

PRESS RELEASE

AME Elite, KLK Land unveil RM1.3 billion i-Park@Coalfields to support industrial growth in Selangor

- *60:40 JV to integrate AME's award-winning industrial park model with KLK Land's township in Coalfields*
- *151.2-acre i-Park@Coalfields located within Klang Valley's emerging northern industrial corridor; fronting LATAR Expressway with seamless connectivity to Port Klang, Subang Airport, and major expressways*
- *Features plug-and-play readiness, green elements, and comprehensive infrastructure; Phase 1 delivers high-specification industrial units for operational deployment*

Selangor, Malaysia, 22 July 2026 - AME Elite Consortium Berhad (AME Elite, 腾宇集团, Bloomberg: AME MK) and KLK Land Sdn Bhd (KLK Land, 吉隆坡甲洞置地) today announced the preview of i-Park@Coalfields, a premier industrial park in Coalfields, Selangor, with a Gross Development Value (GDV) of RM1.3 billion spanning 151.2 acres.

The development is helmed by Central Gateway Development Sdn Bhd, a 60:40 joint venture between AME Elite and KLK Land. The collaboration pairs AME Elite's expertise in developing integrated industrial ecosystems with KLK Land's township master planning experience.

The partnership establishes a new landmark development adjacent to the Coalfields township, marking the arrival of AME Elite's i-Park industrial ecosystem to Selangor and creating a future-ready industrial destination.

Located within the Klang Valley's emerging northern industrial corridor and fronting the LATAR Expressway, i-Park@Coalfields offers excellent connectivity to major highways such as the North-South Expressway and West Coast Expressway. The proximity to Port Klang and Subang Airport within a 30km radius strengthens the park's appeal to export-driven businesses.

"i-Park@Coalfields marks the first collaboration between AME Elite and KLK Land, combining our strengths and shared vision to develop a future-ready industrial park.

We aim to position the development as a premier investment destination for multinational and local companies in high-value industries, including advanced manufacturing, semiconductors and electronics, automotive, medical and pharmaceuticals, tech-driven sectors, and logistics.

Building on AME Elite's track record in Johor and Penang, we are now bringing the flagship model to Selangor. With KLK Land's township expertise, the project reflects our commitment to creating long-term value for businesses and contributing to the state's economic growth."

Dylan Tan Teck Eng ("陈帝荣")
Director, Central Gateway Development Sdn Bhd



i-Park@Coalfields is a GreenRE-registered development offering flexible industrial solutions, integrating master-planned infrastructure, future-ready digital connectivity, and sustainable design. The park functions as a scalable growth platform, accommodating businesses seeking operational agility and long-term expansion, with options for outright purchase or lease.

As part of AME Elite's award-winning i-Park series, the park integrates a commercial and lifestyle hub with EV-ready infrastructure. It prioritises ESG principles and resilience through dedicated management and AI-powered security management system to support round-the-clock, plug-and-play operations.

The master plan includes semi-detached factories for light and medium industries, detached lots, and versatile freehold Build-to-Suit (BTS) parcels from 1 acre and above. Through purpose-built customisation, the park supports domestic and multinational companies diversifying their global supply chains. The entire development is scheduled for completion within an estimated five years.

Phase 1 showcases premium 1.5-storey semi-detached factories, providing a ready-built solution for quick deployment. These units incorporate highly functional industrial design, superior quality, and sustainable features.



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 has received multiple awards, including Hall of Fame - The Best Managed & Sustainable Developer 2026 by The Edge Malaysia; 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; and Malaysia's Responsible Developer: Building Sustainable Development Award 2018 by Edge Property.

About KLK Land Sdn Bhd (<https://klkland.com.my/>)

KLK Land Sdn Bhd (KLK Land) is the property development arm of Kuala Lumpur Kepong Berhad (KLK), a leading plantation company listed on the Main Market of Bursa Malaysia Securities Berhad. Since the 1990s, KLK Land has been actively involved in residential and commercial developments through strategic joint ventures, and today focuses on building sustainable, well-planned townships in Bandar Seri Coalfields and Caledonia.

At Bandar Seri Coalfields, KLK Land is developing Coalfields Retail Park — a hybrid indoor-outdoor retail destination with approximately one million square feet of gross built-up area, targeted to open in the second quarter of 2026. The company is also expanding into the industrial sector with KLK TechPark in Tanjong Malim, Perak, alongside a joint venture industrial development in Ijok, Selangor.

KLK Land's developments have earned multiple industry recognitions, including The Edge Malaysia Top Property Developers Award 2023 (ranked 15th), The Edge Malaysia Affordable Urban Housing Excellence Award 2023 for Hibiscus 3 at Bandar Seri Coalfields, the Malaysia Developer Awards Rising Star Award 2022 by FIABCI Malaysia and Star Media Group, Best Mega Township Developer 2020 by PropertyGuru Malaysia, and Best Comprehensive Township 2019 by StarProperty.

Driven by a long-term vision and commitment to quality, KLK Land continues to create integrated developments that support thriving communities and enduring value.

Issued for and on behalf of Central Gateway Development Sdn Bhd by Aquilas Advisory (Malaysia) Sdn Bhd

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