



Investor Presentation

Q4 FY2025



Portfolio Highlights as at 31 March 2025



RM844.7 mil

Market Capitalisation



RM773.5 mil

Portfolio Market Value



4.5 Years

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



2.101 mil sq ft

Space under Management⁽¹⁾



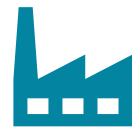
22.9%

Gearing Ratio



39

No. of Properties



36

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.

Q4 FY2025 Highlights

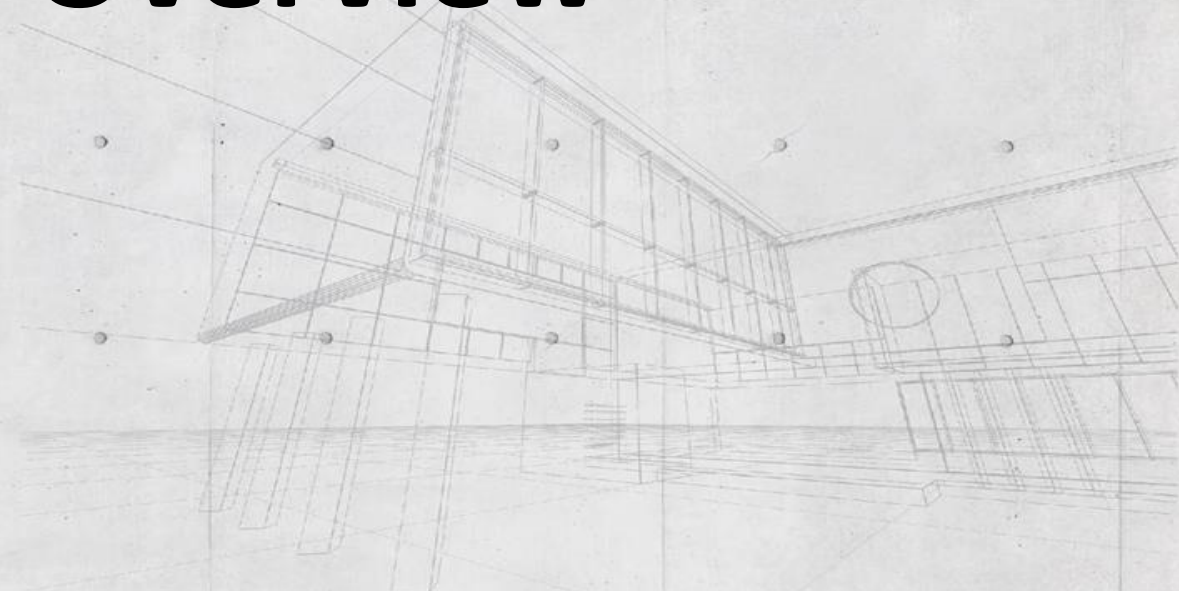
- 1 Total Revenue of RM13,062,000⁽¹⁾
- 2 Net Property Income of RM11,592,000⁽¹⁾
- 3 Distributable Income of RM9,648,000⁽¹⁾
- 4 Income Distribution of RM9,674,000/
Distribution Per Unit of 1.83 sen⁽¹⁾
- 5 Net Asset Value (“NAV”) of RM590,408,000
NAV per unit of RM1.1183⁽²⁾
- 6 527,967,916 number of units in issue⁽²⁾
- 7 Trading at a premium of 43.1% to NAV at
RM1.60 per unit⁽²⁾
- 8 Investment properties currently stand at
RM773.5 million⁽²⁾

Notes:

(1) Based on the financial results for the period from 1 January 2025 to 31 March 2025.

(2) As at 31 March 2025.

Portfolio Overview



Location of Subject Properties

INDAHPURA SUBJECT PROPERTIES

Industrial Properties

- 13 units of factories located in i-Park @ Indahpura

Dormitories

- 2 units of dormitories located adjacent to i-Park @ Indahpura

SILC SUBJECT PROPERTIES

Industrial Properties

- 3 units of factories located in i-Park @ SILC
- 3 units of factories located in District 6 @ SILC
- 1 unit of factory located in i-TechValley

