AME REIT

Investor Presentation

Q1 FY2027

Portfolio Highlights as at 30 June 2026

RM835.3 mil
Market Capitalisation

RM996.3 mil
Portfolio Market Value

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

2.5 mil sq ft
Space under Management(1)

31.0%
Gearing Ratio

41
No. of Properties

38
No. of Industrial Properties

100.0%
Occupancy Rate for Industrial Properties

3
Industrial-Related Properties/ Dormitories

100%
Occupancy Rate for Industrial-Related Properties/Dormitories

Note:
1) Excluding dormitories.

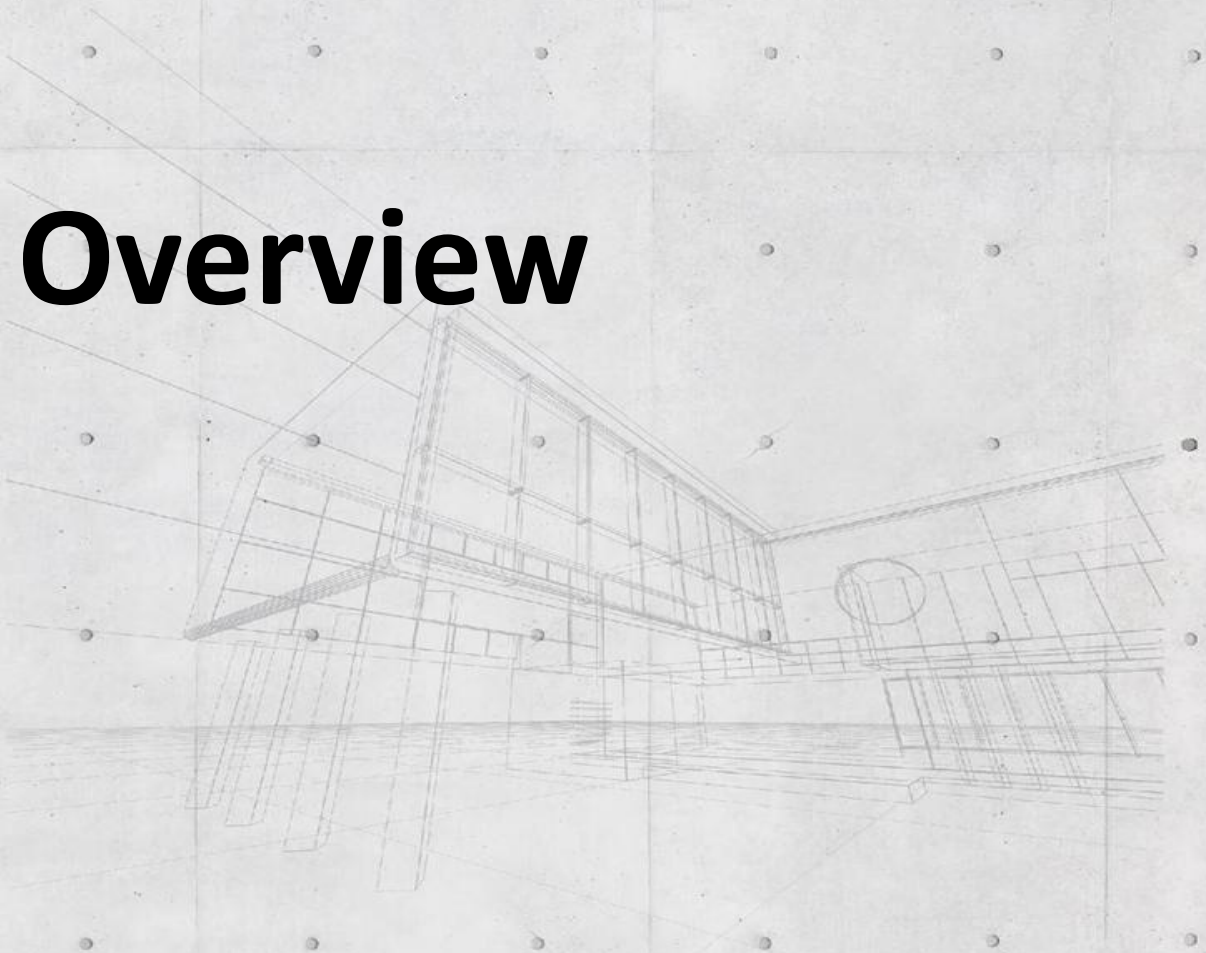
Q1 FY2027 Highlights

1. Total Revenue of RM16,637,000(1)
2. Net Property Income of RM15,240,000(1)
3. Distributable Income of RM11,452,000(1)
4. Income Distribution of RM11,460,000/ Distribution Per Unit of 2.15 sen(1)
5. Net Asset Value ("**NAV**") of RM669,992,000 NAV per unit of RM1.2593(2)
6. 532,025,000 number of units in issue(2)
7. Trading at a premium of 24.7% to NAV at RM1.57 per unit(2)
8. Investment properties currently stand at RM996.3 million(2)

Notes:

1) Based on the financial results for the period from 1 April 2026 to 30 June 2026.
2) As at 30 June 2026.

