AME REAL ESTATE INVESTMENT TRUST (AME REIT)

No. 2, Jalan I-Park SAC 1/1, Taman Perindustrian I-Park SAC, 81400 Senai Johor.
Tel: +607 - 5959 999 Fax: +607 - 5959 668

PRESS RELEASE

AME REIT executes maiden third-party acquisition with RM50.2 million Johor industrial land purchase

- ***Secures 8.87 acres of prime industrial land with complete infrastructure at i-Park @ Senai Airport City***
- ***Strengthens presence in strategic hub comprising 48.6% of existing portfolio***
- ***Initiates build-to-lease strategy to capture rising demand from Johor-Singapore Special Economic Zone (JS-SEZ); diversifies growth avenues beyond Sponsor-led assets***

Johor Bahru, Malaysia, 23 July 2026 – AME Real Estate Investment Trust ("**AME REIT**", "AME 产托", Bloomberg: AMEREIT MK) is acquiring three parcels of vacant freehold industrial land in i-Park @ Senai Airport City ("i-Park@SAC").

RHB Trustees Berhad, on behalf of AME REIT, entered into a Sale and Purchase Agreement to acquire a combined 8.87 acres of land for RM50.2 million. The transaction marks AME REIT's first third-party acquisition since listing, following RM289.5 million in completed asset purchases from its Sponsor, AME Elite Consortium Berhad.

The investment deepens AME REIT's presence in a strategic industrial hub, where i-Park@SAC properties already comprise 48.6% of its portfolio by value. The REIT's expansion within the mature park leverages its established operational scale and deep market knowledge, with the new parcels situated alongside multinational manufacturing and logistics players.

Diversifying its acquisition approach beyond ready-leased assets, AME REIT will undertake a build-to-lease strategy for three detached industrial facilities. The versatile spaces offer the flexibility to customize layouts to specific tenant requirements, while existing on-site infrastructure ensures accelerated speed-to-market.

No. 2, Jalan I-Park SAC 1/1, Taman Perindustrian I-Park SAC, 81400 Senai Johor.
Tel: +607 - 5959 999 Fax: +607 - 5959 668

"The proposed acquisition is a significant milestone, representing our first third-party transaction and maiden build-to-lease initiative since crossing the RM1.0 billion asset mark.

This strategy enables us to proactively create the type of industrial assets increasingly sought by the market, rather than competing for completed assets in an environment where acquisition yields remain compressed.

Expanding our footprint in i-Park@SAC enables us to leverage our established expertise and execution capabilities to accelerate our expansion. With investments in the JS-SEZ driving demand for premier industrial space, securing this prime freehold location allows us to capture these opportunities.

This transaction also broadens our investment channels, strengthens our portfolio resilience, and reinforces our commitment to deliver sustainable earnings and long-term value to our unitholders."

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

The purchase consideration of RM50.2 million represents a 5.2% discount to the market value appraised by an independent valuer. Upon fulfilling agreed conditions, AME REIT is entitled to a vendor rebate, which will lower the REIT's effective acquisition cost.

Funding for both the acquisition and subsequent facility build-out will be sourced via a combination of Islamic financing facilities and internally generated funds, with the proposed transaction targeted to conclude by the fourth quarter of 2026.

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.

For media enquiries, please contact:

Mr. Tay Tze Yi
E: tayty@aquilas.com.my
T: 03-2711 1391 / 016-338 0555