AME REIT

Investor Presentation

Q2 FY2026

Portfolio Highlights as at 30 September 2025

RM804.7 mil
Market Capitalisation

RM832.0 mil
Portfolio Market Value

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

2.298 mil sq ft
Space under Management(1)

27.1%
Gearing Ratio

41
No. of Properties

38
No. of Industrial Properties

96.0%
Occupancy Rate for Industrial Properties(2)

3
Industrial-Related Properties/ Dormitories

100%
Occupancy Rate for Industrial-Related Properties/ Dormitories

Notes:
1) Excluding dormitories.
2) 100% committed occupancy rate.

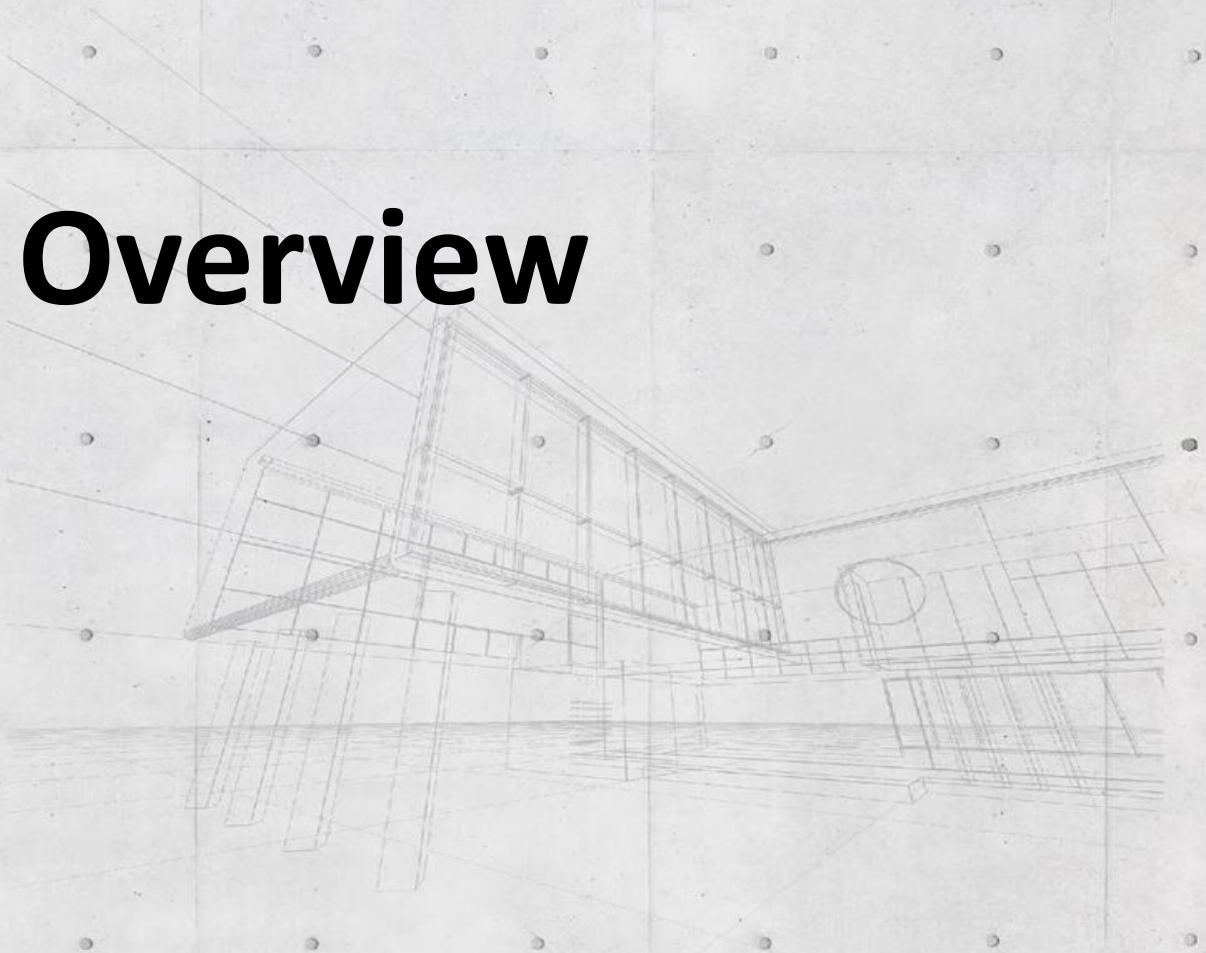
Q2 FY2026 Highlights

1. Total Revenue of RM15,679,000(1)
2. Net Property Income of RM14,355,000(1)
3. Distributable Income of RM11,473,000(1)
4. Income Distribution of RM11,454,000/ Distribution Per Unit of 2.16 sen(1)
5. Net Asset Value ("**NAV**") of RM591,669,000 NAV per unit of RM1.1176(2)
6. 529,426,156 number of units in issue(2)
7. Trading at a premium of 36.0% to NAV at RM1.52 per unit(2)
8. Investment properties currently stand at RM832.0 million(2)

Notes:

1) Based on the financial results for the period from 1 July 2025 to 30 September 2025.
2) As at 30 September 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
- 3 units of factory located in i-TechValley

