



AME
REIT

Investor Presentation

Q2 FY2024



Portfolio Highlights as at 30 September 2023



RM664.1 mil

Market Capitalisation



RM640.0 mil

Portfolio Market Value



4.37 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%

Occupancy Rate for Industrial
Properties



3

Industrial-Related Properties/
Dormitories



100%

Occupancy Rate for Industrial-
Related Properties/
Dormitories

Note:

(1) Excluding dormitories.

Q2 FY2024 Highlights

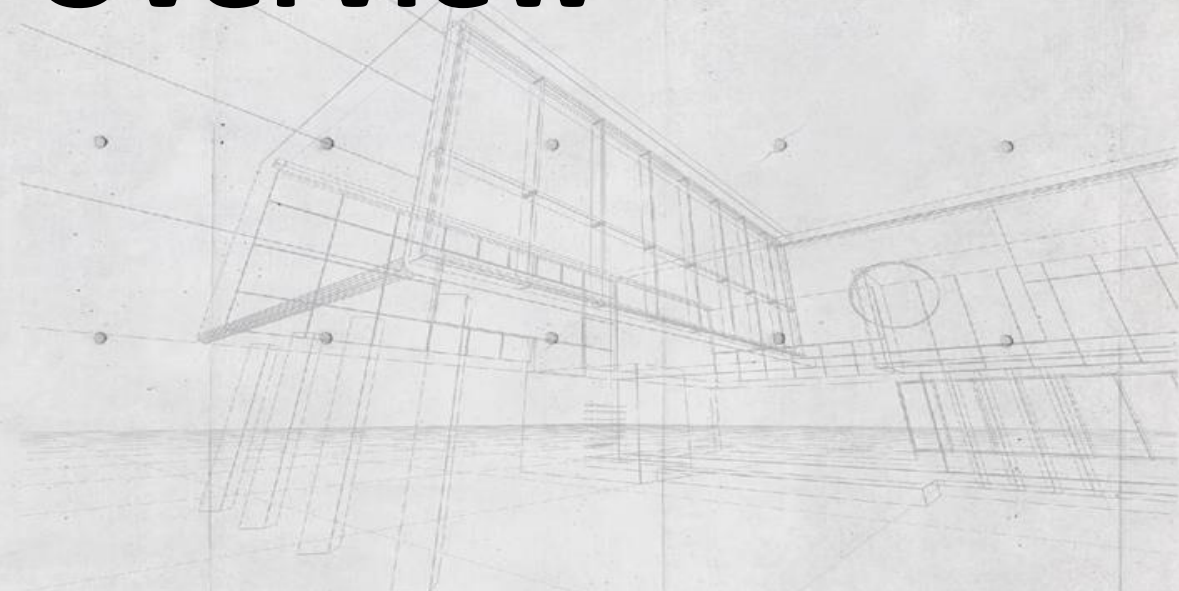
- 1 Total Revenue of RM11,765,000⁽¹⁾
- 2 Net Property Income of RM10,775,000⁽¹⁾
- 3 Distributable Income of RM9,449,000⁽¹⁾
- 4 Income Distribution of RM9,431,000/
Distribution Per Unit of 1.80 sen⁽¹⁾
- 5 Net Asset Value (“NAV”) of RM560,468,000
NAV per unit of RM1.0718⁽²⁾
- 6 522,911,778 number of units in issue⁽²⁾
- 7 Trading at a premium of 18.5% to NAV at
RM1.27 per unit⁽²⁾
- 8 Investment properties currently stand at
RM640.3 million⁽²⁾

Notes:

