

**AME Real Estate Investment Trust**

**Interim Financial Report  
Fourth Quarter Ended 31 March 2025**

## AME Real Estate Investment Trust

### Unaudited condensed statement of financial position As at 31 March 2025

	unaudited 31.3.2025 RM'000	audited 31.3.2024 RM'000
<b>Assets</b>		
Investment properties	773,500	686,000
<b>Total non-current assets</b>	773,500	686,000
Trade and other receivables <sup>(Note 1)</sup>	14,619	3,625
Cash and cash equivalents	20,034	20,549
<b>Total current assets</b>	34,653	24,174
<b>Total assets</b>	808,153	710,174
<b>Unitholders' funds</b>		
Unitholders' capital	526,663	522,226
Undistributed income	63,745	55,104
<b>Total unitholders' funds</b>	590,408	577,330
<b>Liabilities</b>		
Financings	150,859	--
Trade and other payables	20,268	17,340
Deferred tax liabilities	6,897	5,539
<b>Total non-current liabilities</b>	178,024	22,879
Financings	33,853	105,412
Trade and other payables	5,868	4,553
<b>Total current liabilities</b>	39,721	109,965
<b>Total liabilities</b>	217,745	132,844
<b>Total unitholders' funds and liabilities</b>	808,153	710,174
<b>Net asset value</b>	590,408	577,330
<b>Number of units in circulation ('000)</b>	527,968	524,782
<b>Net asset value per unit (RM)</b>		
- Before income distribution	1.1183	1.1001
- After income distribution <sup>(Note 2)</sup>	1.1000	1.0814

Note 1: Included in trade and other receivables are deposits amounting to RM7.88 million paid for the proposed acquisition of 5 industrial properties.

Note 2: After reflecting the income distribution of 1.83 sen per unit to be payable on 30 May 2025 (31.3.2024: 1.87 sen per unit paid on 30 May 2024).

The unaudited condensed statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 March 2024 and the accompanying notes attached to this interim financial report.

## AME Real Estate Investment Trust

### Unaudited condensed statement of profit or loss and other comprehensive income for the fourth quarter ended 31 March 2025

	Individual quarter 31.3.2025 RM'000	Individual quarter 31.3.2024 RM'000	Cumulative quarter 31.3.2025 RM'000	Cumulative quarter 31.3.2024 RM'000
Rental income	13,062	12,483	50,903	48,004
<b>Total revenue</b>	<b>13,062</b>	<b>12,483</b>	<b>50,903</b>	<b>48,004</b>
Quit rent and assessment	(526)	(484)	(1,980)	(1,700)
Takaful	(184)	(160)	(721)	(610)
Repair and maintenance	(245)	(152)	(615)	(438)
Other operating expenses	(515)	(283)	(1,143)	(818)
<b>Property operating expenses</b>	<b>(1,470)</b>	<b>(1,079)</b>	<b>(4,459)</b>	<b>(3,566)</b>
<b>Net property income</b>	<b>11,592</b>	<b>11,404</b>	<b>46,444</b>	<b>44,438</b>
Profit income	92	176	510	509
Changes in fair value of investment properties	13,581	16,477	13,581	17,332
<b>Net investment income</b>	<b>25,265</b>	<b>28,057</b>	<b>60,535</b>	<b>62,279</b>
Manager's management fees	(1,140)	(1,092)	(4,484)	(4,247)
Trustee's fees	(43)	(42)	(173)	(169)
Islamic financing costs	(1,627)	(1,348)	(5,686)	(4,397)
Other trust expenses	(299)	(111)	(843)	(603)
<b>Non-property expenses</b>	<b>(3,109)</b>	<b>(2,593)</b>	<b>(11,186)</b>	<b>(9,416)</b>
<b>Income before tax</b>	<b>22,156</b>	<b>25,464</b>	<b>49,349</b>	<b>52,863</b>
Taxation (Note 1)	(1,358)	(1,648)	(1,358)	(1,733)
<b>Net income for the period/year/ Total comprehensive income for the period/year</b>	<b>20,798</b>	<b>23,816</b>	<b>47,991</b>	<b>51,130</b>
Distribution adjustments (Note 2)	(11,150)	(14,049)	(8,791)	(12,580)
<b>Distributable income</b>	<b>9,648</b>	<b>9,767</b>	<b>39,200</b>	<b>38,550</b>
<b>Net income for the period/year comprises the following:</b>				
- Realised	8,439	8,615	34,465	34,128
- Unrealised	12,359	15,201	13,526	17,002
	<b>20,798</b>	<b>23,816</b>	<b>47,991</b>	<b>51,130</b>
<b>Weighted average number of units ('000)</b>	<b>527,676</b>	<b>524,371</b>	<b>526,448</b>	<b>523,000</b>
<b>Earnings per unit (sen) (Note 3) comprises the following:</b>				
- Realised	1.60	1.64	6.55	6.53
- Unrealised	2.34	2.90	2.57	3.25
	<b>3.94</b>	<b>4.54</b>	<b>9.12</b>	<b>9.78</b>

