



1Q27 Corporate Presentation
28 August 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



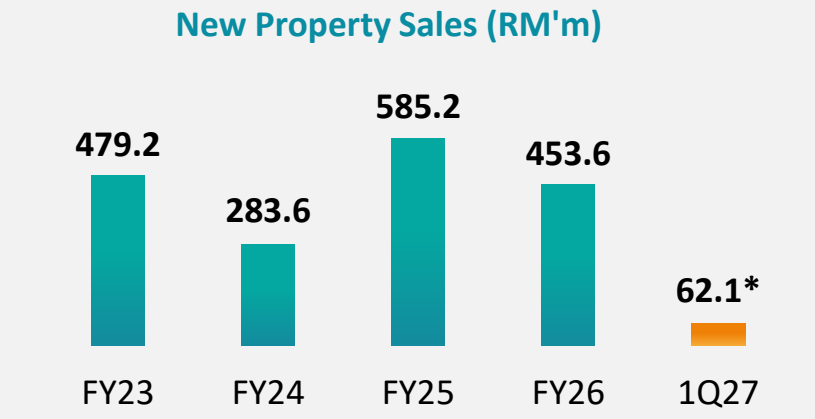
Operations Review

RM3.0 billion balance GDV provides massive runway... supported by steady 1Q27 new sales



	1Q27 (RM'm)	1Q26 (RM'm)	YoY Change	FY26 (RM'm)
Industrial Properties				
New sales*	62.1	84.7	-26.7%	453.6
Unbilled sales*	395.1	553.6^	-28.6%	402.1
Ongoing GDV	4,729.0	4,436.0	+6.6%	6,001.0
Balance GDV	3,005.0	2,234.0	+34.5%	3,088.0
Investment Properties				
i-Stay revenue	7.1	5.7	+24.6%	22.8
Leasing revenue	14.5	12.0	+20.8%	52.7
Construction & Engineering				
Balance orderbook	485.7	255.9	+89.8%	557.5

^ Inclusive of RM209.8 million data centre land sale



*New sales and unbilled sales do not include:

- bookings of RM35.4 million; and
- Northern TechValley @ BKE's bookings of RM117.2 million as at 30 June 2026.

Industrial park investments in 1Q27

Client Industry	Country of Origin	Location	Value (RM'm)
Aerospace and medical devices	China	i-TechValley	62.1

RM3.0 billion balance GDV and RM512.0 million unbilled sales... driving long-term earnings visibility

Projects					GDV (as at 30 June 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	-	-
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	525	30	-
Ongoing									
i-TechValley at SILC	Industrial factory and dormitory (Gated & Guarded)	169.8	72	92	4Q 2022/ 2028	^ 1,729	1,591	138	395.1
Northern TechValley @ BKE	Industrial factory, commercial development and dormitory	175.6	48	12	4Q 2024/ 2030	1,300	182	1,118	116.9
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	4,627	3,005	512.0 #

* Properties held by AME REIT are deemed realised.

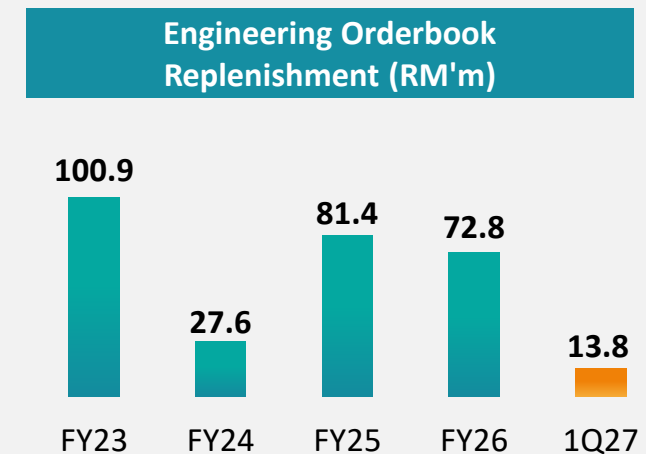
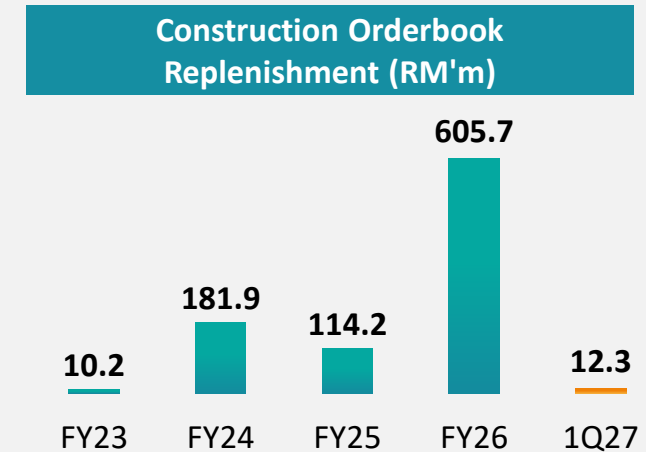
^ Revised from the initial estimation of RM1.464 billion