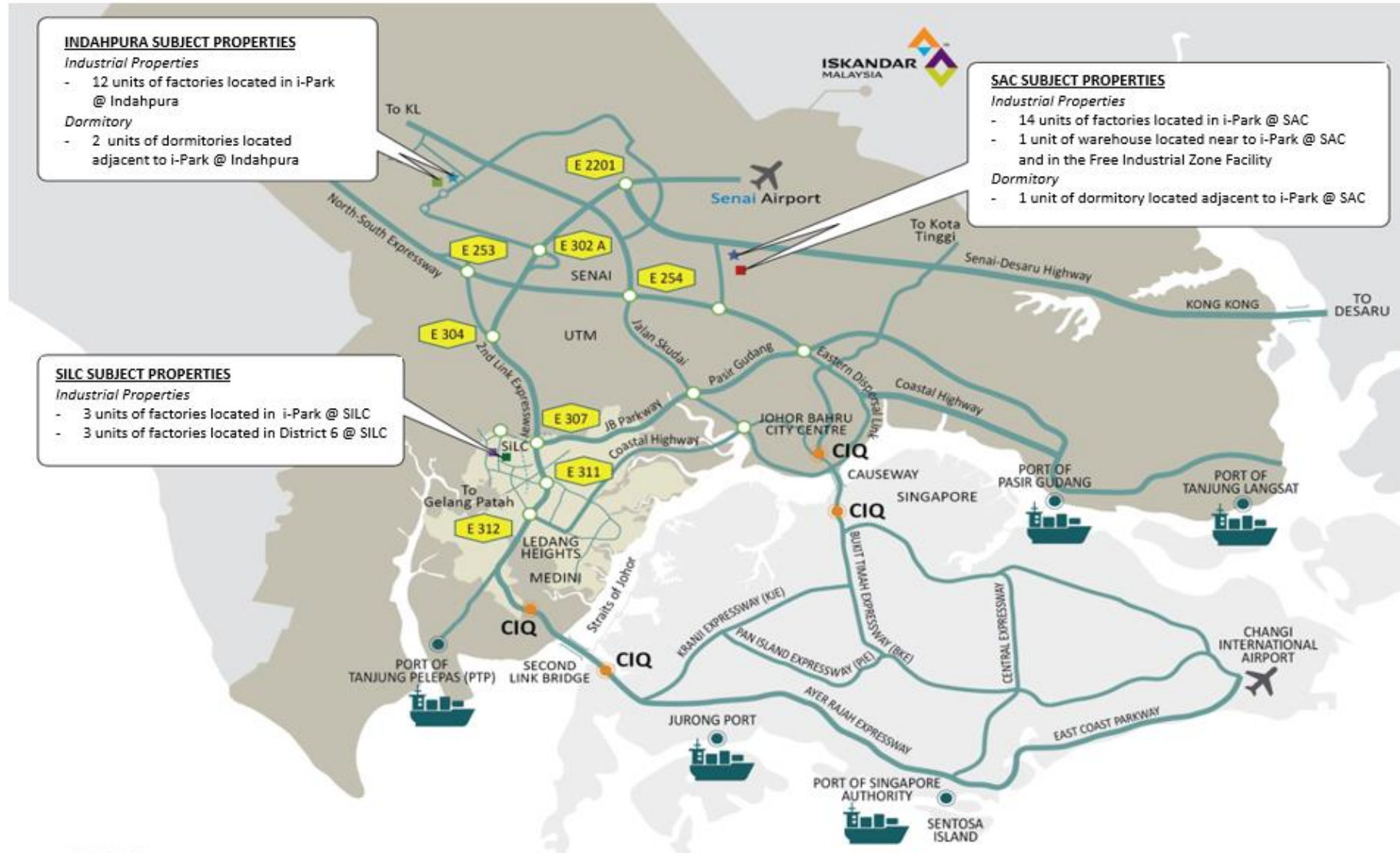
(1) Based on the financial results for the period from 1 July 2023 to 30 September 2023.

(2) As at 30 September 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

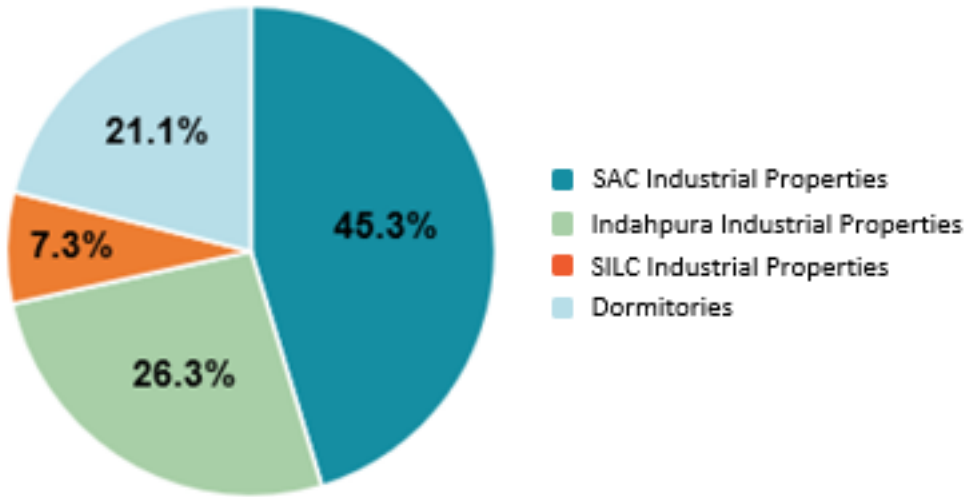


Malaysian subsidiary of a foreign multinational electronics manufacturing services company

