income for the period comprises the following:	
- Realised	8,373
- Unrealised	273
	8,646
Weighted average number of units ('000)	521,724
Earnings per unit (sen) comprises the following:	
- Realised	1.61
- Unrealised	0.05
	1.66

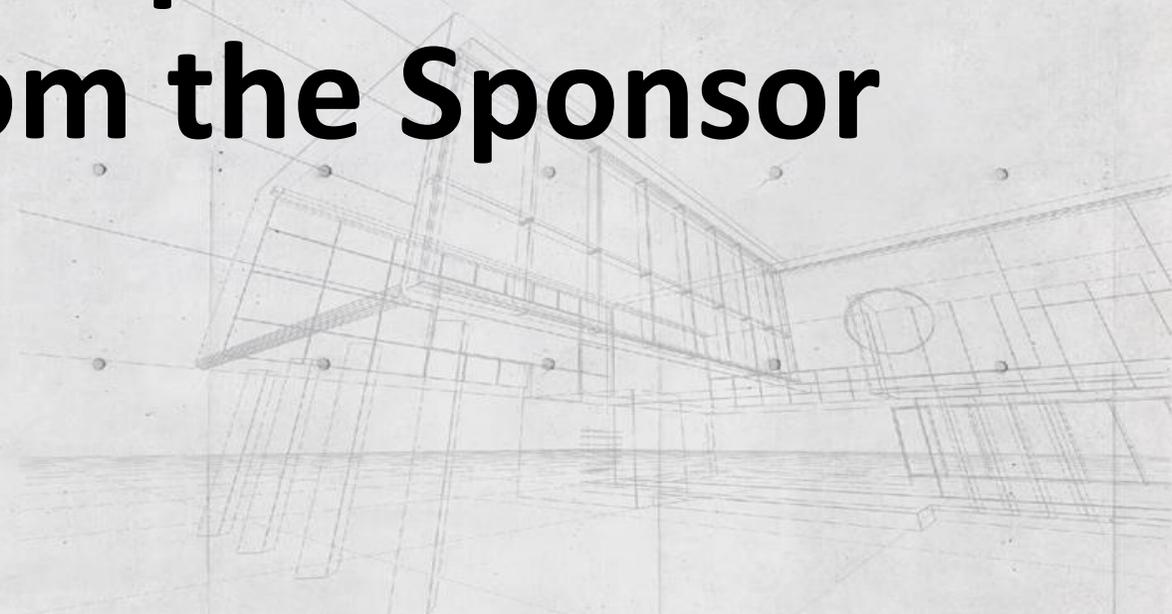
Statement of Financial Position

Units in RM'000, unless otherwise stated	As at 30 June 2023
Investment properties	640,000
Total non-current assets	640,000
Trade and other receivables	3,701
Cash and cash equivalents	13,198
Total current assets	16,899
Total assets	656,899
Unitholders' capital	518,806
Undistributed income	41,330
Total unitholders' funds	560,136
Trade and other payables	15,844
Deferred tax liabilities	3,806
Total non-current liabilities	19,650
Financings	74,899
Trade and other payables	2,214
Total current liabilities	77,113
Total liabilities	96,763
Total unitholders' funds and liabilities	656,899
NAV (RM'000)	560,136
Units in issue ('000)	522,073
NAV per Unit (RM)	
- Before income distribution	1.0729
- After income distribution	1.0549

Financing Headroom



Post-Listing Acquisitions of Properties from the Sponsor



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
Status	Completed on 24 March 2023

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
Status	Completed on 24 March 2023

Plot 16 Indahpura (In-progress)



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
Status	Targeted Completion in Q4 FY2024



THANK YOU

