



# AME ELITE CONSORTIUM BERHAD

201801030789 (1292815-W)

Address: No. 5, Jalan I-Park SAC 2, Taman Perindustrian I-Park SAC, 81400 Senai, Johor Darul Takzim  
Tel: +607 5959 666 Website: <http://www.ame-elite.com/>

## BUSINESS OVERVIEW

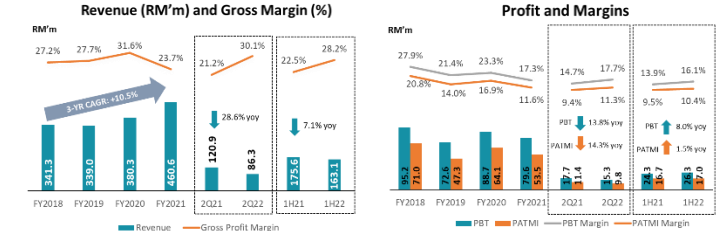
AME Elite Consortium Berhad (AME), established since 1995, is a leading integrated industrial space solutions provider, offering one-stop and comprehensive solutions encompassing the design and construction of customised large manufacturing plants, development of award-winning industrial parks, sale and lease of industrial factory units, as well as rental and management of workers' dormitories within its industrial parks.

AME has completed the construction of more than 200 large manufacturing and industrial buildings for various industries, and four industrial parks. AME is supported by in-house construction and engineering expertise, including mechanical and electrical (M&E) engineering, and industrialised building system (IBS) involving steel structure and pre-cast concrete fabrication.

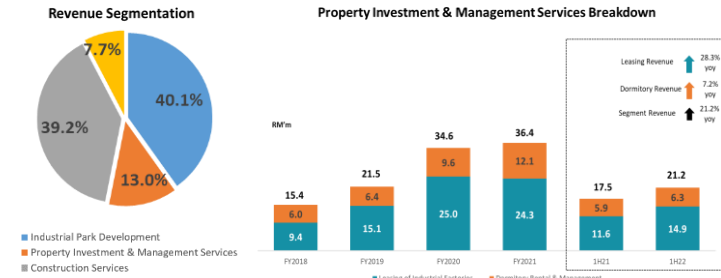
## PROJECT OVERVIEW

Completed Industrial Parks	
<b>i-Park@SiLC</b>  <b>GDV:</b> RM80.0m <b>Area:</b> 12.31 acres <b>Take-up:</b> 100% - Sold: 84% - Leased: 16%	<b>i-Park@Indahpura (Phase 1&amp;2)</b>  <b>GDV:</b> RM600.0m <b>Area:</b> 104.84 acres <b>Take-up:</b> 97% - Sold: 81% - Leased: 16%
<b>District 6</b>  <b>GDV:</b> RM86.0m <b>Area:</b> 7.57 acres <b>Take-up:</b> 100% - Sold: 33% - Leased: 67%	<b>SME City</b> <i>*By jointly-controlled entity, Axis AME IP</i>  <b>GDV:</b> RM192.0m <b>Area:</b> 40.00 acres <b>Take-up:</b> 100% - Sold: 100%
Completed Workers' Dormitories	
<b>i-Stay@Indahpura</b>  <b>Maximum capacity:</b> 2,290 beds <b>Occupancy rate:</b> 97% <b>Facilities &amp; services:</b> - Thumb-print/facial access control - Canteen - Park gymnasium - Automated laundry - Futsal & volleyball courts - First-aid room - Convenience store - Mobile phone store	<b>i-Stay@Senai Airport City</b>  <b>Maximum capacity:</b> 2,005 beds <b>Occupancy rate:</b> 95% <b>Facilities &amp; services:</b> - Thumb-print/facial access control - Canteen - Café - Automated laundry - Multipurpose hall - Park gymnasium - Treatment room - Convenience store - Mobile phone store
Ongoing Industrial Parks	
<b>i-Park@Indahpura (Phase 3* &amp; P108)</b> <i>*By jointly-controlled entity, Axis AME IP</i>  <b>Est. GDV:</b> Phase 3: RM456.0m P108: RM120.0m <b>Area:</b> Phase 3: 85.4 acres P108: 15.0 acres <b>Est. Completion:</b> 2023 <b>Take-up: Phase 3</b> - 95% (Sold: 90%, Leased: 5%) <b>P108</b> - 100% (Sold: 100%)	<b>i-Park@Senai Airport City (Phase 1, 2, 3 Plus &amp; The Jacaranda)</b>  <b>Est. GDV:</b> RM1,369.0m <b>Area:</b> 191.4 acres <b>Est. Completion:</b> 2025 <b>Take-up: Phase 1 &amp; 2</b> - 94% (Sold: 63%, Leased: 31%) <b>Phase 3 &amp; 3 Plus</b> - 24% (Sold: 20%, Leased: 4%) <b>The Jacaranda</b> - 90% (Sold: 90%)

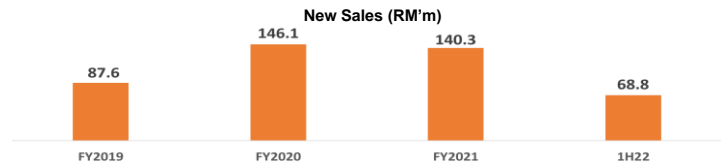
## FINANCIAL PERFORMANCE



AME's 1H22 net profit was largely maintained at RM17.0m (1H21: RM16.7m), on higher contributions from construction, engineering and property investment and management segments. This mitigated the 7.1% revenue dip to RM163.1m (1H21: RM175.6m) on reduced contribution from construction services as business activities were halted and manpower capacity was limited during the Full Movement Control Order (FMCO). 2Q22 net profit and revenue declined to RM9.8m (2Q21: RM11.4m) and RM86.3m (1Q21: RM120.9m) respectively, due to FMCO disruptions.



The Group recorded new sales of industrial properties worth RM68.8m in 1H22 (1H21: RM27.4m), supported by sales from domestic corporations and multinational companies with local presence that are seeking expansion.



## RECENT DEVELOPMENTS

- Secured AME's single-largest construction contract
  - Awarded RM359 million contract to build an integrated production facility for Ye Chiu Non-Ferrous (M) Sdn Bhd in Johor. 19-month contract to last till May 2023
- Undertaking REIT IPO on Bursa Malaysia
  - Injecting RM557.0m worth of assets (31 industrial real estates and 3 industrial-related real estates) located in or near AME's managed industrial parks at i-Park@SAC, i-Park@Indahpura and i-Park@SiLC
  - Proposed offering of 254.8 million Units via IPO. At illustrative price of RM1.00 per Unit, to raise RM254.8 million proceeds, for financing repayment, expenses for establishing the REIT, and future industrial property development and investment projects
  - Expected to be listed by the second quarter of 2022

## GROWTH STRATEGIES

- 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
  - Landbank expansion from 62.5 acres to 232.3 acres, a 272% growth inclusive of the SiLC land acquisition
- Enhancing portfolio of workers' dormitories through capacity expansion, as well as improving quality and services
  - Ongoing RM25 million expansion to add 2 new blocks at i-Stay@Indahpura to complete in March/April 2022

## INVESTMENT MERITS & VALUATION

- Niche specialisation in developing and managing industrial parks
- Experienced management team with in-depth industry know-how
- Integrated construction, engineering, leasing, and services capabilities
- Beneficiary of expansion in global supply chain to Southeast Asia
- Growing recurring income from rental fees and management services
- Dividend policy to distribute at least 20% of net profit attributable to shareholders (less fair value gain on investment properties).

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