Inclusive of RM116.9 million from Northern TechValley @ BKE.

External orderbook of RM485.7 million reflects confidence in Group's expertise...

Construction & Engineering Services Orderbook Breakdown (as at 30 June 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	176.3
Construction of industrial buildings	Penang	2Q 2025	1Q 2027	148.0	99.1
Construction of logistic warehouse	Selangor	2Q 2026	3Q 2027	58.5	58.5
Others	-	-	-	216.1	108.9
Subtotal - Construction				650.1	442.8
Civil, structural, architectural, and modification, electrical and pipelines works	Johor	1Q 2026	4Q 2026	35.0	8.1
Fit out works for warehouse (SAC Freezone - Warehouse Fit-Out Work)	Johor	1Q 2026	3Q 2026	4.7	3.3
Others	-	-	-	144.3	31.5
Subtotal - Mechanical & Engineering				203.9	42.9
Total				854.0	485.7

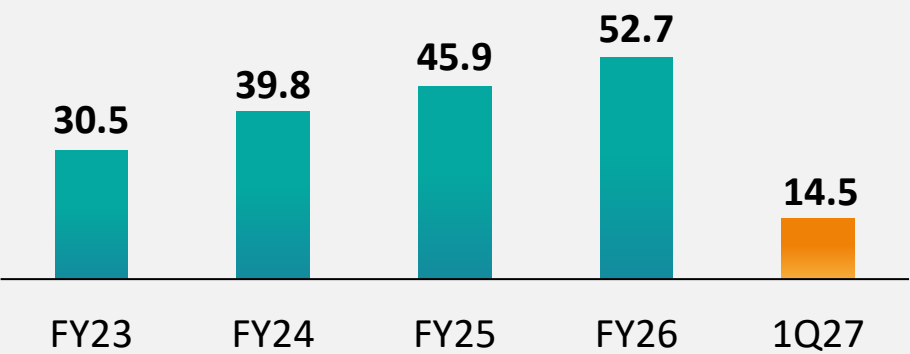


Property Leasing

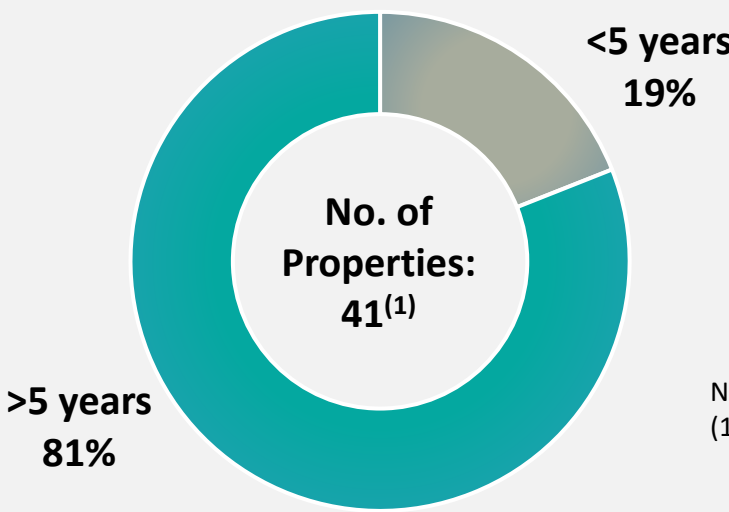
- Customised leasing solutions of industrial properties
- Recurring income generated from regular payments made under leasing agreements
- Potential asset pipeline for AME REIT



