AME REIT

Investor Presentation

Q3 FY2026

Portfolio Highlights as at 31 December 2025

RM880.2 mil
Market Capitalisation

RM883.5 mil
Portfolio Market Value

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

2.46 mil sq ft
Space under Management(1)

31.3%
Gearing Ratio

43
No. of Properties

40
No. of Industrial Properties

98.1%
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.

Q3 FY2026 Highlights

1. Total Revenue of RM16,025,000[1]
2. Net Property Income of RM14,401,000[1]
3. Distributable Income of RM10,925,000[1]
4. Income Distribution of RM10,941,000/ Distribution Per Unit of 2.06 sen[1]
5. Net Asset Value ("**NAV**") of RM591,119,000 NAV per unit of RM1.1148[2]
6. 530,270,329 number of units in issue[2]
7. Trading at a premium of 48.9% to NAV at RM1.66 per unit[2]
8. Investment properties currently stand at RM883.5 million[2]

Notes:

1) Based on the financial results for the period from 1 October 2025 to 31 December 2025.
2) As at 31 December 2025.

Sustainability Highlights

ENVIRONMENTAL

- Sustainable management
- Continuously monitor energy consumption and waste management practices
- Conduct EESG screening and due diligence for new suppliers and contractors

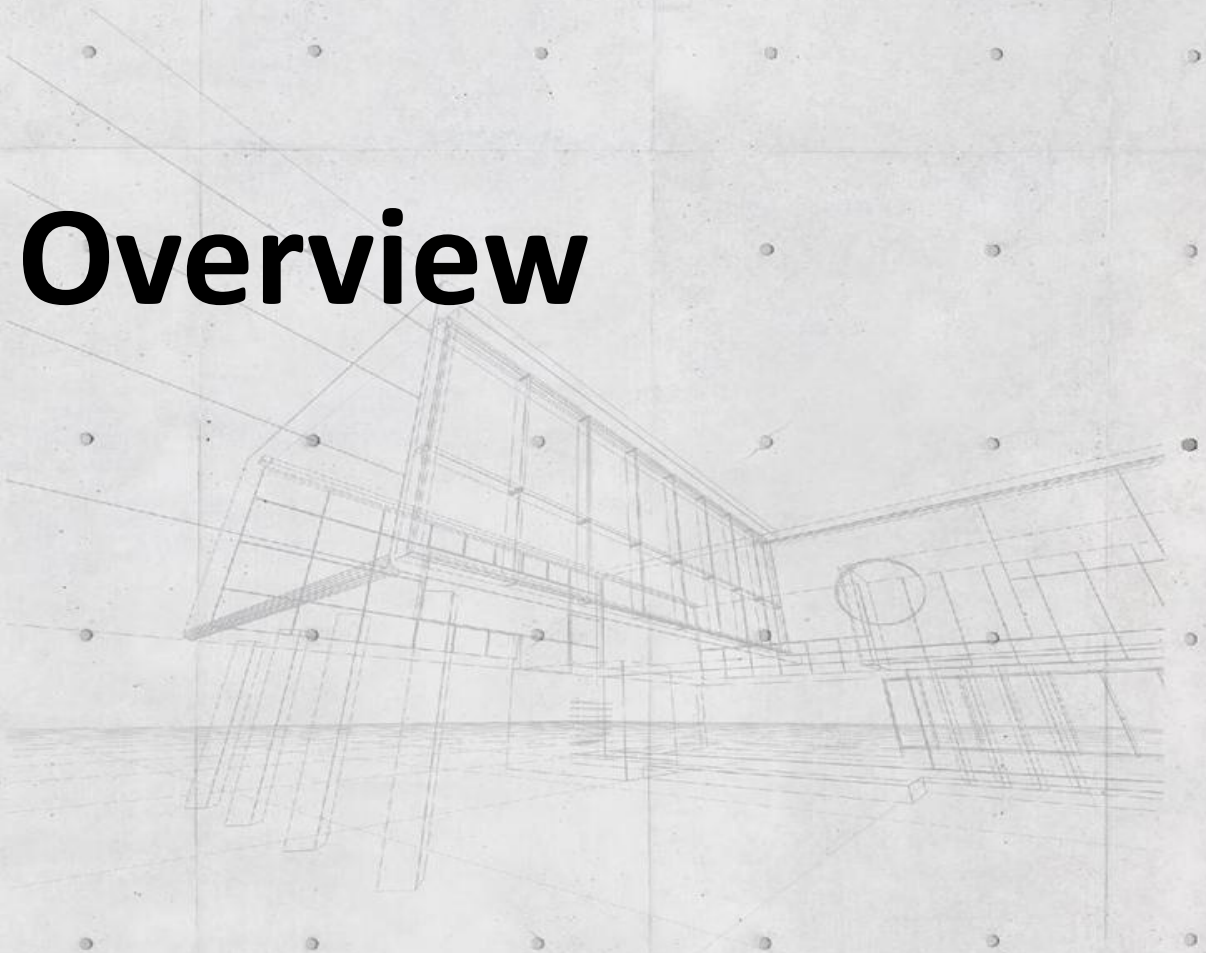
SOCIAL

- Organised AME Blood Donation Programme – invited tenants and employees to participate
- Sponsored athletics from Persatuan Sukan Orang Pekak Johor (JSDeaf) to participate in Sukan Orang Pekak Malaysia (SOPMA)

GOVERNANCE

- Included ABAC policy statement on work order to suppliers, comply with Malaysia Anti-Corruption Commission (Amendment) Act 2018
- FTSE Russell ESG Rating – 3 stars

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
- 4 units of factories located in i-TechValley

