



1Q26 Corporate Presentation
4 September 2025



OPERATIONS REVIEW

FINANCIAL PERFORMANCE

RECENT DEVELOPMENTS & GROWTH STRATEGIES

INVESTMENT MERITS & VALUATION

APPENDIX



Operations Review

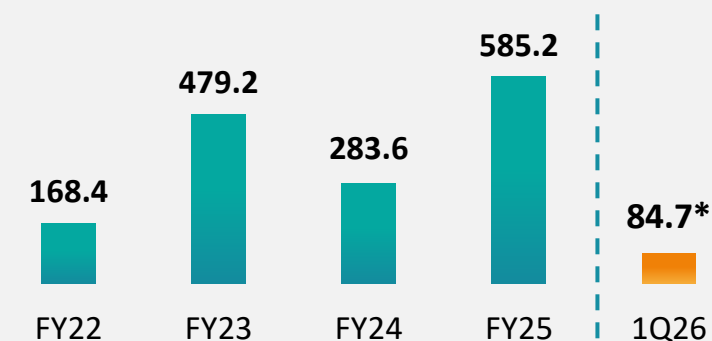
Property development sales remain strong... targeting RM400.0 million in FY2026



	1Q26 (RM'm)	1Q25 (RM'm)	Change	FY25 (RM'm)
Industrial Properties				
New sales	84.7*	266.5#	-68.2%	585.2
Unbilled sales	553.6*	434.5	+27.4%	584.5
Ongoing GDV	4,436	4,136	+7.3%	4,436
Balance GDV	2,234	2,376	-6.0%	2,301
Investment Properties				
i-Stay revenue	5.6	5.3	+5.7%	21.8
Leasing revenue	12.0	10.4	+15.4%	45.9
Construction & Engineering				
Balance orderbook	255.9	214.9	+19.1%	114.2

#1Q25 new sales figure is inclusive of RM209.8 million data centre land sale

New Property Sales (RM'm)



*New sales and unbilled sales do not include bookings of RM21.7 million as well as Northern TechValley @ BKE's new sales of RM25.8 million and bookings of RM12.6 million as at 30 June 2025

Industrial park investments in 1Q26 (selected)

Client Industry	Country of Origin	Location	Value (RM'm)
Manufacturing of optical products	China	i-TechValley at SILC	37.1
Packaging for medical products	Japan	i-TechValley at SILC	19.0

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



Projects					GDV (as at 30 June 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	100	1Q 2019/ 1Q 2021	68	65	3	-
i-Park@Indahpura (Phase 3)	Industrial factory (Gated & Guarded)	85.4	35	100	1Q 2013/ 2024	456	447	9	12.3
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	656	61	0.6
i-Park@Senai Airport City (Phase 3)	Industrial factory (Gated & Guarded)	76.6	36	100	1Q 2020/ 2025	555	486	69	-
i-TechValley at SILC	Industrial factory and dormitory (Gated & Guarded)	169.8	72	75	4Q 2022/ 2028	1,464	995	469	540.7
Northern TechValley @ BKE	Industrial factory, commercial development and dormitory	175.6	48	6	4Q 2024/ 2030	1,300	81	1,219	74.6
i-TechHub	Industrial factory	37.5	TBA	--	3Q 2024/ 2029	400	-	400	-
Total		839.4	477			6,067	3,833	2,234	628.2#

* Properties held by AME REIT are deemed realised.

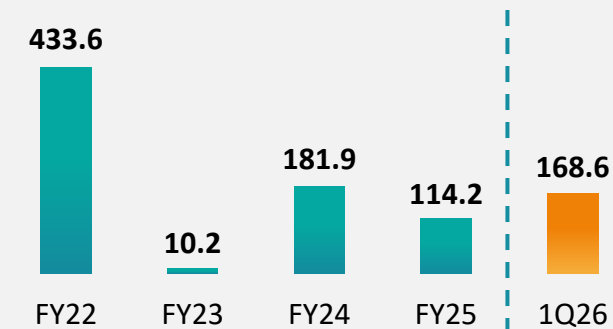
Inclusive of RM74.6 million from Northern TechValley @ BKE.

