



AME
REIT

Investor Presentation

Q1 FY2025



Portfolio Highlights as at 30 June 2024



RM693.7 mil

Market Capitalisation



RM686.0 mil

Portfolio Market Value



4.7 Years

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



1.873 mil sq ft

Space under Management⁽¹⁾



14.8%

Gearing Ratio



37

No. of Properties



34

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.

Q1 FY2025 Highlights

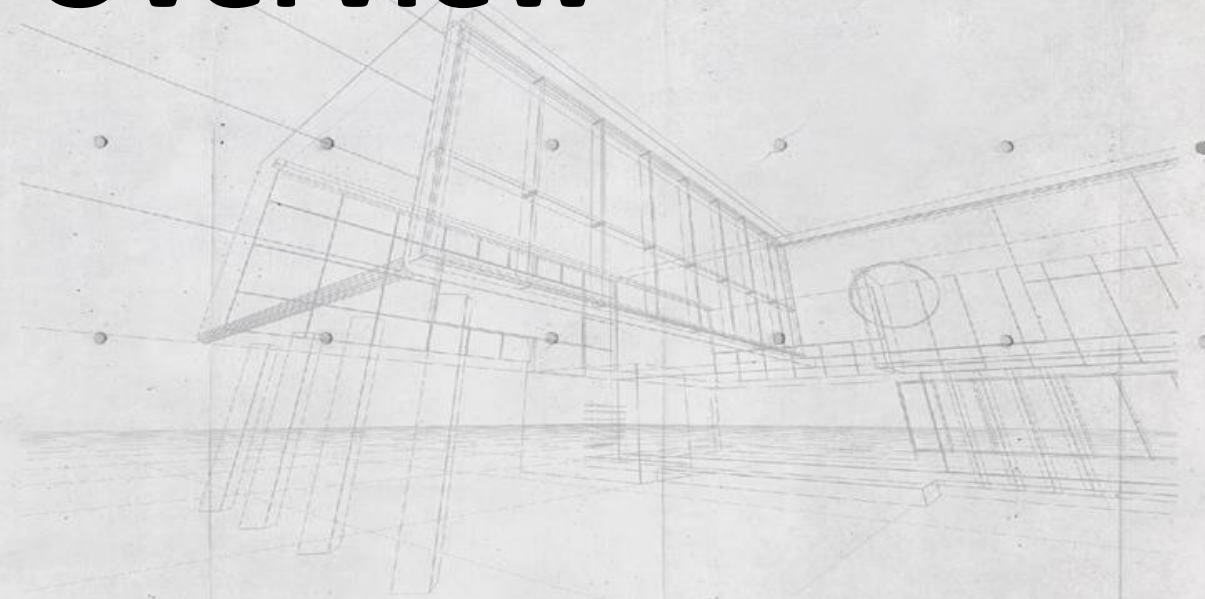
- 1 Total Revenue of RM12,328,000⁽¹⁾
- 2 Net Property Income of RM11,426,000⁽¹⁾
- 3 Distributable Income of RM9,687,000⁽¹⁾
- 4 Income Distribution of RM9,685,000/
Distribution Per Unit of 1.84 sen⁽¹⁾
- 5 Net Asset Value (“NAV”) of RM577,489,000
NAV per unit of RM1.0988⁽²⁾
- 6 525,565,043 number of units in issue⁽²⁾
- 7 Trading at a premium of 20.1% to NAV at
RM1.32 per unit⁽²⁾
- 8 Investment properties currently stand at
RM686.0 million⁽²⁾

Notes:

