

## AME Elite and Kuala Lumpur Kepong establish strategic partnership for industrial property development in Selangor

- *Creating a premier industrial park in Ijok, Selangor; AME Elite expands industrial development into Klang Valley, KLK Land's first foray into industrial property development*

**Petaling Jaya, Malaysia - 30 October 2024** - AME Industrial Park Sdn Bhd (AMEIP), a wholly-owned subsidiary of **AME Elite Consortium Berhad** (AME Elite, 腾宇集团, Bloomberg: AME MK), and **KLK Land Sdn Bhd** (KLKL), a wholly-owned subsidiary of **Kuala Lumpur Kepong Berhad** (KLK, 吉隆坡甲洞集团, Bloomberg: KLK MK), today announced a joint venture (JV) to develop a new industrial park in Ijok, Selangor.

The collaboration marks KLKL's inaugural venture into industrial property development and represents a strategic expansion for AME Elite, a leading provider of sustainable industrial space solutions.

This strategic partnership brings together two industry leaders to create a green-inspired industrial park catering to diverse industrial space requirements of businesses.

AME Elite is renowned for its focus on sustainability and innovation in developing and managing industrial parks. AME Elite's numerous successful industrial parks in Johor have attracted multinational corporations and driven economic growth.

"This strategic partnership between AME Elite and KLK Land marks a significant step in our strategic expansion across Malaysia. Selangor is a key growth region for industrial development, and this project will leverage our core strengths in creating sustainable, integrated industrial parks that attract high-value investments."

**Dylan Tan Teck Eng (陈帝荣)**  
Executive Director and Group CEO, AME Elite Consortium Berhad

"This partnership presents a key step in KLK Land's expansion strategy, allowing us to further unlock the value of our property development portfolio in Peninsular Malaysia. Collaborating with AME Elite offers us a unique opportunity to leverage their established expertise in industrial property development, reinforcing KLK Land's growth initiatives and positioning us for continued success in this new venture."

**Tan Sri Lee Oi Hian (丹斯里李爱贤)**  
Executive Chairman, Kuala Lumpur Kepong Berhad

The JV will operate through Oasis Innovation Sdn Bhd (OI), 60% owned by AMEIP and 40% by KLKL. OI will be responsible for overseeing the development and operation of the industrial park.

OI has entered into a Sale and Purchase Agreement with KLK to acquire freehold land in Mukim Ijok, Daerah Kuala Selangor with a nett development area of approximately 151.2 acres for a total consideration of RM230.5 million. The acquisition of the land is subject to fulfilment of conditions, including AME Elite's shareholders' approval and regulatory approvals.

The proposed development will encompass a comprehensive range of industrial facilities that cater to diverse business needs. It also holds the potential for worker accommodations and commercial components to create a self-sustaining and vibrant industrial ecosystem.

The development will provide a strong ecosystem for businesses seeking expansion, offering flexible space solutions and customizable arrangements for various operational needs.

The industrial park is designed to meet the rising demand from robust foreign direct investment inflows, as well as attracting leading domestic and multinational corporations from high-value-added industries. It will be built with a strong emphasis on sustainability, incorporating green building practices and environmentally responsible features.

OI has also entered into a Project Management Agreement with AME Development Sdn Bhd (AME Development), an affiliate of AMEIP and a wholly-owned subsidiary of AME Elite, to manage the project. AME Development possesses the expertise and technical know-how to oversee the construction and development of the project in collaboration with OI.

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

Established since 1995, AME Elite is an integrated and comprehensive industrial space solutions provider: encompassing the development of well-managed 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 Elite possesses in-house construction and engineering expertise, including mechanical and electrical (M&E) engineering, steel structure, and renewable energy solutions.

AME Elite has completed i-Park@SILC, i-Park@Indahpura, District 6 and SME City in Johor and is currently constructing i-Park@Senai Airport City and i-TechValley at SILC in Johor and Northern TechValley @ BKE in Penang.