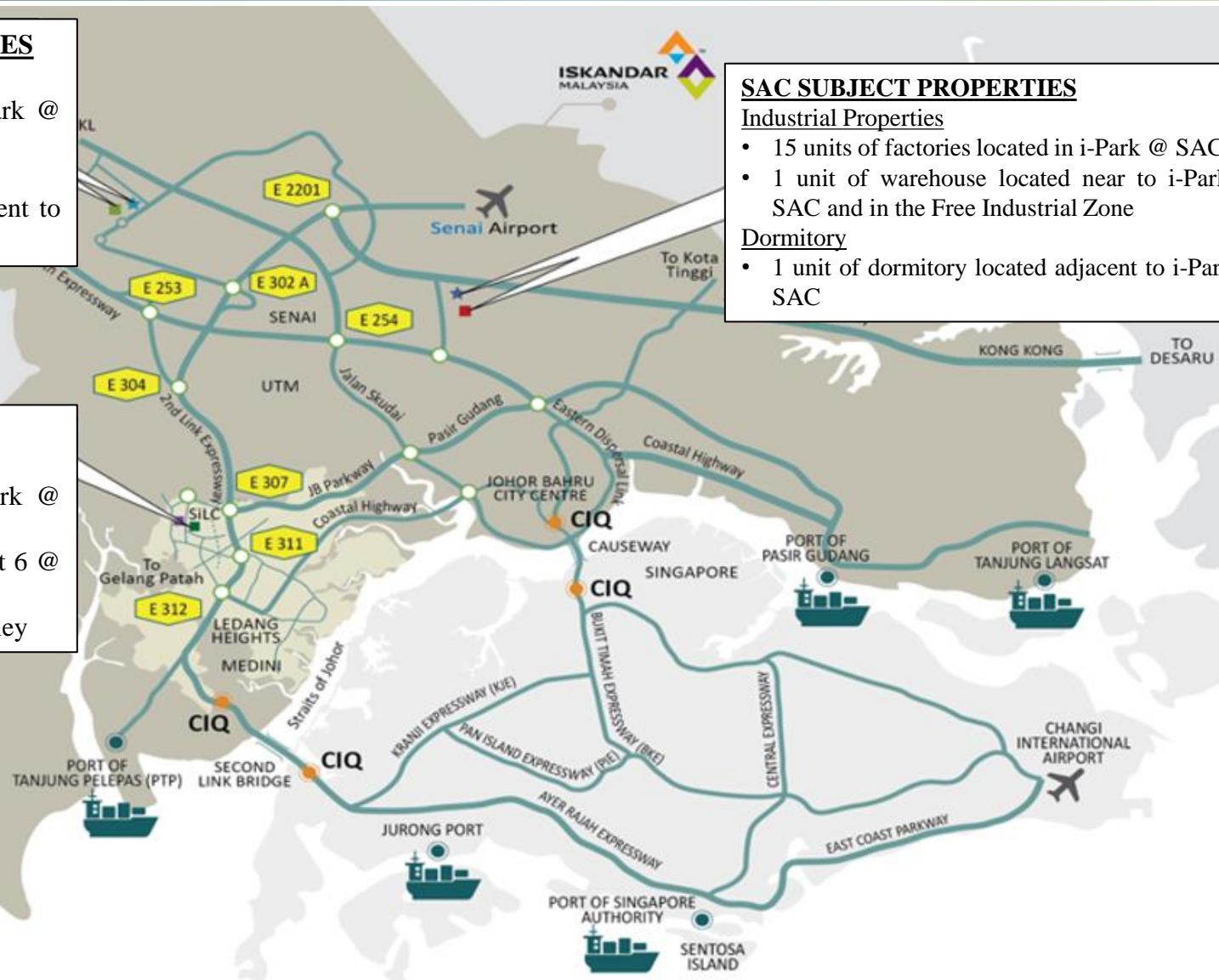
SAC SUBJECT PROPERTIES

Industrial Properties

- 15 units of factories located in i-Park @ SAC
- 1 unit of warehouse located near to i-Park @ SAC and in the Free Industrial Zone

Dormitory

- 1 unit of dormitory located adjacent to i-Park @ SAC



Portfolio of Quality Tenants

- Multinational corporations occupy 96.7% NLA of Industrial Properties
- Top 10 tenants of Industrial Properties



