

PRESS RELEASE

AME Elite secures RM220.8 million industrial property sale to CapitaLand Malaysia Trust in JS-SEZ

- *Transaction involves five high-specification industrial properties with 524,077 sq ft built-up area in AME Elite’s flagship i-TechValley industrial park*
- *Sale propels AME Elite past its RM400 million FY2026 sales target*

Johor Bahru, Malaysia, 22 December 2025 - Leading integrated industrial space solutions provider **AME Elite Consortium Berhad** (AME Elite, 腾宇集团, Bloomberg: AME MK), via its wholly-owned subsidiaries, Pentagon Land Sdn Bhd and Greenhill SILC Sdn Bhd, entered into five Sale and Purchase Agreements (SPAs) with Mtrustee Berhad, being the trustee of CapitaLand Malaysia Trust (CLMT) for the sale of industrial properties in the Johor-Singapore Special Economic Zone (JS-SEZ) for a total cash consideration of RM220.8 million.

The deal involves CLMT acquiring five industrial properties within AME Elite’s 170-acre i-TechValley in Iskandar Puteri, Johor. The assets consist of five single-storey detached factories with two-storey offices occupying about 17 acres of land, with a total built-up area of approximately 524,077 square feet. Under the agreements, AME Elite will deliver the industrial properties in a move-in ready condition in stages between 2027 and 2028.

i-TechValley is a holistically managed industrial park that combines world-class infrastructure with a sustainable, green working environment. Strategically located 20 minutes from the Singapore-Malaysia Second Link (Tuas Checkpoint), it offers seamless connectivity to major highways and ports. The park is a premier destination for global companies and a future-ready hub for high-value industrial operations within the JS-SEZ.

“The execution of these SPAs with a major institutional player like CapitaLand Malaysia Trust highlights the strong market demand for our high-specification facilities and the institutional-grade nature of our industrial parks.

This RM220.8 million transaction is a significant milestone that enables us to surpass our sales target of RM400 million for the financial year ending 31 March 2026 (FY2026) ahead of schedule. Our strategic proximity to Singapore and the ongoing momentum of the JS-SEZ initiative continue to position AME Elite as the partner of choice for world-class industrial solutions.”

Dylan Tan Teck Eng (“陈帝荣”)
Executive Director and Group CEO, AME Elite Consortium Berhad

AME Elite’s ongoing developments include i-Park @ Senai Airport City and i-TechValley in Johor, and Northern TechValley @ BKE in Penang. The Group is also expanding its footprint in the central region through a joint venture with KLK Land to develop a 151.2-acre industrial park in Selangor.

The sale is expected to contribute positively to AME Elite’s earnings in the financial year ending 31 March 2027 and onwards.

About AME Elite Consortium Berhad (<https://ame-elite.com>)

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.

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