



4Q26 Corporate Presentation

26 May 2026



An aerial photograph of a park area. In the foreground, there are two green tennis courts with white lines, surrounded by a chain-link fence. To the right of the courts is a paved road with yellow parking spaces. The background features a large body of water, a line of palm trees, and a distant building with a sign that reads "I-PARK".

OPERATIONS REVIEW

FINANCIAL PERFORMANCE

RECENT DEVELOPMENTS & GROWTH STRATEGIES

INVESTMENT MERITS & VALUATION

APPENDIX



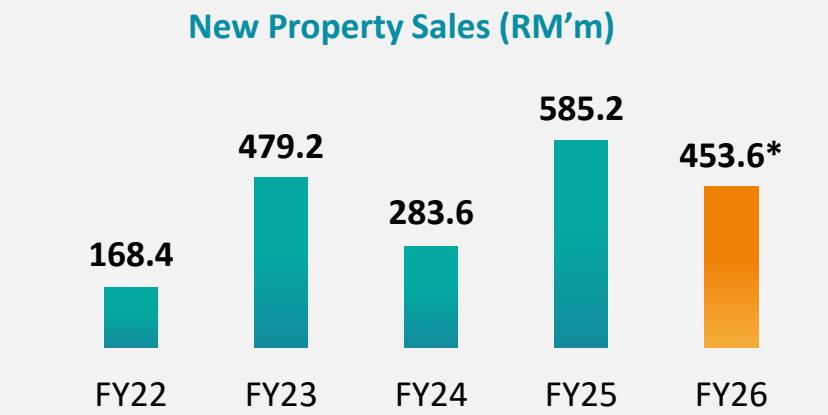
Operations Review

Surpassed full-year sales target of RM400 million... external construction orderbook grew significantly to RM504.5 million



	4Q26 (RM'm)	4Q25 (RM'm)	YoY Change	FY26 (RM'm)	FY25 (RM'm)	YoY Change
Industrial Properties						
New sales*	37.9	155.0	-75.5%	453.6	585.2^	-22.5%
Unbilled sales*	402.1	584.5^	-31.2%	402.1	584.5^	-31.2%
Ongoing GDV	6,001.0	4,136.0	+45.1%	6,001.0	4,136.0	+45.1%
Balance GDV	3,088.0	2,301.0	+34.2%	3,088.0	2,301.0	+34.2%
Investment Properties						
i-Stay revenue	5.9	5.5	+7.3%	22.8	21.8	+4.6%
Leasing revenue	14.0	11.8	+18.6%	52.7	45.9	+14.8%
Construction & Engineering						
Balance orderbook	557.5	114.2	+388.2%	557.5	114.2	+388.2%

^ Inclusive of RM209.8 million data centre land sale



*New sales and unbilled sales do not include:

- bookings of RM97.5 million; and
- Northern TechValley @ BKE’s new sales of RM137.3 million as at 31 March 2026.

Industrial park investments in 4Q26

Client Industry	Country of Origin	Location	Value (RM'm)
Plastic injection Moulding	HK, China	i-TechValley at SILC	37.9

Robust industrial development pipeline drives long-term visibility...

Projects					GDV (as at 31 March 2026)				
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	456	-	2.4
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	-
i-Park@Senai Airport City (Phase 3)	Industrial factory (Gated & Guarded)	76.6	36	100	1Q 2020/ 2025	555	505	50	-
i-TechValley at SILC	Industrial factory and dormitory (Gated & Guarded)	169.8	72	89	4Q 2022/ 2028	^ 1,729	1,528	201	399.7
Northern TechValley @ BKE	Industrial factory, commercial development and dormitory	175.6	48	12	4Q 2024/ 2030	1,300	182	1,118	145.4
i-TechHub	Industrial factory	37.5	3	26	3Q 2024/ 2029	400	49	351	-
i-Park @ Coalfields	Industrial factory	151.2	TBA	-	2H 2026/ 2033	1,300	-	1,300	-
Total		990.6	480			7,632	4,544	3,088	547.5 #

* Properties held by AME REIT are deemed realised.

^ Revised from the initial estimation of RM1.464 billion

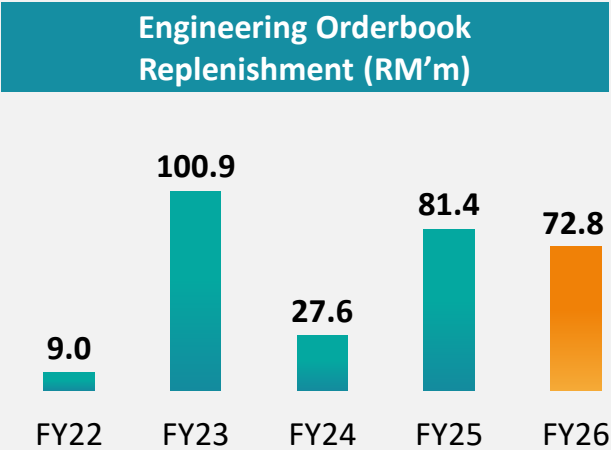
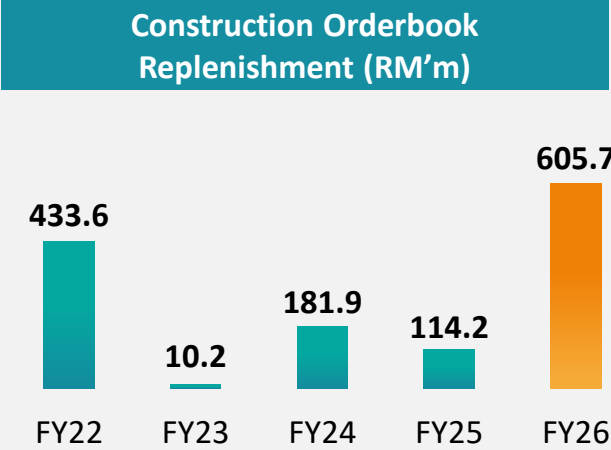
Inclusive of RM145.4 million from Northern TechValley @ BKE.