Note 1: Provision of deferred tax (unrealised) on Real Property Gains Tax's exposure on the fair value gain on investment properties.

Note 2: Distribution adjustments comprise the unbilled lease income receivables and changes in fair value of investment properties less its deferred tax expenses, net of the Manager's management fees payable in units and amortisation of capitalised financing costs.

Note 3: Derived based on the net income for the period/year divided by the weighted average number of units.

The unaudited condensed statement of profit or loss and other comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 March 2024 and the accompanying notes attached to this interim financial report.

## AME Real Estate Investment Trust

### Unaudited condensed statement of changes in net asset value for the year ended 31 March 2025

	Unitholders' capital RM'000	Undistributed income RM'000	Total RM'000
<b>At 1 April 2023</b>	517,412	42,200	559,612
<i>Contributions by and distributions to unitholders</i>			
Manager's management fees paid in units <sup>(i)</sup>	4,814	--	4,814
Income distribution	--	(38,226)	(38,226)
Total comprehensive income for the year	--	51,130	51,130
<b>At 31 March 2024</b>	<u>522,226</u>	<u>55,104</u>	<u>577,330</u>
<b>At 1 April 2024</b>	522,226	55,104	577,330
<i>Contributions by and distributions to unitholders</i>			
Manager's management fees paid in units <sup>(i)</sup>	4,437	--	4,437
Income distribution	--	(39,350)	(39,350)
Total comprehensive income for the year	--	47,991	47,991
<b>At 31 March 2025</b>	<u>526,663</u>	<u>63,745</u>	<u>590,408</u>

(i) The Manager's management fees paid in units comprise the following:

	Units '000	Amount RM'000
<b>31.3.2024</b>		
Base and performance fees for the fourth quarter ended 31 March 2023	814	967
Acquisition fees for the fourth quarter ended 31 March 2023	364	427
Base and performance fees for the first quarter ended 30 June 2023	839	1,025
Base and performance fees for the second quarter ended 30 September 2023	827	1,037
Acquisition fee for the third quarter ended 31 December 2023	212	265
Base and performance fees for the third quarter ended 31 December 2023	831	1,093
	<u>3,887</u>	<u>4,814</u>
<b>31.3.2025</b>		
Base and performance fees for the fourth quarter ended 31 March 2024	783	1,092
Base and performance fees for the first quarter ended 30 June 2024	803	1,101
Base and performance fees for the second quarter ended 30 September 2024	804	1,120
Base and performance fees for the third quarter ended 31 December 2024	796	1,124
	<u>3,186</u>	<u>4,437</u>

The unaudited condensed statement of changes in net asset value should be read in conjunction with the audited financial statements for the financial year ended 31 March 2024 and the accompanying notes attached to this interim financial report.