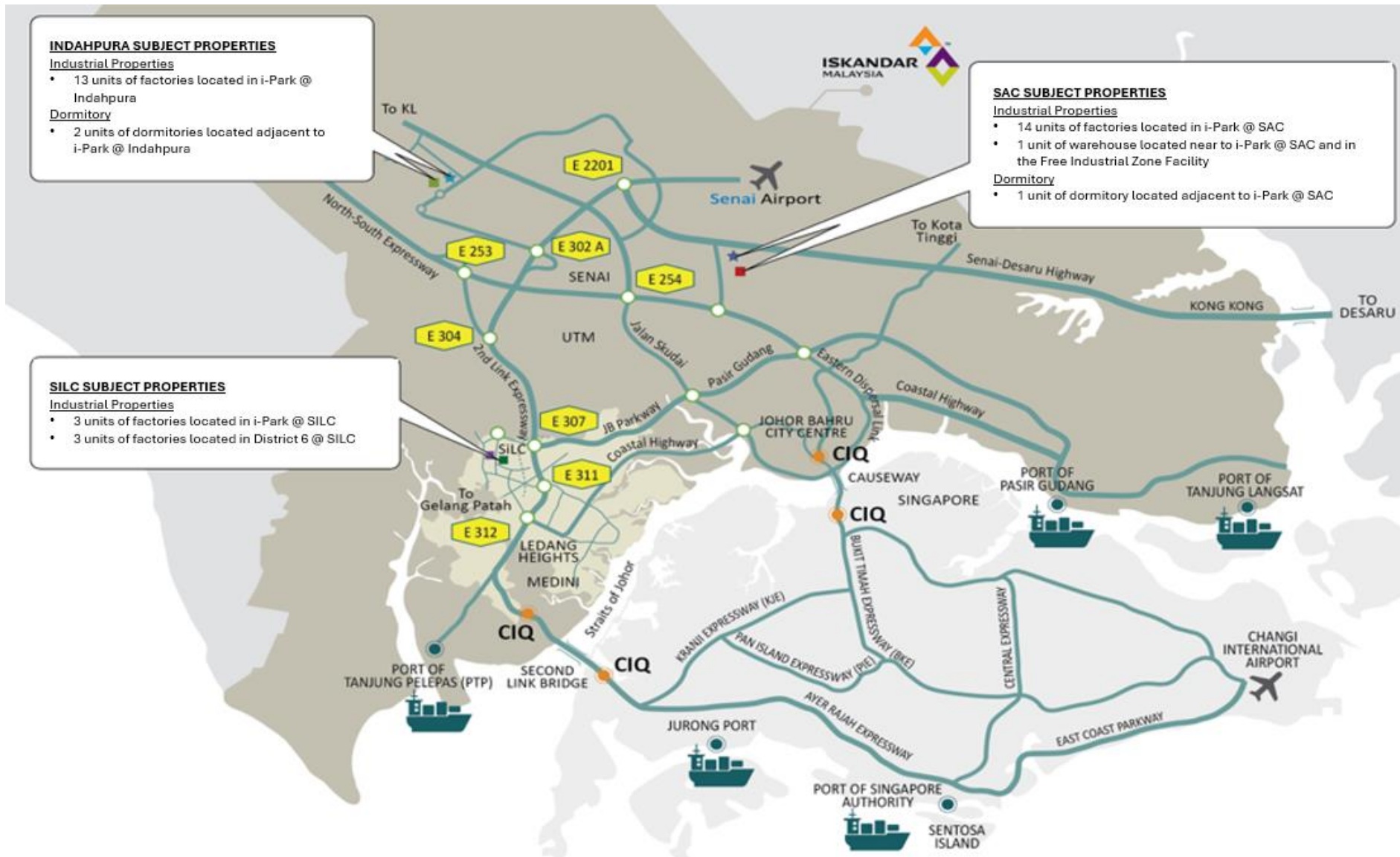
(1) Based on the financial results for the period from 1 April 2024 to 30 June 2024.

(2) As at 30 June 2024.

Portfolio Overview



Location of Subject Properties



Portfolio of Quality Tenants

- Multinational corporations occupy 96.4% NLA of Industrial Properties
- Top 10 tenants of Industrial Properties

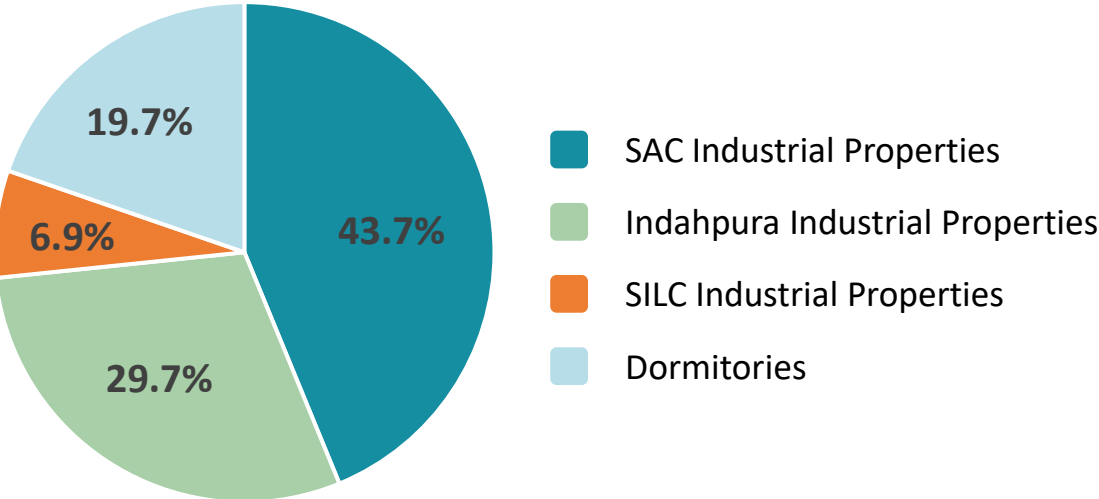


Malaysian subsidiary of a foreign multinational electronics manufacturing services company