Construction and Engineering segment achieves significant replenishment of external contracts worth RM678.5 million in FY2026...



Construction & Engineering Services Orderbook Breakdown (as at 31 March 2026)

Description of Projects	Location	Commencement (CY)	Expected Completion (CY)	Total Contract Value (RM'm)	Remaining Contract Value (RM'm)
Construction Services					
Construction of test cell facility	Selangor	1Q 2026	1Q 2027	214.1	182.7
Construction of industrial buildings	Penang	2Q 2025	1Q 2027	148.0	129.2
Construction of logistic warehouse	Selangor	2Q 2026	3Q 2027	58.5	58.5
Others	-	-	-	216.1	134.1
Subtotal - Construction				636.7	504.5
Civil, structural, architectural, and modification, electrical and pipelines works	Johor	1Q 2026	4Q 2026	35.0	21.1
Fit out works for warehouse (SAC Freezone - Warehouse Fit-Out Work)	Johor	1Q 2026	3Q 2026	4.7	4.7
Others	-	-	-	144.3	27.2
Subtotal – Mechanical & Engineering				184.0	53.0
Total				820.7	557.5

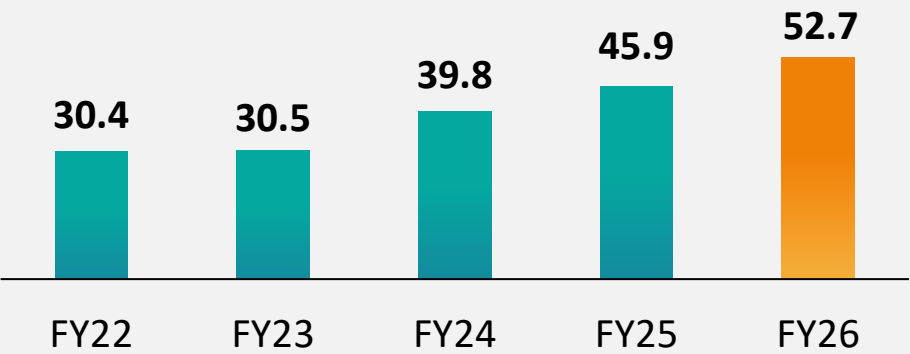


Property Leasing

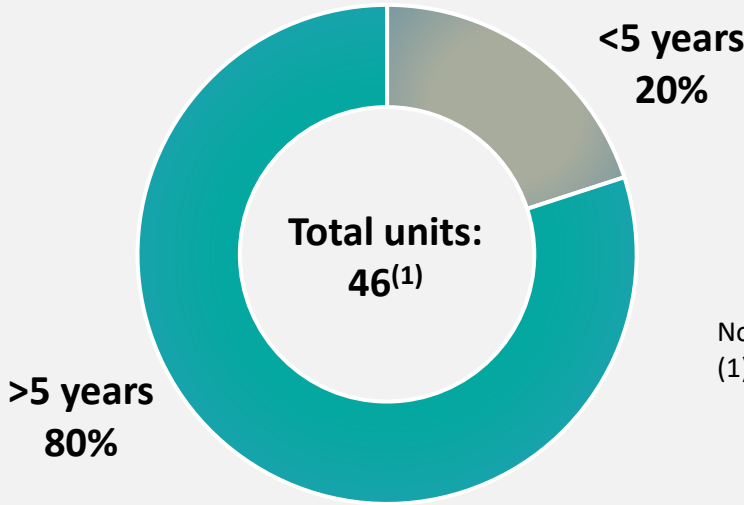
- Customised leasing solutions of industrial properties
- Recurring income generated from regular payments made under leasing agreements
- Potential asset pipeline for AME REIT



Property Leasing Revenue (RM'm)



Tenure of Tenanted/Leased Units



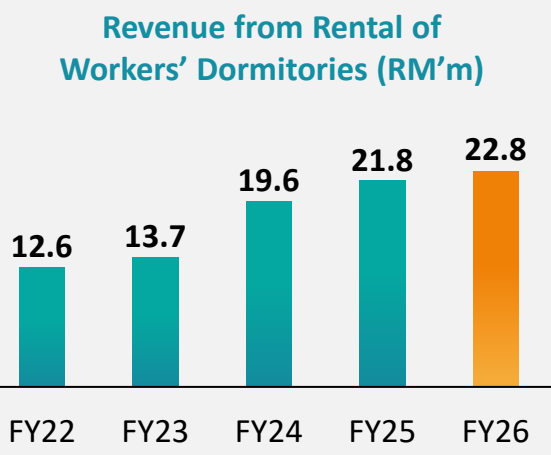
Note:
(1) Including 42 industrial units held by AME REIT and 1 industrial property under ongoing sale to AME REIT as at 31 March 2026.

High occupancy rates driven by long-term demand from MNC and domestic tenants...



Rental of Workers' Dormitories

- Workers' dormitories rented to tenants of industrial parks as workers accommodation
- Management and maintenance of the dormitories



	 i-Park@Indahpura (Dorm 1)	 i-Park@Indahpura (Dorm 2)	 i-Park@Senai Airport City
Capacity	2,290 beds	2,260 beds	1,828 beds
Avg. rental per unit	RM3,000 per month	Type A: RM3,800 per month Type B: RM3,300 per month	Type A: RM3,300 per month Type B: RM2,800 per month
Occupancy rate	82%	89%	88%
No. of units/ beds per unit	229 units (max. 10 beds)	Type A: 177 units (max. 12 beds) Type B: 17 units (max. 8 beds)	Type A: 170 units (max. 10 beds) Type B: 16 units (max. 8 beds)
Avg. size per unit	881.5 sq ft	Type A: 1,045 sq ft Type B: 830 sq ft	1) Type A: 1,161.5 sq ft 2) Type B: 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 2026

New dormitory block at i-TechValley @ SILC adds 2,688 beds to strengthen recurring income base...