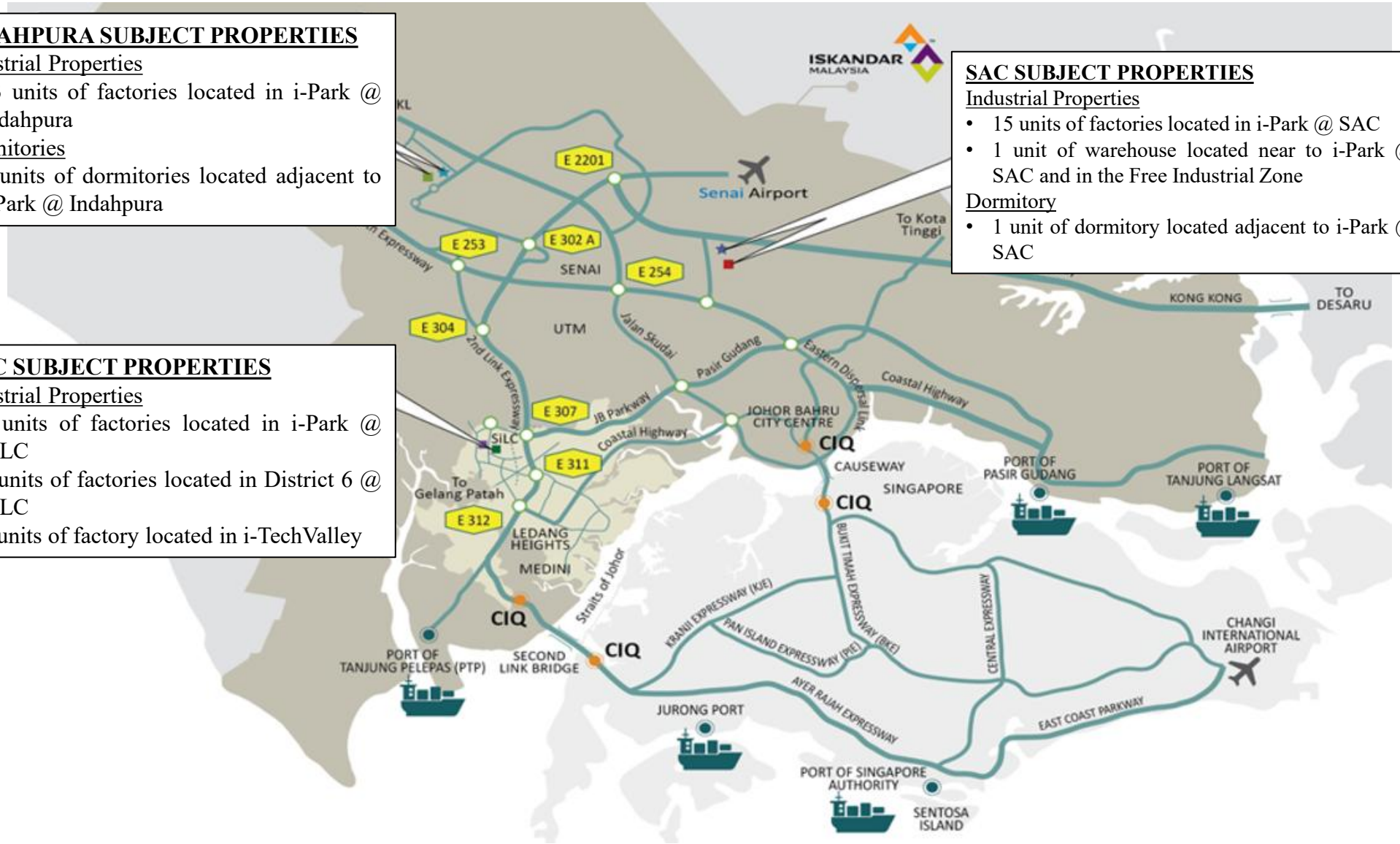
SAC SUBJECT PROPERTIES

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

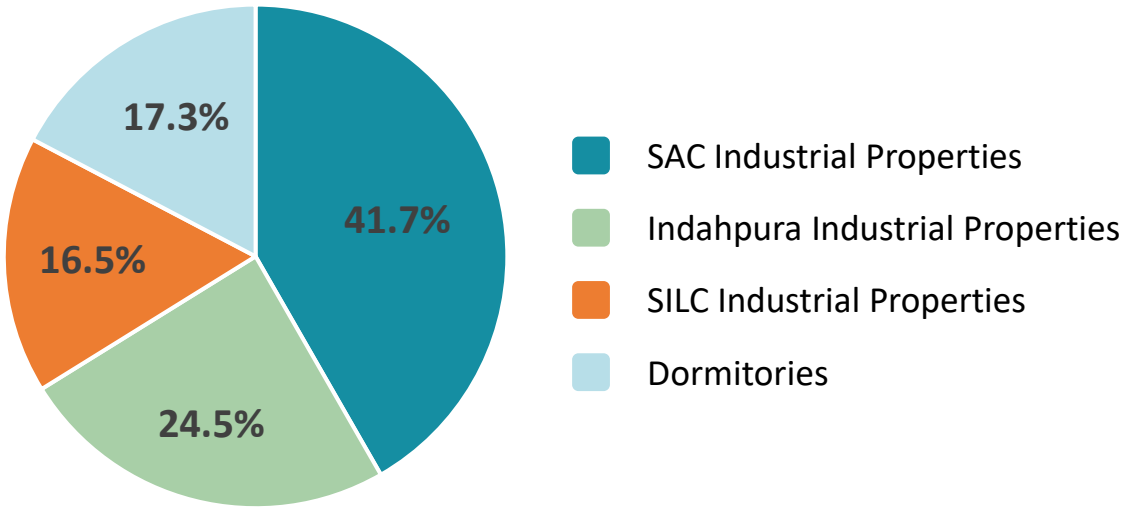


Portfolio of Quality Tenants

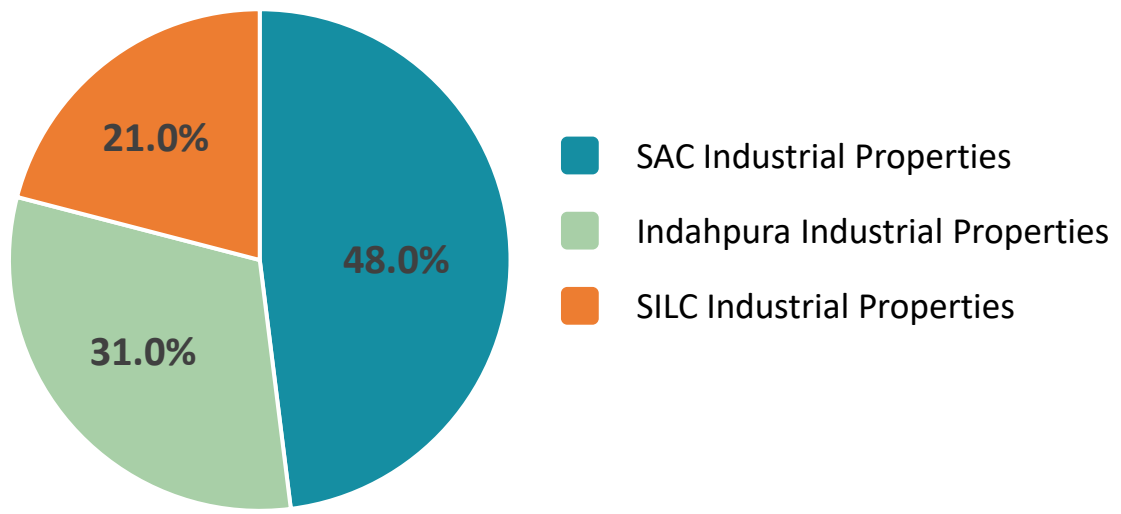
- Multinational corporations occupy 98.4% NLA of Industrial Properties
- Top 10 tenants of Industrial Properties

Portfolio Diversification

