



## 7<sup>th</sup> ANNUAL GENERAL MEETING

Management Presentation to Shareholders  
29 August 2025



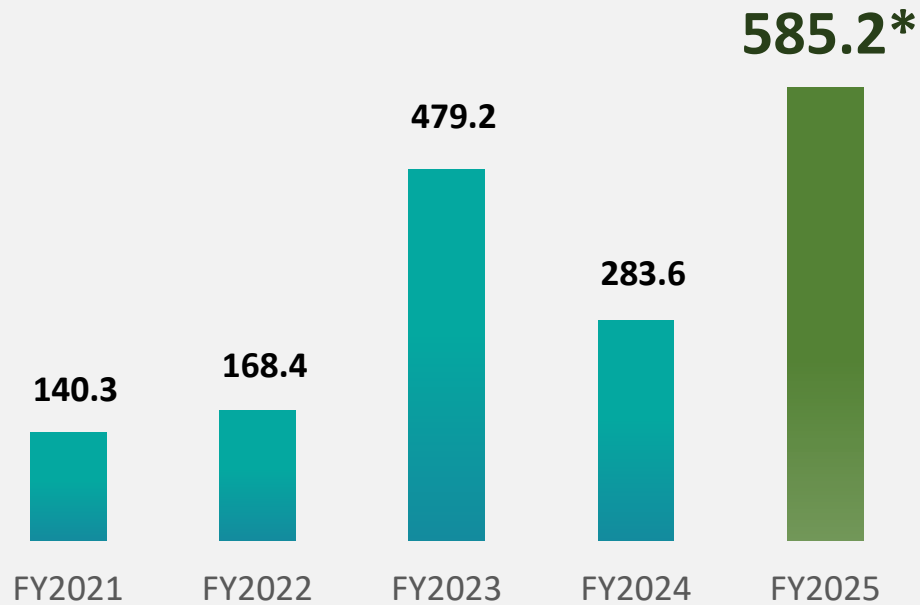




# Operations Highlights & Recent Developments

# FY2025 sales hit record high of RM585.2 million... surpassing full-year revised sale target of RM550.0 million (original sale target: RM400.0 million)

## New Property Sales (RM'mil)



\*Exclude booking of RM26.8 million as at 31 Mar 2025  
\*Exclude Northern TechValley @ BKE's new sales of RM55.9 million and bookings of RM38.4 million as at 31 March 2025

FY2025 New sales  
**RM585.2 million**  
(as at 31 Mar 2025)

Unbilled sales  
**RM584.5 million**  
(as at 31 Mar 2025)



**BUCHER**  
emhart glass



**i-PARK**  
@SENAI AIRPORT CITY

**Built up area**

Approx. **300,000** sq. ft.

**Completion**

September 2024

 **AAC**  
Technologies



**i-PARK**  
@SENAI AIRPORT CITY

**Agreed Lettable Area**

Approx. **128,973** sq. ft.

**Completion**

August 2024

**TITANIUM SYSTEMS SDN. BHD.**



**i-TechValley**

**Agreed Lettable Area**

Approx. **99,174** sq. ft.

**Completion**

Building: January 2024

Power upgrade: March 2025

Secured 34.9 acres land sale deal in i-TechValley at SILC on 13 May 2024

**Location**  
i-TechValley at SILC

**Acreage**  
Approx. 34.9 acres

**Total sale consideration**  
RM209.8 million

**Purchaser**  
Data centre operator

**SPA completed on**  
21 August 2025

The outstanding total sale consideration and the extension interest had been received in full.



A 50-50 joint venture project between:



**NORTHERN  
TECHVALLEY**  
BKE



**Estimated Total GDV**

**RM 1.3 billion**

**Acreage**

**Approx. 176 acres**



- Freehold
- Integrated Industrial Park
- GreenRE Certified Township & Buildings
- 413-meter Bridge Direct Access to Butterworth-Kulim Expressway
- Ready-Built & Built-to-Suit
- Option to Lease / Outright Purchase
- Workers' Accommodation
- Multi-purpose Hall with Sport Facilities
- Outdoor Gym Facilities & Jogging Track

# Enhancing Northern TechValley @ BKE's connectivity to BKE through flyover bridge... AME



Capital Expenditure  
**RM30.0** million

Distance  
**413** meters

Groundbreaking Ceremony  
**8 August 2025**

- Accelerate logistics efficiency
- Ease traffic congestion
- Enhance mobility for surrounding communities