GROSS DEVELOPMENT VALUE (GDV) BREAKDOWN

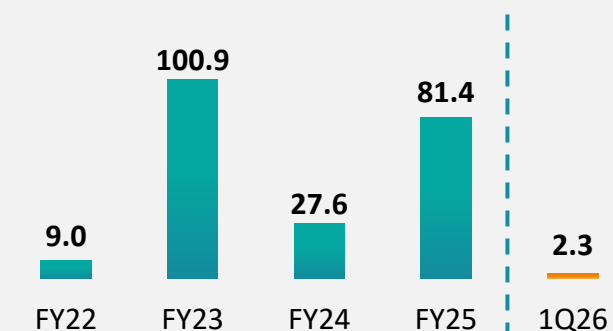
Construction & Engineering Services Orderbook Breakdown (as at 30 June 2025)

Description of Projects	Location	Commencement (CY)	Expected Completion (CY)	Total Contract Value (RM'm)	Remaining Contract Value (RM'm)
Construction Services					
Construction of industrial buildings	Penang	2Q 2025	2Q 2026	148.0	148.0
Logistics hub	Penang	4Q 2024	2Q 2026	76.4	58.1
Warehouse	Johor	2Q 2025	1Q 2026	10.9	10.1
Others	-	-	-	65.1	16.1
Subtotal - Construction				300.4	232.3
Fire protection and public addressable system	Kedah	2Q 2022	4Q 2024	78.0	1.5
Fit-out of industrial facility	Johor	3Q 2025	4Q 2025	5.8	5.8
Others	-	-	-	117.7	16.3
Subtotal - Mechanical & Engineering				201.5	23.6
Total				501.9	255.9

Construction Orderbook Replenishment (RM'm)



Engineering Orderbook Replenishment (RM'm)

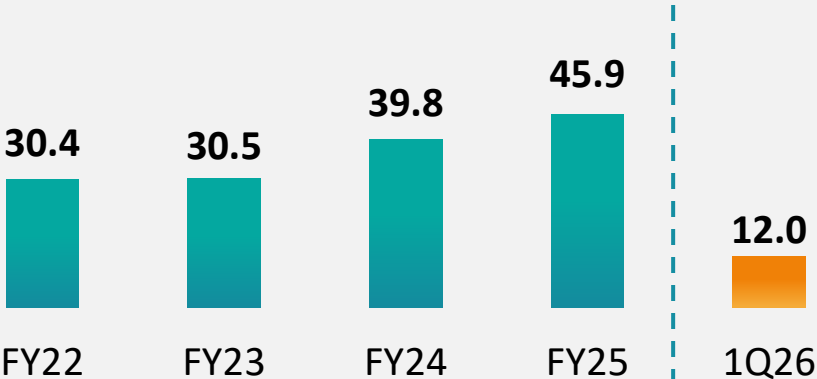


Property Leasing

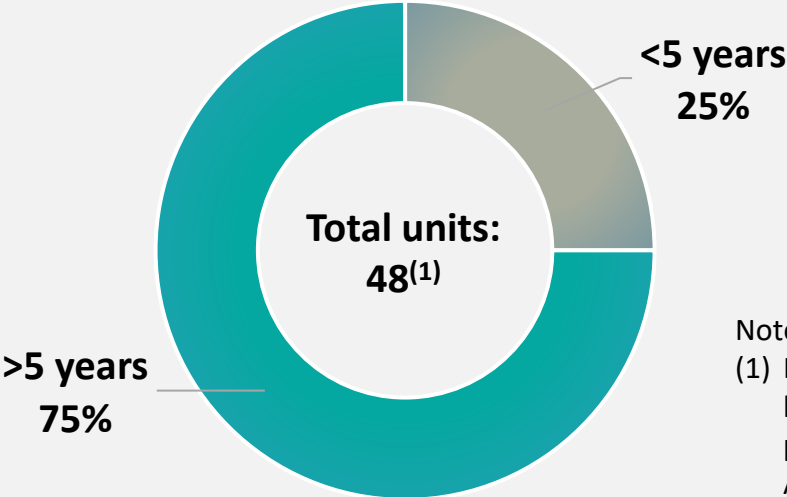
- Flexible leasing of industrial properties
- Recurring income generated from regular payments made under leasing agreements
- Potential asset pipeline for AME REIT



