

**AME Real Estate Investment Trust**

**Interim Financial Report  
Second Quarter Ended 30 September 2025**

## AME Real Estate Investment Trust

### Unaudited condensed statement of financial position As at 30 September 2025

	unaudited 30.9.2025 RM'000	audited 31.3.2025 RM'000
<b>Assets</b>		
Investment properties	832,000	773,500
<b>Total non-current assets</b>	<u>832,000</u>	<u>773,500</u>
Trade and other receivables <sup>(Note 1)</sup>	11,611	14,619
Cash and cash equivalents	24,546	20,034
<b>Total current assets</b>	<u>36,157</u>	<u>34,653</u>
<b>Total assets</b>	<u><u>868,157</u></u>	<u><u>808,153</u></u>
<b>Unitholders' funds</b>		
Unitholders' capital	529,042	526,663
Undistributed income	62,627	63,745
<b>Total unitholders' funds</b>	<u>591,669</u>	<u>590,408</u>
<b>Liabilities</b>		
Financings	199,506	150,859
Trade and other payables	23,667	20,268
Deferred tax liabilities	6,839	6,897
<b>Total non-current liabilities</b>	<u>230,012</u>	<u>178,024</u>
Financings	35,975	33,853
Trade and other payables	10,501	5,868
<b>Total current liabilities</b>	<u>46,476</u>	<u>39,721</u>
<b>Total liabilities</b>	<u>276,488</u>	<u>217,745</u>
<b>Total unitholders' funds and liabilities</b>	<u><u>868,157</u></u>	<u><u>808,153</u></u>
<b>Net asset value</b>	591,669	590,408
<b>Number of units in circulation ('000)</b>	529,426	527,968
<b>Net asset value per unit (RM)</b>		
- Before income distribution	1.1176	1.1183
- After income distribution <sup>(Note 2)</sup>	1.0960	1.1000

Note 1: Included in trade and other receivables are deposits amounting to RM4.26 million paid for the proposed acquisition of 3 industrial properties (31.3.2025: RM7.88 million paid for the proposed acquisition of 5 industrial properties).

Note 2: After reflecting the income distribution of 2.16 sen per unit to be payable on 10 December 2025 (31.3.2025: 1.83 sen per unit paid on 30 May 2025).

The unaudited condensed statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 March 2025 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 second quarter ended 30 September 2025

	Individual quarter 30.9.2025 RM'000	Individual quarter 30.9.2024 RM'000	Cumulative quarter 30.9.2025 RM'000	Cumulative quarter 30.9.2024 RM'000
Rental income	15,679	12,779	29,814	25,107
<b>Total revenue</b>	<b>15,679</b>	<b>12,779</b>	<b>29,814</b>	<b>25,107</b>
Quit rent and assessment	(572)	(485)	(1,133)	(969)
Takaful	(236)	(178)	(432)	(354)
Repair and maintenance	(257)	(123)	(448)	(212)
Other operating expenses	(259)	(279)	(703)	(432)
<b>Property operating expenses</b>	<b>(1,324)</b>	<b>(1,065)</b>	<b>(2,716)</b>	<b>(1,967)</b>
<b>Net property income</b>	<b>14,355</b>	<b>11,714</b>	<b>27,098</b>	<b>23,140</b>
Profit income	99	124	207	293
Other income	--	--	32	--
Changes in fair value of investment properties	(576)	--	(576)	--
<b>Net property income and investment income</b>	<b>13,878</b>	<b>11,838</b>	<b>26,761</b>	<b>23,433</b>
Manager's management fees	(1,331)	(1,120)	(2,571)	(2,221)
Trustee's fees	(44)	(43)	(88)	(86)
Islamic financing costs	(2,575)	(1,356)	(4,748)	(2,693)
Other trust expenses	(264)	(175)	(479)	(395)
<b>Non-property expenses</b>	<b>(4,214)</b>	<b>(2,694)</b>	<b>(7,886)</b>	<b>(5,395)</b>
<b>Income before tax</b>	<b>9,664</b>	<b>9,144</b>	<b>18,875</b>	<b>18,038</b>
Taxation (Note 1)	58	--	58	--
<b>Net income for the period/ Total comprehensive income for the period</b>	<b>9,722</b>	<b>9,144</b>	<b>18,933</b>	<b>18,038</b>
Distribution adjustments (Note 2)	1,751	734	2,918	1,527
<b>Distributable income</b>	<b>11,473</b>	<b>9,878</b>	<b>21,851</b>	<b>19,565</b>
<b>Net income for the period comprises the following:</b>				
- Realised	10,057	8,697	19,115	17,223
- Unrealised	(335)	447	(182)	815
	<b>9,722</b>	<b>9,144</b>	<b>18,933</b>	<b>18,038</b>
<b>Weighted average number of units ('000)</b>	<b>529,140</b>	<b>526,089</b>	<b>528,770</b>	<b>525,679</b>
<b>Earnings per unit (sen) (Note 3) comprises the following:</b>				
- Realised	1.90	1.65	3.61	3.28
- Unrealised	(0.06)	0.08	(0.03)	0.15
	<b>1.84</b>	<b>1.73</b>	<b>3.58</b>	<b>3.43</b>