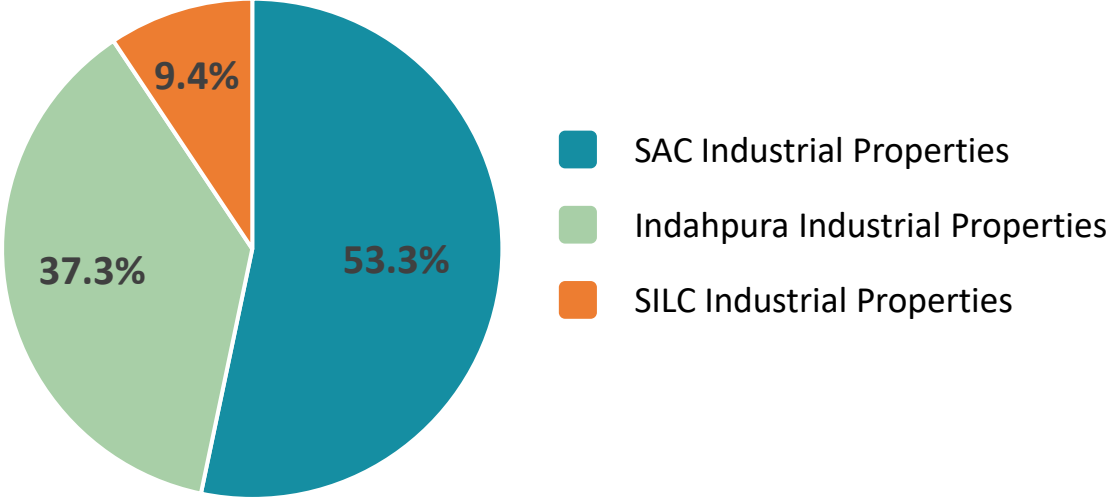


Portfolio Diversification

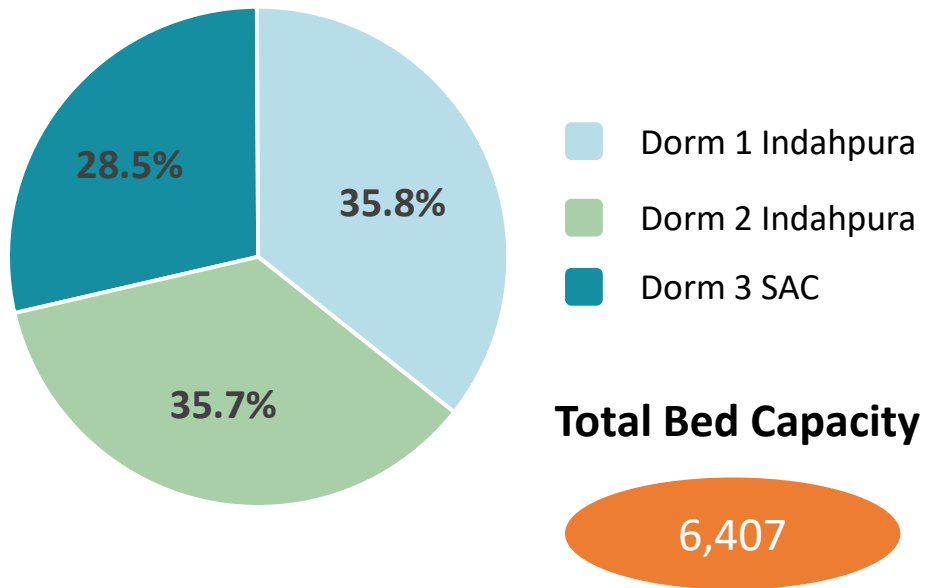
Portfolio by Market Value



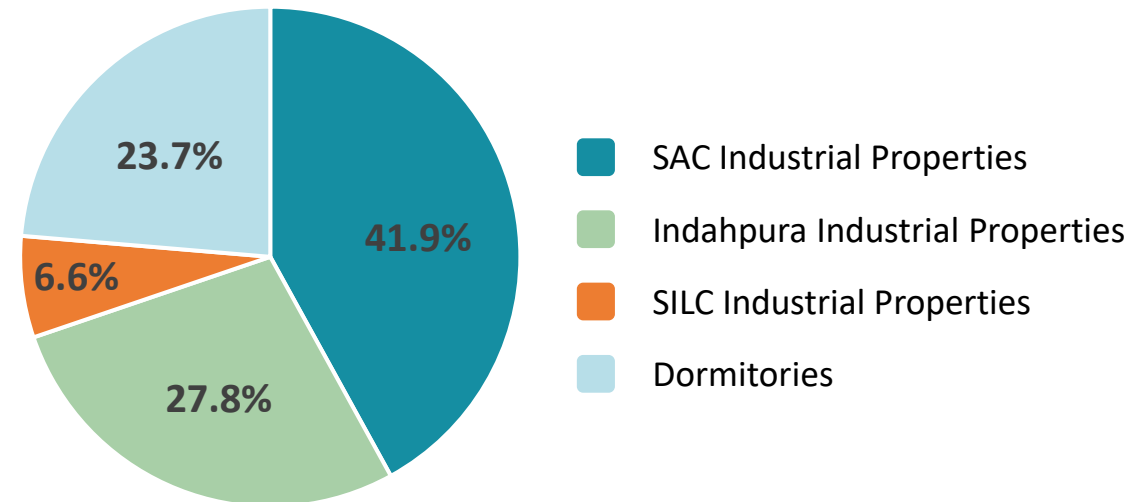
Portfolio by Occupied NLA