Portfolio by Market Value

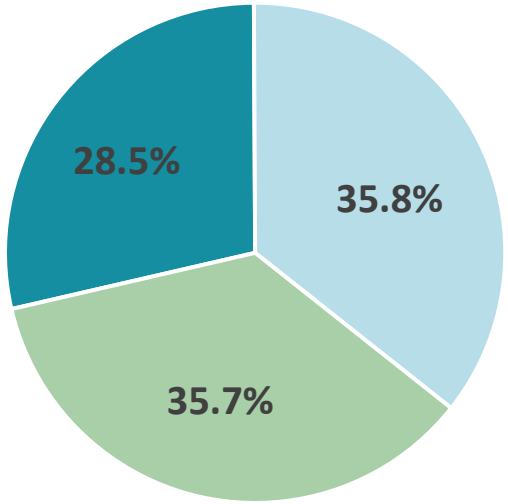


Portfolio by Occupied NLA



Portfolio Diversification

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

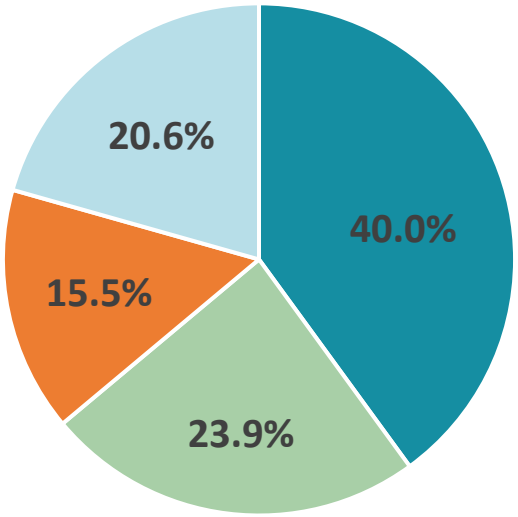


- Dorm 1 Indahpura
- Dorm 2 Indahpura
- Dorm 3 SAC

Total Bed Capacity

6,407

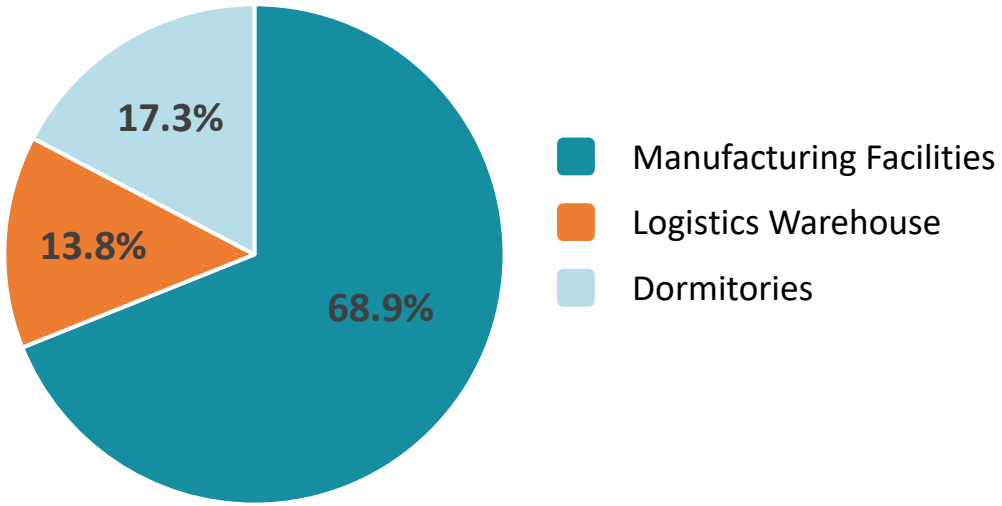
Portfolio by Gross Monthly Rental Income



