AME REAL ESTATE INVESTMENT TRUST (AME REIT)

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PRESS RELEASE

AME REIT extends record performance with 23.0% NPI growth to RM14.4 million in 3Q26

- ***Income from 6 industrial properties acquired and positive rental reversion underpin robust growth***
- ***Unitholders to receive 99.8% of distributable income, equivalent to DPU of 2.06 sen***

Johor Bahru, Malaysia, 4 February 2026 – 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 third quarter ended 31 December 2025 ("3Q26"), growing 23.0% from RM11.7 million in the previous corresponding quarter.

The improved NPI was supported by 25.8% higher rental income of RM16.0 million from RM12.7 million previously, mainly attributed to contributions from 6 newly acquired industrial assets and positive rental reversions across its portfolio, which maintained a 100% committed occupancy rate.

AME REIT will distribute 99.8% of total distributable income for 3Q26, amounting to RM10.9 million and equivalent to a Distribution Per Unit ("DPU") of 2.06 sen, payable on 18 March 2026 to unitholders in the Record of Depositors at the close of business on 24 February 2026.

"Our 3Q26 performance marks a second consecutive quarter of record NPI, underscoring the sustained growth momentum of our industrial portfolio and validating our yield-accretive acquisition strategy, which delivers long-term value to our unitholders. The ability to maintain 100% committed occupancy alongside positive rental reversions demonstrates the resilience of our asset portfolio as we capture strong tenant demand within the Johor-Singapore Special Economic Zone (JS-SEZ).

Beyond organic growth, our capital recycling initiatives via the disposal of mature assets at attractive valuations continue to strengthen our balance sheet for the next phase of expansion. As we integrate new properties into our portfolio, we are firmly on track to surpass the RM1.0 billion total asset mark."

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 nine-month period ended 31 December 2025 (9M26) 19.1% higher to RM41.5 million from RM34.9 million in the corresponding period last year. Rental income for 9M26 also increased 21.1% to RM45.8 million from RM37.8 million in 9M25. The total DPU for 9M26 amounted to 6.18 sen, representing a total income distribution of RM32.8 million.

As at 31 December 2025, AME REIT's portfolio comprised 40 industrial properties and 3 industrial-related workers' dormitories, with a total agreed lettable area of 2.5 million sq. ft. These assets are primarily located across AME Group's integrated industrial parks such as i-Park @ Indahpura,

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i-Park @ Senai Airport City, i-Park @ SILC, and i-TechValley at SILC, commanding a total portfolio market value of RM883.5 million.

Of the 7 industrial properties initiated for acquisition from its sponsor, AME Elite Consortium Berhad, in the previous financial year, 6 have been successfully completed, including i-TechValley 36 and i-Park SAC 60 & 61 during 3Q26. The final acquisition of i-Park SAC 34 is expected to be completed by 31 March 2026.

AME REIT also entered into an agreement in January 2026 to sell 3 industrial properties in i-Park @ SILC to an existing tenant for RM14.5 million. The sale is expected to realise a 44.7% gain over the properties' original investment cost. The divestment, to be completed in the first half of 2026, is part of the REIT's ongoing portfolio optimisation strategy.

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.

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