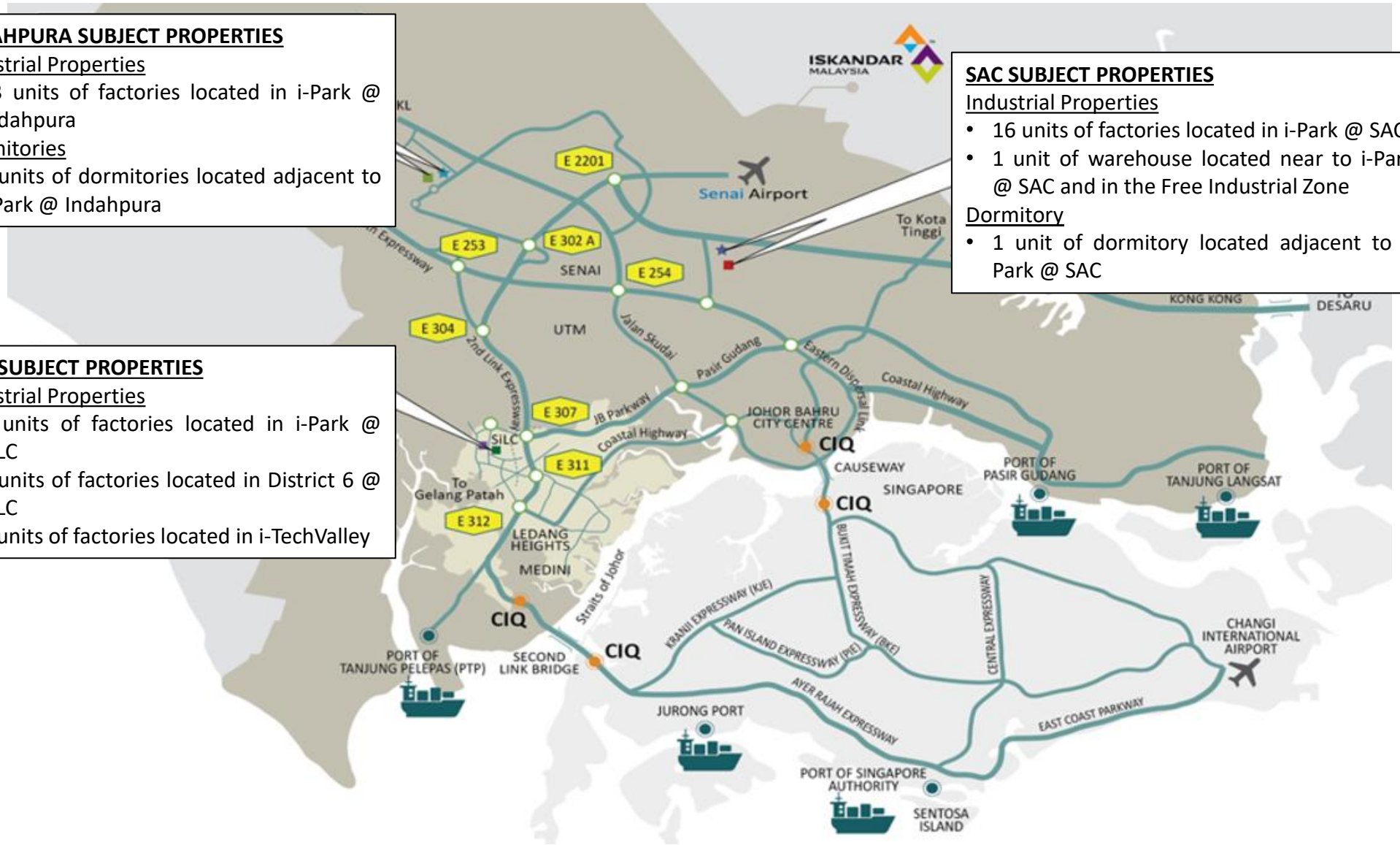
SAC SUBJECT PROPERTIES

Industrial Properties

- 16 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

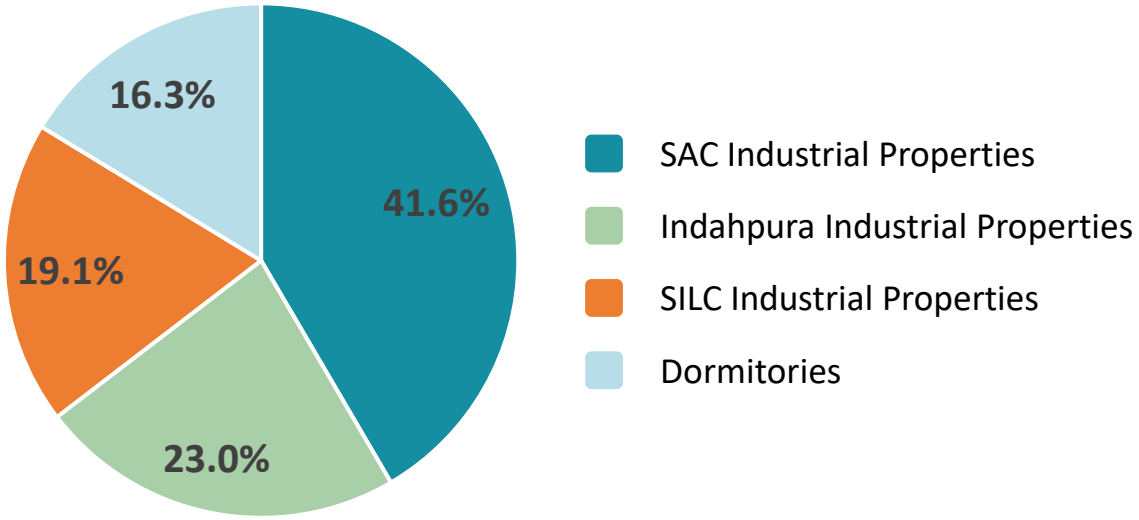


Portfolio of Quality Tenants

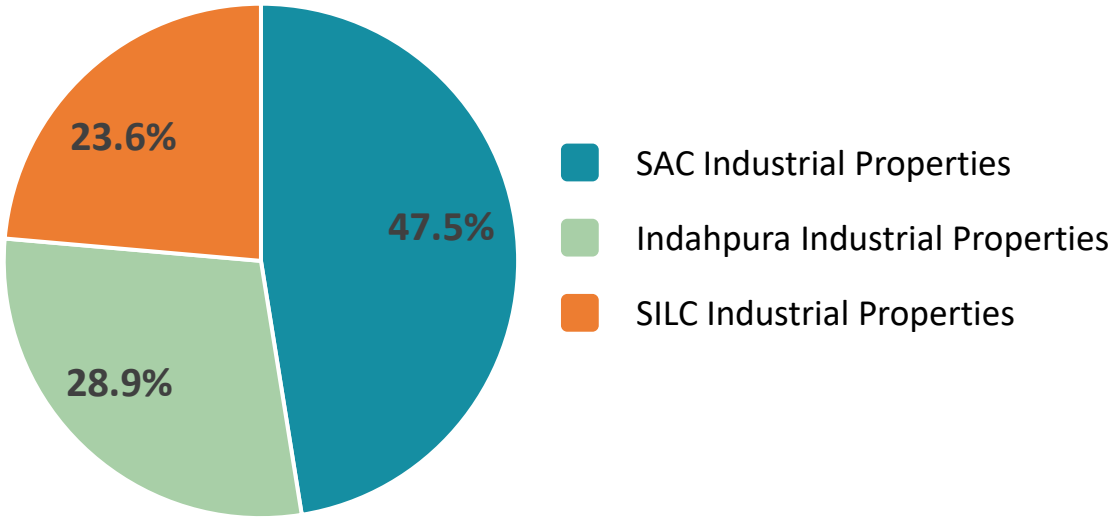
- Multinational corporations occupy 98.5% NLA of Industrial Properties
- Top 10 tenants of Industrial Properties

Portfolio Diversification