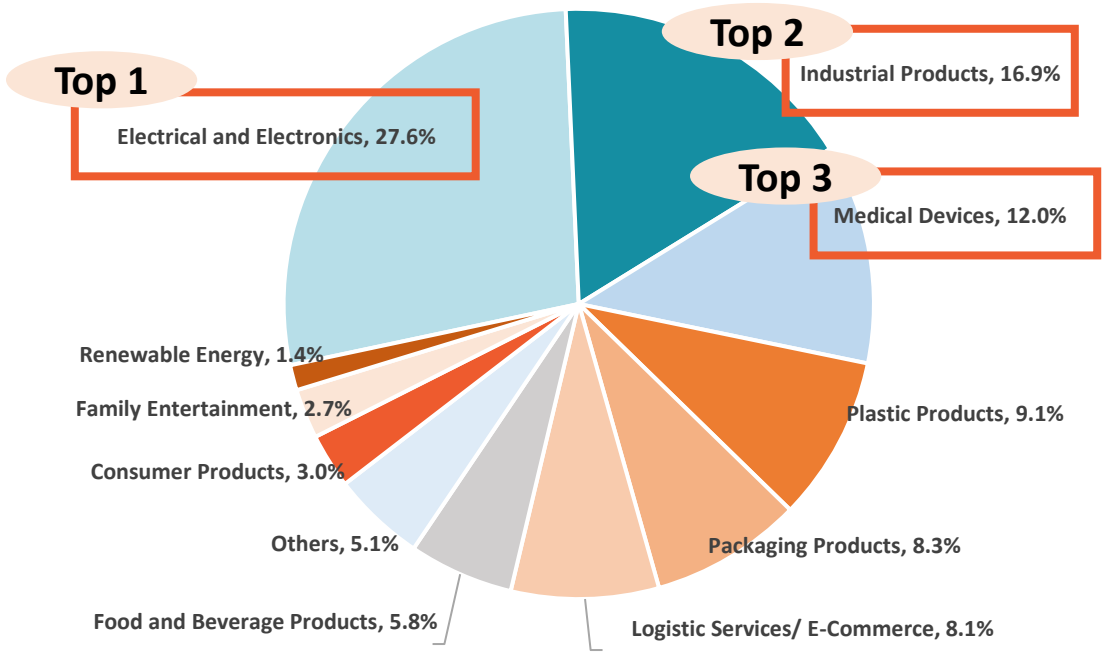
- SAC Industrial Properties
- Indahpura Industrial Properties
- SILC Industrial Properties
- Dormitories

Portfolio Diversification

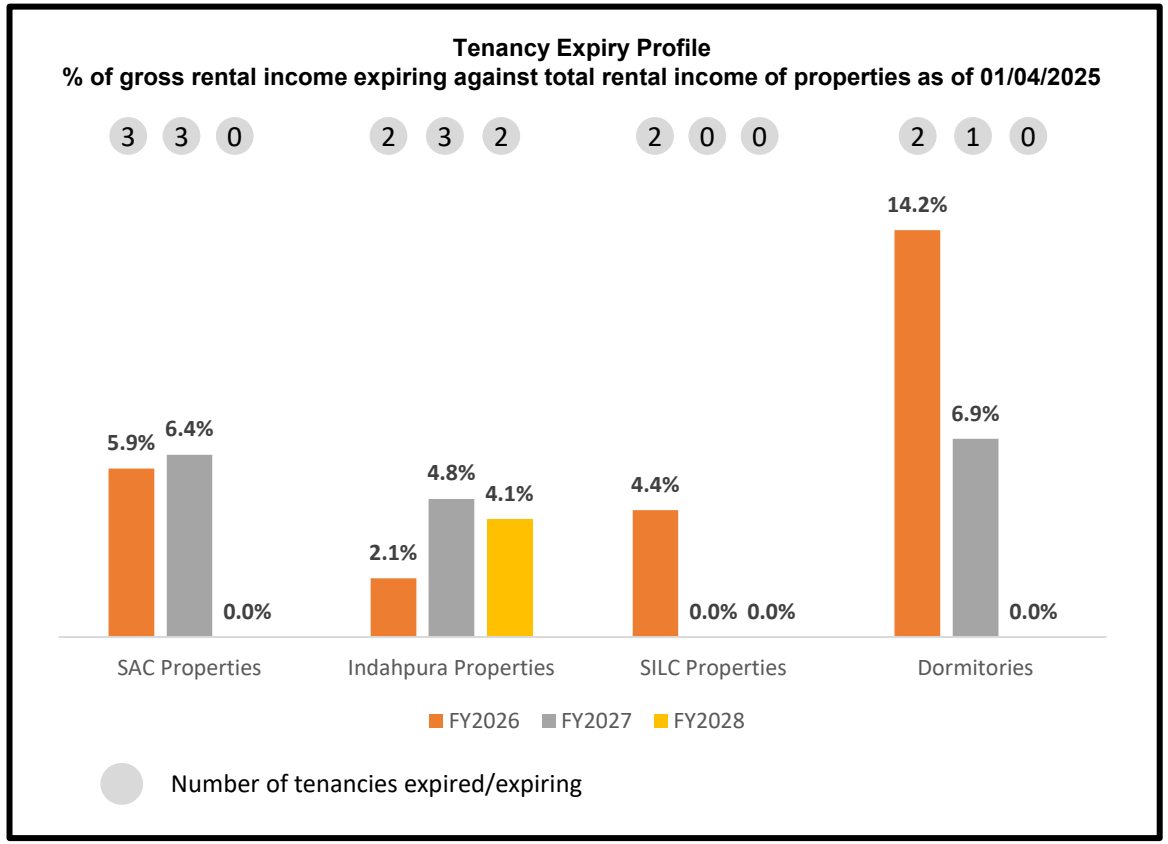
Portfolio by Asset Category by Asset Value

