

PRESS RELEASE

Strong take-up in i-Park industrial parks propel AME to double-digit growth in FY20

- *Achieves highest new sales of industrial properties on increasing demand in i-Park@Senai Airport City and i-Park@Indahpura*
- *Maiden interim dividend of 3.0 sen per share payable on 18 August 2020*
- *New solar energy joint venture to enhance integrated solutions of industrial park development and construction and engineering services*

Johor Bahru, Malaysia, 25 June 2020 - Strong take-up in the i-Park@Senai Airport City and i-Park@Indahpura propelled integrated industrial space solutions provider AME Elite Consortium Berhad (AME, the Group, 腾宇集团) to post double-digit growth in the financial year ended 31 March 2020 (FY20) with net profit attributable to shareholders rising by 34.6% to RM63.7 million on revenue increasing by 12.2% to RM380.3 million.

This compared favourably against the previous year, which saw RM47.3 million in net profit attributable to shareholders on RM339.0 million in revenue. Segmentally, revenue for AME's property development segment doubled year-on-year to RM92.3 million from RM43.1 million.

In addition, the Group's i-Parks achieved record-high new sales of RM145.1 million in FY20, comprising customized factories at i-Park@Indahpura and i-Park@Senai Airport City, and commercial properties at The Jacaranda at i-Park@Senai Airport City. These complemented the higher progress billings from ongoing construction of industrial properties at the i-Parks.

Simultaneously, AME's property investment segment, comprising the leasing of i-Park industrial properties and rental of i-Stay workers dormitories, reported 60.9% growth in revenue to RM34.6 million from RM21.5 million previously on the back of more industrial properties being leased and higher occupancies.

AME's construction and engineering segments, which build and support industrial properties for external clients, recorded revenue of RM253.4 million in FY20. The lower revenue versus RM274.3 million previously was due to timing difference and stages of completion of ongoing construction projects, which was partially mitigated by higher contribution from engineering services.

At the same time, the construction and engineering segments secured substantially higher value of new jobs worth RM451.9 million in FY2020 compared to RM117.3 million a year ago.

“Even amidst the economic uncertainties, our i-Parks are clearly gaining traction amongst multinational corporations and expansion-focused entities as the ideal site to further their growth journey. We are heartened to receive continued strong interest in the past months for existing phases of i-Parks as well as Phase 3 of i-Park@Senai Airport City which commenced in January 2020.

Additionally, our existing landbank has a sizeable gross development value of more than RM1 billion as at 31 March 2020. This would allow us to cater to the encouraging demand for our industrial properties.

Moving forward, we are exploring landbanking opportunities to sustain our growth. We have allocated RM69.1 million of our Initial Public Offering proceeds for land acquisition purposes. We will continue to reinforce our position through expanding our i-Parks, as Malaysia continues to be a magnet for Foreign Direct Investment, evidenced by the continuous take-up in our industrial properties.”

Kelvin Lee Chai (李志财)
Group Managing Director, AME Elite Consortium Berhad

AME recently secured a deal to build Enics AG (Enics)’s first plant in Southeast Asia at i-Park@Senai Airport City. The move, which would complement Enics’ existing plants in Europe and China, indicates the increasing shift in supply chain into Southeast Asia by companies worldwide.

For the fourth quarter ended 31 March 2020 (4Q20), group revenue rose 42.0% to RM98.1 million from RM69.1 million previously on growth across all segments. Meanwhile, gross profit increased 7.8% to RM27.2 million in 4Q20, despite the Movement Control Order imposed by the Government of Malaysia towards the end of 4Q20.

However, net profit attributable to shareholders declined to RM14.8 million in 4Q20 from RM15.8 million previously, mainly due to lower fair value gains on investment properties.

AME also declared an interim dividend of 3.0 sen per share in respect of FY20, amounting to a payout of RM12.8 million, with entitlement date on 30 July 2020 and payment date on 18 August 2020. The payout is in line with the Group’s policy to distribute at least 20% of profit attributable to shareholders less fair value gains on investment properties.