## **AME Real Estate Investment Trust**

### **Unaudited condensed statement of profit or loss and other comprehensive income for the second quarter ended 30 September 2025 (continued)**

- Note 1: Provision of deferred tax (unrealised) on Real Property Gains Tax's exposure on the fair value loss on investment properties.
- Note 2: Distribution adjustments comprise 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.
- Note 3: Derived based on the net income for the period 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 2025 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 period ended 30 September 2025

	Unitholders' capital RM'000	Undistributed income RM'000	Total RM'000
<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>	2,193	--	2,193
Income distribution	--	(19,513)	(19,513)
Total comprehensive income for the period	--	18,038	18,038
<b>At 30 September 2024</b>	<u>524,419</u>	<u>53,629</u>	<u>578,048</u>
<b>At 1 April 2025</b>	526,663	63,745	590,408
<i>Contributions by and distributions to unitholders</i>			
Manager's management fees paid in units <sup>(i)</sup>	2,379	--	2,379
Income distribution	--	(20,051)	(20,051)
Total comprehensive income for the period	--	18,933	18,933
<b>At 30 September 2025</b>	<u>529,042</u>	<u>62,627</u>	<u>591,669</u>

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

	Units '000	Amount RM'000
<b>30.9.2024</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
	<u>1,586</u>	<u>2,193</u>
<b>30.9.2025</b>		
Base and performance fees for the fourth quarter ended 31 March 2025	684	1,139
Base and performance fees for the first quarter ended 30 June 2025	774	1,240
	<u>1,458</u>	<u>2,379</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 2025 and the accompanying notes attached to this interim financial report.

## AME Real Estate Investment Trust

### Unaudited condensed statement of cash flows for the period ended 30 September 2025

	Period to date	
	30.9.2025 RM'000	30.9.2024 RM'000
<b>Cash flows from operating activities</b>		
Income before tax	18,875	18,038
Adjustments for:		
Islamic financing costs	4,748	2,693
Manager's management fees paid and payable in units	2,571	2,221
Changes in fair value of investment properties	576	--
Profit income	(207)	(293)
Unbilled lease income receivables	(336)	(815)
<b>Operating income before changes in working capital</b>	<u>26,227</u>	<u>21,844</u>
Change in trade and other receivables	3,344	(7,185)
Change in trade and other payables	<u>7,307</u>	<u>(1,013)</u>
<b>Net cash from operating activities</b>	<u>36,878</u>	<u>13,646</u>
<b>Cash flows from investing activities</b>		
Profit income	207	293
Enhancement of investment properties	--	(40)
Acquisition of investment properties	(59,076)	--
<b>Net cash (used in)/from investing activities</b>	<u>(58,869)</u>	<u>253</u>
<b>Cash flows from financing activities</b>		
Islamic financing costs paid	(4,196)	(2,922)
Proceeds from Islamic financings	106,500	--
Repayment of Islamic financings	(55,750)	--
Income distribution paid to unitholders	(20,051)	(19,513)
<b>Net cash from/(used in) financing activities</b>	<u>26,503</u>	<u>(22,435)</u>
<b>Net increase/(decrease) in cash and cash equivalents</b>	4,512	(8,536)
<b>Cash and cash equivalents as at 1 April</b>	<u>20,034</u>	<u>20,549</u>
<b>Cash and cash equivalents as at 30 September</b>	<u>24,546</u>	<u>12,013</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:

	Period to date	
	30.9.2025 RM'000	30.9.2024 RM'000
Cash and cash equivalents:		
- cash and bank balances	11,536	5,918
- Islamic deposits with licensed banks	13,010	6,095
	<u>24,546</u>	<u>12,013</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 2025 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 2025 (“AFS FY2025”) 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 FY2025.