AME



i-TechValley at SILC Dormitory	
Capacity	2,688 beds
No. of units	192 units (max. 14 beds)
Commenced	December 2025
Est. rental per unit	RM5,880 per month
Est. term of tenancy	1 – 3 years
Occupancy rate	11%



Note: Figures as at 31 March 2026



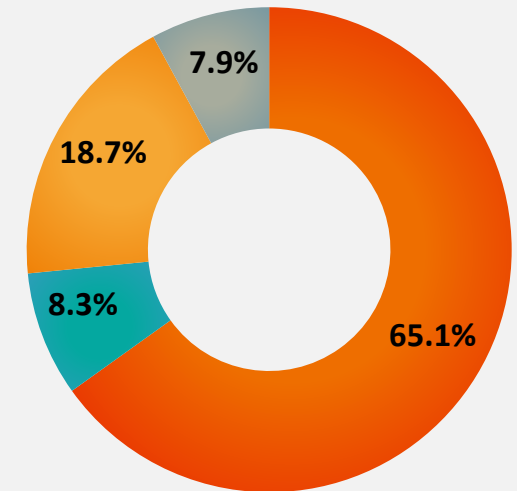
Financial Performance

FY2026 closes on high as PATMI surges 208.4% to RM284.0 million...

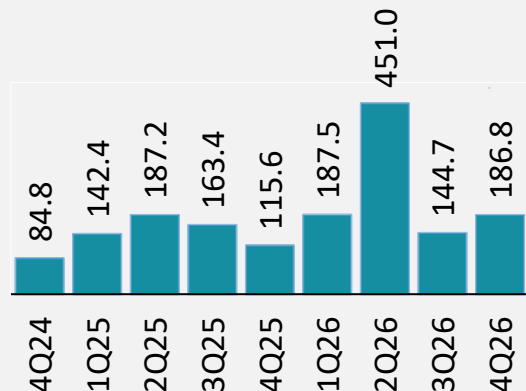
Key Highlights

	4Q26 (RM'm)	4Q25 (RM'm)		YoY Change	FY26 (RM'm)	FY25 (RM'm)		YoY Change
Revenue	186.8	115.6	➤	61.6%	970.0	608.6	➤	59.4%
GP	58.8	45.7	➤	28.7%	366.1	176.5	➤	107.4%
PBT	129.8	59.6	➤	117.6%	423.3	153.0	➤	176.7%
PATMI	81.1	36.5	➤	122.0%	284.0	92.1	➤	208.4%

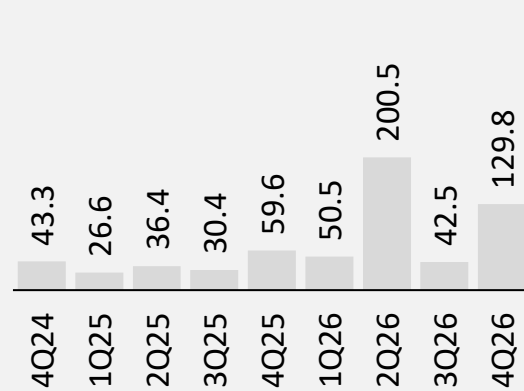
FY26 Revenue by Segment



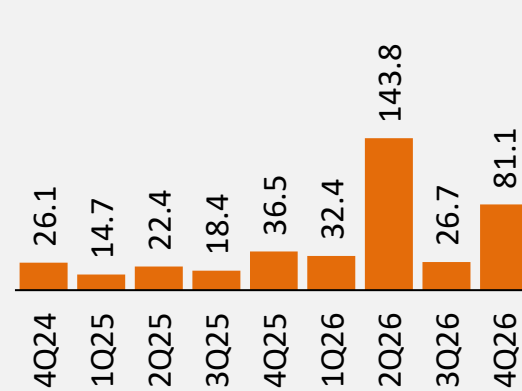
Quarterly Revenue (RM'm)



Quarterly PBT (RM'm)

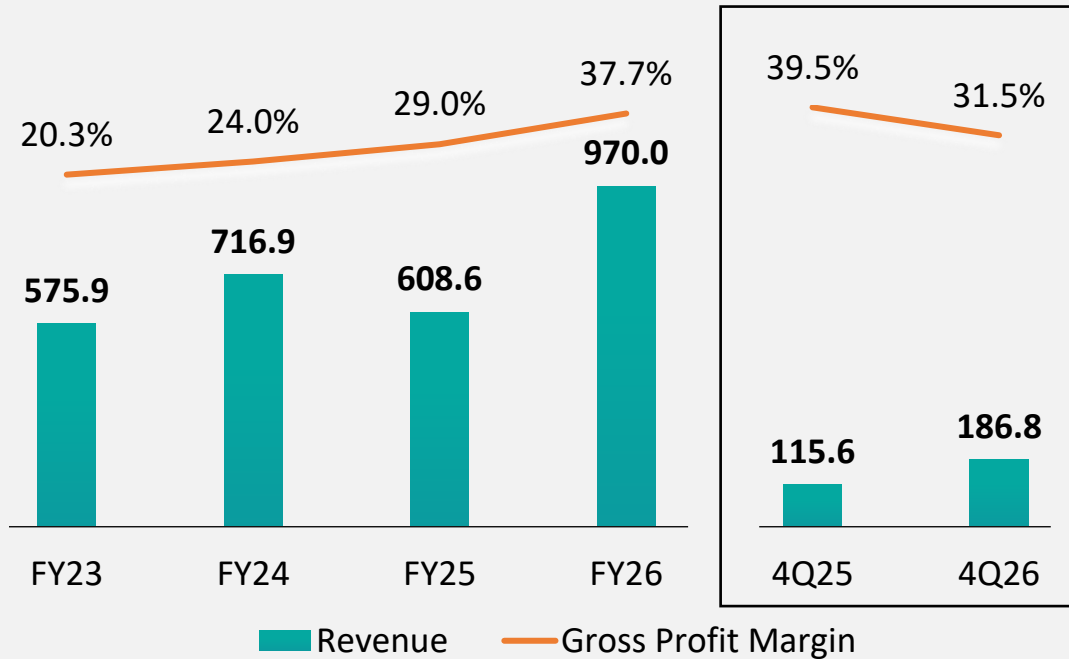


Quarterly PATMI (RM'm)