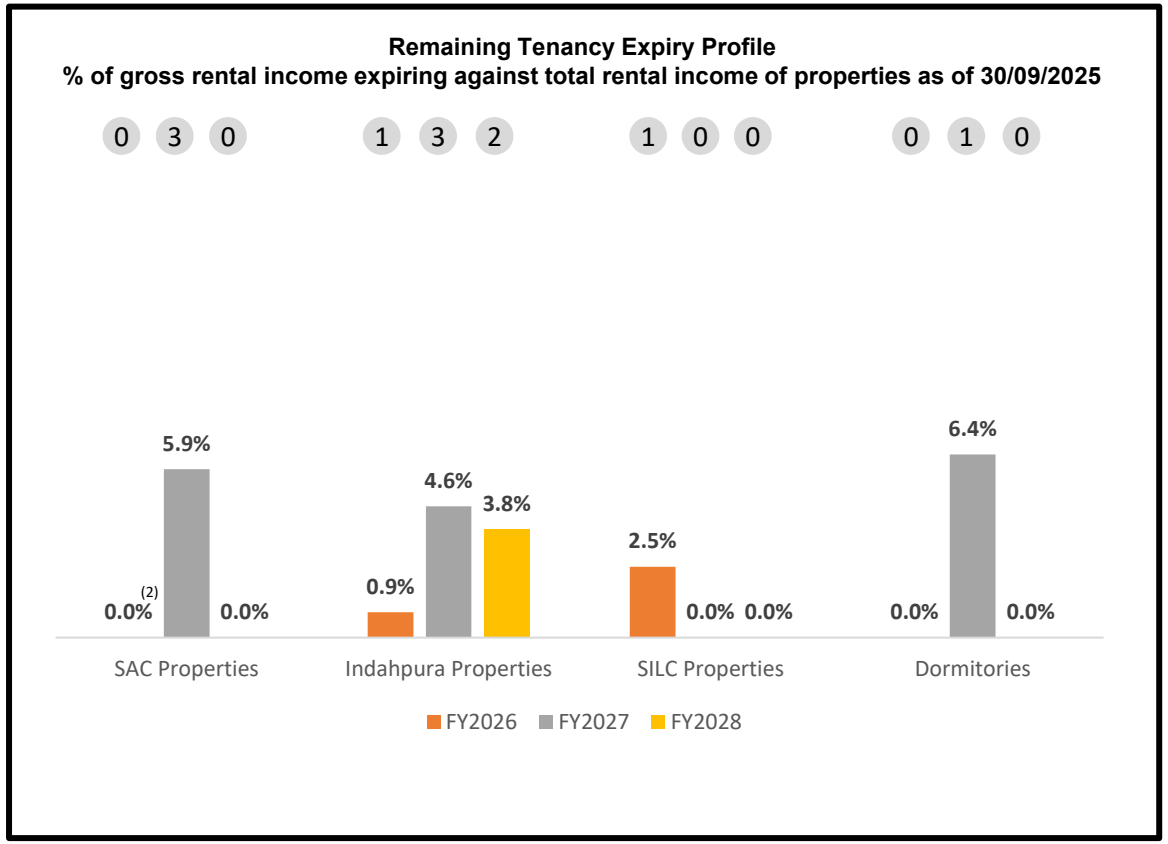


Diversification by Trade Sectors by Occupied NLA (excl. Dormitories)



Tenancy Expiry Profile

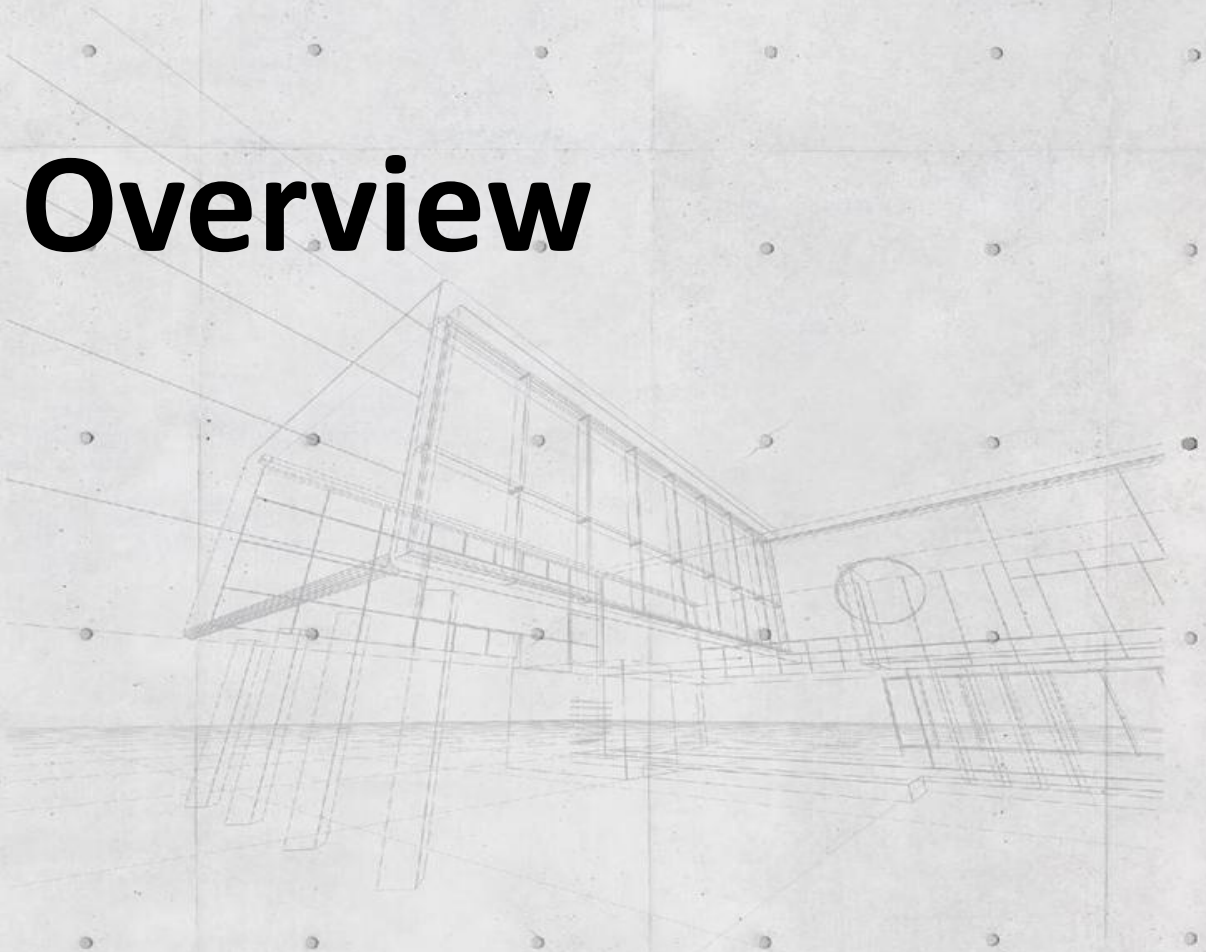




Notes:

1) For FY2026, 6 tenancies have been renewed (2 SAC Properties, 1 Indahpura Property, 1 SILC Property and 2 Dormitories), 1 tenancy renewals for Indahpura Property has been confirmed, pending the execution of lease agreement.
2) 1 SAC Property was unoccupied as at 30/09/2025, a new tenant has been committed to the space, pending the execution of lease agreement.
3) Negotiation is in progress to renew the tenancy for the only 1 remaining SILC Property for FY2026.

