AME REIT

Investor Presentation

Q4 FY2026

Portfolio Highlights as at 31 March 2026

RM844.4 mil
Market Capitalisation

RM956.1 mil
Portfolio Market Value[1]

5.1 Years
Weighted Average Lease Expiry (by Net Lettable Area)[1][2]

2.4 mil sq ft
Space under Management[1][2]

28.8%
Gearing Ratio

40
No. of Properties[1]

37
No. of Industrial Properties[1]

100.0%
Occupancy Rate for Industrial Properties

3
Industrial-Related Properties/ Dormitories

100%
Occupancy Rate for Industrial-Related Properties/Dormitories

Notes:
1) Excluding 3 properties that were reclassified from investment properties to assets held for sale.
2) Excluding dormitories.

Q4 FY2026 Highlights

1. Total Revenue of RM16,487,000(1)
2. Net Property Income of RM14,944,000(1)
3. Distributable Income of RM11,521,000(1)
4. Income Distribution of RM11,492,000/ Distribution Per Unit of 2.16 sen(1)
5. Net Asset Value ("**NAV**") of RM669,797,000 NAV per unit of RM1.2612(2)
6. 531,098,000 number of units in issue(2)
7. Trading at a premium of 26.1% to NAV at RM1.59 per unit(2)
8. Investment properties currently stand at RM956.1 million(2)

Notes:

1) Based on the financial results for the period from 1 January 2026 to 31 March 2026.
2) As at 31 March 2026.

ESG SUSTAINABILITY HIGHLIGHTS

ENVIRONMENTAL

- Continuously monitor energy consumption and waste management practices
- Conduct EESG screening and due diligence for new suppliers and contractors
- Contributed properly cleaned recyclable items in support of the Clean Recycling Programme

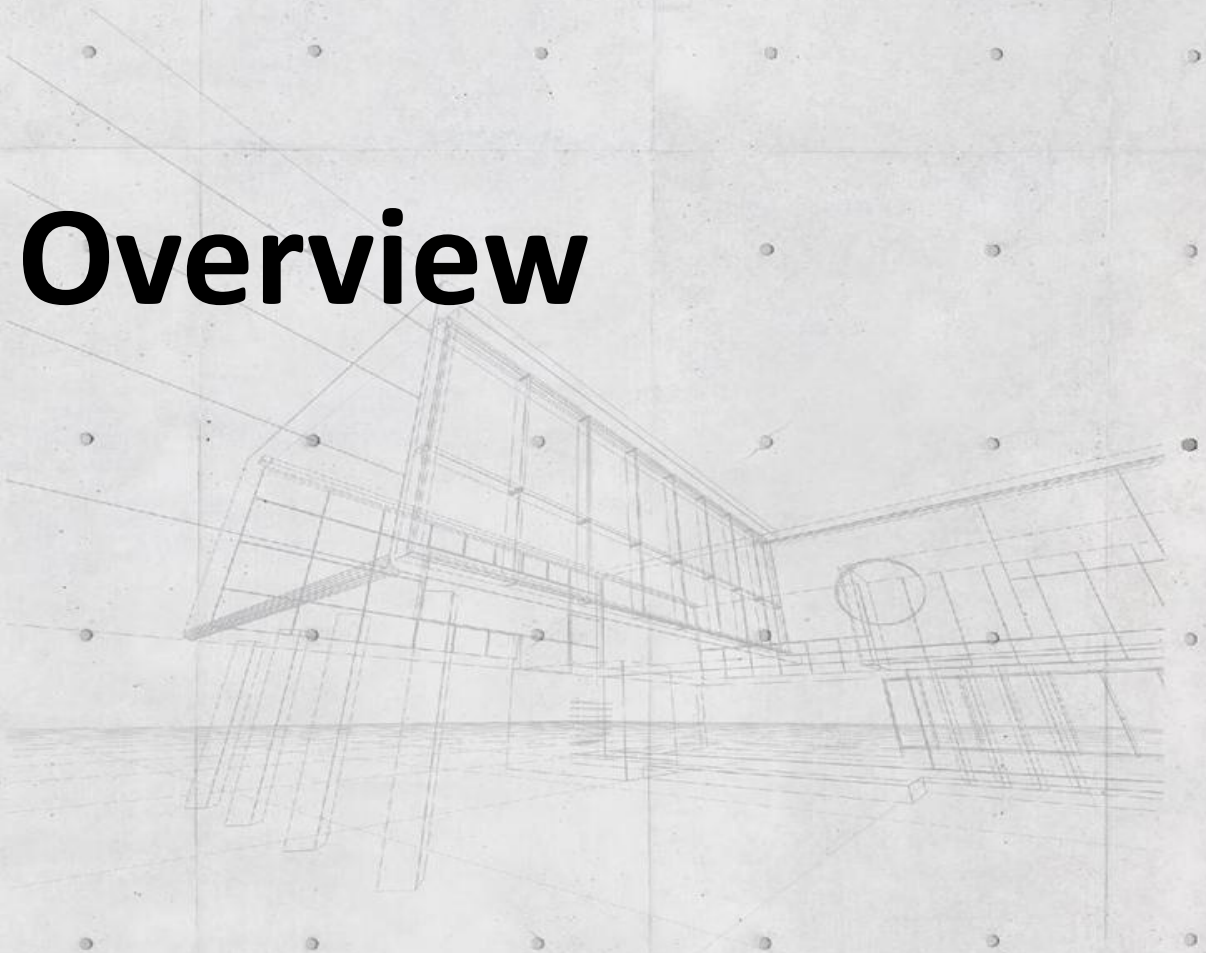
SOCIAL

- Joined and invited tenants to AME Blood Donation Programme
- Sponsoring athletics from Persatuan Sukan Orang Pekak Johor (JSDeaf) participated in Sukan Orang Pekak Malaysia (SOPMA)
- Volunteered with Kiwanis Down Syndrome Foundation to celebrate World Down Syndrome Day with the children
- Visited tenants during Chinese New Year to extend festive greetings and strengthen relationship

