



## 2Q22 Corporate Presentation

2 December 2021

IR Adviser:



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# Operations Review

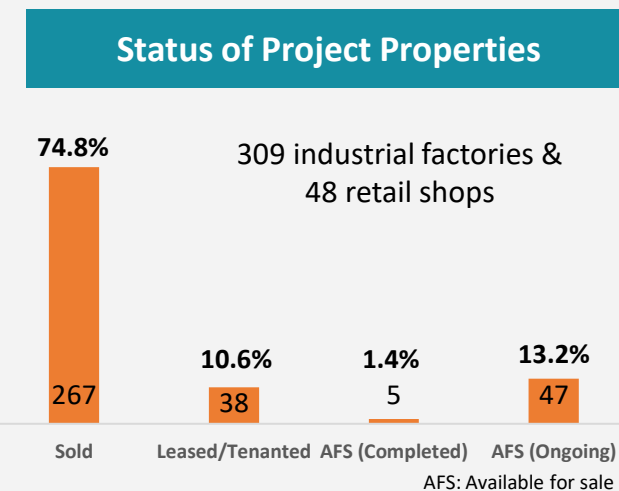
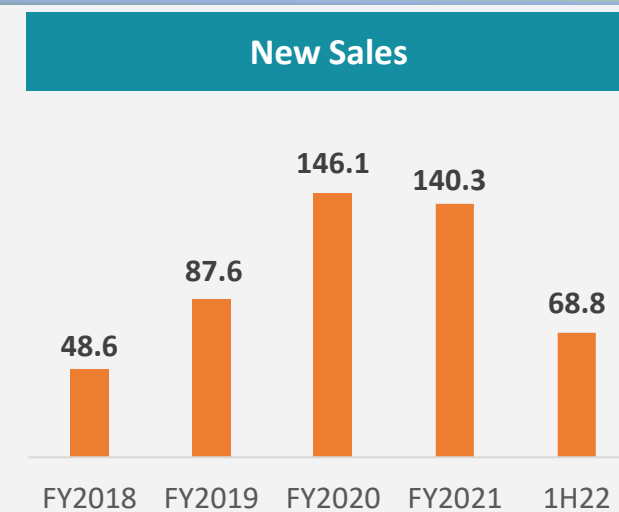
# Continued registering new sales in 2Q22 despite FMCO closures... also recently replenished construction orderbook with single-largest contract of RM359 million

	2Q21 (RM'm)	2Q22 (RM'm)	Change	FY2021 (RM'm)
<b><u>Industrial Properties</u></b>				
New sales	27.4	4.0	↓ 85.4%	140.3
Unbilled sales	74.1	67.8	↓ 8.5%	64.3
Ongoing GDV	2,682.0	2,711.0	↑ 1.1%	2,682.0
Balance GDV	1,420.0	1,107.0	↓ 22.0%	1,212.0
<b><u>Investment Properties</u></b>				
i-Stay revenue	3.0	3.2	↑ 6.7%	12.1
Leasing revenue	5.7	7.4	↑ 29.8%	24.3
<b><u>Construction &amp; Engineering</u></b>				
Balance orderbook	232.4	117.6 <sup>#</sup>	↓ 49.4%	147.6

# Secured RM359m construction contract in October 2021

# RM1.1 billion in balance GDV to be recognized...

Projects				GDV (as at 30 September 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)	
<b>Completed</b>									
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	365	235	4
SME City	Industrial factory and commercial development	40.0	86	100	1Q 2013/2Q 2015	192	192	-	-
<b>Ongoing</b>									
i-Park@Indahpura (Phase 3)	Industrial factory (Gated & Guarded)	85.4	35	95	1Q 2013/2023	456	395 <sup>(1)</sup>	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 <sup>(1)</sup>	342	11
The Jacaranda	Commercial development (Retail Shops)	13.9	48	90	1Q 2019/2021	68	58	10	18
i-Park@Senai Airport City (Phase 3)	Industrial factory (Gated & Guarded)	76.6	36	31	1Q 2020/2025	555	198 <sup>(2)</sup>	357	35
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 <sup>(1)(3)</sup>	-	-
<b>Total</b>		<b>456.5</b>	<b>357</b>			<b>2,903</b>	<b>1,796</b>	<b>1,107</b>	<b>68</b>



- 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

## GROSS DEVELOPMENT VALUE (GDV) BREAKDOWN

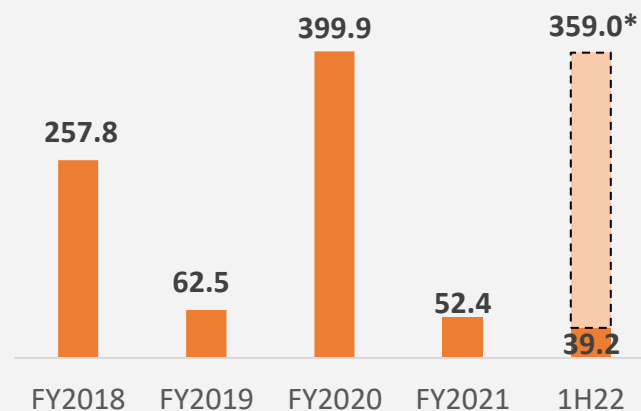


## Construction & Engineering Services Orderbook Breakdown (as at 30 September 2021)

Description of Projects	Location	Commencement Date (CY)	Completion Date (CY)	Total Contract Value (RM'm)	Remaining Contract Value (RM'm)
<b>Construction Services</b>					
A single-storey warehouse and a two-storey factory unit and warehouse with a six-storey office block	Selangor	3Q 2019	1Q 2022 <sup>#</sup>	253.3	59.4
A factory with one-storey service room and two-storey office block	Johor	2Q 2021	1Q 2022	39.2	33.3
Extension of dryer plant, warehouses, loading bay, office, ancillary building and external works	Johor	3Q 2020	4Q 2021 <sup>#</sup>	26.1	7.7
<b>Engineering Services</b>					
Precast works for train depot expansion	Singapore	2Q 2019	1Q 2022 <sup>#</sup>	17.4	5.3
Others	-	-	-	60.0	11.9
<b>Total</b>				<b>396.0</b>	<b>117.6</b>

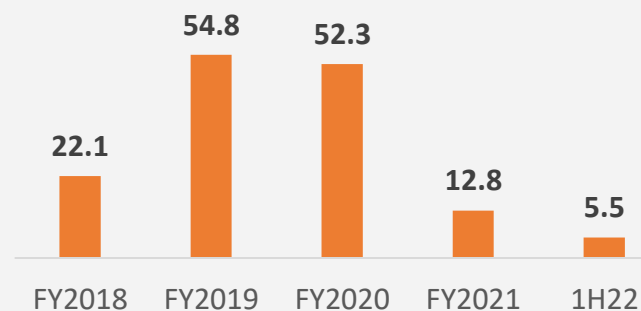
<sup>#</sup> Extension of time (EOT) due to Movement Control Order