Titanium Systems Sdn Bhd

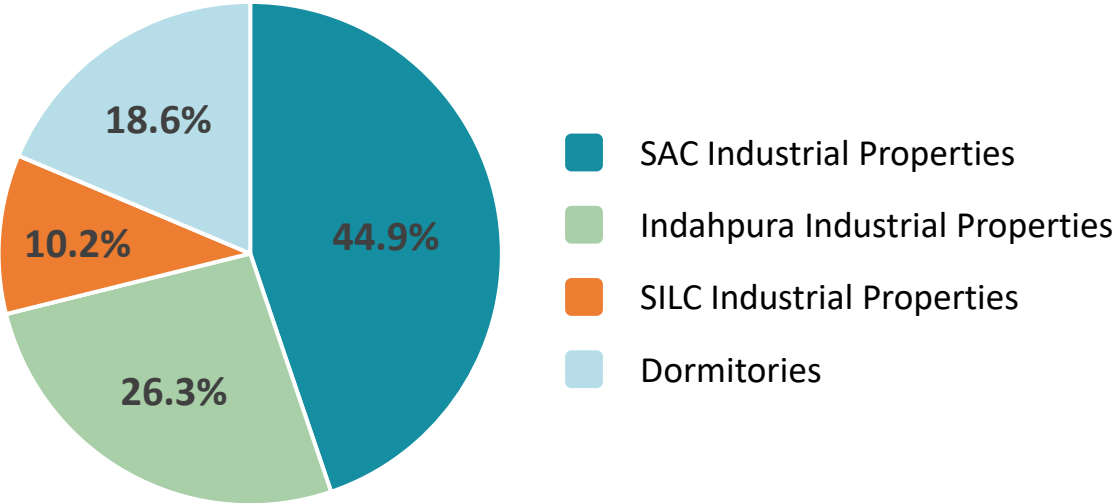


Jihan Electronic (Malaysia)
Sdn Bhd

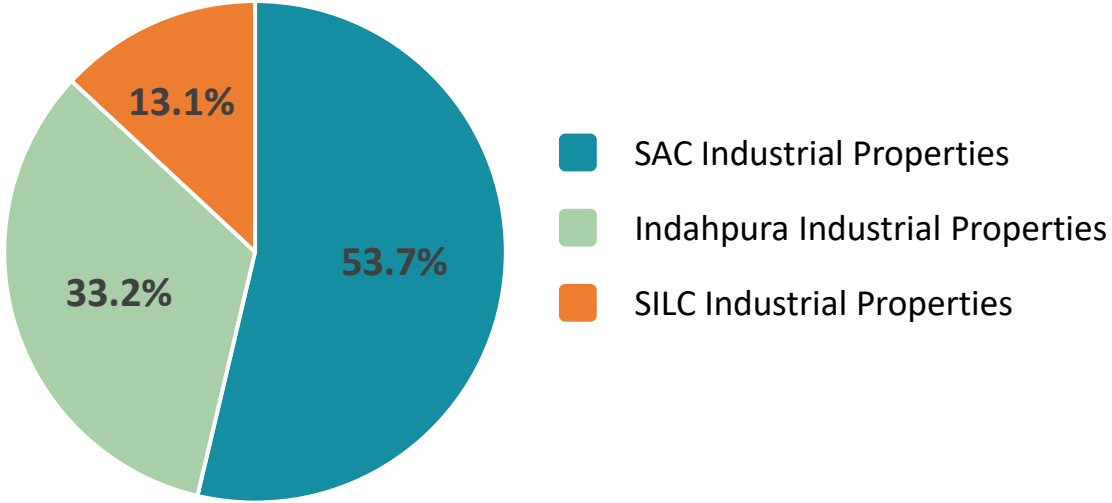


Portfolio Diversification

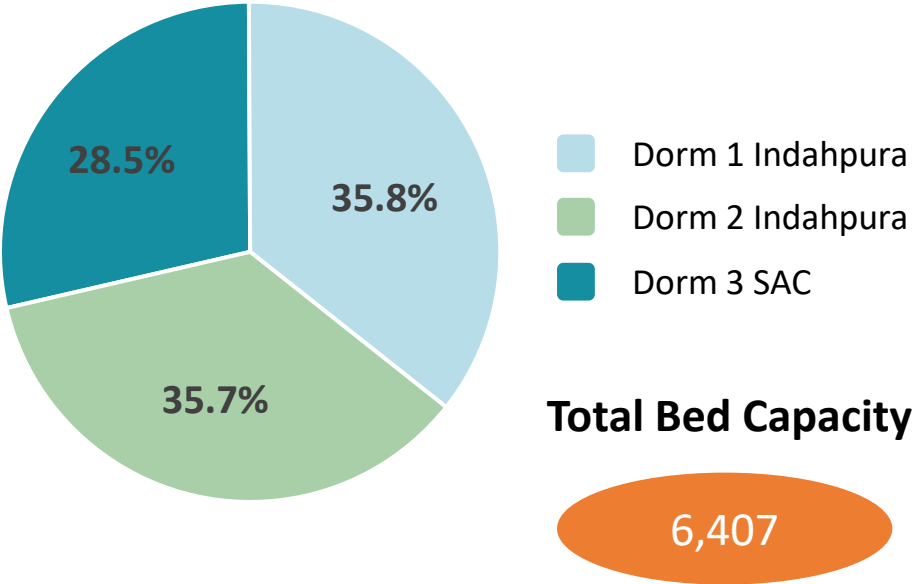
Portfolio by Market Value



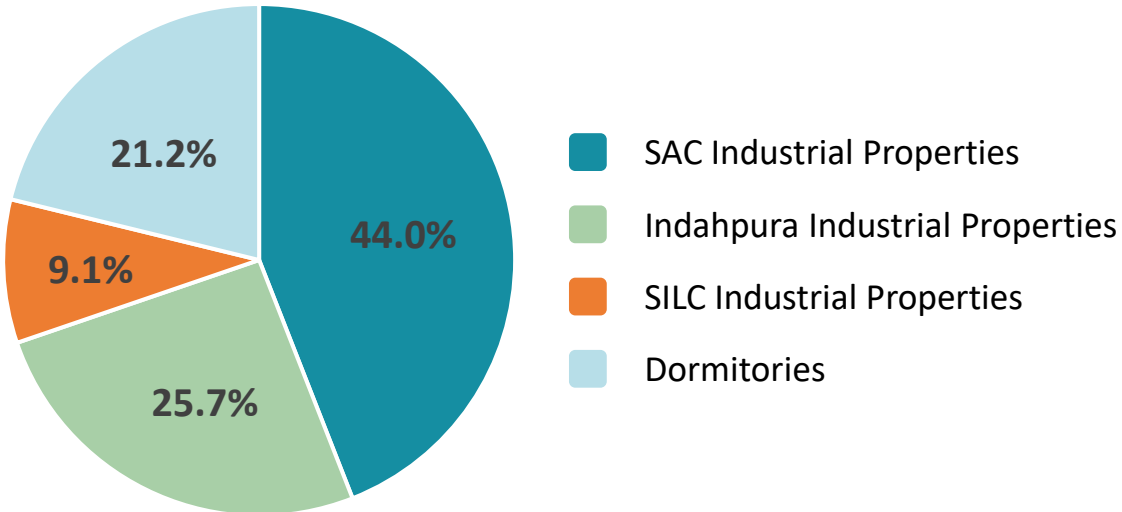
Portfolio by Occupied NLA



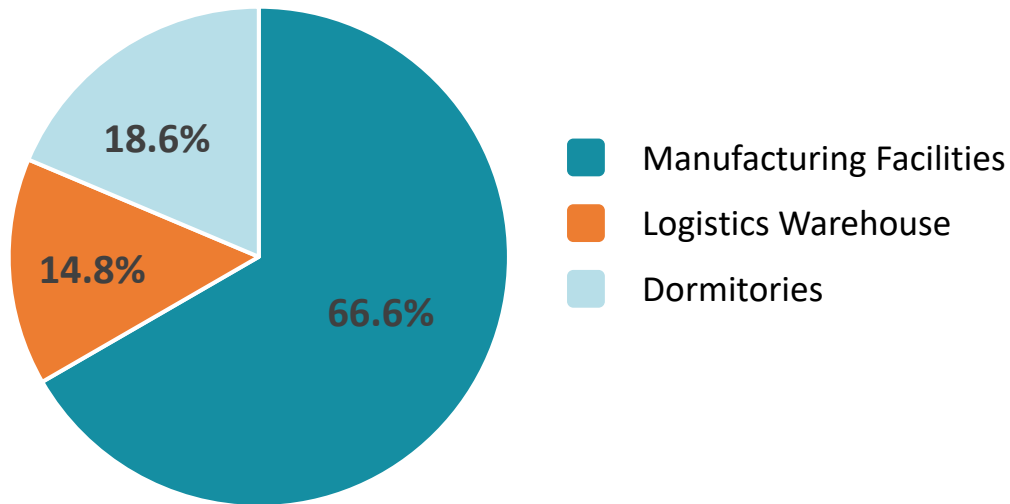
Portfolio by Industrial-Related Properties (by Number of Beds)