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 Investment Properties

INDAHPURA PROPERTIES

Industrial Properties

- 13 units of factories located in i-Park @ Indahpura

Dormitories

- 2 units of dormitories located adjacent to i-Park @ Indahpura

SILC PROPERTIES

Industrial Properties

- 3 units of factories located in District 6 @ SILC
- 4 units of factories located in i-TechValley

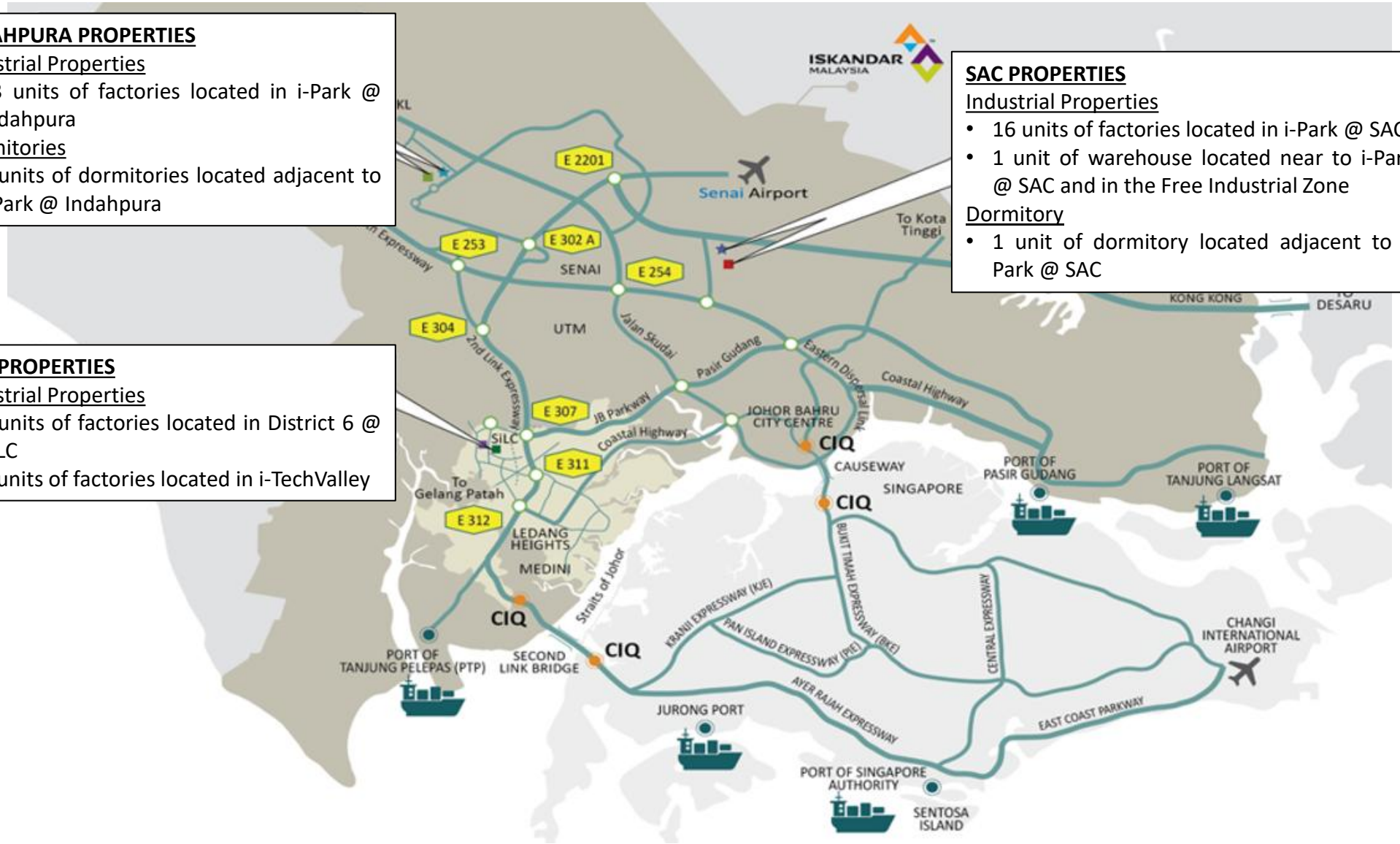
SAC PROPERTIES

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

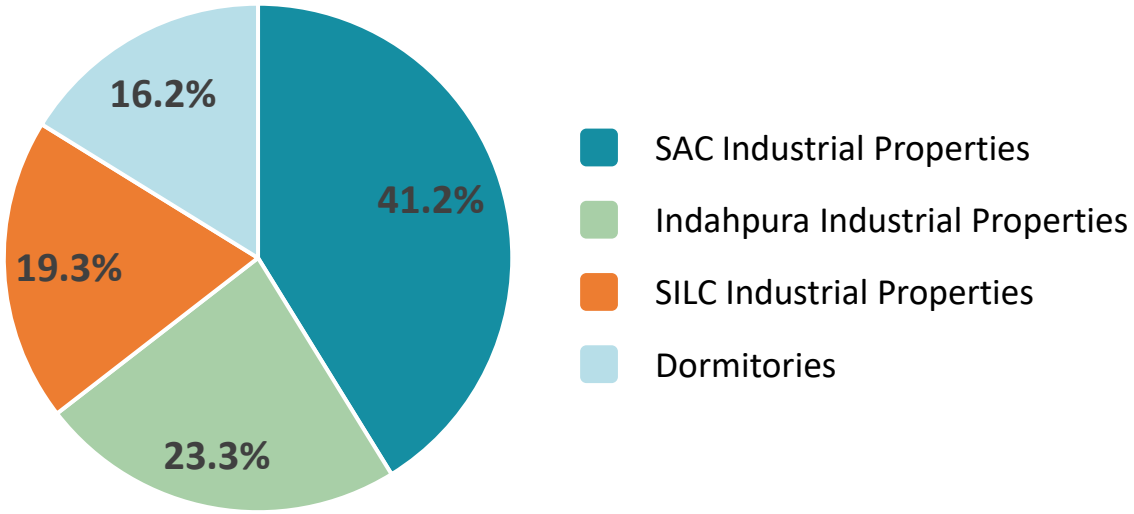


Portfolio of Quality Tenants

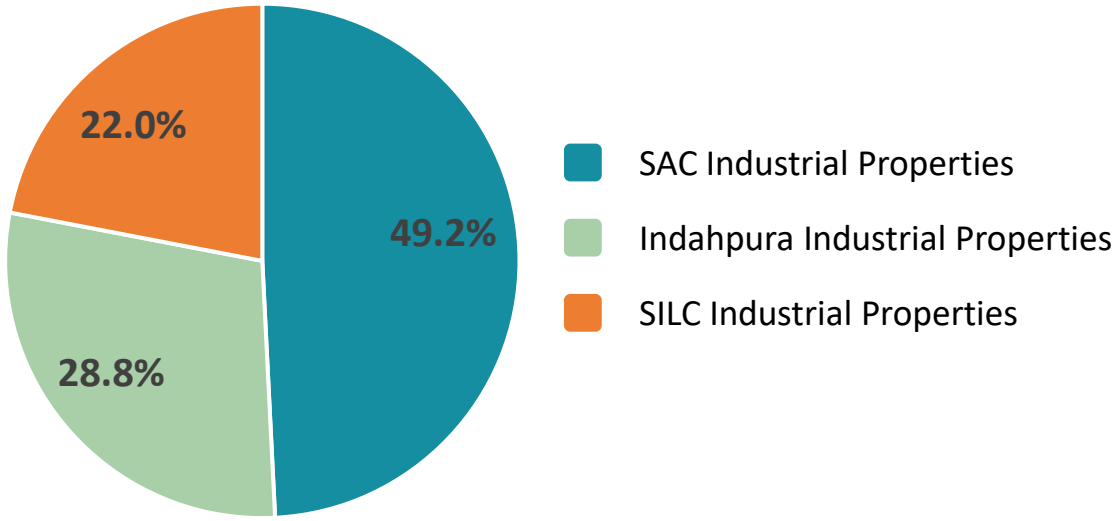
- Multinational corporations occupy 100.0% NLA of Industrial Properties
- Top 10 tenants of Industrial Properties