## Orderbook Replenishment (Construction)



\*Secured RM359 million contract in October 2021

## Orderbook Replenishment (Engineering)





## Construction of Ye Chiu Non-Ferrous Metal (M) Sdn Bhd integrated production facility

- In October 2021, AME was awarded a RM359.0 million award for the expansion of Ye Chiu integrated production facility in Tanjung Langsat Industrial Area
  - Comprising production facility, logistic warehouse and office building
  - Approx. 2.55 million sq ft built up area
- Ye Chiu manufactures, trades aluminium alloy ingot and aluminium scraps, and is a wholly owned Malaysia subsidiary of Ye Chiu Metal Recycling (China) Ltd listed in the Shanghai Stock Exchange with presence in China, Malaysia and United States
- Commenced construction: 3 November 2021
- Completion target: 2 May 2023



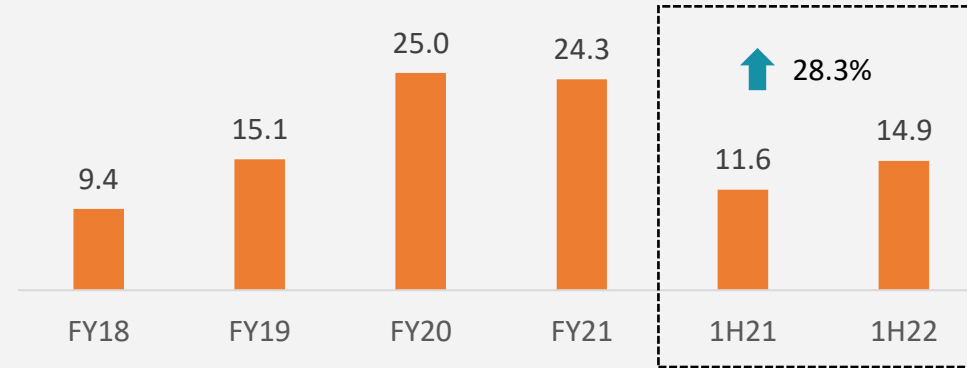
# Property leasing solutions integral to i-Parks...revenue contributes to AME's recurring income

## Property Leasing

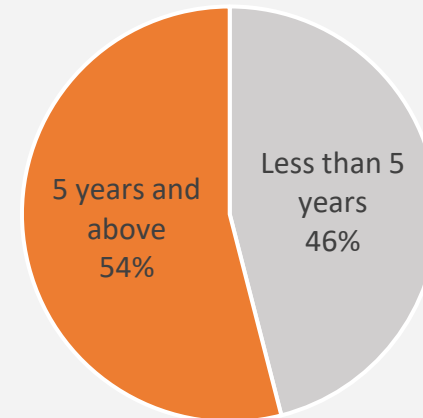
- Leasing of industrial properties
- Recurring income generated through regular payments made under leasing agreements



## Property Leasing Revenue



## Tenure of 39\* Tenanted/Leased Units



\* Including 2 CIP units  
Note: Figures as at 30 September 2021





**i-Park@Indahpura**

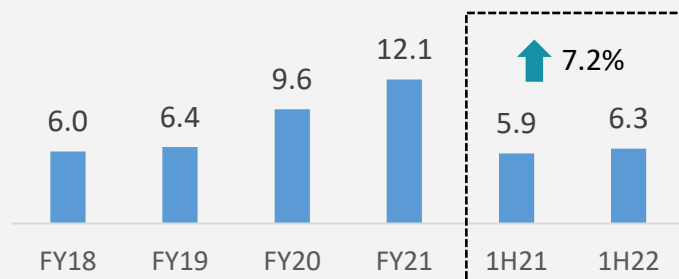
<b>Capacity</b>	2,290 beds
<b>No. of units/beds</b>	229 units (max. 10 beds each)
<b>Avg. size per unit</b>	881.5 sq ft
<b>Commenced</b>	Phase 1 - January 2014 Phase 2 - April 2015
<b>Term of tenancy</b>	1 – 5 years
<b>Avg. rental per unit</b>	RM2,475 per month
<b>Occupancy rate</b>	97%

## 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**

<b>Capacity</b>	2,005 beds
<b>No. of units/beds</b>	1) Type 1: 170 units (max. 11 beds each) 2) Type 2: 15 units (max. 9 beds each)
<b>Avg. size per unit</b>	1) Type 1: 1,161.5 sq ft 2) Type 2: 841.9 sq ft
<b>Commenced</b>	Phase 1 - May 2019 Phase 2 - July 2019
<b>Term of tenancy</b>	1 – 3 years
<b>Avg. rental per unit</b>	1) Type 1: RM2,633 2) Type 2: RM2,322
<b>Occupancy rate</b>	97%

Note: Figures as at 30 September 2021

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



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

- To add nearly 2,290 beds to existing i-Stay@Indahpura, bringing total capacity to approximately 4,580 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

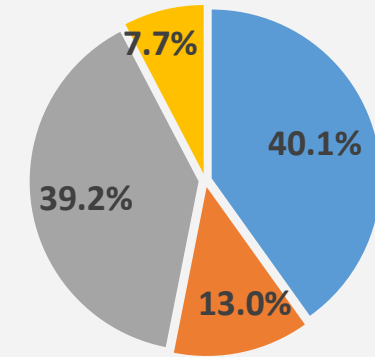


# 2Q22 impacted by FMCO, although better than 1Q22... 1H22 performance mitigated by higher revenue from property development and rental income

## Key Highlights

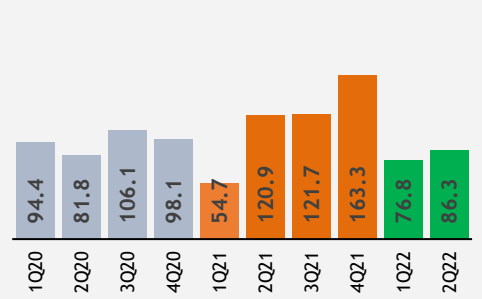
	2Q22 (RM'm)		YoY Change	1H22 (RM'm)		YoY Change
Revenue	86.3	▼	28.6%	163.1	▼	7.1%
PBT	15.3	▼	13.8%	26.3	▲	8.0%
PATMI	9.8	▼	14.3%	17.0	▲	1.5%

