AME REAL ESTATE INVESTMENT TRUST (AME REIT)

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PRESS RELEASE

AME REIT 1Q27 net property income grows 19.6% to RM15.2 million

- ***NPI growth driven by contributions from four newly acquired properties, reinforced by 100% occupancy rate***
- ***Portfolio enhanced through strategic disposal of mature SILC properties and proposed RM50.2 million land purchase for build-to-lease development***
- ***Total asset value reaches RM1.05 billion following the successful completion of RM220.3 million, seven-asset acquisition pipeline from Sponsor***

Johor Bahru, Malaysia, 29 July 2026 – Industrial REIT **AME Real Estate Investment Trust** (**"AME REIT"**, "AME 产托", Bloomberg: AMEREIT MK) registered a 19.6% increase in net property income ("NPI") to RM15.2 million for the first quarter ended 30 June 2026 ("1Q27") from RM12.7 million in the previous corresponding quarter.

The higher NPI was supported by a 17.7% increase in rental income to RM16.6 million from RM14.1 million previously. This growth was driven by contributions from four newly acquired properties and higher rental rates from tenancy renewals in the previous financial year, further reinforced by a sustained 100% occupancy rate across the portfolio.

AME REIT will distribute all its total distributable income for 1Q27, amounting to RM11.46 million. This translates to a distribution per unit of 2.15 sen, representing a 9.7% year-on-year increase from 1.96 sen in 1Q26. The income distribution is payable on 3 September 2026 to unitholders in the Record of Depositors at the close of business on 14 August 2026.

"Our double-digit NPI growth for 1Q27 highlights the strong cash flow from our expanded portfolio. With i-Park SAC 34 now integrated, we concluded our initial seven-asset Sponsor acquisition pipeline commenced in FY2025, establishing a stable foundation for future income.

To drive our continued expansion, we unlocked capital from mature SILC assets and committed to our first third-party acquisition in i-Park@Senai Airport City. This move enables us to execute a build-to-lease strategy, capturing multinational and domestic tenant demand from the Johor-Singapore Special Economic Zone (JS-SEZ).

Moving forward, we continue to evaluate high-quality industrial properties to support our next phase of growth."

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

During the quarter, AME REIT finalised the RM220.3 million asset injection from its Sponsor with the final addition of i-Park SAC 34 on 30 June 2026, increasing its total asset value to RM1.05 billion.

Alongside the expansion, the REIT completed the RM14.5 million divestment of three mature properties in i-Park@SILC on 7 May 2026, recording a total net realised gain of RM3.5 million.
To secure its next phase of growth, AME REIT entered into a sale and purchase agreement on 22 July 2026. The proposed RM50.2 million transaction involves the acquisition of three industrial lands totalling 8.9 acres in i-Park@Senai Airport City. For its first third-party transaction, AME REIT will undertake a build-to-lease strategy for three detached industrial facilities. The versatile spaces offer the flexibility to customise layouts to specific tenant requirements, while existing on-site infrastructure ensures accelerated speed-to-market.

As at 30 June 2026, AME REIT's portfolio comprised 41 investment properties, consisting of 38 industrial properties and 3 industrial-related assets.

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 41 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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