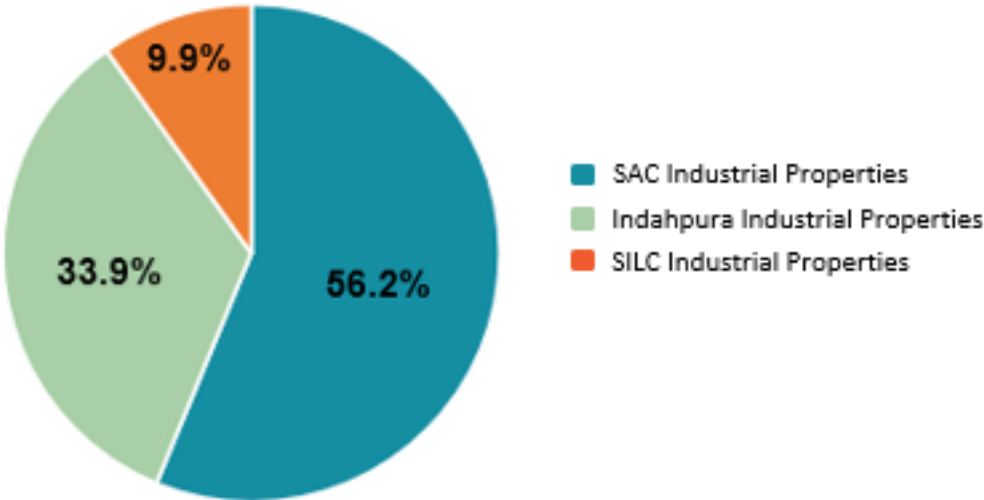


Portfolio Diversification

Portfolio by Market Value

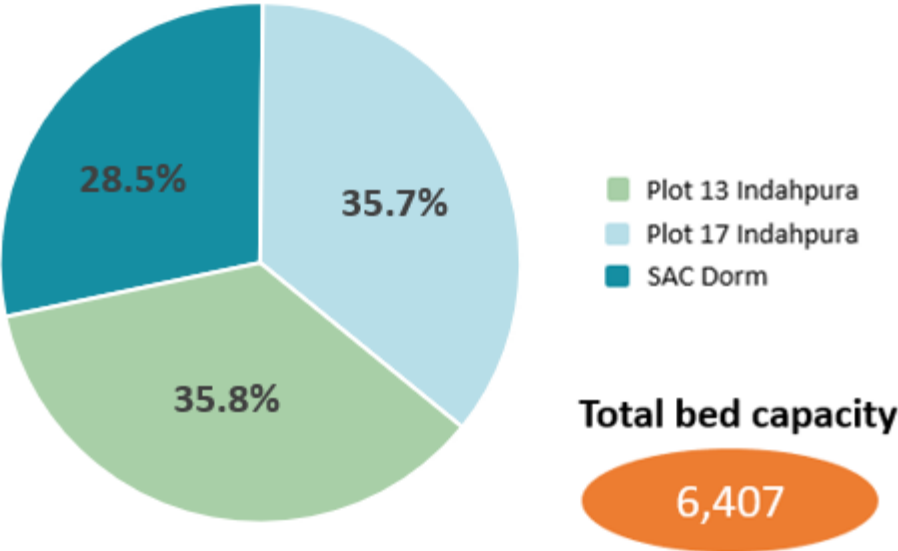


Portfolio by Occupied NLA

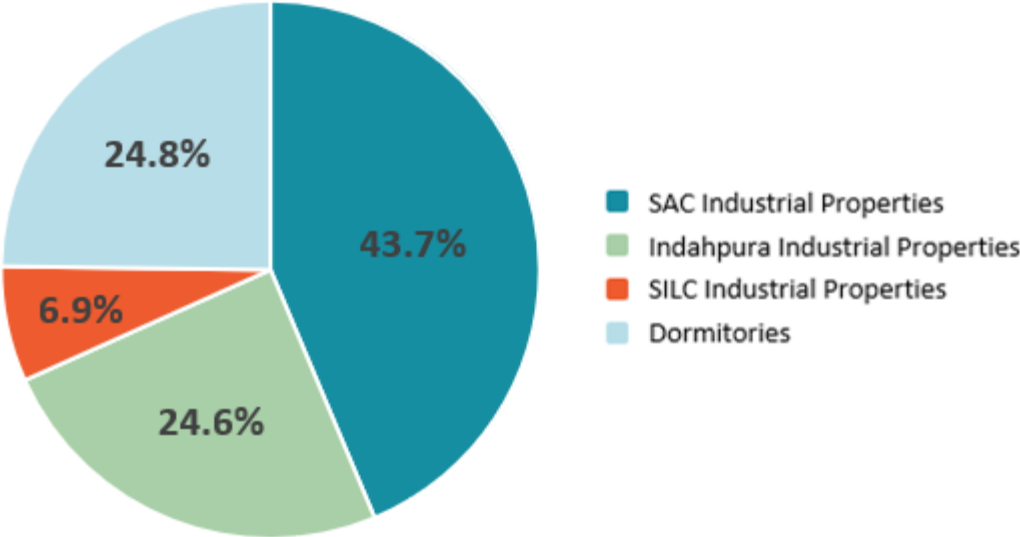