Property Leasing Revenue (RM'm)



Tenure of Tenanted/Leased Units

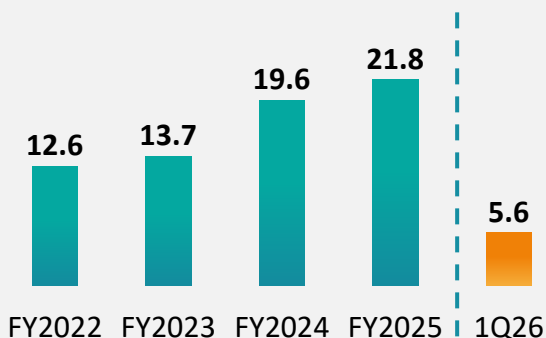


Note:
 (1) Including 38 industrial units held by AME REIT and 5 industrial properties under ongoing sale to AME REIT as at 30 June 2025.

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'm)



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	92%	93%	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 30 June 2025



i-TechValley at SILC Dormitory	
Capacity	2,683 beds
No. of units	192 (2 blocks)
Est. operation commencement	2H CY2025

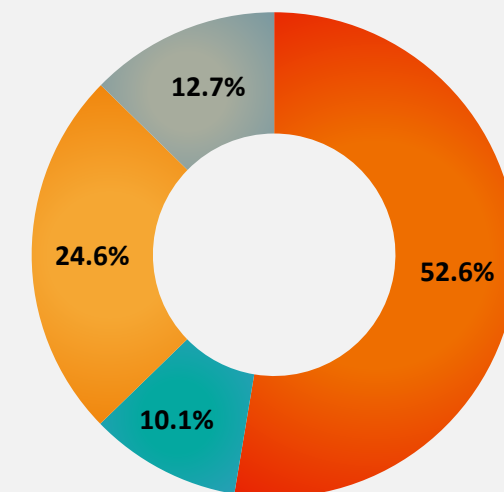


Financial Performance

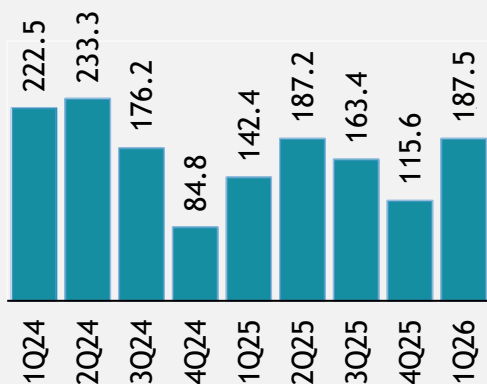
Key Highlights

	1Q26 (RM'm)	1Q25 (RM'm)		YoY Change
Revenue	187.5	142.4	➤	31.7%
PBT	50.5	26.6	➤	90.3%
PAT	38.1	20.4	➤	86.7%
PATMI	32.4	14.7	➤	120.0%

