1Q21 Corporate Presentation

3 September 2020

IR Adviser:

AQUILAS
Creating Market Value

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Operations Review

MCO impacted property sales and construction progress, but mitigated by recurring income… sizeable unbilled sales and orderbook to sustain earnings till FY2022

AME

	1Q20 (RM'm)	1Q21 (RM'm)	Change	FY2020 (RM'm)
Industrial Properties				
New sales	35.6	-	-	146.1
Unbilled sales	52.4	82.2	↑ **56.9%**	105.6
Ongoing GDV	2,007.0	2,682.0	↑ **33.6%**	2,682.0
Balance GDV	1,082.0	1,467.0	↑ **35.6%**	1,467.0
Investment Properties				
i-Stay revenue	1.7	2.8	↑ **61.7%**	9.6
Leasing revenue	4.3	5.9	↑ **37.6%**	25.0
Construction & Engineering				
Balance orderbook	133.7	269.8	↑ **101.8%**	309.3

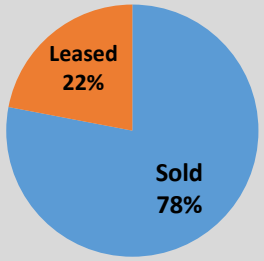
i-Park@Senai Airport City (Phase 3) and i-Park@Indahpura's Plot 108 expansion well received by domestic and foreign corporations

AME

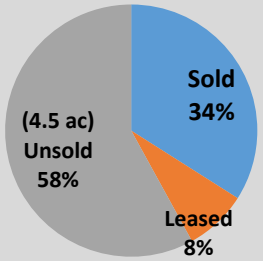
i-PARK @INDAHPURA

i-Park@Indahpura (Phase 3)

- 23 completed detached factories
- 12 under development detached factories



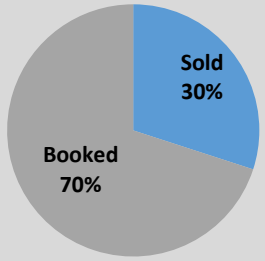
Completed
23 units



Under Development
12 units

i-Park@Indahpura (Plot 108)

- 2 under development detached factories

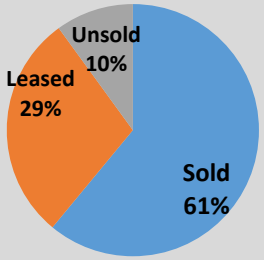


Under Development
15 acres

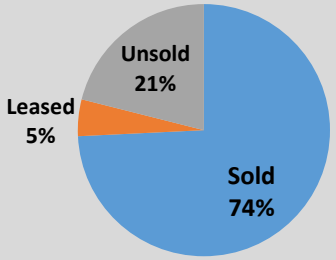
i-PARK @SENAI AIRPORT CITY

i-Park@Senai Airport City (Phase 1 & 2)

- 51 units/plots of 1½ storey semi-detached and detached factories
- 48 units of retail shops



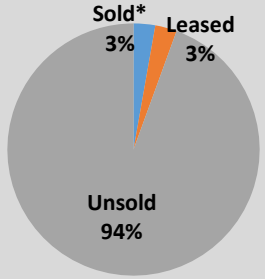
Completed
38 units



Under Development
62 units

i-Park@Senai Airport City (Phase 3)

- 36 units/plots of 1½ storey detached factories



Under Development
36 units

*sold a piece of 7-acre land in 3Q20; awaiting award of building contract

Notes:
1. Figures as at 30 June 2020

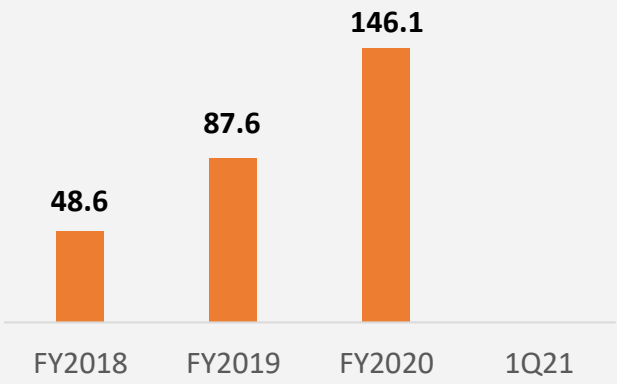
1Q21 new sales muted by foreign travel restrictions due to Covid-19… securing more deals since mid-2020 with new i-Park awards from Enics AG and HQ Pack

AME

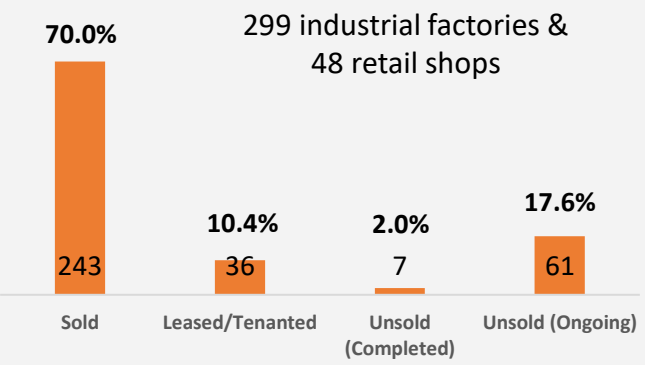
Projects					GDV (as at 30 June 2020)				
	Type of Development	Acres	Units	% Sold/ Leased	Commencement/ Completion (CY)	Total/ Est. Total (RM'm)	Sold (RM'm)	Balance (RM'm)	Unbilled (RM'm)
Completed									
i-Park@SiLC	Industrial factory (Gated & Guarded)	12.3	19	100	4Q 2011/ 4Q 2013	80	65	15	
District 6	Industrial factory with office	7.6	6	50	2Q 2014/ 3Q 2015	86	13	73	
i-Park@Indahpura (Phase 1 & 2)	Industrial factory, commercial development and dormitory (Gated & Guarded)	104.8	64	95	4Q 2011/ 4Q 2016	600	361	239	
SME City	Industrial factory and commercial development	40.0	86	100	1Q 2013/ 2Q 2015	192	192	-	
Ongoing									
i-Park@Indahpura (Phase 3)	Industrial factory (Gated & Guarded)	85.4	35	80	1Q 2013/ 2023	456	346 (2)	110	
i-Park@Senai Airport City (Phase 1 & 2)	Industrial factory, commercial development and dormitory (Gated & Guarded)	98.1	51	84	1Q 2017/ 2025	717	344 (2)	373	47
The Jacaranda	Commercial development (Retail Shops)	13.9	48	81	1Q 2019/ 2021	68	53	15	24
i-Park@Senai Airport City (Phase 3)	Industrial factory (Gated & Guarded)	76.6	36	6	1Q 2020/ 2025	555	22 (3)	533	
i-Park@Indahpura (Plot 108)	Industrial factory (Gated and Guarded)	15.0	2	30 (1)	2Q 2020/ 4Q 2021	120	11 (3)	109	11
	Total	**453.7**	**347**			**2,874**	**1,407**	**1,467**	**82**

Notes: 1. Based on acreage of existing land sold
2. RM45m / RM40m building works included in construction segment respectively
3. Building contract has yet to be awarded

New Sales



Status of Project Properties



GROSS DEVELOPMENT VALUE (GDV) BREAKDOWN

Construction and engineering segment resumed full activity since June 2020… to see expedited progress of projects as Group catches up on lost time during MCO

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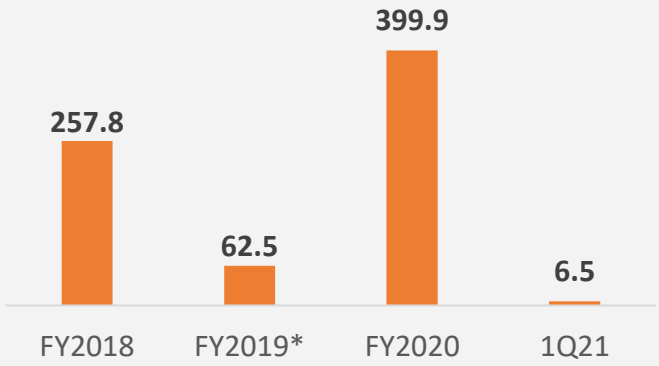
Construction & Engineering Services Orderbook Breakdown (as at 30 June 2020)

Description of Projects	Location	Commencement Date (CY)	Completion Date (CY)	Total Contract Value (RM'm)	Remaining Contract Value (RM'm)
Construction Services					
A single-storey warehouse and a two-storey factory unit and warehouse with a six-storey office block	Selangor	3Q 2019	2Q 2021	253.3^	199.1
Engineering Services					
Precast works for train depot expansion	Singapore	2Q 2019	3Q 2021	17.4	14.3
Others	-	-	-	185.5	56.4
			Total	**456.2**	**269.8**

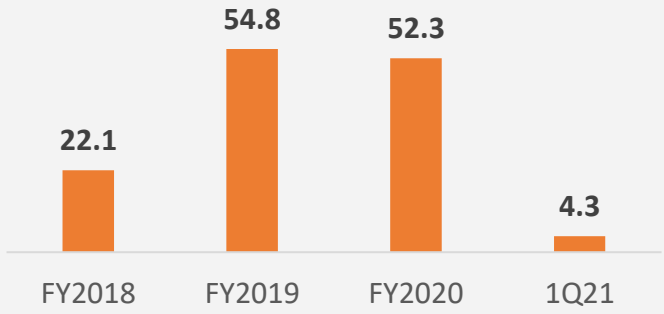
^ Decrease in value from 4Q20 due to variation orders for removal of nominated sub-contractors' portion with lower profit margin

Orderbook Replenishment (Construction)



* In tandem with greater emphasis on industrial property development activities and roll-over of outstanding orderbook from previous financial year

Orderbook Replenishment (Engineering)



AME's latest i-Park@Senai Airport City win shows MNCs' increased supply chain diversification to include Southeast Asia

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Artist impression of detached factory at i-Park@Senai Airport City

Constructing high-performance factory for Enics AG

- AME announced on 16 June 2020 that it is constructing Switzerland-based EMS player **Enics AG's** first Southeast Asia manufacturing site in i-Park@Senai Airport City
  - To build a new 10,000 square meter floor space high performance/high-volume industrial electronics factory
  - This is Enics' 8th factory, complementing its plants in Europe and China
- Type: 1 & ½ storey detached factory
- Operational (estimate): Early-2021

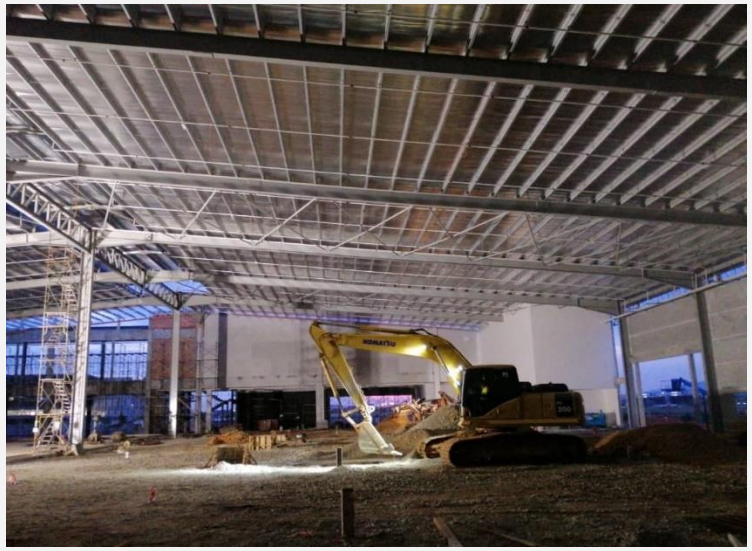
Benefiting from facilities expansion of existing i-Park customers

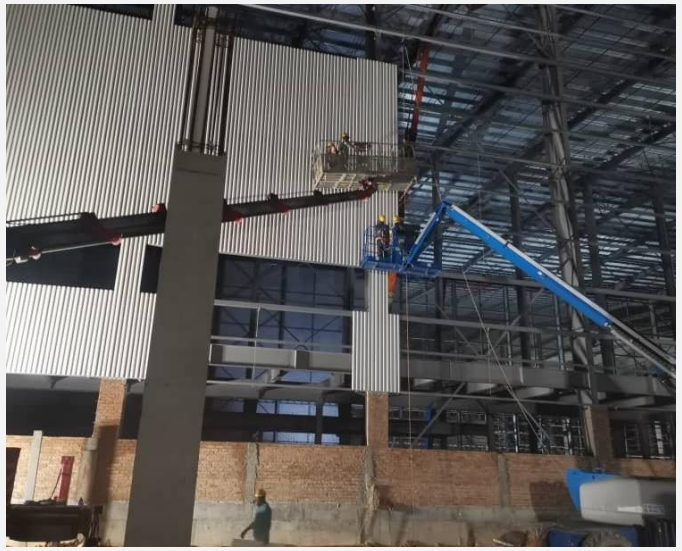
AME

Constructing expanded facility for HQ Pack Sdn Bhd in i-Park@Indahpura

- Contract announced on 24 July 2020
- Integrated facility of approximately 60,000 sq ft built up area to encompass production factory, cleanroom, warehouse, and office block
- Completion target: Second half of 2021