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

The audited financial statements for the financial year ended 31 March 2025 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 period under review.

#### A5. Changes in estimates

This is not applicable as no estimates were previously reported.

#### A6. Debt and equity securities

	Units '000	Amount RM'000
Issuance of new units		
As at 1 April 2025	527,968	530,305
Manager’s management fees paid in units:		
- Base and performance fees for the fourth quarter ended 31 March 2025	684	1,139
- Base and performance fees for the first quarter ended 30 June 2025	774	1,240
	<u>774</u>	<u>1,240</u>
As at 30 September 2025	<u>529,426</u>	<u>532,684</u>

Save as disclosed above, there were no debt and equity securities issued during the financial period 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 period end, the Manager has proposed an interim income distribution amounting to RM11.45 million or 2.16 sen per unit (1.35 sen taxable and 0.81 sen non-taxable) for the quarter ended 30 September 2025, to be payable on 10 December 2025 to unitholders whose names appear in the Record of Depositors of AME REIT at the close of business on 18 November 2025.

The total income distribution for the financial period will be RM21.83 million or 4.12 sen per unit, representing 99.91% 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 period 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 529.43 million units as at 30 September 2025 from 527.97 million units as at 31 March 2025 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

	30.9.2025 RM'000	31.3.2025 RM'000
<i>Capital expenditure commitments</i>		
Contracted but not provided for		
Investment properties	85,789	139,924

Saved as disclosed above, there were no other major capital commitments as at 30 September 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 30.9.2025 RM'000	Individual quarter 30.9.2024 RM'000	Cumulative quarter 30.9.2025 RM'000	Cumulative quarter 30.9.2024 RM'000
<b>Manager</b>				
Manager's management fees (including acquisition fees)	<u>(1,908)</u>	<u>(1,120)</u>	<u>(3,148)</u>	<u>(2,221)</u>
<b>Companies related to the Manager</b>				
Rental income	3,042	2,886	5,980	5,772
Acquisition of investment properties	<u>57,750</u>	<u>--</u>	<u>57,750</u>	<u>--</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 30.9.2025 RM'000	Individual quarter 30.9.2024 RM'000	Cumulative quarter 30.9.2025 RM'000	Cumulative quarter 30.9.2024 RM'000
Revenue	15,679	12,779	29,814	25,107
Net property income	14,355	11,714	27,098	23,140
Income before tax	9,664	9,144	18,875	18,038
Net income for the period	9,722	9,144	18,933	18,038
Distributable income	<u>11,473</u>	<u>9,878</u>	<u>21,851</u>	<u>19,565</u>

#### Current quarter results

AME REIT recorded total revenue of RM15.68 million, net property income of RM14.36 million, income before tax of RM9.66 million and net income for the period of RM9.72 million respectively. The distributable income of AME REIT is RM11.47 million.

The growth in revenue and income was primarily driven by the contributions from four (4) newly acquired properties after the corresponding quarter. Furthermore, the revenue and income included additional income recognised from the early termination of lease by an outgoing tenant during the current quarter.

The income before tax and net income for the period reflected an unrealised loss on fair value of investment properties as the total acquisition costs of a newly acquired property, which included capitalised transaction costs, was lower than its fair value at the reporting date.

#### Financial period results

AME REIT recorded total revenue of RM29.81 million, net property income of RM27.10 million, income before tax of RM18.88 million and net income for the period of RM18.93 million respectively. The distributable income of AME REIT is RM21.85 million.

The growth in revenue and income was 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. Furthermore, the revenue and income included additional income recognised from the early termination of lease by an outgoing tenant during the current financial period.

The income before tax and net income for the period reflected an unrealised loss on fair value of investment properties as the total acquisition costs of a newly acquired property, which included capitalised transaction costs, was lower than its fair value at the reporting date.