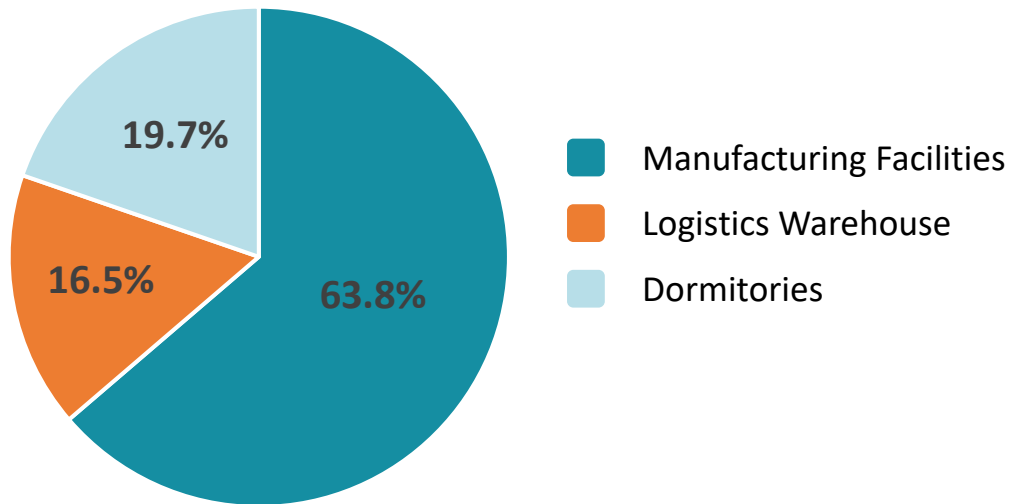
**Portfolio by Industrial-Related Properties
(by Number of Beds)**



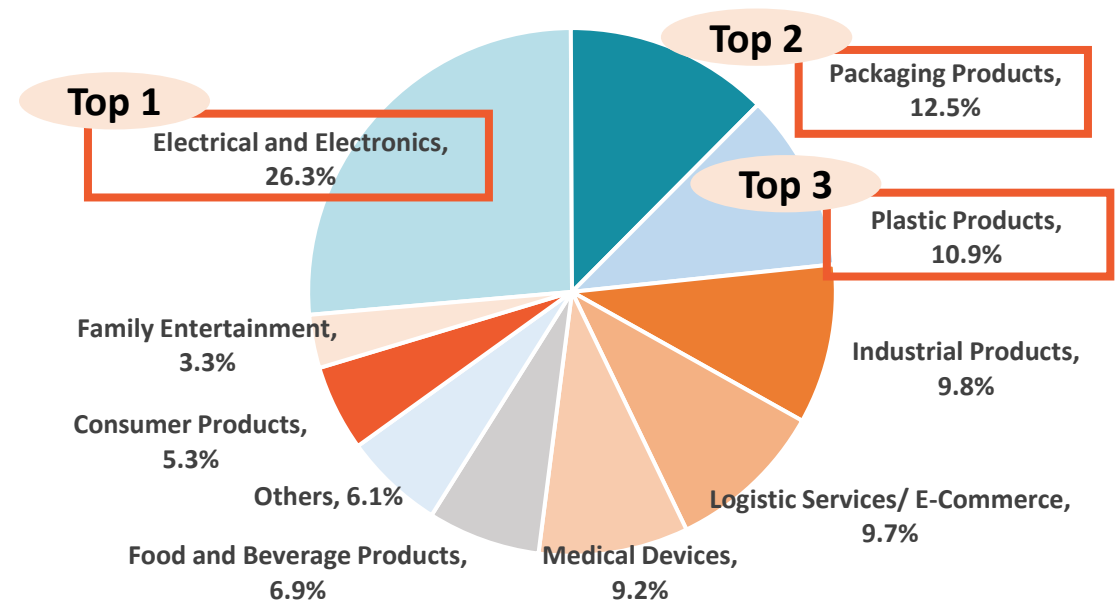
Portfolio by Gross Monthly Rental Income



