



5th ANNUAL GENERAL MEETING

Management Presentation to Shareholders

25 August 2023



Industrial Park Development



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

Property Investment and Management Services



- Leasing of industrial properties
- Rental and management of workers' dormitories

Construction Services



- Construction of large manufacturing plants and industrial properties

Engineering Services



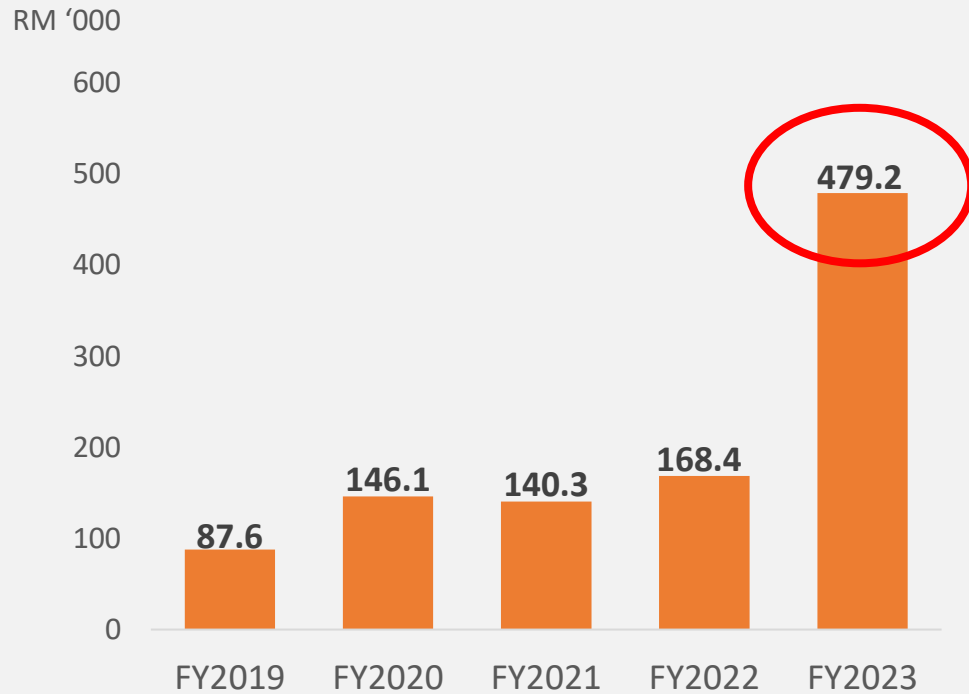
- Steel structure and precast concrete fabrication
- Mechanical and Electrical (M&E) Engineering
- Solar energy solutions



**Operations
Highlights &
Recent
Developments**

New Sales

**Best-ever new sales in FY2023
on increased FDI and DDI**



Groundbreaking ceremony for Bucher Emhart Glass' new manufacturing plant in i-Park@Senai Airport City



Groundbreaking ceremony for Insulet Corp's new manufacturing plant in i-TechValley@SILC

Newest i-TechValley industrial park successfully attracting investments from major international pharmaceutical and medical companies...

Launched i-TechValley@SILC in October 2022

- Integrated industrial park with workers' dormitories, with dedicated medical and healthcare hub
- GDV: **RM1.5 billion**
- Size: **169.8 acres**



Colorcon Inc's
first Southeast Asian plant



Oliver Healthcare Packaging's
first Malaysian plant



Insulet Corp's
first Southeast Asian plant



**The Edge Malaysia –
PAM Green Excellence
Award 2021
Honorary Mention
i-Park@Senai Airport City**



**Malaysia Property
Awards™ 2022
by FIABCI Malaysia
Industrial Category Winner
i-Park@Senai Airport City**



**FIABCI World Prix
d'Excellence Awards 2023
World Gold Winner
for Industrial Category
i-Park@Senai Airport City – Phase 1 & 2**

High occupancy assures healthy recurring income stream from workers' dormitories in FY2023... new dormitory blocks to come on stream in 2024



i-Park@Indahpura (Dorm 1)

2,290 beds

**94%
occupied**



i-Park@Indahpura (Dorm 2)

2,289 beds

**91%
occupied**



i-Park@Senai Airport City

1,828 beds

**91%
occupied**

New dormitory block at i-TechValley@SILC



- 2,683 beds across 2 blocks
- Construction commenced: 2Q CY2023
- Targeted Completion: 2H CY2024

Listing of AME REIT unlocked investment properties value for shareholders, while AME Elite retains 51% stake...



- **AME REIT** - an Islamic REIT with initial portfolio of 31 industrial properties and 3 workers dormitories - listed on Main Market of Bursa Malaysia on 20 September 2022
- Market cap of RM673 million as of 14 August 2023
- Of the **RM287.9 million** proceeds raised, AME will use:
 - RM174.4 million for **future industrial property development** and **investment projects** including land acquisitions and joint ventures
 - RM110.0 million to **repay borrowings**
 - RM3.5 million for **AME REIT listing expenses**



Sale of three i-Park industrial properties with leases to AME REIT for RM69.3 million...