Portfolio by Market Value

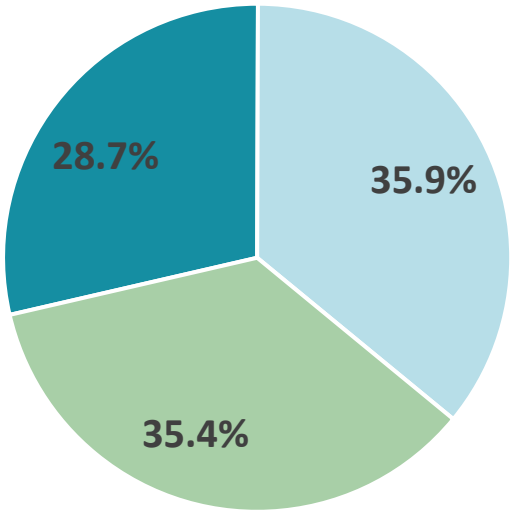


Portfolio by Occupied NLA



Portfolio Diversification

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

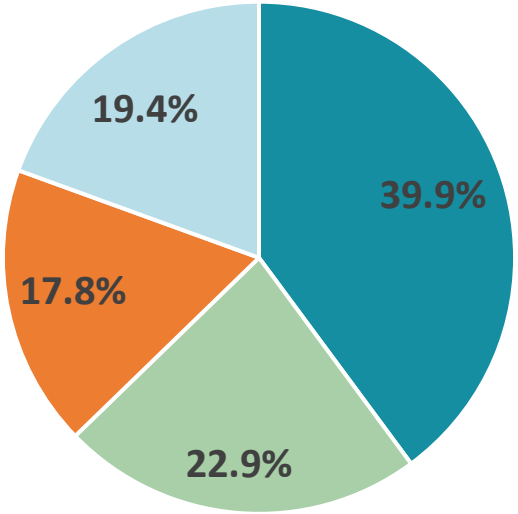


- Dorm 1 Indahpura
- Dorm 2 Indahpura
- Dorm 3 SAC

Total Bed Capacity

6,378

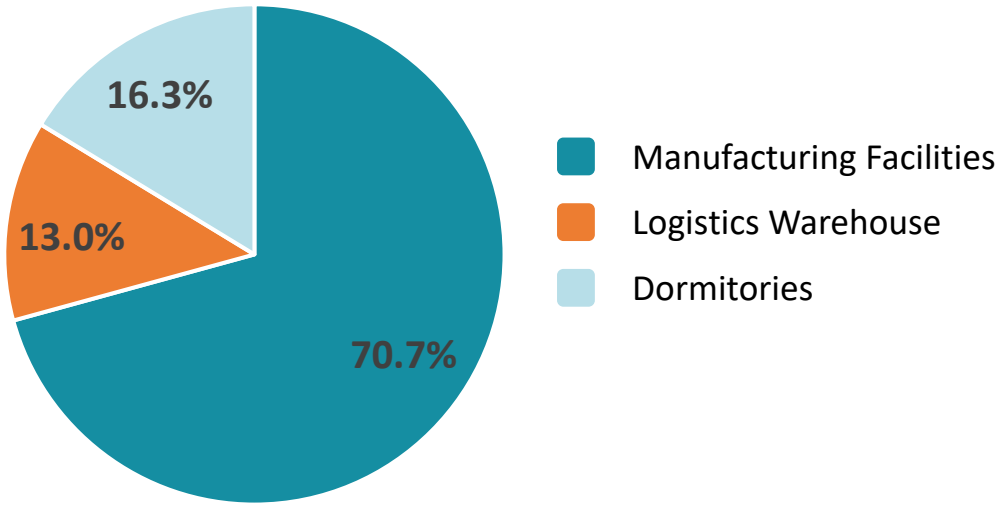
Portfolio by Gross Monthly Rental Income