Portfolio Diversification

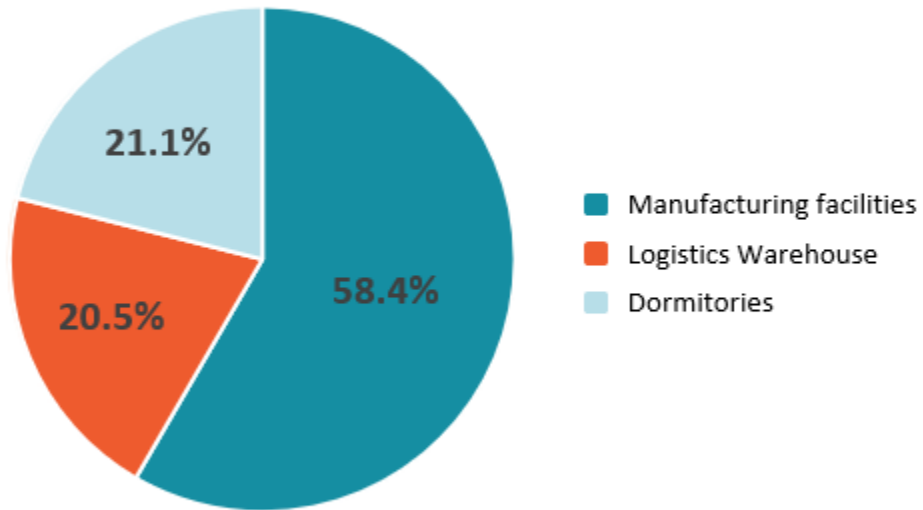
Portfolio by Industrial-Related Properties (by Number of Beds)



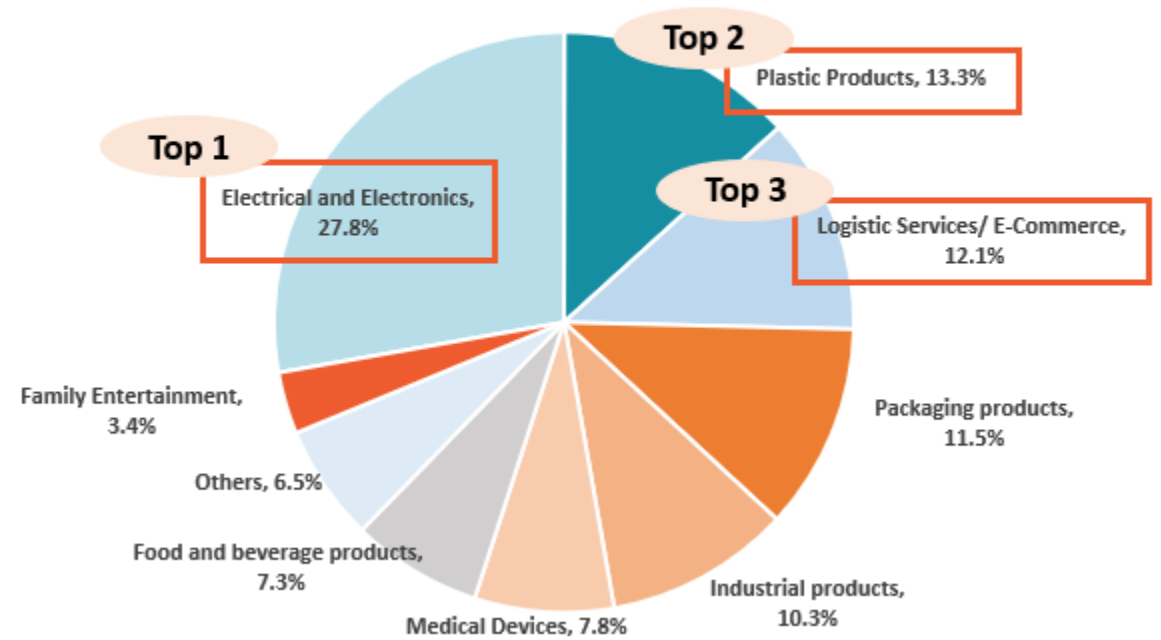
Portfolio by Gross Monthly Rental Income