## AME Real Estate Investment Trust

### Unaudited condensed statement of cash flows for the year ended 31 March 2025

	Year to date	
	31.3.2025 RM'000	31.3.2024 RM'000
<b>Cash flows from operating activities</b>		
Income before tax	49,349	52,863
Adjustments for:		
Islamic financing costs	5,686	4,397
Manager's management fees paid and payable in units	4,484	4,247
Profit income	(510)	(509)
Unbilled lease income receivables	(1,303)	(1,404)
Changes in fair value of investment properties	<u>(13,581)</u>	<u>(17,332)</u>
<b>Operating income before changes in working capital</b>	44,125	42,262
Change in trade and other receivables	(9,691)	2,642
Change in trade and other payables	<u>3,998</u>	<u>3,993</u>
<b>Net cash from operating activities</b>	<u>38,432</u>	<u>48,897</u>
<b>Cash flows from investing activities</b>		
Profit income	510	509
Acquisition of investment properties	(73,863)	(26,880)
Enhancement of investment properties	<u>(56)</u>	<u>(1,523)</u>
<b>Net cash used in investing activities</b>	<u>(73,409)</u>	<u>(27,894)</u>
<b>Cash flows from financing activities</b>		
Islamic financing costs paid	(5,638)	(3,663)
Proceeds from Islamic financings	185,700	30,775
Repayment of Islamic financings	(106,250)	--
Income distribution paid to unitholders	<u>(39,350)</u>	<u>(38,226)</u>
<b>Net cash from/(used in) financing activities</b>	<u>34,462</u>	<u>(11,114)</u>
<b>Net (decrease)/increase in cash and cash equivalents</b>	(515)	9,889
<b>Cash and cash equivalents as at 1 April</b>	<u>20,549</u>	<u>10,660</u>
<b>Cash and cash equivalents as at 31 March</b>	<u><u>20,034</u></u>	<u><u>20,549</u></u>

Cash and cash equivalents included in the unaudited condensed statement of cash flows comprise the following amounts from the unaudited condensed statement of financial position:

	Year to date	
	31.3.2025 RM'000	31.3.2024 RM'000
Cash and cash equivalents:		
- cash and bank balances	16,933	4,390
- Islamic deposits with licensed banks	<u>3,101</u>	<u>16,159</u>
	<u><u>20,034</u></u>	<u><u>20,549</u></u>

The unaudited condensed statement of cash flows should be read in conjunction with the audited financial statements for the financial year ended 31 March 2024 and the accompanying notes attached to this interim financial report.

# AME Real Estate Investment Trust

## Notes to the interim financial report

### Part A: Explanatory notes pursuant to Malaysian Financial Reporting Standards (“MFRS”) 134 and International Accounting Standards (“IAS”) 34 Interim Financial Reporting

#### A1. Basis of preparation

This interim financial report is unaudited and has been prepared in accordance with the Main Market Listing Requirements of Bursa Malaysia Securities Berhad (“Listing Requirements”), Malaysian Financial Reporting Standards (MFRS) 134: Interim Financial Reporting and International Accounting Standards (IAS) 34: Interim Financial Reporting.

This interim financial report should be read in conjunction with the audited financial statements for the financial year ended 31 March 2024 (“AFS FY2024”) and the accompanying notes attached to this interim financial report. The accounting policies and methods of computation adopted in this interim financial report are consistent with those disclosed in the AFS FY2024.

#### A2. Auditors’ report of preceding financial year

The audited financial statements for the financial year ended 31 March 2024 were not subject to any qualifications.

#### A3. Seasonal or cyclical factors

The business operations of AME REIT were not significantly affected by seasonal or cyclical factors.

#### A4. Unusual items

There were no unusual items affecting assets, liabilities, equity, net income or cash flow of AME REIT during the financial year under review.

#### A5. Changes in estimates

This is not applicable as no estimates were previously reported.

#### A6. Debt and equity securities

Issuance of new units	Units '000	Amount RM'000
As at 1 April 2024	524,782	525,868
Manager’s management fees paid in units:		
- Base and performance fees for the fourth quarter ended 31 March 2024	783	1,092
- Base and performance fees for the first quarter ended 30 June 2024	803	1,101
- Base and performance fees for the second quarter ended 30 September 2024	804	1,120
- Base and performance fees for the third quarter ended 31 December 2024	796	1,124
	<u>796</u>	<u>1,124</u>
As at 31 March 2025	<u>527,968</u>	<u>530,305</u>

Save as disclosed above, there were no debt and equity securities issued during the financial year under review.