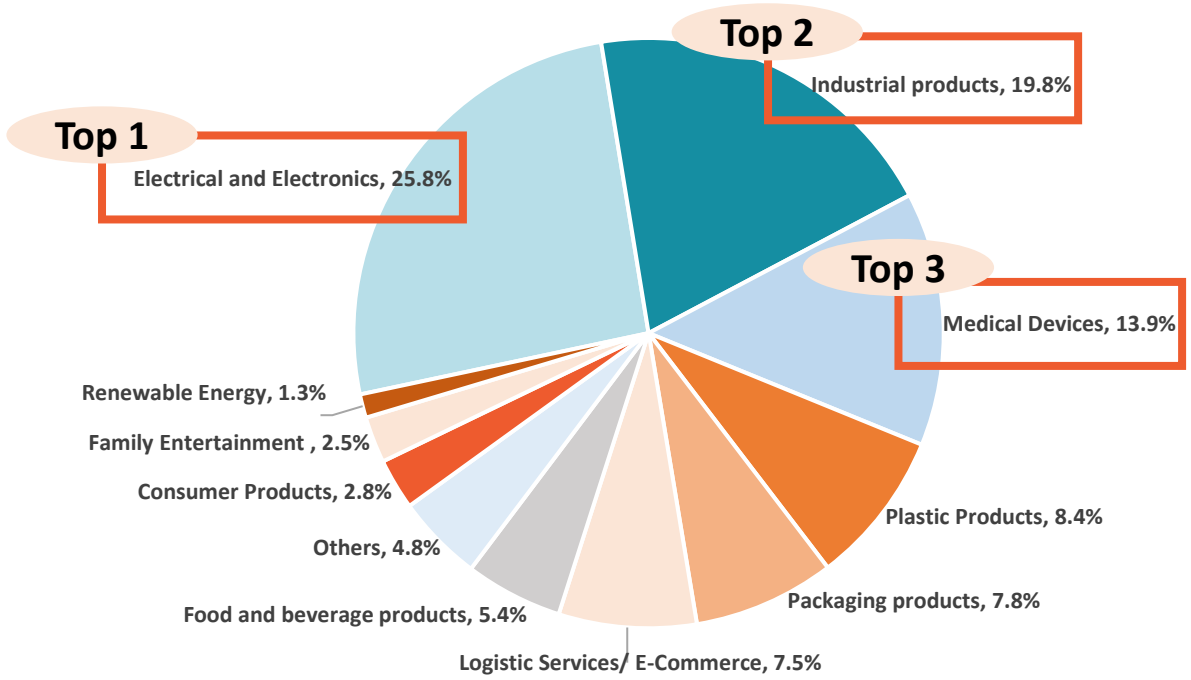
- SAC Industrial Properties
- Indahpura Industrial Properties
- SILC Industrial Properties
- Dormitories

Portfolio Diversification

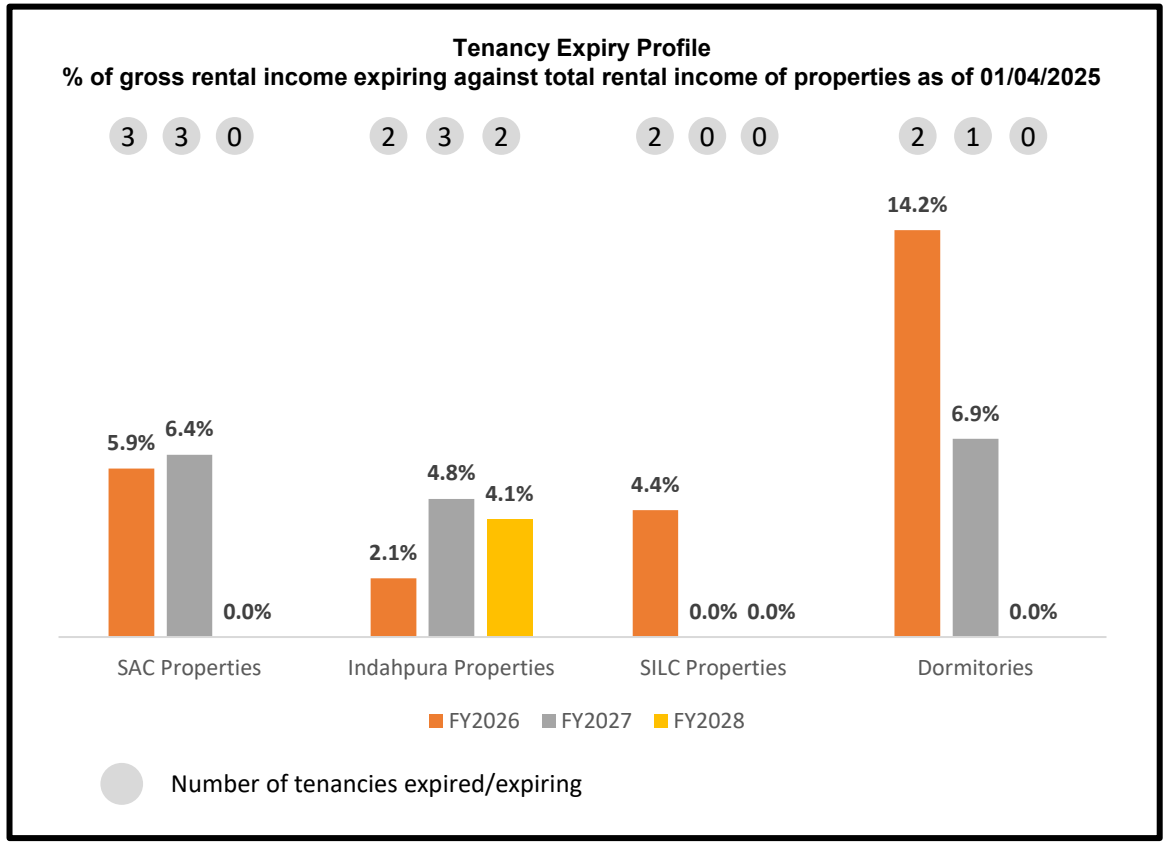
Portfolio by Asset Category by Asset Value