Construction segment resumed full activity since RMCO in June 2020…





Witnessing trend of more companies leasing industrial properties for 5 years and above.. contributing to rising recurring income for AME

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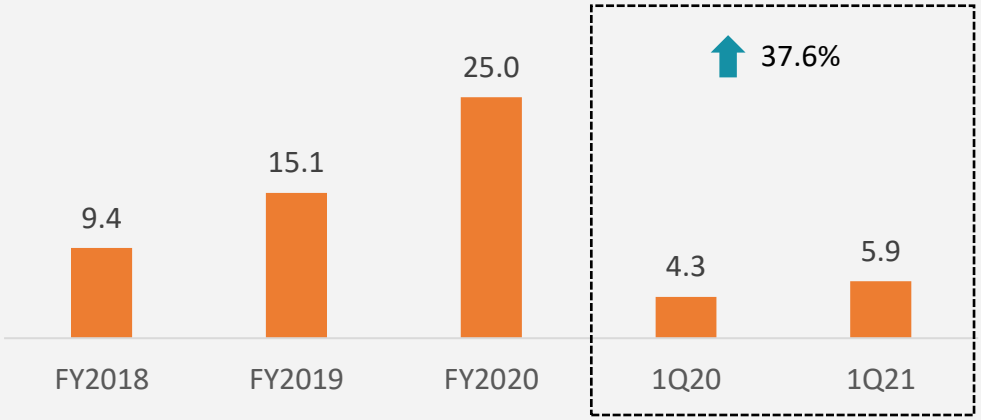
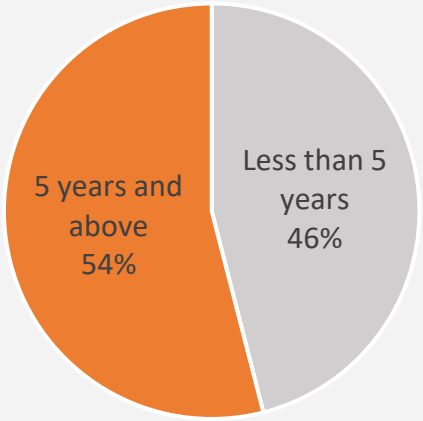
Property Leasing

- Leasing of industrial properties
- Recurring income generated through regular payments made under leasing agreements

Property Leasing Revenue



Tenure of 35 Tenanted/Leased Units



Note: Figures as at 30 June 2020

Workers dormitories continue to register high demand…

AME

i-Park@Indahpura

Capacity	3,206 beds
No. of units/beds	229 units (max. 14 beds each)
Avg. size per unit	881.5 sq ft
Commenced	Phase 1 - January 2014 Phase 2 - April 2015
Term of tenancy	1 – 5 years
Avg. rental per unit	RM2,475 per month
Occupancy rate	97%

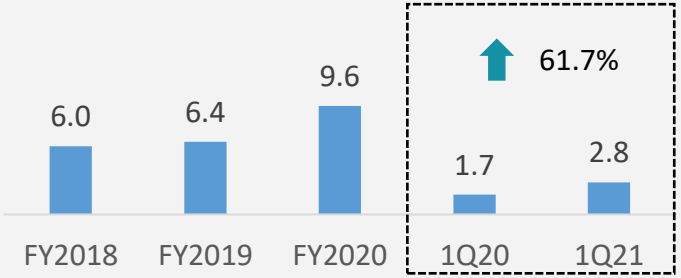
Note: Figures as at 30 June 2020

i-STAY

Rental of Workers' Dormitories

- Workers' dormitories rented to customers and tenants of industrial parks as accommodation for workers
- Management and maintenance of the dormitories are also provided

Revenue from Rental of Workers' Dormitories (RM'm)



i-Park@Senai Airport City

Capacity	2,572 beds
No. of units/beds	1) Type 1: 170 units (max. 14 beds each) 2) Type 2: 16 units (max. 12 beds each)
Avg. size per unit	1) Type 1: 1,161.5 sq ft 2) Type 2: 841.9 sq ft
Commenced	Phase 1 - May 2019 Phase 2 - July 2019
Term of tenancy	1 – 3 years
Avg. rental per unit	1) Type 1: RM2,633 2) Type 2: RM2,322
Occupancy rate	90%

Expanding workers' dormitories with RM25 million CAPEX… seeing consistent uptrend in demand by MNC and domestic clients

AME

Artist impression of new dormitory block at i-Stay@Indahpura

Investing RM25 million CAPEX to build new i-Stay@Indahpura workers' dormitories

- Two new dormitory blocks to accommodate approximately 2,700 beds
- i-Stay@Indahpura dormitory capacity to increase 84% to approximately 5,900 beds in total
- Completion target: Second half of 2021

Financial Performance

1Q21 financials impacted by construction inactivity during MCO… benefiting from growth in rental and leasing income from investment properties

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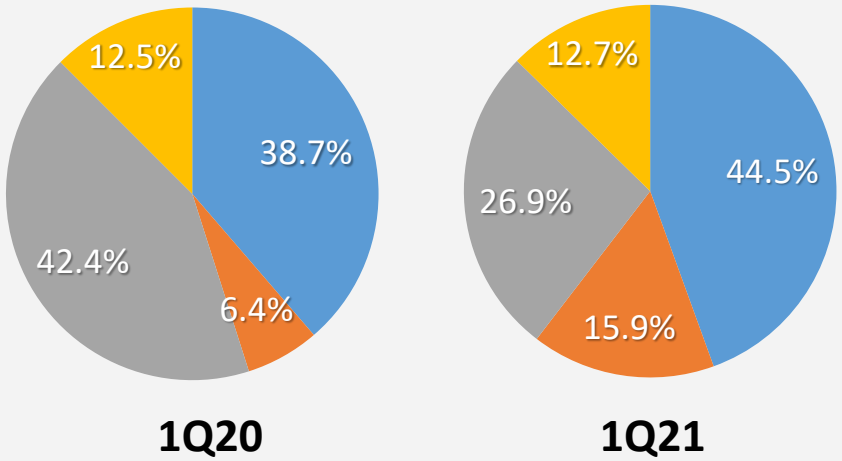
Key Highlights

	1Q21 (RM'm)	1Q20 (RM'm)	YoY Change
Revenue	54.7	94.4	↓ 42.0%
PBT	6.6	19.1	↓ 65.3%
PATMI	5.3	13.1	↓ 59.5%

Revenue by Segment



- Industrial Park Development
- Property Investment & Management Services
- Construction Services
- Engineering Services

Temporary inactivity at property development, construction and engineering segments in 1Q21… operations back to full activity since June 2020

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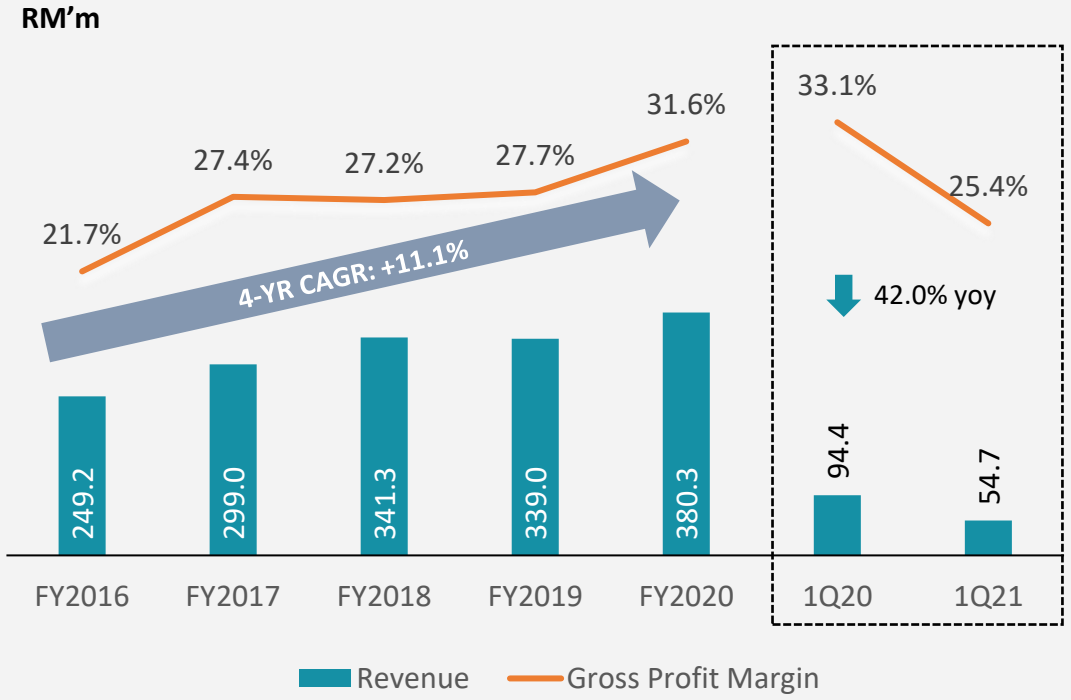
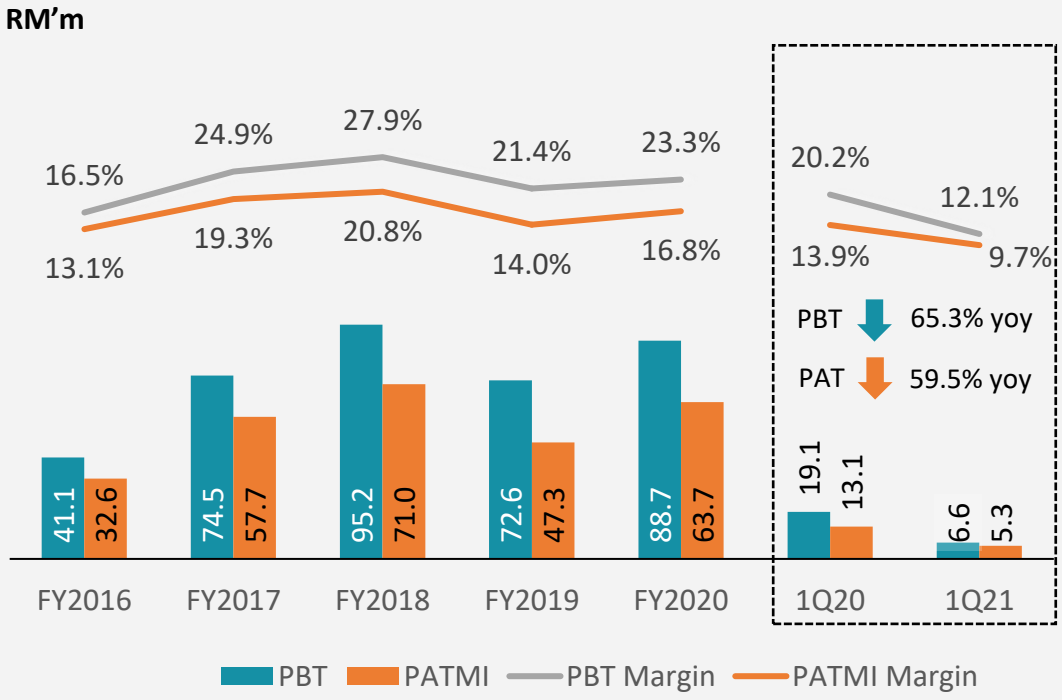
Revenue and Gross Margin



Profit and Margins



- Registered lower top and bottom line in 1Q21 due to:
  - Inactivity in property development, construction and engineering segments due to MCO; resumed activity in June 2020
  - Partially mitigated by growth in investment properties contribution with higher rental income from workers' dormitories and leasing of industrial properties to i-Park clients

Growth prospects remain bright on the back of robust demand for industrial properties and managed services