Financial Overview



Financial Highlights as at 30 September 2025

RM868.2 mil
Total Assets

RM235.5 mil
Total Financings

27.1%
Gearing Ratio

99.8%
Income Distribution(1)

RM591.7 mil
Total Unitholders' Funds

RM1.1176
Net Asset Value Per Unit
(Before Income Distribution)

2.16 sen
Distribution Per Unit(1)

RM1.52
Market Price per Unit

Note:
1) For the period from 1 July 2025 to 30 September 2025.

Statement of Profit or Loss - 2Q26 vs 2Q25

	2Q26 30.9.2025 RM'000	2Q25 30.9.2024 RM'000	YoY Change	Note
Rental income	15,679	12,779	22.7%	(1)(2)
Net property income	14,355	11,714	22.5%	(1)(2)
Net investment income	13,878	11,838	17.2%	(1)(2)(3)
Net income for the period	9,722	9,144	6.3%	(1)(2)(3)
Distributable income	11,473	9,878	16.1%	(1)(2)(4)
Net income for the period	9,722	9,144	6.3%	(1)(2)(3)
- Realised	10,057	8,697	15.6%	(1)(2)
- Unrealised	(335)	447	(174.9%)	(3)
Weighted average no. of units ('000)	529,140	526,089	0.6%	(5)
Earnings per unit (sen)	1.84	1.73	6.4%	(1)(2)(3)
- Realised	1.90	1.65	15.2%	(1)(2)
- Unrealised	(0.06)	0.08	(175.0%)	(3)

Notes:

1) Primarily driven by the contributions from four(4) newly acquired properties after the corresponding quarter.

2) Included the additional income recognised from the early termination of lease by an outgoing tenant.

3) Reflected an unrealised loss on fair value of a newly acquired property.

4) Adjusted for the Manager's management fees payable in units, amortisation of capitalised financing costs and changes in fair value of investment properties less its deferred tax income, net of unbilled lease income receivables.

5) New units issued as payment of management fees.

Statement of Profit or Loss – C2Q26 vs C2Q25

	C2Q26 30.9.2025 RM'000	C2Q25 30.9.2024 RM'000	YoY Change	Note
Rental income	29,814	25,107	18.7%	(1)(2)
Net property income	27,098	23,140	17.1%	(1)(2)
Net investment income	26,761	23,433	14.2%	(1)(2)(3)
Net income for the period	18,933	18,038	5.0%	(1)(2)(3)
Distributable income	21,851	19,565	11.7%	(1)(2)(4)
Net income for the period	18,933	18,038	5.0%	(1)(2)(3)
- Realised	19,115	17,223	11.0%	(1)(2)
- Unrealised	(182)	815	(122.3%)	(3)
Weighted average no. of units ('000)	528,770	525,679	0.6%	(5)
Earnings per unit (sen)	3.58	3.43	4.4%	(1)(2)(3)
- Realised	3.61	3.28	10.1%	(1)(2)
- Unrealised	(0.03)	0.15	(120.0%)	(3)

Notes:

1) Primarily driven by the contributions from four(4) newly acquired properties after the corresponding financial period, along with the higher rental rates from tenancy renewals.

2) Included the additional income recognised from the early termination of lease by an outgoing tenant.

3) Reflected an unrealised loss on fair value of a newly acquired property.

4) Adjusted for the Manager's management fees payable in units, amortisation of capitalised financing costs and changes in fair value of investment properties less its deferred tax income, net of unbilled lease income receivables.

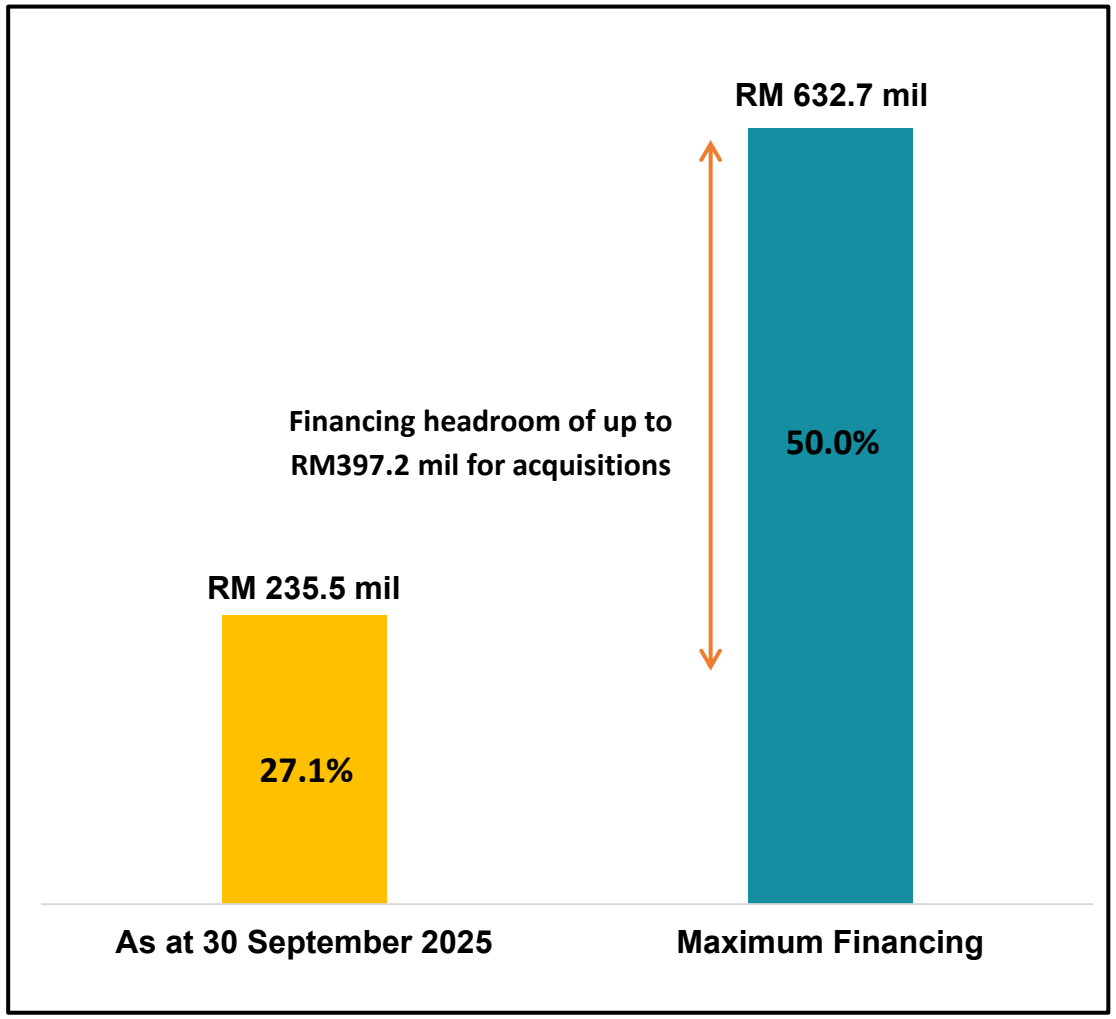
5) New units issued as payment of management fees.