Portfolio Diversification

Portfolio by Market Value

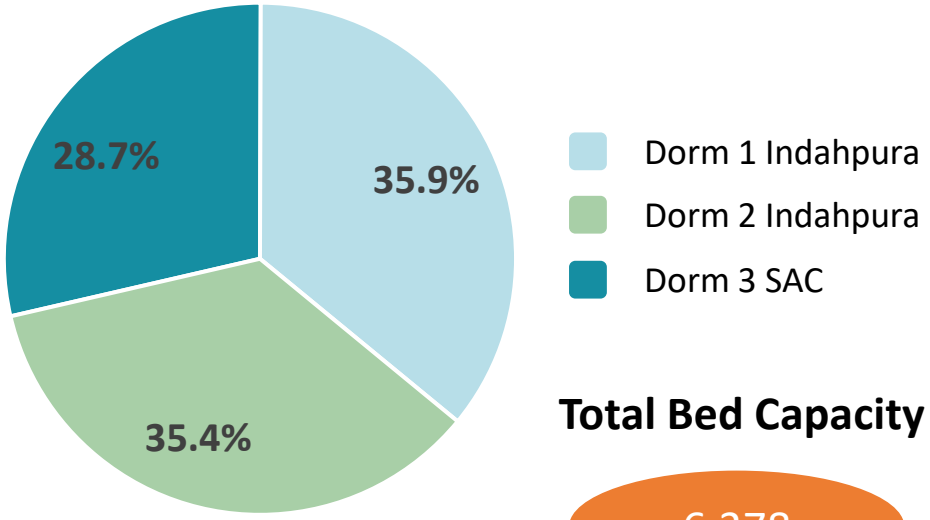


Portfolio by Occupied NLA



Portfolio Diversification

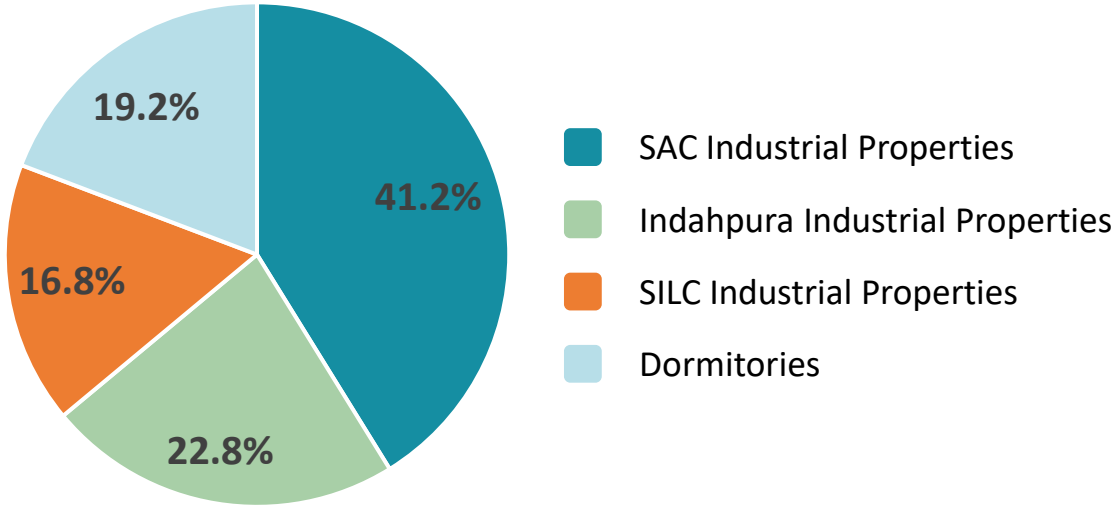
Portfolio by Industrial-Related Properties (by Number of Beds)