## AME Real Estate Investment Trust

### Part A: Explanatory notes pursuant to MFRS 134 and IAS 34 Interim Financial Reporting (continued)

#### A7. Income distribution

It is the intention of the Manager to distribute at least 90.0% of AME REIT's distributable income on a quarterly basis or such other intervals as the Manager may determine at its absolute discretion.

Subsequent to the year end, the Manager has proposed a final income distribution amounting to RM9.67 million or 1.83 sen per unit (0.63 sen taxable and 1.20 sen non-taxable) for the quarter ended 31 March 2025, to be payable on 30 May 2025 to unitholders whose names appear in the Record of Depositors of AME REIT at the close of business on 9 May 2025.

The total income distribution for the financial year will be RM39.20 million or 7.43 sen per unit, representing 99.99% of AME REIT's distributable income.

#### A8. Segmental reporting

No segmental information is prepared as AME REIT's activities are in one (1) industry segment in Malaysia.

#### A9. Valuation of investment properties

The investment properties are valued by independent registered valuers. The differences between the valuations and the carrying amounts of the respective investment properties are charged or credited to the statement of profit or loss and other comprehensive income for the period in which they arise.

#### A10. Material events subsequent to the statement of financial position date

There were no material events subsequent to the end of the financial year under review that have not been reflected in the interim financial report.

#### A11. Changes in the composition of AME REIT

AME REIT's fund size increased to 527.97 million units as at 31 March 2025 from 524.78 million units as at 31 March 2024 due to the issuance of new units as disclosed in Note A6.

#### A12. Contingent assets and contingent liabilities

There were no contingent assets or contingent liabilities to be disclosed.

#### A13. Capital commitments

	31.3.2025 RM'000	31.3.2024 RM'000
<i>Capital expenditure commitments</i>		
Contracted but not provided for		
Investment properties	139,924	--

Saved as disclosed above, there were no other major capital commitments as at 31 March 2025.

## AME Real Estate Investment Trust

### Part A: Explanatory notes pursuant to MFRS 134 and IAS 34 Interim Financial Reporting (continued)

#### A14. Significant related party transactions

The significant related party transactions of AME REIT are shown below.

	Individual quarter 31.3.2025 RM'000	Individual quarter 31.3.2024 RM'000	Cumulative quarter 31.3.2025 RM'000	Cumulative quarter 31.3.2024 RM'000
<b>Manager</b>				
Manager's management fees (including acquisition fees)	<u>(1,864)</u>	<u>(1,092)</u>	<u>(5,208)</u>	<u>(4,512)</u>
<b>Companies related to the Manager</b>				
Rental income	2,913	2,886	11,571	11,463
Acquisition of investment properties	(72,450)	--	(72,450)	(26,500)
Enhancement of investment properties	<u>--</u>	<u>(243)</u>	<u>(16)</u>	<u>(1,523)</u>

## AME Real Estate Investment Trust

### Part B: Additional information pursuant to Paragraph 9.44 of the Listing Requirements

#### B1. Review of performance

	Individual quarter 31.3.2025 RM'000	Individual quarter 31.3.2024 RM'000	Cumulative quarter 31.3.2025 RM'000	Cumulative quarter 31.3.2024 RM'000
Revenue	13,062	12,483	50,903	48,004
Net property income	11,592	11,404	46,444	44,438
Income before tax	22,156	25,464	49,349	52,863
Net income for the period/year	20,798	23,816	47,991	51,130
Distributable income	<u>9,648</u>	<u>9,767</u>	<u>39,200</u>	<u>38,550</u>

#### Current quarter results

AME REIT recorded total revenue of RM13.06 million, net property income of RM11.59 million, income before tax of RM22.16 million and net income for the period of RM20.80 million respectively. The distributable income of AME REIT is RM9.65 million.

