

## **AME expands landbank with RM106 million acquisition in Johor**

- *Purchases 37.5-acre freehold land in prime area*
- *Expands landbank to 302.2 acres to last till 2030*

Johor Bahru, Malaysia, 31 May 2024 - Integrated industrial space solutions provider AME Elite Consortium Berhad (AME, the Group, 腾宇集团, Bloomberg: AME MK;) is acquiring a prime 37.5-acre freehold land parcel within Taman Teknologi Johor, Senai, for RM106.2 million, expanding the Group's landbank for future developments.

AME's wholly-owned subsidiary, Golden Symphony Sdn Bhd, today entered into a sales and purchase agreement to acquire the land from Dahlia Utama Sdn Bhd. Upon completion of the acquisition, AME's balance landbank will increase to 302.2 acres, including a 176-acre development land in Penang, and excluding recently-sold properties pending transaction completion. The new land acquisition will provide the Group with ample development pipeline until 2030.

The land, located just 20 kilometres from Johor Bahru city centre and in proximity to AME's flagship industrial parks, i-Park@Indahpura and i-Park@Senai Airport City, is well-positioned for the development of an industrial cluster.

"We continue to drive sustainable growth, especially in the expanding Iskandar Malaysia region, through strategic land acquisitions and collaborations. This latest acquisition enables us to leverage the increasing demand for high-quality industrial facilities, driven by Johor's thriving economic landscape, strategic location, and supportive government policies.

We are confident that this development will attract significant domestic and international investment, further establishing our position as a leading provider of world-class industrial space solutions."

**Dylan Tan Teck Eng (陈帝荣)**

**Executive Director and Group Chief Executive Officer, AME Elite Consortium Berhad**

Taman Teknologi Johor, the established industrial area where the land is situated, is home to several multinational corporations in electronics, technology manufacturing, and other sectors, highlighting the area's potential for continued industrial growth. Its strategic location and convenient access to major highways such as the Skudai - Senai Highway and North-South Expressway, provides substantial connectivity and logistical advantages, enhancing its attractiveness to industrial players.

AME anticipates completing the acquisition in the third quarter of calendar year 2024. The project is expected to contribute positively to earnings in the medium term. The purchase consideration will be funded through a combination of external borrowings and internal funds.

AME's industrial parks have set a benchmark for excellence in the industrial landscape, with successful establishment of five industrial parks in Johor. Ongoing projects include i-Park@Senai Airport City and i-TechValley at SILC, featuring custom-built industrial buildings within well-planned gated and guarded incorporating sustainable-design elements, complemented by recreational facilities and workers dormitories.



## AME ELITE CONSORTIUM BERHAD

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Additionally, AME has completed i-Park@Indahpura, i-Park@SILC and District 6@SILC. These industrial parks are home to numerous Malaysian and international companies across various industries, including high value-added manufacturing, logistics and warehousing, electronic manufacturing services, technology, research and development (R&D), automotive, medical and healthcare, and many others.

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### 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, steel structure 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 Gold Winner in Industrial Category (i-Park@Senai Airport City - Phase 1 & 2) at the FIABCI World Prix d'Excellence Awards, Malaysia Property Award™ 2022 - Industrial Category (i-Park@Senai Airport City) by FIABCI-Malaysia, World Silver Winner in Industrial Category (i-Park@Indahpura) at the 2019 FIABCI World Prix d'Excellence Award, 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).

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