Property Leasing Revenue (RM'm)



Tenure of Leasing Industrial Properties



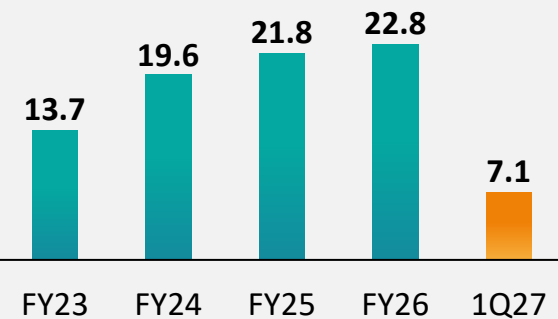
Note:
(1) Including 38 industrial properties held by AME REIT as at 30 June 2026.

Occupancy across established workers' dormitories hits 80 - 90+%... securing stable recurring yield

Rental of Workers' Dormitories

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

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	2,260 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	84%	91%	97%
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 30 June 2026

Newly completed i-TechValley dormitory rapidly achieves 47% occupancy... expanding capacity by 2,688 beds



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	47%



Note: Figures as at 30 June 2026



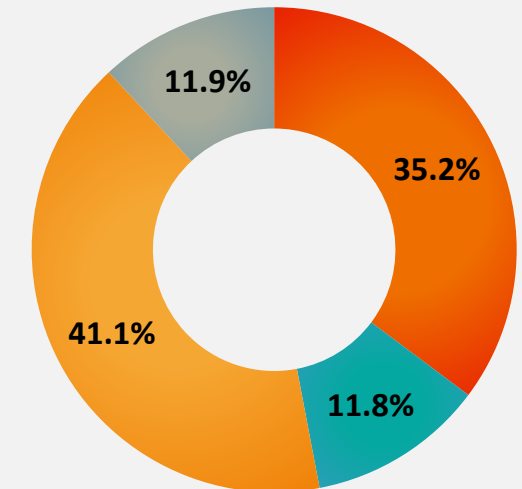
Financial Performance

1Q27 PATMI rose 50.0% to RM48.6 million...

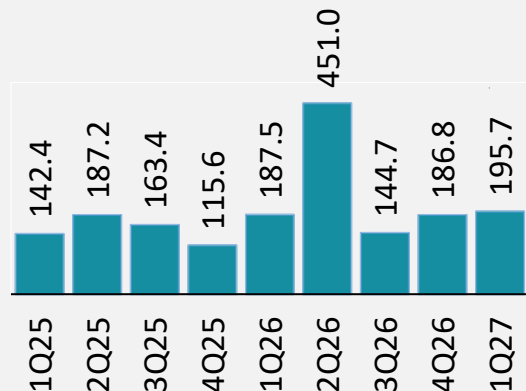
Key Highlights

	1Q27 (RM'm)	1Q26 (RM'm)	YoY Change
Revenue	195.7	187.5	4.4%
GP	57.9	61.5	5.9%
PBT	69.4	50.5	37.4%
PATMI	48.6	32.4	50.0%

