



4Q25 Corporate Presentation

6 June 2025

IR Adviser:



CONTENTS



Operations Review



Financial Performance



Recent Developments & Growth Strategies



Investment Merits & Valuation



Appendix

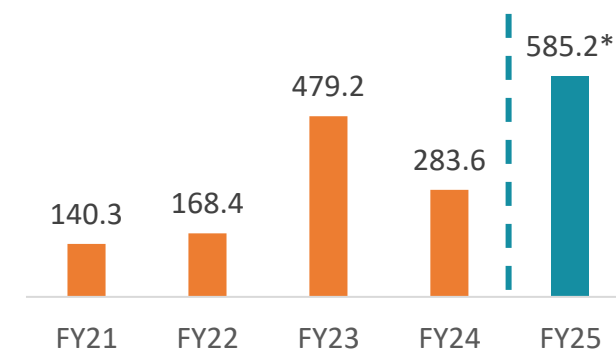


Operations Review

Commenced sales at Northern TechValley @ BKE... momentum to grow further

	4Q25 (RM'm)	4Q24 (RM'm)	FY25 (RM'm)	FY24 (RM'm)	Change
<u>Industrial Properties</u>					
New sales	155.0*	108.5	585.2*	283.6	+106.3%
Unbilled sales	635.5*	226.8	635.5*	226.8	+180.2%
Ongoing GDV	4,136	4,260	4,136	4,260	-2.9%
Balance GDV	2,301	2,293	2,301	2,293	+0.3%
<u>Investment Properties</u>					
i-Stay revenue	5.5	5.1	21.8	19.6	+11.2%
Leasing revenue	11.8	10.7	45.9	39.8	+15.3%
<u>Construction & Engineering</u>					
Balance orderbook	114.2	183.7	114.2	183.7	-37.8%

New Sales



*New sales and unbilled sales do not include bookings of **RM26.8 million** as well as Northern TechValley @ BKE's new sales of **RM55.9 million** and bookings of **RM38.4 million** as at 31 March 2025

Industrial park investments in 4Q25 (selected)

Client Industry	Country of Origin	Location	Value (RM'm)
Manufacturing of consumer products	China	i-TechValley	41.1
Wholesale of durable goods	Malaysia	i-TechValley	34.2

Commenced sales at Northern TechValley@BKE... robust demand across ongoing projects

Projects					GDV (as at 31 March 2025)				
Type of Development	Acres	Units	% Sold/ Leased	Commencement/ Completion (CY)	Total/ Est. Total (RM'mil)	Sold/ Realised* (RM'mil)	Balance (RM'mil)	Unbilled Sales (RM'mil)	
Completed									
i-Park@SILC	Industrial factory (Gated & Guarded)	12.3	19	100	4Q 2011/ 4Q 2013	80	80	-	-
District 6	Industrial factory with office	7.6	6	100	2Q 2014/ 3Q 2015	86	86	-	-
i-Park@Indahpura (Phase 1 & 2)	Industrial factory, commercial development and dormitory (Gated & Guarded)	104.8	64	100	4Q 2011/ 4Q 2016	600	596	4	-
SME City	Industrial factory and commercial development	40.0	86	100	1Q 2013/ 2Q 2015	192	192	-	-
i-Park@Indahpura (Plot 108)	Industrial factory (Gated & Guarded)	15.0	2	100	2Q 2020/ 4Q 2021	120	120	-	-
i-Park@Senai Airport City (Phase 3 Plus)	Industrial factory (Gated & Guarded)	2.8	10	100	1Q 2021/ 1Q 2024	29	29	-	-
The Jacaranda	Commercial development (Retail Shops)	13.9	48	98	1Q 2019/ 1Q 2021	68	64	4	-
i-Park@Indahpura (Phase 3)	Industrial factory (Gated & Guarded)	85.4	35	100	1Q 2013/ 2024	456	447	9	25.3
Ongoing									
i-Park@Senai Airport City (Phase 1 & 2)	Industrial factory, commercial development and dormitory (Gated & Guarded)	98.1	51	100	1Q 2017/ 2025	717	652	65	0.9
i-Park@Senai Airport City (Phase 3)	Industrial factory (Gated & Guarded)	76.6	36	100	1Q 2020/ 2025	555	486	69	13.9
i-TechValley at SILC	Industrial factory and dormitory (Gated & Guarded)	169.8	72	72	4Q 2022/ 2028	1,464	958	506	544.4
Northern TechValley @ BKE	Industrial factory, commercial development and dormitory	175.6	48	9	4Q 2024/ 2030	1,300	56	1,244	51.0
3 parcels of land within Taman Teknologi, Johor	Industrial factory	37.5	TBA	--	3Q 2024/ 2029	400	-	400	-
Total		839.4	477			6,067	3,766	2,301	635.5

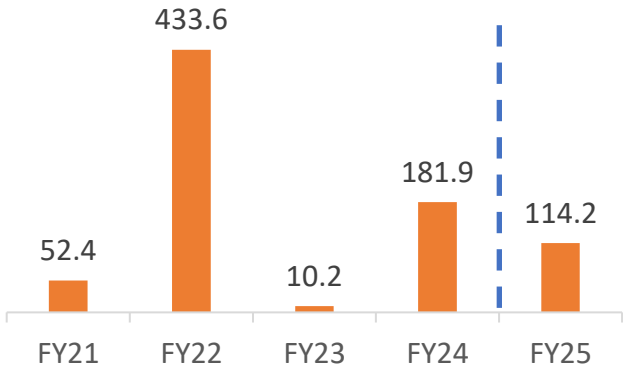
* Properties held by AME REIT are deemed realised.