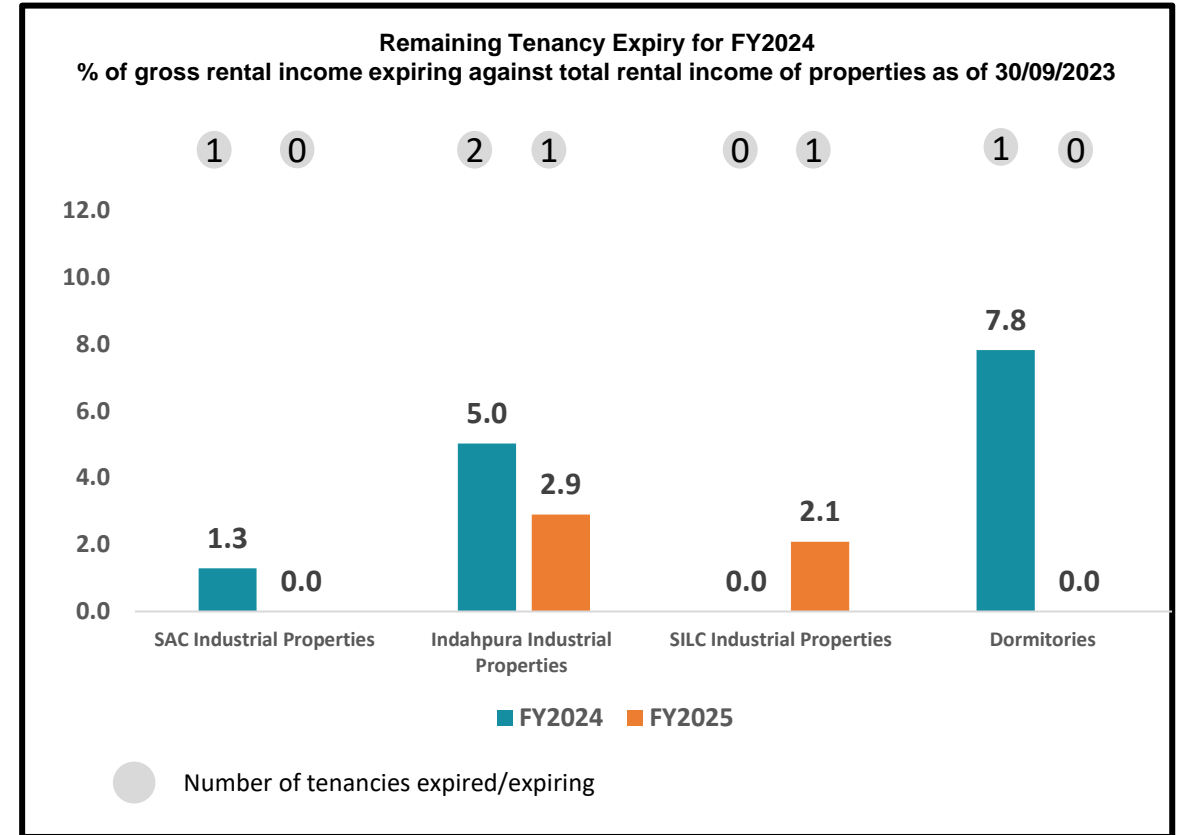
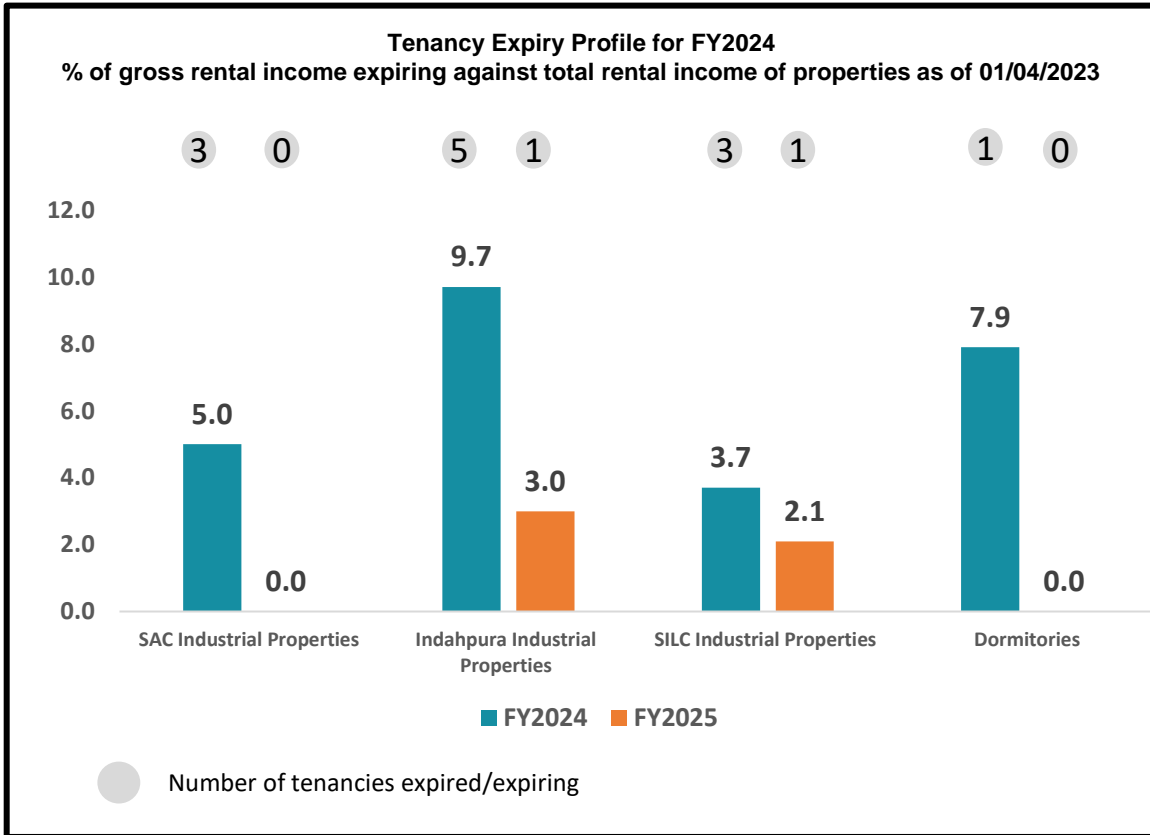
Portfolio by Asset Category by Asset Value