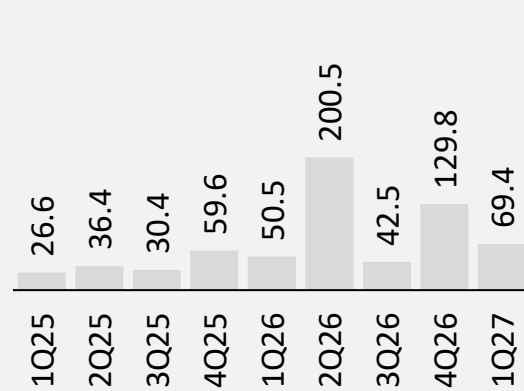
1Q27 Revenue by Segment



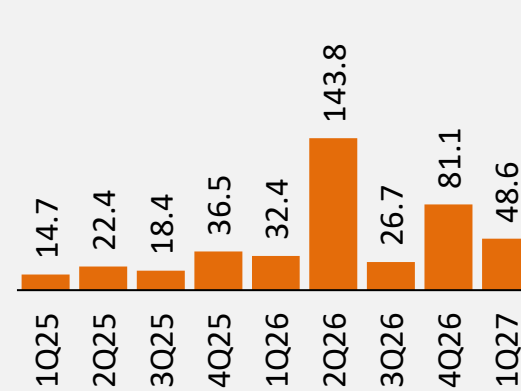
Quarterly Revenue (RM'm)



Quarterly PBT (RM'm)



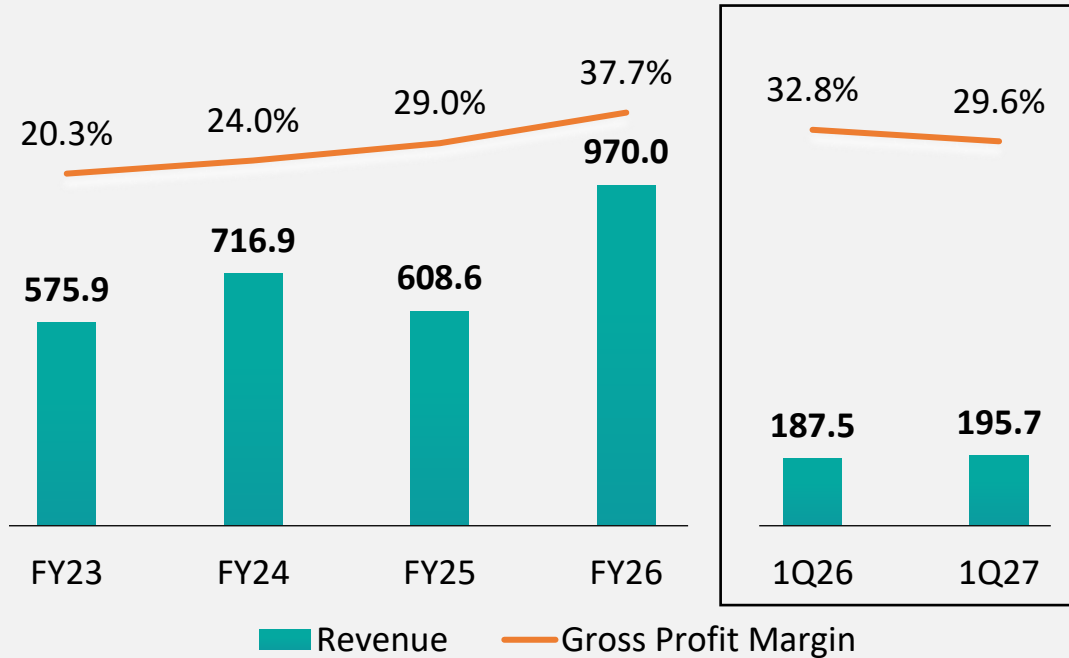
Quarterly PATMI (RM'm)