Total Bed Capacity

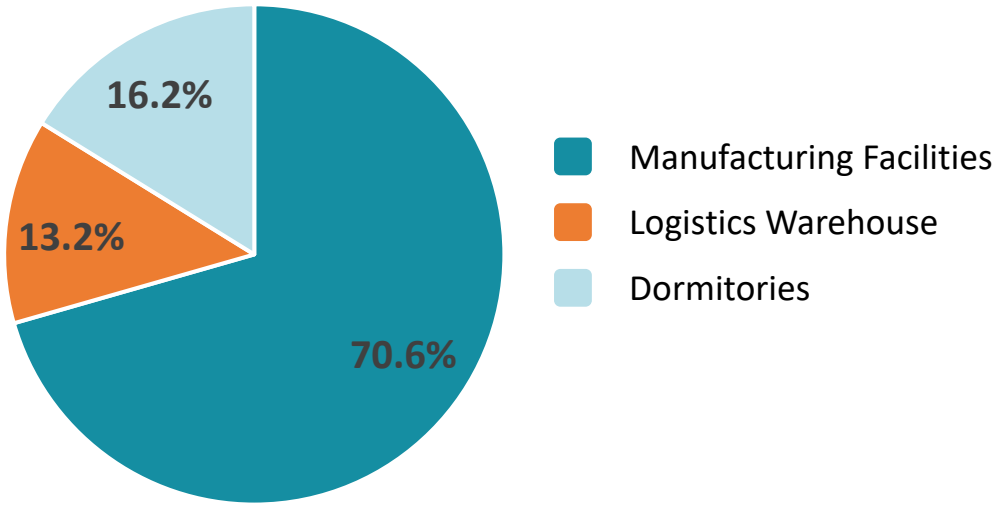
6,378

Portfolio by Gross Monthly Rental Income

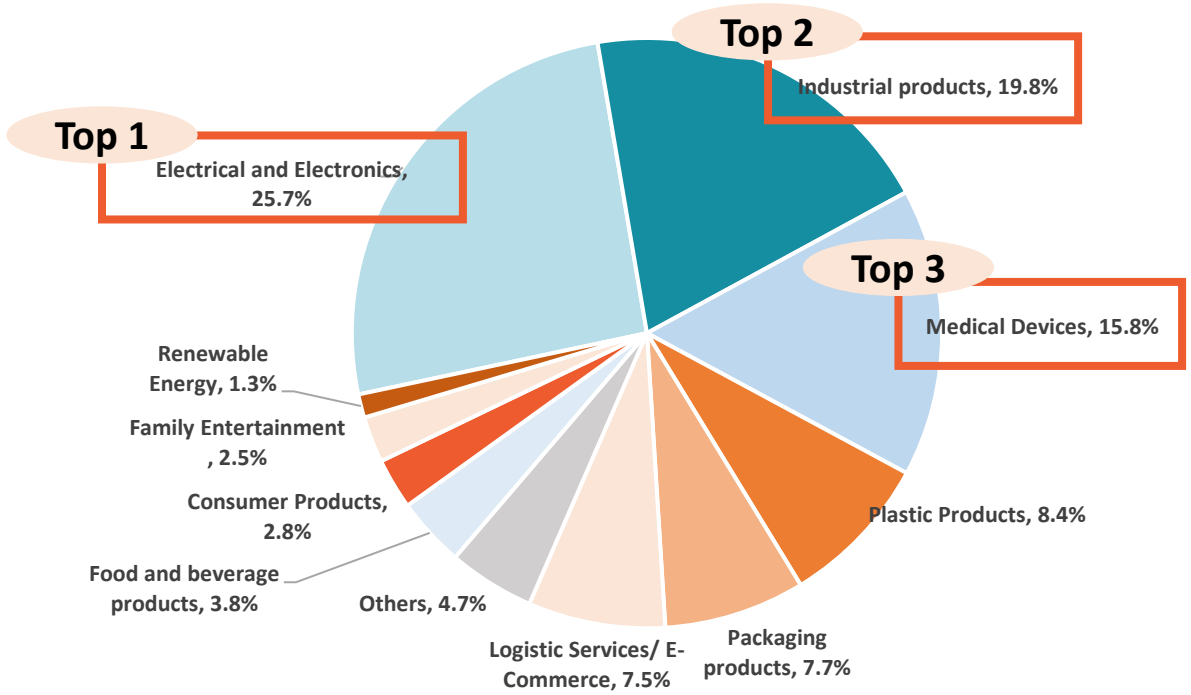


Portfolio Diversification

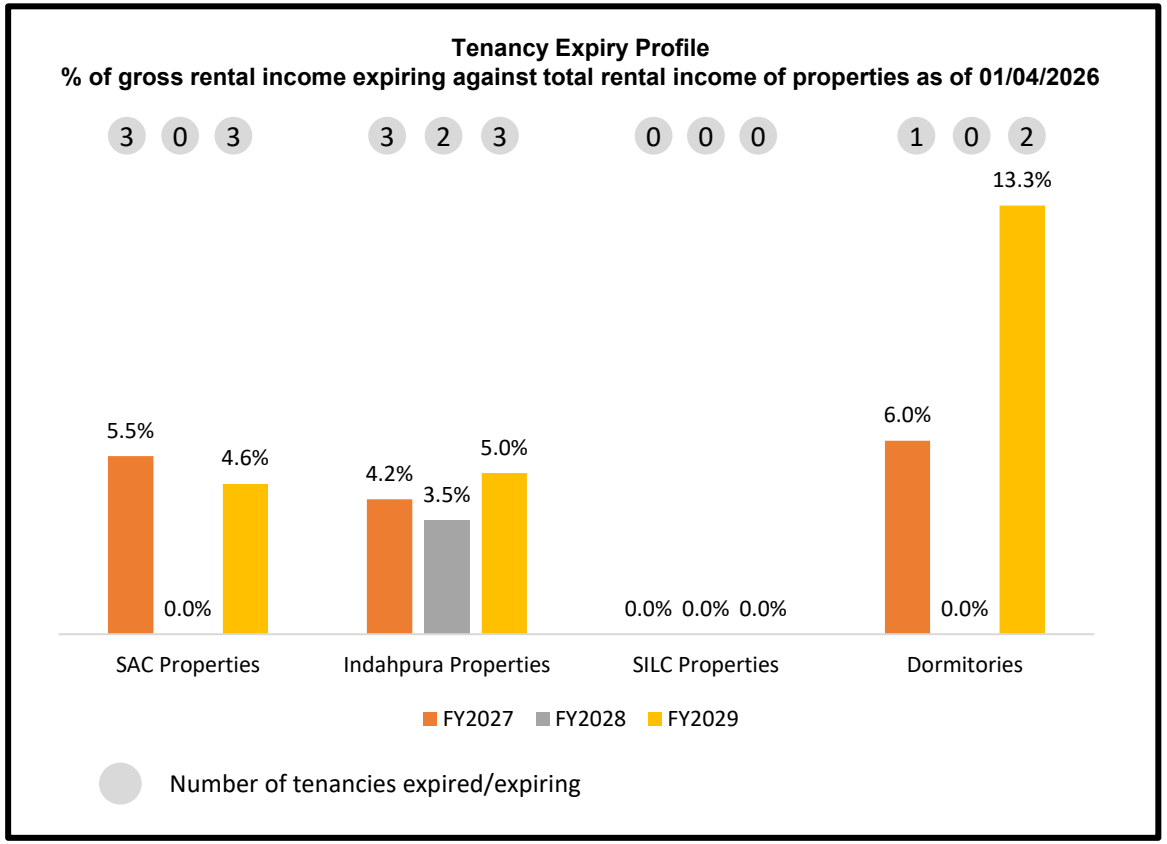
Portfolio by Asset Category by Asset Value



