



# AME ELITE CONSORTIUM BERHAD

201801030789 (1292815-W)

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## BUSINESS OVERVIEW

AME Elite Consortium Berhad (AME), established since 1995, is a leading integrated industrial space solutions provider, offering one-stop and comprehensive solutions encompassing the design and construction of customised large manufacturing plants, development of award-winning industrial parks, sale and lease of industrial factory units, as well as rental and management of workers' dormitories within its industrial parks.

AME Elite has completed the construction of more than 200 large manufacturing and industrial buildings for various industries, and four industrial parks. AME Elite is supported by in-house construction and engineering expertise, including mechanical and electrical (M&E) engineering, and steel structure fabrication.


## PROJECT OVERVIEW

### Completed Industrial Parks

<p><b>i-Park@SILC</b></p>  <p><b>GDV:</b> RM80.0m <b>Area:</b> 12.31 acres <b>Take-up:</b> 100% (Sold: 84%; Leased: 16%<sup>a</sup>)</p>	<p><b>i-Park@Indahpura (Phase 1 &amp; 2, P108)</b></p>  <p><b>GDV:</b> P1&amp;2: RM600.0m P108: RM120.0m <b>Area:</b> P1&amp;2: 104.84 acres P108: 15.0 acres <b>Take-up:</b> P1&amp;2: 100% (Sold: 81%; Leased: 19%<sup>a</sup>) P108: (Sold: 100%)</p>
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<p><b>District 6</b></p>  <p><b>GDV:</b> RM86.0m <b>Area:</b> 7.57 acres <b>Take-up:</b> 100% (Sold: 50%; Leased: 50%<sup>a</sup>)</p>	<p><b>SME City</b> <i>*By jointly-controlled entity, Axis AME IP</i></p>  <p><b>GDV:</b> RM192.0m <b>Area:</b> 40.00 acres <b>Take-up:</b> 100% (Sold: 100%)</p>
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**i-Park@Indahpura (Phase 3\*)**  
*\*By jointly-controlled entity, Axis*




**Est. GDV:** RM456.0m  
**Area:** 85.4 acres  
**Take-up:** 98% (Sold: 95%; Leased: 3%<sup>a</sup>)

### Completed Workers' Dormitories



<p><b>i-Stay@Indahpura</b></p>  <p><b>Maximum capacity:</b> Occupancy rate: Dorm 1 - 2,290 Dorm 1 - 95% Dorm 2 - 2,289 Dorm 2 - 96%</p>	<p><b>i-Stay@Senai Airport City</b></p>  <p><b>Maximum capacity:</b> Occupancy rate: 1,828 beds 100%</p>
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### Ongoing Industrial Parks

**i-Park@Senai Airport City (Phase 1, 2, 3, 3 Plus & The Jacaranda)**

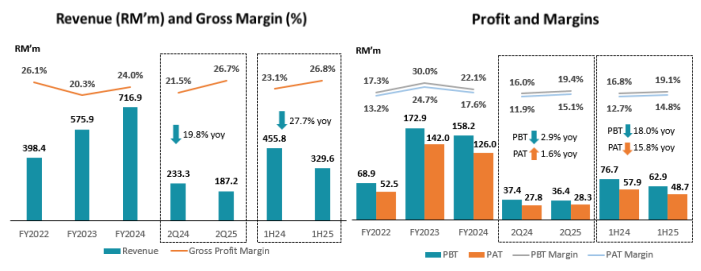


**Est. GDV:** RM1,369.0m  
**Area:** 191.4 acres  
**Est. Completion:** 2025  
**Take-up:**  
P1&2: 100% (Sold: 73%; Leased: 27%<sup>a</sup>)  
P3: 94% (Sold: 72%; Leased: 22%<sup>a</sup>)  
P3 Plus: 100% (Sold: 100%)  
The Jacaranda: 98% (Sold: 98%)

<p><b>i-TechValley at SILC</b></p>  <p><b>Est. GDV:</b> RM1,464m <b>Area:</b> 169.8 acres <b>Est. Completion:</b> 2028 <b>Take-up:</b> 63% (Sold: 60%; Leased: 3%)</p>	<p><b>Northern TechValley @ BKE</b></p>  <p><b>Est. GDV:</b> RM1,000m* <b>Area:</b> 175.6 acres <b>Est. Completion:</b> 2030 <i>*Revised to RM1.3 billion on 28 Oct 2024</i></p>
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<sup>a</sup>Leased properties include units held by AME REIT

## FINANCIAL PERFORMANCE

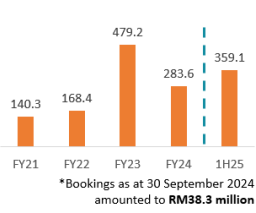


AME Elite recorded 19.8% lower revenue of RM187.2 million in 2Q25 (2Q24: RM233.3 million) due to timing of revenue recognition on property development projects; partially offset by revenue growth in the construction, engineering services, and property investment and management segments.

2Q25 profit before tax was largely unchanged at RM36.4 million (2Q24: RM37.4 million), while profit after tax (PAT) stood at RM28.3 million (2Q24: RM27.8 million).

1H25 revenue decreased 27.7% to RM329.6 million (1H24: RM455.8 million) while PAT amounted to RM48.7 million (1H24: RM57.9 million).

### New Sales (RM'm)



AME Elite achieved RM359.1 million new sales, benefitting from strong demand for industrial properties at i-TechValley at SILC.

i-TechValley's continues to gain significant interest from major international and domestic companies. Its dedicated medical and healthcare hub has been a success, attracting prominent global organisations.

Unbilled sales: RM459.5 mil  
External construction & engineering orderbook: RM148.2 mil  
(as at 30 September 2024)

## RECENT DEVELOPMENTS

- **Launched Northern TechValley @ BKE in Seberang Prai, Penang**
  - GDV: RM1.3 billion (50:50 joint venture with Majestic Gen)
  - Acreage: 175.6 acre
- **Formed partnership with KLK Land on 30 October 2024 to develop a new industrial park in Ijok, Selangor**
  - GDV: TBA
  - Acreage: approximately 151.2 acres
- **Signed an MOU with SD Guthrie on 4 November 2024 to jointly develop a green industrial park with integrated solar farm in JS-SEZ**
  - GDV: TBA
  - Acreage: approximately 641 acres

## GROWTH STRATEGIES

- **Replicating i-Park model across Peninsular Malaysia**
  - To continue expanding 292.9 acres balance landbank
  - Collaborating with established partners to expand the presence of industrial properties nationwide
- **Enhancing portfolio of workers' dormitories through capacity expansion, as well as improving quality and services**
  - Number of dorm beds to increase to 9,090 beds from 6,407 upon completion of new dormitory at i-TechValley at SILC in 2025

## INVESTMENT MERITS & VALUATION

- Integrated construction, engineering, leasing, and services capabilities
- Niche specialisation in developing and managing industrial parks
- Strong sales pipeline; with efforts to enhance recurring income streams
- Beneficiary of DDI & FDI as part of international companies' supply chain diversification
- Undertaking landbank expansion to grow industrial park presence
- Dividend policy to distribute at least 20% of net profit attributable to shareholders (less fair value gain on investment properties)

Valuations @ 3 December 2024	
Share Price (RM)	1.68
Market Cap (RM 'm)	1,073.7
P/E (ttm)	12.6
P/E (ttm) (net of cash)	9.5
Dividend yield (FY2024)	3.6%