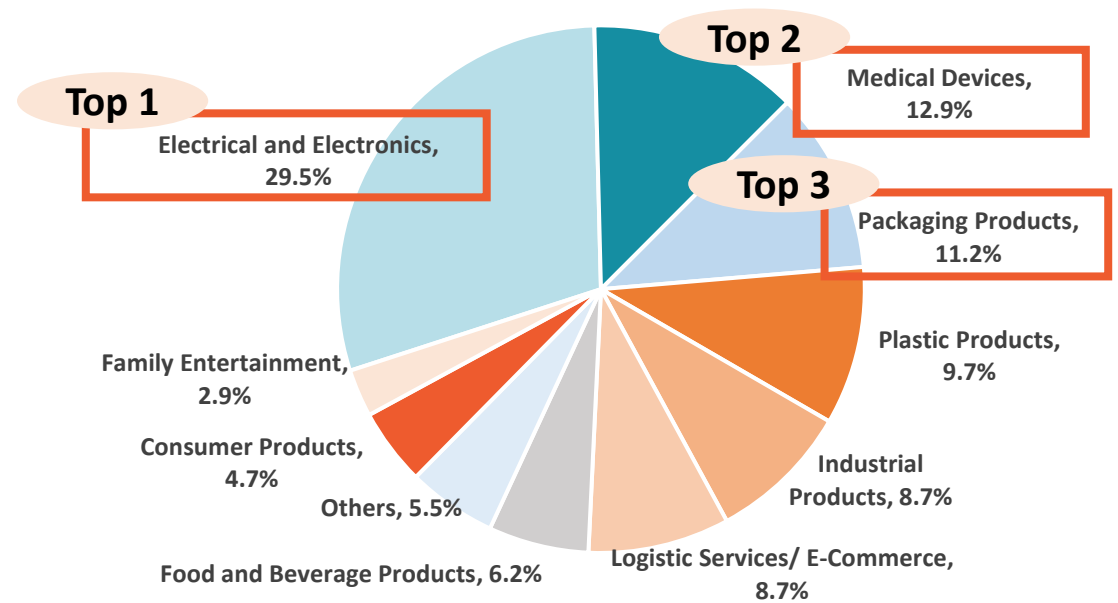
Portfolio by Gross Monthly Rental Income



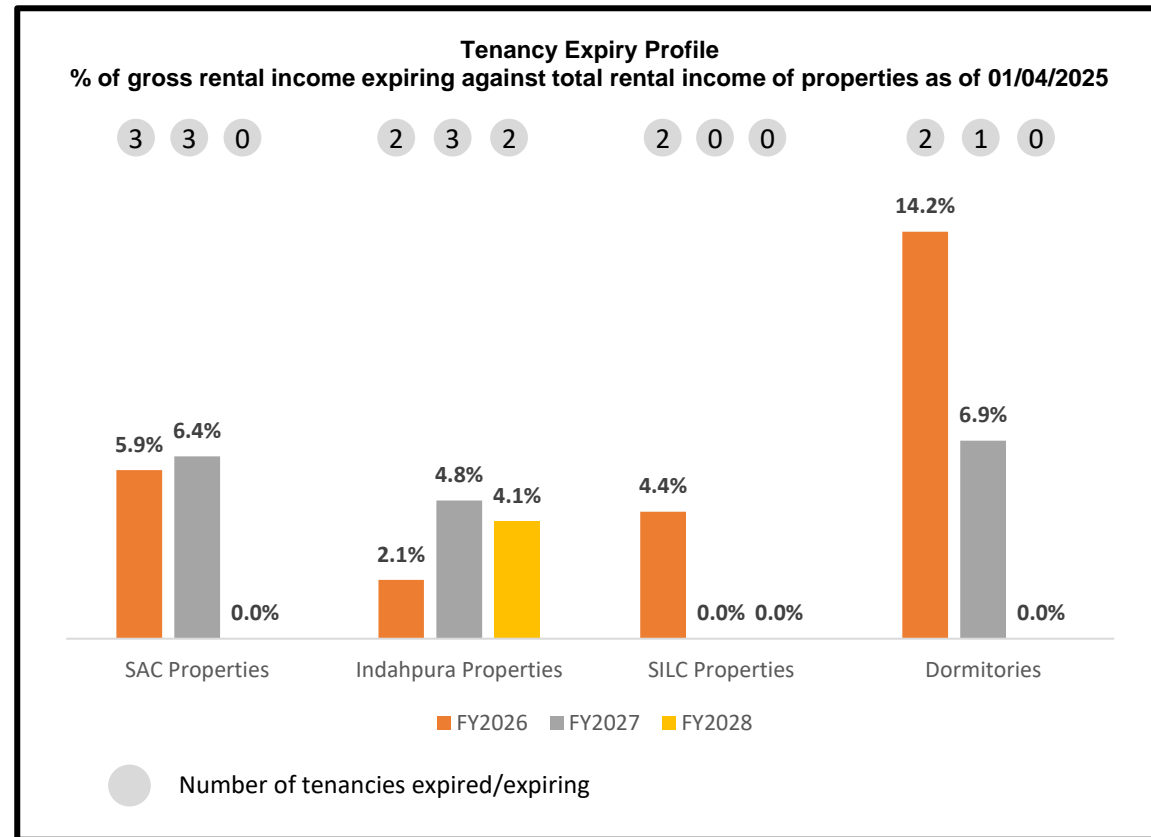
Portfolio by Asset Category by Asset Value