- AME completed the sale of two industrial properties in FY2023 to AME REIT:
 - **Plot 15 Indahpura** for **RM26.5 million**
 - **Plot 43 SAC** for **RM16.3 million**
- One more industrial property disposal pending:
 - **Plot 16 Indahpura SPA** for an estimated **RM26.5 million** - projected to be completed in **1Q CY2024**
- The **RM69.25 million** total proceeds are reserved mainly for future industrial property development and/or investment projects and working capital purposes

Lessees for the industrial properties



Plot 15 Indahpura
Completed: 24 Mar 2023



Plot 43 Senai Airport City
Completed: 24 Mar 2023



Plot 16 Indahpura
Expected completion: 1Q CY2024

To jointly develop a RM1 billion integrated industrial park in Penang with Majestic Builders

- Formed a **50-50 SPV** with Majestic Builders Sdn Bhd to **jointly develop** integrated industrial park in **Seberang Perai Tengah, Penang**
- Signed SPA with Waz Lian Holdings Sdn Bhd to acquire **175.98-acre development land for RM130.0 million**
- On 16 February 2023 and subsequently on 18 August 2023, entered into mutual agreement with Waz Lian Holdings Sdn Bhd to extend terms of SPA (land conversion date, cut-off date, and in-kind properties delivery date, etc.) to obtain authority approvals
- Land acquisition expected to complete on or before 18 June 2025





Environmental

- As part of AME's commitment to enhance sustainability data tracking, AME has started to track and disclose its water and energy consumption, waste generation and GHG emission data.
- Uphold the Green Building Index (GBI) standards spanning all aspects of the development.
- Obtained Provisional Green Building Index (GBI) Silver Rating for AME's Corporate Office HQ and i-Park Experience Centre.
- Held various recycling programmes to raise recycling awareness among employees, a total of 698 tonnes of waste were diverted from landfill.



Social

- Committed to SDG 8 in achieving full and productive employment, decent work for all, and equal pay for equal work.
- Contributed a total of RM343,951.40 to various community initiatives, including both financial assistance and in-kind offerings.
- AME conducts HSE Committee meetings regularly to monitor the overall safety and health conditions at its work sites.
- AME accomplished 3,057,102 manhours worked without Lost-Time Injury ("LTI") and there were no incidences of non-compliance with environmental rules



Governance

- Risk management and internal control framework.
- Effective and independent internal audit function reports directly to Audit and Risk Management Committee.
- Adopted a Sustainability Framework which acts as a guide and roadmap for AME's future sustainability initiatives with clear benchmark for progress.



Providing financial assistance to former employee of AME suffering from illness to alleviate his family's burden, enabling him to focus on health recovery and family well-being.



To address water supply disruptions in Johor Jaya, AME launched a CSR initiative, delivering 200 cartons of drinking water through collaborations with community representatives to provide immediate relief and ensure clean water availability for residents.



AME is committed to making a positive educational impact in underserved communities. AME provided essential funds to Sekolah Kebangsaan Sedili Kecil and Sekolah Seri Benut. These funds were utilised to supply new uniforms for students and to enhance the schools' facilities.



In response to the Johor floods, AME swiftly formed a dedicated response team to aid affected households, providing clean-up assistance, debris removal, sanitation, and infrastructure repairs to restore a safe environment.



Financial Highlights

Improved performance and financial position... rewarding shareholders with consistent dividend payouts

Revenue

RM575.9 million

FY2022: RM398.4 million

PATMI

RM101.6 million

FY2022: RM48.6 million

Total Assets

RM1,827.8 million

FY2022: RM1,512.5 million

Dividend Per Share

4.0 sen

FY2022: 2.5 sen

Dividend Payout

RM25.6 million

FY2022: RM16.0 million

Dividend Payout Ratio

33%*

FY2022: 31%

*AME has a dividend policy of distributing at least **20%** of net profit attributable to our shareholders less fair value gain on investment properties



Corporate Updates

Succession Planning and Corporate Sustainability

- **Robust succession planning**
 - On 1 June 2023, AME welcomed the following Board appointments:



Lim Khai Wen
Executive Director



Kang Koh Wei
Executive Director

- Other Board composition changes:



Lim Pei Shi
Alternate Director
to Lim Khai Wen



Lim Yook Kim
Resigned in line
with succession
planning



Kang Ah Chee
Alternate Director
to Kang Koh Wei

New Group CEO Appointment

- Appointed **Dylan Tan Teck Eng** as **Group CEO** effective 1st August 2023
- **Strategic Exposure:** Background as former Partner-in-Charge at a leading global accounting firm accords diverse experience across industries to shape and enhance viewpoints and systems
- **Scalable Path:** Insights in corporate best practices and standards open opportunities for AME to scale up towards the next phase of transformation and growth
- **Succession and Sustainability:** AME committed to bringing in professional talent, ensuring seamless continuity and long-term excellence

Dylan Tan Teck Eng,
Group CEO of AME



Thank You