GROSS DEVELOPMENT VALUE (GDV) BREAKDOWN

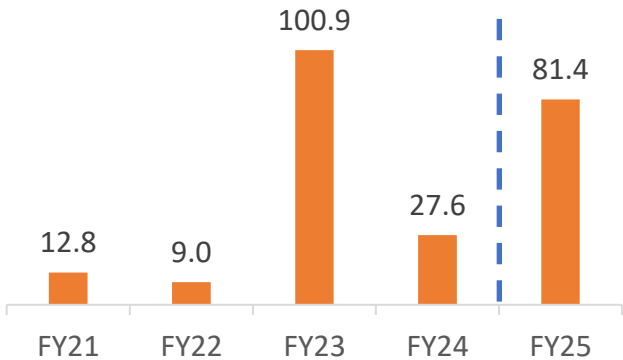
Construction & Engineering Services Orderbook Breakdown (as at 31 March 2025)

Description of Projects	Location	Commencement (CY)	Expected Completion (CY)	Total Contract Value (RM'mil)	Remaining Contract Value (RM'mil)
Construction Services					
A 3-storey detached factory with 2 storey office and other ancillary buildings	Johor	3Q 2023	2Q 2025	161.0	11.3
Logistics hub	Penang	4Q 2024	2Q 2026	76.4	66.9
Warehouse extension works	Johor	3Q 2024	3Q 2025	9.8	2.0
Others	-	-	-	397.4	17.9
Subtotal - Construction				644.6	98.1
Fire protection and public addressable system	Kedah	2Q 2022	4Q 2024	78.0	4.6
Fit-out of industrial facility	Johor	2Q 2024	4Q 2024	46.5	0.9
Others	-	-	-	40.8	10.6
Subtotal - Mechanical & Engineering				165.3	16.1
Total				809.9	114.2

Orderbook Replenishment (Construction)



Orderbook Replenishment (Engineering)

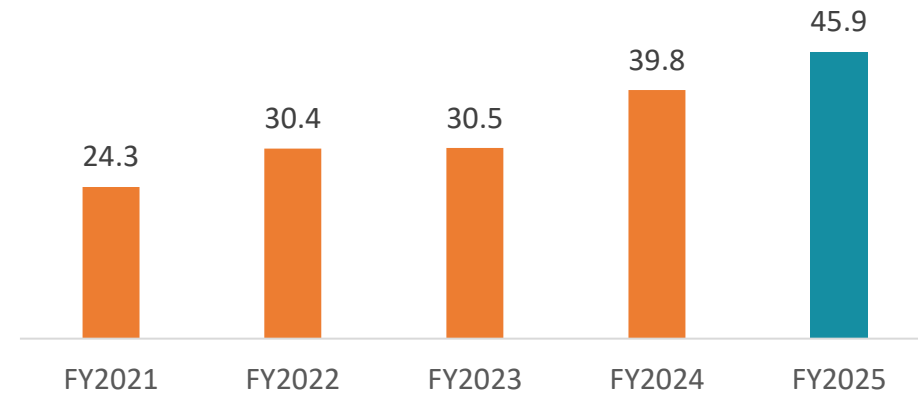


Property Leasing

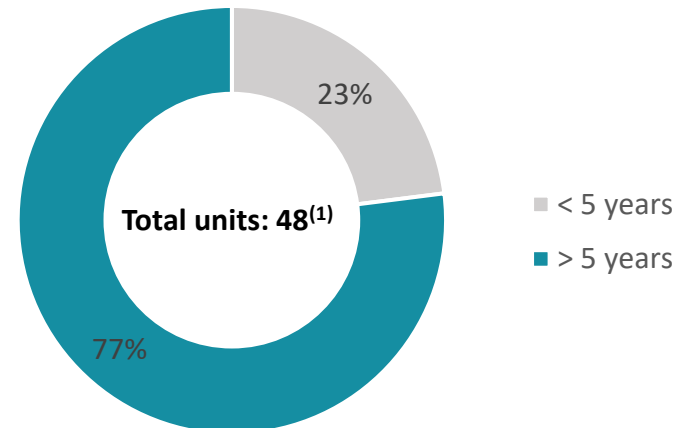
- Flexible leasing of industrial properties
- Recurring income generated from regular payments made under leasing agreements
- Potential asset pipeline for AME REIT



Property Leasing Revenue (RM'mil)



Tenure of Tenanted/Leased Units



Notes:

(1) Including 38 industrial units held by AME REIT and 5 industrial properties under ongoing sale to AME REIT.

(2) Figures as at 31 March 2025.

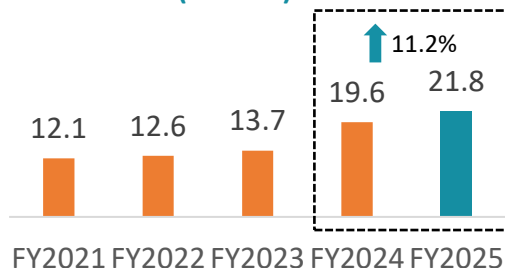
Strong tenant demand pushes i-Stay dormitories to near-full occupancy...

i-STAY

Rental of Workers' Dormitories

- Workers' dormitories rented to customers and tenants of industrial parks as accommodation for workers
- Management and maintenance of the dormitories are also provided