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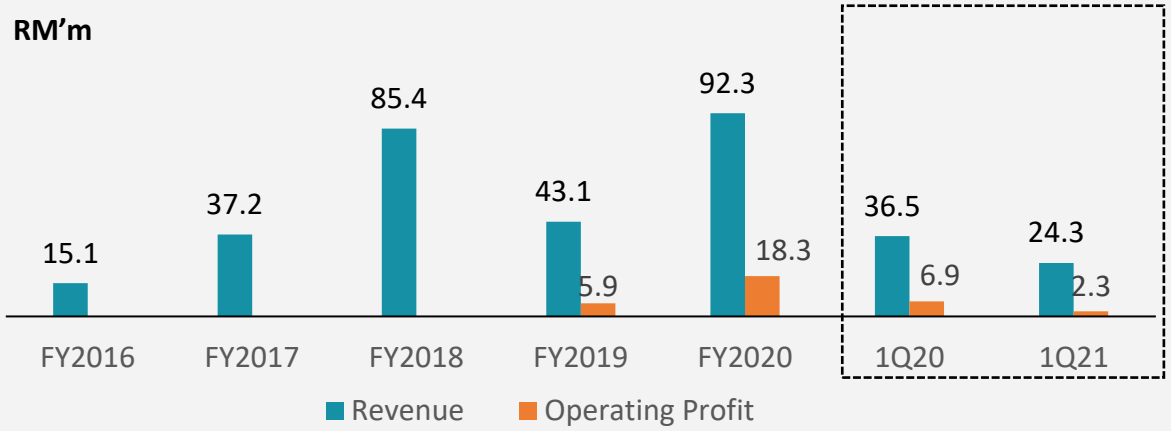
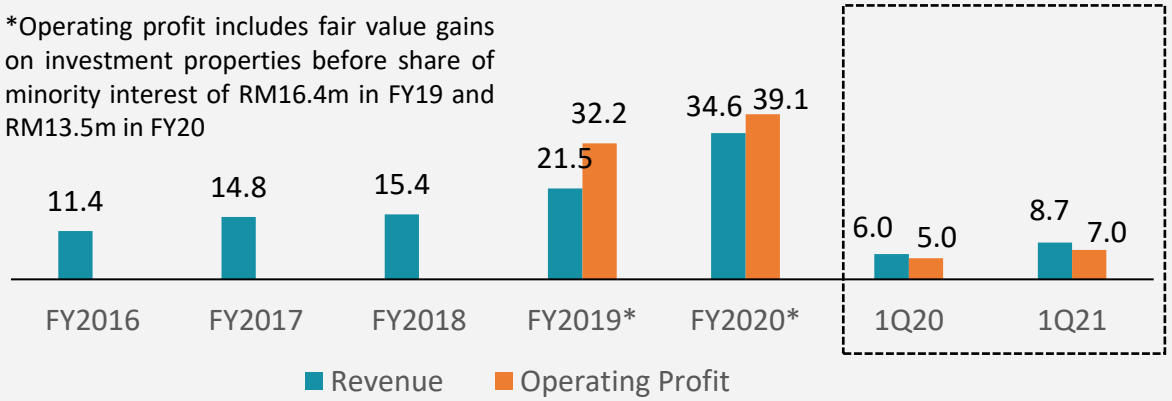
Property Development



- 1Q21 revenue ↓ 33.3% yoy, operating profit ↓ 66.7% yoy
  - Due to operational inactivity during MCO

Property Investment & Management Services

*Operating profit includes fair value gains on investment properties before share of minority interest of RM16.4m in FY19 and RM13.5m in FY20

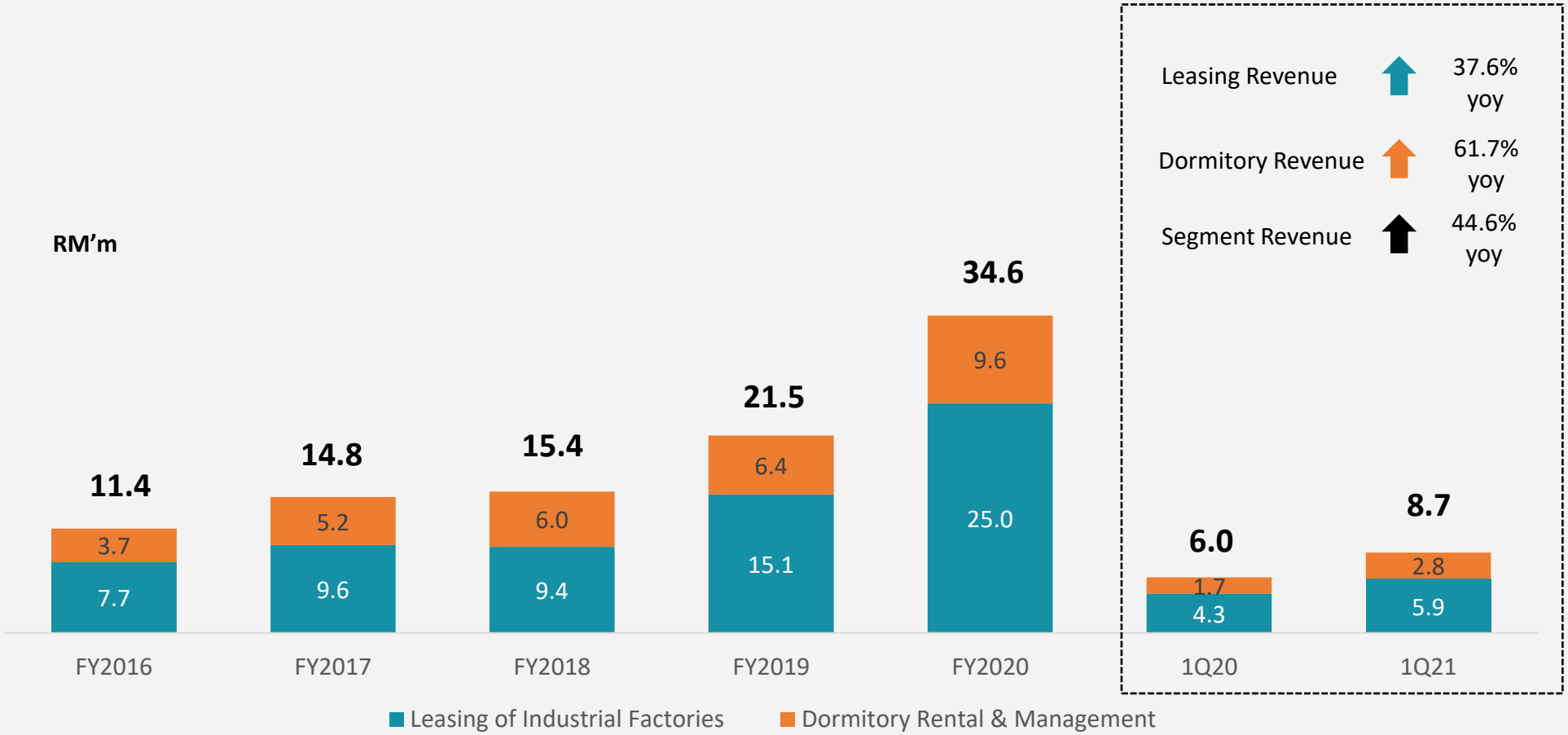


- 4Q20 revenue ↑ 44.6% yoy, operating profit ↑ 39.6% yoy
  - Increased rental income from workers' dormitories and leasing of industrial properties

Increasing recurring income from investment properties and managed services enhances earnings sustainability

AME

Revenue Breakdown of Property Investment & Management Services Segment



RENTAL INCOME BREAKDOWN

Construction and engineering services segments impacted in 1Q21… but expediting progress for June 2020 onwards

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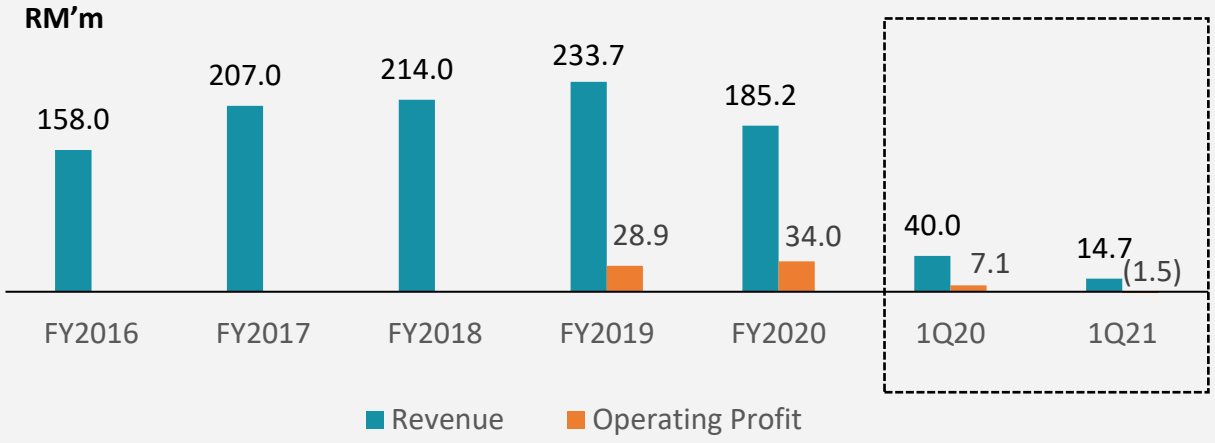
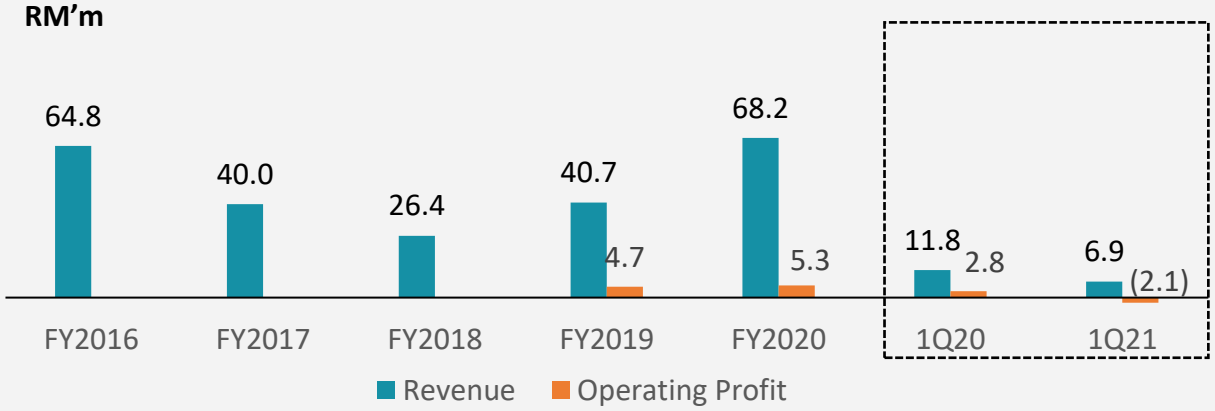
Construction Services



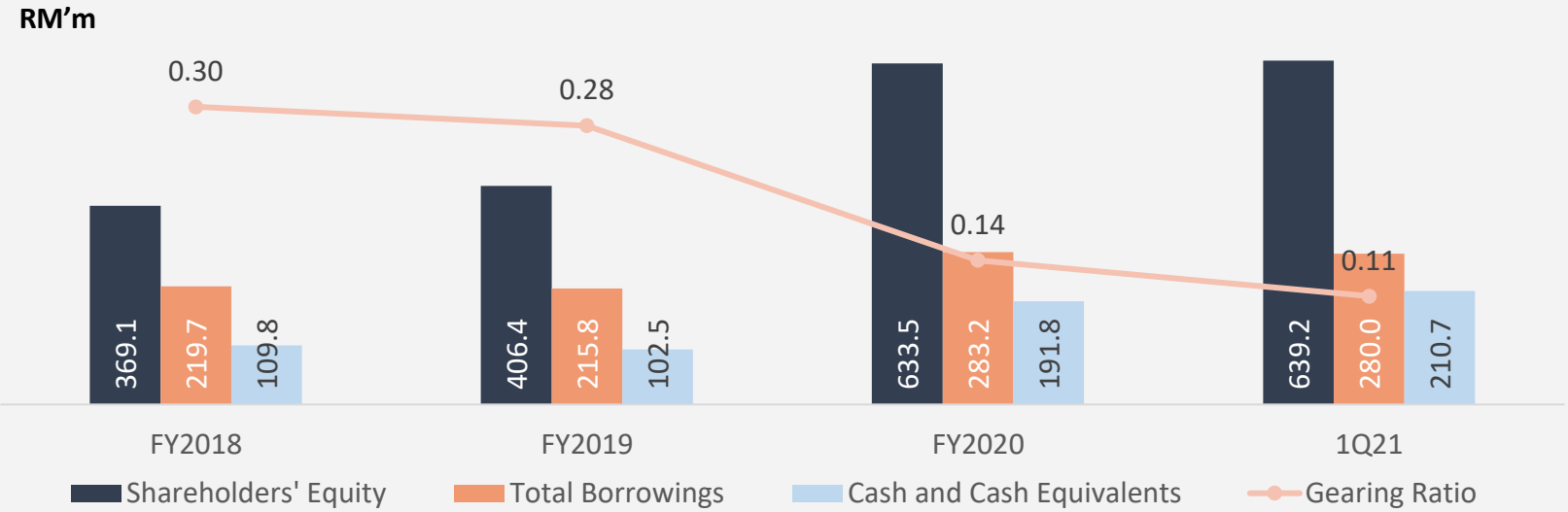
- 1Q21 revenue ↓ 63.2% yoy, operating profit ↓ 120.7% yoy