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

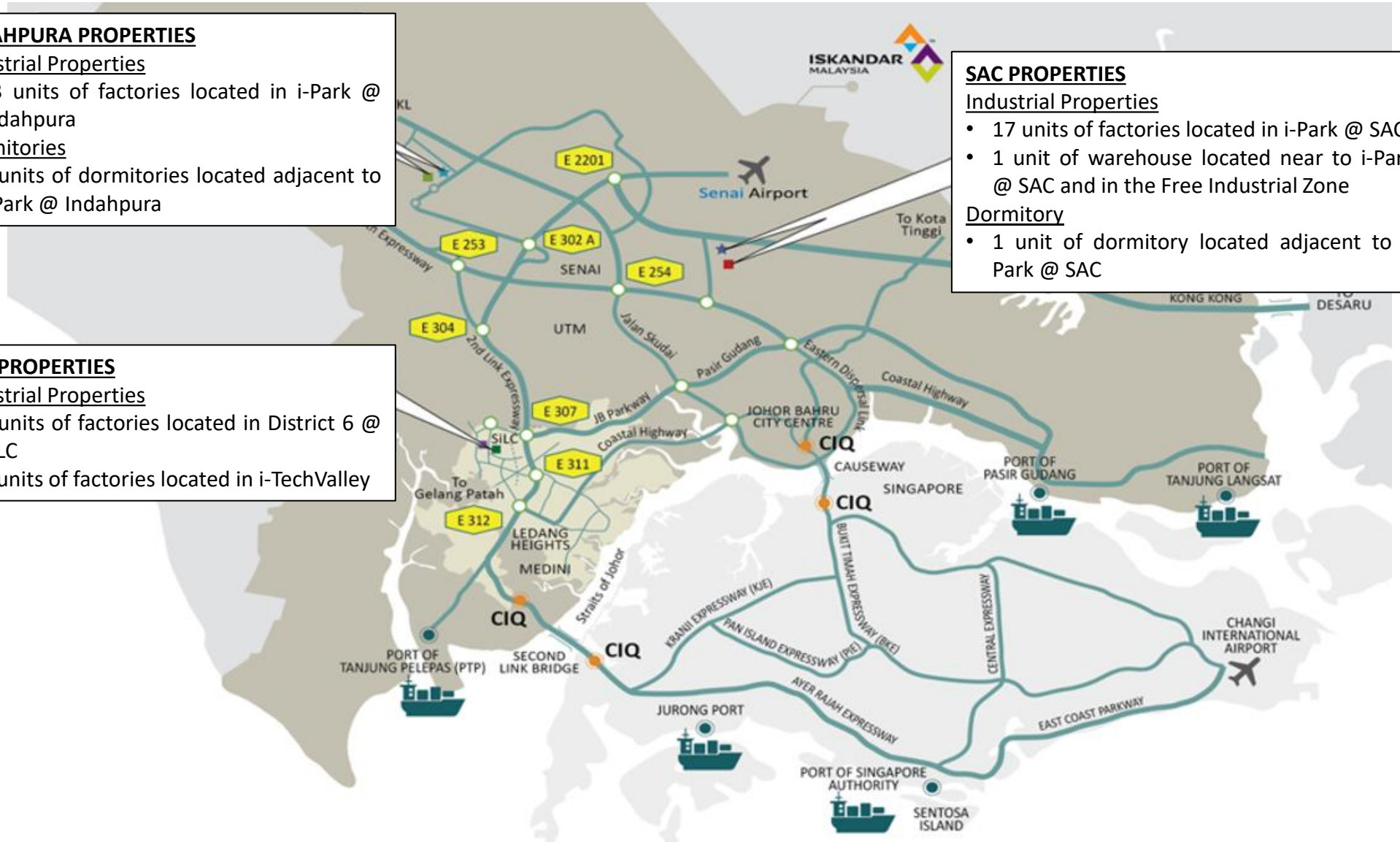
SAC PROPERTIES

Industrial Properties

- 17 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

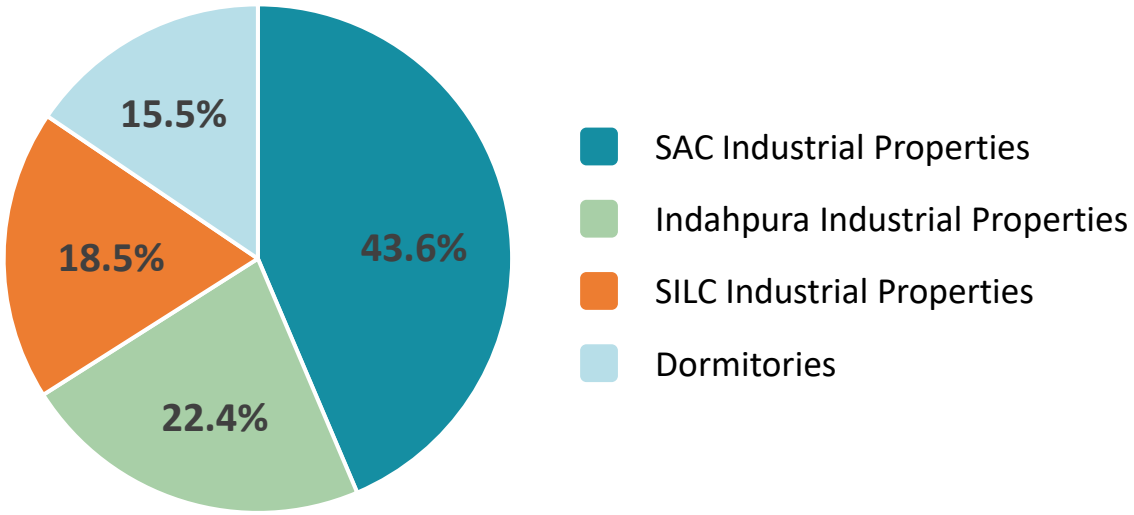


Portfolio of Quality Tenants

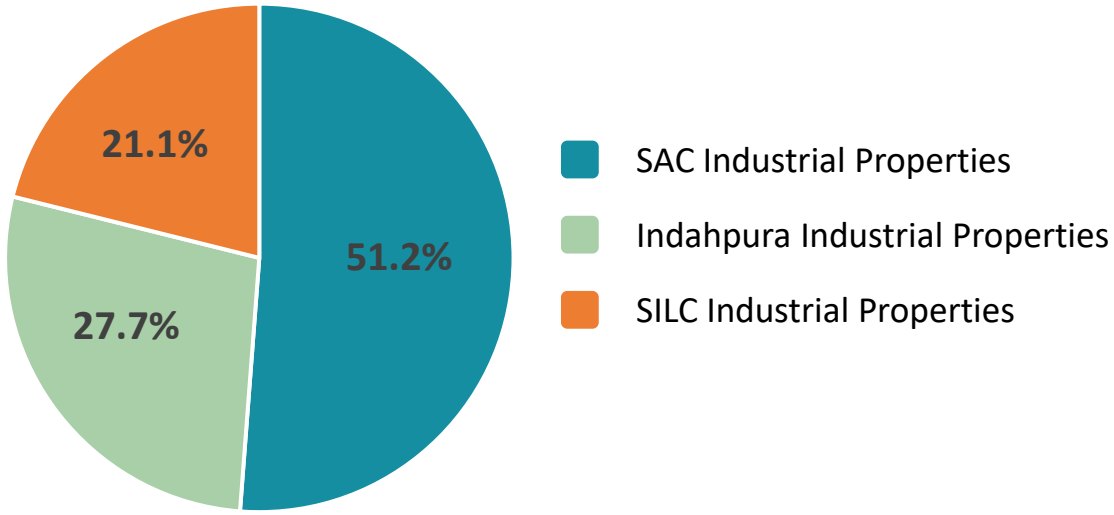
- Multinational corporations occupy 100.0% NLA of Industrial Properties
- Top 10 tenants of Industrial Properties

