



1Q22 Corporate Presentation

2 September 2021

IR Adviser:



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Operations Review



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Appendix



Operations Review

1Q22 showing positive indicators through healthy i-Park sales & leases... higher i-Stay revenue due to strong demand for well-managed workers' dormitories

	1Q21 (RM'm)	1Q22 (RM'm)	Change	FY2021 (RM'm)
<u>Industrial Properties</u>				
New sales	-	64.8	-	140.3
Unbilled sales	82.2	110.0	↑ 33.8%	64.3
Ongoing GDV	2,682.0	2,711.0	↑ 1.1%	2,682.0
Balance GDV	1,467.0	1,111.0	↓ 24.3%	1,212.0
<u>Investment Properties</u>				
i-Stay revenue	2.8	3.1	↑ 10.7%	12.1
Leasing revenue	5.9	7.5	↑ 26.5%	24.3
<u>Construction & Engineering</u>				
Balance orderbook	269.8	148.4	↓ 45.0%	147.6

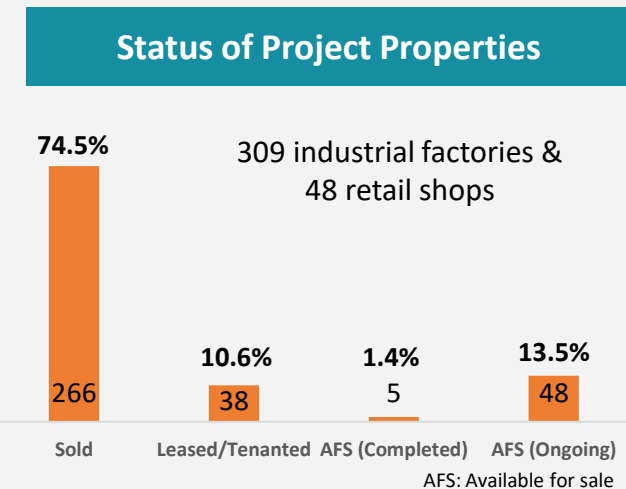
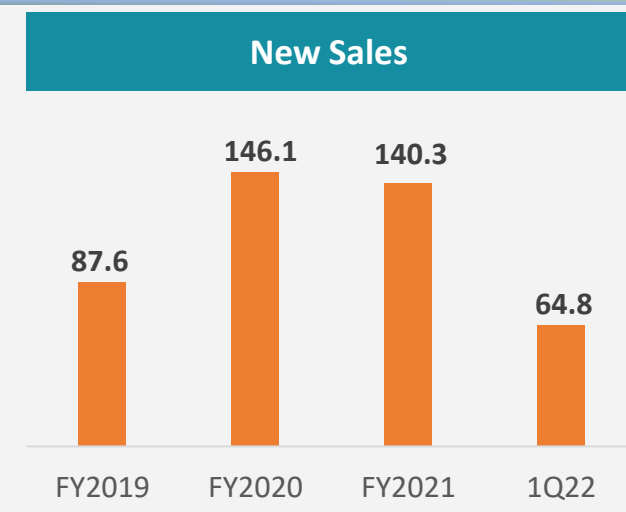
Commendable take-up at i-Parks

Higher tenancy rate on increasing demand

More customers take-up lease option

RM1.1 billion in balance GDV to be recognized... higher new sales in 1Q22 to support expansion in unbilled sales

Projects				GDV (as at 30 June 2021)					
Type of Development	Acres	Units	% Sold/Leased	Commencement/Completion (CY)	Total/Est. Total (RM'm)	Sold/Realized (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	100	2Q 2014/3Q 2015	86	28	58	
i-Park@Indahpura (Phase 1 & 2)	Industrial factory, commercial development and dormitory (Gated & Guarded)	104.8	64	97	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	95	1Q 2013/2023	456	395 ⁽¹⁾	61	
i-Park@Senai Airport City (Phase 1 & 2)	Industrial factory, commercial development and dormitory (Gated & Guarded)	98.1	51	94	1Q 2017/2025	717	375 ⁽¹⁾	342	
The Jacaranda	Commercial development (Retail Shops)	13.9	48	90	1Q 2019/2021	68	58	10	
i-Park@Senai Airport City (Phase 3)	Industrial factory (Gated & Guarded)	76.6	36	28	1Q 2020/2025	555	198 ⁽²⁾	357	
i-Park@Senai Airport City (Phase 3 Plus)	Industrial factory (Gated & Guarded)	2.8	10	-	1Q 2021/2025	29	-	29	
i-Park@Indahpura (Plot 108)	Industrial factory (Gated and Guarded)	15.0	2	100	2Q 2020/4Q 2021	120	120 ⁽¹⁾⁽³⁾	-	
Total	456.5	357				2,903	1,792	1,111	



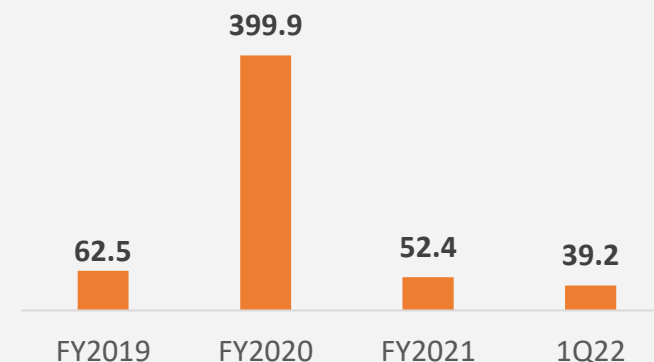
- Notes:
1. RM47m / RM49m / RM57m building works included in construction segment respectively
 2. Building contract has yet to be awarded for RM22m land sold
 3. Realized at RM95m due to bigger factories with different specifications

Construction & Engineering Services Orderbook Breakdown (as at 30 June 2021)

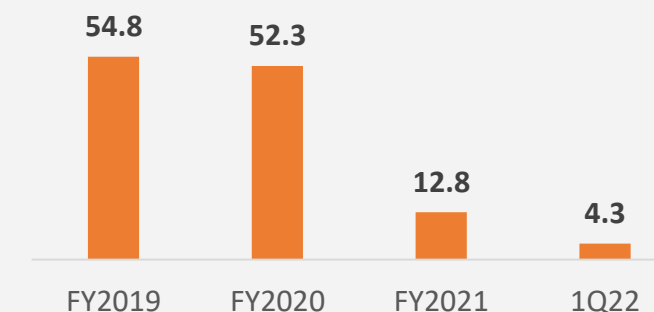
Description of Projects	Location	Commencement Date (CY)	Completion Date (CY)	Total Contract Value (RM'm)	Remaining Contract Value (RM'm)
Construction Services					
A single-storey warehouse and a two-storey factory unit and warehouse with a six-storey office block	Selangor	3Q 2019	4Q 2021 [#]	253.3	70.4
A factory with one-storey service room and two-storey office block	Johor	2Q 2021	1Q 2022	39.2	35.6
Extension of dryer plant, warehouses, loading bay, office, ancillary building and external works	Johor	3Q 2020	4Q 2021 [#]	26.1	11.6
Engineering Services					
Precast works for train depot expansion	Singapore	2Q 2019	1Q 2022 [#]	17.4	7.7
Others	-	-	-	59.0	23.1
Total				395.0	148.4