## Revenue by Segment

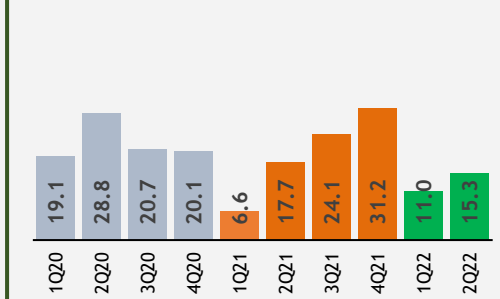


1H22

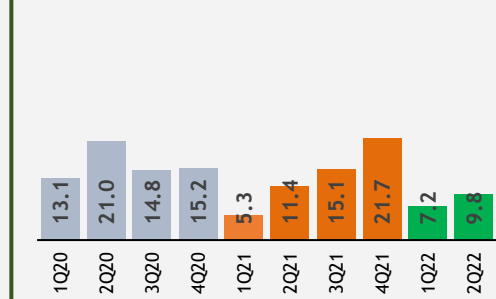
Quarterly Revenue (RM'mil)



Quarterly PBT (RM'mil)

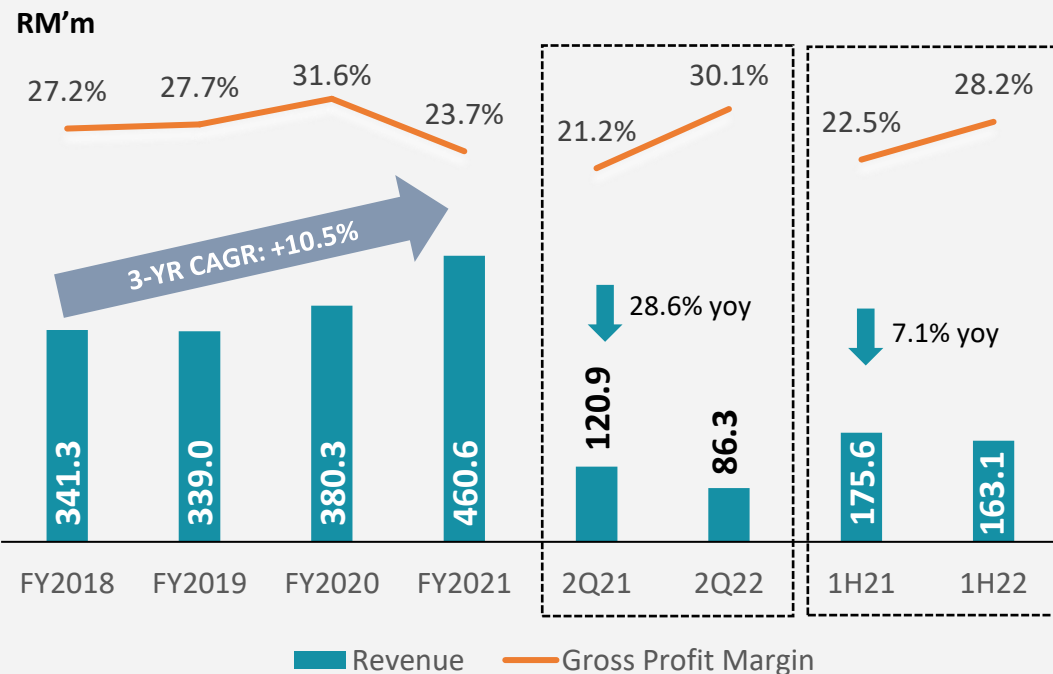


Quarterly PAT (RM'mil)

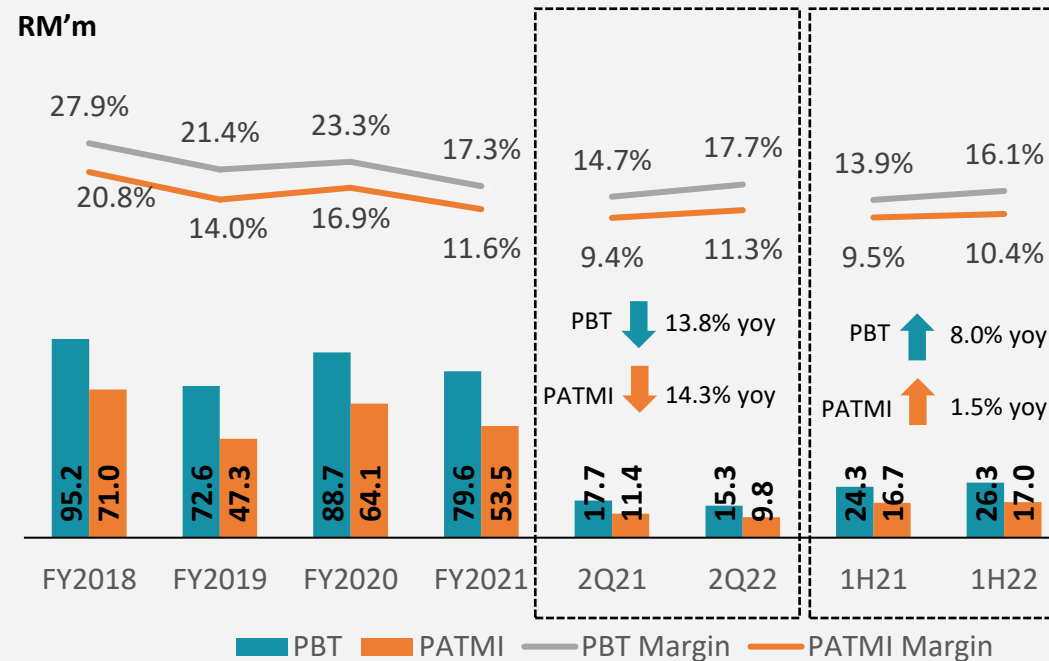


- Industrial Park Development
- Property Investment & Management Services
- Construction Services
- Engineering Services

## Revenue and Gross Margin



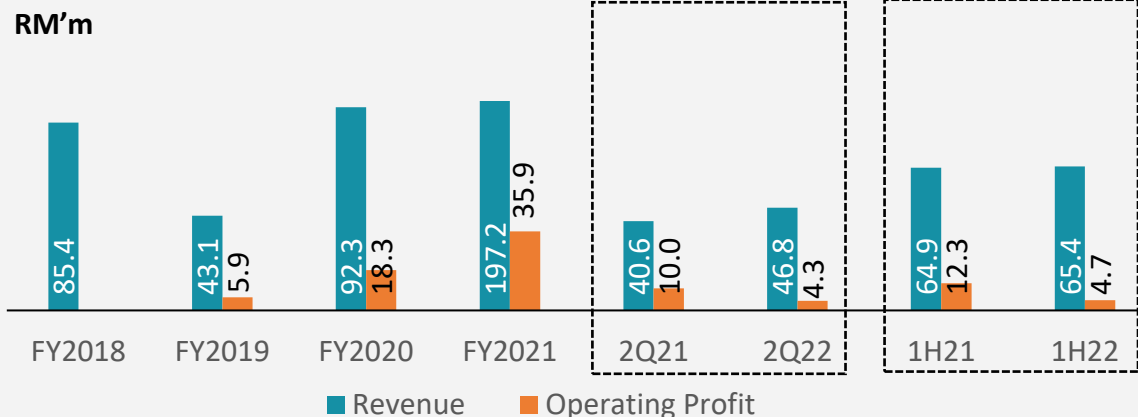
## Profit and Margins



- **2Q22 revenue and PATMI reduced on FMCO restrictions and limited manpower capacity**
  - Partly offset by higher revenue from property development, rental income and higher margins from engineering projects
- **1H22 performance largely maintained**
  - Higher contributions from construction, engineering and property investment and management segments