Revenue from Rental of Workers' Dormitories (RM'mil)



	i-Park@Indahpura (Dorm 1)	i-Park@Indahpura (Dorm 2)	i-Park@Senai Airport City
Capacity	2,290 beds	2,289 beds	1,828 beds
Avg. rental per unit	RM2,600 per month	RM3,400 per month	RM3,000 per month
Occupancy rate	96%	94%	96%
No. of units/ beds per unit	229 units (max. 10 beds)	Type 1: 178 units (max. 12 beds) Type 2: 17 units (max. 9 beds)	Type 1: 170 units (max. 10 beds) Type 2: 16 units (max. 8 beds)
Avg. size per unit	881.5 sq ft	Type 1: 1,045 sq ft Type 2: 830 sq ft	1) Type 1: 1,161.5 sq ft 2) Type 2: 841.9 sq ft
Commenced	Phase 1 - January 2014 Phase 2 - April 2015	July 2022	Phase 1 - May 2019 Phase 2 - July 2019
Term of tenancy	1 – 3 years	1 – 3 years	1 – 3 years

Note: Figures as at 31 March 2025



i-TechValley @ SILC Dormitory	
Capacity	2,683 beds
No. of units	192 (2 blocks)
Construction commencement	2Q CY2023
Targeted construction completion	1H CY2025



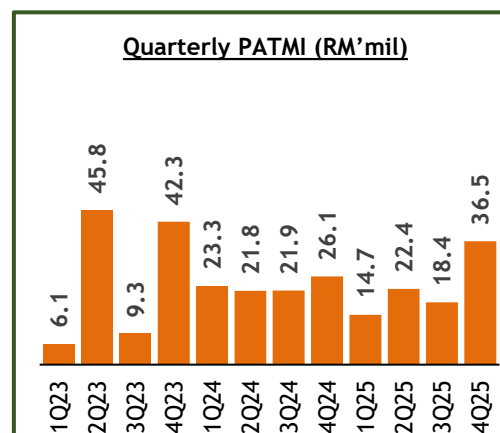
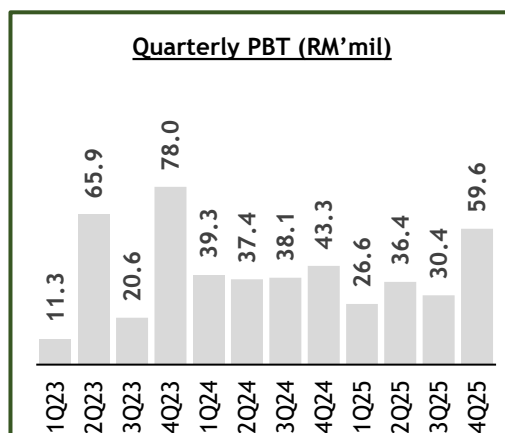
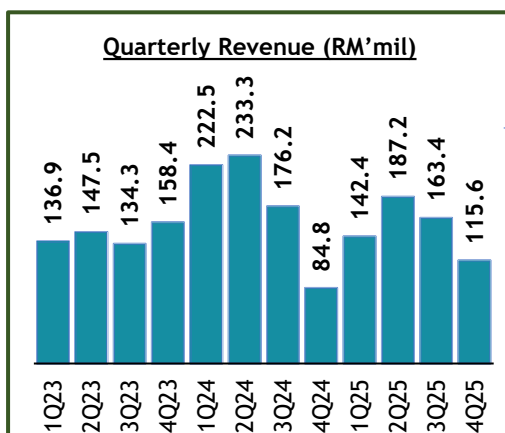
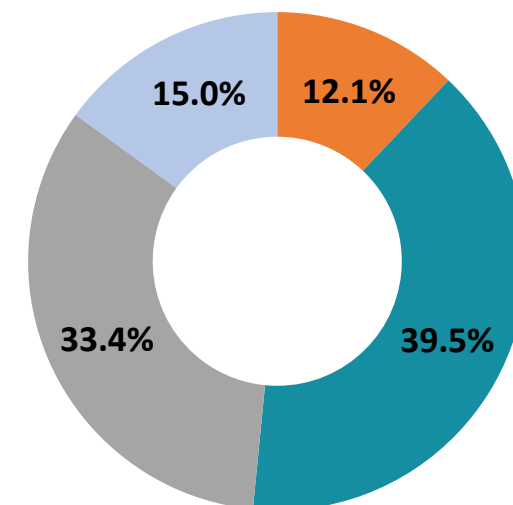
Financial Performance

4Q25 earnings demonstrate strong growth... full year earnings remained stable

Key Highlights

	4Q25 (RM'mil)	YoY Change	FY2025 (RM'mil)	YoY Change
Revenue	115.6	36.3%	608.6	15.1%
PBT	59.6	37.7%	153.0	3.3%
PAT	49.9	25.7%	122.6	2.7%
PATMI	36.5	40.1%	92.1	1.1%