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



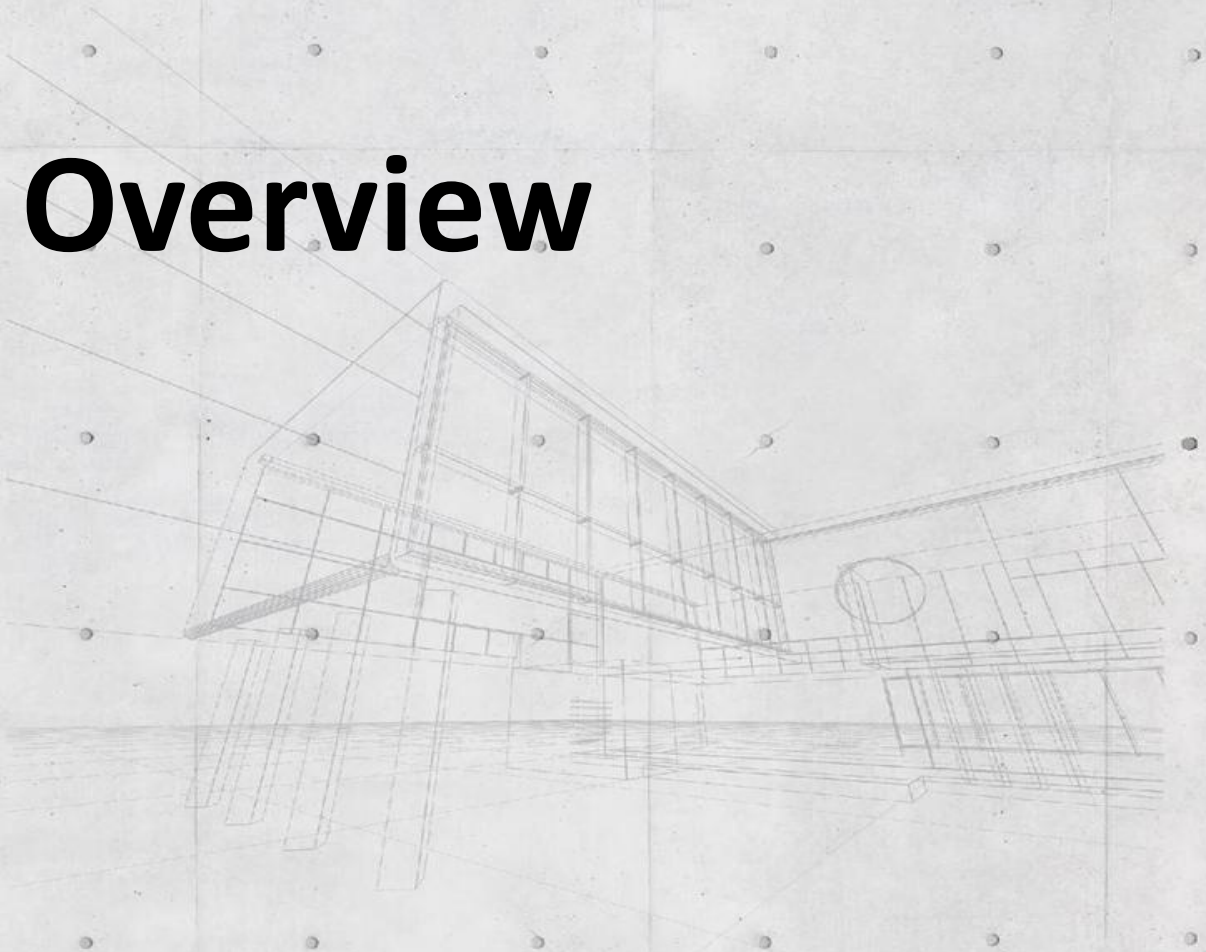
Tenancy Expiry Profile



Notes:

1) All tenancies that expired in FY2026 have been renewed or replaced.
2) For FY2027, 7 tenancies (3 SAC Properties, 3 Indahpura Properties and 1 Dormitory) are due to expire. 4 of these (2 SAC Properties and 2 Indahpura Properties) have been confirmed for renewal, subject to finalisation of agreements.

Financial Overview



Financial Highlights as at 31 March 2026

RM1,015.1 mil

Total Assets

RM292.4 mil

Total Financings

28.8%

Gearing Ratio

99.7%[1]/99.9%[2]

Income Distribution

RM669.8 mil/RM1.2612

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

4.8 times[1]

Interest Cover Ratio

2.16 sen[1]/8.34 sen[2]

Distribution Per Unit

RM1.59/26.1%

Market Price per Unit/
Premium to NAV

Notes:

1) For the period from 1 January 2026 to 31 March 2026.
2) For the period from 1 April 2025 to 31 March 2026.

Statement of Profit or Loss – 4Q26 vs 4Q25

	4Q26 31.03.2026 RM'000	4Q25 31.03.2025 RM'000	YoY Change	Note
Rental income	16,487	13,062	26.2%	(1)
Net property income	14,944	11,592	28.9%	(1)
Net investment income	102,199	25,265	304.5%	(1)(2)
Net income for the period	88,211	20,798	324.1%	(1)(2)
Distributable income	11,521	9,648	19.4%	(1)(3)
Net income for the period	88,211	20,798	324.1%	(1)(2)
- Realised	9,976	8,439	18.2%	(1)
- Unrealised	78,235	12,359	533.0%	(2)
Weighted average no. of units ('000)	530,694	527,676	0.6%	(4)
Earnings per unit (sen)	16.62	3.94	321.8%	(1)(2)
- Realised	1.88	1.60	17.5%	(1)
- Unrealised	14.74	2.34	529.9%	(2)

Notes:

1) Primarily driven by contributions from 4 newly acquired properties during the financial year under review, as well as 2 properties acquired in the last quarter of the previous financial year, along with higher rental rates from tenancy renewals.

2) Reflected an unrealised gain on fair value of investment properties of RM87.07m.

3) Adjusted for the unbilled lease income receivables and changes in fair value of investment properties less its deferred tax expenses, net of the Manager's management fees payable in units and amortisation of capitalised financing costs.

4) New units issued as payment of management fees.

Statement of Profit or Loss – FY2026 vs FY2025

	FY2026 31.03.2026 RM'000	FY2025 31.03.2025 RM'000	YoY Change	Note
Rental income	62,326	50,903	22.4%	(1)
Net property income	56,443	46,444	21.5%	(1)
Net investment income	143,078	60,535	136.4%	(1)(2)
Net income for the year	116,717	47,991	143.2%	(1)(2)
Distributable income	44,297	39,200	13.0%	(1)(3)
Net income for the year	116,717	47,991	143.2%	(1)(2)
- Realised	38,519	34,465	11.8%	(1)
- Unrealised	78,198	13,526	478.1%	(2)
Weighted average no. of units ('000)	529,530	526,448	0.6%	(4)
Earnings per unit (sen)	22.04	9.12	141.7%	(1)(2)
- Realised	7.27	6.55	11.0%	(1)
- Unrealised	14.77	2.57	474.7%	(2)

Notes:

1) Primarily driven by contributions from 4 newly acquired properties during the financial year under review, as well as 2 properties acquired in the last quarter of the previous financial year, along with higher rental rates from tenancy renewals.

2) Reflected an unrealised gain on fair value of investment properties of RM86.04m.

3) Adjusted for the unbilled lease income receivables and changes in fair value of investment properties less its deferred tax expenses, net of the Manager's management fees payable in units and amortisation of capitalised financing costs.