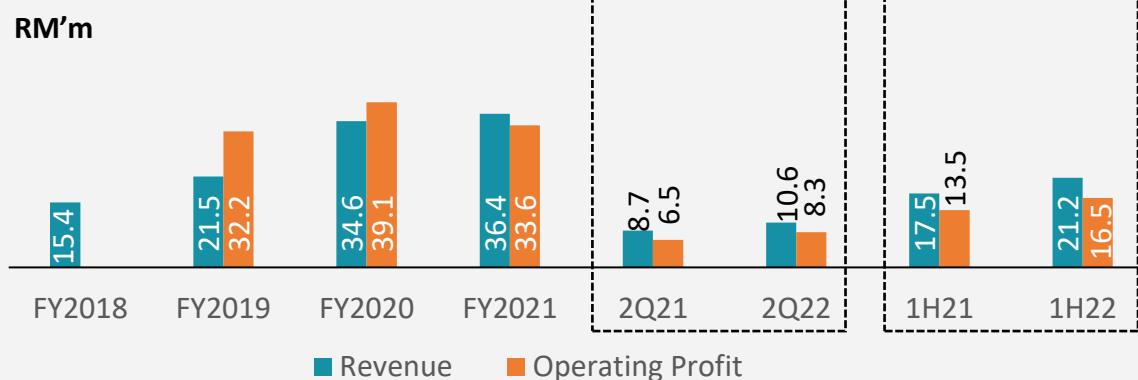
# Registered higher revenue contribution from property development and investment properties segments in 1H22

## Property Development



- 2Q22 revenue ↑ 15.2% yoy, operating profit ↓ 56.9% yoy
- 1H22 revenue ↑ 0.8% yoy, operating profit ↓ 61.8% yoy
  - Recorded higher stages of work completed and timing of income recognition
  - The decline in operating profit is mainly due to lower margins from certain property development projects

## Property Investment & Management Services

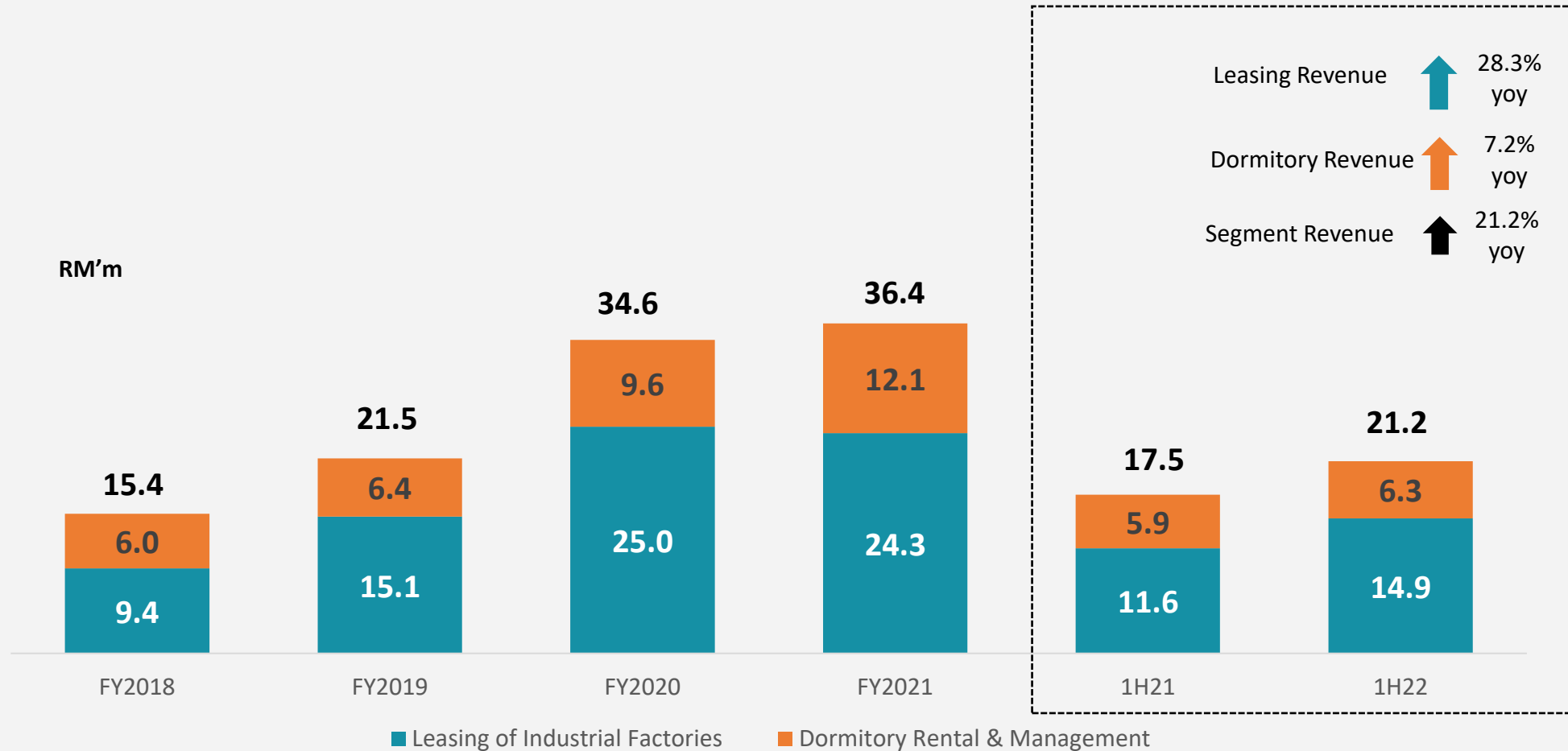


- 2Q22 revenue ↑ 21.1% yoy, operating profit ↑ 28.0% yoy
- 1H22 revenue ↑ 21.2% yoy, operating profit ↑ 21.7% yoy
  - Due to larger number of industrial properties leased, as well as higher rental income from workers' dormitories on improved occupancy