Diversification by Trade Sectors by NLA (excl. Dormitories)



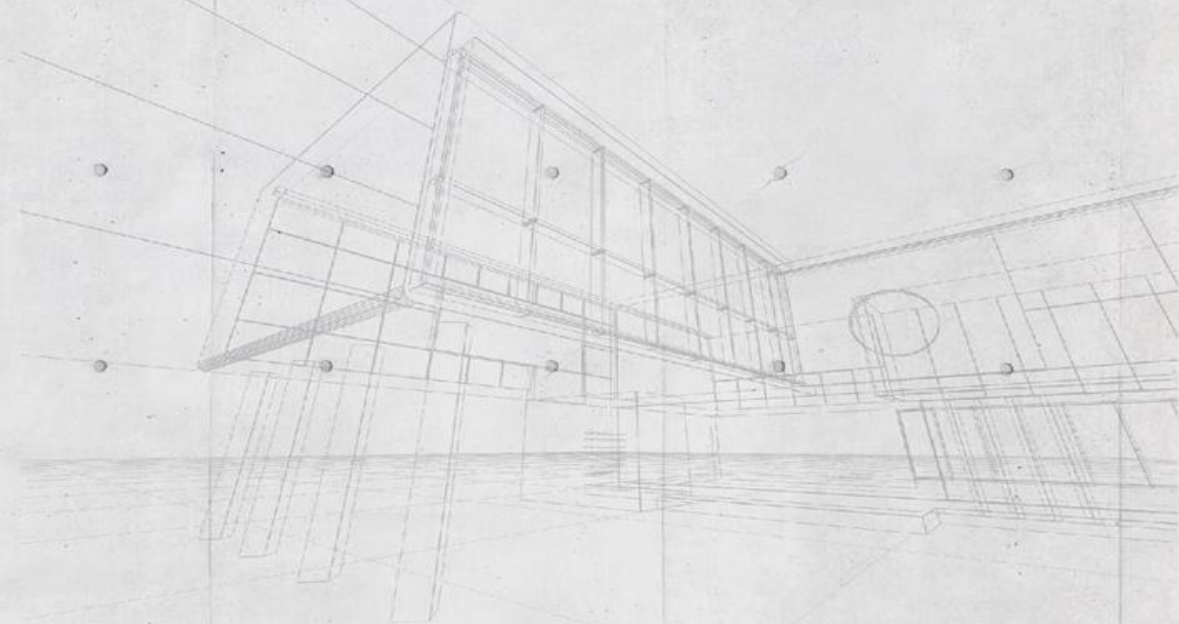
Tenancy Expiry Profile



Note:

(1) For FY2026, 2 tenancy renewals have been confirmed (1 SAC Property and 1 Indahpura Property), pending the execution of lease agreements.

Financial Overview



Financial Highlights as at 31 March 2025



RM808.2 mil

Total Assets



RM184.7 mil

Total Financings



22.9%

Gearing Ratio



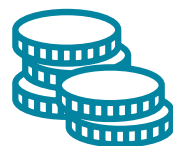
99.99%

Income Distribution⁽¹⁾



RM590.4 mil

Total Unitholders' Funds



RM1.1183

Net Asset Value Per Unit
(Before Income Distribution)



1.83 sen⁽²⁾/7.43 sen⁽¹⁾

Distribution Per Unit



RM1.60

Market Price per Unit

Notes:

(1) For the period from 1 April 2024 to 31 March 2025.

(2) For the period from 1 January 2025 to 31 March 2025.

Statement of Profit or Loss - 4Q25 vs 4Q24

	4Q25 31.3.2025 RM'000	4Q24 31.3.2024 RM'000	YoY Change	Note	Notes:
Rental income	13,062	12,483	4.6%	(1)	(1) Mainly due to the additional contribution from two properties acquired during the current quarter. The NPI is partly offset by the higher other operating expenses.
Net property income	11,592	11,404	1.6%	(1)	
Net investment income	25,265	28,057	(10.0%)	(2)	(2) Mainly due to the lower fair value gain on investment properties.
Net income for the period	20,798	23,816	(12.7%)	(2)	
Distributable income	9,648	9,767	(1.2%)	(3)(4)	(3) Comprise the unbilled lease income receivables and changes in fair value of investment properties less its deferred tax expenses, net of the management fees payable in units and amortisation of capitalised financing costs.
Net income for the period	20,798	23,816	(12.7%)	(2)	
- Realised	8,439	8,615	(2.0%)	(4)	
- Unrealised	12,359	15,201	(18.7%)	(2)	
Weighted average no. of units ('000)	527,676	524,371	0.6%	(5)	(4) Mainly attributable to the higher other trust expenses.
Earnings per unit (sen)	3.94	4.54	(13.2%)	(2)	
- Realised	1.60	1.64	(2.4%)	(4)	(5) New units issued as payment of management fees.
- Unrealised	2.34	2.90	(19.3%)	(2)	

Statement of Profit or Loss – FY2025 vs FY2024

	FY2025 31.3.2025 RM'000	FY2024 31.3.2024 RM'000	YoY Change	Note
Rental income	50,903	48,004	6.0%	(1)
Net property income	46,444	44,438	4.5%	(1)
Net investment income	60,535	62,279	(2.8%)	(2)
Net income for the year	47,991	51,130	(6.1%)	(2)
Distributable income	39,200	38,550	1.7%	(1)(3)
Net income for the year	47,991	51,130	(6.1%)	(2)
- Realised	34,465	34,128	1.0%	(1)
- Unrealised	13,526	17,002	(20.4%)	(2)
Weighted average no. of units ('000)	526,448	523,000	0.7%	(4)
Earnings per unit (sen)	9.12	9.78	(6.7%)	(2)
- Realised	6.55	6.53	0.3%	(1)
- Unrealised	2.57	3.25	(20.9%)	(2)

Notes:

(1) Mainly due to the additional contribution from two properties acquired during current quarter and rental income earned from a property in October 2023 of the corresponding financial year had been recognised in full twelve months in the current financial year, in addition to tenancy renewals at higher rental rates.