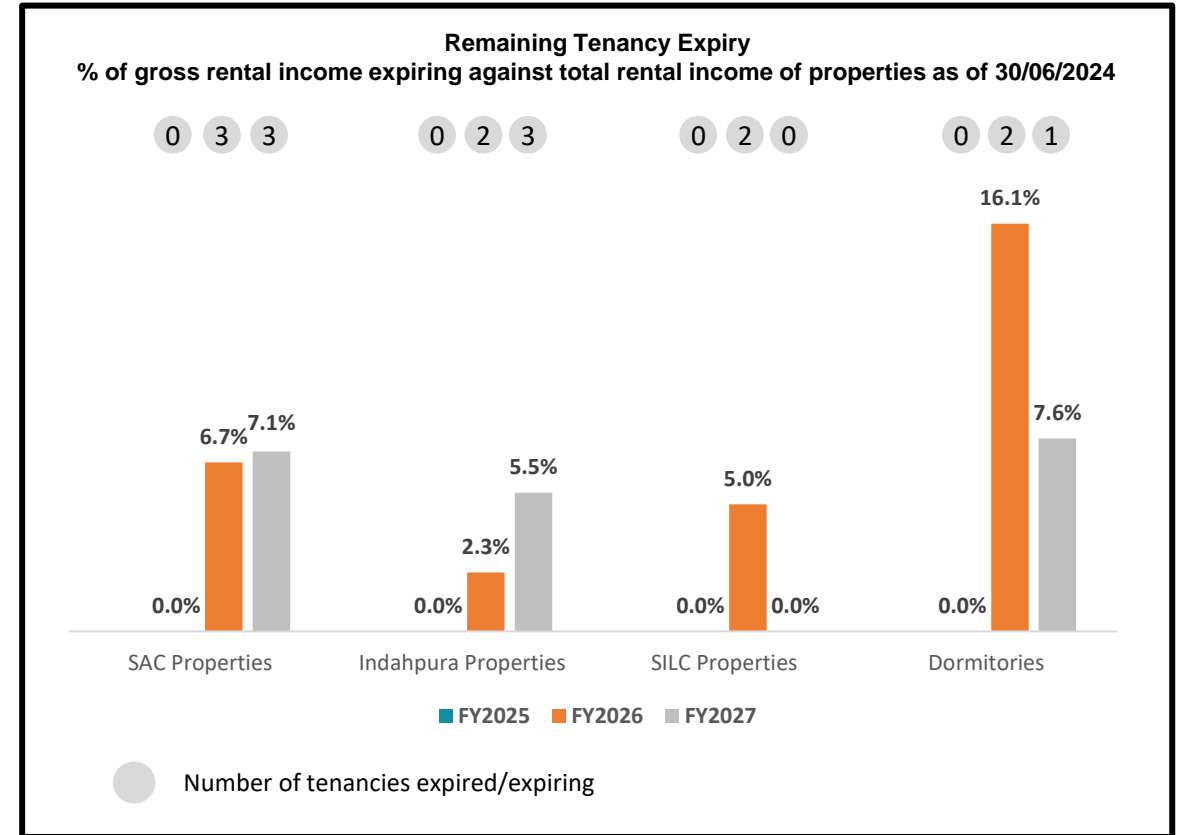
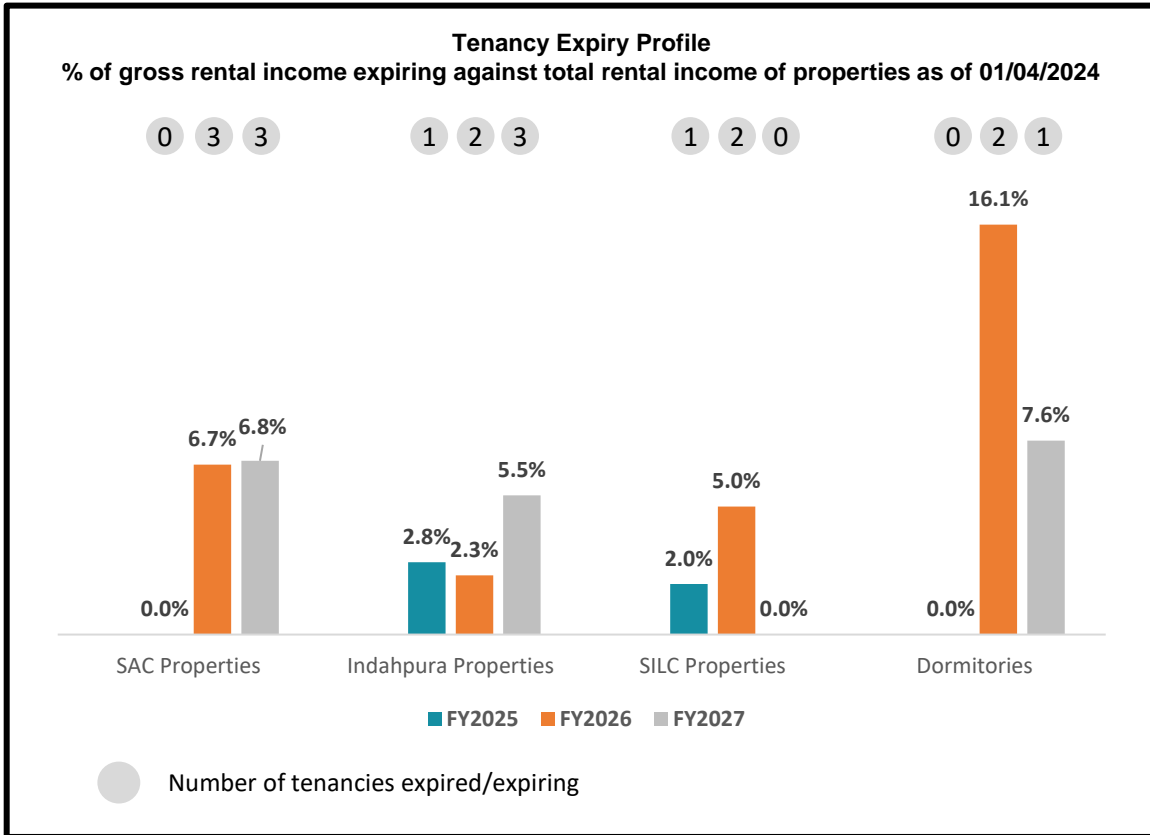
Portfolio by Asset Category by Asset Value



Diversification by Trade Sectors by NLA (excl. Dormitories)