Engineering Services



- 1Q21 revenue ↓ 41.2% yoy, operating profit ↓ 174.9% yoy

Healthy financial position with low gearing level… well poised to undertake landbanking and expansion activities



	FY2018 (RM'm)	FY2019 (RM'm)	FY2020 (RM'm)	1Q21 (RM'm)
Current Assets	487.3	475.1	672.4	655.6
Non-Current Assets	370.2	418.3	478.6	482.7
Current Liabilities	252.0	242.4	197.5	183.0
Non-Current Liabilities	209.8	214.3	284.8	281.7
Shareholders' Equity	369.1	406.4	633.5	639.2
Net Gearing	0.30	0.28	0.14	0.11

Increasing investment properties providing enhanced value and growth

AME

	As at 31 March No. of units					As at 30 June
	2016	2017	2018	2019	2020	2020
Investment properties[1]						
- i-Park@SiLC	3	3	3	3	3	3
- i-Park@Indahpura	5	8	8	8	8	8
- District 6	1	2	2	2	1	1
- i-Park@Senai Airport City	-	12	14	14	22	22
Total investment properties	**9**	**25**	**27**	**27**	**34**	**34**
Inventory units[2]						
- i-Park@Indahpura	8 (3 leased)	4 (3 leased)	4 (4 leased)	4 (4 leased)	3 (3 leased)	3 (3 leased)
- District 6	5	4	4	4	4 (1 leased)	4 (1 leased)
- i-Park@Senai Airport City	-	-	1 (1 leased)	7 (3 leased)	8 (4 leased)	8 (4 leased)
Total inventory units	**13**	**8**	**9**	**15**	**15**	**15**
Workers' dormitories						
- i-Park@Indahpura	1	1	1	1	1	1
- i-Park@Senai Airport City	-	-	-	1	1	1
Total workers' dormitories	**1**	**1**	**1**	**2**	**2**	**2**
Total units	**23**	**34**	**37**	**44**	**51**	**51**

Valuation (RM'm)						
Investment properties (market value)	84.36	171.85	237.00	278.80	344.27	346.52
Inventory units (cost)	66.19	48.95	55.35	85.52	92.87	92.87
Workers' dormitories (cost)	26.05	25.59	25.42	57.64	59.66	59.66
Total	**176.60**	**246.39**	**317.77**	**421.96**	**496.80**	**499.05**

Note:
1. Being investment properties held for lease
2. Being completed properties held for sale

INVESTMENT PROPERTIES, INVENTORY UNITS & WORKERS' DORMITORIES

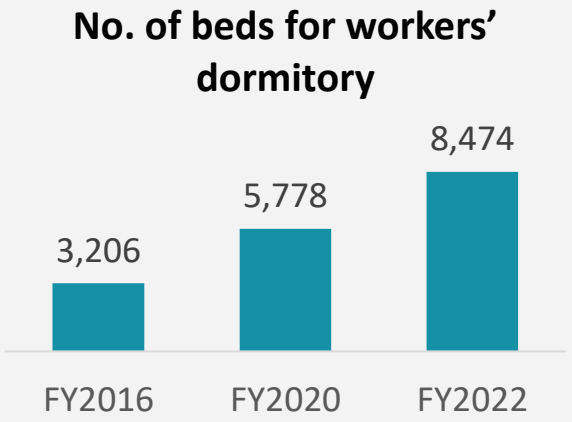
Growth Strategies

To expand the successful i-Park model to more states across Peninsular Malaysia… continuously enhancing comprehensive suite of value-added solutions for clients

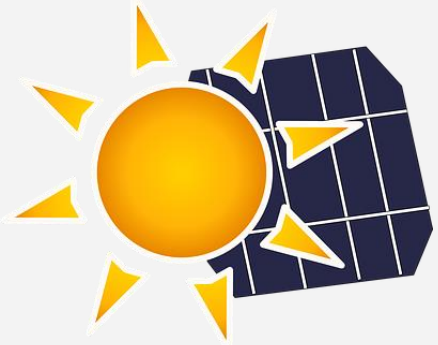
AME

Replicating i-Park model across Peninsular Malaysia

Enhancing portfolio of workers' dormitories



Entering solar energy sector via new joint venture



Investment Merits & Valuation

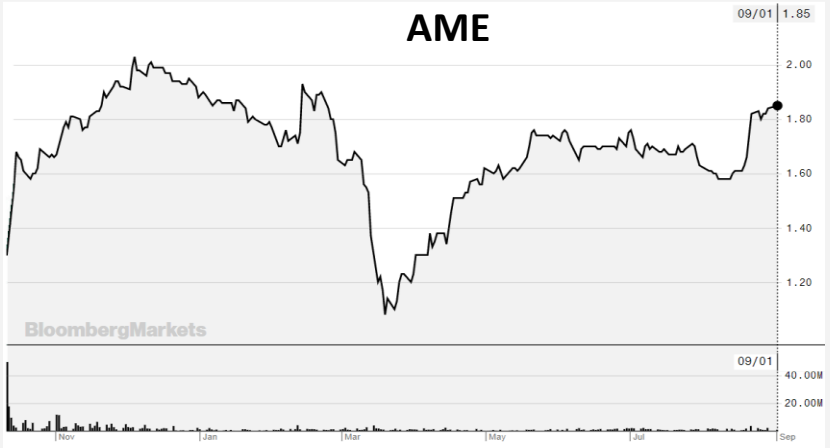
Ambitious expansion plans and proven track record… AME a class of its own

AME

- Integrated construction & engineering capabilities
- Niche specialisation in developing and managing industrial parks
- Experienced management team with in-depth industry know-how
- Beneficiary of US-China trade tensions
- Strong recurring income from i-Stay worker dormitories and industrial properties leasing to be enhanced by new solar energy venture

Share Price Performance

14-Oct 2019 to 1-Sep 2020



RM1.30
Listing
14 Oct 2019

RM1.85
1 Sep 2020

Valuations @ 1 Sep 2020	
Share Price (RM)	1.85
Market Cap (RM 'm)	790.2
P/E (ttm)	14.0
P/B	1.2

Thank You

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Appendix

Integrated business model featuring one-stop industrial space solutions

AME

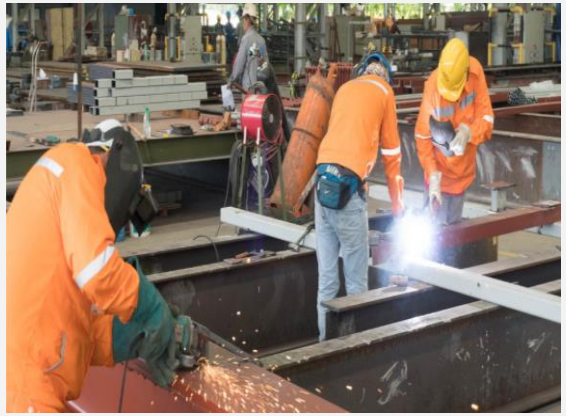
Industrial Park Development

- Development of industrial parks
- Sale or lease of industrial factory units

Construction Services

- Construction of large manufacturing plants and industrial properties

Engineering Services



- Steel engineering works
- Precast concrete works
- M&E engineering services
- Solar energy solutions

Property Investment and Management Services

- Property investment
- Rental and management of workers' dormitories

25 years of being part of the country's industrialisation

AME

1995 — AME CONSTRUCTION

- Commenced construction business
- Construction of customised large manufacturing plants and industrial buildings in Johor

1996 — ASIAMOST

- Commenced M&E engineering business
- Provides servicing, maintenance and installation of fire protection systems

2008 — AME ENGINEERING

- Commenced steel engineering business
- Fabrication of structural steel frame and steel piping system works

2011 — AME DEVELOPMENT, i-PARK @SiLC, i-PARK @INDAHPURA

- Launched i-Park@SiLC in 4Q 2011
- A maiden industrial park development project
- Launched i-Park@Indahpura (Phase 1 & 2) in 4Q 2011

2013 — SME CITY, AXIS + AME GROUP

- Through Axis AME IP, launched SME City in 1Q 2013
- Completed development of i-Park@SiLC in 4Q 2013

2014 — i-STAY

- Commenced rental and management services
- Operates and maintains workers' dormitories

2015 — AME ENGINEERING

- Commenced precast concrete business

2016 — i-PARK

- Completed development of i-Park@Indahpura (Phase 1 & 2) in 4Q 2016

2017 — i-PARK @SENAI AIRPORT CITY

- Launched i-Park@Senai Airport City (Phase 1 & 2) in 1Q 2017 through i-Park Development

2019

- Listing on the Main Market of Bursa Malaysia Securities Berhad
- Acquired Plot 108

2020 — i-PARK @SENAI AIRPORT CITY, AME ENGINEERING

- Commenced development of i-Park@Senai Airport City (Phase 3) in 1Q 2020
- Entered into joint venture to provide solar energy solutions and EPCC for renewable energy projects

HISTORICAL MILESTONES

A pioneer in building state-of-the-art industrial parks

AME

Completed

i-PARK @SiLC

Total GDV
RM80 million

Area
12.31 acres

Completion
2013

Location
SiLC, Johor

district 6 @SiLC

Total GDV
RM86 million

Area
7.57 acres

Completion
2015

Location
SiLC, Johor

SME CITY

Total GDV
RM192 million

Area
40.00 acres

Completion
2015

Location
Indahpura, Johor

Ongoing

i-PARK @INDAHPURA

Total GDV
RM1,176 million

Area
205.24 acres

Target Completion
2016 (Phases 1 & 2)
2023 (Phase 3)
2021 (Plot 108)

Location
Indahpura, Johor

i-PARK @SENAI AIRPORT CITY

Total GDV
RM1,340 million

Area
188.59 acres

Target Completion
2025

Location
Senai Airport City, Johor

Phase 3 of the award-winning i-Park@Indahpura well received by domestic and foreign corporations… newly acquired Plot 108 adds on RM120m to GDV

AME

i-PARK @INDAHPURA

Overview: i-Park@Indahpura (Phase 3)

- 50%/50% owned by AME Group & Axis IE Sdn Bhd
- Expansion of the highly successful, award-winning i-Park@Indahpura (Phase 1 & 2)
- Total GDV: RM456 million
- Acreage: 85.4 acres

Description of Units (Phase 3)

- 21 completed detached factories
- 14 under development detached factories

Overview: i-Park@Indahpura (Plot 108)

- 100% owned by AME Group
- Ready infrastructure allows for quick turnaround of land to generate sales
- Total GDV: RM120 million
- Acreage: 15.0 acres

Description of Units (Plot 108)

- 2 under development detached factories

AME's latest industrial park developments targeting completion by 2025

AME

i-PARK
@SENAI AIRPORT CITY

Overview:
i-Park@Senai Airport City (Phase 1 & 2)

- 3rd and latest i-Park development
- Built with industrial factories, workers' dormitories, sports and recreational facilities
- 80% owned by AME Group
- Total GDV: RM717 million
- Acreage: 98.1 acres

Description of Units (Phase 1 & 2)

- 51 units/plots of 1½ storey semi-detached and detached factories
- 48 units of retail shops

Overview:
i-Park@Senai Airport City (Phase 3)

- Commenced in 4Q FY20
- 80% owned by AME Group
- Total GDV: RM555 million
- Acreage: 76.6 acres

Description of Units (Phase 3)

- 36 units/plots of 1½ storey detached factories

Extensive experience in the design and construction of large industrial facilities

AME

Completed projects (selected)

Large Manufacturing Facilities

Consumer & Food Products

Consumer & Food Products

Oil & Gas Related

Electronics

Oleo-Chemical

Aerospace Components

Industrial Buildings

Completed
>200
large manufacturing plants and industrial buildings in Peninsular Malaysia

RM241.1 million
outstanding external construction order book

Note: Figures as at 30 June 2020

Engineering capabilities create synergy

AME

AME ENGINEERING

- ✓ Scope of work includes structural steel procurement, fabrication and engineering works
- ✓ More than 20 years of extensive experience