(2) Mainly due to the lower fair value gain on investment properties.

(3) Comprise the unbilled lease income receivables and changes in fair value of investment properties less its deferred tax expenses, net of the management fees payable in units and amortisation of capitalised financing costs.

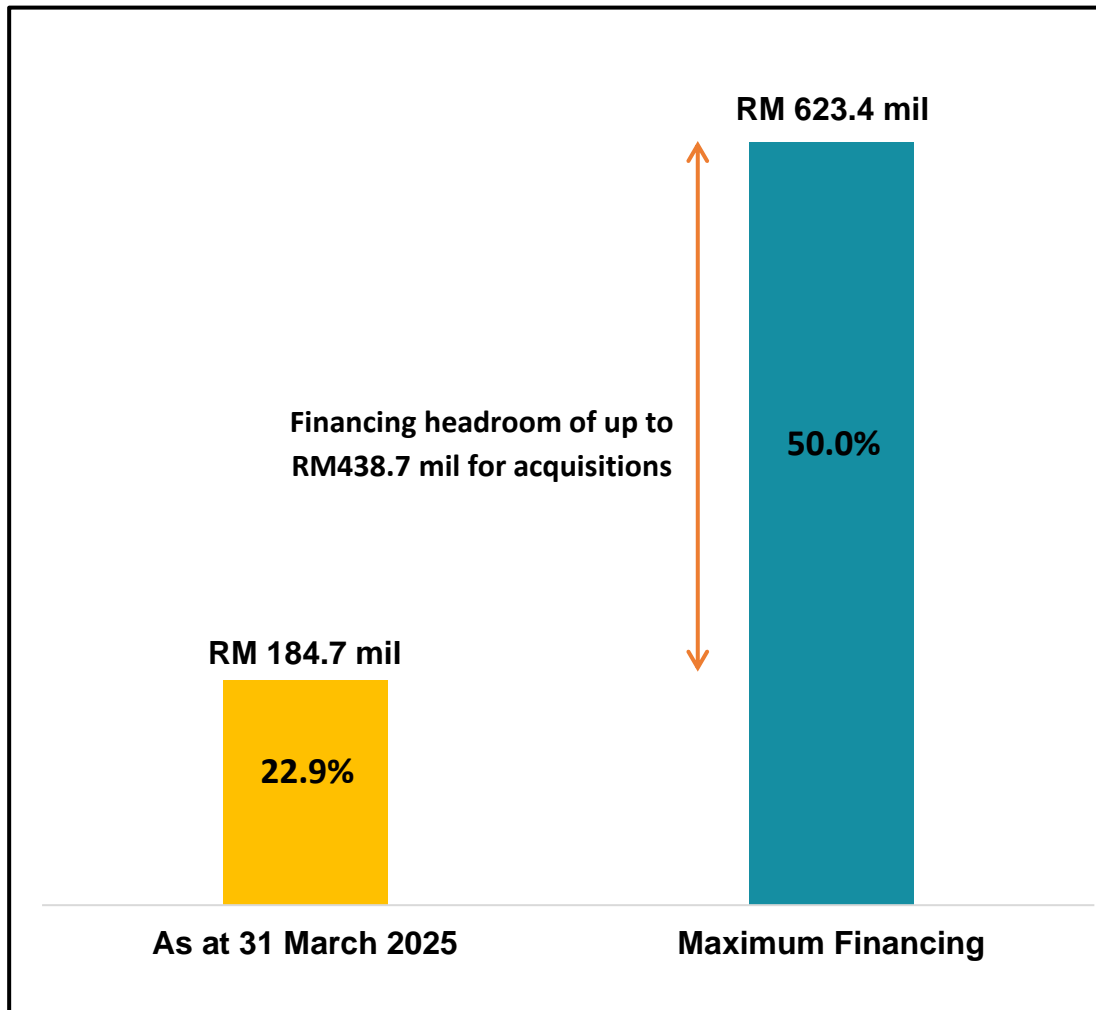
(4) New units issued as payment of management fees.