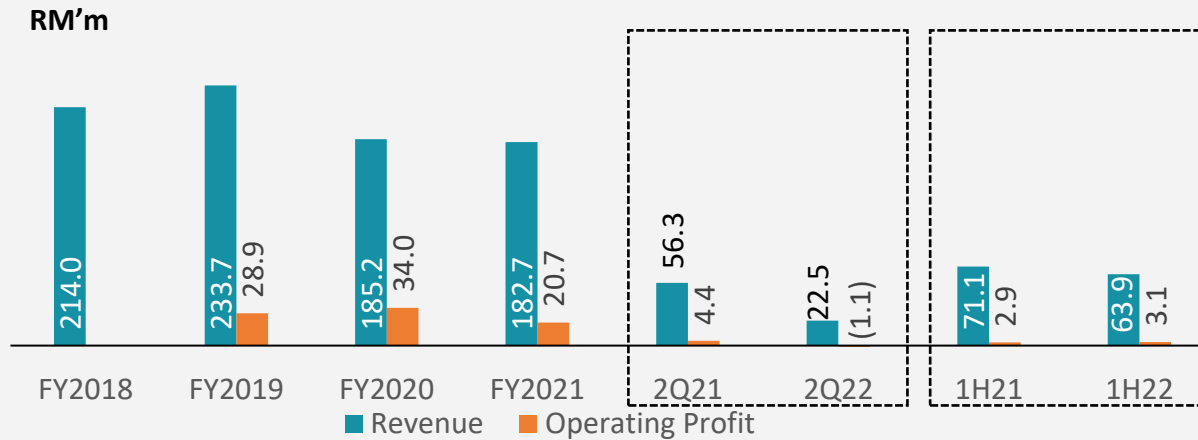
# Increasing leasing properties portfolio and tenancy rate of workers' dormitories... contributing to long term recurring income streams

## Revenue Breakdown of Property Investment & Management Services Segment



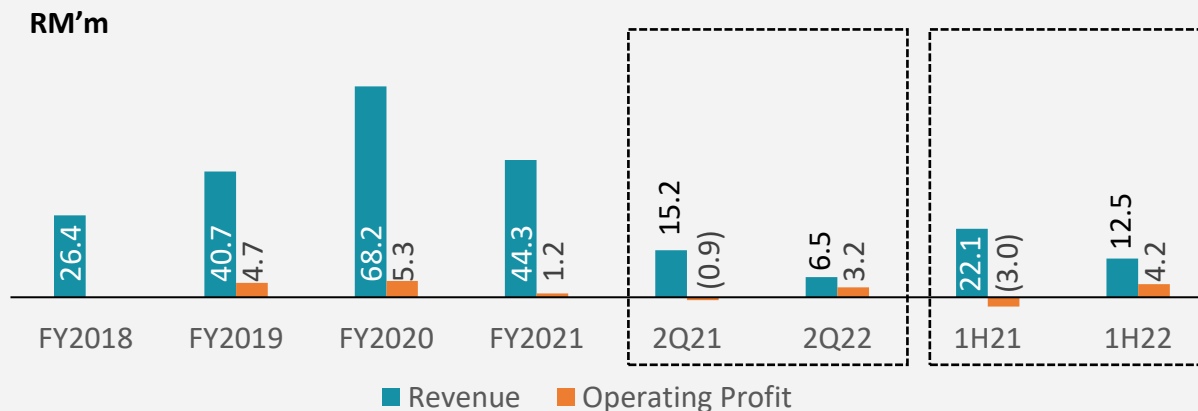
# Construction and engineering segment hampered by FMCO... progressively recommenced activities during 2Q22

## Construction Services



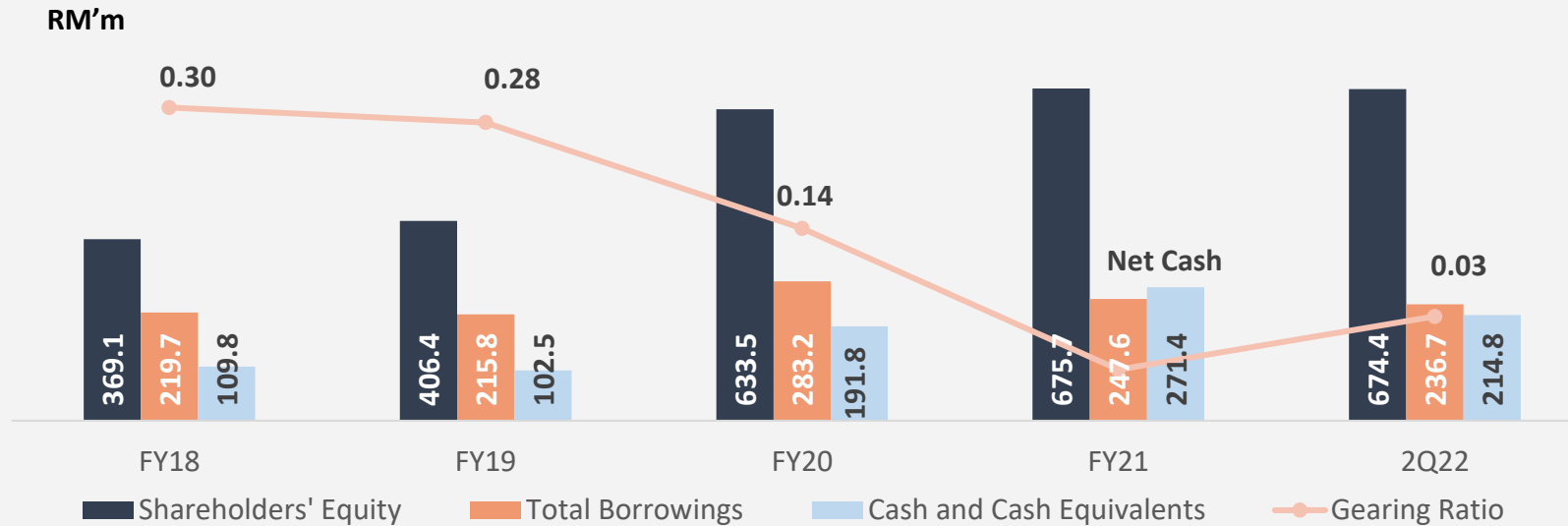
- 2Q22 revenue ↓ 60.2%, operating profit ↓ 124.8%
  - The decline in operating profit was attributed to fixed costs and inactivity during FMCO
- 1H22 revenue ↓ 10.0%, operating profit ↑ 8.4%
  - The decline in revenue was mainly from slower progression in stage completion of on-going projects