## 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

	Current quarter 30.9.2025 RM'000	Immediate preceding quarter 30.6.2025 RM'000	Changes %
Revenue	15,679	14,135	11
Net property income	14,355	12,743	13
Income before tax	9,664	9,211	5
Net income for the period	9,722	9,211	6
Distributable income	11,473	10,378	11

The growth in revenue and income was primarily driven by the contributions from two (2) newly acquired properties in the current quarter. Furthermore, the revenue and income included additional income recognised from the early termination of lease by an outgoing tenant.

The income before tax and net income for the period reflected an unrealised loss on fair value of investment properties as the total acquisition costs of a newly acquired property, which included capitalised transaction costs, was lower than its fair value at the reporting date.

#### 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% committed occupancy rate and 98% 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.

## AME Real Estate Investment Trust

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

#### B6. Portfolio composition

During the financial period under review, the portfolio of AME REIT comprised forty-one (41) investment properties, including thirty-eight (38) industrial properties and three (3) industrial-related properties.

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

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

#### B8. Income distribution

The income distribution to unitholders is from the following sources:

	Individual quarter 30.9.2025 RM'000	Individual quarter 30.9.2024 RM'000	Cumulative quarter 30.9.2025 RM'000	Cumulative quarter 30.9.2024 RM'000
Rental income	15,679	12,779	29,814	25,107
Profit and other income	99	124	239	293
Less: Unbilled lease income receivables	(183)	(447)	(336)	(815)
Total income	15,595	12,456	29,717	24,585
Less: Expenses	(5,538)	(3,759)	(10,602)	(7,362)
Realised income for the period	10,057	8,697	19,115	17,223
Add: Non-cash items	1,416	1,181	2,736	2,342
Total realised income available for the period	11,473	9,878	21,851	19,565
Add: Brought forward undistributed realised income available for distribution	18	15	17	13
Total realised income available for distribution	11,491	9,893	21,868	19,578
Less: Income to be distributed for the period	(11,454)	(9,858)	(21,831)	(19,543)
Balance undistributed realised income available for distribution	37	35	37	35
Distribution per unit (sen)	2.16	1.87	4.12	3.71

#### 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 total income (as defined in the Act) to its unitholders for the financial year ending 31 March 2026, no provision for taxation has been made for the financial period.

## AME Real Estate Investment Trust

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

#### 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”);
- (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, Proposed i-TechValley 46 Acquisition and Proposed i-TechValley 34 Acquisition were completed on 12 February 2025, 25 March 2025 and 10 July 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”).

## 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)

(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 which was obtained on 24 July 2025.

The Proposed i-TechValley 35 Acquisition and Proposed i-TechValley 36 Acquisition were completed on 25 July 2025 and 22 October 2025, respectively.

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

#### B11. Financings

	30.9.2025 RM'000	31.3.2025 RM'000
<b>Secured</b>		
<b>Non-current</b>		
Islamic medium term notes	199,506	150,859
<b>Current</b>		
Islamic revolving credits	<u>35,975</u>	<u>33,853</u>
	<u>235,481</u>	<u>184,712</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 period under review.

#### B14. Income before tax

	Individual quarter 30.9.2025 RM'000	Individual quarter 30.9.2024 RM'000	Cumulative quarter 30.9.2025 RM'000	Cumulative quarter 30.9.2024 RM'000
Income before tax is arrived at after charging:				
Islamic financing costs	<u>2,575</u>	<u>1,356</u>	<u>4,748</u>	<u>2,693</u>

## AME Real Estate Investment Trust

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

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

	Current quarter 30.9.2025	Immediate preceding quarter 30.6.2025
Number of units in issue ('000)	529,426	528,652
Earnings per unit ("EPU") (realised) (sen)	1.90	1.71
EPU (included unrealised income) (sen)	1.84	1.74
Total comprehensive income (RM'000)	9,722	9,211
Distributable income (RM'000)	11,473	10,378
Distribution per unit ("DPU") (sen)	2.16	1.96
Net asset value ("NAV") (RM'000)	591,669	591,084
NAV per unit (RM)	1.1176	1.1181
Market value per unit (RM)	<u>1.52</u>	<u>1.61</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 30 September 2025 and its financial performance and cash flows for the financial period on that date and duly authorised for release by the Board of Directors of the Manager on 30 October 2025.