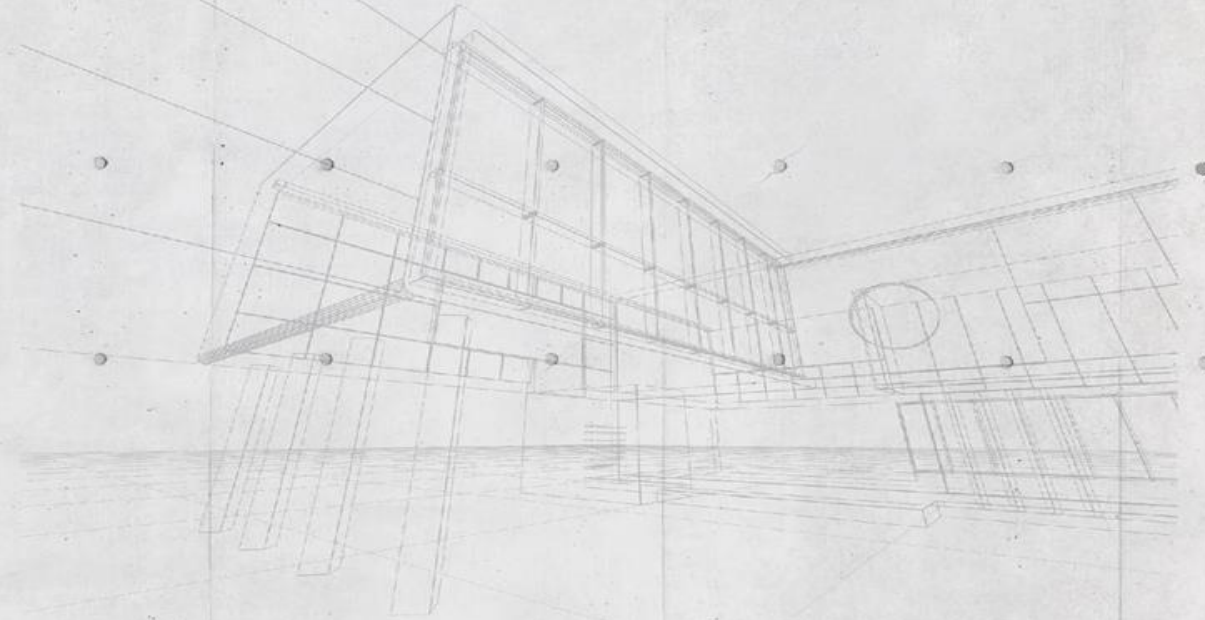
Tenancy Expiry Profile



Note:

(1) For FY2025, 1 tenancy has been renewed and 1 tenancy has been replaced.

Financial Overview



Financial Highlights as at 30 June 2024



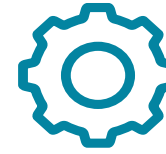
RM710.3 mil

Total Assets



RM105.5 mil

Total Financings



14.8%

Gearing Ratio



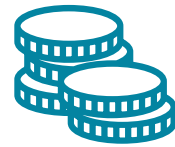
99.98%

Income Distribution⁽¹⁾



RM577.5 mil

Total Unitholders' Funds



RM1.0988

Net Asset Value Per Unit
(Before Income Distribution)



1.84 sen

Distribution Per Unit⁽¹⁾



RM1.32

Market Price per Unit

Note:

(1) For the period from 1 April 2024 to 30 June 2024.