# Introducing i-TechHub, freehold industrial development with 37.5-acre site located in Taman Teknologi, Johor



**Estimated Total GDV**  
RM400.0 million

**Location**  
Taman Teknologi, Johor

**Acreage**  
Approx. 37.5 acres

- Freehold
- Built-to-suit medium industry land
- Large land parcels ranging from approximately 9 to 17 acres
- Proximity to airports, ports and highways

A strategic partnership between:



## Upcoming New Industrial Park Development

### Location

Ijok, Selangor; Along Kuala Lumpur-Kuala Selangor Expressway (LATAR Expressway)

### Acreage

Approx. 151.2 acres

### Stake holding

AME (60%), KLK Land (40%)

### Land price

RM 230.5 million

### Estimated completion of land acquisition

2H CY2025

# Existing worker dormitories almost fully occupied... new dormitory in operation soon AME

## Occupancy Rate in i-Stay Dormitories

**i-Stay@Indahpura**  
2,290 beds  
**96% occupied**



**i-Stay@Indahpura 2**  
2,289 beds  
**94% occupied**

**i-Stay@Senai Airport City**  
1,828 beds  
**96% occupied**

Note: As of 31 March 2025

## New Dormitory Block at i-TechValley at SILC



Bed Capacity  
**2,683 beds**

No. of Units  
**192 (2 blocks)**

Est. Operation Commencement  
**2H CY2025**

# Ongoing injection of leasing assets to AME REIT to unlock asset value... while maintaining recurring income through strategic stake in AME REIT...

Properties	Value (RM' million)	Completion
<b>Completed</b>		
i-Park SAC 23 & 24	45.00	12 Feb 2025
i-TechValley 46	27.45	25 Mar 2025
i-TechValley 34	27.00	10 Jul 2025
i-TechValley 35	30.75	25 Jul 2025
	<b>130.20</b>	
<b>Ongoing</b>		
i-TechValley 36	30.75	4Q CY25
i-Park SAC 60 & 61	20.00	4Q CY25
i-Park SAC 34	39.30	1Q CY26
	<b>90.05</b>	
<b>Total</b>	<b>220.25</b>	



## Environmental



**> 70**

trees planted during the tree planting programme



**> 600**

tonnes of waste diverted from landfill

## Economic



**75%**

of new suppliers screened using EESG criteria



**> 78%**

overall customer satisfaction



**99.99 %**

spending on local suppliers

\*Based on June 2025 review results

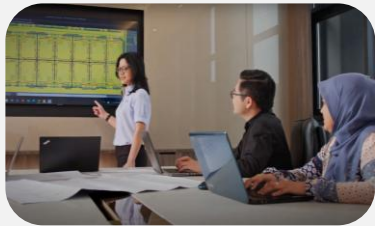
Note: For the FYE 31 March 2025

# Continuous improvement in ESG practices the way forward... Achieved FTSE4Good ESG Rating 3 stars\* out of total 4 stars...



## Social

> **RM388,000**  
contributed to community projects



> **7,000**  
training hours were provided to employees for upskilling and development

**Zero**  
work-related fatalities, injuries and Lost Time Incident (LTI)



## Governance



**Zero**  
cases of breach of CoC, non-compliance with ABAC



**Zero**  
incidents of using child or forced labour, including in the supply chain



**Comprehensive Disclosure**  
At early stages of adopting climate –related disclosure practices.

\*Based on June 2025 review results

Note: For the FYE 31 March 2025



## FEED The Needy Project (Larkin)

AME's employees helped to distributed food boxes to underprivileged individuals and families in need



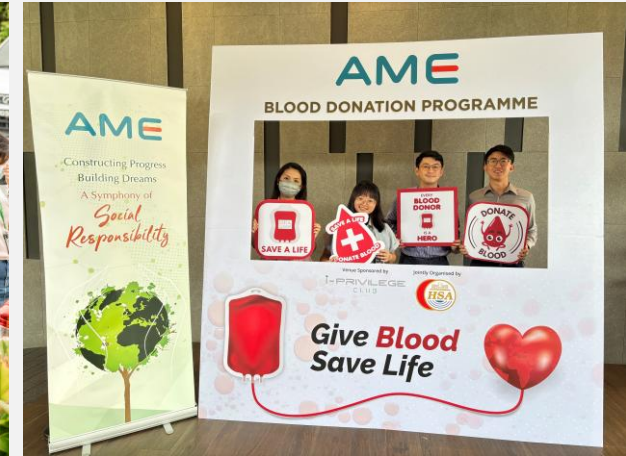
## Tree Planting Programme (Pendas Laut)

Participants planted mangrove trees to support coastal ecosystem restoration and biodiversity.