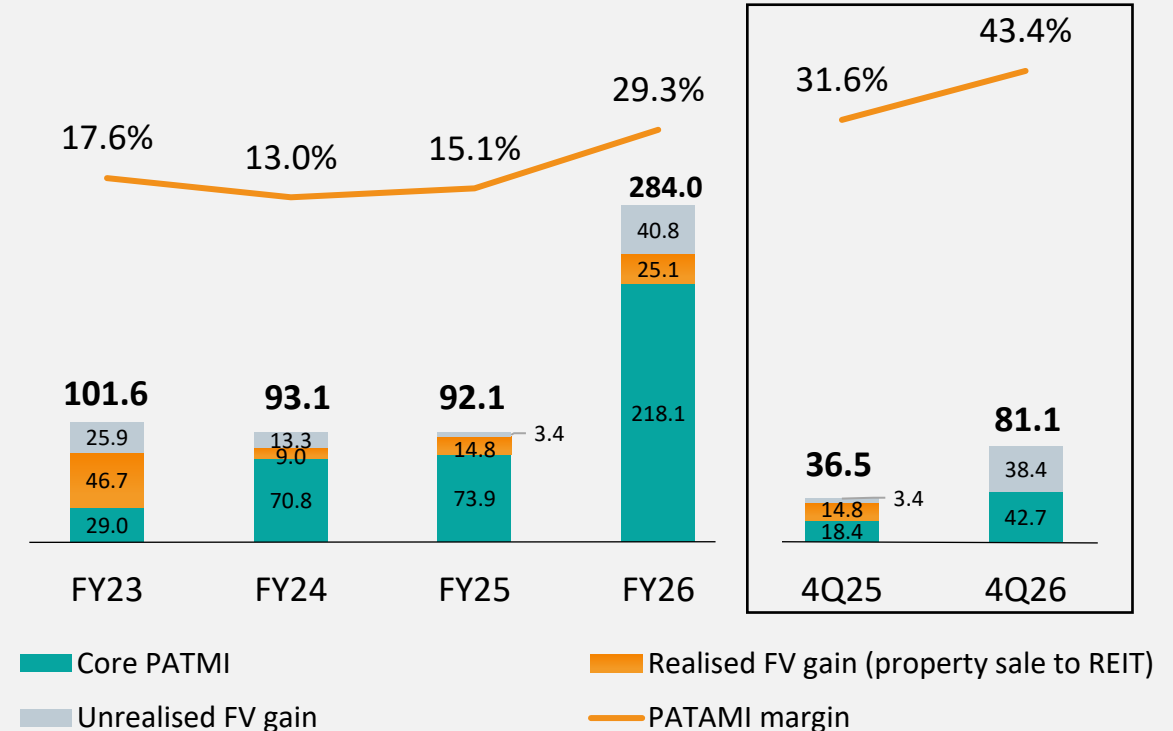


FY2026 core earnings improved despite land sale to data centre...

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



PATMI (RM'm) and PATMI Margins (%)

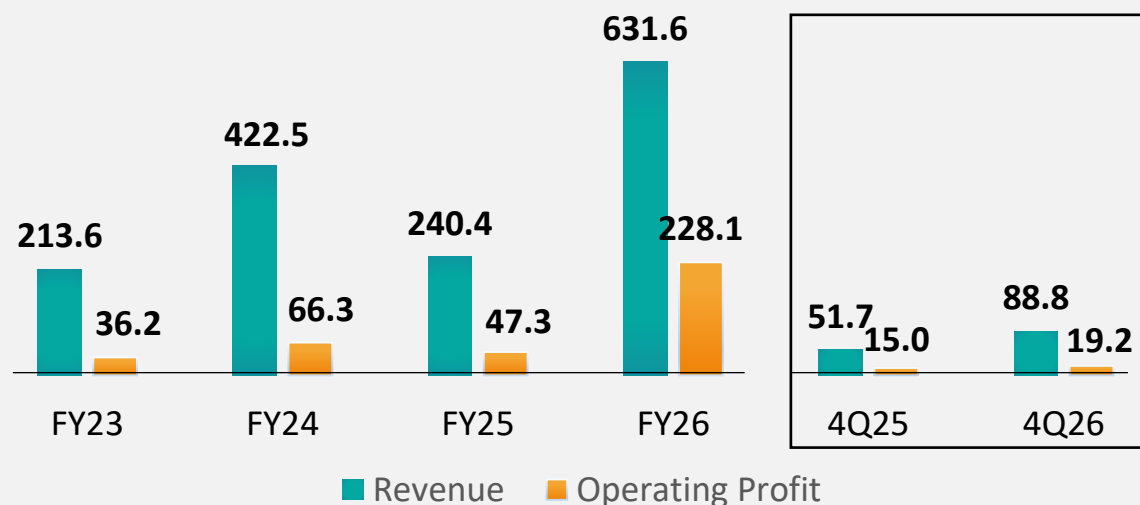


4Q26 and FY26 review

- 4Q26 revenue and PATMI increased due higher contribution from property development, construction and engineering services, property investment and management segments.
- FY26 revenue and PATMI driven by accelerated recognition of high-margin inventory from land sale to data centre.