The increase in revenue and net property income as compared to the corresponding quarter is mainly due to the additional contributions from two (2) properties acquired during the current quarter under review. The net property income is partly offset by the higher other operating expenses recorded in the current quarter under review. The lower income before tax and net income for the period are mainly due to the lower fair value gain on investment properties. The decrease in distributable income is mainly attributable to the higher other trust expenses.

#### Financial year results

AME REIT recorded total revenue of RM50.90 million, net property income of RM46.44 million, income before tax of RM49.35 million and net income for the year of RM47.99 million respectively. The distributable income of AME REIT is RM39.20 million.

The overall increase in revenue, net property income and distributable income as compared to the corresponding financial year is mainly due to the additional contributions from two (2) properties acquired during the current quarter under review and rental income earned from a property acquired in October 2023 of the corresponding financial year had been recognised in full twelve (12) months in the current financial year, in addition to the tenancy renewals at higher rental rates. The lower income before tax and net income for the year are mainly due to the lower fair value gain on investment properties.

#### B2. Comparison with immediate preceding quarter

	Current quarter 31.3.2025 RM'000	Immediate preceding quarter 31.12.2024 RM'000	Changes %
Revenue	13,062	12,734	3
Net property income	11,592	11,712	(1)
Income before tax	22,156	9,155	142
Net income for the period	20,798	9,155	127
Distributable income	<u>9,648</u>	<u>9,987</u>	<u>(3)</u>

## **AME Real Estate Investment Trust**

### **Part B: Additional information pursuant to Paragraph 9.44 of the Listing Requirements (continued)**

#### **B2. Comparison with immediate preceding quarter (continued)**

The increase in revenue is mainly due to the additional rental income from two (2) properties acquired during the current quarter under review. The lower net property income is mainly caused by the higher other operating expenses recorded in the current quarter under review. The higher income before tax and net income for the period are mainly due to the fair value gain on investment properties. The decrease in distributable income is mainly attributable to the higher other operating expenses and other trust expenses.

#### **B3. Prospects**

The Manager will continue to drive the growth of AME REIT through its strategies as disclosed in Note B5.

Given that AME REIT's existing industrial and industrial related properties portfolio has 100% occupancy rate, the Manager is optimistic to achieve a favourable performance for the financial year ending 31 March 2026.

#### **B4. Investment objectives**

The Manager's key objective is to provide unitholders with a stable and growing distribution of income and to achieve long-term growth in the net asset value per unit.

#### **B5. Strategies and policies**

The Manager intends to achieve the investment objectives through the implementation of the following strategies:

- (i) Acquisition growth strategy – The Manager will leverage on AME Group's future property development projects as well as third party properties to source for and acquire properties within Malaysia that fit within AME REIT's investment strategy to generate stable cash flows and potential for long-term income and capital growth;
- (ii) Proactive asset management strategy – The Manager will seek to optimise and maintain high occupancy rates, achieve stable rental growth and maximise investment returns; and
- (iii) Capital and risk management strategy – The Manager intends to optimise AME REIT's capital structure and cost of capital within the financing limits set out in the REIT Guidelines and intends to use a combination of Islamic financing and equity financing to fund future acquisitions and capital expenditure.

#### **B6. Portfolio composition**

During the financial year under review, the portfolio of AME REIT consists of thirty-nine (39) investment properties, of which thirty-six (36) are industrial properties and three (3) are industrial-related properties.

#### **B7. Utilisation of proceeds raised from any issuance of new units**

There were no issuances of new units during the financial year under review other than as disclosed in Note A6.