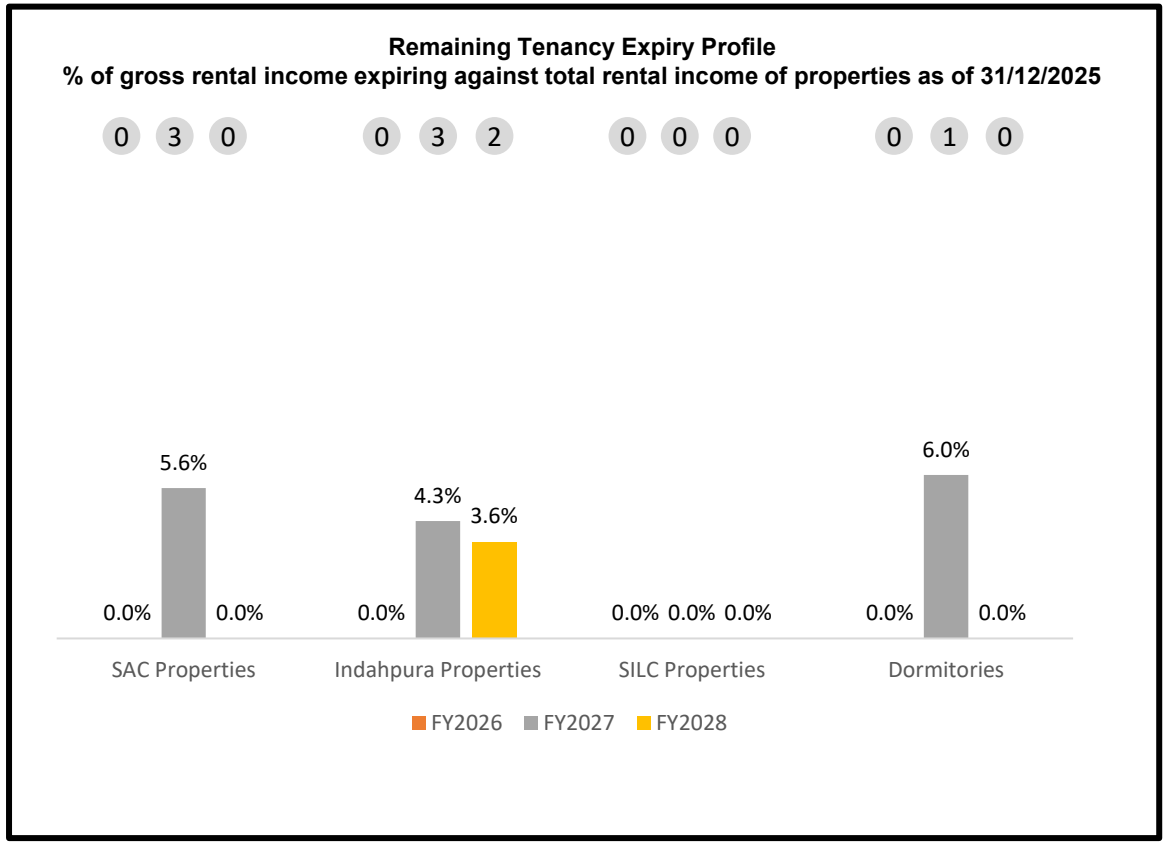


Diversification by Trade Sectors by Occupied NLA (excl. Dormitories)