## Engineering Services



- 2Q22 revenue ↓ 57.3% yoy, operating profit ↑ 440.0% yoy
- 1H22 revenue ↓ 43.5% yoy, operating profit ↑ 238.8% yoy
  - The decrease in revenue was due to slower progression in stage of completion of on-going projects as well as completion of certain projects for steel engineering and precast concrete work

# Healthy financial position with low gearing level... able to undertake more expansion and landbanking



	FY2019 (RM'm)	FY2020 (RM'm)	FY2021 (RM'm)	2Q22 (RM'm)
Current Assets	475.1	672.4	701.8	638.1
Non-Current Assets	418.3	478.6	492.9	496.9
Current Liabilities	242.4	197.5	227.0	183.7
Non-Current Liabilities	214.3	284.8	254.3	237.8
Shareholders' Equity	406.4	633.5	675.7	674.4
Net Gearing	0.28	0.14	Net Cash	0.03



# Sizeable properties providing enhanced value and growth

	As at 31 March				As at 30 September	
	2018	2019	2020	2021	2021	
<b>Investment properties<sup>(1)</sup></b>						
- i-Park@SiLC	3	3	3	3		3
- i-Park@Indahpura	8	8	8	8		8
- District 6	2	2	1	1		1
- i-Park@Senai Airport City	14	14	22	16 (3 CIP)		16 (3 CIP)
<b>Total investment properties</b>	<b>27</b>	<b>27</b>	<b>34</b>	<b>28</b>		<b>28</b>
<b>Inventory units<sup>(2)</sup></b>						
- i-Park@Indahpura	4 (4 leased)	4 (4 leased)	3 (3 leased)	3 (3 leased)		3 (3 leased)
- District 6	4	4	4 (1 leased)	4 (3 leased)		3 (3 leased)
- i-Park@Senai Airport City	1 (1 leased)	7 (3 leased)	8 (4 leased)	8 (5 leased)		7 (5 leased)
<b>Total inventory units</b>	<b>9</b>	<b>15</b>	<b>15</b>	<b>15</b>		<b>13</b>
<b>Workers' dormitories</b>						
- i-Park@Indahpura	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)
<b>Total workers' dormitories</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>4</b>		<b>4</b>
<b>Total units</b>	<b>37</b>	<b>44</b>	<b>51</b>	<b>47</b>		<b>45</b>
<b>Valuation (RM'm)</b>						
Investment properties (market value)	237.00	278.80	344.27	325.60		326.20
Inventory units (cost)	55.35	85.52	92.87	104.50		93.40
Workers' dormitories (cost)	25.42	57.64	59.66	71.83 <sup>(3)</sup>		75.05 <sup>(3)</sup>
<b>Total</b>	<b>317.77</b>	<b>421.96</b>	<b>496.80</b>	<b>501.93</b>		<b>494.65</b>

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



**Recent  
Development  
& Growth  
Strategies**

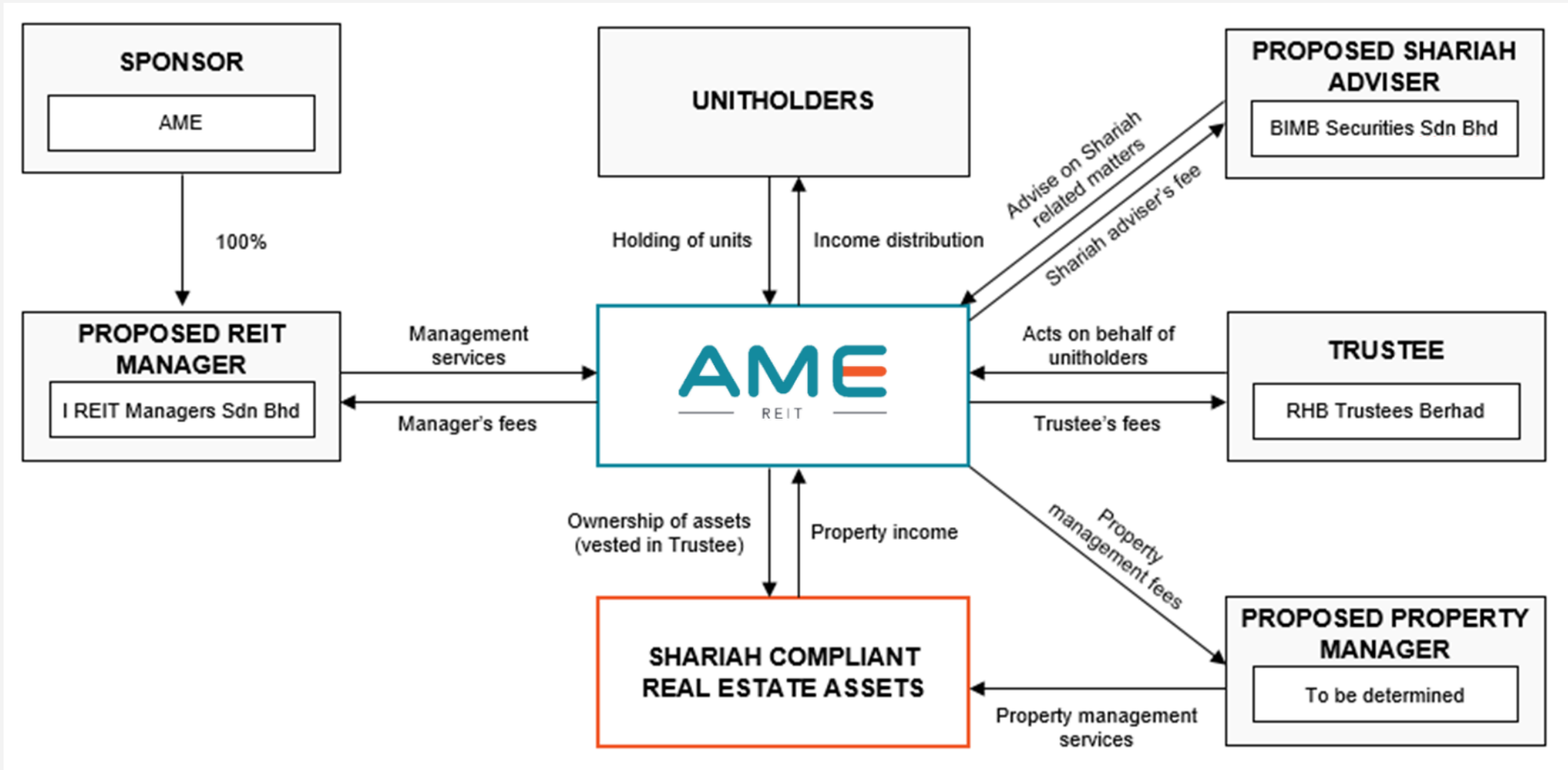
# Proposed establishment and listing of industrial REIT on Main Market of Bursa Malaysia Securities Berhad in mid 2022...