Diversification by Trade Sectors by NLA (excl. Dormitories)

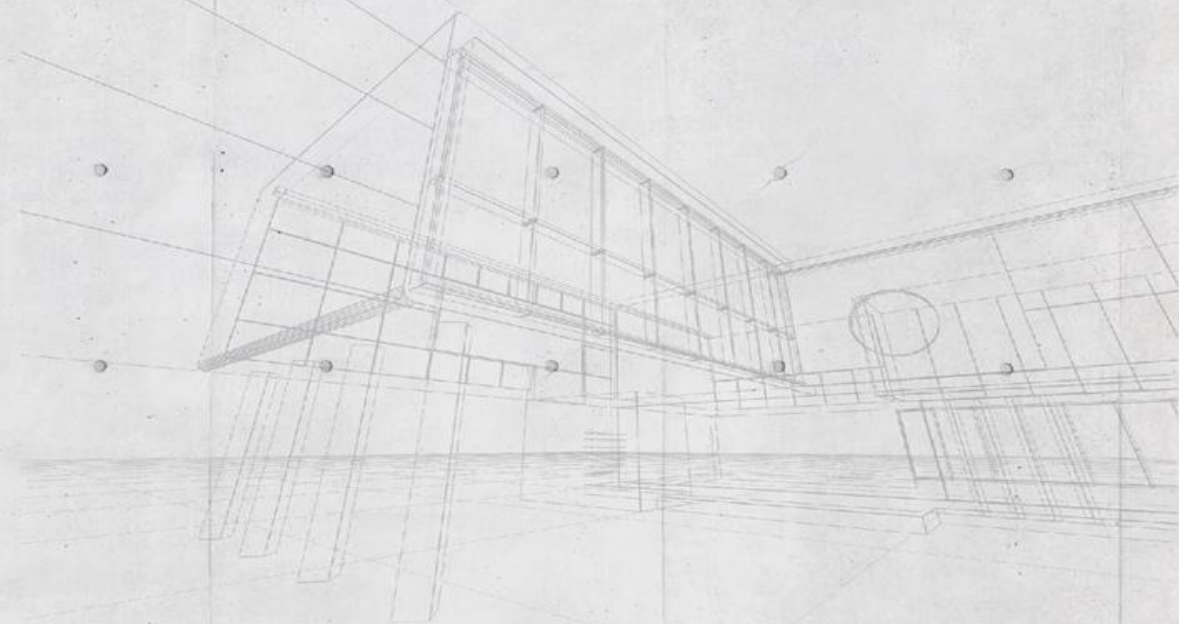


Tenancy Expiry Profile



- For FY2024, 4 tenancy renewals have been confirmed, 7 tenancies have been renewed and 1 tenancy has been replaced.

