

AME Elite aims for RM1.5 billion GDV for i-TechValley at SILC industrial park

- *Already attracting Foreign Direct Investment (FDI) from two US-based pharmaceutical giants as well as domestic investment, even before official launch*
- *170-acre integrated park champions Environmental, Social and Governance (ESG) principles through design and workers' dormitories*

Kuala Lumpur, Malaysia, 4 October 2022 - Industrial space solutions provider AME Elite Consortium Berhad (AME Elite, the Group, 腾宇集团) aims to reach RM1.5 billion Gross Development Value (GDV) for its newly-launched i-TechValley at Southern Industrial and Logistics Clusters (SILC) Phase 3, Johor.

Developed by the Group's wholly-owned subsidiaries Pentagon Land Sdn Bhd and Greenhill SILC Sdn Bhd, the 170-acre industrial park would feature industrial properties from standard units of 1 and 3 acres to larger fit-for-purpose buildings that are customised to customers' requirements.

Prior to its official launch today, i-TechValley at SILC has already garnered initial investments from domestic companies and notable multinational corporations (MNCs), including from two US-based pharmaceutical giants, which will be located within i-TechValley's pharmaceutical and medical hub.

i-TechValley at SILC was officially launched today by Johor State Investment, Trade and Consumer Affairs Committee Chairman YB Lee Ting Han (李廷汉), AME Managing Director Mr. Kelvin Lee Chai, and AME Executive Director Mr. Simon Lee Sai Boon (李枝明); and witnessed by AME Property Development Division Director Ms. Cheryl Lim (林佩诗), and AME Sales Director Ms. Alice Tee (郑婉霞).

“i-TechValley at SILC stands on the shoulders of our ongoing success in developing purpose-built industrial parks with a strong emphasis on sustainability. As a full-fledged industrial space solutions provider encompassing consultation, design and construction, AME is thus able to incorporate sustainable designs and features for customers to optimise energy efficiency and still achieve high operational functionality.

We are confident that i-TechValley at SILC would follow the footsteps of our i-Park@Indahpura and i-Park@Senai Airport City, which have attracted FDI from all across the globe - from China, Singapore, Australia and Japan, to United Kingdom, USA, Netherlands, France, Germany, Denmark and Switzerland.

We envision i-TechValley at SILC to be a game-changer that sets new benchmark in the industrial park landscape and are buoyant that this new industrial park would continue our legacy of excellence.”

Kelvin Lee Chai (李志财)

Group Managing Director, AME Elite Consortium Berhad

i-TechValley at SILC is strategically located in the established economic zone of Iskandar Puteri with close proximity to Singapore.

Its excellent road connectivity including through major highways such as the Second Link Expressway and North-South Expressway offers easy accessibility to various logistics hubs including the Tuas Checkpoint Singapore and Customs, Immigration and Quarantine Complex; seaports such as Port of Tanjung Pelepas, Port of Singapore and International Ferry Terminal; as well as the Senai International Airport and Singapore Changi Airport.

The park would be supported by key infrastructure such as high-speed broadband and end-to-end solar PV solutions, as well as 24 hours security systems.

Furthermore, i-TechValley at SILC upholds ESG principles with focus on sustainable industrial development for businesses to scale their growth. Some key features include orientating buildings to reduce direct sun glare as part of reducing energy consumption, utilising reflective glass to minimise heat transfer, and using spaced translucent sheeting to maximise natural daylight.

In addition, i-TechValley would also allocate 2.98 acres to build and manage workers' dormitories of more than 2,600 beds, with space allocations in compliance with Jabatan Tenaga Kerja (JTK)'s requirements.

Additionally, employees of companies in i-TechValley at SILC will have access to the i-Privilege Club - a clubhouse that provides a host of fitness facilities such as badminton court, gymnasium and swimming pool.

Johor emerged as the country's top investment destination in the first half of 2022, securing RM60.9 billion in approved investments; constituting about half of the country's approved investments in the timeframe. The increase by more than 800% from RM6.6 billion a year ago shows that Johor is firmly on the rebound.

“The State Government recognises the importance of bringing in top-notch quality investments onto our shores. Apart from boosting the local economy, these investments are crucial in retaining talent, accelerating their ascension and facilitating the transfer of technology to effect lasting, sustainable growth of the state and country. With forward-thinking industrial parks such as i-TechValley, as well as pro-business policies of the state, Johor is poised to continue being a valuable economic contributor for Malaysia.

I understand that AME intends to designate a dedicated pharmaceutical and medical hub within iTechValley, and set the stage for the entry of complementary high-value support services. This is in line with the Government’s plan to develop industry clusters in the State so as to achieve economies of scale and increase spill overs.

To this end, I am very heartened that Johor’s pro-investment policies have produced high yields thus far, as the country makes crucial transition from covid pandemic to endemic. The reopening of international borders is only half of the strategy; the other crucial component is how countries and individual states enhance their attractiveness amidst keen competition in the ASEAN region.

Johor is a blessed state. We are generally disaster free, have abundance of natural resources, good infrastructure as well as a large talent pool. Allow me to note also that the political stability in Johor is intact after the State election in March. Hence, I trust that we have all the ingredients to continue the encouraging uptrend and to succeed.

Against this backdrop, the State Government of Johor would like to take this opportunity to reiterate our commitment to collaborate with industry players to further your expansion goals. We will continue to be attentive, facilitative and responsive to developing winning solutions for the long term.”

YB Lee Ting Han (李廷汉)

Johor State Investment, Trade and Consumer Affairs Committee Chairman

To date, AME has developed and is managing five industrial parks in Johor, with the largest being the 205.2-acre i-Park@Indahpura and 195.0-acre i-Park@Senai Airport City. Other industrial parks include the 12.3-acre i-Park@SILC and 7.6-acre District 6@SILC.

The Group’s i-Park@SILC, i-Park@Indahpura and i-Park@Senai Airport City have garnered major investments from multinational and local corporations across various sectors, including precision engineering, pharmaceutical manufacturing, trading, warehouse/storage, electrical and electronics (E&E) manufacturing, research and development (R&D) and assemblies.

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AME ELITE CONSORTIUM BERHAD

(Company No. 1292815-W)

No.2, Jalan I-Park SAC 1/1, Taman Perindustrian I-Park SAC, 81400 Senai, Johor.

Tel: +607 - 5959 666

Fax: +607 - 5959 668

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

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

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

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

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

AME is listed on the Main Market of Bursa Malaysia Securities Berhad since 14 October 2019.

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For media enquiries, please contact:

Mr. Tay Tze Yi

E: tayty@aquilas.com.my

T: 03-2711 1391 / 016-3380 555

For investor enquiries, please contact:

Ms. Julia Pong

E: julia@aquilas.com.my

T: 03-2711 1391 / 012-3909 258