[#] Extension of time (EOT) due to Movement Control Order

Orderbook Replenishment (Construction)



Orderbook Replenishment (Engineering)





Construction of United Kotak Berhad (UKB) new production facility

- In April 2021, AME was awarded a RM39.2 million contract to build UKB's (member of the Oji Group) new plant at i-Park@Indahpura, its second in Malaysia
 - Comprising factory and office block
 - Approx. 307,000 sq ft built up area
- The upcoming new plant is deemed to be the most advanced packaging plant in the world, and will support UKB's growth plans in Asia Pacific
- Commenced construction: April 2021
- Completion target: 1Q CY2022

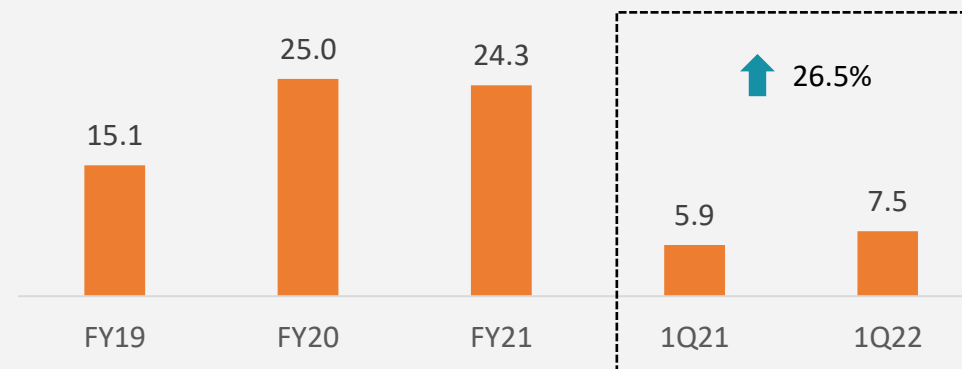
Property leasing solutions integral to i-Parks...revenue contributes to AME's recurring income

Property Leasing

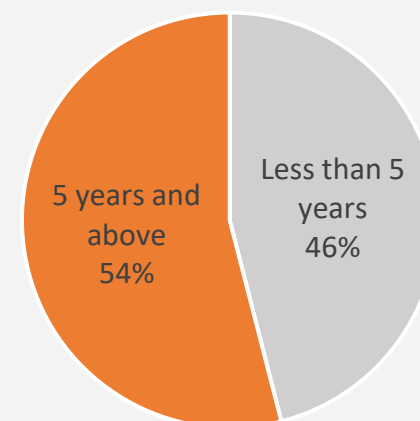
- Leasing of industrial properties
- Recurring income generated through regular payments made under leasing agreements



Property Leasing Revenue



Tenure of 39* Tenanted/Leased Units



* 2 CIP units

Note: Figures as at 30 June 2021



i-Park@Indahpura

Capacity	2,519 beds
No. of units/beds	229 units (max. 11 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%

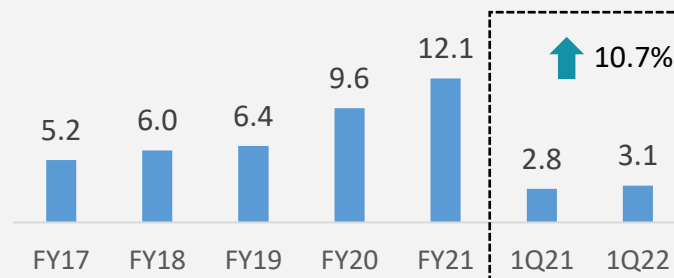
Note: Figures as at 30 June 2021



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	2,014 beds
No. of units/beds	1) Type 1: 170 units (max. 11 beds each) 2) Type 2: 16 units (max. 9 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	95%

New blocks of i-Stay@Indahpura expected to be completed in early 2022... catering to high demand for well managed workers' dormitories



Expanding i-Stay@Indahpura with 2 new blocks for RM25 million

- To add nearly 2,700 beds to existing i-Stay@Indahpura, bringing total capacity to approximately 5,200 beds
- Commenced construction: August 2020
- Targeted completion: March/April 2022
- Estimated additional rental income of RM7.5 million per annum at full capacity utilisation

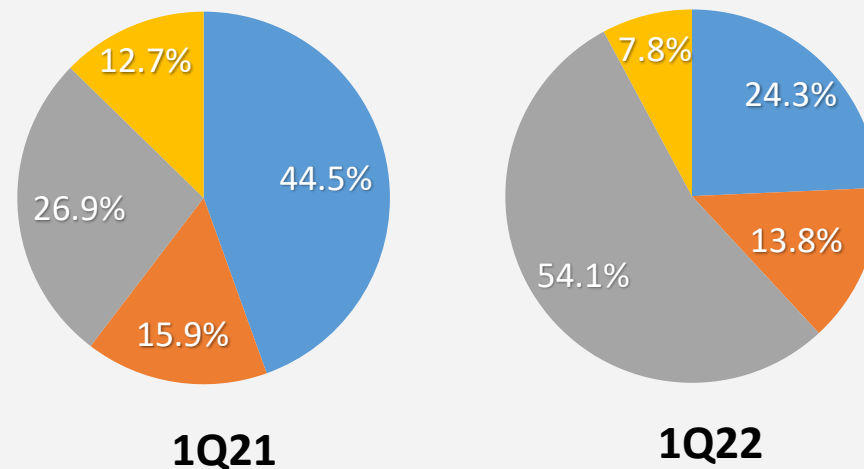


Financial Performance

Key Highlights

	1Q21 (RM'm)	1Q22 (RM'm)	YoY Change
Revenue	54.7	76.8	↑ 40.2%
PBT	6.6	11.0	↑ 66.6%
PATMI	5.3	7.2	↑ 35.5%