## AME Real Estate Investment Trust

### Part B: Additional information pursuant to Paragraph 9.44 of the Listing Requirements (continued)

#### B8. Income distribution

The income distribution to unitholders is from the following sources:

	Individual quarter 31.3.2025 RM'000	Individual quarter 31.3.2024 RM'000	Cumulative quarter 31.3.2025 RM'000	Cumulative quarter 31.3.2024 RM'000
Rental income	13,062	12,483	50,903	48,004
Profit income	92	176	510	509
Less: Unbilled lease income receivables	(136)	(373)	(1,303)	(1,404)
Total income	13,018	12,286	50,110	47,109
Less: Expenses	(4,579)	(3,672)	(15,645)	(12,982)
Realised income for the period/year	8,439	8,614	34,465	34,127
Add: Non-cash items	1,209	1,153	4,735	4,423
Total realised income available for the period/year	9,648	9,767	39,200	38,550
Add: Brought forward undistributed realised income available for distribution	43	74	13	--
Total realised income available for Distribution	9,691	9,841	39,213	38,550
Less: Income to be distributed for the period/year	(9,674)	(9,828)	(39,196)	(38,537)
Balance undistributed realised income available for distribution	17	13	17	13
Distribution per unit (sen)	1.83	1.87	7.43	7.35

#### B9. Taxation

Pursuant to Section 61A of the Income Tax Act, 1967 ("Act"), income of AME REIT will be exempted from tax provided that at least 90% of its total income (as defined in the Act) is distributed to the investors in the basis period of AME REIT for that year of assessment within two (2) months after the close of the financial year. If the 90% distribution condition is not complied with or the 90% distribution is not made within two (2) months after the close of AME REIT's financial year which forms the basis period for a year of assessment, AME REIT will be subject to income tax at the prevailing tax rate on its total income.

As AME REIT intends to declare more than 90% of its distributable income to its unitholders for the financial year ended 31 March 2025, no provision for taxation has been made for the financial year.

#### B10. Status of corporate proposals

##### (a) Proposed Acquisitions of Four (4) Industries Properties

On 24 July 2024, the following have been entered into for a total cash consideration of RM119.45 million:

- (i) a conditional sale and purchase agreement between Pentagon Land Sdn Bhd, a wholly-owned subsidiary of AME Elite Consortium Berhad ("AME Elite") ("Pentagon Land") and RHB Trustees Berhad, being the trustee of AME REIT ("Trustee") for the proposed acquisition of i-TechValley 34 (as defined in the announcement) for a cash consideration of RM27.00 million ("Proposed i-TechValley 34 Acquisition");
- (ii) a conditional sale and purchase agreement between Pentagon Land and the Trustee for the proposed acquisition of i-TechValley 46 (as defined in the announcement) for a cash consideration of RM27.45 million ("Proposed i-TechValley 46 Acquisition");

## AME Real Estate Investment Trust

### Part B: Additional information pursuant to Paragraph 9.44 of the Listing Requirements (continued)

#### B10. Status of corporate proposals (continued)

##### (a) Proposed Acquisitions of Four (4) Industries Properties (continued)

- (iii) a conditional sale and purchase agreement between Ipark Development Sdn Bhd, a 80.0%-owned subsidiary of AME Integrated Sdn Bhd, which in turn is a 99.9%-owned subsidiary of AME Elite ("Ipark Development") and the Trustee for the proposed acquisition of i-Park SAC 23 & 24 (as defined in the announcement) for a cash consideration of RM45.00 million ("Proposed i-Park SAC 23 & 24 Acquisition"); and
- (iv) a conditional sale and purchase agreement between Ipark Development and the Trustee for the proposed acquisition of i-Park SAC 60 & 61 (as defined in the announcement) for a cash consideration of RM20.00 million ("Proposed i-Park SAC 60 & 61 Acquisition").

(The Proposed i-TechValley 34 Acquisition, Proposed i-TechValley 46 Acquisition, Proposed i-Park SAC 23 & 24 Acquisition and Proposed i-Park SAC 60 & 61 Acquisition are collectively referred to as the "Proposed Acquisitions".)

The Proposed Acquisitions are subject to the fulfilment of conditions precedent, including the approval of the unitholders of AME REIT at an extraordinary general meeting which was obtained on 7 November 2024.

The Proposed i-Park SAC 23 & 24 Acquisition and Proposed i-TechValley 46 Acquisition was completed on 12 February 2025 and 25 March 2025 respectively.

