

AME Elite shareholders and AME REIT unitholders approve RM100.8 million industrial properties transaction

- *Proceeds to fund AME Elite's i-TechValley development, upcoming industrial projects, land acquisition, and joint ventures initiatives*
- *AME REIT's pro forma total asset value to reach RM908.7 million upon acquisitions of three fully-leased industrial properties in sponsor's industrial parks*

Johor Bahru, Malaysia, 24 July 2025 - AME Elite Consortium Berhad (AME Elite, 腾宇集团, Bloomberg: AME MK) and AME Real Estate Investment Trust (AME REIT, AME 产托, Bloomberg: AMEREIT MK) secured approval from their non-interested shareholders and unitholders respectively for a RM100.8 million transaction involving three industrial properties in Johor.

The approved transaction involves three industrial properties, namely i-Park SAC 34, i-TechValley 35, and i-TechValley 36, located within AME Elite's industrial parks in Iskandar Malaysia. The properties consist of single-storey detached factories with mezzanine offices and ancillary buildings, fully-leased to reputable tenants under long-term agreements.

For AME Elite, the divestment to AME REIT unlocks immediate capital for its expanding industrial park developments, and strengthens its recurring income base via its strategic unitholding in AME REIT.

"The approval from our shareholders reinforces the strength of AME Elite's integrated model. Completing this transaction unlocks capital for redeployment in our industrial park development plans, where we are advancing key initiatives like the Northern TechValley in Penang and our joint venture in Selangor with KLK Land.

Our agile approach allows us to capitalize on robust foreign and domestic direct investments, alongside strong demand for high-quality, integrated industrial space solutions, while strengthening our recurring income base via AME REIT."

**Mr. Dylan Tan Teck Eng (陈帝荣),
Executive Director and Group Chief Executive Officer, AME Elite Consortium Berhad**

"We are pleased with the continuous support from our unitholders for these accretive acquisitions. These fully-leased properties are strategically located within our sponsor's established industrial parks, strengthening AME REIT's portfolio with quality, income-generating assets. These acquisitions which are targeted to be completed within this financial year will contribute positively to AME REIT's earnings.

With an expanded portfolio, AME REIT is well-positioned to drive stable performance and deliver enhanced distributions to our unitholders."

**Mr. Chan Wai Leo (陈威来),
Chief Executive Officer and Executive Director, I REIT Managers Sdn Bhd**



AME REIT initiated its latest acquisitions in FY2025, involving seven industrial properties totalling RM220.3 million.

The latest approval obtained for the three properties in this RM100.8 million deal represents the second tranche of the transaction and are expected to be completed in phases from the third quarter of 2025 to the first quarter of 2026.

Prior to this, three properties have already been successfully acquired by AME REIT in the first tranche amounting to RM119.5 million, namely i-Park SAC 23 & 24 in February 2025, i-TechValley 46 in March 2025, and most recently, i-TechValley 34 in July 2025. The remaining property from this first tranche, i-Park SAC 60 & 61, is targeted for completion in the fourth quarter of 2025.

These transactions reinforce the integrated growth strategy of both AME Elite and AME REIT. AME Elite continues to expand its footprint beyond Johor into Penang and Selangor, benefiting from strong foreign and domestic direct investment inflows. AME REIT's current portfolio stands at 40 investment properties with Agreed Lettable Area (ALA) of 2.2 million sq ft with portfolio value of RM800.5 million, and is poised to further expand upon the completion of ongoing acquisitions.

AME REIT is strategically positioned to capitalize on increasing demand for high-quality industrial spaces in Malaysia, ensuring sustainable income growth and long-term unitholder value.

About AME Elite Consortium Berhad

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 AME REIT

AME REIT is an industrial REIT with the principal investment policy of investing, directly and indirectly, in a Shariah-compliant portfolio of income producing real estate used primarily for industrial and industrial-related purposes in Malaysia and overseas. The objective of AME REIT is to provide unitholders with a stable and growing distribution of income and to achieve long-term growth in its net asset value. AME REIT's portfolio currently consists of 40 industrial and industrial-related assets across Iskandar Malaysia.

I REIT Managers Sdn Bhd is the management company. RHB Trustees Berhad is the trustee of AME REIT.

Issued for and on behalf of AME Elite and AME REIT by Aquilas Advisory (Malaysia) Sdn Bhd.

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