

PRESS RELEASE

AME Elite to build Hyatech's aerospace and medical device facility in i-TechValley

- ***Delivers 220,000 sq. ft. manufacturing facility on 6.8-acre site within flagship i-TechValley industrial park in Iskandar Puteri, Johor***
- ***Dedicated to research, development, and production operations for aerospace and medical orthopaedic components***
- ***Serves as key manufacturing base for Hyatech's broader US\$70 million Southeast Asian expansion within the JS-SEZ corridor***

Johor Bahru, Malaysia, 10 August 2026 - Leading integrated industrial space solutions provider **AME Elite Consortium Berhad** (AME Elite, 腾宇集团, Bloomberg: AME MK), via its subsidiary Pentagon Land Sdn Bhd, will build a manufacturing facility for HYA Industry (Malaysia) Sdn Bhd, the Malaysian unit of Shanghai-listed Wuxi Hyatech Co., Ltd. (Hyatech).

Situated on a 6.8-acre plot within AME Elite's i-TechValley industrial park in Iskandar Puteri, Johor, the plant will feature a built-up area of approximately 220,000 square feet, designed to accommodate the research, development, and production of Hyatech's aerospace components and medical orthopaedic implant forgings.

The project expands i-TechValley's portfolio of multinational tenants operating within the Johor-Singapore Special Economic Zone (JS-SEZ), aligning with Malaysia's shift towards advanced manufacturing under the New Industrial Master Plan 2030 (NIMP 2030), which is driving demand for industrial real estate capable of supporting complex operations.

"We are expanding our industrial space solutions to support integrated ecosystems for advanced technology industries. Hyatech's selection of i-TechValley validates our capabilities to deliver mission-critical assets for high-precision operations.

Multinational corporations establishing a footprint in Southeast Asia require customised facilities that meet global standards. As we deepen our expertise to fulfill the stringent specifications of the aerospace and healthcare sectors, AME Elite is capturing high-value cross-border capital flowing into the JS-SEZ and facilitating greater supply chain resilience."

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

The latest award builds on AME Elite's track record in the aviation and aerospace sectors, following a recent RM214.1 million contract to construct an aeronautical test cell facility for KLIA Aeropolis Sdn Bhd. Additionally, the Group is developing a multi-tenant industrial complex in Subang under a collaboration between Mitsui Fudosan Group and Malaysia Airports Holdings Berhad (MAHB), supporting the growth of Malaysia's aviation, air cargo, and maintenance, repair, and overhaul (MRO) landscape.

At the i-TechValley plant, Hyatech will leverage its high-precision technology to manufacture complex components for demanding sectors. In aerospace, its compressor blades are built for commercial aviation engines worldwide. Similarly, in healthcare, Hyatech applies these specialised capabilities to serve the global orthopaedic device market.



The new Johor manufacturing base forms a vital part of Hyatech's broader US\$70 million overseas expansion announced in November 2025, which includes the establishment of operations in Malaysia and Singapore to support its global market development, optimise supply chain capabilities, and strengthen its precision manufacturing footprint in the region.

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.

Issued for and on behalf of AME Elite Consortium Berhad by Aquilas Advisory (Malaysia) Sdn Bhd

For media enquiries, please contact:

Mr. Tay Tze Yi

E: tayty@aquilas.com.my

T: 03-2711 1391

For investor enquiries, please contact:

Mr. Terence Loo

E: terence@aquilas.com.my

T: 03-2711 1391