##### (b) Proposed Acquisitions of Three (3) Industries Properties

On 24 March 2025, the following have been entered into for a total cash consideration of RM100.80 million:

- (i) a conditional sale and purchase agreement between Ipark Development Sdn Bhd, a 80.0%-owned subsidiary of AME Integrated Sdn Bhd, which in turn is a 99.9%-owned subsidiary of AME Elite Consortium Berhad ("AME Elite") and RHB Trustees Berhad, being the trustee of AME REIT ("Trustee") for the proposed acquisition of i-Park SAC 34 (as defined in the announcement) for a cash consideration of RM39.30 million ("Proposed i-Park SAC 34 Acquisition");
- (ii) a conditional sale and purchase agreement between Greenhill SILC Sdn Bhd, a wholly-owned subsidiary of AME Elite ("Greenhill SILC") and the Trustee for the proposed acquisition of i-TechValley 35 (as defined in the announcement) for a cash consideration of RM30.75 million ("Proposed i-TechValley 35 Acquisition"); and
- (iii) a conditional sale and purchase agreement between Greenhill SILC and the Trustee for the proposed acquisition of i-TechValley 36 (as defined in the announcement) for a cash consideration of RM30.75 million ("Proposed i-TechValley 36 Acquisition").

(The Proposed i-Park SAC 34 Acquisition, Proposed i-TechValley 35 Acquisition and Proposed i-TechValley 36 Acquisition are collectively referred to as the "Proposed Acquisitions".)

The Proposed Acquisitions are subject to the fulfilment of conditions precedent, including the approval of the unitholders of AME REIT at an extraordinary general meeting.

There were no other corporate proposals pending completion as at the date of this report.

## AME Real Estate Investment Trust

### Part B: Additional information pursuant to Paragraph 9.44 of the Listing Requirements (continued)

#### B11. Financings

	31.3.2025 RM'000	31.3.2024 RM'000
<b>Secured</b>		
<b>Non-current</b>		
Islamic medium term notes	150,859	--
<b>Current</b>		
Islamic revolving credits	33,853	105,412
	<u>184,712</u>	<u>105,412</u>

#### B12. Material litigation

There was no pending material litigation as at the date of this report.

#### B13. Soft commission received

There was no soft commission received by the Manager or its delegates during the financial year under review.

#### B14. Income before tax

	Individual quarter 31.3.2025 RM'000	Individual quarter 31.3.2024 RM'000	Cumulative quarter 31.3.2025 RM'000	Cumulative quarter 31.3.2024 RM'000
<b>Income before tax is arrived at after charging/(crediting):</b>				
Islamic financing costs	1,627	1,348	5,686	4,397
Changes in fair value of investment properties	(13,581)	(16,477)	(13,581)	(17,332)
	<u>(13,581)</u>	<u>(16,477)</u>	<u>(13,581)</u>	<u>(17,332)</u>

#### B15. Summary of DPU, EPU, NAV and market price

	Current quarter 31.3.2025	Immediate preceding quarter 31.12.2024
Number of units in issue ('000)	527,968	527,172
Earnings per unit ("EPU") (realised) (sen)	1.60	1.67
EPU (included unrealised income) (sen)	2.34	1.74
Total comprehensive income (RM'000)	20,798	9,155
Distributable income (RM'000)	9,648	9,987
Distribution per unit ("DPU") (sen)	1.83	1.89
Net asset value ("NAV") (RM'000)	590,408	578,465
NAV per unit (RM)	1.1183	1.0973
Market value per unit (RM)	<u>1.60</u>	<u>1.41</u>

#### B16. Responsibility statement

In the opinion of the Directors of the Manager, this interim financial report has been prepared in accordance with the Listing Requirements, MFRS 134: Interim Financial Reporting and IAS 34: Interim Financial Reporting so as to give a true and fair view of the financial position of AME REIT as at 31 March 2025 and its financial performance and cash flows for the financial year on that date and duly authorised for release by the Board of Directors of the Manager on 23 April 2025.