AME Elite received multiple awards including Best Developer (Malaysia), Best Industrial Developer, and Best Sustainable Developer at the 2024 PropertyGuru Asia Awards Malaysia; World Gold Winner in Industrial Category (i-Park@Senai Airport City - Phase 1 & 2) at the FIABCI World Prix d'Excellence Awards 2023; Iskandar Malaysia Green Accord Initiative Award (GAIA) 2024; 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 FIABCI World Prix d'Excellence Awards 2019, Malaysia Property Award™ 2018 (Industrial Category) by FIABCI-Malaysia; Malaysia's Responsible Developer: Building Sustainable Development Award 2018 by Edge Property.

**About Kuala Lumpur Kepong Berhad (KLK) (<https://www.klk.com.my>)**

KLK started as a plantation company more than 100 years ago and today, the development of oil palm remains the Group's core business. As of September 2023, KLK has about 300,000 hectares of planted area. Our landbank is spread across Malaysia (Peninsular and Sabah), Indonesia (Belitung Island, Sumatra, as well as Central and East Kalimantan) and Liberia.

Since the 1990s, KLK has diversified into resource-based manufacturing (refineries, oleochemical, derivatives and specialty chemicals) and vertically integrated its upstream, midstream and downstream businesses. The Group has since expanded its manufacturing operations resulting in internationally-scaled oleochemicals operations in China, Indonesia, Switzerland, Germany, The Netherlands, Belgium and Italy.

The Group, started capitalising on the strategic location of its land bank in Peninsular Malaysia by branching into property development in 1990. Our first foray into property development was Sierramas in Sungai Buloh, a joint venture with Tan & Tan Development Bhd. It is presently focused on Bandar Seri Coalfields, a 1,001-acre township in Sungai Buloh, and Caledonia in Ijok.

**About KLK Land Sdn Bhd (KLKL) (<https://klkland.com.my>)**

KLK Land Sdn Bhd is a wholly owned subsidiary of Kuala Lumpur Kepong Berhad, one of the leading plantation companies listed on the Main Market of Bursa Malaysia Securities Berhad. KLK Land started its activities of property development in the 1990s, KLK land has jointly developed Sierramas, a premium neighbourhood, followed by Desa Coalfields and the ongoing Bandar Seri Coalfields and Caledonia.

Bandar Seri Coalfields is a sprawling self-sustaining township spanning 1,001 acres, situated alongside the Guthrie Corridor Expressway, LATAR Expressway, NKVE, DASH, WCE and Federal Route 54, it enjoys superb accessibility for both its inhabitants and the wider commuting public.

Bandar Seri Coalfields is now nearing its impressive 70% completion with approximately 2,500 homes handed over and with various amenities within the township such as 50-acre central park, Westley Methodist Private School (WMS), Residents' Clubhouse, Football fields and upcoming Coalfields Retails Park.

Caledonia is KLK Land's newest township, designed to provide ample living space and affordable housing options. Covering 202 acres, this freehold integrated community features a tropical design and includes elements such as concealed wiring for fire safety, enhanced security through a guarded environment, and internet infrastructure for easy online access. The first residential offering, Ayana—2-storey link houses and the shop offices named Caledonia Avenue were launched in August 2022 and May 2023 respectively, both receiving overwhelming responses and selling out completely.

KLK Land received multiple awards including The Edge Malaysia Top Property Developers Award 2023, was ranked in 15th, The Edge Malaysia Affordable Urban Housing Excellence Award 2023 (Hibiscus 3, Bandar Seri Coalfields), and Malaysia Developer Awards (MDA) “The Rising Star Award” at the 2022, a joint initiative by FIABCI Malaysia and Star Media Group; Best Mega Township Developer 2020 by PropertyGuru Malaysia and Best Comprehensive Township 2019 by StarProperty.

**Issued for and on behalf of AME Elite Consortium Berhad and Kuala Lumpur Kepong Berhad by Aquilas Advisory (Malaysia) Sdn Bhd**

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