## Clean Recycling Programme 2.0

AME's employees were encouraged to contribute clean recyclable items consistently, promoting a culture of responsible waste management and reinforcing AME's commitment to sustainability within the workplace.



## Blood Donation Programme

AME organised a blood donation programme at the i-Privilege Club, achieving a total of 68 successful donors.



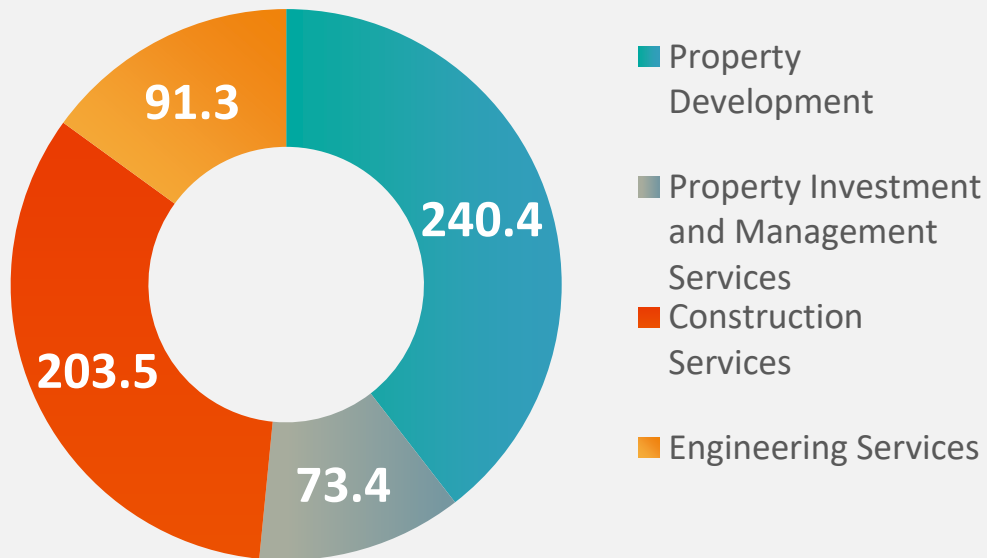
# Financial Highlights

## FY2025 Financial Highlights

### Revenue

**RM608.6 million**

FY2024 | RM716.9 million



### PATMI

**RM92.1 million**

FY2024 | RM93.1 million

### Total Assets

**RM1,951.0 million**

FY2024 | RM1,762.0 million

### Dividend Per Share

**6.0 sen**

### Payout Ratio

**43.2 %**

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



# Corporate Exercises

# Established rated Sukuk Programmes of up to RM1.8 billion to strengthen capital structure and diversify funding avenues...

## Islamic Medium Term Notes (IMTNs) Programme

Up to RM **1,500.0** million

## Islamic Commercial Papers (ICPs) Programme

Up to RM **300.0** million

### Issuer

AME Capital Sdn Bhd

### Obligor

AME Elite Consortium Berhad

### Credit Rating

AA3(s) / Stable by RAM Rating Services Berhad

### Details of the substantial issuance in April 2025:

Offering	: IMTNs
Nominal Value	: RM300.0 million
Issue Date	: 18 April 2025
Scheduled Dissolution Date	: 18 April 2028
Tenure	: Three (3) years
Periodic Distribution Rate	: 4.02%
Use of Proceeds	:

No	Items	Amount (RM' million)
1	Refinancing of existing Islamic financing (including intercompany financing) of AME Group	129.2
2	Working capital requirements of AME Group	170.8
<b>Total</b>		<b>300.0</b>

## Shares Buy Back

Period

**1 August 2025 – 20 August 2025**

Total number of shares purchased

**538,000**

Total consideration paid

**RM806,058.78**

Minimum price paid for each share purchased

**RM1.49**

Maximum price paid for each share purchased

**RM1.50**

Cumulative net outstanding treasury shares

**2,118,000**

Total number of shares purchased and/or held as treasury shares against total number of issued shares of AME

**0.33%**



Thank You