Financial Overview



Financial Highlights as at 30 September 2023



RM658.4 mil

Total Assets



RM74.9 mil

Total Financings



11.4%

Gearing Ratio



99.8%

Income Distribution⁽¹⁾



RM560.5 mil

Total Unitholders' Funds



RM1.0718

Net Asset Value Per Unit
(Before Income Distribution)



1.80 sen

Distribution Per Unit⁽¹⁾



RM1.27

Market Price per Unit

Note:

(1) For the period from 1 July 2023 to 30 September 2023.

Financial Statements

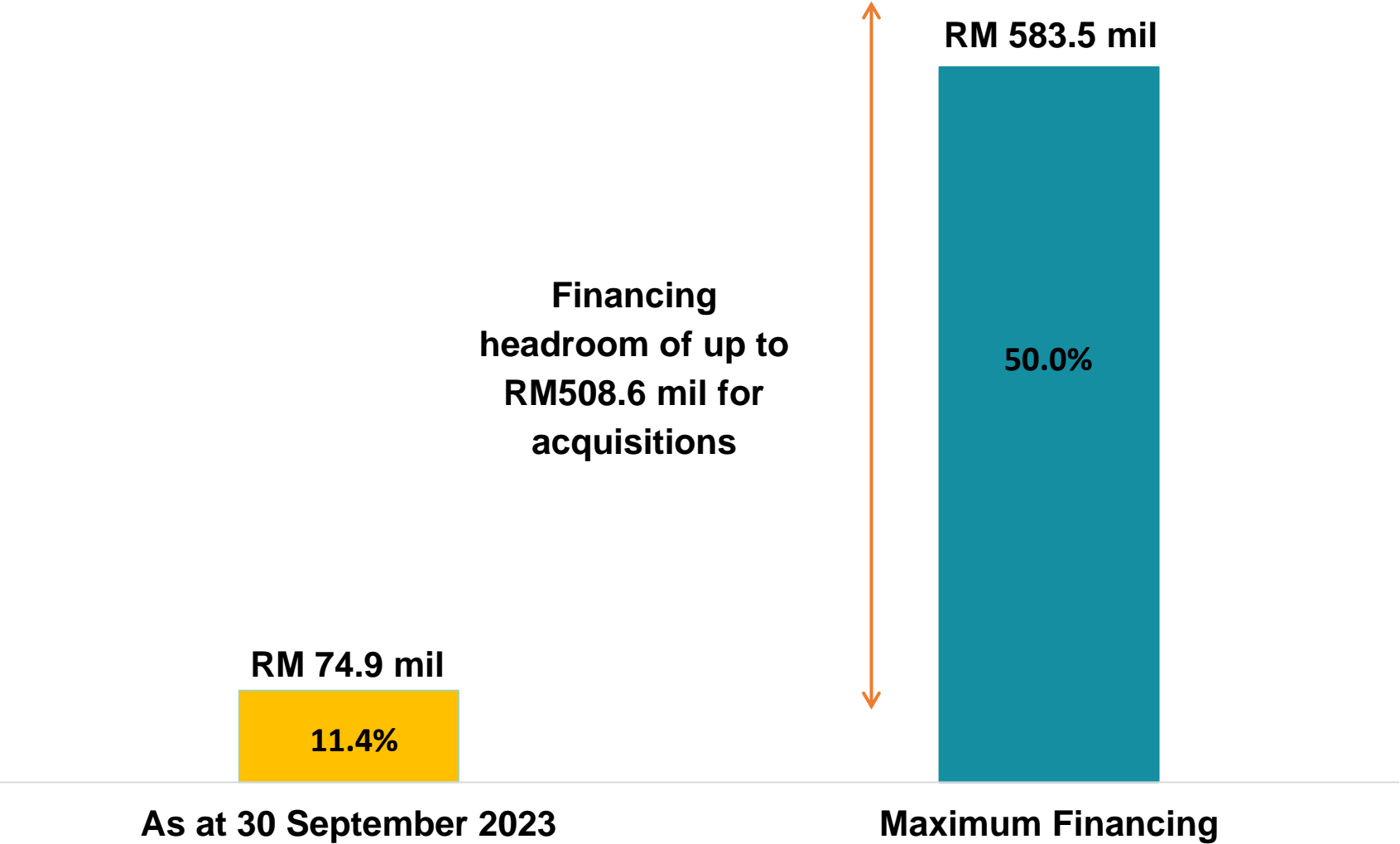
Statement of Comprehensive Income

Units in RM'000, unless otherwise stated	Q2 FY2024
Rental income	11,765
Property operating expenses	(990)
NPI	10,775
NPI margin	91.6%
Profit income	124
Changes in fair value of investment properties	0
Net investment income	10,899
Manager's management fees	(1,037)
Trustee's fees	(42)
Islamic financing costs	(958)
Other trust expenses	(143)
Non-property expenses	(2,180)
Income before tax	8,719
Taxation	0
Net income for the period/ Total comprehensive income for the period	8,719
Distribution adjustments	730
Distributable income	9,449
Net income for the period comprises the following:	
- Realised	8,378
- Unrealised	341
	8,719
Weighted average number of units ('000)	522,474
Earnings per unit (sen) comprises the following:	
- Realised	1.60
- Unrealised	0.07
	1.67

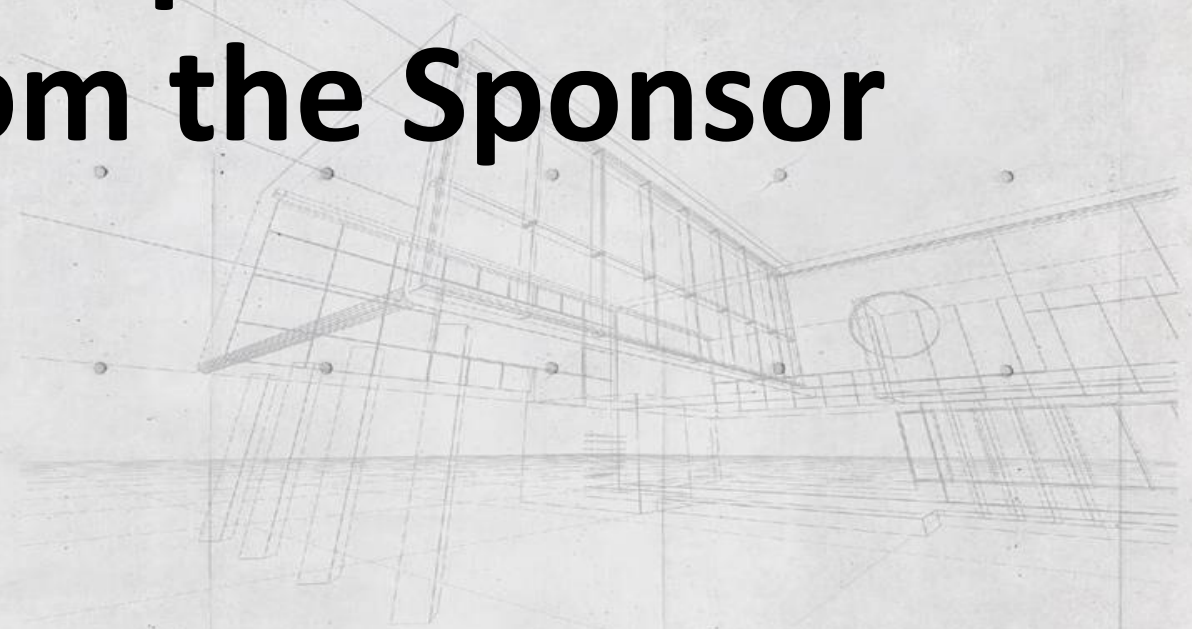
Statement of Financial Position

Units in RM'000, unless otherwise stated	As at 30 September 2023
Investment properties	640,257
Total non-current assets	640,257
Trade and other receivables	4,234
Cash and cash equivalents	13,868
Total current assets	18,102
Total assets	658,359
Unitholders' capital	519,831
Undistributed income	40,637
Total unitholders' funds	560,468
Trade and other payables	15,709
Deferred tax liabilities	3,806
Total non-current liabilities	19,515
Financings	74,933
Trade and other payables	3,443
Total current liabilities	78,376
Total liabilities	97,891
Total unitholders' funds and liabilities	658,359
NAV (RM'000)	560,468
Units in issue ('000)	522,912
NAV per Unit (RM)	
- Before income distribution	1.0718
- After income distribution	1.0538

Financing Headroom



Post-Listing Acquisitions of Properties from the Sponsor



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
Status	Completed on 16 October 2023 ⁽¹⁾

Note:

- (1) The completion of Plot 16 Indahpura's acquisition was ahead of the earlier estimated timeline of first quarter of 2024, following the construction completion by the Sponsor, the issuance of the certificate of completion and compliance by regulatory authorities, and the rental commencement of the lease.

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



THANK YOU