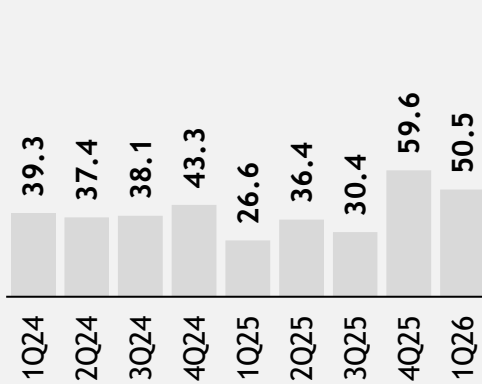
1Q26 Revenue by Segment



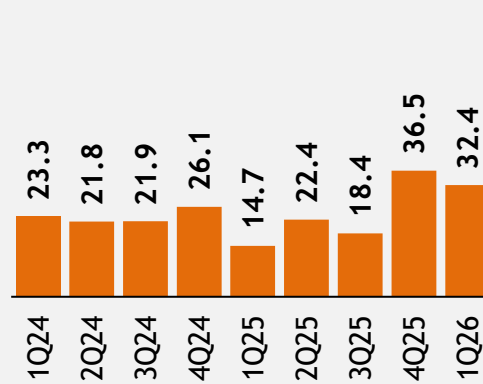
Quarterly Revenue (RM'm)



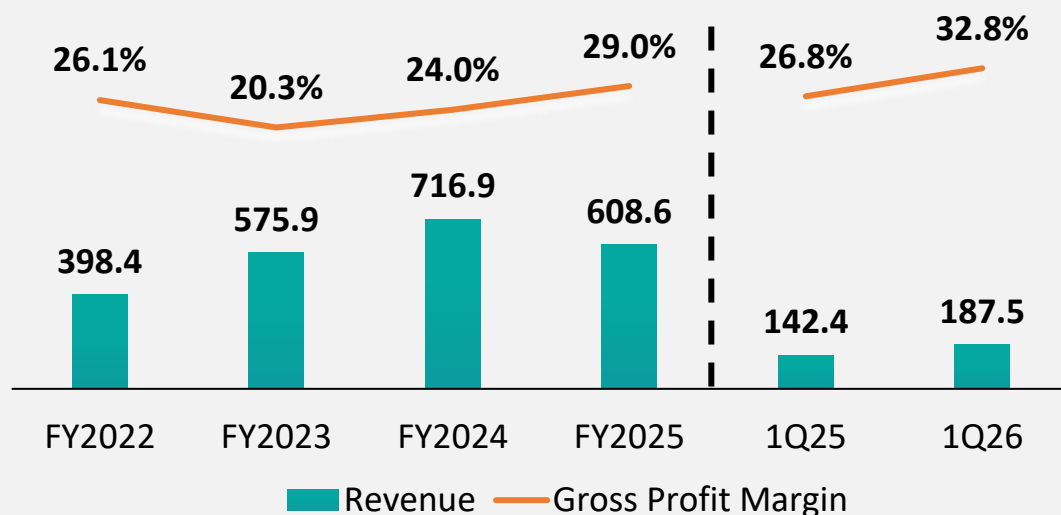
Quarterly PBT (RM'm)



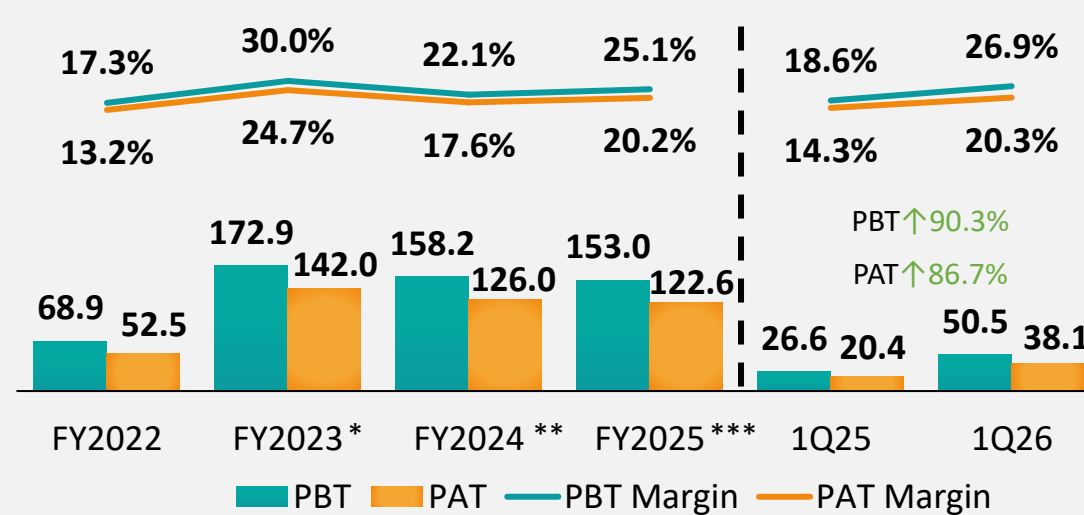
Quarterly PATMI (RM'm)