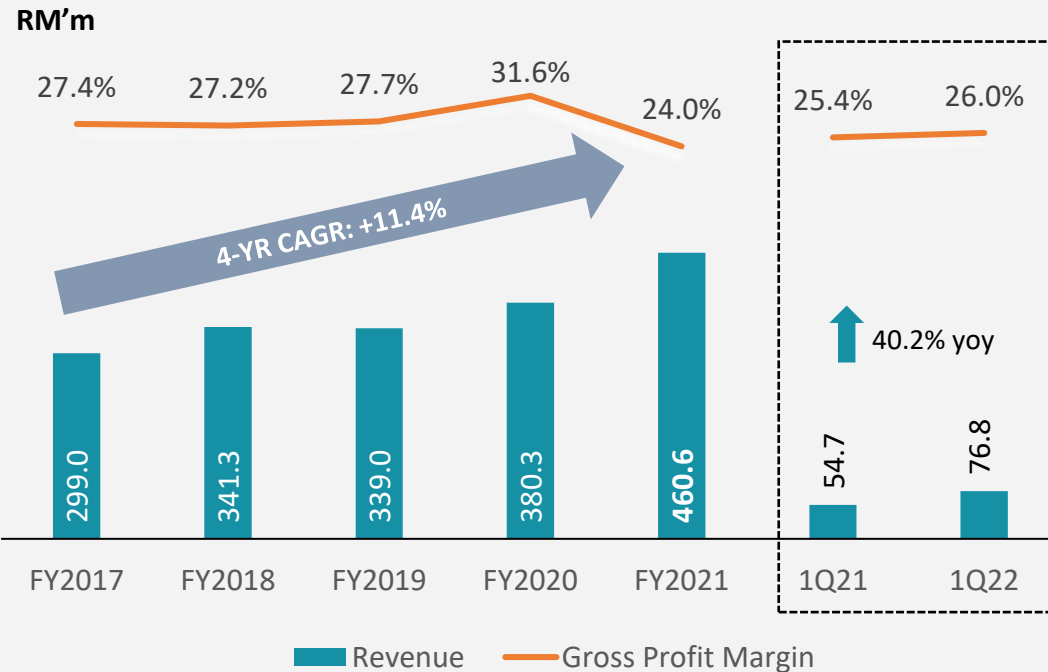
Revenue by Segment



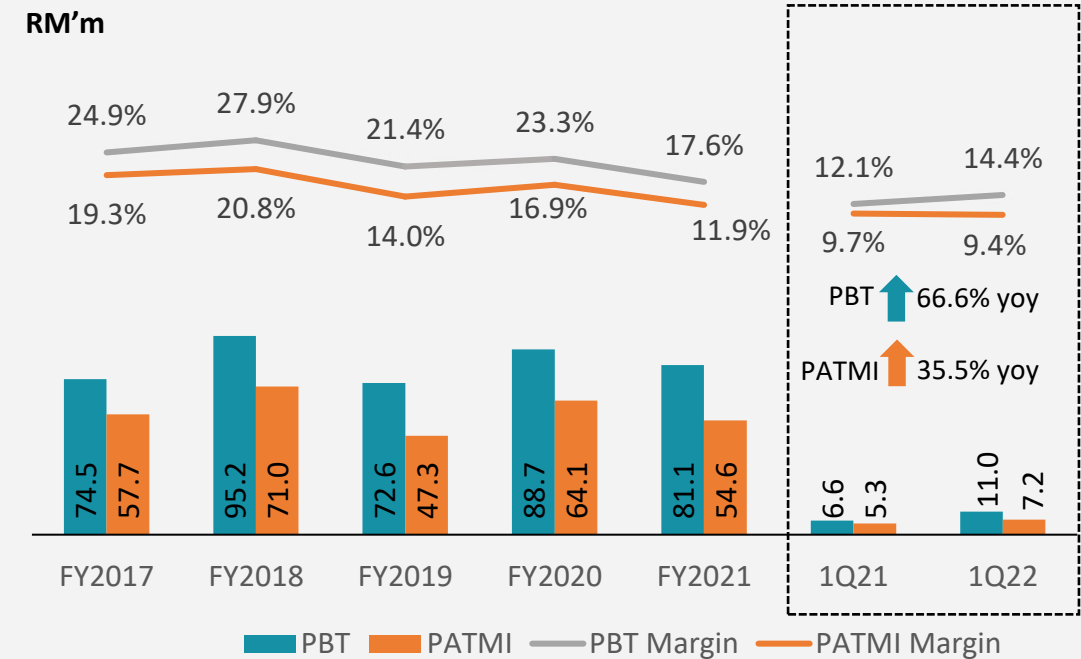
- Industrial Park Development
- Property Investment & Management Services
- Construction Services
- Engineering Services

1Q22 helped by progress billing from construction segment and higher rental income from workers' dormitories

Revenue and Gross Margin

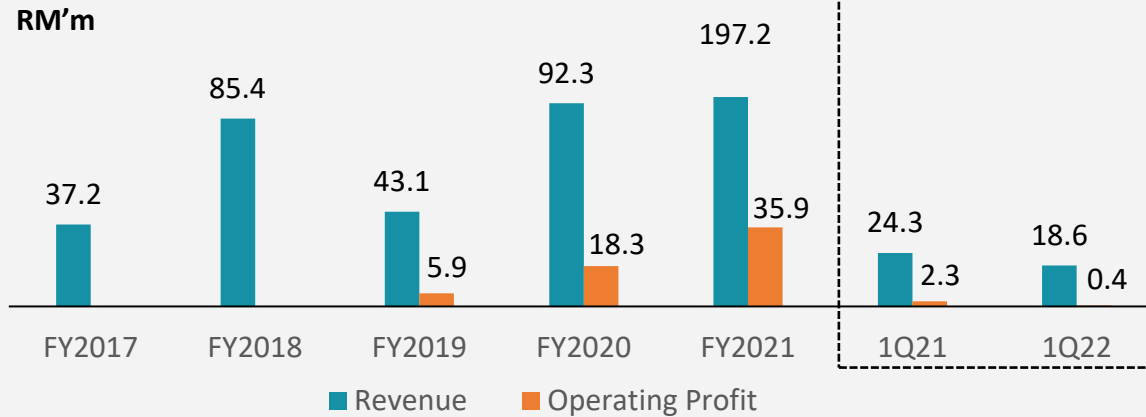


Profit and Margins



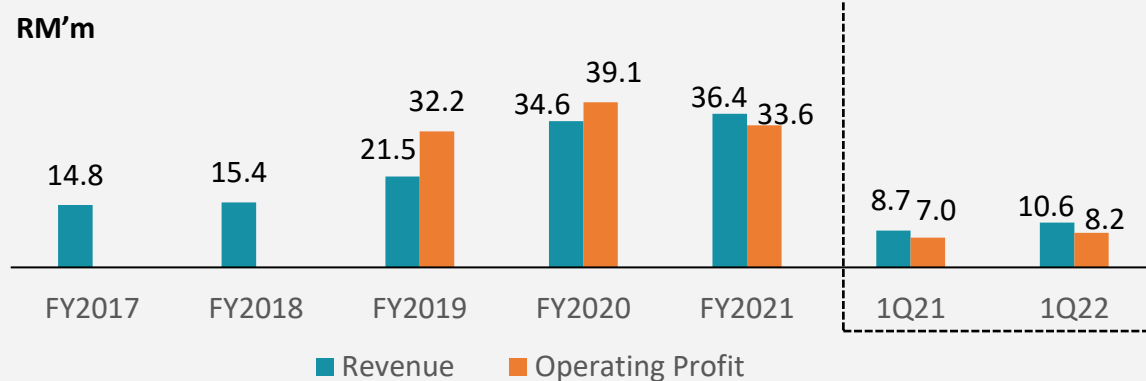
- Registered higher top and bottom line in 1Q22 attributable to:
 - Increase in revenue from construction segment due to higher stage of projects completion
 - Increase in contribution from property investment and management segment from additional units of leased factories and higher income from workers' dormitories