ASIAMOST

- ✓ Leading specialist and provider of Mechanical and Electrical (M&E) engineering services
- ✓ Industry clients include oil and gas, warehouses, real estate solution, industrial, pharmaceutical, hotel and residences

RM28.7 million
Outstanding external order book

Note: Figures as at 30 June 2020

Steel engineering works

- Structural steel works
- Steel frame works
- Piping system works
- Fabrication of mechanical equipment frameworks

Precast concrete works

- Manufacture of precast concrete products
- Supply and installation of precast concrete products

M&E engineering services

- Design, supply and installation of M&E engineering systems in:
  - ✓ Industrial
  - ✓ Residential
  - ✓ Commercial buildings

Enhancing range of integrated industrial space solutions… solar energy solutions to bring added value to industrial plants and buildings in i-Parks and externally

AME

Forming joint venture for solar energy solutions

- On 25 June 2020, AME announced a joint venture by its subsidiary Symphony Square Sdn Bhd (SS) with **Baozhou New Energy Technology Sdn Bhd** (BNET) on 51% - 49% basis

- JV Activities
  - Solar panel installation
  - Connectivity to Net Energy Metering (NEM) grid
  - Distribution of solar panels and solar tracking systems
  - Engineering, Procurement, Construction, and Commissioning (EPCC) of Grid Connected Solar Photovoltaic projects for commercial/industrial buildings
  - Development, investment, management, operation and maintenance of solar energy systems
  - Large scale and floating solar farm projects
  - EPCC projects in renewable energy sector

- Industry Outlook and Tax Incentives
  - Solar energy plays important role in Malaysia's efforts to increase renewable energy generation from 2% in 2018 to 20% by 2025
  - Budget 2020 includes Green Investment Tax Allowance (GITA) and Green Income Tax Exemption (GITE) applicable till 2023

Experienced management team with in-depth industry know-how

AME

Kelvin Lee Chai Group Managing Director	Simon Lee Sai Boon Executive Director	Lim Yook Kim Executive Director	Kang Ah Chee Executive Director
• Appointed as Group MD on 27 August 2018 • 35 years of experience in construction • 8 years of experience in property development	• Appointed as Executive Director on 27 August 2018 • 25 years of experience in construction • 8 years of experience in property development	• Appointed as Executive Director on 27 August 2018 • 45 years of experience in construction • 8 years of experience in property development	• Appointed as Executive Director on 27 August 2018 • 47 years of experience in construction • 8 years of experience in property development

Experienced management and proven track-record form a strong foundation

AME

Expertise in construction and engineering services

Recurring income from rental of workers' dormitories and leasing option at industrial parks

Provider of a comprehensive suite of industrial solutions

Experienced and hands-on management team

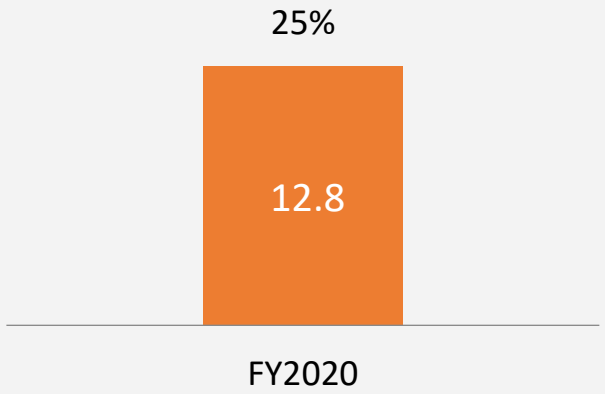
Possess the capability and credentials to replicate business model outside Johor

Proven track-record of attracting businesses and investments and providing desirable amenities at industrial parks

Paid maiden interim dividend of 3.0 sen in respect of FY2020

Dividend Per Share (sen)

Dividend Payout (RM'm)



- **Dividend Policy**

  To distribute dividends of at least 20% of net profit attributable to our shareholders less fair value gain on investment properties

- **Paid maiden interim dividend of 3.0 sen per share in respect of FY2020**

  Total dividend payout of RM12.8 million
  (paid on 18 August 2020)

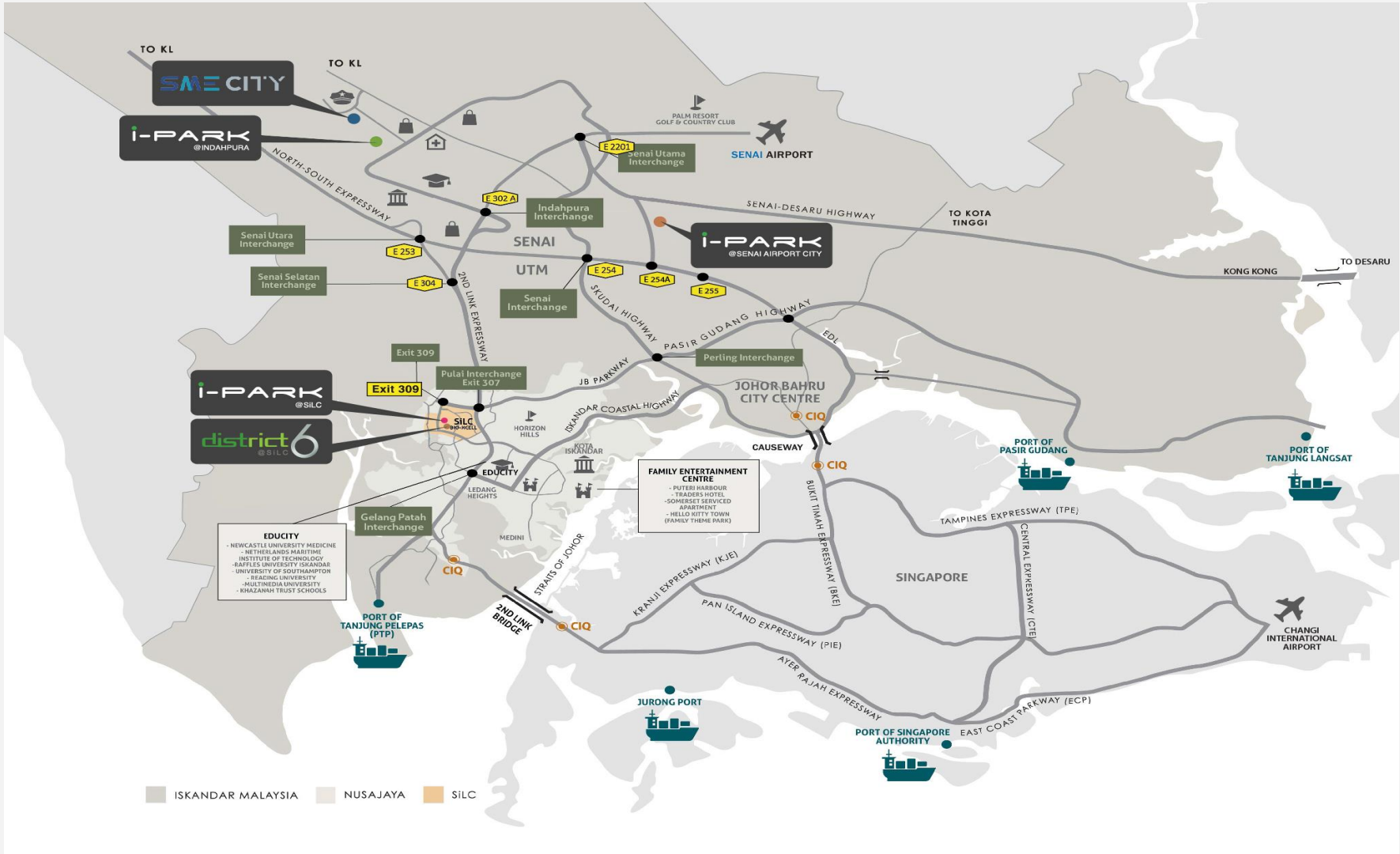
Majority of proceeds to be utilised to expand burgeoning property development segment

AME

Purposes	RM'000	%	Actual utilisation as at 30.06.20 (RM'000)	Balance unutilised as at 30.06.20 (RM'000)	Estimated time frame for utilisation (from listing on 14 Oct 2019)
I. Future industrial property development and investment projects including land acquisitions and joint ventures	69,050	62.2	-	69,050	Within 36 months
II. Working capital for i-Park@Senai Airport City development project	23,000	20.7		23,000	
• Partially fund construction of clubhouse	9,000				
• Payment to external consultants and contractors to commence development of Phase 3	12,000		-		Within 12 - 36 months
• Marketing expenses	2,000				
III. Complete the expansion of precast concrete fabrication capacity	9,000	8.1	-	9,000	Within 12 months
IV. Estimated listing expenses	10,000	9.0	8,656	1,344*	Within 6 months
Total	**111,050**	**100.0**	**8,656**	**102,394**	

*As the actual listing expenses incurred is lower than the estimated amount of RM10.0m, the balance will be used for working capital for i-Park@Senai Airport City

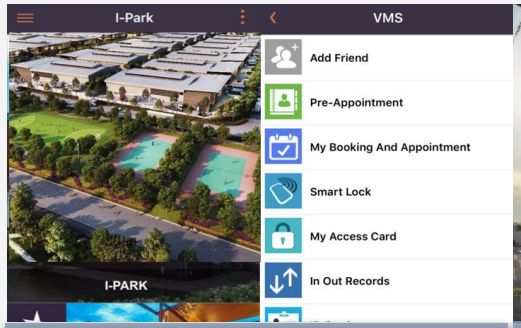
Strong presence in key industrial areas in Johor



INDUSTRIAL PARK DEVELOPMENT (LOCATION OF INDUSTRIAL PARKS)

Attractive world-class amenities promote safety and work-life balance for next-generation enterprises

AME



Smart Community Application

RFID Sticker Access

i-Park's Recreational Park

Gym & Sports Centre

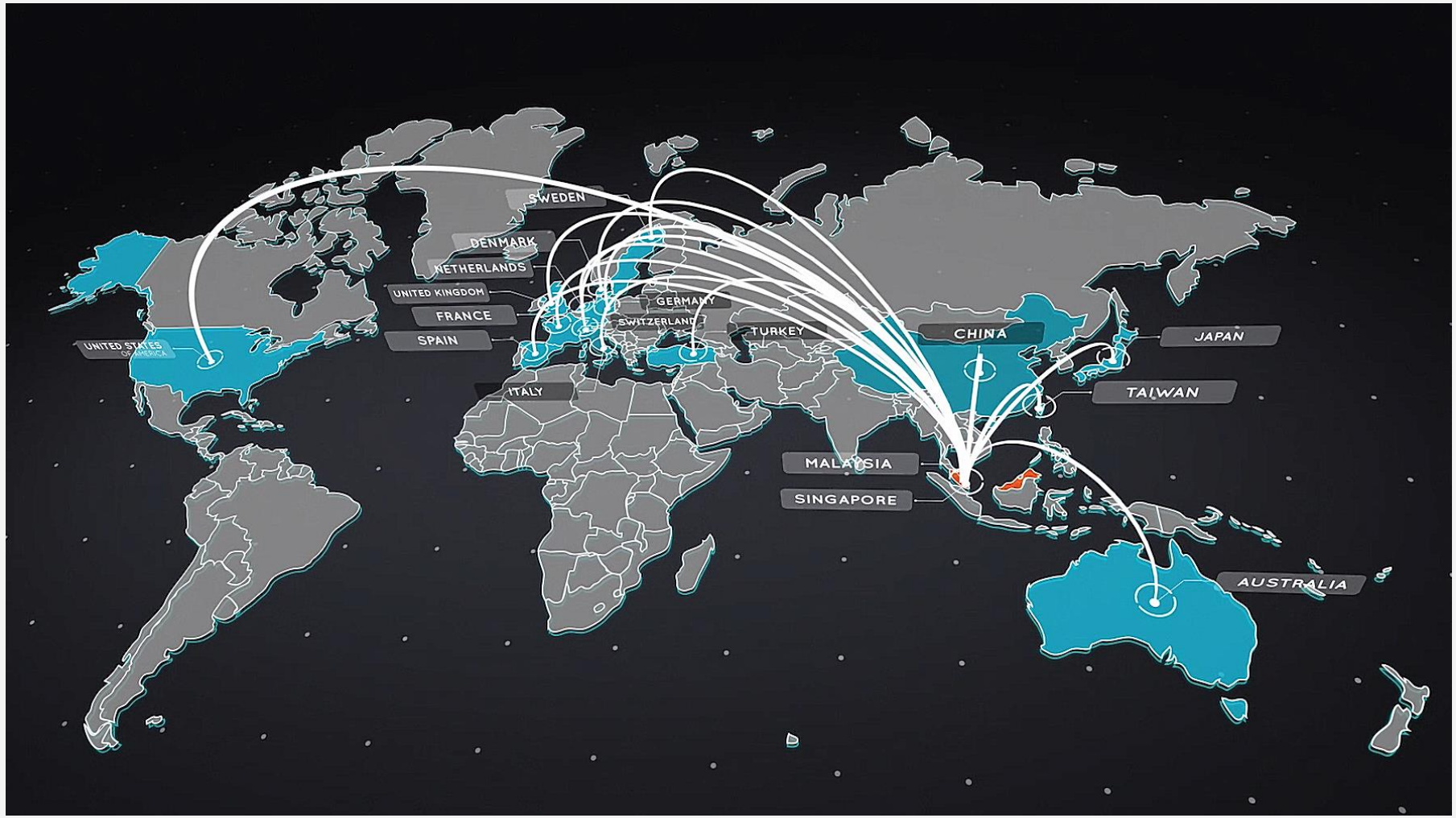
Games Court

Swimming Pool

Functionality, Sustainability and Practicality

Sustainable and Well-managed Industrial Park	Speedy Delivery; Fibre Optic High Speed Broadband; GBI Standards
Multi-tiered Security System	24 Hours Gated & Guarded Security System; Perimeter Fencing with CCTV Surveillance
High Flexible and Functional Industrial Building	Ready-Built & Built-to-Suit; Ample of Electric & Water Supply; Natural Gas Availability; Workers Dormitories