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



Profits (RM'm) and Margins (%)



1Q26 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 in tandem with revenue

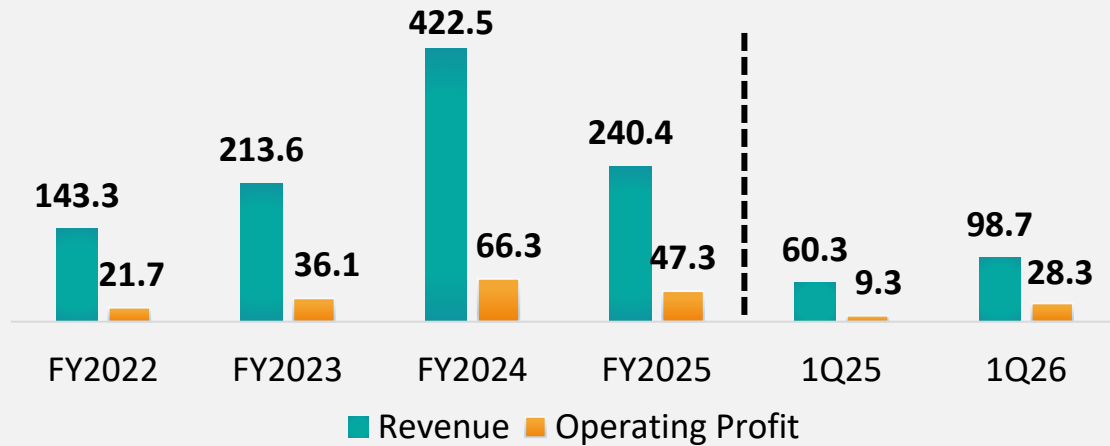
* FY2023 PBT included a realised fair value gain of RM66.5 million from the sale of 14 plots of industrial property to AME REIT and an unrealised fair value gain of RM49.8 million

** 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

Both property development and investment segments delivered higher revenue ...

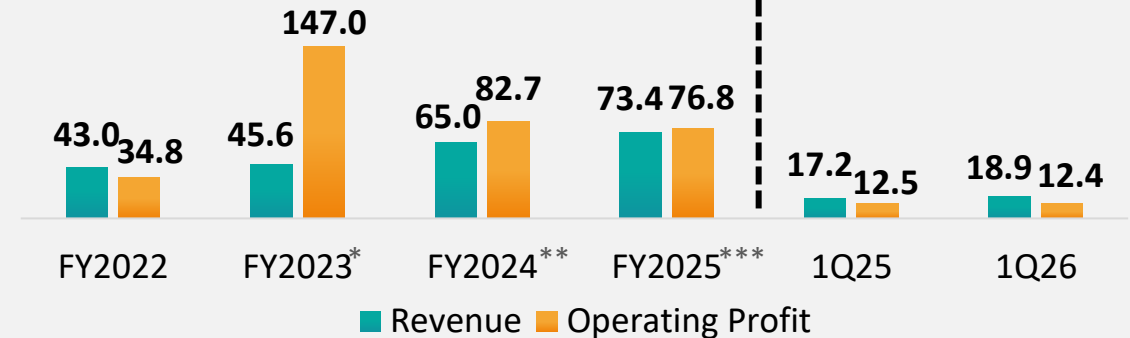
Property Development (RM'm)



1Q26 revenue **↑63.5%** yoy, operating profit **↑204.5%** yoy

- Higher stages of work completed and timing of income recognition

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



1Q26 revenue **↑10.2%** yoy, operating profit **↓0.08%** yoy

- Additional units of factory leased by tenants and higher rental income generated from workers' dormitories