Property Development



- 1Q22 revenue ↓ 23.4% yoy, operating profit ↓ 83.1% yoy
 - Due to lower stages of work completed

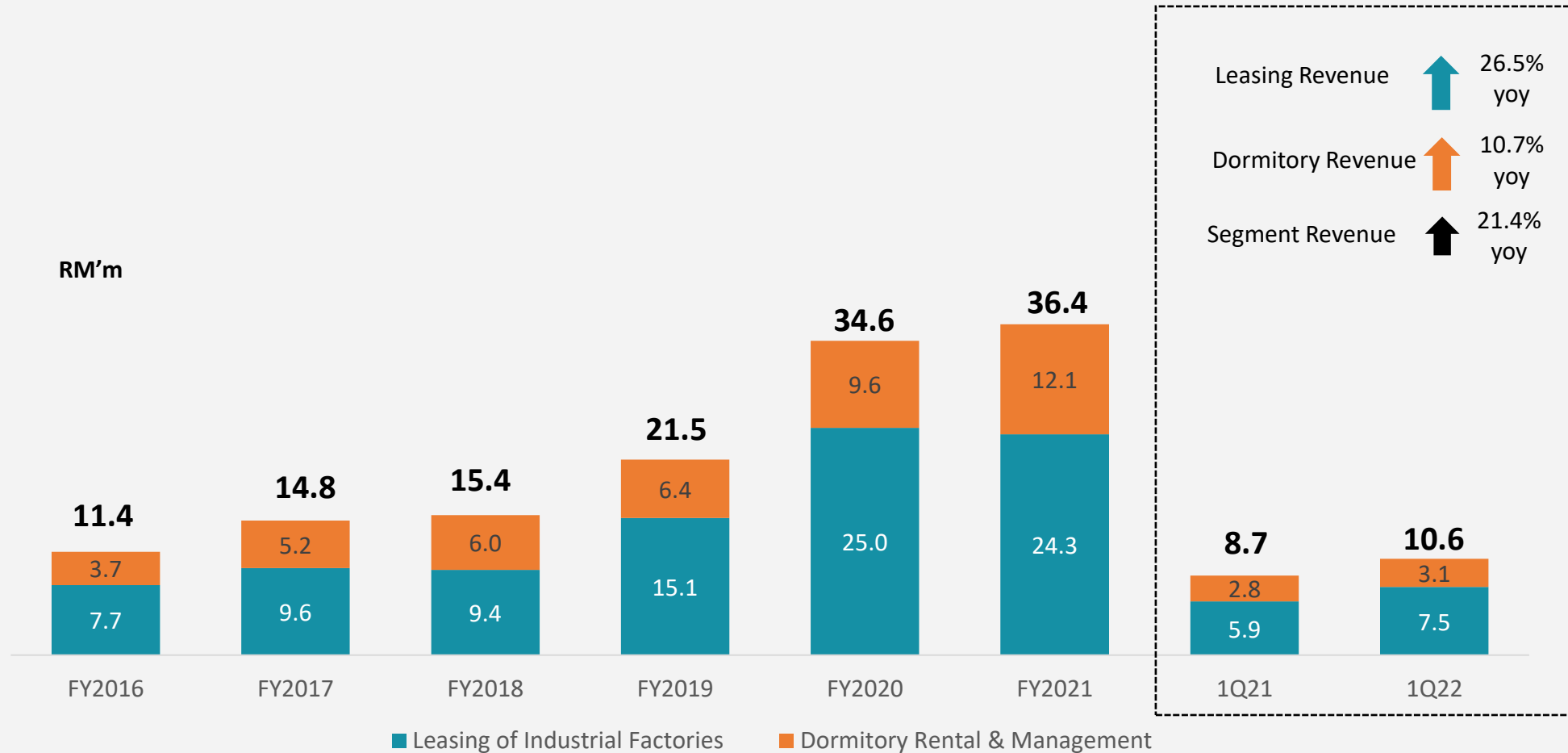
Property Investment & Management Services



- 1Q22 revenue ↑ 21.4% yoy, operating profit ↑ 15.9% yoy
 - Increase in leasing from industrial properties and higher rental income from workers' dormitories

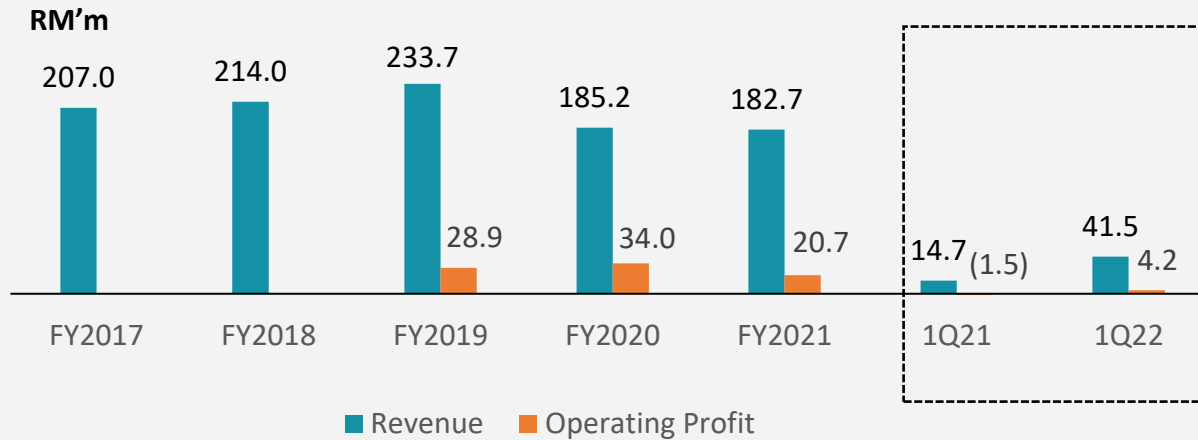
Increasing leasing properties portfolio and tenancy rate of workers' dormitories... contributing to long term recurring income streams