Statement of Financial Position

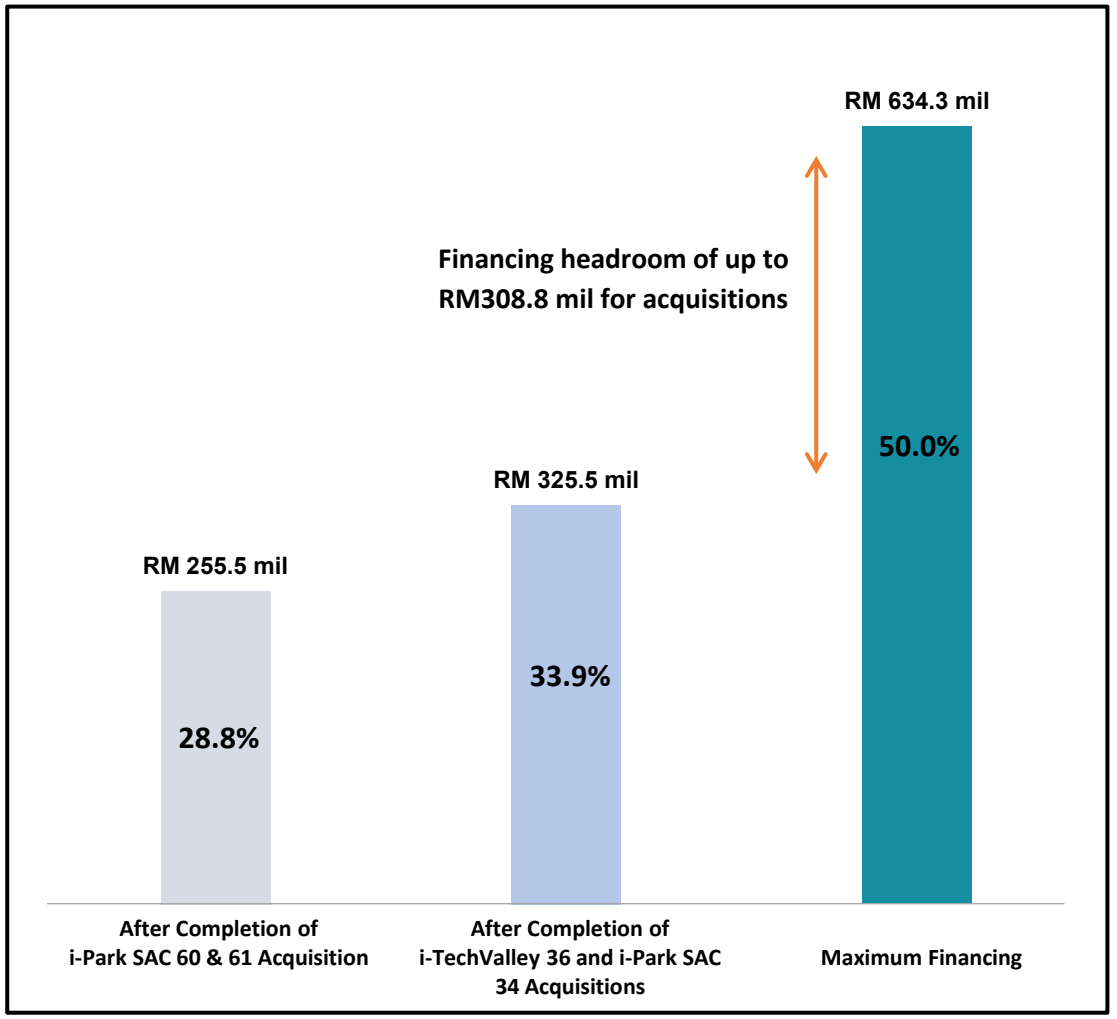
	As at 30.9.2025 RM'000	As at 31.3.2025 RM'000
Non-current assets / Investment properties	832,000	773,500
Current assets	36,157	34,653
Total assets	868,157	808,153
Total unitholders' funds / Net asset value (NAV)	591,669	590,408
Non-current liabilities	230,012	178,024
Current liabilities	46,476	39,721
Total liabilities	276,488	217,745
Total unitholders' funds and liabilities	868,157	808,153
No. of units in circulation ('000)	529,426	527,968
NAV per unit (RM)		
- Before income distribution	1.1176	1.1183
- After income distribution	1.0960	1.1000

Financing Headroom

Financing Headroom (as at 30 September 2025)



Financing Headroom (after Ongoing Acquisitions)



