



6th ANNUAL GENERAL MEETING

Management Presentation to Shareholders

29 August 2024



Integrated business model featuring one-stop industrial space solutions...

Property Development Division



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

Property Investment and Management Services Division



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

Construction Division



- Construction of large manufacturing plants and industrial properties

Engineering Division



- Steel engineering works
- Mechanical and Electrical (M&E) Engineering
- Solar energy solutions

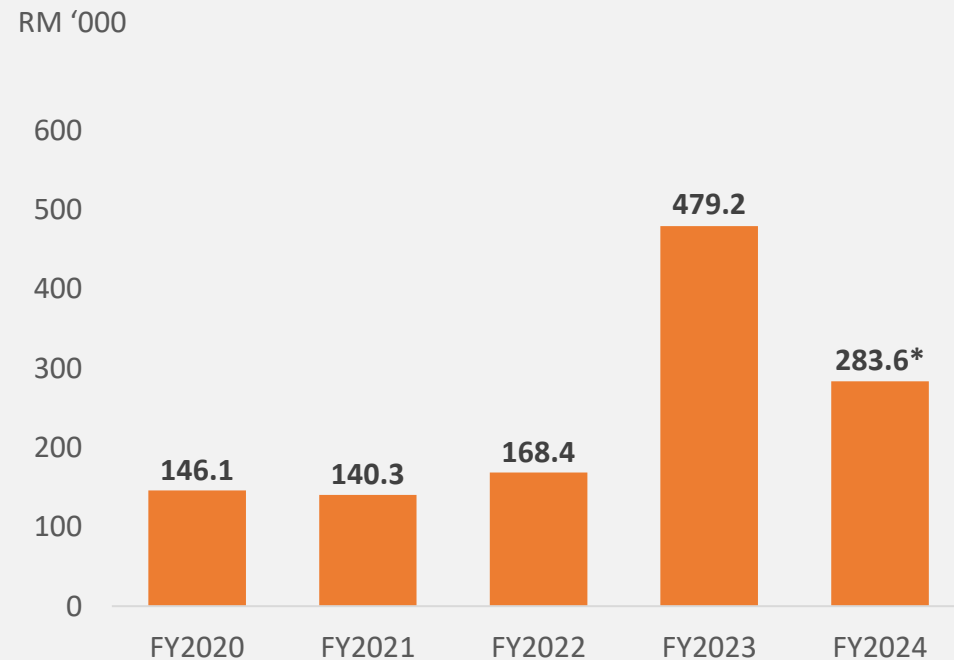


**Operations
Highlights &
Recent
Developments**

Registered new sales and bookings of RM560 million in FY2024... strong FDI and DDI contributing to growth prospects

New Sales

Higher demand for industrial properties in FY2024



*New sales do not include bookings of RM276.1 million as at 31 March 2024



Groundbreaking ceremony for Colorcon Inc's first Southeast Asian plant in i-TechValley at SILC

Groundbreaking ceremony for Shin-Nippon Industries Sdn Bhd in i-TechValley at SILC



Rooftop solar PV system for Insulet Corporation's facility

Capacity
3,168 kWp

Annual clean energy generation
3,960,000 kWh



Shin-Nippon Industries Sdn Bhd Manufacturing facility

Built up area
Approx. 132,000 sq. ft.

Type of use
Manufacturing of printing and packaging products

Sold 34.9 acres land in i-TechValley at SILC to data centre operator on 13 May 2024

- Entered into sale and purchase agreements with Digital Hyperspace Malaysia, comprising 11 plots of freehold land
- Sale consideration: RM209.8 million
- Expected completion: 2H FY2025
- Usage: Upcoming data centre facility



Increasing contribution from workers' dormitories on enhanced occupancy rates in FY2024... new dormitory blocks to come on stream in 2025

Occupancy rate in i-Stay dormitories

i-Stay@Indahpura
2,290 beds
95% occupied



i-Stay@Indahpura 2
2,289 beds
90% occupied

i-Stay@Senai Airport City
1,828 beds
100% occupied

New dormitory block at i-TechValley at SILC



Capacity	No. of units
2,683 beds	192 (2 blocks)
Construction commenced	Targeted Completion
2Q CY2023	1H CY2025

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



- AME completed the disposal of one industrial property in FY2024 to AME REIT:
 - **Plot 16 Indahpura for RM26.5 million**
- The **RM69.3 million** total proceeds from 3 industrial properties are reserved mainly for future industrial property development and/or investment projects and working capital purposes



Plot 16 Indahpura
Completed: 16 Oct 2023

Completed sales of industrial properties in FY2023



Plot 15 Indahpura
Completed: 24 Mar 2023



Plot 43 Senai Airport City
Completed: 24 Mar 2023

Second sale of four industrial properties with leases to AME REIT for RM119.45 million...