Attracting multinational customers from high value industries



AME & the i-Park brand recognised locally and globally

AME

THE ISKANDAR MALAYSIA ACCOLADES TIMA 2016/17

Platinum Winner of "Most Conducive Workplace"

Recognising the most-valued contributions to the quality of life in Iskandar Malaysia

ASIA PACIFIC PROPERTY AWARDS DEVELOPMENT

★★★★★

BEST INDUSTRIAL DEVELOPMENT MALAYSIA

i-Park@Senai Airport City by Ipark Development Sdn Bhd

2017-2018

GROHE

starproperty.my AWARDS 2018 EXCELLENCE

THE BUSINESS ESTATE AWARD (BEST INDUSTRIAL PARK DEVELOPMENT)

starproperty.my AWARDS 2018 HONOURS

THE BUSINESS ESTATE AWARD (BEST INDUSTRIAL PARK DEVELOPMENT)

starproperty.my AWARDS 2018 JEWELS OF JOHOR

THE BEST SUSTAINABLE DEVELOPMENT

★★★ HONOURS ★★★

AME DEVELOPMENT SDN BHD

EDGEPROP MALAYSIA'S RESPONSIBLE DEVELOPER

EdgeProp MALAYSIA'S BEST MANAGED PROPERTY AWARDS 2018

Winner of EdgeProp Malaysia's Responsible Developer: Building Sustainable Award 2018

2016 - 2017

2017 - 2018

2018

2019

AWARDS AND RECOGNITION

AME Elite lauded as one of “Forbes Asia’s 200 Best Under A Billion” companies

AME

Forbes® Asia

Asia’s 200 Best Under A Billion 2020

THE EDGE™ MARKETS
MAKE BETTER DECISIONS

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TRENDING NOW: Covid-19 outbreak | Economic Recovery Plan | The Edge Covid-19 funds

MALAYSIA | CORPORATE | TOP STORIES

Select Language

Highlight

15 Malaysian companies named in Forbes Asia’s Best Under A Billion 2020 list

KUALA LUMPUR (Aug 18): Fifteen Malaysian companies have been named in Forbes Asia's Best Under A Billion 2020 list, which highlights 200 Asia-Pacific public companies with less than US$1 billion (RM4.19 billion) in revenue but consistent top- and bottom-line growth.

Completed industrial park projects recorded excellent sales

AME

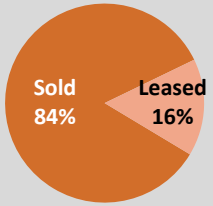
i-PARK @SiLC

Overview: i-Park@SiLC

- AME's 1st industrial park development project
- Gated & guarded industrial park
- Well-managed landscaping at common areas
- 100% owned by AME Group
- Total GDV: RM80 million

Description of Units

- 18 units ½ storey semi-detached factories (ready-built)
- 1 unit 1½ storey detached factory (customised)



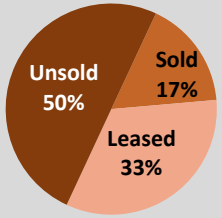
district 6 @SiLC

Overview: District 6

- Row of industrial buildings, comprising detached factory units built with modern architecture design
- 100% owned by AME Group
- Total GDV: RM86 million

Description of Units

- 6 units single-storey detached factories with adjoining 3 storey offices



Note:
Figures as at 30 June 2020

Completed industrial park projects recorded excellent sales

AME

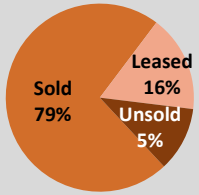
i-PARK @INDAHPURA

Overview: i-Park@Indahpura (Phase 1 & 2)

- AME's 2nd i-Park development
- Built with 5 blocks of workers' dormitories
- An award-winning industrial park
- 100% owned by AME Group
- Total GDV: RM600 million

Description of Units

- 18 units ½ storey semi-detached factories (ready-built)
- 27 units ready-built 1 acre 1½ storey detached factory
- 14 units of ready-built 2 acres 1½ storey detached factory
- 3 plots for future customised industrial development



SME CITY

Overview: SME City

- Ready-built units with modern architecture design
- Mainly catering towards SME businesses
- Green landscaping around the industrial park
- 50%/50% owned by AME Group & Axis IE Sdn Bhd
- Total GDV: RM192 million

Description of Units

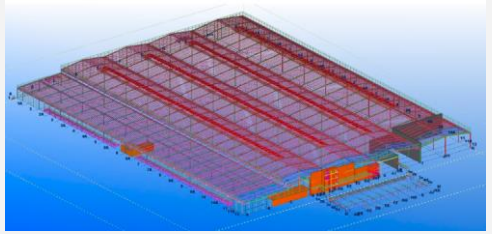
- 15 units of ready-built 1½ storey detached factories
- 34 units of ready-built 1½ storey semi-detached factories
- 36 units of ready-built 1½ storey cluster factory
- 1 plot for future commercial development

Note:
Figures as at 30 June 2020

A pivotal role in ensuring successful completion of projects

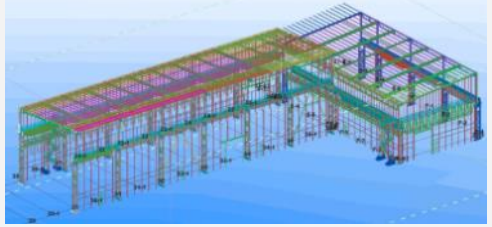
AME

Pali Senai Sdn Bhd



Completion	November 2016
Total weight	1,750 tons
Max height	16m

Bahru Stainless Sdn Bhd



Rack system, electrical room, ANP, bay structure, etc.

	Phase 1	Phase 2
Completion	June 2011	July 2012
Total weight	2,960 tons	4,210 tons
Max height	25m	25m

AME Development Sdn Bhd

i-Park@Indahpura

i-Park@SiLC

IBP@SiLC

District 6@SiLC

i-Park@Senai Airport City

- Project period: 2011 – to date
- Single & double-storey twin factories, warehouses, mezzanine floor office

Comfortable and healthy living environment for enhanced productivity

AME

- Walking distance to workplace
- Reduce cost of workers' transportation
- Covered walkway between i-Park and worker's dormitories
- Increase productivity
- Safe & secure environment
- Healthy living
- Reduced social problems

Biometric Security System

Covered Pedestrian Walkway

Canteen

Convenience Store

Cashless Payment Method

Clinic & First Aid Room

Bicycle Stand

Mobile Phone Store

Ladies Park

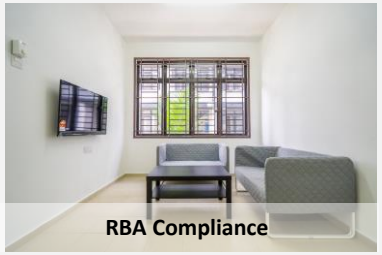
Multi Purpose Hall
& Vending Machine

Automated Laundry Shop

Second workers' dormitory equipped with more comprehensive amenities

AME

Biometric Security System


RBA Compliance

Multipurpose Hall

Clean & Green Environment

First Aid Room

Convenience Store

A well-managed workers' dormitories will improve the productivity of workers as well as to reduce social related problems.

- Walking distance to workplace
- To provide a safe & secure environment
- To ensure healthy-living
- To offer convenience
- First three blocks completed in March 2019
- Another two blocks completed in June 2019

Automated Laundry Shop

Cafe

Conducive Living Environment

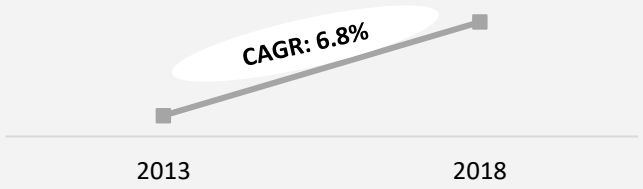
RENTAL OF WORKERS' DORMITORIES (CONT'D)

Macroeconomic drivers of industrial property and construction services…

AME

Growth in manufacturing sector

Manufacturing's GDP contribution (RM billion)



Investments in manufacturing sector

2018 total approved investments	RM 87.4 bil
2018 FDI	RM 58.0 bil
Number of projects invested	721

Well-developed infrastructure

Malaysia has:

10 seaports **28 airports**

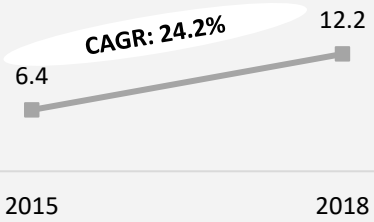
handling incoming and outgoing containers and cargo

Johor as an attractive investment destination:

- ✓ Well-developed infrastructure
- ✓ Easy accessibility to major federal ports
- ✓ Strategic location

Growth in e-commerce sector

Retail e-commerce sales (RM billion)



- E-commerce growth to contribute to future demand for industrial property
- Warehouses and distribution centres are integral to e-commerce businesses

Government economic plans

Pengerang Integrated Petroleum Complex (PIPC)

- ✓ Implementing 25 packages of infrastructure projects to encourage private investments in PIPC, Johor
- ✓ Total projects worth RM 2.5 bil