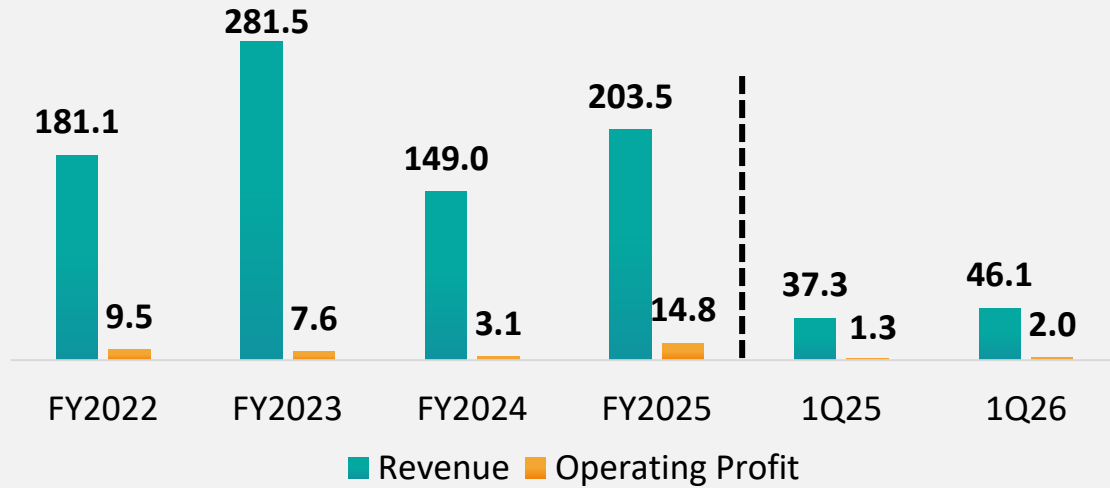
* FY2023 PBT included a realised fair value gain of RM66.5 million from the sale of 12 plots of industrial property to AME REIT and an unrealised fair value gain of RM49.8 million

** 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...

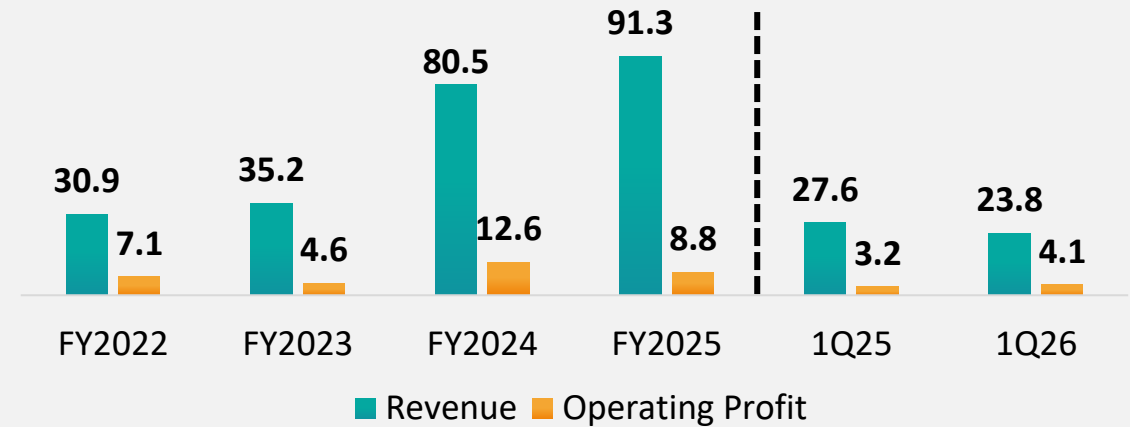
Construction Services (RM'm)