- Injecting RM557.0 million worth of assets (**31 industrial real estates and 3 industrial-related real estates**) located in or near AME's i-Park@SAC, i-Park@Indahpura and i-Park@SiLC
- Total consideration of RM557.0 million to be satisfied through:
  - Issuance of 520.0 million Units
  - Cash consideration of RM37.0 million to be funded from Islamic financing
- Proposed offering of a total of **254.8 million Units** via IPO:
  - **130.0 million Units** to shareholders of AME whose names appear in the Record of Depositors as at the close of business on an entitlement date to be determined and announced later by the Board
  - **10.4 million Units** for application by the Malaysian public via balloting
  - **7.8 million Units** to eligible directors and employees of AME and its subsidiaries
  - **106.6 million Units** to Bumiputera investors approved by MITI, institutional and selected investors
- REIT Listing is expected to be completed by the second quarter of 2022

## Estimate utilization of proceeds based on illustrative IPO price of RM1.00 per unit

Description of use of proceeds	RM'000	Estimated timeframe for utilization from the date of the Proposed Listing
Repayment of borrowings	90,000	Within 3 months
Estimated expenses relating to the Proposed REIT Establishment and Listing	4,315	Within 1 month
Future industrial property development and investment projects including land acquisitions and joint ventures	160,485	Within 24 months
<b>TOTAL</b>	<b>254,800</b>	





## Reached full settlement with AREA with settlement sum of RM26.25 million for Group's completed warehouse project in Selangor...

- On 19 November 2021, AME Construction Sdn Bhd (AMEC) received confirmation acceptance from Area Ventures Sdn Bhd (AREA) for a Settlement Agreement pertaining to works completed to for a logistic warehouse in Selangor
- The settlement sum represents a discount of 11% or RM3.33 million, to the principal sum of RM29.58 million
- The settlement agreement is not expected to have a material effect on the earnings and net assets per share of AME and its subsidiaries for the financial year ending 31 March 2022

# 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



**All** project sites recommenced work at full capacity under Phase 4 of National Recovery Plan in October 2021

## Replicating i-Park model across Peninsular Malaysia

**62.5 acres** balance landbank as at 30 September 2021



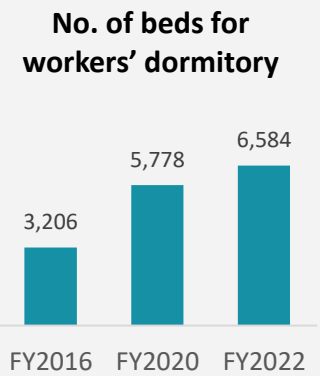
**232.3 acres** balance landbank



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



## Enhancing portfolio of workers' dormitories







# 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

25-Nov 2020 to 24-Nov 2021

AME



## Valuations @ 24 November 2021

Share Price (RM)	1.85
Market Cap (RM 'm)	1,185.2
P/E (ttm)	21.6
P/B	1.8

# Thank You

## IR Contacts:

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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



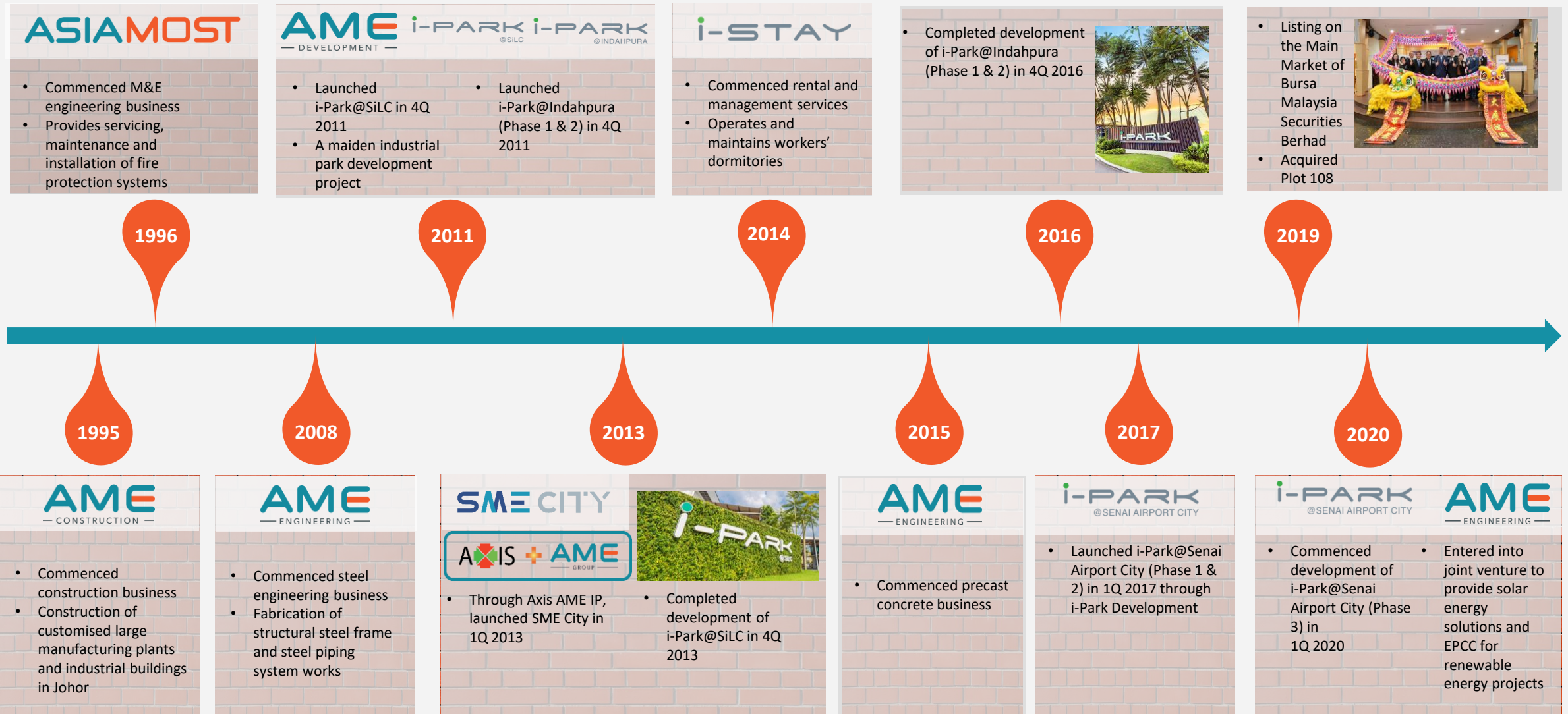
- Construction of large manufacturing plants and industrial properties