Financing Profile

	2Q26	FY25
Total Financings (RM'000)	235,481	184,713
Total Assets (RM'000)	868,157	807,153
Financing Ratio	27.1%	22.9%
Effective Profit Rate	4.24%	4.81%
Percentage of Long Term Financings	85%	81%
Percentage of Floating Rate Financings	100%	100%
Total Unencumbered Assets	26	24
Percentage of Unencumbered Assets / Total Assets (Value)	46.4%	43%

Note:

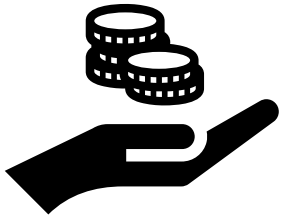
1) Lodgement of the Sukuk Wakalah Programme of RM1.0 bil with the Securities Commission Malaysia with maiden issuance of Islamic Medium Term Note of RM151.25 mil during FY2025 and subsequent issuance of RM48.75 mil in 2Q26.

AME REIT's Total Return Since Listing

34.51%(1)

Capital Return

+



20.09%(1)

Distribution Return (including 2Q26 distribution)

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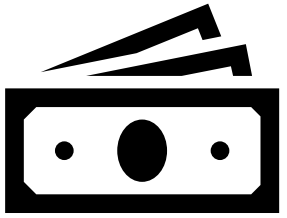


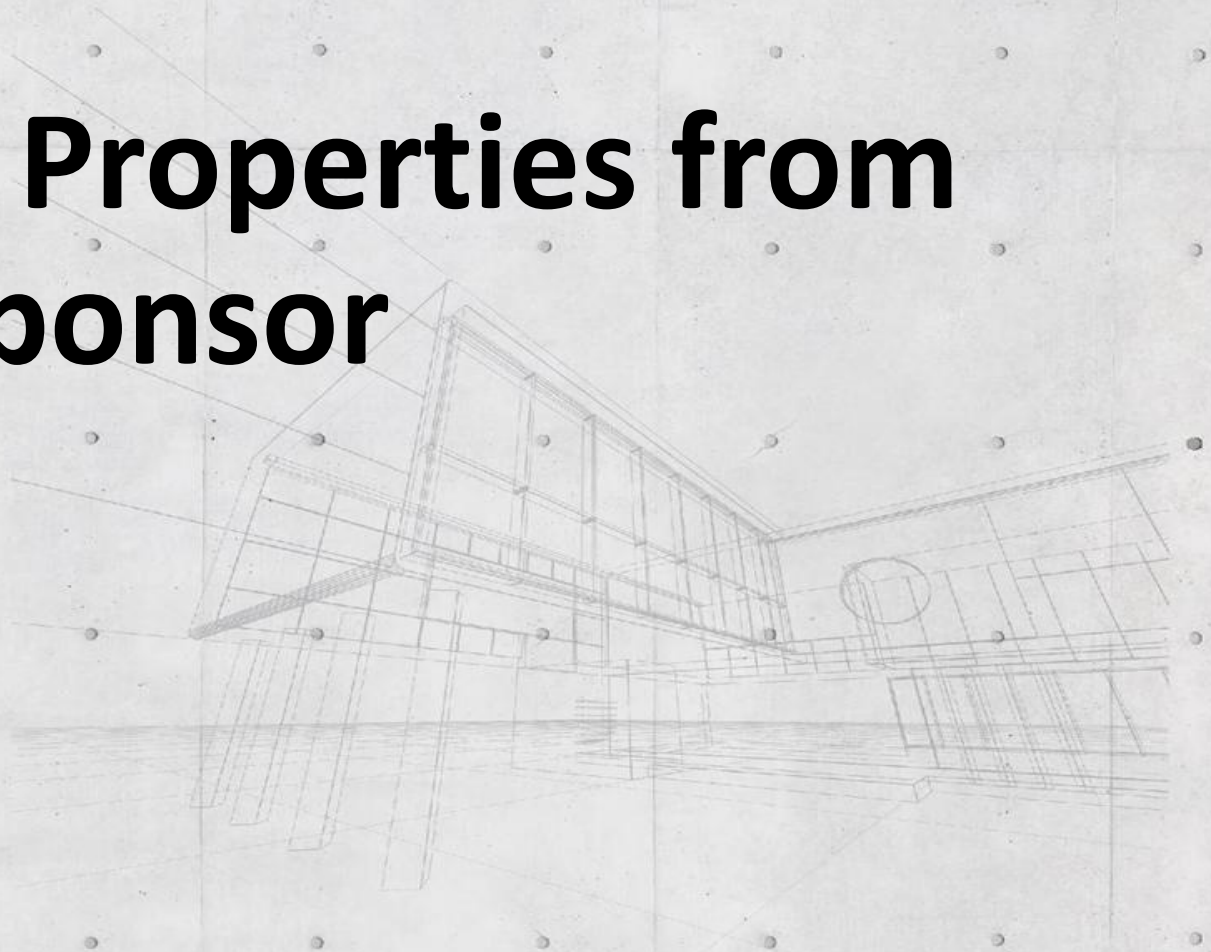
54.60%(1)

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.

Acquisitions of Properties from the Sponsor



Snapshot of the Acquisitions of 4 Industrial Properties

i-Park SAC 23 & 24

Completed on 12 February 2025

i-TechValley 34

Completed on 10 July 2025

i-TechValley 46

Completed on 25 March 2025

i-Park SAC 60 & 61

Targeted Completion in 4Q CY25

- 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
  - Q4 CY2025 – **i-Park SAC 60 & 61 (RM20.00 mil)**
- Obtained Unitholders' approval **on 7 November 2024**

Snapshot of the Acquisitions of 3 Industrial Properties

i-Techvalley 35

Completed on 25 July 2025

i-TechValley 36

Completed on 22 October 2025

i-Park SAC 34

Targeted Completion in 1Q CY25

- 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
  - Q1 CY2025 – **i-Park SAC 34 (RM39.30 mil)**
- Obtained Unitholders' approval **on 24 July 2025**

Thank You