1Q26 revenue ↑23.8% yoy, operating profit ↑49.4% yoy

- 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

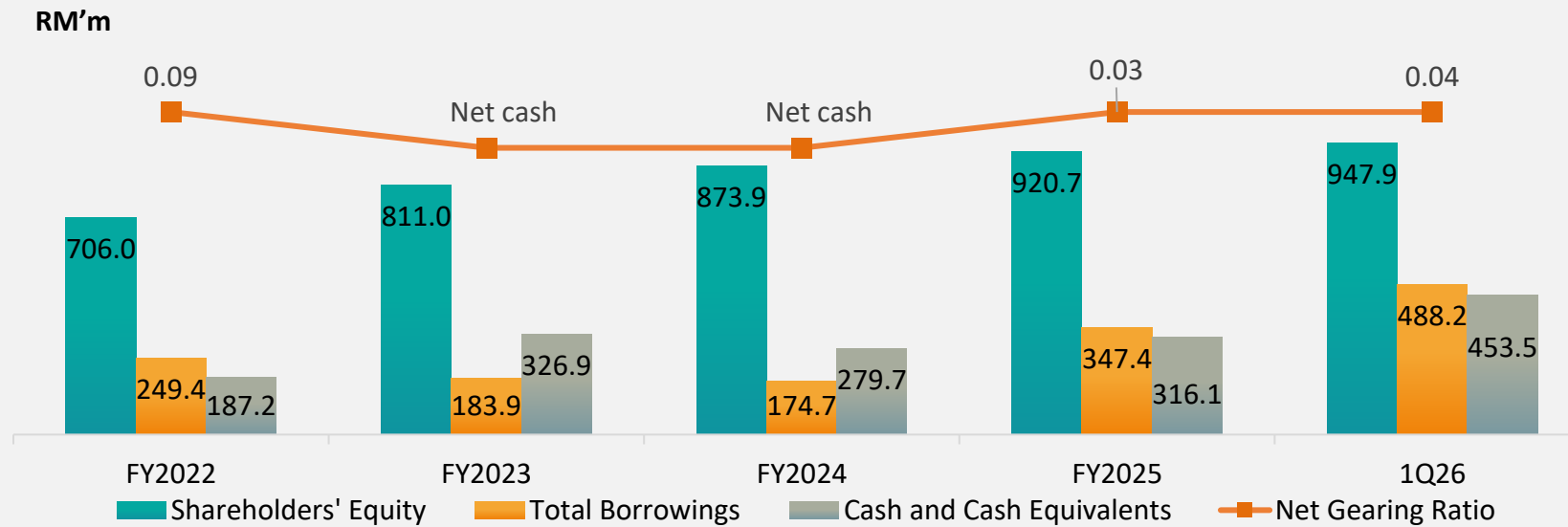
Engineering Services (RM'm)



1Q26 revenue ↓14.0% yoy, operating profit ↑30.0% yoy

- Revenue declined mainly due to the progression in the stage of completion of the on-going engineering projects
- Operating profit increased due to project mix and margins

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



	FY2022 (RM'm)	FY2023 (RM'm)	FY2024 (RM'm)	FY2025 (RM'm)	1Q26 (RM'm)
Current Assets	1,010.2	1,085.1	960.7	1,021.4	1,196.7
Non-Current Assets	502.3	742.7	801.3	929.6	935.7
Current Liabilities	279.0	404.0	464.3	502.9	371.5
Non-Current Liabilities	486.9	303.0	105.2	203.9	488.5
Shareholders' Equity	706.0	811.0	873.9	920.7	947.9
Net Gearing	0.09	Net Cash	Net Cash	0.03	0.04

Recent Development & Growth Strategies



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.



Commenced i-TechHub with GDV of RM400 million... strengthening our project pipeline



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



Capital Expenditure
RM30.0 million

Distance
413 meters

Groundbreaking Ceremony
8 August 2025

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

A strategic partnership between:



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

The conditional period has been extended to 31 October 2025. All conditions precedent of the SPA have been fulfilled, save for the Rezoning Approval



MOU between AME and SD Guthrie

Location

Kulai, Johor (within JS-SEZ)

Acreage

Approx. 641 acres

Development highlights

- Adheres to environmental standards and sustainable practices
- Features a dedicated solar park