Financial Statements

Statement of Comprehensive Income

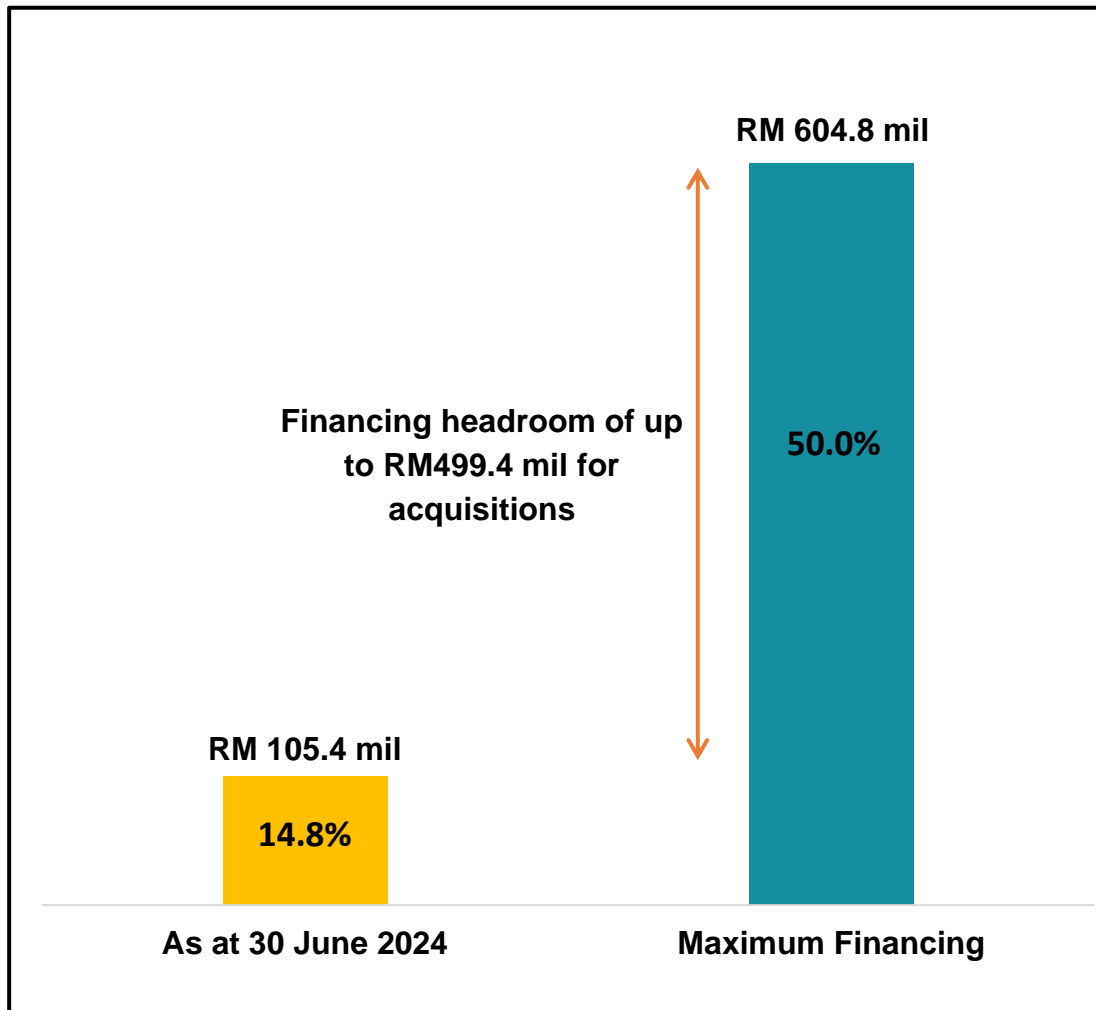
Units in RM'000, unless otherwise stated	Q1 FY2025
Rental income	12,328
Property operating expenses	(902)
NPI	11,426
NPI margin	92.7%
Profit income	169
Changes in fair value of investment properties	-
Net investment income	11,595
Manager's management fees	(1,101)
Trustee's fees	(43)
Islamic financing costs	(1,337)
Other trust expenses	(220)
Non-property expenses	(2,701)
Income before tax	8,894
Taxation	-
Net income for the period/ Total comprehensive income for the period	8,894
Distribution adjustments	793
Distributable income	9,687
Net income for the period comprises the following:	
- Realised	8,526
- Unrealised	368
	8,894
Weighted average number of units ('000)	525,264
Earnings per unit (sen) comprises the following:	
- Realised	1.62
- Unrealised	0.07
	1.69

Statement of Financial Position

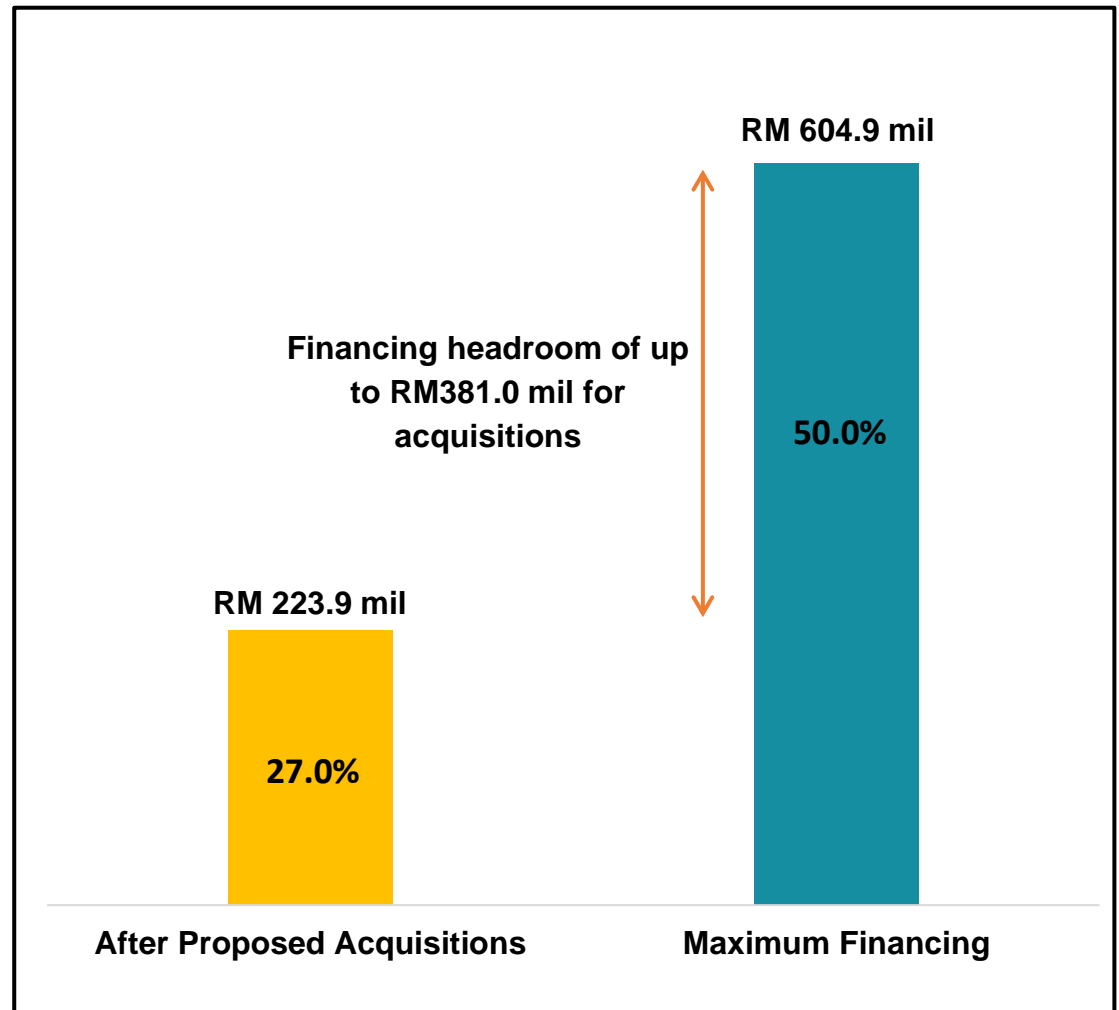
Units in RM'000, unless otherwise stated	As at 30 June 2024
Investment properties	686,040
Total non-current assets	686,040
Trade and other receivables	3,703
Cash and cash equivalents	20,568
Total current assets	24,271
Total assets	710,311
Unitholders' capital	523,318
Undistributed income	54,171
Total unitholders' funds	577,489
Trade and other payables	17,242
Deferred tax liabilities	5,539
Total non-current liabilities	22,781
Financings	105,472
Trade and other payables	4,569
Total current liabilities	110,041
Total liabilities	132,822
Total unitholders' funds and liabilities	710,311
NAV (RM'000)	577,489
Units in issue ('000)	525,565
NAV per Unit (RM)	
- Before income distribution	1.0988
- After income distribution	1.0804