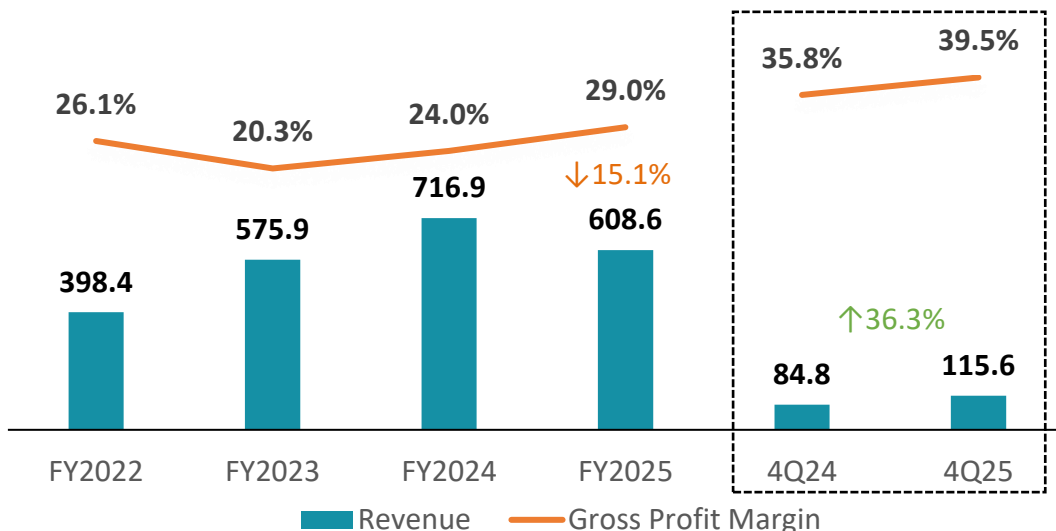
FY2025 Revenue by Segment



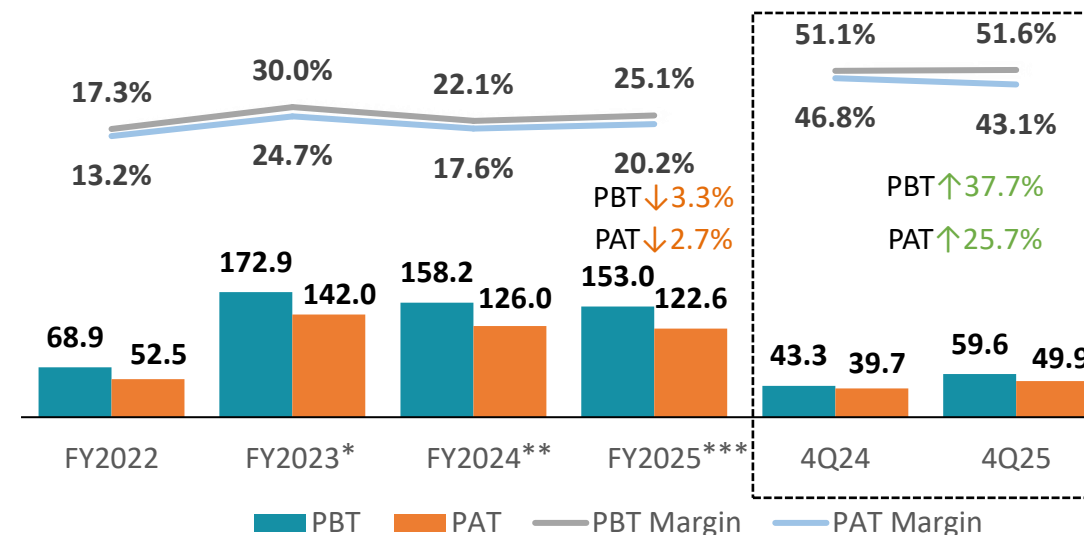
- Industrial Park Development
- Property Investment & Management Services
- Construction Services
- Engineering Services

Consistently strong margins showcase operational strength...

Revenue (RM'mil) and Gross Margin (%)



Profits (RM'mil) and Margins (%)



4Q25 review

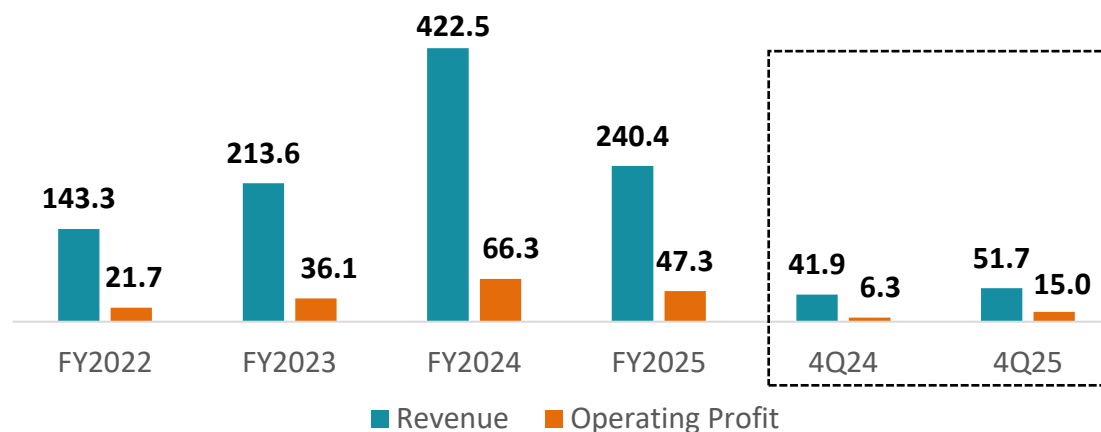
- Revenue increased due to higher revenue from construction services, property development and property investment segments
- Profit margins vary due to project mix, stages of project completion and timing of income recognition
- PBT and PAT rose mainly due to higher contributions from property development and construction segments, and higher fair value gains on investment properties.

* FY2023 PBT included a realised fair value gain of RM66.5 million from the sale of 14 plots of industrial property to AME REIT and an unrealised fair value gain of RM49.8 million

** FY2024 PBT included a realised fair value gain of RM11.8 million from the sale of 1 plot of industrial property to AME REIT and an unrealised fair value gain of RM24.8 million

*** FY2025 PBT included a realised fair value gain of RM18.9 million from the sale of 2 plots of industrial property to AME REIT and an unrealised fair value gain of RM6.3 million