Backed by the improving performance across all segments in FY20, the Group remained on the lookout for opportunities to pursue growth in a sustainable manner by enhancing its suite of services to fulfil customers’ requirements.

To this end, AME announced that its subsidiary Symphony Square Sdn Bhd (SS) has entered into a joint venture with Baozhou New Energy Technology Sdn Bhd (BNET) to provide one-stop solar energy solutions to corporations in Peninsular Malaysia as well as the Group’s i-Park industrial parks.

AME, through SS, will hold a controlling 51% stake in the joint venture company, while BNET will hold the remaining 49%. BNET will provide technology expertise in solar energy, including solar panels and solar tracking systems, while AME will contribute its experience in integrated industrial space solutions.

The primary activities of the joint venture company include solar panel installation and connectivity to Net Energy Metering (NEM) grid, distribution of solar panels and solar tracking systems, and *engineering, procurement, construction, and commissioning* (EPCC) of Grid Connected Solar Photovoltaic projects for commercial and industrial buildings.

Additionally, the joint venture company will target new projects in the development, investment, management, operation and maintenance of solar energy systems.

Kelvin Lee Chai said: “This allows us to add value to the industrial plants and buildings in our i-Parks and other external customers across Peninsular Malaysia, and will also expand the capabilities and competitiveness of our construction and engineering division.”

On top of supporting the green energy initiative, the adoption of solar energy will also help corporations reduce electricity bills as well as optimise energy efficiency.

“As sustainability and energy efficiency become increasingly important considerations among manufacturers and other companies as part of their social responsibility, we anticipate growing demand for green energy solutions,” he added.

The positive outlook of the sector will also be supported by various government incentives such as Green Investment Tax Allowance and Green Income Tax Exemption by the Malaysian Investment Development Authority, in line with the country’s sustainable development targets.

In the long term, the joint venture will also target large scale and floating solar farm projects, and EPCC projects in the renewable energy sector.



AME ELITE CONSORTIUM BERHAD

Registration No. 201801030789 (1292815-W)

No. 5, Jalan I-Park SAC 2, Taman Perindustrian I-Park SAC, 81400 Senai Johor.
Tel: +607 - 5959 666 Fax: +607 - 5959 668

About AME Elite Consortium Berhad (<https://ame-elite.com>)

Established since 1995, AME is an integrated and comprehensive industrial space solutions provider: encompassing the development of gated and guarded industrial parks, the design and construction of large manufacturing plants, the sale and lease of industrial factory units, as well as rental and management of workers' dormitories.

AME possesses in-house construction and engineering expertise, including mechanical and electrical (M&E) engineering, and industrialised building system (IBS) involving steel structure and pre-cast concrete fabrication.

AME has completed i-Park @ SiLC, i-Park@Indahpura (Phase 1 and 2) and District 6 in Johor. The Group is also currently constructing i-Park@Senai Airport City in Johor.

AME received multiple awards including World Silver Winner in Industrial Category (i-Park@Indahpura) at the 2019 FIABCI World Prix d'Excellence Awards, Malaysia Property Award™ 2018 (Industrial Category) by FIABCI-Malaysia, Malaysia's Responsible Developer: Building Sustainable Development Award 2018 by Edge Property and The Iskandar Malaysia Accolades (TIMA) 2016/17: Platinum Winner for "Most Conducive Workplace" (i-Park@Indahpura).

Issued for and on behalf of AME Elite Consortium Berhad by Aquilas Advisory (Malaysia) Sdn Bhd. For media enquiries, please contact:

Ms. Julia Pong

julia@aquilas.com.my

T: +603- 2711 1391 / +6012-3909 258

Mr. Tay Tze Yi

tayty@aquilas.com.my

T: +603- 2711 1391 / +6016-3380 555