Revenue Breakdown of Property Investment & Management Services Segment



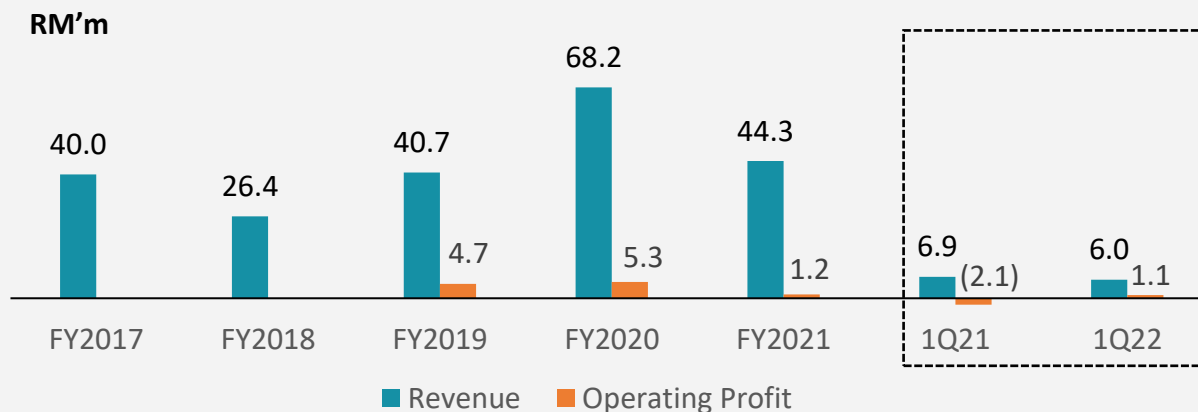
1Q22 construction and engineering segments on right track to match or even exceed FY2021

Construction Services



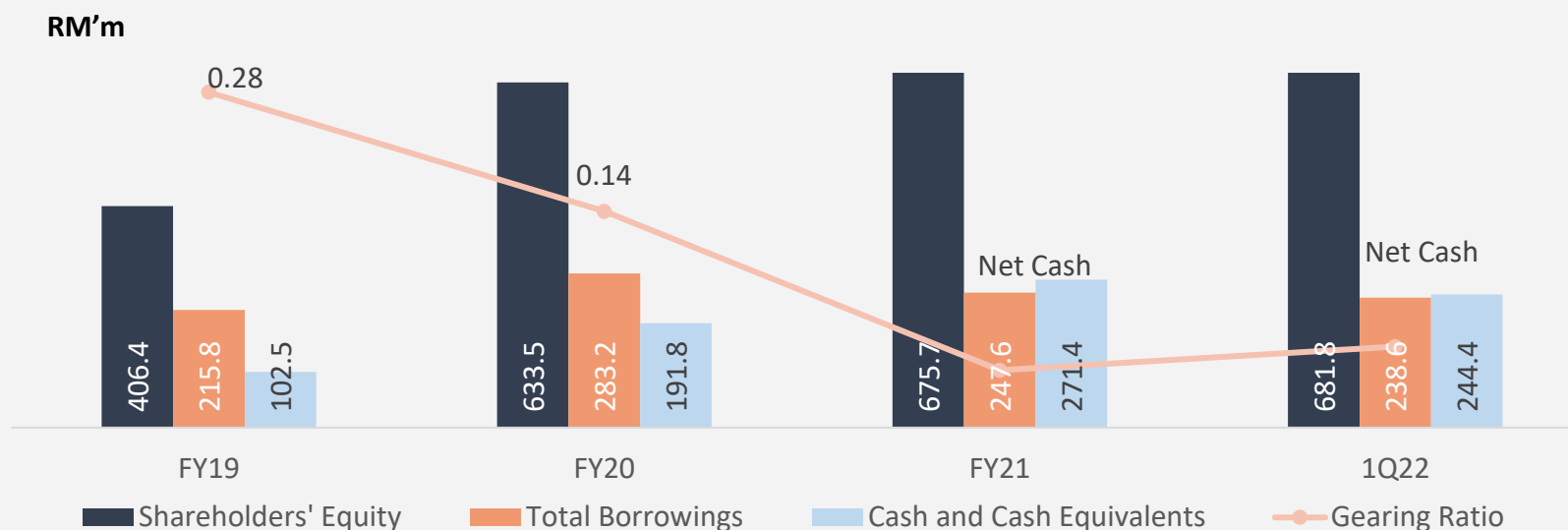
- 1Q22 revenue ↑ 181.8%, operating profit ↑ 384.4%
- Higher stages of projects completion

Engineering Services



- 1Q22 revenue ↓ 13.3% yoy, operating profit ↑ 149.7% yoy
- Projects with improved profit margins

Healthy financials with net cash position...able to undertake expansion comfortably **AME**



	FY2019 (RM'm)	FY2020 (RM'm)	FY2021 (RM'm)	1Q22 (RM'm)
Current Assets	475.1	672.4	701.8	690.9
Non-Current Assets	418.3	478.6	492.9	493.3
Current Liabilities	242.4	197.5	227.0	228.3
Non-Current Liabilities	214.3	284.8	254.3	236.0
Shareholders' Equity	406.4	633.5	675.7	681.8
Net Gearing	0.28	0.14	Net Cash	Net Cash

Sizeable properties providing enhanced value and growth

	As at 31 March						As at 30 June
	2016	2017	No. of units		2020	2021	2021
Investment properties⁽¹⁾			2018	2019			
- i-Park@SiLC	3	3	3	3	3	3	3
- i-Park@Indahpura	5	8	8	8	8	8	8
- District 6	1	2	2	2	1	1	1
- i-Park@Senai Airport City	-	12	14	14	22	16 (3 CIP)	16 (3 CIP)
Total investment properties	9	25	27	27	34	28	28
Inventory units⁽²⁾							
- i-Park@Indahpura	8 (3 leased)	4 (3 leased)	4 (4 leased)	4 (4 leased)	3 (3 leased)	3 (3 leased)	3 (3 leased)
- District 6	5	4	4	4	4 (1 leased)	4 (3 leased)	4 (3 leased)
- i-Park@Senai Airport City	-	-	1 (1 leased)	7 (3 leased)	8 (4 leased)	8 (5 leased)	7 (5 leased)
Total inventory units	13	8	9	15	15	15	14
Workers' dormitories							
- i-Park@Indahpura	1	1	1	1	1	1	1
- i-Park@Senai Airport City	-	-	-	1	1	1	1
- i-Park@Indahpura (new)						1 (CIP)	1 (CIP)
- i-Park@Senai Airport City (new)						1 (Land)	1 (Land)
Total workers' dormitories	1	1	1	2	2	4	4
Total units	23	34	37	44	51	47	46
	Valuation (RM'm)						
Investment properties (market value)	84.36	171.85	237.00	278.80	344.27	325.60	325.70
Inventory units (cost)	66.19	48.95	55.35	85.52	92.87	104.50	102.02
Workers' dormitories (cost)	26.05	25.59	25.42	57.64	59.66	71.83 ⁽³⁾	73.69 ⁽³⁾
Total	176.60	246.39	317.77	421.96	496.80	501.93	501.41