Portfolio Diversification

Portfolio by Market Value

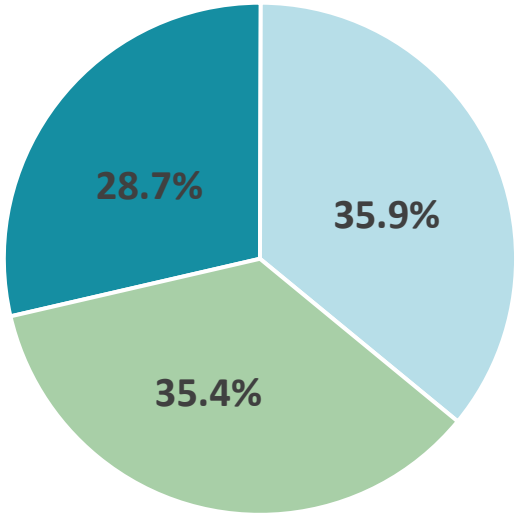


Portfolio by Occupied NLA



Portfolio Diversification

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

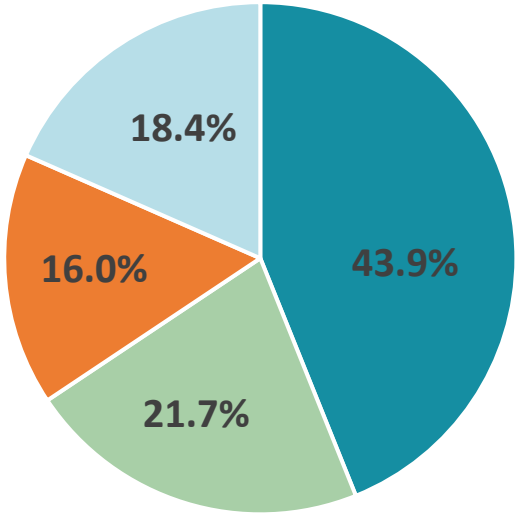


- Dorm 1 Indahpura
- Dorm 2 Indahpura
- Dorm 3 SAC

Total Bed Capacity

6,378

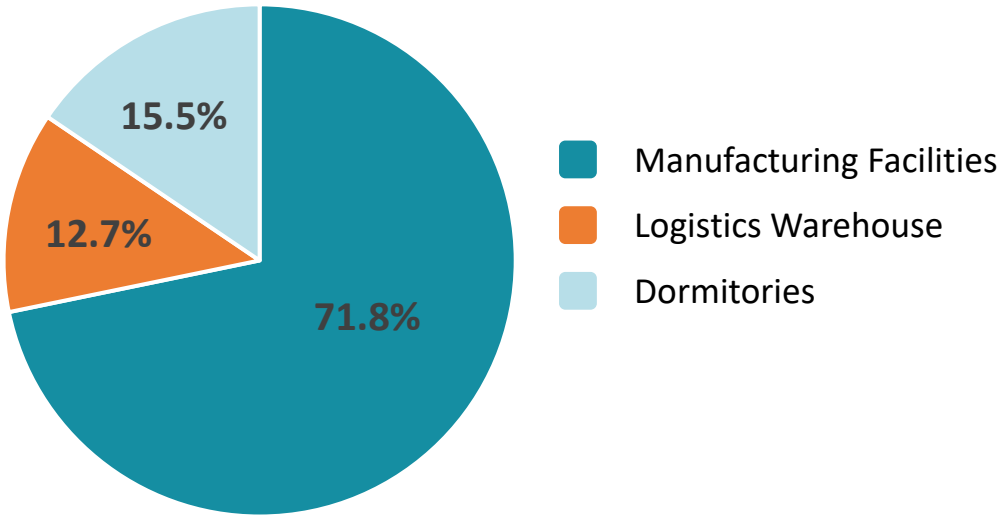
Portfolio by Gross Monthly Rental Income



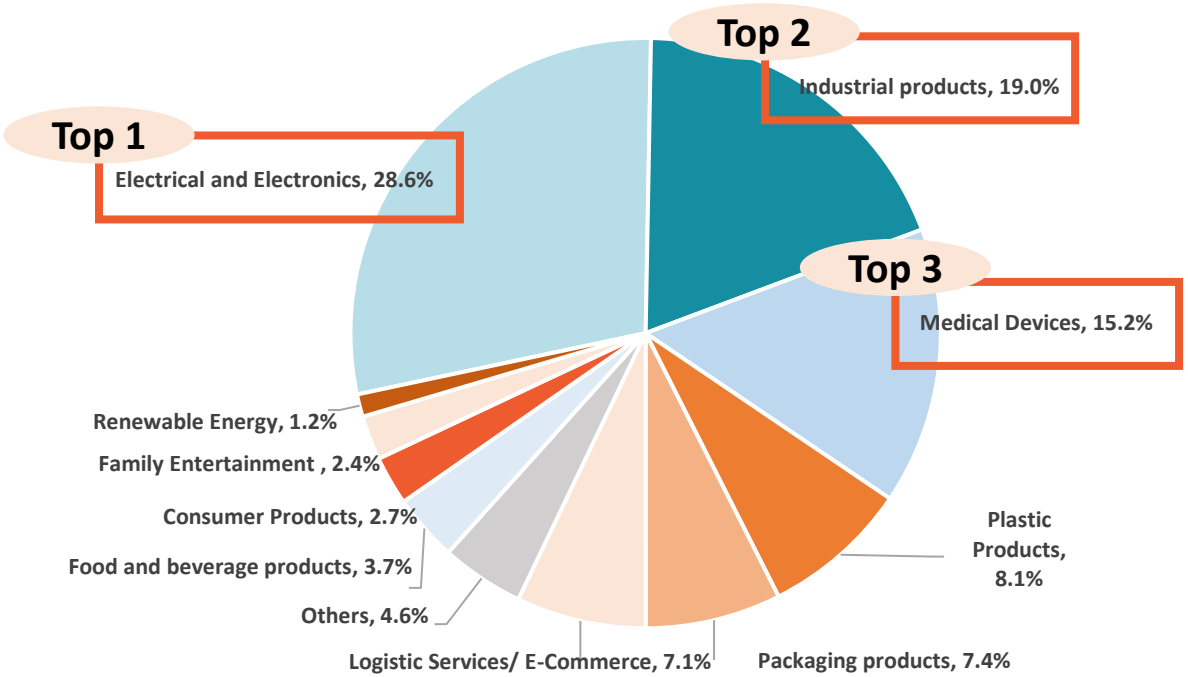
- SAC Industrial Properties
- Indahpura Industrial Properties
- SILC Industrial Properties
- Dormitories