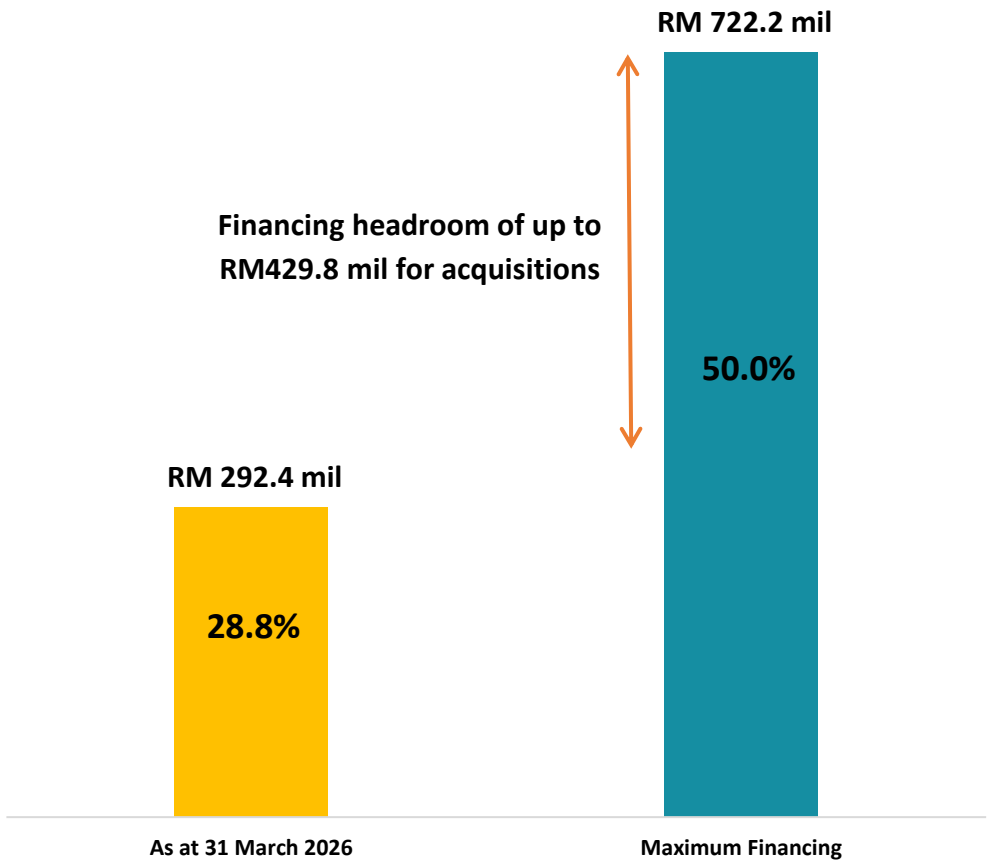
4) New units issued as payment of management fees.

Statement of Financial Position

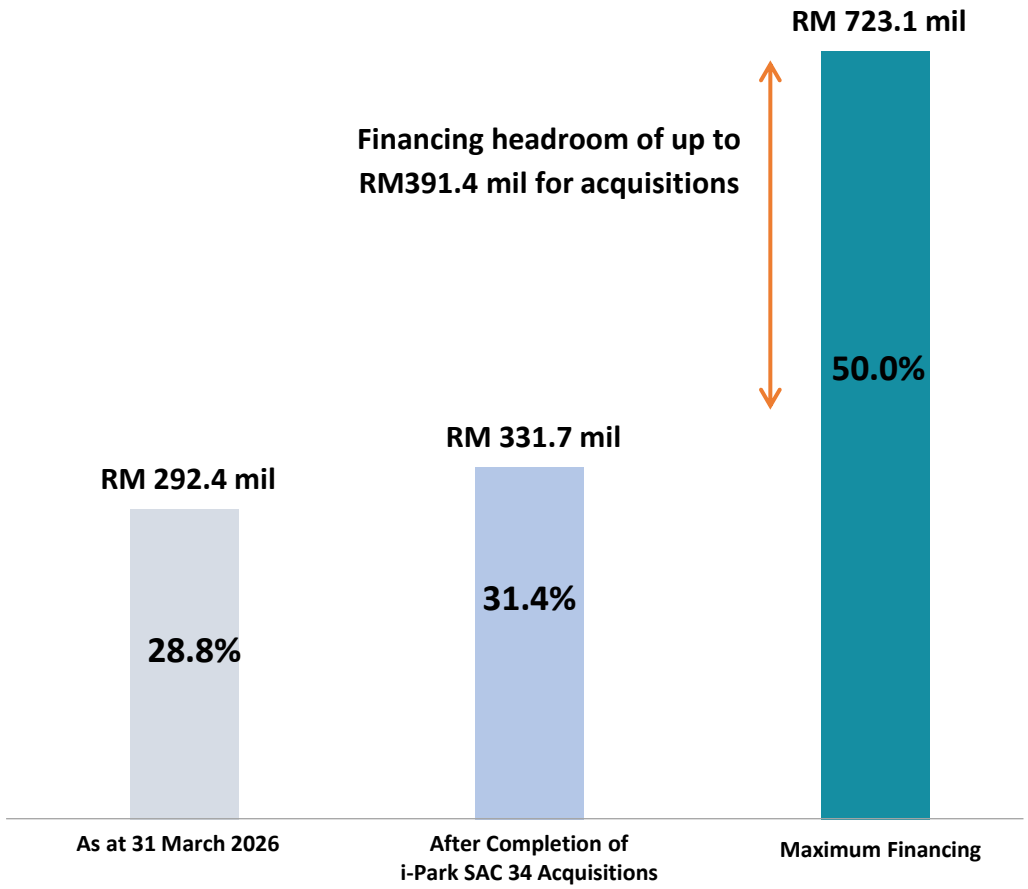
	As at 31.3.2026 RM'000	As at 31.3.2025 RM'000
Non-current assets / Investment properties	956,100	773,500
Current assets	59,010	34,653
Total assets	1,015,110	808,153
Total unitholders' funds / Net asset value (NAV)	669,797	590,408
Non-current liabilities	240,635	178,024
Current liabilities	104,678	39,721
Total liabilities	345,313	217,745
Total unitholders' funds and liabilities	1,015,110	808,153
No. of units in circulation ('000)	531,098	527,968
NAV per unit (RM)		
- Before income distribution	1.2612	1.1183
- After income distribution	1.2396	1.1000