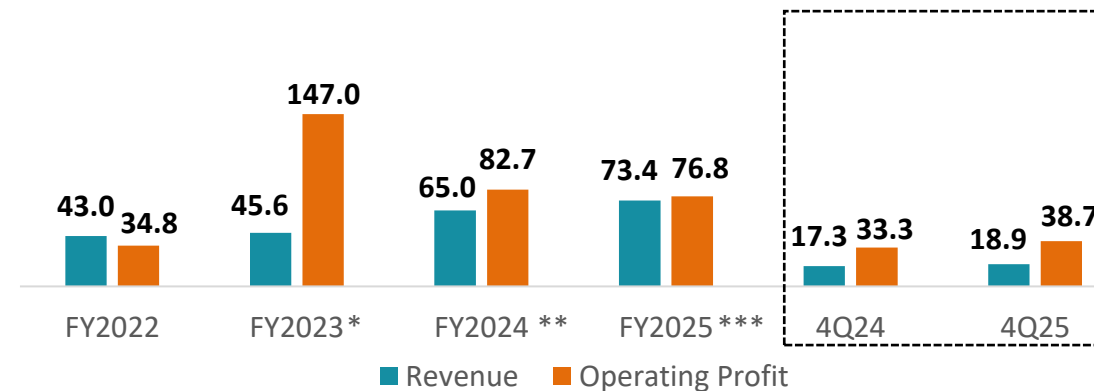
Property Development (RM'mil)



4Q25 revenue ↑23.5% qoq, operating profit ↑138.2% qoq

- Due to higher stages of work completed and timing of income recognition

Property Investment, Management Services & Sales of Goods (RM'mil)



4Q25 revenue ↑9.2% qoq, operating profit ↑16.2% qoq

- Revenue increased due to the additional units of factory leased by tenants and higher rental income generated from workers' dormitories

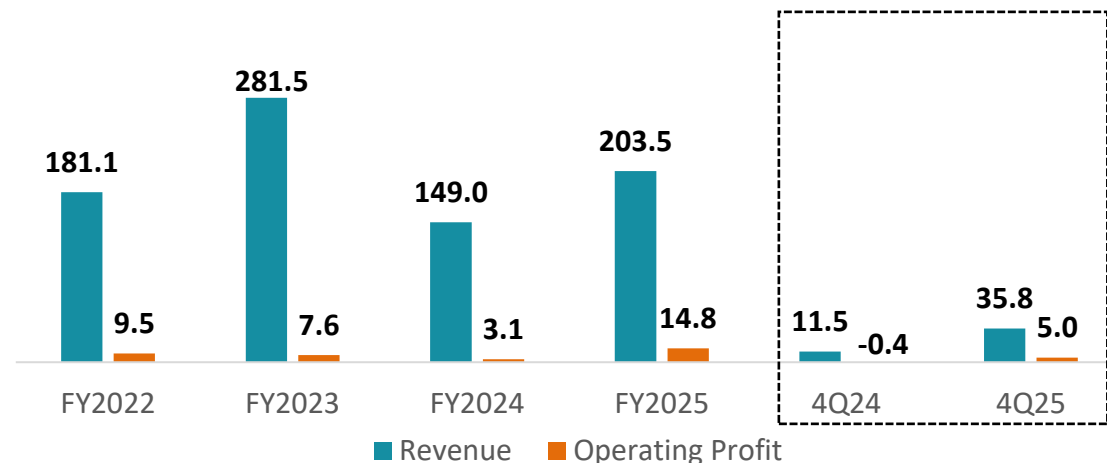
* FY2023 PBT included a realised fair value gain of RM66.5 million from the sale of 12 plots of industrial property to AME REIT and an unrealised fair value gain of RM49.8 million

** FY2024 PBT included a realised fair value gain of RM11.8 million from the sale of 1 plot of industrial property to AME REIT and an unrealised fair value gain of RM24.8 million

*** FY2025 PBT included a realised fair value gain of RM18.9 million from the sale of 2 plots of industrial property to AME REIT and an unrealised fair value gain of RM6.3 million

Increased construction services contribution in line with stages of project completion...

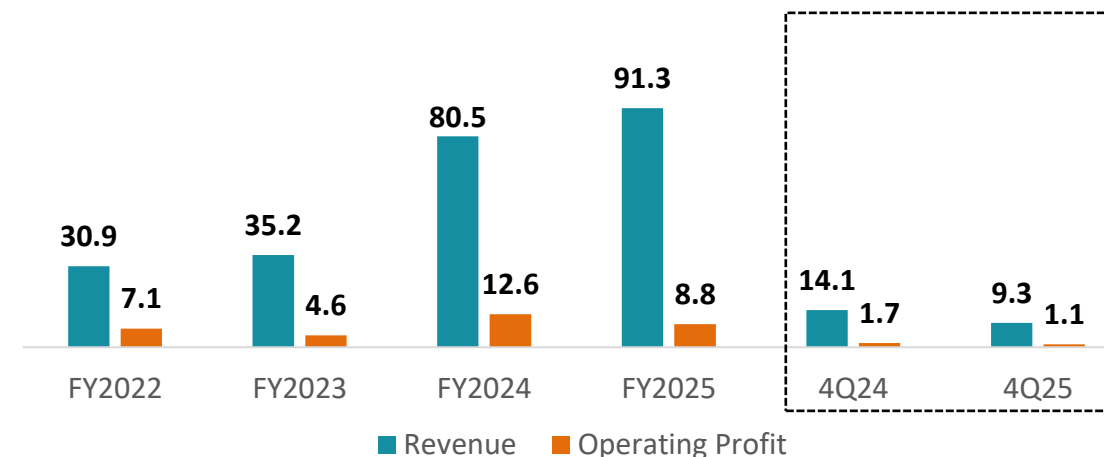
Construction Services (RM'mil)



4Q25 revenue ↑211.3% qoq, operating profit ↑1,350% qoq

- Revenue increased mainly due to the progression in the stage of completion of the on-going construction projects
- Operating profit rose in line with revenue as well as project mix and margins