- On 24 July 2024, announced proposed sale of four industrial properties to AME REIT:
 - **Plot 34 i-TechValley for RM27.00 million**
 - **Plot 46 i-TechValley for RM27.45 million**
 - **Plots 23 & 24 SAC for RM45.00 million**
 - **Plots 60 & 61 SAC for RM20.00 million**
- The **RM119.45 million** total proceeds are reserved mainly for ongoing development of i-TechValley and future industrial property development and/or investment projects and working capital purposes.
- The transaction is subject to **approvals** from non-interested **shareholders of AME Elite** and non-interested **unitholders of AME REIT** at their respective EGMs, as well as the relevant regulatory bodies.
- The transaction is expected to be **completed in phases**, between **4Q FY2025** and **2Q FY2026**.



Replicating integrated industrial park model in Penang

- On 6 February 2024, **secured planning permission** for intended development from the local authority
- 3 April 2024 as SPA completion date.

Northern TechValley @ BKE

GDV

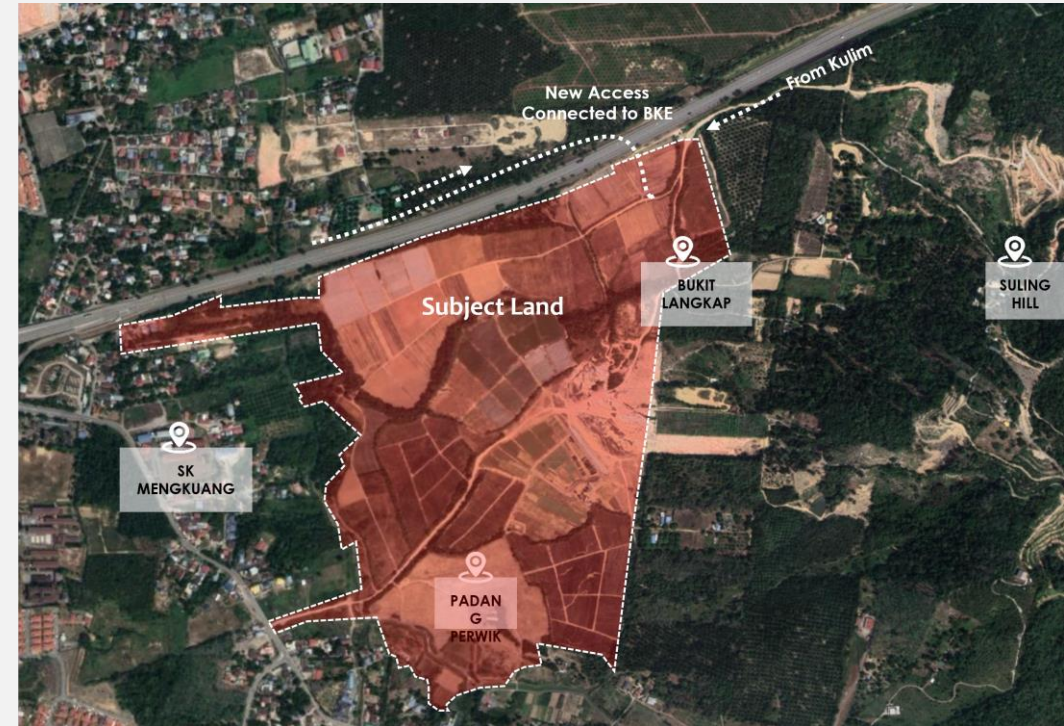
RM 1 billion

Targeted launch

4Q CY2024

Acreage

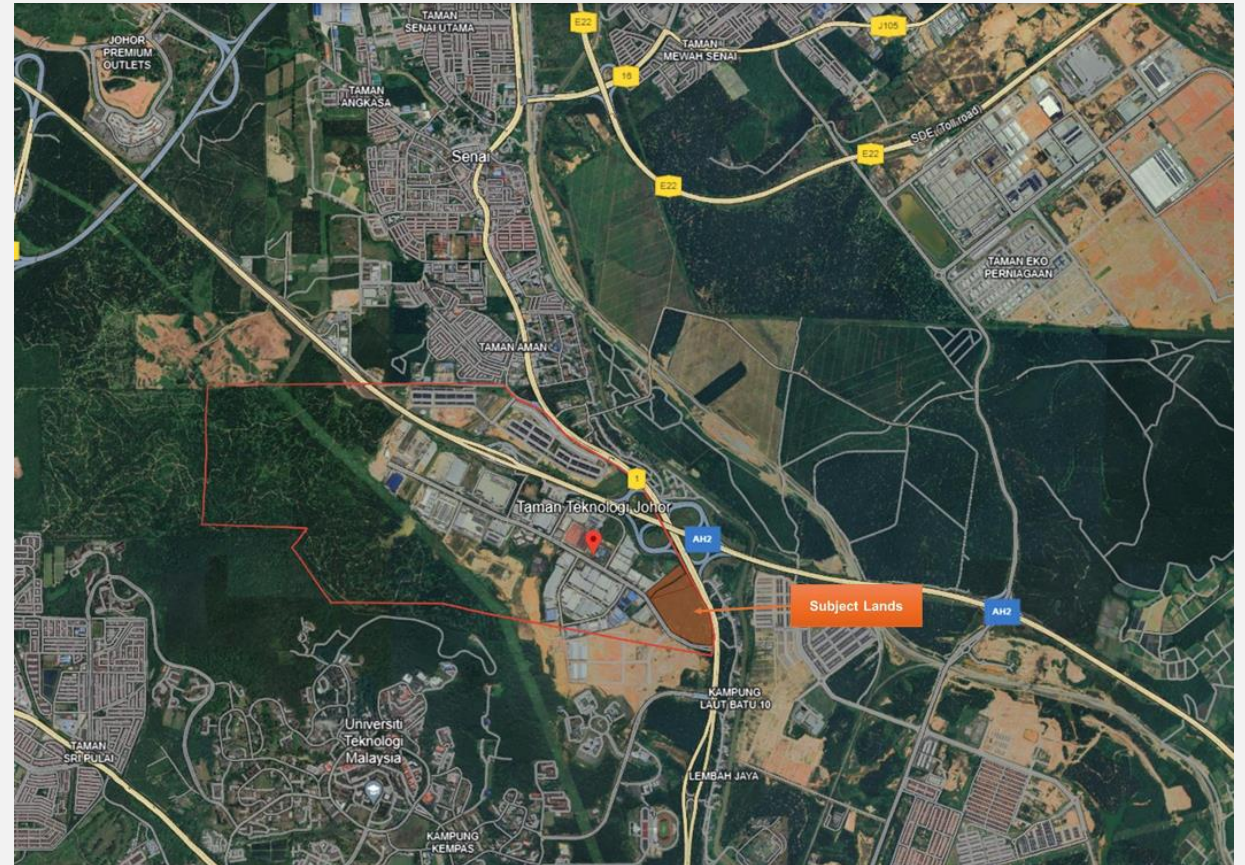
175.6 acres



Acquiring new land in Kulai in close proximity to established MNCs for future industrial development...

Acquiring 37.5 acres freehold land in Taman Teknologi Johor, Kulai

- Purchase consideration: RM106.2 million
- Acquisition completed in July 2024
- Usage: For industrial cluster development





E

nvironmental

- Tracks and discloses **water, energy, waste, and GHG data** to enhance sustainability.
- Adheres to **Green Building Index (GBI)** concepts across developments.
- Achieved **Provisional GBI Silver Rating** for Corporate HQ and i-Park Experience Centre.
- Conducted **recycling programs**, diverting 620.05 tonnes of waste from landfills