Financing Headroom

Financing Headroom (as at 31 March 2026)



Financing Headroom (after Ongoing Acquisitions)



Financing Profile

	FY2026	FY2025
Total Financings (RM'000)	292,406	184,713
Total Assets (RM'000)	1,015,110	808,153
Financing Ratio	28.8%	22.9%
Effective Profit Rate	4.2%	4.8%
Percentage of Long-Term Financings	68%	81%
Percentage of Floating Rate Financings	100%	100%
Total Unencumbered Assets	25	24
Percentage of Unencumbered Assets / Total Assets (Value)	49%	43%

Note:

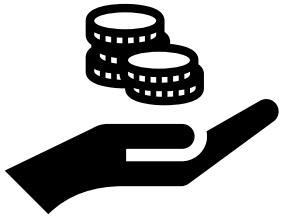
1) Lodgement of the Sukuk Wakalah Programme of RM1.0 bil with the Securities Commission Malaysia with maiden issuance of Islamic Medium Term Note of RM151.25 mil in FY2025 and subsequent issuance of RM48.75 mil in FY2026.

AME REIT's Total Return Since Listing

40.71%(1)

Capital Return

+



23.82%(1)

Distribution Return (including 4Q26 distribution)

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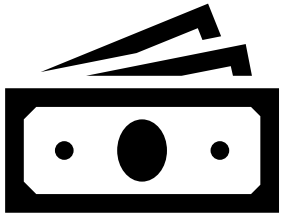


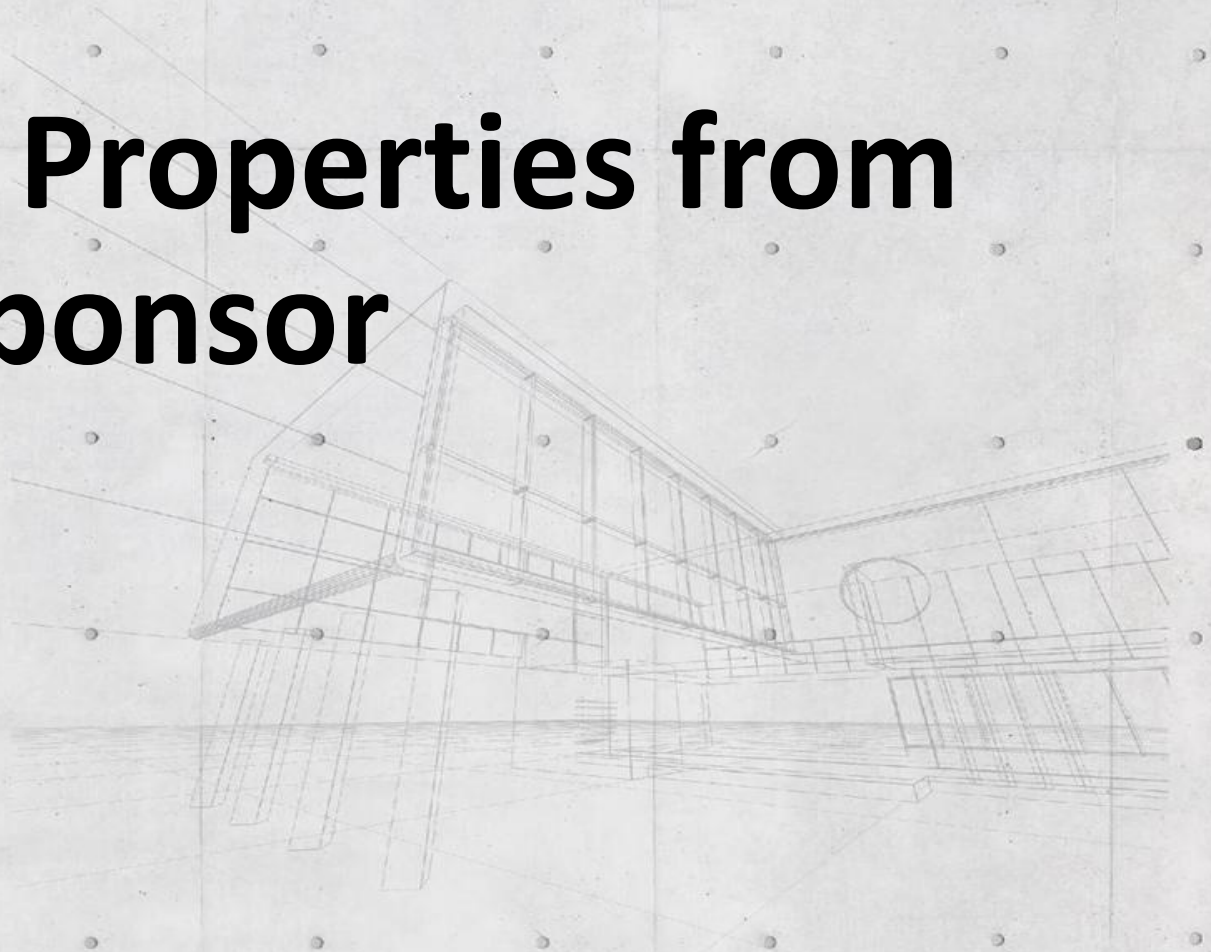
64.53%(1)

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 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 2Q CY26

- 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 –

  Q2 CY2026 (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 premium to market value – **22.6%**
- Estimated completion – **1H CY2026**

Thank You