AME REAL ESTATE INVESTMENT TRUST (AME REIT)

No. 2, Jalan I-Park SAC 1/1, Taman Perindustrian I-Park SAC, 81400 Senai Johor.
Tel: +607 - 5959 999 Fax: +607 - 5959 668

PRESS RELEASE

AME REIT sells three i-Park @ SILC properties for RM14.5 million at premium

- ***Sale of three industrial facilities in i-Park @ SILC to generate a gain on disposal of RM4.5 million, or 44.7%***
- ***Transactions achieve premium of 18.5% to 24.8% over market value***
- ***Divestment of mature assets funds growth pipeline in industrial sectors***

Johor Bahru, Malaysia, 6 January 2026 – Industrial REIT **AME Real Estate Investment Trust** (**"AME REIT"**, "AME 产托", Bloomberg: AMEREIT MK) entered into a sale and purchase agreement (SPA) with an existing tenant for the sale of three industrial properties in i-Park @ SILC for a total cash consideration of RM14.5 million.

The properties, i-Park SILC 3, i-Park SILC 4, and i-Park SILC 6 comprise 1.5-storey semi-detached factories with ongoing leases with a combined Agreed Lettable Area ("ALA") of 37,104 square feet (sq. ft.). The sale price represents a significant premium of between 18.5% and 24.8% above the respective market value of the properties as appraised by the independent valuer.

The transaction is expected to generate a gain on disposal of RM4.5 million (excluding estimated incidental costs), representing a 44.7% gain over the original cost of investment. This move is in line with AME REIT's strategy of portfolio optimisation by unlocking capital appreciation achieved on mature assets against a backdrop of strengthening capital values within the JS-SEZ.

"This divestment forms part of our active portfolio management and capital discipline, where mature, smaller-format properties are monetised at attractive valuations and capital is redeployed into larger, scalable properties with stronger long-term growth.

The premiums achieved underscore the continued strength of industrial demand and rising capital values within the Johor–Singapore Special Economic Zone. Importantly, the transaction allows us to unlock value while maintaining income stability, portfolio efficiency and balance sheet flexibility."

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

AME REIT continues to maintain a near 100% occupancy rate across its portfolio of industrial properties. Its assets are primarily located across AME Group's integrated industrial parks in the JS-SEZ, which are a vital part of the operational infrastructure for its multinational corporation (MNC) tenant base.

The transaction is conducted via AME REIT's trustee, RHB Trustees Berhad, and is expected to be completed in phases between the first and second quarters of 2026.

Upon completion of the sale of these properties, and the acquisition of i-Park SAC 34 (expected in the first quarter of 2026), AME REIT's portfolio will comprise 38 industrial properties and three industrial-related workers' dormitories. This will result in a total ALA of 2.5 million sq. ft., and an estimated total asset value of RM913.2 million.

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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 43 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.

For media enquiries, please contact:

Mr. Tay Tze Yi
E: tayty@aquilas.com.my
T: 03-2711 1391 / 016-338 0555