Note:

- Being investment properties held for lease
- Being completed properties held for sale
- Including a CIP in Indahpura and a new land in Senai Airport City for building dormitories in the near future

Corporate exercise comprising bonus issue, free warrants, and ESOS was approved at the Extraordinary General Meeting

- On 26 August 2021, AME shareholders approved the corporate exercise:
- To issue up to 213.6 million bonus shares, on the basis of 1 bonus share for every 2 AME shares held
- To issue up to 142.4 million free warrants, on the basis of 1 free warrant for every 3 AME shares held
 - 5-year warrant tenure
- Proposed Employees' Share Option Scheme
 - To issue up to 10% of new shares

	Audited as at 31 March 2021 RM'000	I After the Proposed Bonus Issue of Shares RM'000	II After I and the Proposed Free Warrants Issue RM'000	III After II and assuming full exercise of the Warrants RM'000
Share capital	620,140	620,140	620,140	904,883 ^(b)
Merger reserve	(452,311)	(452,311)	(452,311)	(452,311)
Retained earnings	506,711	506,711	506,361 ^(a)	506,361
Shareholders' funds/NA	674,540	674,540	674,190	958,933
No. of Shares in issue ('000)	427,115	640,673	640,673	783,044
NA per Share (RM)	1.58	1.05	1.05	1.22
Total interest-bearing borrowings (RM'000)	247,608	247,608	247,608	247,608
Gearing ratio (times)	0.37	0.37	0.37	0.26
Notes:				
(a)	After deducting estimated expenses of RM350,000 in relation to the Proposals.			
(b)	Calculated based on the indicative exercise price of RM2.00 per Warrant, which represents a premium of approximately 16.28% to the TEBP of RM1.72 calculated based on the 5-day VWAP of AME Shares up to and including the LPD of RM2.58.			



Growth Strategies

Resuming on-site works bode well for immediate prospects... slated to expand i-Park model across Peninsular Malaysia and increase i-Stay portfolio



Resumption of on-site works



96%
of our workforce
have completed their
1st dose vaccination

67%
of our workforce
have completed their
vaccination

Most
project sites
recommence work
under Phase 1 of
National Recovery Plan

Replicating i-Park model across Peninsular Malaysia

62.5 acres
balance landbank
as at 30 June 2021

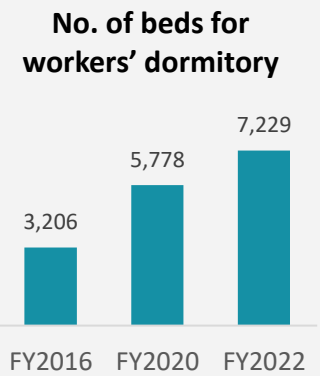
➔

232.3 acres
balance landbank



+272% acreage
growth via
169.8-acre
SiLC land acquisition

Enhancing portfolio of workers' dormitories





ESG Practices



Low Carbon Development

The planning, development, and management of our i-Park industrial parks are aligned to sustainability principles to promote a green, healthy, and comfortable environment for our clients.



Solar Energy Solution

In 2020, AME included the provision of solar power systems into our suite of capabilities to advocate the adoption of sustainable green energy solutions.



Green Buildings

Our buildings are designed with a strong focus on improving the efficiency of resource use – energy, water and materials – through better siting, design, construction, operation and maintenance.



Materials and Waste Management

At AME, we have established a robust materials and waste management system to reduce the amount of natural resources consumed through the use of sustainable materials, reusing and recycling whenever possible and dispose our waste responsibly.



Employee Development and Wellness

As an effort to drive employee performance and engagement, ample training and education opportunities are offered to our employees to support their personal and professional growth. Sports and fitness facilities are also available to our employees to promote a healthy lifestyle.



Diversity and Inclusiveness

AME is committed towards diversity and inclusiveness. All employees in AME shall be entitled to equal access to opportunities regardless of their age, gender, ethnicity, religion, national origin, disability or any other characteristics.



Health and Safety

The health and safety of our employees are of utmost importance. We provide continuing education and training to maintain high level of safety at the work sites. Our construction and engineering divisions are certified to ISO 45001 Occupational Health and Safety Management System.



Donation of Face Masks and Sanitisers

AME donated face masks and hand sanitisers to the Johor State Government for the protection of healthcare frontliners and public officials battling the COVID-19 pandemic in the country.



MYHAUS Programme

AME collaborated with Yayasan Budi Ihsan Malaysia (YBIM) and TV AlHijrah for the MYHAUS programme, which is a house restoration and improvement programme to improve the living standards of the poor and underprivileged.



AME Survival Box Distribution Programme

This Survival Box Distribution Program is a pilot project undertaken by AME Rangers Squad to help the needy during this challenging time. 100 boxes of essential household items worth RM100 each will be distributed to affected families.

Board Leadership and Effectiveness

01

- 50% of the Board composed of independent directors.
- 3 standing Board committees composed of solely independent directors.
- 100% attendance at Board and Board committees' meetings by all current directors in the financial year ended 2021.
- Annual Board and Board committee effectiveness evaluation.
- Detailed disclosure on directors' remuneration.

Effective Audit and Risk Management

02

- Audit and Risk Management Committee ("ARMC") composed of solely independent directors.
- Annual assessment on external auditors.
- Risk management and internal control framework in place on risk management.
- Effective and independent internal audit function reports directly to the ARMC.

Integrity in Corporate Reporting and Meaningful Relationship with Stakeholders

03

- Timely public announcements and disclosure.
- Regularly updated and informative corporate website.
- Investors and research analysts briefing and dialogue on quarterly basis.
- Investor relations function managed by designated personnel.
- Voting in absentia and remote shareholders' participation for the 3rd AGM and EGM.



PropertyGuru Asia Property Awards Malaysia 2020

- Best Industrial Development – *i-Park@Senai Airport City*
- Regional Winner for Best Industrial Estate Development (Asia) – *i-Park@Senai Airport City*
- Best Industrial Developer – *AME Development Sdn Bhd*



Forbes Asia's 200 Best Under A Billion 2020

AME was named in Forbes® Asia's 200 Best Under A Billion 2020 list, which highlights 200 Asia Pacific public companies with sales under USD 1 billion. The 200 companies scored above their peers in a composite ranking that includes sales and profit growth, low debt levels and robust governance.