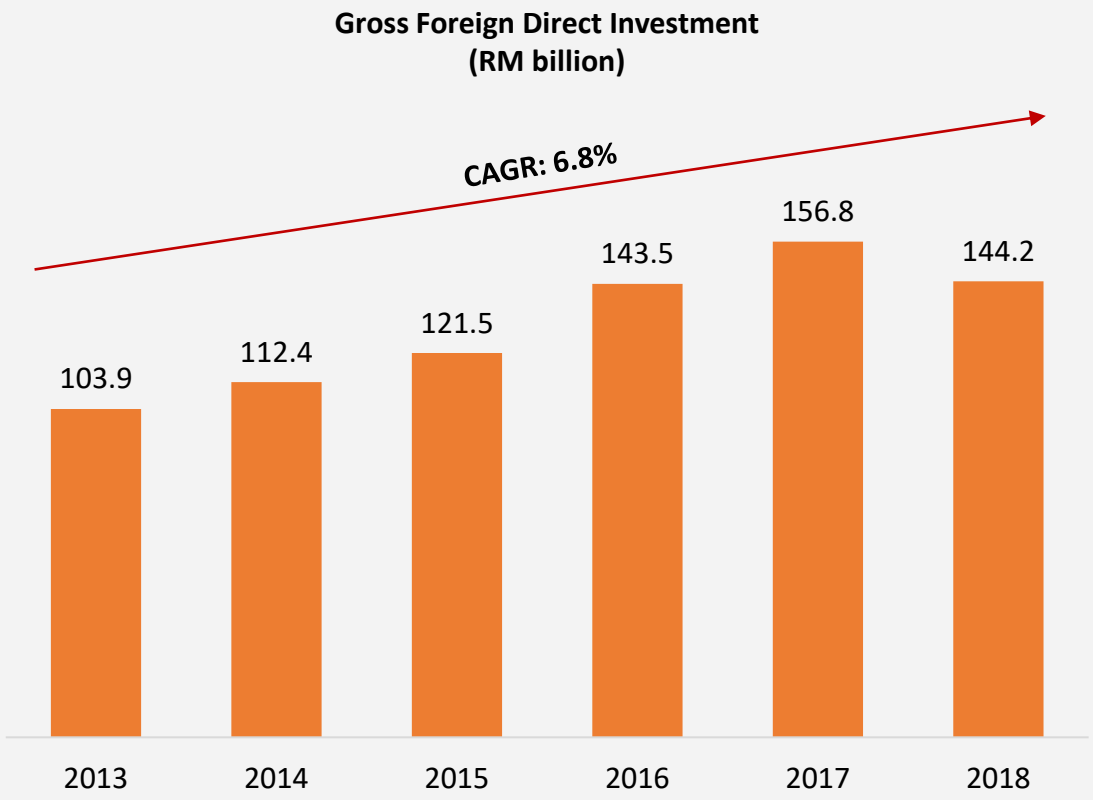
National Policy on Industry 4.0

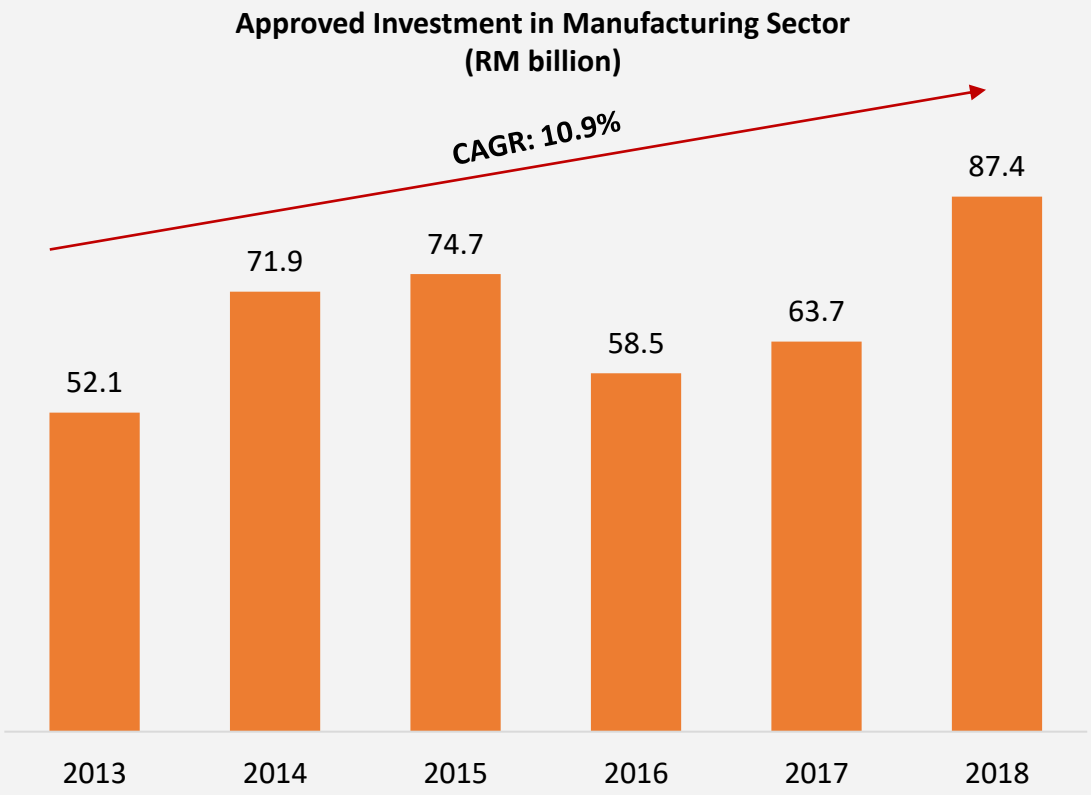
- ✓ Providing funding and incentives
- ✓ Ensuring supporting infrastructure
- ✓ Establishing framework
- ✓ Upskilling workforce
- ✓ Providing access to smart technologies

Source: SMITH ZANDER

Proxy to rising manufacturing investments & FDI…

- ✓ Malaysia is seeing a resurgence in manufacturing investments and FDI
- ✓ New government pushing FDI and manufacturing as growth engines
- ✓ Industrial space forms the backbone for every capacity expansion





Source: Malaysia Investment Development Authority (MIDA)

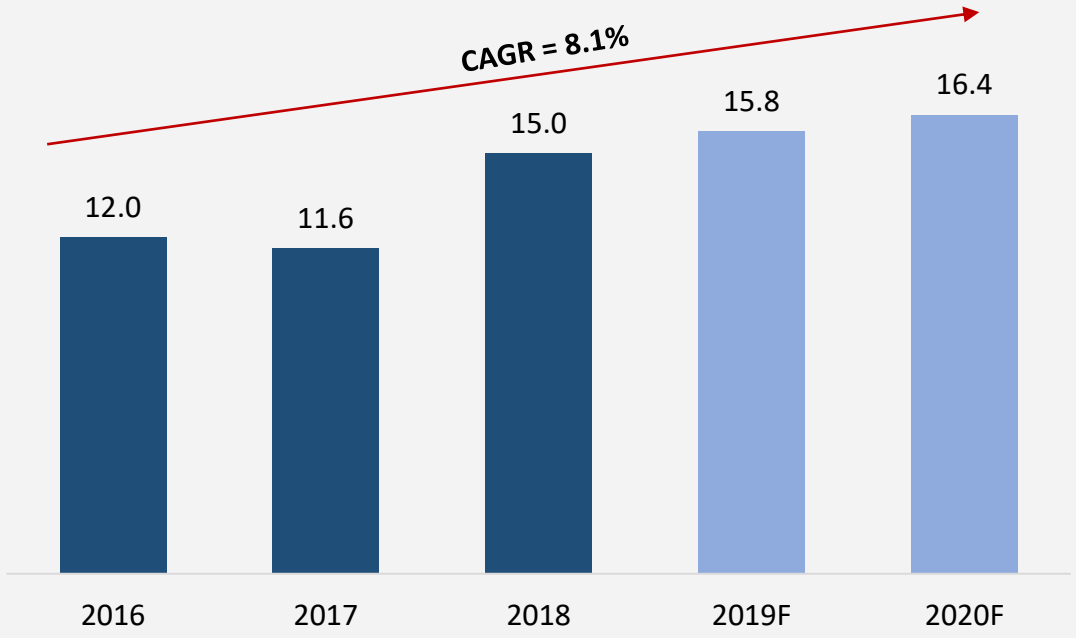
Upward trend of total industrial property transactions complements expansion plans to other states

AME

Expansion opportunities outside Johor

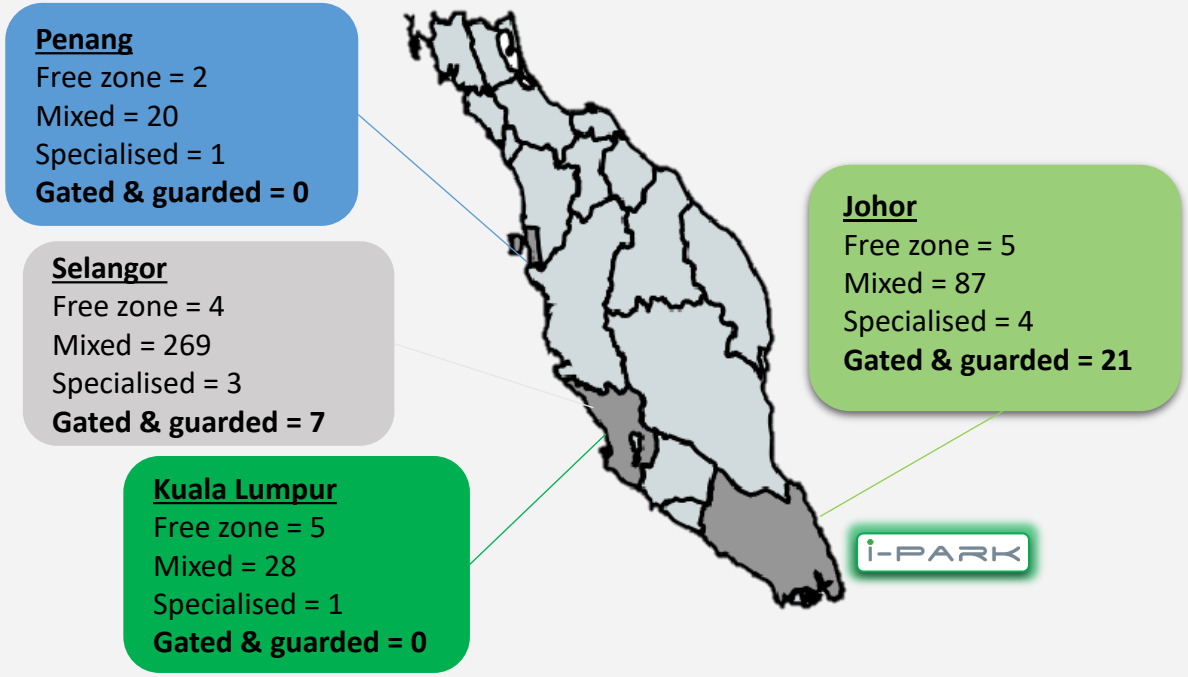
- ✓ Untapped market – large industrial states (Penang, Selangor) have not seen the type of integrated gated & guarded industrial parks developed by us
- ✓ We focus on industrial parks, not business parks (like other developers)

Total Value of Industrial Property Transactions (RM billion)



Source: National Property Information Centre, SMITH ZANDER

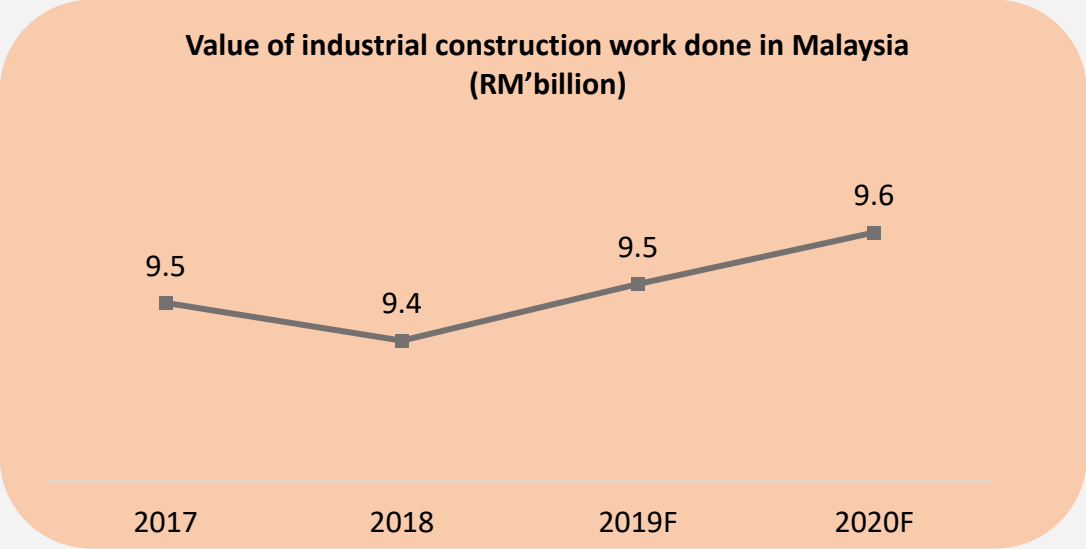
Industrial Parks in Selected Peninsular States

