AME REAL ESTATE INVESTMENT TRUST (AME REIT)

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PRESS RELEASE

AME REIT total assets surpass RM1.0 billion as net property income rises 28.9% in 4Q26

- ***FY2026 NPI climbs 21.5% to RM56.4 million on the back of expanded portfolio***
- ***Billion-ringgit asset milestone achieved within four years of IPO***
- ***Declares 4Q26 DPU of 2.16 sen, bringing total FY2026 payout to 8.34 sen***

Johor Bahru, Malaysia, 22 April 2026 – Industrial REIT **AME Real Estate Investment Trust** (**"AME REIT"**, "AME 产托", Bloomberg: AMEREIT MK) registered a 28.9% growth in net property income ("NPI") to RM14.9 million for the fourth quarter ended 31 March 2026 ("4Q26") from RM11.6 million in the previous corresponding quarter.

The higher NPI was underpinned by a 26.2% increase in rental income to RM16.5 million from RM13.1 million previously, resulting from full-quarter income contributions from six industrial assets added over the last 12 months, alongside positive rental reversions from tenancy renewals and a 100% committed occupancy rate across the portfolio.

For the full year ended 31 March 2026 ("FY2026"), AME REIT reported total rental income of RM62.3 million, a 22.4% increase from RM50.9 million last year. Correspondingly, FY2026 NPI rose 21.5% to RM56.4 million from RM46.4 million. The robust operational performance, combined with continuous portfolio expansion and a fair value gain on investment properties, drove AME REIT's total asset value to surpass the RM1.0 billion milestone.

AME REIT will distribute 99.7% of total distributable income for 4Q26, amounting to RM11.5 million and equivalent to a distribution per unit ("DPU") of 2.16 sen, payable on 28 May 2026 to unitholders in the Record of Depositors at the close of business on 8 May 2026. Total income distribution for FY2026 will amount to RM44.3 million, representing 99.9% of the distributable income for the year and resulting in a total FY2026 DPU of 8.34 sen.

"AME REIT's strong FY2026 performance, together with the milestone of surpassing RM1.0 billion in total asset value, demonstrates the Manager's consistent execution in fulfilling the growth commitments made at our inception. Achieving this scale within four years of our IPO underscores our disciplined strategy and the trust placed in us by our Unitholders, as we continue to build long-term resilience.

At the same time, our recent divestment of mature assets provides us with the flexibility to redeploy capital into new, yield-accretive opportunities that will strengthen the sustainability of our portfolio. Looking ahead, we remain committed to expanding our footprint in Johor and other states, focusing on quality industrial assets."

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

As part of its active portfolio management, AME REIT is finalising the remaining acquisition and divestments initiated during the financial year. The final property from its ongoing seven-asset acquisition pipeline from its sponsor, AME Elite Consortium Berhad, namely i-Park SAC 34, and the RM14.5 million divestment of three mature assets in i-Park @ SILC are both targeted for completion in the first half of 2026.

As at 31 March 2026, AME REIT's portfolio comprised 40 industrial properties and three industrial-related workers' dormitories, with a total agreed lettable area of 2.4 million sq. ft. These assets are primarily located across AME Group's integrated industrial parks, including i-Park @ Indahpura, i-Park @ Senai Airport City, i-Park @ SILC, and i-TechValley at SILC.

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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