Malaysia Investor Relations Awards 2020

AME was awarded the Best IR for an IPO 2019 at the 10th Malaysia Investor Relations Awards 2020. This award highlights AME's exceptional investor relations efforts, effective communication with stakeholders, good corporate governance, and transparency.



Investment Merits & Valuation



Integrated construction & engineering capabilities

Niche specialisation in developing and managing industrial parks

Experienced management team with in-depth industry know-how

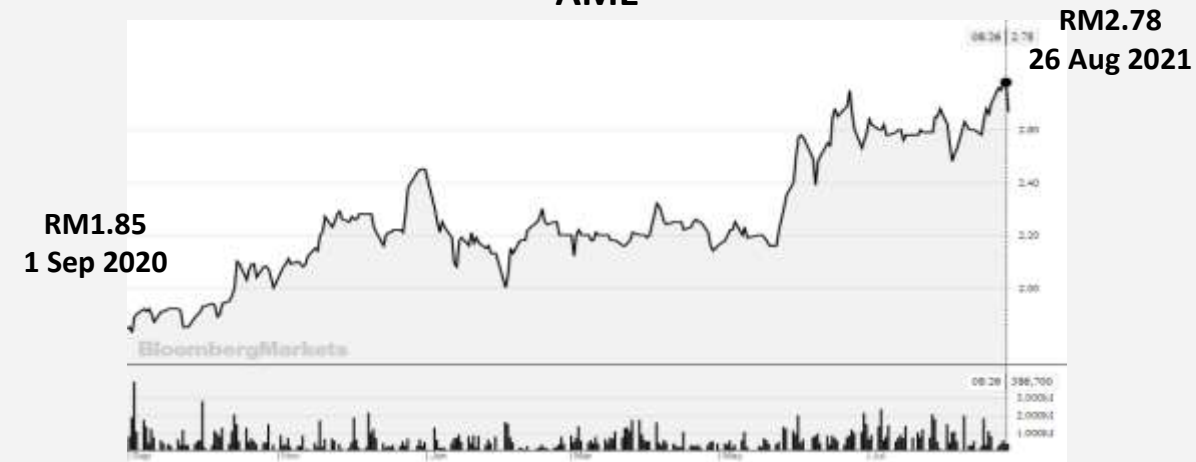
Beneficiary of domestic direct investments, international companies' expansion into Southeast Asia and supply chain diversification

Strong recurring income from i-Stay worker dormitories and industrial properties leasing

Share Price Performance

1-Sep 2020 to 26-Aug 2021

AME




Valuations @ 26 August 2021

Share Price (RM)	2.78
Market Cap (RM 'm)	1,187.4
P/E (ttm)	21.0
P/B	1.7
Dividend Yield	1.4%

Thank You

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Appendix

Industrial Park Development



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

Property Investment and Management Services



- Property investment
- Rental and management of workers' dormitories

Construction Services



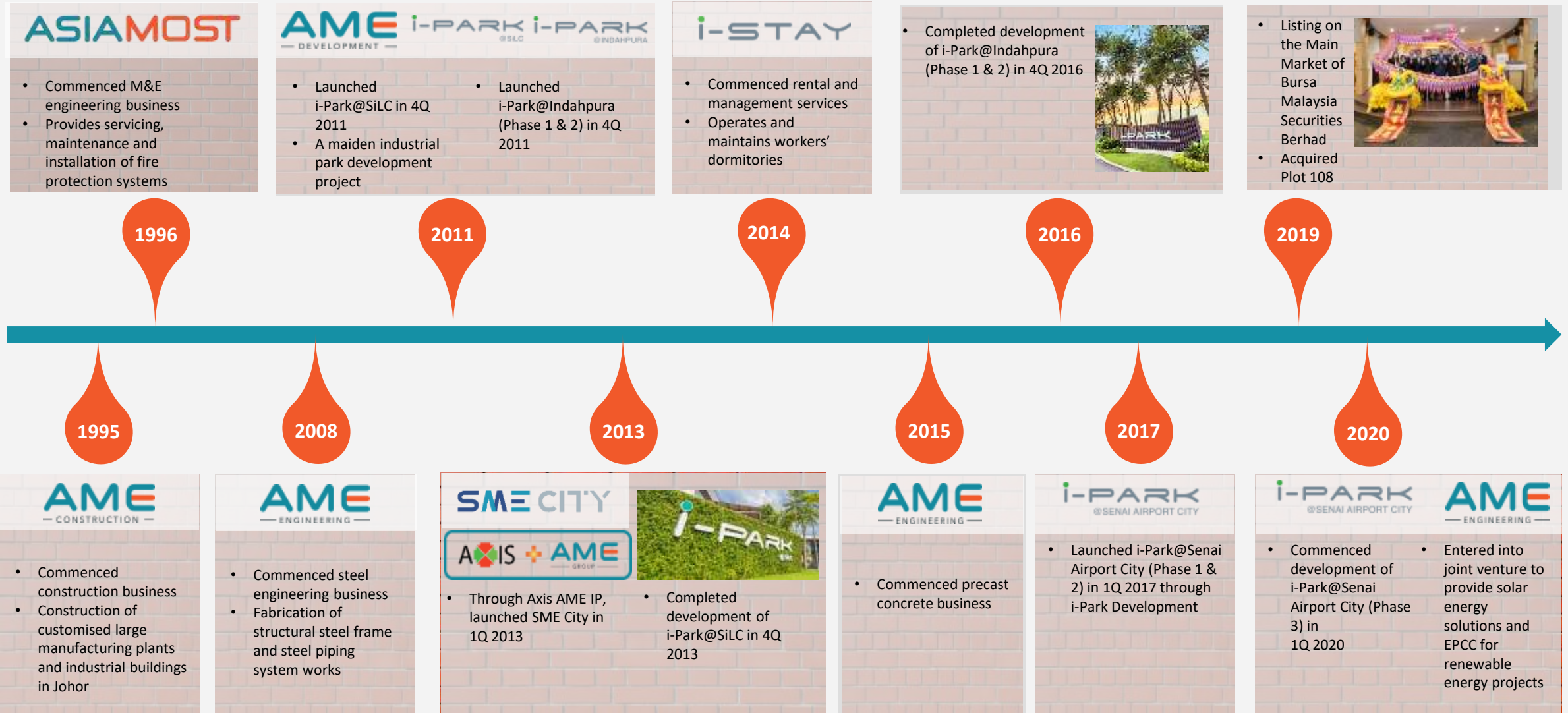
- Construction of large manufacturing plants and industrial properties

Engineering Services



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

25 years of being part of the country's industrialisation



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

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)

- 27 completed detached factories
- 8 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

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)