Tenancy Expiry Profile

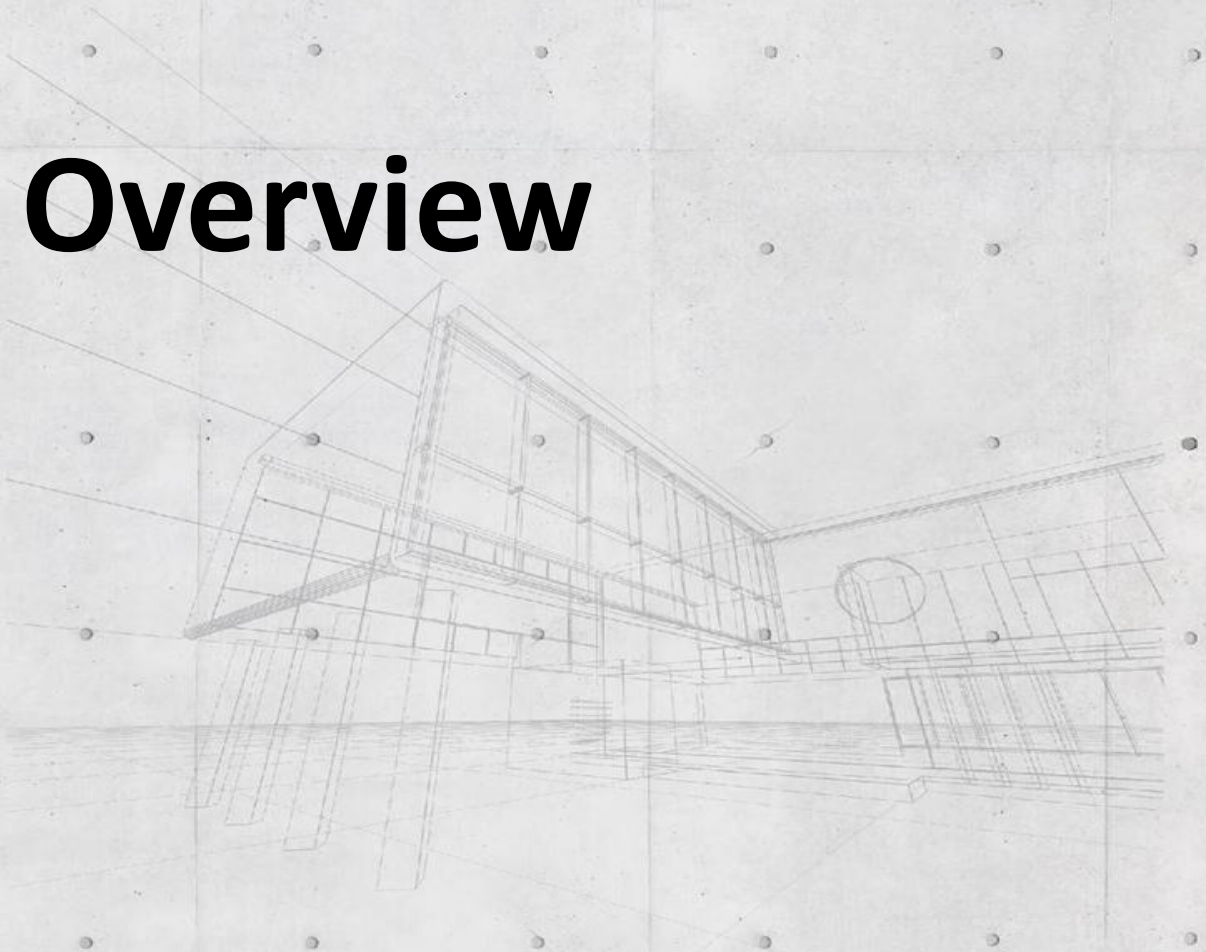




Notes:

1) For FY2026, 7 tenancies have been renewed (2 SAC Properties, 2 Indahpura Properties, 1 SILC Property and 2 Dormitories).
2) 1 tenancy renewal for SILC Property has been confirmed, pending the execution of lease agreement.
3) 1 SAC Property was unoccupied as at 31/12/2025, a new tenant committed to the space has subsequently executed the lease agreement in February 2026.
4) Expected to retain 89% and replace 11% tenancies for FY2026.

Financial Overview



Financial Highlights as at 31 December 2025

RM925.9 mil

Total Assets

RM289.6 mil

Total Financings

31.3%

Gearing Ratio

99.8%[1]/99.9[2]

Income Distribution

RM591.1 mil/RM1.1148

Total Unitholders' Funds/NAV Per Unit
(Before Income Distribution)

4.8 times

Interest Cover Ratio

2.06 sen[1]/6.18 sen[2]

Distribution Per Unit

RM1.66/48.9%

Market Price per Unit/
Premium to NAV

Notes:

1) For the period from 1 October 2025 to 31 December 2025.
2) For the period from 1 April 2025 to 31 December 2025

Statement of Profit or Loss – 3Q26 vs 3Q25

	3Q26 31.12.2026 RM'000	3Q25 31.12.2025 RM'000	YoY Change	Note
Rental income	16,025	12,734	25.8%	(1)
Net property income	14,401	11,712	23.0%	(1)
Net investment income	14,118	11,837	19.3%	(1)(2)
Net income for the period	9,573	9,155	4.6%	(1)(2)
Distributable income	10,925	9,987	9.4%	(1)(3)
Net income for the period	9,573	9,155	4.6%	(1)(2)
- Realised	9,428	8,803	7.1%	(1)
- Unrealised	145	352	(58.8%)	(2)
Weighted average no. of units ('000)	529,903	526,779	0.6%	(4)
Earnings per unit (sen)	1.81	1.74	4.0%	(1)(2)
- Realised	1.78	1.67	6.6%	(1)
- Unrealised	0.03	0.07	(57.1%)	(2)

Notes:

1) Primarily driven by the contributions from 6 newly acquired properties after the corresponding quarter, along with higher rental rates from tenancy renewals.

2) Reflected an unrealised loss on fair value of newly acquired properties.

3) 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, net of unbilled lease income receivables.

4) New units issued as payment of management fees.

Statement of Profit or Loss – C3Q26 vs C3Q25

	C3Q26 31.12.2025 RM'000	C3Q25 31.12.2024 RM'000	YoY Change	Note
Rental income	45,839	37,841	21.1%	(1)
Net property income	41,499	34,852	19.1%	(1)
Net investment income	40,879	35,270	15.9%	(1)(2)
Net income for the period	28,506	27,193	4.8%	(1)(2)
Distributable income	32,776	29,552	10.9%	(1)(3)
Net income for the period	28,506	27,193	4.8%	(1)(2)
- Realised	28,543	26,026	9.7%	(1)
- Unrealised	(37)	1,167	(103.2%)	(2)
Weighted average no. of units ('000)	529,149	526,047	0.6%	(4)
Earnings per unit (sen)	5.38	5.17	4.1%	(1)(2)
- Realised	5.39	4.95	8.9%	(1)
- Unrealised	(0.01)	0.22	(104.6%)	(2)

Notes:

1) Primarily driven by the contributions from 6 newly acquired properties after the corresponding quarter, along with higher rental rates from tenancy renewals.

2) Reflected an unrealised loss on fair value of newly acquired properties.

3) 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, net of unbilled lease income receivables.