## 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



## HISTORICAL MILESTONES



## 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...

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)

- 29 completed detached factories
- 6 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)

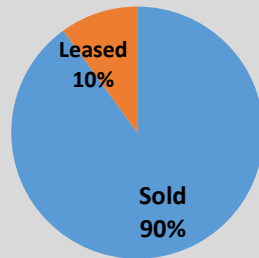
- 36 units/plots of 1½ storey detached factories

## i-PARK @INDAHPURA

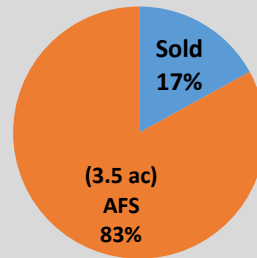


### i-Park@Indahpura (Phase 3)

- 29 completed detached factories
- 6 under development detached factories



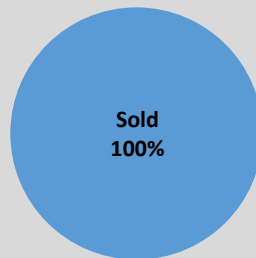
Completed  
29 units



Under Development  
6 units

### i-Park@Indahpura (Plot 108)

- 2 under development detached factories



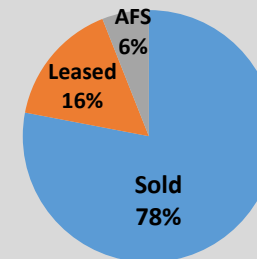
Under Development  
15 acres

## i-PARK @SENAI AIRPORT CITY

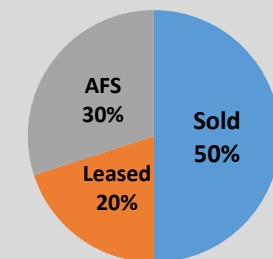


### i-Park@Senai Airport City (Phase 1 & 2)

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



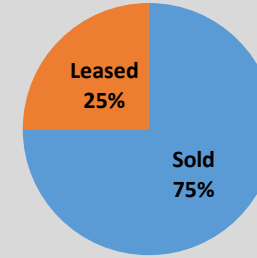
Completed  
89 units



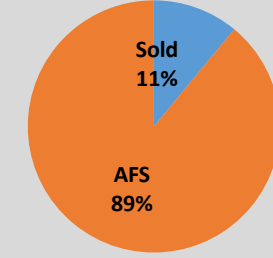
Under Development  
10 units

### i-Park@Senai Airport City (Phase 3)

- 36 units/plots of 1½ storey detached factories



Completed  
8 units



Under Development  
28 units

#### Notes:

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



## i-PARK @SiLC

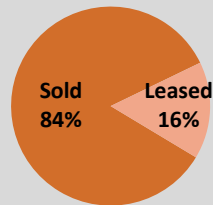


### Overview: i-Park@SiLC

- AME's 1<sup>st</sup> 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

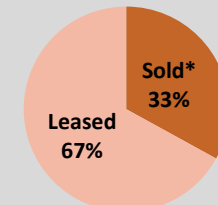


### Overview: District 6

- 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 September 2021

## i-PARK @INDAHPURA

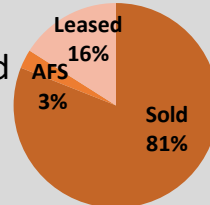


### Overview: i-Park@Indahpura (Phase 1 & 2)

- AME's 2<sup>nd</sup> 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

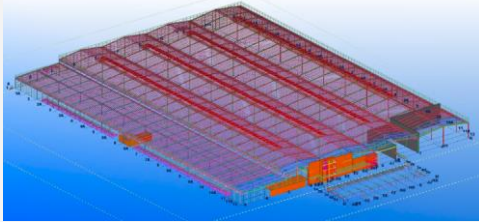
- 15 units of ready-built 1½ storey detached factories
- 34 units of ready-built 1½ storey semi-detached factories
- 36 units of ready-built 1½ storey cluster factory
- 1 plot for future commercial development



#### Notes:

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

## Pali Senai Sdn Bhd

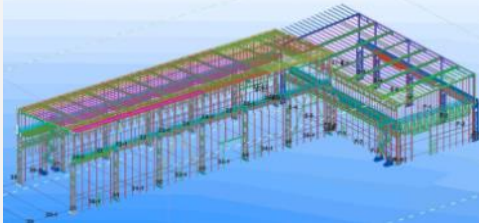


<b>Completion</b>	November 2016
<b>Total weight</b>	1,750 tons
<b>Max height</b>	16m

## Bahru Stainless Sdn Bhd



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



	Phase 1	Phase 2
<b>Completion</b>	June 2011	July 2012
<b>Total weight</b>	2,960 tons	4,210 tons
<b>Max height</b>	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





**i-PARK**  
@INDAHPURA

- 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**

**RM105.9 million  
outstanding external  
construction orderbook**

Note: Figures as at 30 September 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

**RM11.7 million**  
**Outstanding external orderbook**

Note: Figures as at 30 September 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><b>Kelvin Lee Chai</b> <b>Group Managing Director</b></p> <ul style="list-style-type: none"><li>• Appointed as Group MD on 27 August 2018</li><li>• 36 years of experience in construction</li><li>• 9 years of experience in property development</li></ul>	<p><b>Simon Lee Sai Boon</b> <b>Executive Director</b></p> <ul style="list-style-type: none"><li>• Appointed as Executive Director on 27 August 2018</li><li>• 26 years of experience in construction</li><li>• 9 years of experience in property development</li></ul>	<p><b>Lim Yook Kim</b> <b>Executive Director</b></p> <ul style="list-style-type: none"><li>• Appointed as Executive Director on 27 August 2018</li><li>• 46 years of experience in construction</li><li>• 9 years of experience in property development</li></ul>	<p><b>Kang Ah Chee</b> <b>Executive Director</b></p> <ul style="list-style-type: none"><li>• Appointed as Executive Director on 27 August 2018</li><li>• 48 years of experience in construction</li><li>• 9 years of experience in property development</li></ul>
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# Majority of proceeds to be utilised to expand burgeoning property development segment

Purposes	Initial proposed utilisation as at 30.9.21 (RM'000)	%	Revised proposed utilisation as at 30.9.21 (RM'000)	%	Actual utilisation as at 30.9.21 (RM'000)	Balance unutilised as at 30.9.21 (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	19,731	4,613	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
<b>Total</b>	<b>111,050</b>	<b>100.0</b>	<b>111,050</b>	<b>100.0</b>	<b>28,387</b>	<b>82,663</b>	

# 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