Portfolio Diversification

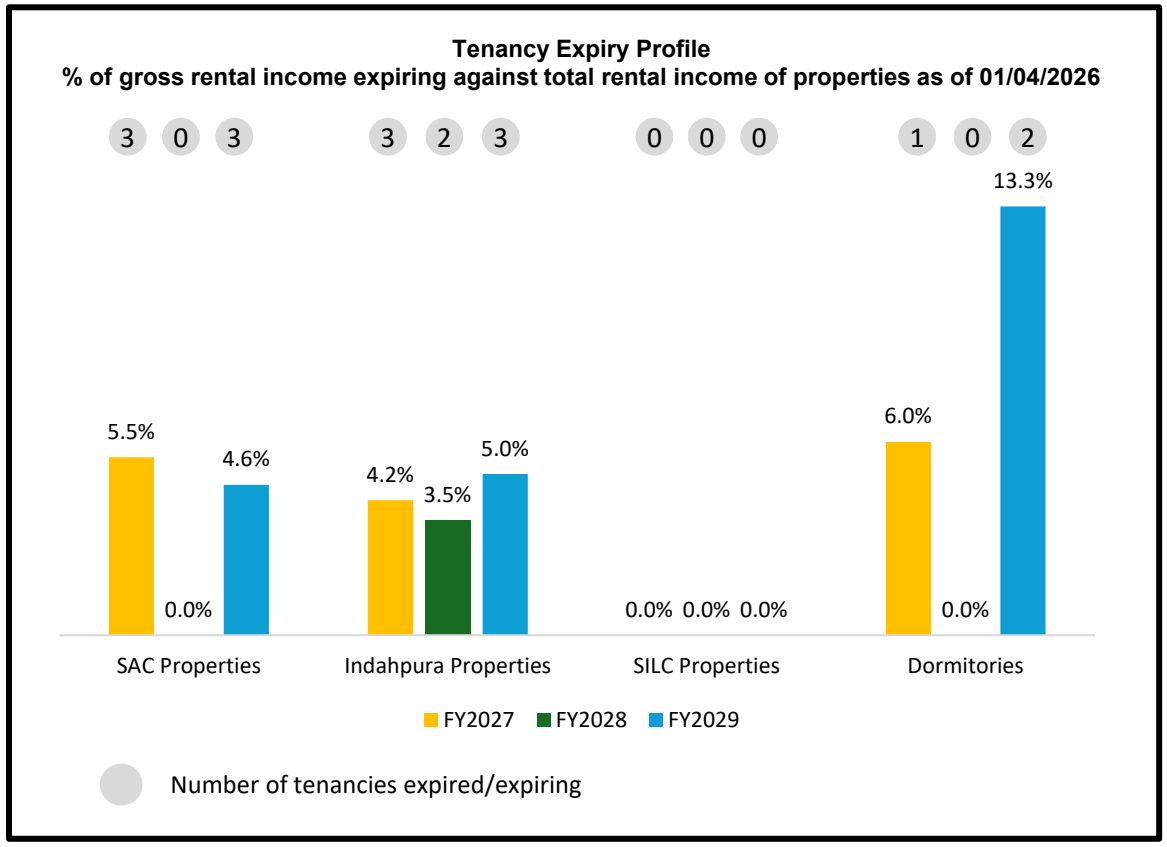
Portfolio by Asset Category by Asset Value

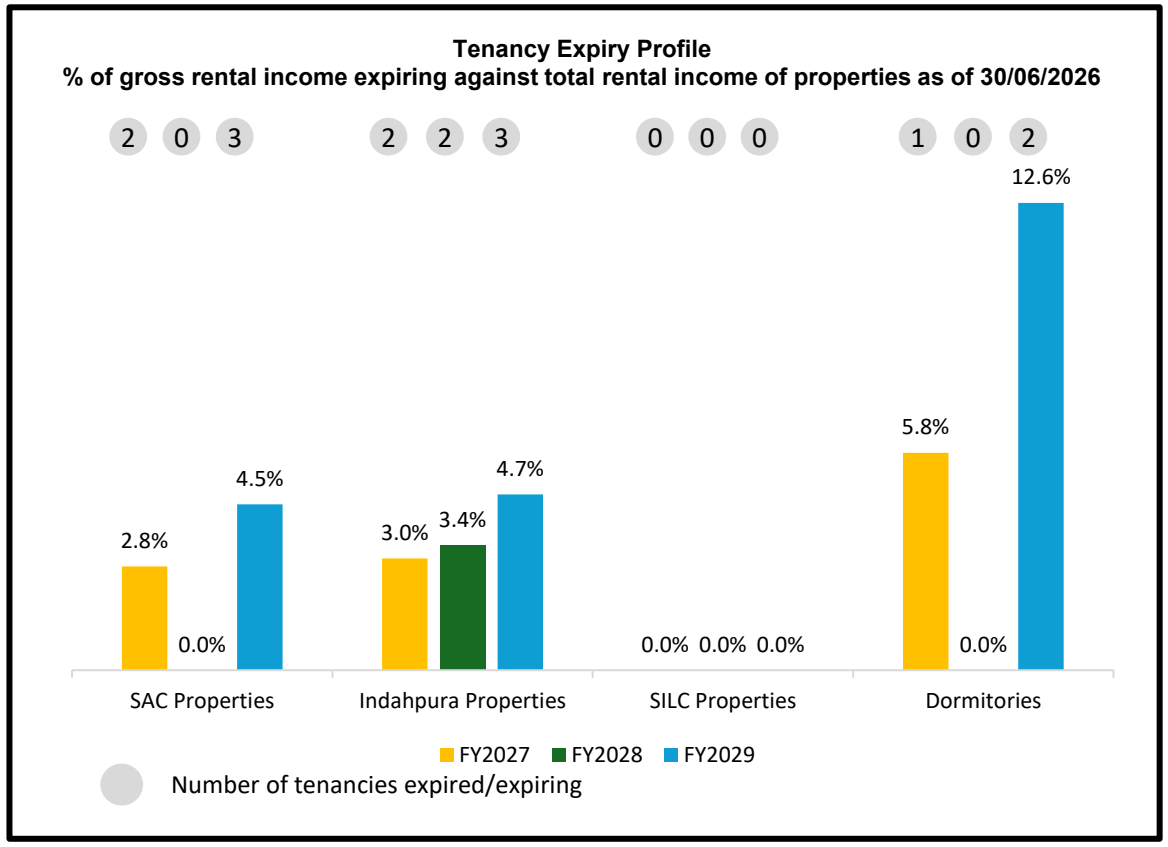


Diversification by Trade Sectors by Occupied NLA (excl. Dormitories)