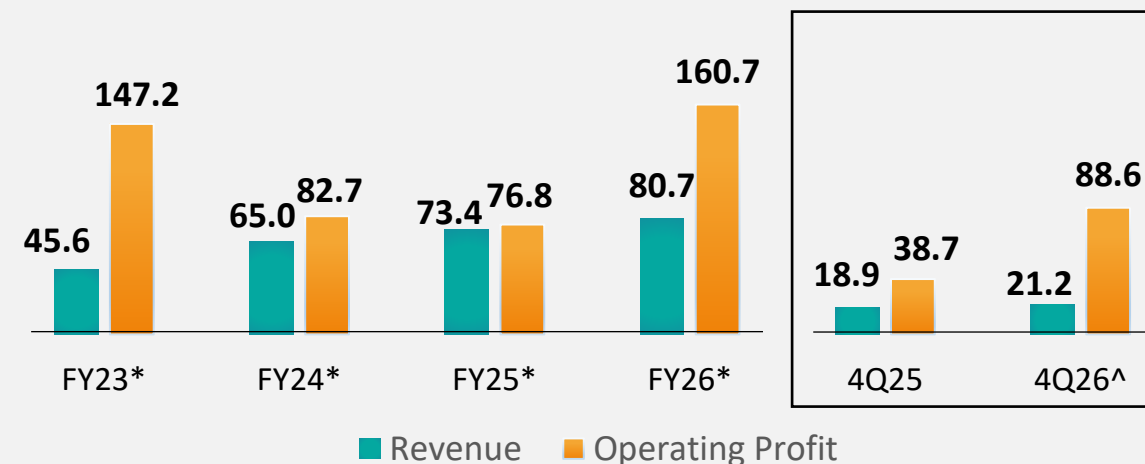
Both property development and investment segments' earnings improved...

Property Development (RM'm)



- 4Q26 revenue ↑72.0% yoy, operating profit ↑28.7% yoy
 FY26 revenue ↑162.8% yoy, operating profit ↑382.6% yoy
- Higher stages of work completed and income recognition
 - Recognition of industrial land sale of RM209.8 million

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



- 4Q26 revenue ↑12.3% yoy, operating profit ↑128.8% yoy
 FY26 revenue ↑10.0% yoy, operating profit ↑109.2% yoy
- Additional units of factory leased
 - Higher rental income generated from workers' dormitories

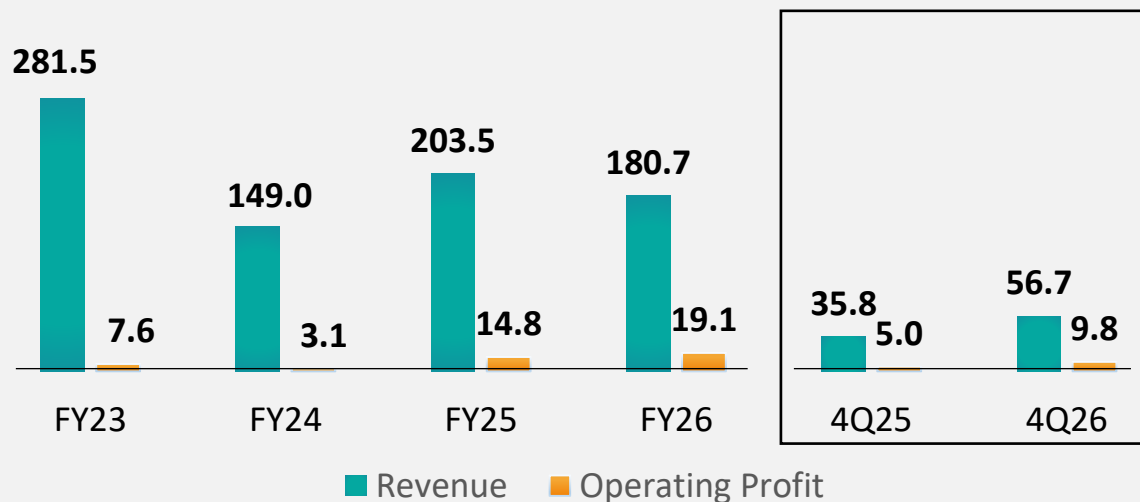
* FY23–FY25 operating profit includes:

- Realised fair value gains from sales of industrial property to AME REIT of RM66.5m (FY23), RM11.8m (FY24), RM18.9m (FY25), and RM33.4m (FY26); and
- Unrealised gains of RM49.8m (FY23), RM24.8m (FY24), RM6.3m (FY25), and RM84.3m (FY26), respectively.

^ 4Q26 operating profit includes unrealised fair value gains on investment properties of RM81.5m.

Construction and engineering services delivered better operating profit margins...

Construction Services (RM'm)

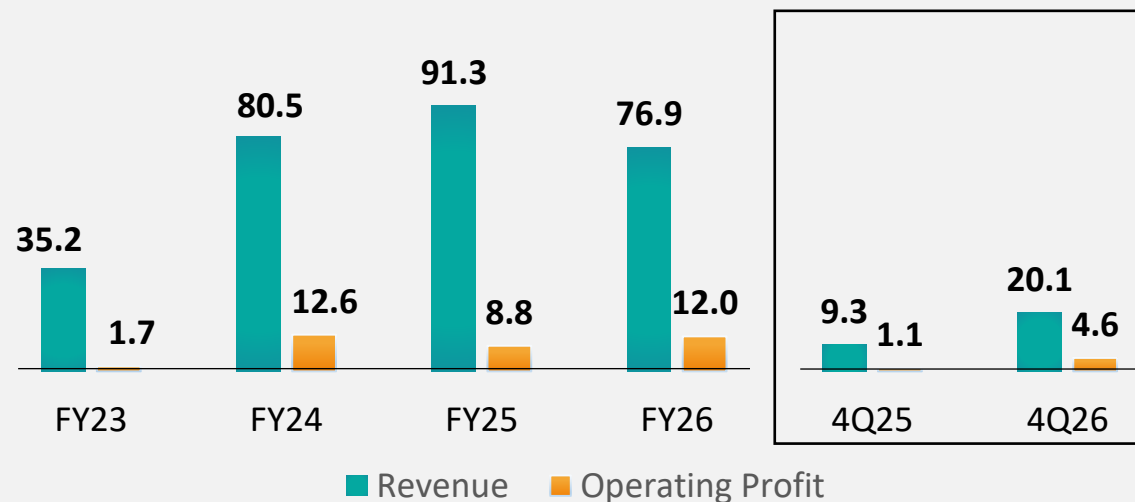


4Q26 revenue ↑58.1% yoy, operating profit ↑98.5% yoy

FY26 revenue ↓11.2% yoy, operating profit ↑28.4% yoy

- Revenue reflects different stages of work completed and the timing of income recognition
- Operating profit reflects better project mix and margins