Statement of Financial Position

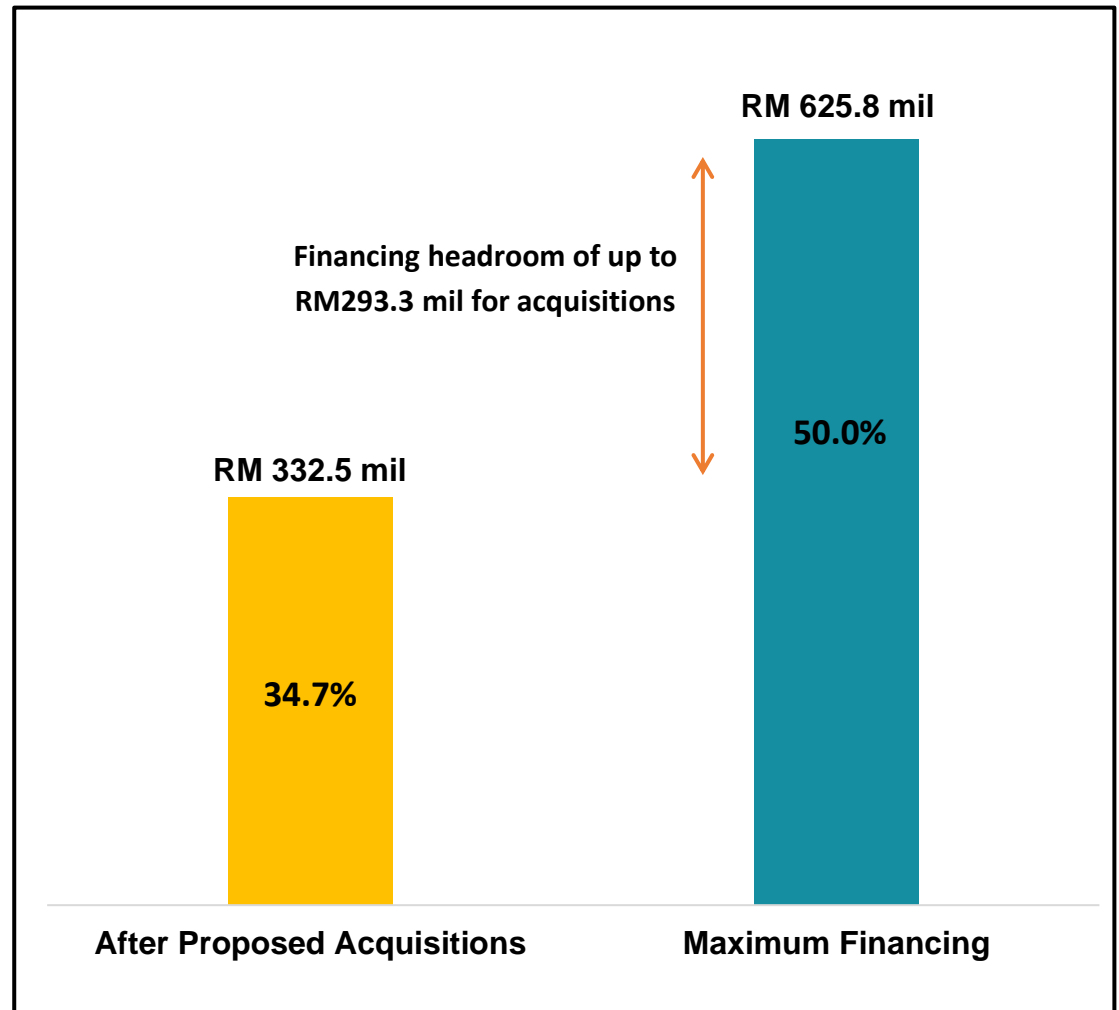
	As at 31.3.2025 RM'000	As at 31.3.2024 RM'000
Non-current assets / Investment properties	773,500	686,000
Current assets	34,653	24,174
Total assets	808,153	710,174
Total unitholders' funds / Net asset value (NAV)	590,408	577,330
Non-current liabilities	178,024	22,879
Current liabilities	39,721	109,965
Total liabilities	217,745	132,844
Total unitholders' funds and liabilities	808,153	710,174
No. of units in circulation ('000)	527,968	524,782
NAV per unit (RM)		
- Before income distribution	1.1183	1.1001
- After income distribution	1.1100	1.0814

Financing Headroom

Financing Headroom (as at 31 March 2025)



Financing Headroom (after Proposed Acquisitions)



Financing Profile

	FY2025	FY2024
Total Financings (RM'000)	184,712	105,412
Total Assets (RM'000)	808,153	710,174
Financing Ratio	22.9%	14.8%
Effective Profit Rate	4.81%	4.83%
Percentage of Long Term Financings	81%	100%
Percentage of Floating Rate Financings	100%	100%
Total Unencumbered Assets	24	32
Percentage of Unencumbered Assets / Total Assets (Value)	43%	73%

Notes:

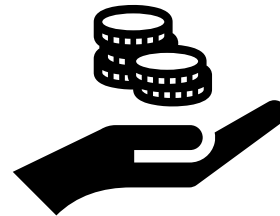
(1) On 10 January 2025, the Sukuk Wakalah Programme of RM1.0 bil was lodged with the Securities Commission Malaysia.

(2) Maiden issuance of Islamic Medium Term Note of RM151.25 mil on 12 February 2025.

AME REIT's Total Return Since Listing

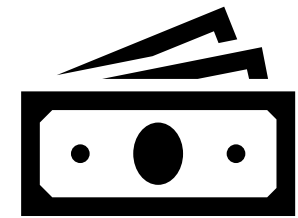


Capital Return



16.44%⁽¹⁾

Distribution Return
(including 4Q25
distribution)