Tenancy Expiry Profile

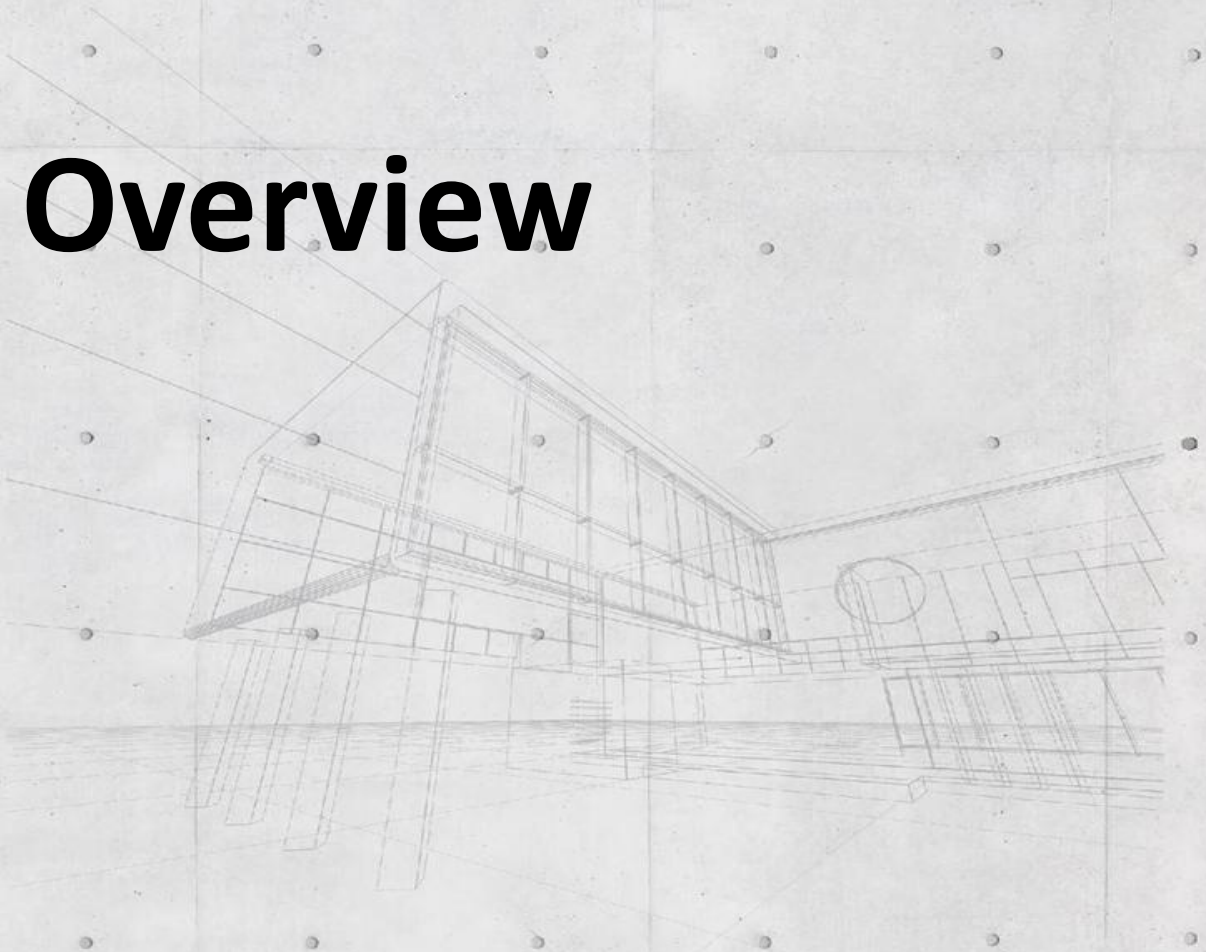




Notes:

1) For FY2027, of the 7 tenancy expiries:
   - 6 are retained – 2 renewed (1 SAC Property and 1 Indahpura Property) and 4 confirmed for renewal (1 SAC Property, 2 Indahpura Properties and 1 Dormitory); and
   - 1 (SAC Property) will be replaced.
2) Disposal of i-Park SILC 3,4,6 was completed in May 2026.

Financial Overview



Financial Highlights as at 30 June 2026

RM1,049.2 mil

Total Assets

RM325.6 mil

Total Financings

31.0%

Gearing Ratio

100.0%(1)

Income Distribution

RM670.0 mil/RM1.2593

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

4.2 times(1)

Interest Cover Ratio

2.15 sen(1)

Distribution Per Unit

RM1.57/24.7%

Market Price per Unit/
Premium to NAV

Note:

1) For the period from 1 April 2026 to 30 June 2026.

Statement of Profit or Loss – 1Q27 vs 1Q26

	1Q27 30.6.2026 RM'000	1Q26 30.6.2025 RM'000	YoY Change	Note
Rental income	16,637	14,135	17.7%	(1)
Net property income	15,240	12,743	19.6%	(1)
Net investment income	15,620	12,883	21.2%	(1)
Net income for the period	10,228	9,211	11.0%	(1)
Distributable income	11,452	10,378	10.3%	(1)(2)
Net income for the period	10,228	9,211	11.0%	(1)
- Realised	9,839	9,058	8.6%	(1)
- Unrealised	389	153	154.2%	
Weighted average no. of units ('000)	531,689	528,397	0.6%	(3)
Earnings per unit (sen)	1.92	1.74	10.3%	(1)
- Realised	1.85	1.71	8.2%	(1)
- Unrealised	0.07	0.03	133.3%	

Notes:

1) Primarily driven by contributions from four (4) newly acquired properties, as well as higher rental rates from tenancy renewals, in the previous financial year.

2) Adjusted for the Manager's management fees payable in units and amortisation of capitalised financing costs, net of unbilled lease income receivables.