Engineering Services (RM'm)

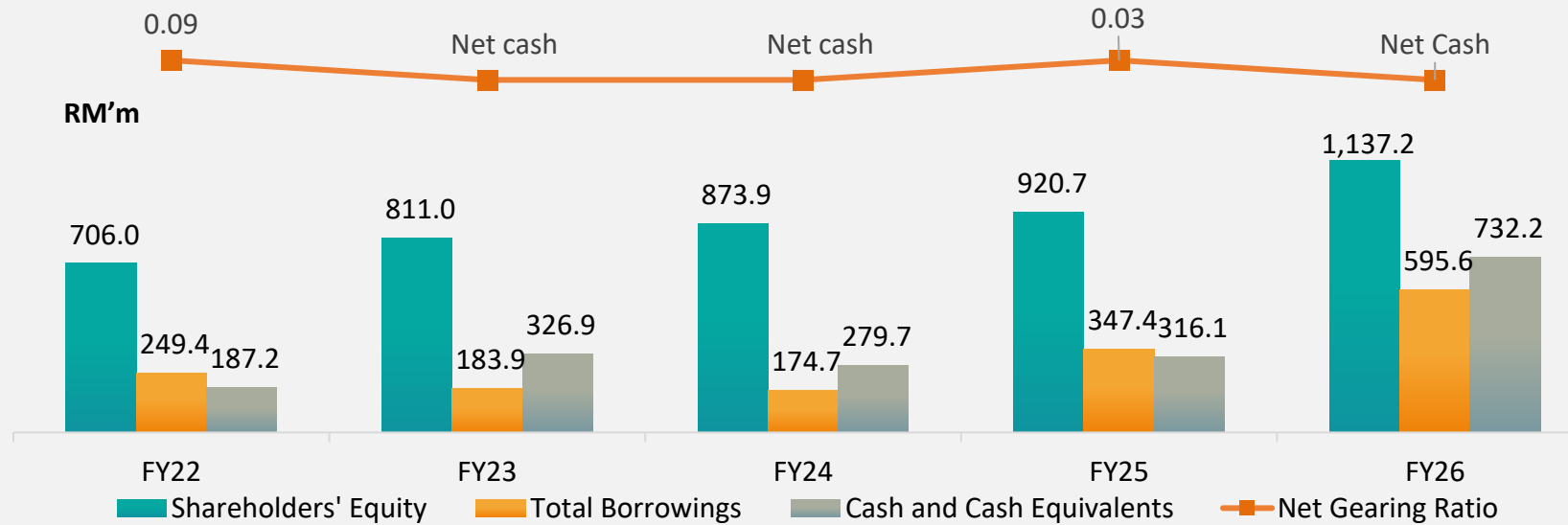


4Q26 revenue ↑117.4% yoy, operating profit ↑338.9% yoy

FY26 revenue ↓15.7% yoy, operating profit ↑36.6% yoy

- Revenue reflects different stages of work completed and the timing of income recognition
- Operating profit reflects better project mix and margins

Robust cash flow conducive to expansion of industrial park footprint...



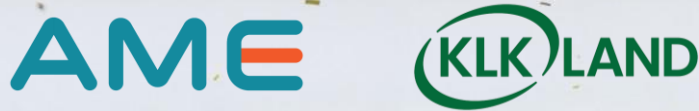
	FY2022 (RM'm)	FY2023 (RM'm)	FY2024 (RM'm)	FY2025 (RM'm)	FY2026 (RM'm)
Current Assets	1,010.2	1,085.1	960.7	1,021.4	1,475.7
Non-Current Assets	502.3	742.7	801.3	929.6	1,101.4
Current Liabilities	279.0	404.0	464.3	502.9	522.4
Non-Current Liabilities	486.9	303.0	105.2	203.9	565.5
Shareholders' Equity	706.0	811.0	873.9	920.7	1,137.2
Net Gearing	0.09	Net Cash	Net Cash	0.03	Net Cash



Recent Development & Growth Strategies

Central region debut with i-Park @ Coalfields... new sales gallery opened

A strategic partnership between:



Location

Ijok, Selangor; Along LATAR Expressway



Land Size

Approx. 151.2 acres



Stake holding

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



Estimated GDV

RM 1.3 billion



Status

Completed land acquisition on
18 March 2026



Targeted launch

2H CY2026



Location

Senai, Kulai



Land Size

Approx. 31.8 acres



Land Price

RM101.2 million



Details

2 parcels freehold land,
infrastructure ready



Source of funding

Internal generated funds



Purpose

Industrial cluster development



Estimated completion

1st half of 2027

Remaining tranche of asset sale to AME REIT on track for 1HCY2026...