Financing Headroom

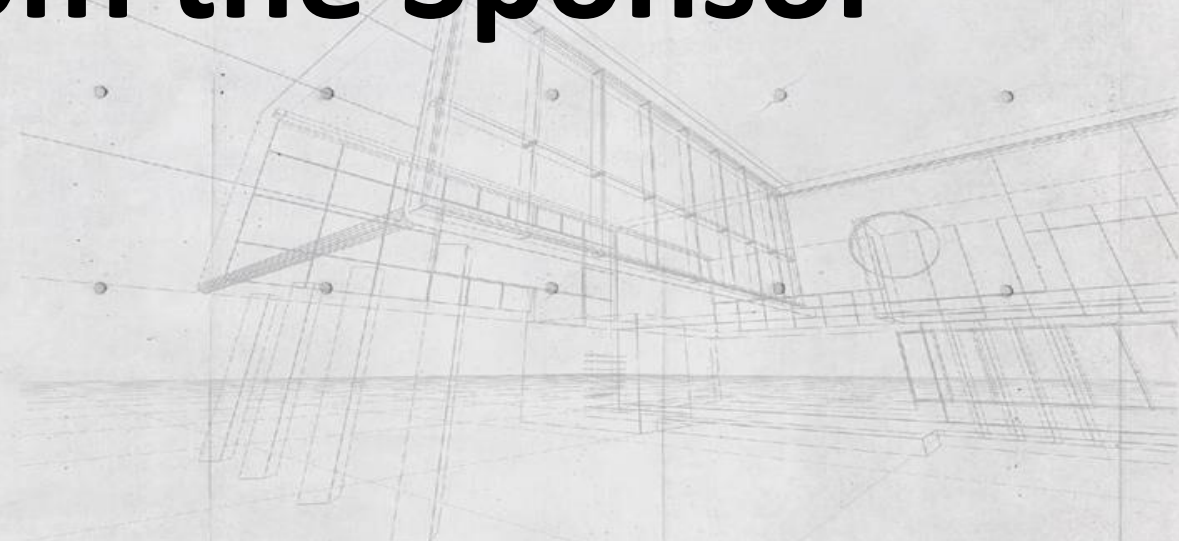
Financing Headroom (as at 30 June 2024)



Financing Headroom (after Proposed Acquisitions)



Proposed Acquisitions of Properties from the Sponsor



Proposed Acquisitions of RM119.45 million from the Sponsor



Description	i-TechValley 34	i-TechValley 46	i-Park SAC 23 & 24	i-Park SAC 60 & 61
Purchase Consideration	RM27.00 million	RM27.45 million	RM45.00 million	RM20.00 million
Market Value	RM27.00 million	RM29.00 million	RM46.00 million	RM20.00 million
Lessee	Ametalin Sdn Bhd	Titanium Systems Sdn Bhd	AAC Technologies (Malaysia) Sdn Bhd	Resmed Malaysia Operations Sdn Bhd
Agreed Lettable Area	Approx. 98,765 sq ft	Approx. 99,174 sq ft	Approx. 128,973 sq ft	Approx. 64,960 sq ft
Lease Term	Ranging from 5 to 10 years			
Renewal Term	Ranging from 3 to 6 years			
Targeted Completion	3Q 2025	1Q 2025	1Q 2025	3Q 2025



THANK YOU