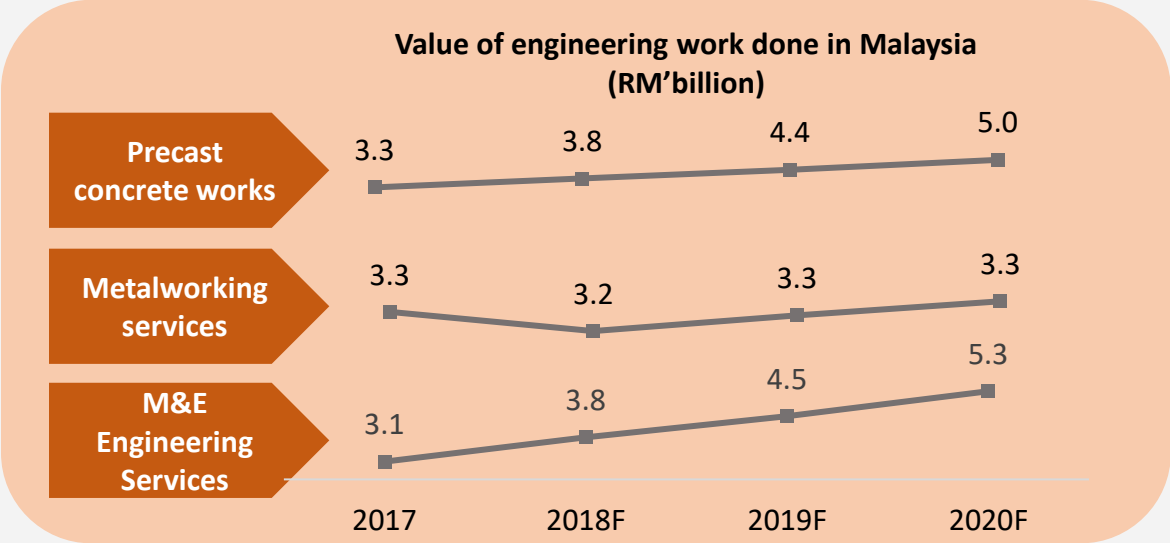


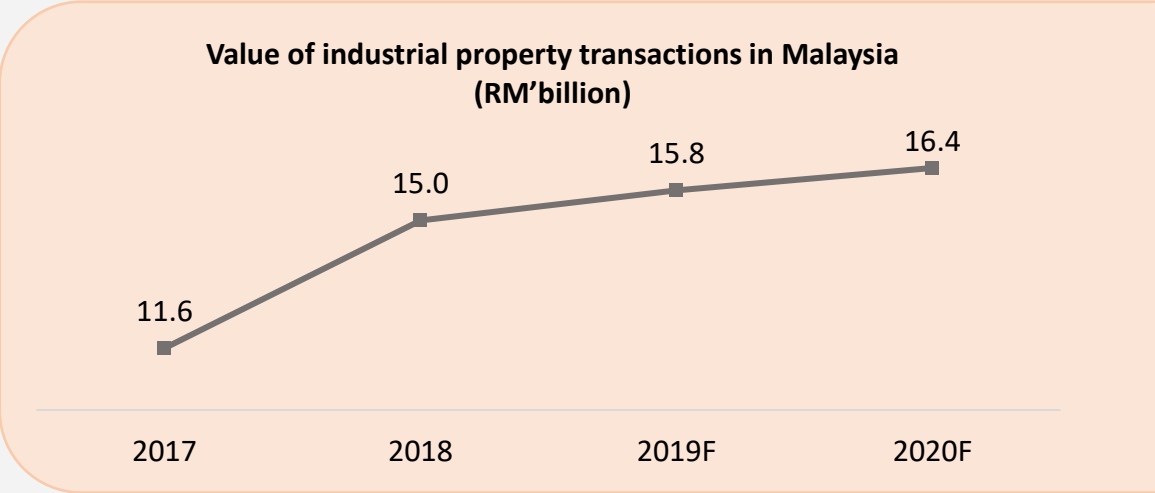
Source: Economic Planning Unit, Malaysian Investment Development Authority ("MIDA"), State Development Corporation, SMITH ZANDER

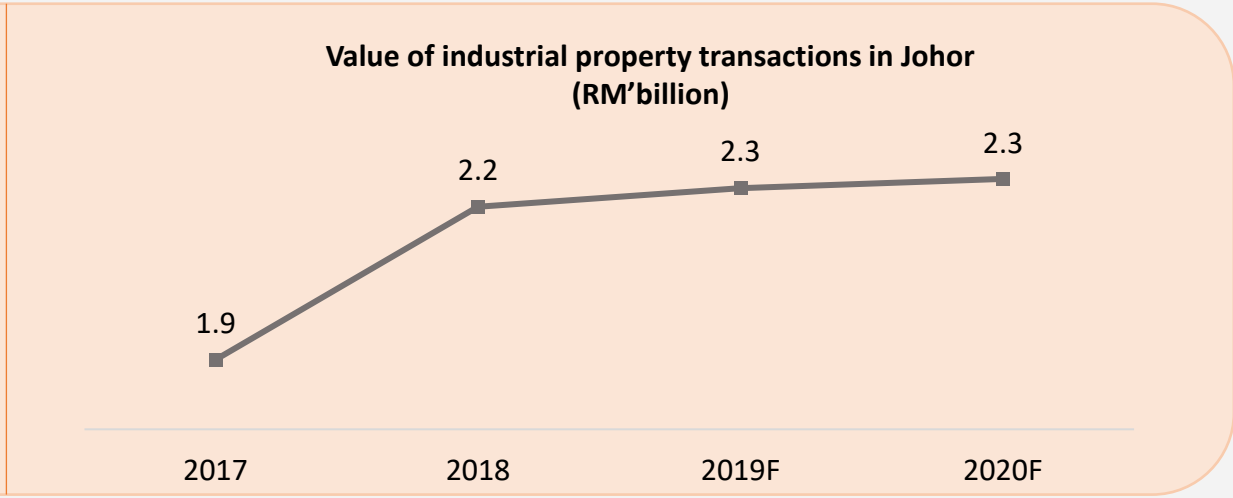
Construction, engineering and industrial property performance…

AME









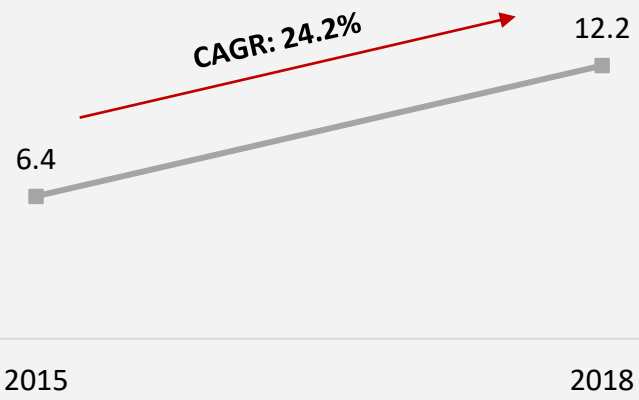
Source: National Property Information Centre, DOSM, SMITH ZANDER

Growing e-commerce & logistics sector…

AME

E-commerce and logistics are driving the demand for higher warehousing requirements

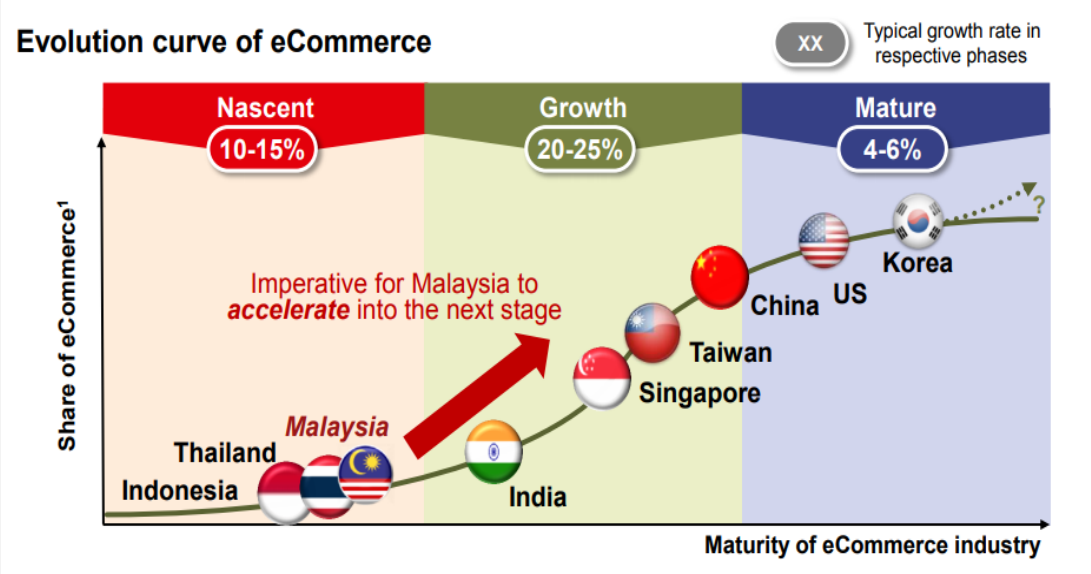
E-commerce sector growth (RM'billion)



- E-commerce growth to contribute to future demand for industrial property
- Warehouses and distribution centres are integral to e-commerce businesses

Source: SMITH ZANDER

Evolution curve of e-commerce



- "Malaysian eCommerce is now at an inflection point; growth can be accelerated with focused interventions"

Source: Presentation slides from MITI; 2012 – 2013 data from DOSM; 2014 – 2020 data from EPU, MDeC, Euromonitor, WorldBank, A.T. Kearney analysis

Increasing visibility among various federal and state agencies

AME

2019

Feb	MIDA JB new director & KL Foreign Investment Promotion Division directors visit – i-Park@Senai Airport City
Jul	Iskandar Industrial Tour – i-Park@Senai Airport City
Jul	Lawatan Kerja Kementerian Pembangunan Perindustrian Dan Usahawan Sarawak (MIED Ke Johor – i-Park@Senai Airport City
Oct	Lawatan Delegasi Kerajaan Melaka – i-Park@Senai Airport City
Nov	Lawatan Dari Majlis Perbandaran Dungun Terengganu – i-Park@Senai Airport City
Nov	Lawatan PBT OSC dan PLANMalaysia – i-Park@Senai Airport City
Nov	Lawatan Majlis Perbandaran Sepang – i-Park@Senai Airport City

2018

Feb	Malaysia Digital Economy Corporation (MDEC) visit to i-Park@Senai Airport City
Feb	MMC Board of Directors visit to i-Park@Senai Airport City
Mar	Malaysian-German Chamber of Commerce and Industry (MGCC) visit to i-Park@Senai Airport City
Apr	Johor Corporation visit to i-Park@Indahpura & i-Park@Senai Airport City
Jul	Lawatan Kerja Pengerusi Jawatankuasa Perdagangan Antarabangsa, Pelaburan dan Utiliti Negeri Johor ke Majlis Perbandaran Kulai
Jul	Deputy Minister YB Dr Ong Kian Ming visit to i-Park@Senai Airport City
Aug	PDC visit to i-Park@Senai Airport City
Sep	Market and Industry Outlook Talk
Oct	Iskandar Halal Park visit to i-Park@Indahpura
Oct	MMC Media Visit – i-Park@Senai Airport City
Oct	Lawatan Teknikal Invest Selangor dan Majlis Daerah Kuala Langat ke Majlis Perbandaran Kulai – i-Park@Senai Airport City

MIDA KL (Foreign Investment Promotion Division)'s visit 21.02.2019

MPKU & Invest Selangor's visit 17.10.2018

Malaysian-German Chamber of Commerce & Industry (MGCC)'s visit 29.03.2018

Penang Development Corporation (PDC)'s visit 9.08.2018

MINISTERIAL & DELEGATE VISITS

Receiving visits from Malaysian and international organisations all year round

AME

Perbadanan Putrajaya's visit
23.12.2017

Dewan Bandaraya KL ("DBKL")'s visit
20.11.2017

Selangor Industrial Park Management Workshop visit
9.03.2017

IRDA & the Korean National ICT Industry Promotion Agency ("NIPA") visit
20.07.2016

2017

Feb	London Economist Journalist visit i-Park@Indahpura
Mar	Selangor Industrial Park Management Workshop visit i-Park@Indahpura
Mar	ZDF (German) TV Programme Shooting
May	UOB GST Talk at i-Park@Senai Airport City
Jul	SMCCI Business Mission to Johor at i-Park@Senai Airport City
Nov	Perbadanan Putrajaya visit to i-Park & i-Stay
Nov	Dewan Bandaraya KL ("DBKL") Taklimat dan Lawatan ke i-Park@Senai Airport City & i-Park@Indahpura
Dec	Perbadanan Putrajaya visit to i-Park & i-Stay

2016

Feb	Singapore Consulate-General of The Republic of Singapore in Johor Bahru) visit i-Park@Indahpura
Feb	Federation of Malaysian Manufacturers (FMM) visit i-Park@Indahpura
Mar	Joint Mission with MMC/Senai Airport City of Singapore Business Federation Business Mission to Johor, visit Senai Airport City
Apr	Majlis Pelancaran Pelan Pertumbuhan Strategic Negeri Johor at Educity Sports Centre
Jul	IRDA & the Korean National ICT Industry Promotion Agency ("NIPA") visit
Jul	Sambutan Hari Landskap Peringkat Negeri Johor 2016 di Hutan Bandar Putra, Kulai, Johor
Aug	Lawatan Kerja Jabatan Ketua Melaka – i-Park@Indahpura

Good track record of successfully developing industrial facilities

AME

Contributing towards the welfare of dedicated workers

AME

Chinese New Year

Health Talk

Recycle Day

Well prepared to ensure health and safety of visitors and workers… enforcing precautionary measures amidst global COVID-19 outbreak

AME

Sanitising protocol at point of visitor registration

Automated temperature screening at i-Stay dormitories

Construction worker taking temperature check

Temperature screening at sales galleries