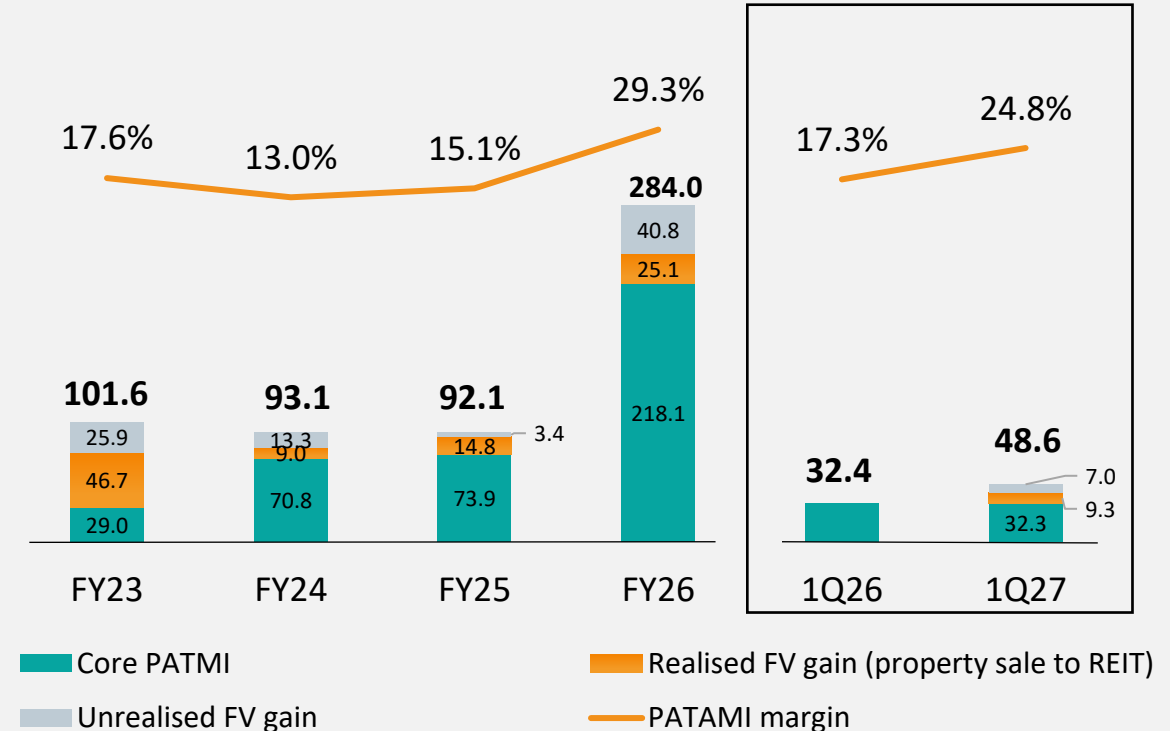
- Property Development
- Property Investment & Management
- Construction
- Engineering

1Q27 bottom line bolstered by operational resilience... and RM16.3 million fair value gain net of tax and non-controlling interest

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



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

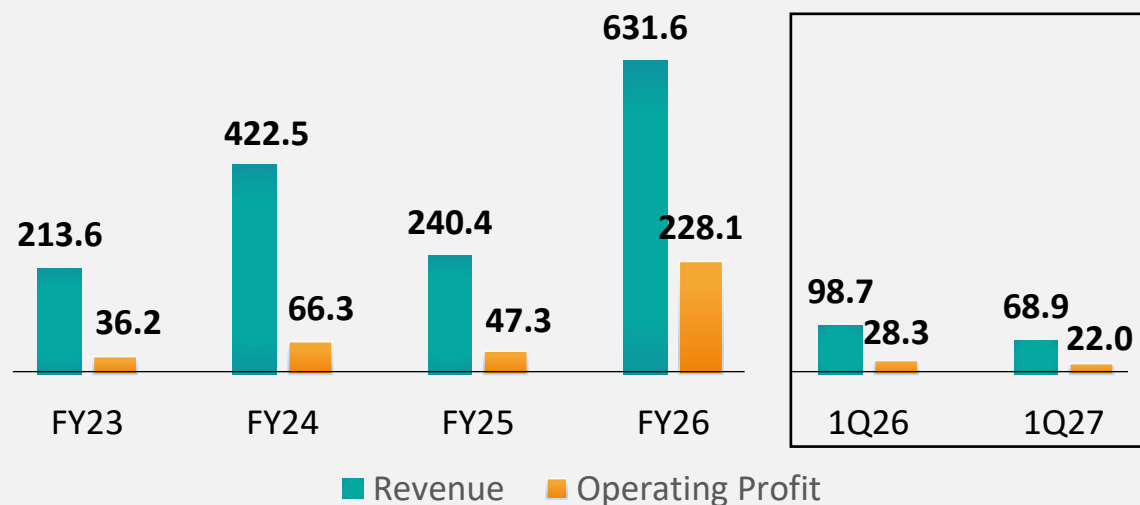


1Q27 review

- Higher revenue from construction and property investment segments offset lower contributions from property development and engineering services.
- 1Q27 PATMI includes fair value gain net of tax and non-controlling interest of RM16.3m.