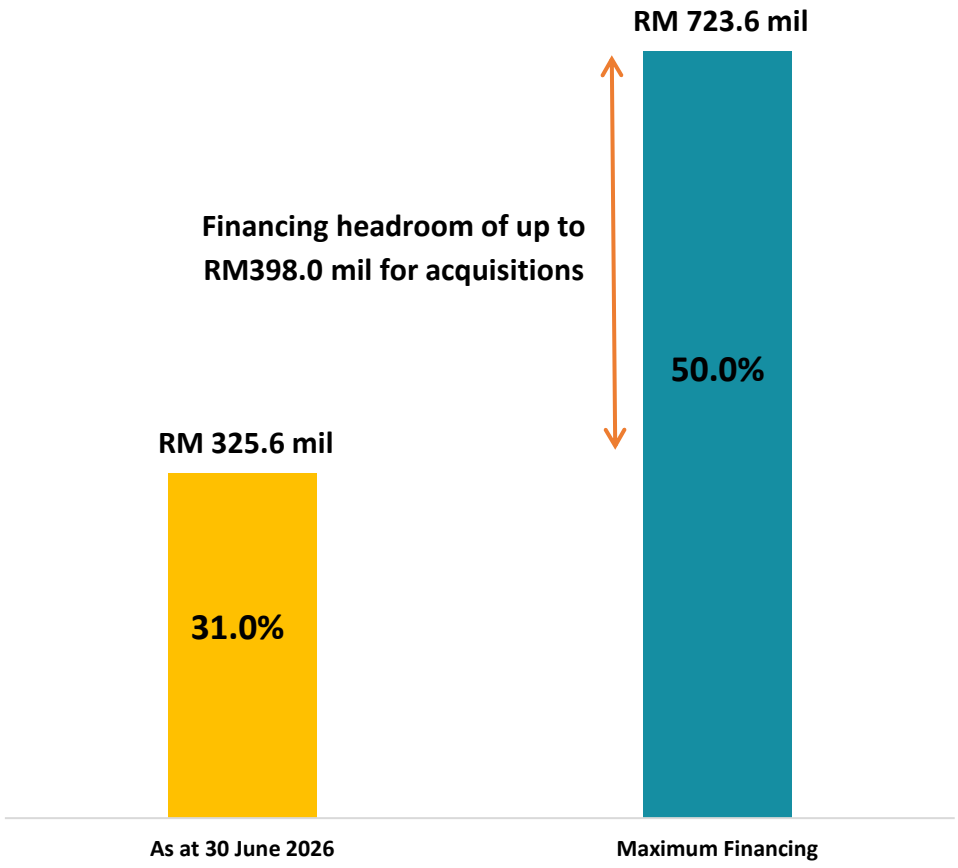
3) New units issued as payment of management fees.

Statement of Financial Position

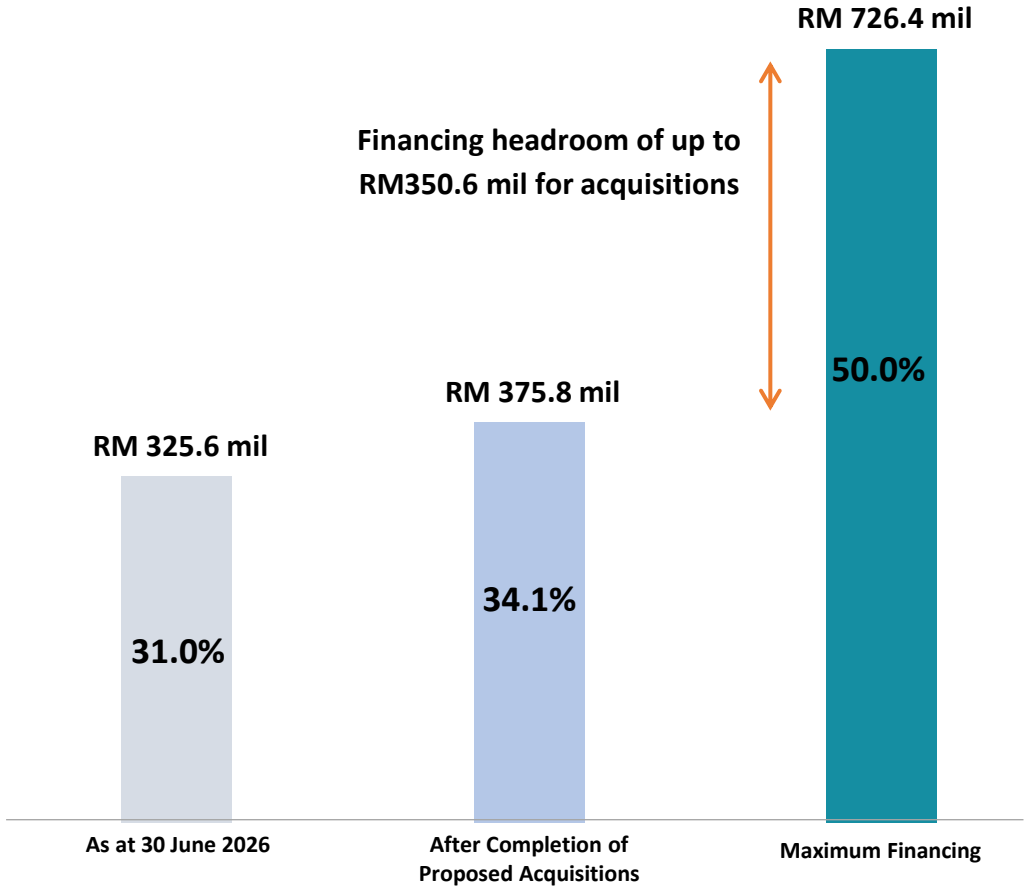
	As at 30.6.2026 RM'000	As at 31.3.2026 RM'000
Non-current assets / Investment properties	996,300	956,100
Current assets	52,938	59,010
Total assets	1,049,238	1,015,110
Total unitholders' funds / Net asset value (NAV)	669,992	669,797
Non-current liabilities	242,023	240,635
Current liabilities	137,223	104,678
Total liabilities	379,246	345,213
Total unitholders' funds and liabilities	1,049,238	1,015,110
No. of units in circulation ('000)	532,025	531,098
NAV per unit (RM)		
- Before income distribution	1.2593	1.2612
- After income distribution	1.2378	1.2396

Financing Headroom

Financing Headroom (as at 30 June 2026)



Financing Headroom (after Ongoing Acquisitions)