Properties	Value (RM' m)	Completion
<u>Completed</u>		
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
i-TechValley 36	30.75	22 Oct 2025
i-Park SAC 60 & 61	20.00	17 Dec 2025
	180.95	
<u>Ongoing</u>		
i-Park SAC 34	39.30	1H CY26
	39.30	
Total	220.25	



Replicating i-Park model across
Peninsular Malaysia



To continue expanding
302.2 acres
balance landbank
(as at 31 March 2026)

Balance landbank

Johor

i-TechValley (17.1 acre)
i-TechHub (27.8 acre)

Penang

Northern TechValley (106.1 acre)

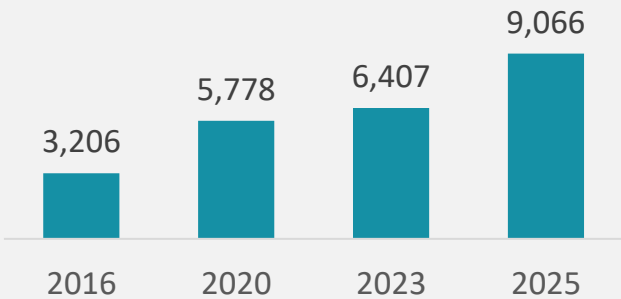
Selangor

i-Park @ Coalfields (151.2 acres)

Enhancing portfolio of
workers' dormitories

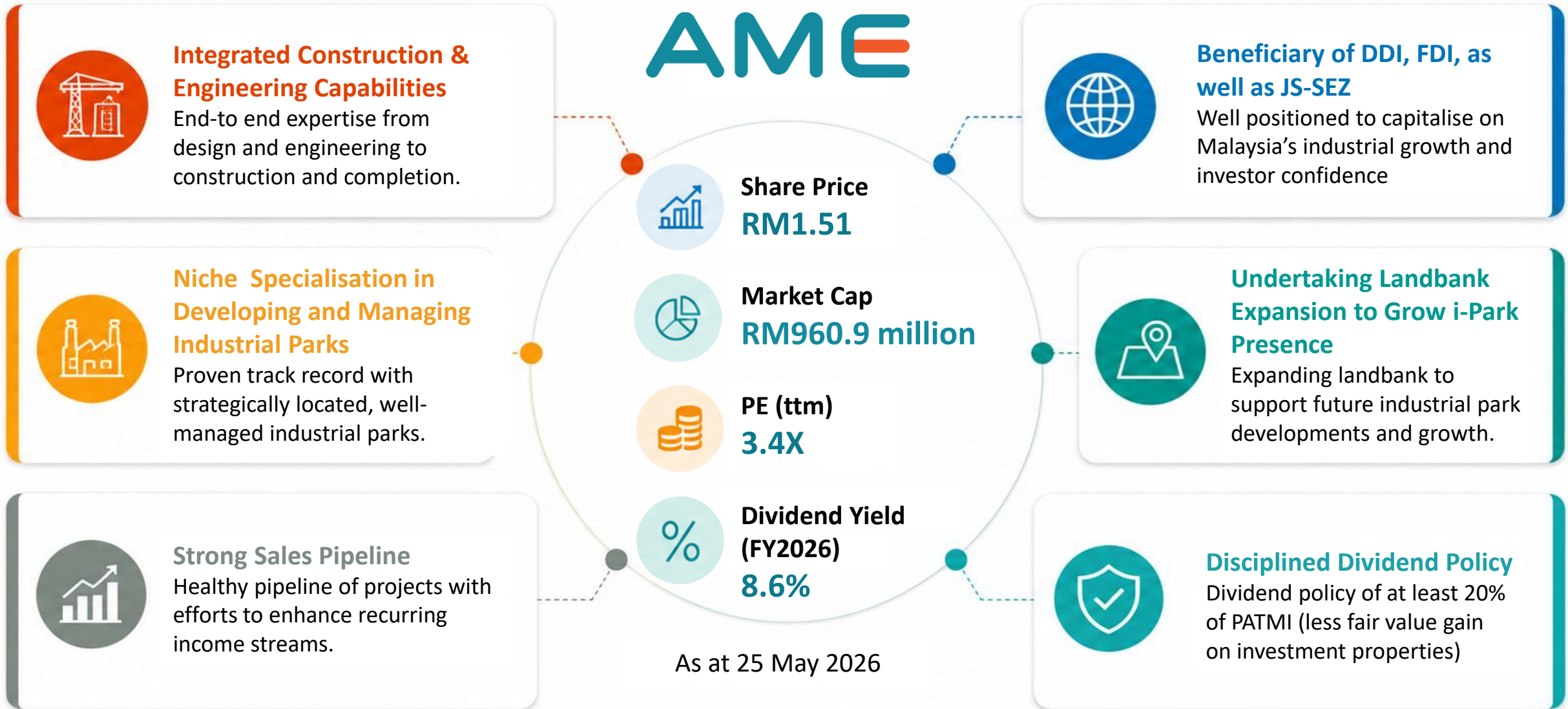


No. of beds for workers' dormitories





Investment Merits & Valuation



Declared a second interim and special interim dividend of 7.0 sen per share... total FY26 dividend doubled from FY25



SECOND INTERIM DIVIDEND

4.0 sen



Ex-date 18 June 2026



Payable date 3 July 2026



SECOND SPECIAL INTERIM DIVIDEND

3.0 sen



Ex-date 18 June 2026

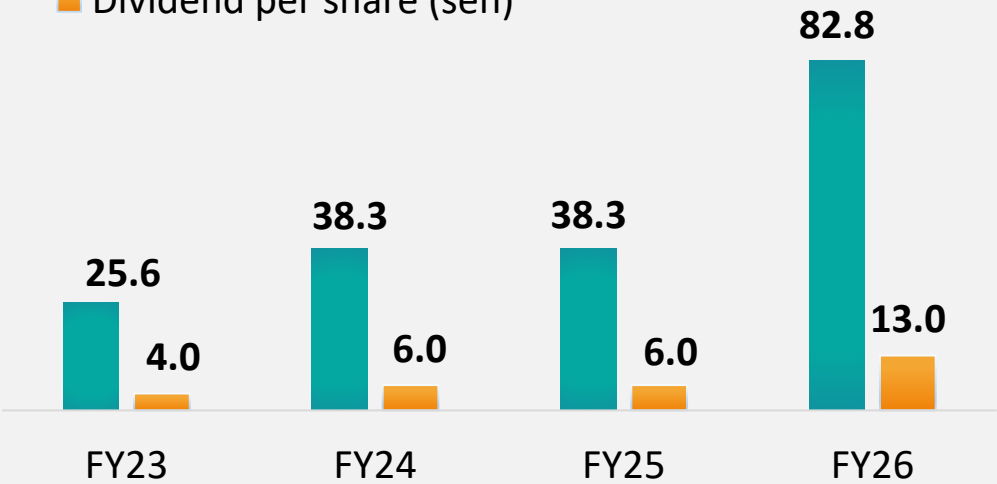


Payable date 3 July 2026



DIVIDENDS

- Dividend payout (RM'm)
- Dividend per share (sen)