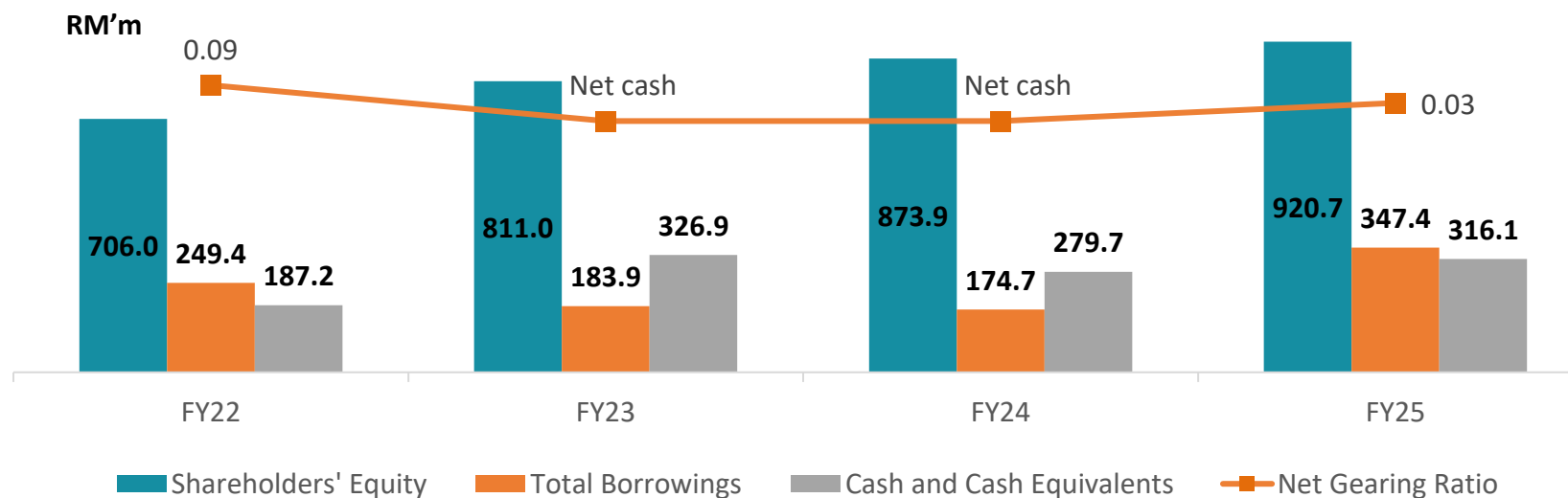
Engineering Services (RM'mil)



4Q25 revenue ↓34.0% qoq, operating profit ↓35.3% qoq

- Revenue declined mainly due to the progression in the stage of completion of the on-going engineering projects
- Operating profit decreased in line with revenue as well as project mix and margins

Healthy balance sheet conducive to expansion of industrial park footprint...



	FY2022 (RM'm)	FY2023 (RM'm)	FY2024 (RM'm)	FY25 (RM'm)
Current Assets	1,010.2	1,085.1	960.7	991.0
Non-Current Assets	502.3	742.7	801.3	932.4
Current Liabilities	279.0	404.0	464.3	474.4
Non-Current Liabilities	486.9	303.0	105.2	204.8
Shareholders' Equity	706.0	811.0	873.9	920.7
Net Gearing	0.09	Net Cash	Net Cash	0.03



Recent Development & Growth Strategies

Formed partnership with KLK Land on 30 October 2024 to develop a new industrial park in Ijok, Selangor

- Entered into sale and purchase agreements with KLK to acquire freehold land in Mukim Ijok, Daerah Kuala Selangor
- Location: Along Kuala Lumpur-Kuala Selangor Expressway (LATAR Expressway), Bandar Tasik Puteri, Selangor
- Land price: **RM230.5 million**
- Acreage: **151.2 acres**
- Obtained shareholders' approval at EGM on 14 Feb 2025
- Estimated completion of land acquisition: 2H CY2025



LOCATION



Located along Latar Expressway near Bandar Seri Coalfields in Sungai Buloh, Selangor



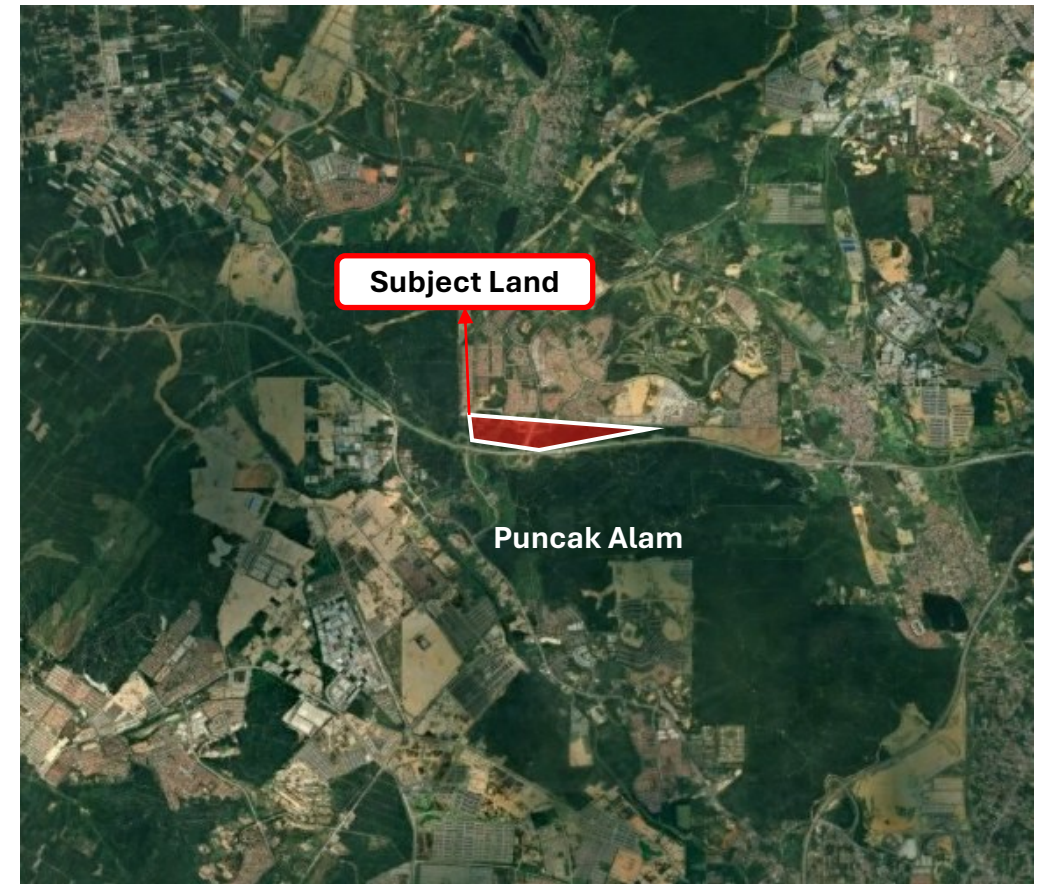
Easy Access to Subang Airport and Kuala Lumpur International Airport