Property investment segment provides strong buffer... complementing timing of property development billings

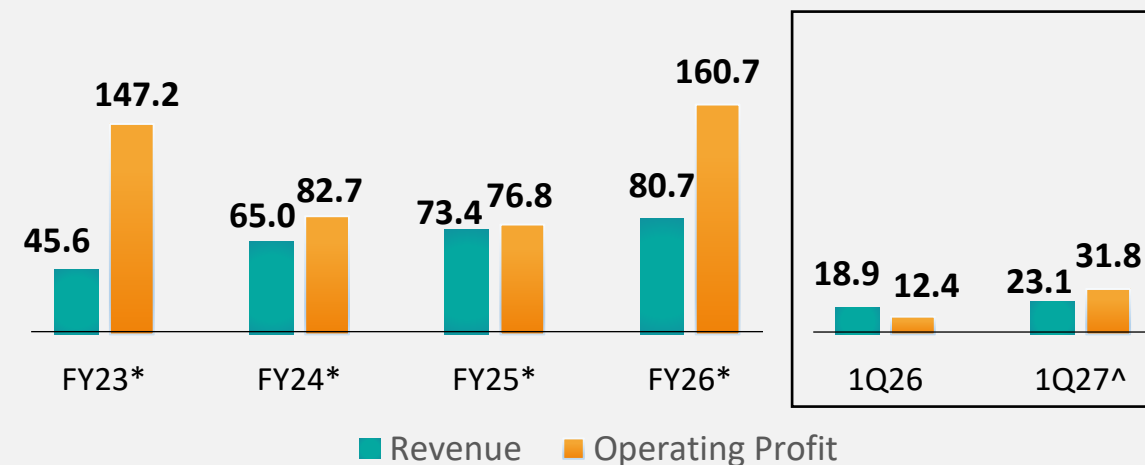
Property Development (RM'm)



1Q27 revenue ↓30.1% yoy, operating profit ↓ 22.2% yoy

- Timing of income recognition
- Operating profit reflects better margin achieved

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



1Q27 revenue ↑21.8% yoy, operating profit ↑155.8% yoy

- Additional units of factory leased
- Higher rental income generated from workers' dormitories

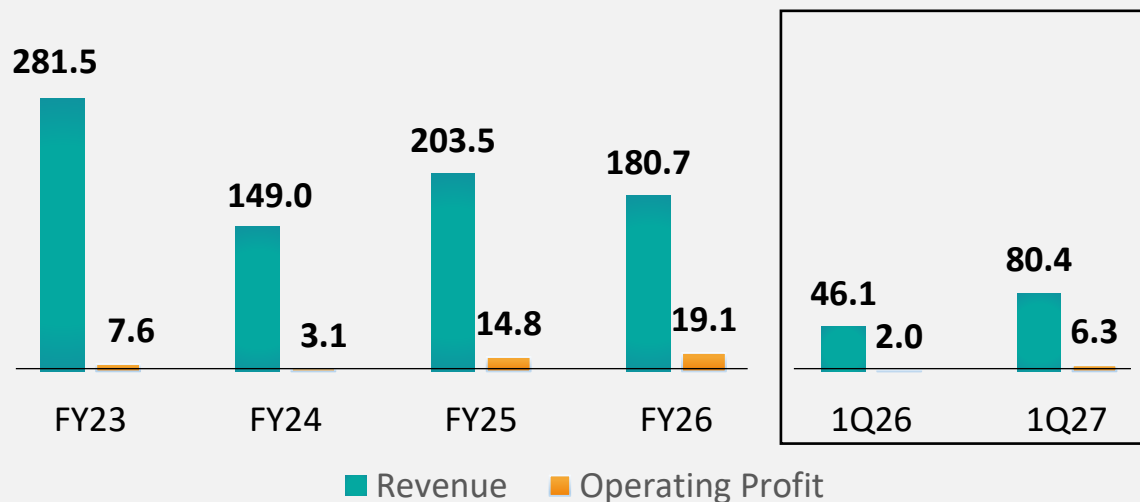
* FY23–FY26 operating profit includes:

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

^ 1Q27 operating profit includes realised fair value gains of RM15.2m and unrealised fair value gain of RM8.0m.

