AME REAL ESTATE INVESTMENT TRUST (AME REIT)

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PRESS RELEASE

AME REIT net property income climbs 22.5% to record high of RM14.4 million in 2Q26

- ***Driven by additional income from 4 industrial properties acquired between 4Q25 and 2Q26, along with sustained positive rental reversions***
- ***Unitholders to receive 99.8% of distributable income, equivalent to DPU of 2.16 sen***

Johor Bahru, Malaysia, 30 October 2025 – Industrial REIT **AME Real Estate Investment Trust** (**"AME REIT"**, "AME 产托", Bloomberg: AMEREIT MK) registered record-high net property income ("NPI") of RM14.4 million for the second quarter ended 30 September 2025 ("2Q26"), growing 22.5% from RM11.7 million in the previous corresponding quarter.

The improved NPI was supported by 22.7% growth in rental income to RM15.7 million from RM12.8 million previously, attributable to contributions from 4 fully-leased industrial assets acquired between fourth quarter ended 31 March 2025 ("4Q25") and 2Q26. AME REIT also saw positive rental reversions across its portfolio, which maintained a 100% committed occupancy rate.

AME REIT will distribute 99.8% of total distributable income for 2Q26, amounting to RM11.5 million and equivalent to a Distribution Per Unit (DPU) of 2.16 sen, payable on 10 December 2025 to unitholders in the Record of Depositors at the close of business on 18 November 2025.

"Our record NPI in 2Q26 validates our yield-accretive acquisition strategy which consistently delivers long-term value for our unitholders.

Our high occupancy rate and positive rental reversions underscore our portfolio's resilience. We are strategically placed to capitalise on foreign and domestic direct investment inflows and the positive impact from the Johor-Singapore Special Economic Zone.

In addition to the solid pipeline of two acquisitions on track for completion by the financial year-end, we are actively assessing new asset opportunities in Johor and other states, which will drive AME REIT for future portfolio growth."

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

The strong quarter drove NPI for the six-month period ended 30 September 2025 ("1H26") 17.1% higher to RM27.1 million from RM23.1 million in the corresponding period last year ("1H25"). Rental income for 1H26 also increased 18.7% to RM29.8 million from RM25.1 million in 1H25. The total DPU for 1H26 amounted to 4.12 sen, representing total income distribution of RM21.8 million.

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AME REIT's portfolio comprised 38 industrial properties and 3 industrial-related workers' dormitories, with a total Agreed Lettable Area (ALA) of 2.3 million sq. ft as at 30 September 2025. These assets are primarily located across AME Group's integrated industrial parks in the Johor-Singapore Special Economic Zone (JS-SEZ), namely i-Park @ Indahpura, i-Park @ Senai Airport City, i-Park @ SILC, and i-TechValley at SILC, commanding a total portfolio market value of RM832.0 million.

Out of the seven industrial properties initiated for acquisition from its sponsor, AME Elite Consortium Berhad (AME Elite) in the financial year ended 31 March 2025 (FY2025), five have been successfully completed, including the acquisition of i-TechValley 36 in October 2025. The final two acquisitions are expected to be finalised by 31 March 2026.

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 42 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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