Approx. 50km to Port Klang

151.20 Acres
Freehold

Ijok, Selangor



Puncak Alam, Mukim Ijok, Daerah Kuala Selangor

Signed an MOU with SD Guthrie on 4 November 2024 to jointly develop a green industrial park in JS-SEZ

- Location: Kulai, Johor (within JS-SEZ)
- Acreage: **approximately 641 acres**
- **Development highlights:**
 - Adheres to environmental standards and sustainable practices
 - Features a dedicated solar park
- MOU extended to 30 June 2025



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**
- Usage: Upcoming data centre facility
- Extension for balance payment, subject to terms and conditions:
 - ❖ 20 Feb 2025 to 21 Mar 2025: with 8% p.a. interests
 - ❖ 22 Mar 2025 to **25 Jun 2025**: with 12% p.a. interests
- The Purchase may further extend from 26 Jun 2025 to **25 Aug 2025**, with 15% p.a. interests and a payment of **RM5.0 million** as the minimum interest part payment



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

- On 7 November 2024, the transaction of the following industrial properties has been approved by non-interested shareholders and unitholders of AME Elite and AME REIT in their respective EGMs
 - **Plots 23 & 24 SAC for RM45.00 million** (completed: 12 Feb 2025)
 - **Plot 46 i-TechValley for RM27.45 million** (completed: 25 Mar 2025)
 - **Plot 34 i-TechValley for RM27.00 million** (targeted completion: 3Q CY25)
 - **Plots 60 & 61 SAC for RM20.00 million** (targeted completion: 3Q CY25)
- The **RM119.45 million** total proceeds are reserved mainly for
 - Funding of AME Group's ongoing development of i-TechValley at SILC and for future industrial property development and investment project, including land acquisition and joint ventures



Third proposed sale of three industrial properties with leases to AME REIT for RM100.8 million...



- On 24 March 2025, AME Elite, via its subsidiaries, entered into SPAs for proposed sale of three industrial properties to AME REIT for RM100.8 million
 - **Plot 34 SAC for RM39.3 million** (targeted completion: 1Q CY26)
 - **Plot 35 i-TechValley for RM30.75 million** (targeted completion: 3Q CY25)
 - **Plot 36 i-TechValley for RM30.75 million** (targeted completion: 3Q CY25)
- 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 **RM100.8 million** total proceeds are reserved mainly for
 - Funding of AME Group's ongoing development of i-TechValley at SILC and for future industrial property development and investment project, including land acquisition and joint ventures

To replicate successful i-Park model across Malaysia... complemented by expansion of workers' dormitories

Replicating i-Park model across Peninsular Malaysia



To continue expanding
205.3 acres
balance landbank
(as at 31 Mar 2025)

Acquisition of land in Selangor

- Acreage: 151.2 acres
- Location: Ijok, Kuala Selangor
- Land price: RM230.5 million

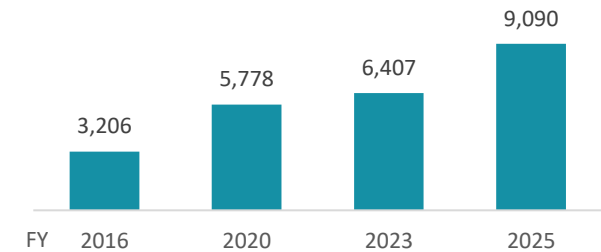
Acquisition of land in JS-SEZ

- Acreage: approximately 641 acres
- Location: Kulai, Johor
- Land price: TBA

Enhancing portfolio of workers' dormitories



No. of beds for workers' dormitories





Investment Merits & Valuation

Integrated construction & engineering 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

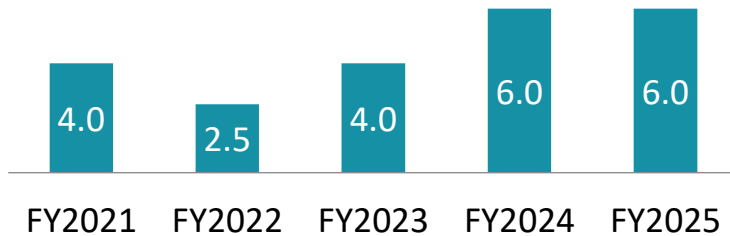
Undertaking landbank expansion to grow i-Park presence beyond Johor