Construction revenue supported by strong external orderbook...

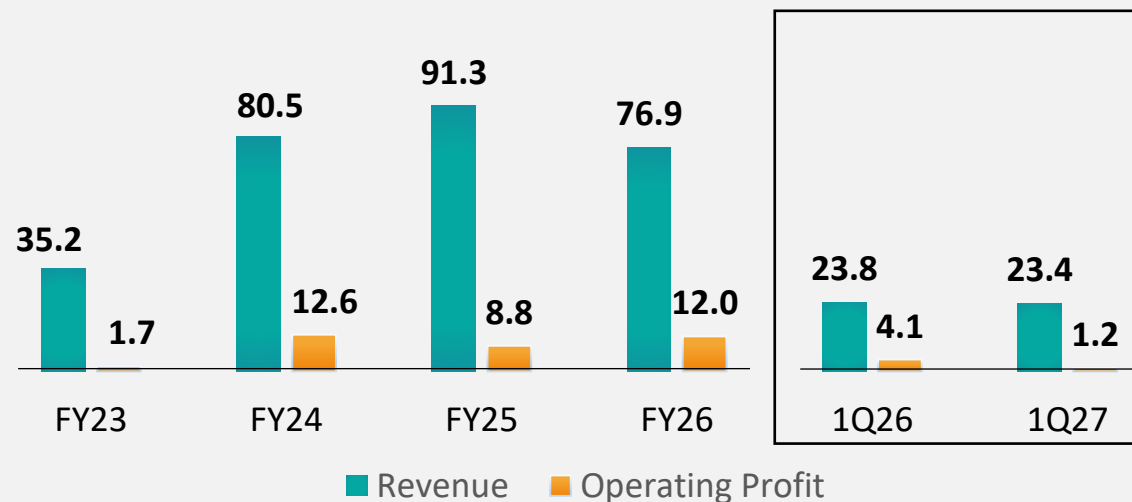
Construction Services (RM'm)



1Q27 revenue ↑74.3% yoy, operating profit ↑224.1% yoy

- Revenue reflects higher stages of work completed
- Operating profit reflects better project mix and margins

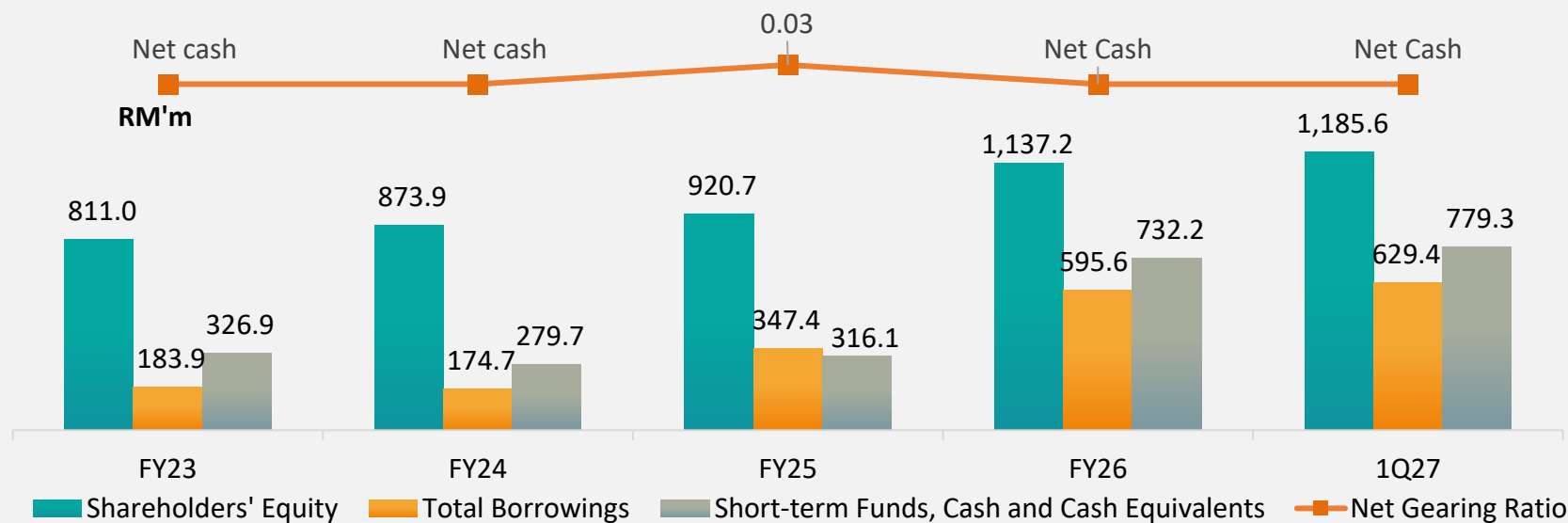
Engineering Services (RM'm)