S

ocial

- Committed to **SDG 8**: full employment, decent work, and equal pay.
- Contributed RM430,992 to **community initiatives**, including sports, education, and charity events.
- Ensures safety and health through regular **HSE Committee meetings**.
- Achieved 4,041,918 man-hours **without Lost-Time Injuries (LTI)** and maintained environmental compliance in FY2024.



G

overnance

- Strong **risk management and internal control framework**.
- Internal audit reports directly to the **Audit and Risk Management Committee**.
- Adopted a **Sustainability Framework** with clear benchmarks for future initiatives.



School and Education

AME has donated RM110,000 to various education institutions to enhance the educational experience for the students by providing essential resources and improving school facilities.



Blood Donation Campaign

AME organised a blood donation campaign in collaboration with Jabatan Perubatan Transfusi Hospital Sultan Aminah Johor Bahru, achieving a total of 59 successful donors.



Sports

AME provided sponsorship of RM63,919 to various sports tournaments to promote healthy lifestyles, fostering community engagement and supporting youth development.



Social Hero Foundation (SHF)

AME provided a donation of RM10,000 to the SHF to support the Social Hero Foundation Walk for Health & Environment and three social and environmental impact projects.



Financial Highlights

FY2024 Highlights

Revenue

RM716.9 million

FY2023: RM575.9 million

PATMI

RM93.1 million

FY2023: RM101.6 million

Total Assets

RM1,762.0 million

FY2023: RM1,827.8 million

Dividend Per Share

6.0 sen

FY2023: 4.0 sen

Dividend Payout

RM38.3 million

FY2023: RM25.6 million

Dividend Payout Ratio

48%*

FY2023: 33%

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

Thank You