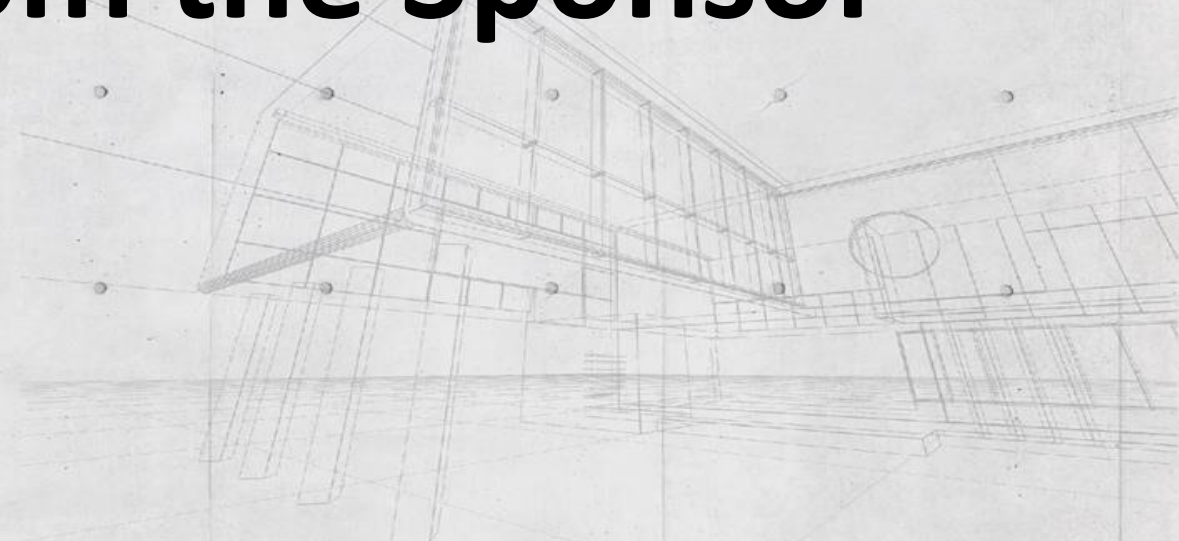
58.03%⁽¹⁾

Total Return since
Listing of AME REIT on
20 September 2022

Note:

(1) Based on AME REIT's initial public offering price of RM1.13 per unit.

Proposed Acquisitions of Properties from the Sponsor



Snapshot of the Acquisitions of 4 Industrial Properties

- Total number of properties – 4
- Total agreed net lettable area – **391,872 sq ft**
- Total purchase consideration – **RM119.45 mil**
- Total market valuation – **RM122.00 mil**
- Total discount to market valuation – **2.09%**
- Estimated completion
 - Q3 CY2025 – **i-TechValley 34 and i-Park SAC 60 & 61 (RM47.00 mil)**
- Obtained Unitholders' approval **on 7 November 2024**

i-Park SAC 23 & 24



Completed on 12 February 2025

i-TechValley 46



Completed on 25 March 2025

Snapshot of the Proposed Acquisitions of 3 Industrial Properties

- Total number of properties – **3**
- Total agreed net lettable area – **296,542 sq ft**
- Total purchase consideration – **RM100.80 mil**
- Total market valuation – **RM103.20 mil**
- Total discount to market valuation – **2.33%**
- Estimated completion (Subject to Unitholders' approval in an Extraordinary General Meeting)
 - Q3 CY2025 – **i-TechValley 35 and i-TechValley 36 (RM61.50 mil)**
 - Q1 CY2026 – **i-Park SAC 34 (RM39.30 mil)**

Proposed i-TechValley 35 Acquisition



Tenant	CTI International (Malaysia) Sdn Bhd
Business Activity	Plastic engineering and manufacturing of machine component and equipment of semiconductor, medical device and any other related devices
Market Value	RM 31.50 million
Purchase Consideration	RM 30.75 million
Tenure	Freehold
Lease Term	Fixed 10 years and 2 months
Renewal Term	Fixed 5 years
Agreed Lettable Area	Approximately 98,430.75 sq ft
Monthly Rental Amount	Gross monthly rental income of RM172,253.81
Targeted Completion	3Q CY25

Proposed i-TechValley 36 Acquisition




Tenant	CTI International (Malaysia) Sdn Bhd
Business Activity	Plastic engineering and manufacturing of machine component and equipment of semiconductor, medical device and any other related devices
Market Value	RM 31.50 million
Purchase Consideration	RM 30.75 million
Tenure	Freehold
Lease Term	Fixed 10 years and 2 months
Renewal Term	Fixed 5 years
Agreed Lettable Area	Approximately 98,430.75 sq ft
Monthly Rental Amount	Gross monthly rental income of RM172,253.81
Targeted Completion	3Q CY25

Proposed i-Park SAC 34 Acquisition



Tenant	AAC Technologies (Malaysia) Sdn Bhd
Business Activity	Electrical and Electronics
Market Value	RM 40.20 million
Purchase Consideration	RM 39.30 million
Tenure	Freehold
Lease Term	Fixed 10 years
Renewal Term	Fixed 5 years
Agreed Lettable Area	Approximately 99,680.45 sq ft
Monthly Rental Amount	Gross monthly rental income of RM260,531.82
Targeted Completion	1Q CY26

Pro Forma Effects of Ongoing Acquisitions and Proposed Acquisitions

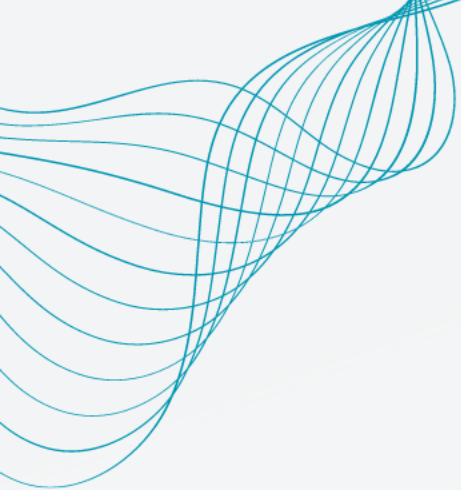
	As at 31 March 2025 ⁽¹⁾	After Ongoing Acquisitions	After Proposed Acquisitions
 Rental Income Per Unit⁽²⁾	9.67 sen	10.28 sen	11.66 sen
 NAV Per Unit⁽³⁾	RM1.12	RM1.12	RM1.12
 Total Financings⁽³⁾	RM184.7million	RM231.7 million	RM332.5 million
 Total Asset Value⁽³⁾	RM808.2million	RM855.2 million	RM958.4 million
 Space under Management⁽³⁾	2.1 million sq ft	2.3 million sq ft	2.6 million sq ft
 Gearing Ratio⁽³⁾	0.23 times	0.27 times	0.35 times

Notes:

(1) Based on the unaudited financial information as at / for the year ended 31 March 2025.

(2) Assuming the acquisitions were completed on 1 April 2024 and all the properties have commenced generating rental income.

(3) Assuming the acquisitions had been effected on 31 March 2025.



Thank You