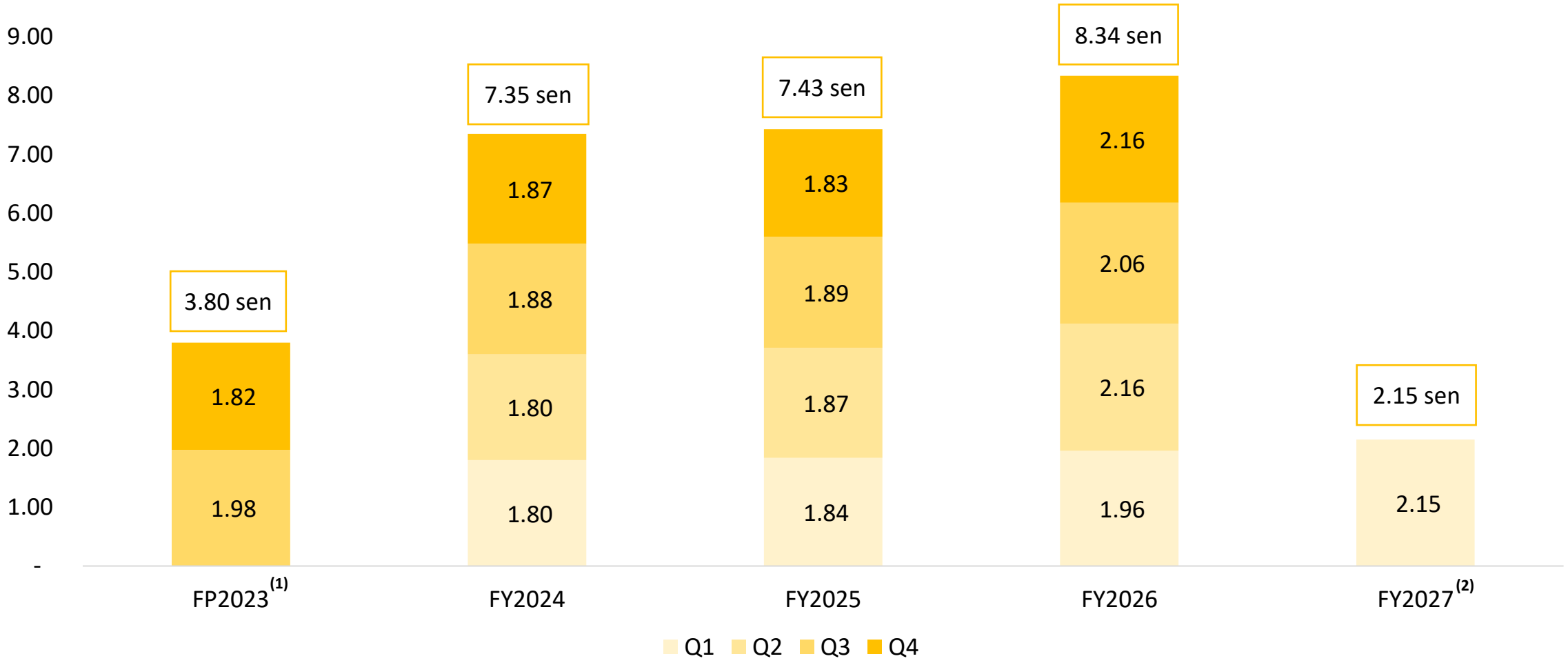
Financing Profile

	1QFY2027	FY2026
Total Financings (RM'000)	325,597	292,406
Total Assets (RM'000)	1,049,238	1,015,110
Financing Ratio	31.0%	28.8%
Effective Profit Rate	4.1%	4.3%
Percentage of Long-Term Financings	61%	68%
Percentage of Floating Rate Financings	100%	100%
Total Unencumbered Assets	26	25
Percentage of Unencumbered Assets / Total Assets (Value)	54%	52%

Note:

1) Established a RM1.0 bil Sukuk Wakalah Programme in FY2025, with the initial RM200.0 mil IMTN Issuance 1 comprising 2 tranches – RM151.3 mil (FY2025) and RM48.7 mil (FY2026).

AME REIT's Distribution Per Unit Since Listing



Notes:

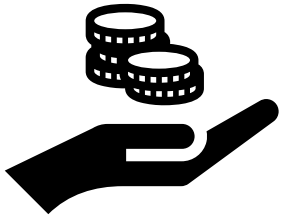
1) For the period from 20 September 2022 (listing date) to 31 March 2023.
2) For the period from 1 April 2026 to 30 June 2026.

AME REIT's Total Return Since Listing

38.94%(1)

Capital Return

+



25.73%(1)

Distribution Return (including 1Q27 distribution)

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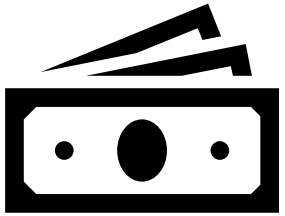


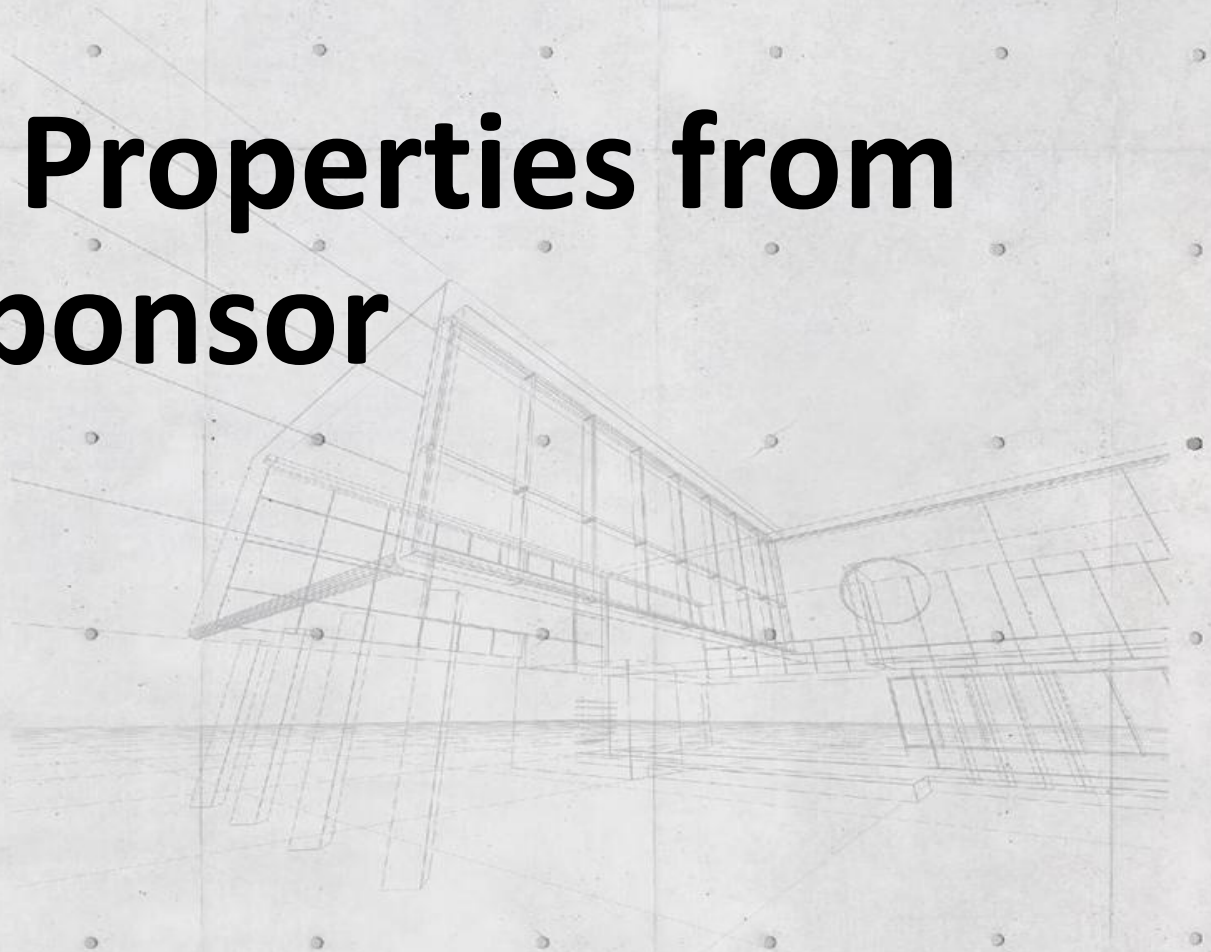
64.67%(1)