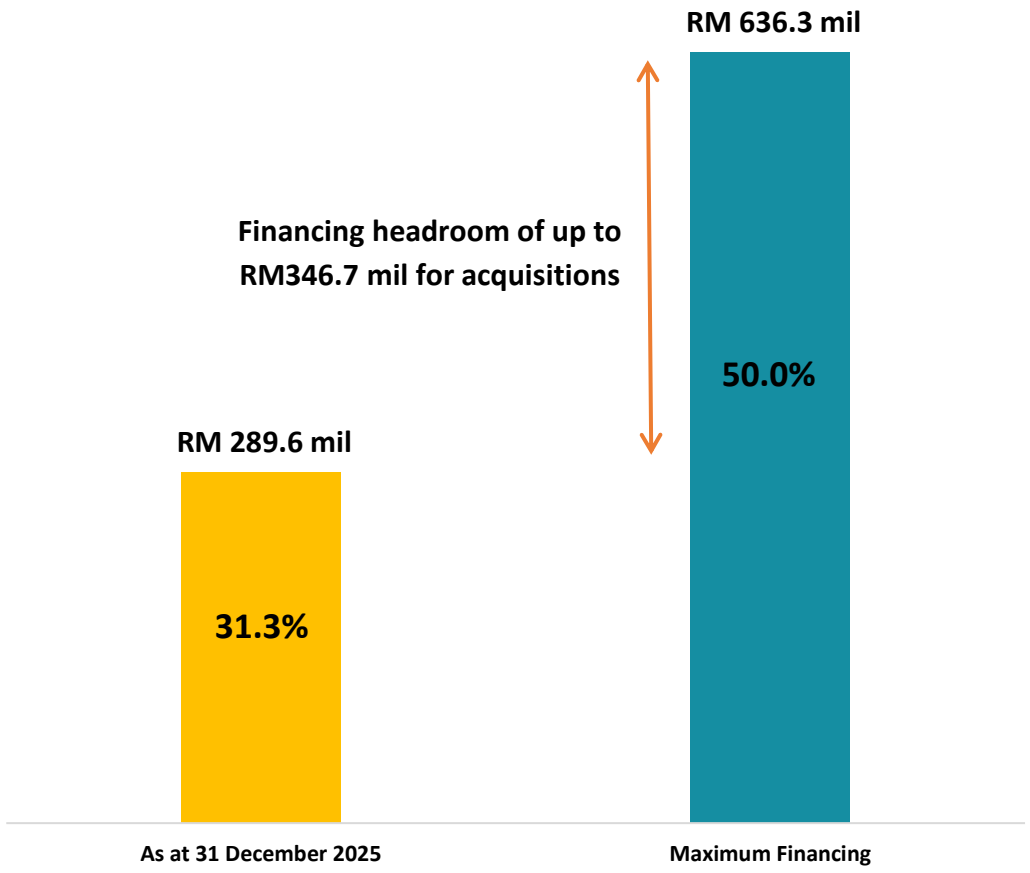
4) New units issued as payment of management fees.

Statement of Financial Position

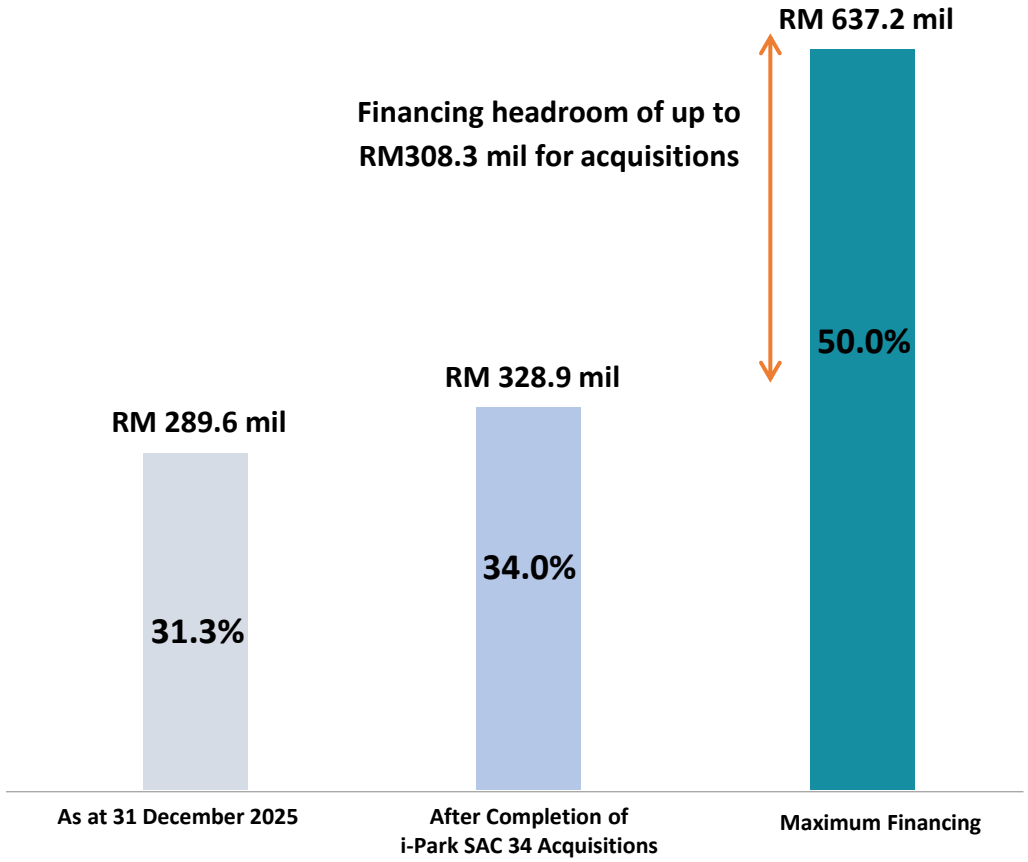
	As at 31.12.2025 RM'000	As at 31.3.2025 RM'000
Non-current assets / Investment properties	883,500	773,500
Current assets	42,403	34,653
Total assets	925,903	808,153
Total unitholders' funds / Net asset value (NAV)	591,119	590,408
Non-current liabilities	232,522	178,024
Current liabilities	102,262	39,721
Total liabilities	334,784	217,745
Total unitholders' funds and liabilities	925,903	808,153
No. of units in circulation ('000)	530,270	527,968
NAV per unit (RM)		
- Before income distribution	1.1148	1.1183
- After income distribution	1.0942	1.1000

Financing Headroom

Financing Headroom (as at 31 December 2025)



Financing Headroom (after Ongoing Acquisitions)