MOU extended to 30 September 2025

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
Completed		
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
	130.20	
Ongoing		
i-TechValley 36	30.75	4Q CY25
i-Park SAC 60 & 61	20.00	4Q CY25
i-Park SAC 34	39.30	1Q CY26
	90.05	
Total	220.25	



Replicating i-Park model across Peninsular Malaysia



To continue expanding
199.1 acres
balance landbank
(as at 30 June 2025)

Acquisition of land in Selangor

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

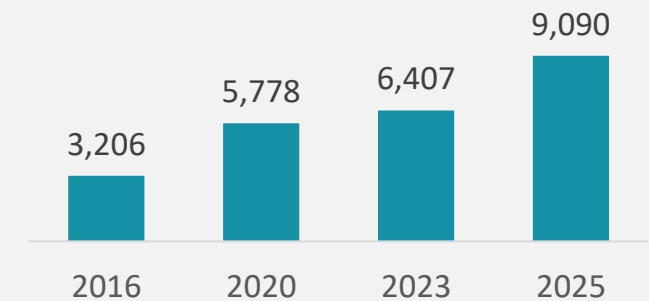
Acquisition of land in JS-SEZ

- 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



Beneficiary of DDI, FDI, as well as JS-SEZ

Niche specialisation in developing and managing industrial parks

Share Price
RM1.55
Market Cap
RM993 million
PE
9.05 X
Dividend yield
3.87%

Undertaking landbank expansion to grow i-Park presence

Strong sales pipeline; with efforts to enhance recurring income streams

As at 3 September 2025

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

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...

i-PARK
@INDAHPURA



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)

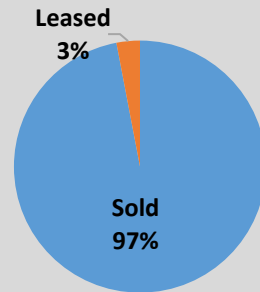
- 2 detached factories

i-PARK @INDAHPURA



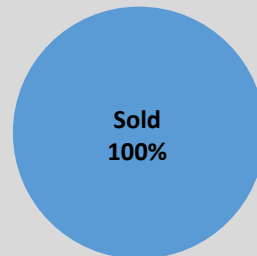
i-Park@Indahpura (Phase 3)

- 35 detached factories



i-Park@Indahpura (Plot 108)

- 2 detached factories

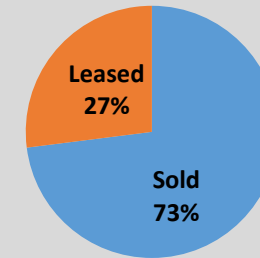


i-PARK @SENAI AIRPORT CITY

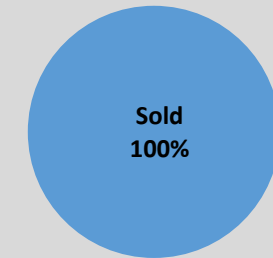


i-Park@Senai Airport City (Phase 1 & 2)

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



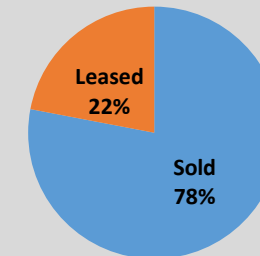
Detached factories



Retail shops

i-Park@Senai Airport City (Phase 3)

- 36 units/plots of 1½ storey detached factories



Notes:

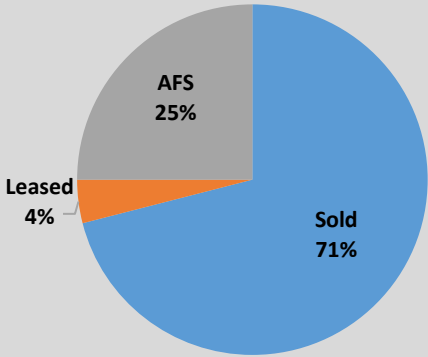
1. Figures as at 30 Jun 2025
2. AFS: Available for sale

i-TechValley



i-TechValley

- 72 units/plots of 1½ storey detached factories



Notes:
1. Figures as at 30 Jun 2025
2. AFS: Available for sale