Dividend policy of at least 20% of PATMI *(less fair value gain on investment properties)*

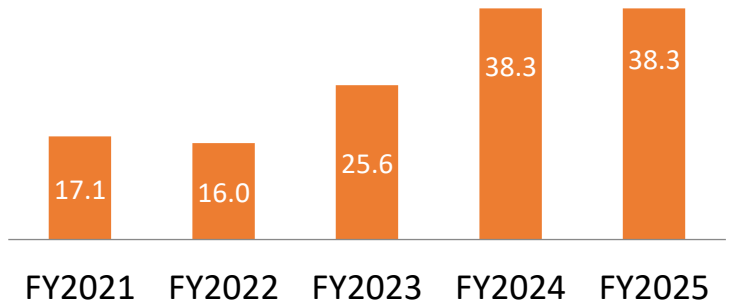


Valuations @ 30 May 2025	
Share Price (RM)	1.61
Market Cap (RM 'm)	1,028.9
P/E (ttm)	11.2
P/E (ttm) (net of cash)	8.4
Dividend yield (FY2024)	3.7%

Dividend Per Share (sen)



Dividend Payout (RM'mil)



- **Dividend Policy**

To distribute dividends of at least 20% of net profit attributable to our shareholders less fair value gain on investment properties


- **Dividends in respect of FY2025**

- Interim dividend of 3.0 sen per share (Paid on 30 Dec 2024)
- Interim dividend of 3.0 sen per share (Ex-Date: 19 Jun 2025; Payable: 4 Jul 2025)

Thank You

IR Contacts:

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Appendix

i-TechValley attracting investments from major foreign and domestic companies... major US based pharmaceutical giants already setting up presence

i-TechValley in SILC Johor with RM 1.5 billion GDV

- Integrated industrial park on **169.8-acre** land officially launched in **October 2022**
- Benefitting from MNCs' supply chain diversification and domestic companies' expansions
- Garnered investments from domestic companies and MNCs, including **US-based pharmaceutical giants**, e.g. **Insulet, Oliver Healthcare, Colorcon**, located in **pharmaceutical and medical hub**
- Champions **Environmental, Social and Governance (ESG)** principles through design, and well-managed workers' dorms
- Expected to be **completed by 2028**



Colorcon Inc's
first Southeast Asian plant



Oliver Healthcare Packaging's
first Malaysian plant



Insulet Corp's
first Southeast Asian plant

Phase 3 of the award-winning i-Park@Indahpura well received by domestic and foreign corporations...



Overview: i-Park@Indahpura (Phase 3)

- 50%/50% owned by AME Group & Axis IE Sdn Bhd
- Expansion of the highly successful, award-winning i-Park@Indahpura (Phase 1 & 2)
- Total GDV: RM456 million
- Acreage: 85.4 acres

Description of Units (Phase 3)

- 35 detached factories

Overview: i-Park@Indahpura (Plot 108)

- 100% owned by AME Group
- Ready infrastructure allows for quick turnaround of land to generate sales
- Total GDV: RM120 million
- Acreage: 15.0 acres

Description of Units (Plot 108)

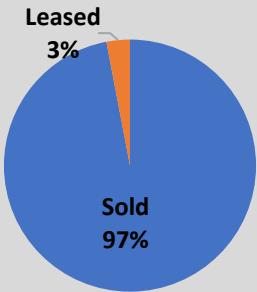
- 2 detached factories

i-PARK @INDAHPURA



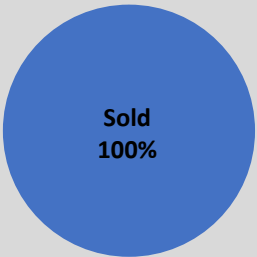
i-Park@Indahpura (Phase 3)

- 35 detached factories



i-Park@Indahpura (Plot 108)

- 2 detached factories

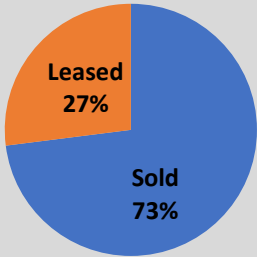


i-PARK @SENAI AIRPORT CITY

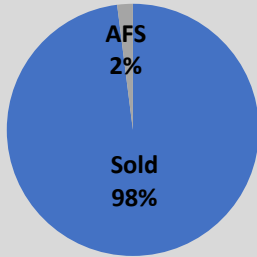


i-Park@Senai Airport City (Phase 1 & 2)

- 51 units/plots of 1½ storey semi-detached and detached factories
- 48 units of retail shops



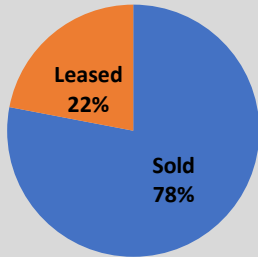
Detached factories



Retail shops

i-Park@Senai Airport City (Phase 3)

- 36 units/plots of 1½ storey detached factories



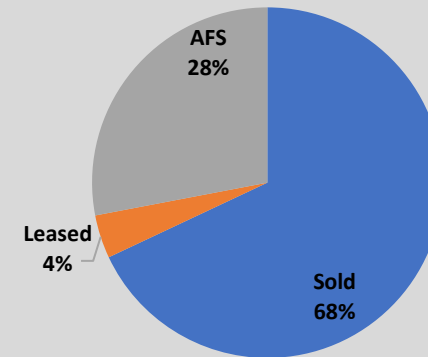
Notes:
1. Figures as at 31 Mar 2025
2. AFS: Available for sale

i-TechValley



i-TechValley

- 72 units/plots of 1½ storey detached factories



Notes:

1. Figures as at 31 Mar 2025
2. AFS: Available for sale