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

Completed on 30 June 2026

- 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**
- Completion – **30 June 2026 (i-Park SAC 34 – RM39.30 mil)**

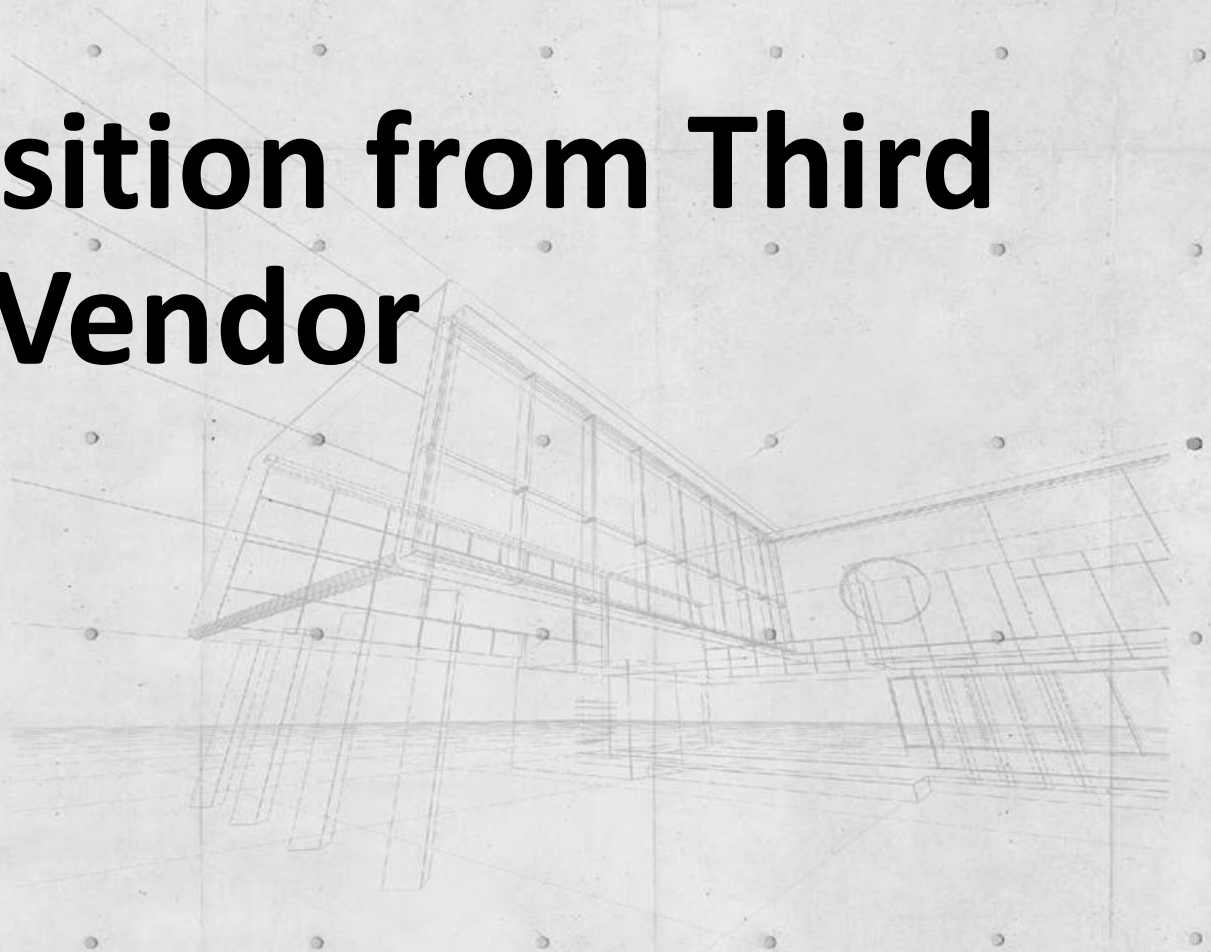
Disposal of Properties

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%**
- Completion – **7 May 2026**
- Net realised gain – **RM3.48 mil**

COMPLETED

Proposed Acquisition from Third Party Vendor



Snapshot of the Proposed Acquisition of 3 Industrial Lands in i-Park @ Senai Airport City

Plot No	Land Area	Estimated Gross Floor Area[1]	Total Purchase Consideration	Total Market Valuation	Total Discount to Market Valuation
Plot 1	4.71 acres	Approx. 144,000 sq ft	RM 50.2 million	RM 53.0 million	5.2%
Plot 2	1.80 acres	Approx. 55,000 sq ft			
Plot 3	2.36 acres	Approx. 72,000 sq ft			

- SPA signed on 22 July 2026.
- Estimated SPA Completion – **Q4 CY2026**
- Subject to the completion of the SPA, construction is expected to commence in Q4 CY2026, with the development anticipated to be completed by Q1 CY2028.

Note:

1) Based on estimated plot ratio of 70% and is subject to relevant authorities' comments to the building layout plans (if any), the total gross floor area is subject to change corresponding to aforesaid changes.

Thank You