Financing Profile

	3Q26	FY25
Total Financings (RM'000)	289,619	184,713
Total Assets (RM'000)	925,903	808,153
Financing Ratio	31.3%	22.9%
Effective Profit Rate	4.2%	4.8%
Percentage of Long-Term Financings	69%	81%
Percentage of Floating Rate Financings	100%	100%
Total Unencumbered Assets	28	24
Percentage of Unencumbered Assets / Total Assets (Value)	49%	43%

Note:

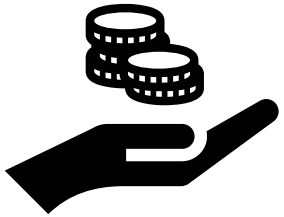
1) Lodgement of the Sukuk Wakalah Programme of RM1.0 bil with the Securities Commission Malaysia with maiden issuance of Islamic Medium Term Note of RM151.25 mil during FY2025 and subsequent issuance of RM48.75 mil in 2Q26.

AME REIT's Total Return Since Listing

46.90%(1)

Capital Return

+



21.91%(1)

Distribution Return (including 3Q26 distribution)

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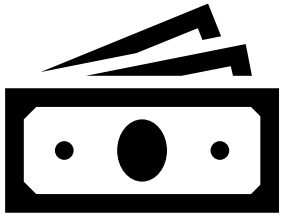


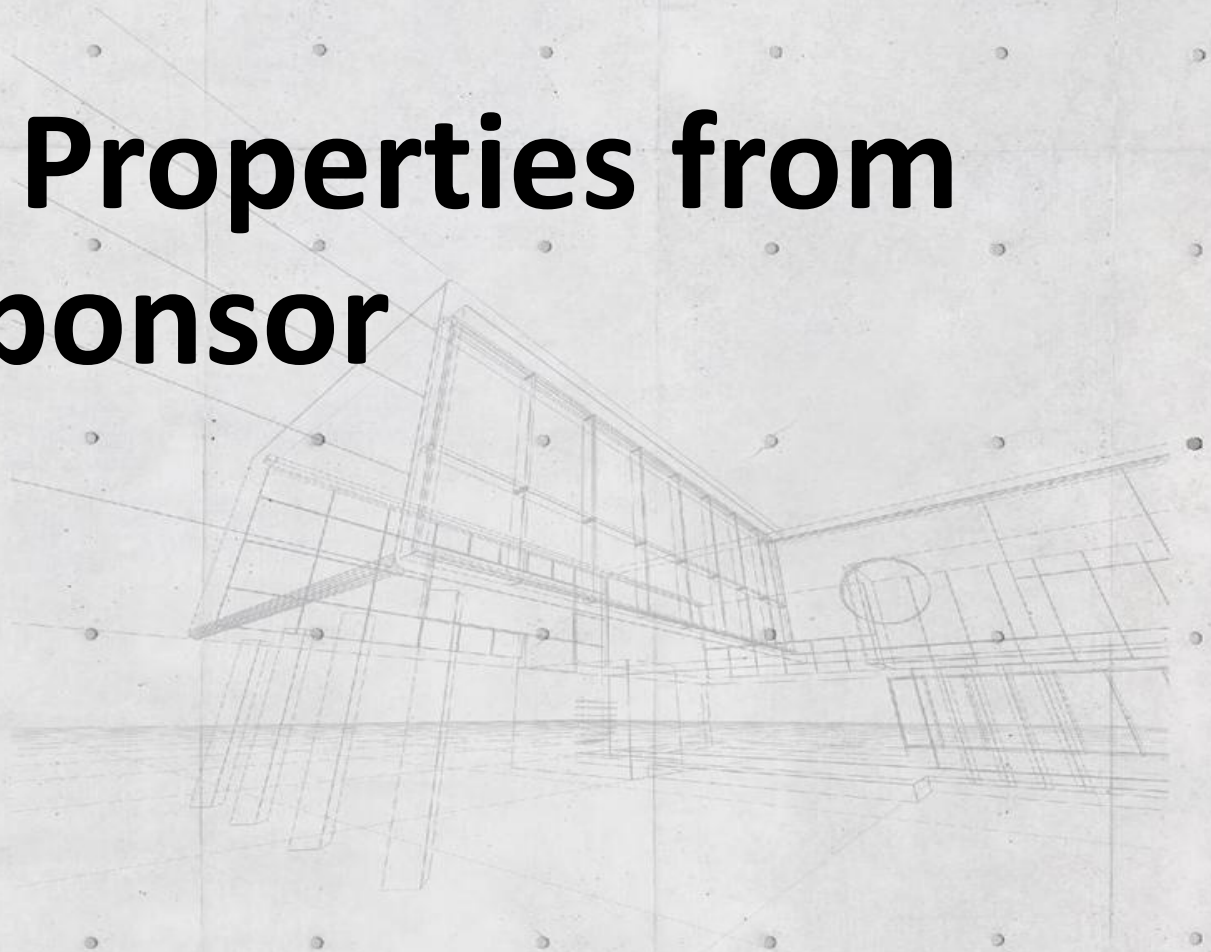
68.81%(1)

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

FULLY COMPLETED

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

Completed on 17 December 2025

- 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%**
- Obtained Unitholders' approval **on 7 November 2024**
- Completed the last property - **i-Park SAC 60 & 61 (RM20.00 mil) on 17 December 2025**

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

Disposal of Properties

Snapshot of the Disposal of 3 Industrial Properties

- Total number of properties – **3**
- Total agreed net lettable area – **296,542 sq ft**
- Total disposal consideration – **RM14.47 mil**
- Original cost of investment – **RM10.00 mil**
- Total premium to original cost of investment – **44.7%**
- Total market value – **RM11.80 mil**(1)
- Total premium to market value – **22.6%**
- Estimated completion – **1H CY2026**

Note:

1) Based on market value appraised by independent valuer as at 10 December 2025.

Thank You