TOTAL DIVIDEND FY2026

13.0

sen per share

2.2x

vs FY2025



DIVIDEND POLICY

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

More than doubling shareholder value since IPO driven by consistent earnings growth...



INVESTMENT JOURNEY



Initial Investment (IPO)

1,000 shares @ RM1.30

Total Capital

RM1,300



Bonus Issue (Sep 2021)

1-for-2 Bonus Issue

New Holding

1,500 shares



Current Share Price

RM1.51

(as at 25 May 2026)

TOTAL SHAREHOLDER RETURN (SINCE IPO)

116.0%

Total Return

Total Value Today

RM2,807.50



Capital Gain
RM965.00



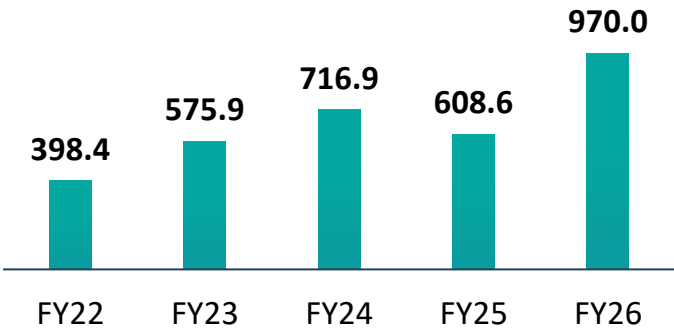
Dividends Received
RM542.50

Initial Investment: **RM1,300** → Current Value: **RM2,807.50**

BUSINESS PERFORMANCE

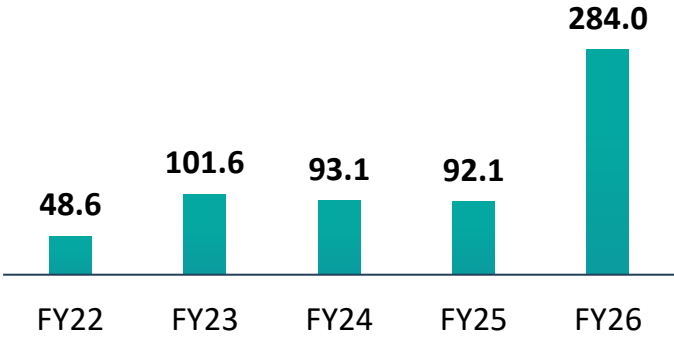
Revenue (RM'm)

CAGR: 24.9%



PATMI (RM'm)

CAGR: 55.5%



Thank You

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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...



Phase 3

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

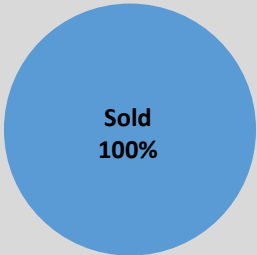
i-Park@Indahpura nearly fully sold and leased...

i-PARK @INDAHPURA



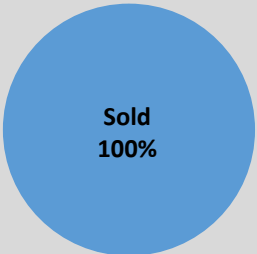
i-Park@Indahpura (Phase 3)

- 35 detached factories



i-Park@Indahpura (Plot 108)

- 2 detached factories

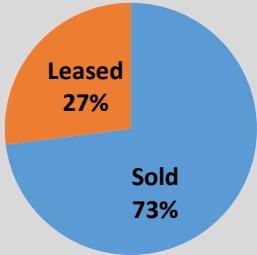


i-PARK @SENAI AIRPORT CITY

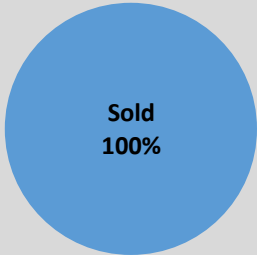


i-Park@Senai Airport City (Phase 1 & 2)

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



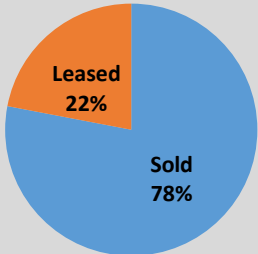
Detached factories



Retail shops

i-Park@Senai Airport City (Phase 3)

- 36 units/plots of 1½ storey detached factories



Notes:
1. Figures as at 31 Mar 2026
2. AFS: Available for sale

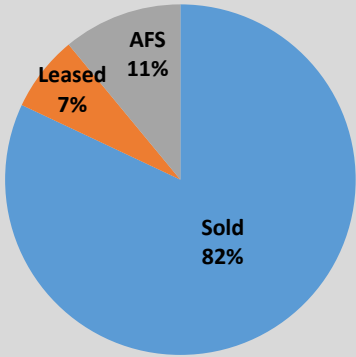
i-TechValley at SILC seeing strong demand from international and domestic companies...

i-TechValley



i-TechValley

- 72 units/plots of 1½ storey detached factories



Notes:
1. Figures as at 31 Mar 2026
2. AFS: Available for sale