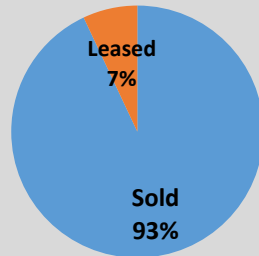
- 36 units/plots of 1½ storey detached factories

i-PARK @INDAHPURA

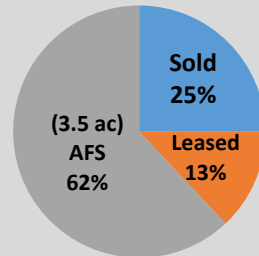


i-Park@Indahpura (Phase 3)

- 27 completed detached factories
- 8 under development detached factories



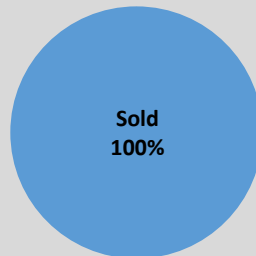
Completed
27 units



Under Development
8 units

i-Park@Indahpura (Plot 108)

- 2 under development detached factories



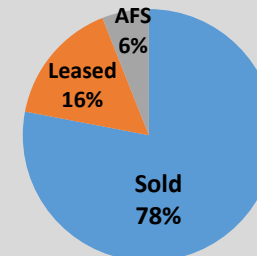
Under Development
15 acres

i-PARK @SENAI AIRPORT CITY

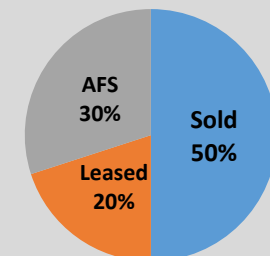


i-Park@Senai Airport City (Phase 1 & 2)

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



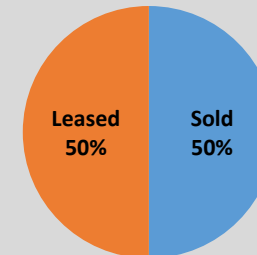
Completed
89 units



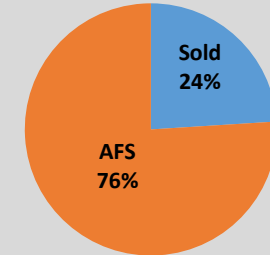
Under Development
10 units

i-Park@Senai Airport City (Phase 3)

- 36 units/plots of 1½ storey detached factories



Completed
2 units



Under Development
34 units

Notes:

1. Figures as at 30 June 2021
2. AFS: Available for sale

i-PARK @SiLC

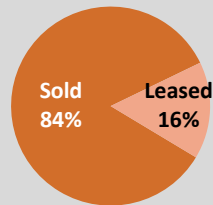


Overview: i-Park@SiLC

- 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

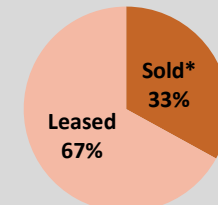


Overview: District 6

- 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



Notes:

1. Figures as at 30 June 2021

i-PARK @INDAHPURA



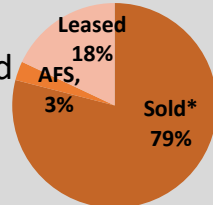
Phase 1 & 2

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



Notes:

1. Figures as at 30 June 2021
2. AFS: Available for sale

SME CITY



Overview: SME City

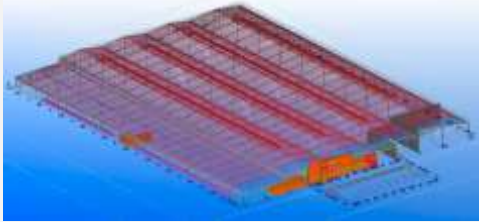
- Ready-built units with modern architecture design
- Mainly catering towards SME businesses
- Green landscaping around the industrial park
- 50%/50% owned by AME Group & Axis IE Sdn Bhd
- Total GDV: RM192 million

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



Pali Senai Sdn Bhd



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

AME Development Sdn Bhd



i-Park@Indahpura



i-Park@SiLC



IBP@SiLC



District 6@SiLC



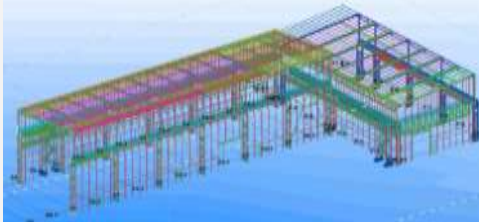
i-Park@Senai Airport City

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

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



i-PARK
@INDAH PURA

- 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



**Multi Purpose Hall
& Vending Machine**



Automated Laundry Shop



Ladies Park

Second workers' dormitory equipped with more comprehensive amenities



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

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**

**RM135.6 million
outstanding external
construction orderbook**

Note: Figures as at 30 June 2021



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



- ✓ 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

RM12.8 million
Outstanding external orderbook

Note: Figures as at 30 June 2021



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



<p>Kelvin Lee Chai Group Managing Director</p> <ul style="list-style-type: none"> • Appointed as Group MD on 27 August 2018 • 36 years of experience in construction • 9 years of experience in property development 	<p>Simon Lee Sai Boon Executive Director</p> <ul style="list-style-type: none"> • Appointed as Executive Director on 27 August 2018 • 26 years of experience in construction • 9 years of experience in property development 	<p>Lim Yook Kim Executive Director</p> <ul style="list-style-type: none"> • Appointed as Executive Director on 27 August 2018 • 46 years of experience in construction • 9 years of experience in property development 	<p>Kang Ah Chee Executive Director</p> <ul style="list-style-type: none"> • Appointed as Executive Director on 27 August 2018 • 48 years of experience in construction • 9 years of experience in property development
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i-Park



Temperature screening & scheduled disinfection at sales galleries

i-Stay



Automated temperature checks & scheduled tests at i-Stay dorms

Construction & Engineering



Construction workers undergoing temperature check & safety briefing

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

Purposes	Initial proposed utilisation as at 30.6.21 (RM'000)	%	Revised proposed utilisation as at 30.6.21 (RM'000)	%	Actual utilisation as at 30.6.21 (RM'000)	Balance unutilised as at 30.6.21 (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	78,050	70.3	-	78,050
II. Working capital for i-Park@Senai Airport City development project	23,000	20.7	24,344	21.9	19,637	4,707	Within 12 - 36 months
• Partially fund construction of clubhouse	9,000		9,000				
• Payment to external consultants and contractors to commence development of Phase 3	12,000		13,344				
• Marketing expenses	2,000		2,000				
III. Complete the expansion of precast concrete fabrication capacity	9,000	8.1	-	-	-	#	Within 12 months
IV. Estimated listing expenses	10,000	9.0	8,656	7.8	8,656	*	Within 6 months
Total	111,050	100.0	111,050	100.0	28,293	82,757	

Reallocated the proceeds to land acquisitions for development projects with higher returns

*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