

**PRESS RELEASE**

## **AME REIT rental income rises 3.0% to RM12.7 million in 3Q25**

- *Unitholders to receive 99.9% of 3Q25 distributable income of RM10.0 million, equivalent to DPU of 1.89 sen*
- *NPI bolstered by additional contributions from industrial property acquired in 3Q24 and tenancy renewals at higher rental rates*
- *In process of acquiring four additional industrial properties in Iskandar Malaysia from AME Elite*

Johor Bahru, Malaysia, 22 January 2025 - Industrial REIT AME Real Estate Investment Trust (“AME REIT”, “AME 产托”, Bloomberg: AMEREIT MK) reported a 3.0% increase in rental income to RM12.7 million for the third quarter ended 31 December 2024 (“3Q25”) compared to RM12.4 million in the corresponding quarter (“3Q24”). As a result, net property income (“NPI”) increased 1.4% to RM11.7 million in 3Q25 from RM11.5 million previously.

The strong performance was attributed to additional contributions from an industrial property acquired in October 2023, with rental income recognised for a full three months in 3Q25, compared to two and a half months in 3Q24. Additionally, tenancy renewals at higher rental rates also contributed to the improved results.

AME REIT will reward its unitholders by distributing 99.9% of its RM10.0 million distributable income for 3Q25, equivalent to a distribution per unit (“DPU”) of 1.89 sen. The distributable income is after adjustments for management fees payable in units, amortisation of capitalised financing costs, and unbilled lease income receivables.

“AME REIT continues to deliver robust financial performance, underpinned by our effective portfolio management and strategic focus on accretive acquisitions.

Our strategy will support sustainable growth by capitalising on the thriving industrial property market. We also recognise the positive impact of the China Plus One diversification strategy and anticipated benefits of the Johor-Singapore Special Economic Zone (JS-SEZ).

Moreover, our incoming acquisitions of four prime industrial properties are expected to enhance our performance. The acquisitions will also complement our existing assets and enhance our delivery of long-term value to our unitholders.”

**Mr. Chan Wai Leo (陈威来),  
Chief Executive Officer and Executive Director, I REIT Managers Sdn Bhd**

For the nine-month period ended 31 December 2024 (“9m25”), AME REIT recorded NPI of RM34.9 million, up 5.5% from RM33.0 million in the corresponding period (“9m24”). Rental income for 9m25 was RM37.8 million, increasing 6.5% from RM35.5 million in 9m24.



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The 3Q25 distribution is payable on 28 February 2025 to unitholders whose names appear in the Record of Depositors of AME REIT at the close of business on 7 February 2025.

AME REIT's current portfolio consists of 34 industrial properties with an agreed lettable area (ALA) of 1.9 million sq. ft. and three industrial-related properties of workers' dormitories, mainly situated across three industrial parks of AME Group in Iskandar Malaysia, namely i-Park @ Indahpura in Kulai, i-Park @ Senai Airport City in Senai, and i-Park @ SILC in Iskandar Puteri. As at 31 December 2024, AME REIT has RM686 million worth of properties under management.

AME REIT is in the process of acquiring four fully-leased industrial properties in Iskandar Malaysia, worth RM119.5 million, from its sponsor AME Elite Consortium Berhad ("AME Elite"). The acquisitions of the properties - two located in i-TechValley and two in i-Park @ Senai Airport City - are expected to be completed in phases between the first and third quarters of this year.

### About AME REIT

AME REIT is an industrial REIT with the principal investment policy of investing, 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 portfolio currently consists of 37 industrial and industrial-related assets across Iskandar Malaysia.

I REIT Managers Sdn Bhd is the management company. RHB Trustees Berhad is the trustee of AME REIT.

**Issued for and on behalf of AME REIT by Aquilas Advisory (Malaysia) Sdn Bhd.**

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