1Q27 revenue ↓ 1.6% yoy, operating profit ↓ 70.5% yoy

- Revenue reflects the advanced completion stages of ongoing projects
- Operating profit reflects the margin profile of ongoing engineering projects during the quarter

Net cash position conducive to expansion of industrial park footprint...



	FY2023 (RM'm)	FY2024 (RM'm)	FY2025 (RM'm)	FY2026 (RM'm)	1Q27 (RM'm)
Current Assets	1,085.1	960.7	1,021.4	1,475.7	1,537.8
Non-Current Assets	742.7	801.3	929.6	1,101.6	1,149.8
Current Liabilities	404.0	464.3	502.9	525.4	583.1
Non-Current Liabilities	303.0	105.2	203.9	565.7	568.1
Shareholders' Equity	811.0	873.9	920.7	1,137.2	1,185.6
Net Gearing	Net Cash	Net Cash	0.03	Net Cash	Net Cash



Recent Development & Growth Strategies

KLIA Aeropolis Test Cell Facility (Phase 1)



Image for illustration purpose only



Location

Sepang, Selangor



Contract Value

RM214.1 million



Client

KLIA Aeropolis Sdn Bhd, subsidiary of Malaysia Airports Holdings Berhad



Project Scope

Main building works for specialised aircraft engine testing facility



Project Timeline

Feb 2026 – Jan 2027

March 2026 – Replenishing Johor landbank... securing 31.8-acre prime industrial land in Senai for RM101.2 million



Location
Senai, Johor



Land Acquisition Price
RM101.2 million



Land Area
Approx. 31.8 acres



Proposed Development
Industrial Cluster



Estimated Timeline
Completion 1H 2027

June 2026 – Completed injection of leasing assets to AME REIT to unlock asset value... maintaining recurring income through strategic stake

Properties	Value (RM'million)	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
i-Park SAC 34	39.30	30 Jun 2026
Total	220.25	



July 2026 – New 151-acre industrial park in Selangor... preview launch of i-Park@Coalfields with RM1.3 billion GDV...



Location
Coalfields, Selangor



Estimated GDV
RM1.3 billion



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



Land Area
151.2 acres



Ongoing Development
Managed Industrial Park



Location

i-Park @ Senai Airport City



Partner

PRO3C (Malaysia) Sdn Bhd, subsidiary of FIC Global Inc.



MOU Details

To support FICG manufacturing expansion in Johor under its JS-SEZ strategy

i-TechValley



Location

i-TechValley at SILC



Purchaser

HYA Industry (Malaysia) Sdn Bhd



Land Area

Approx. 6.8 acres



Built-up Area

Approx. 220,000 sq. ft.



Client Industry

Aerospace & Medical Devices

Replicating i-Park model across
Peninsular Malaysia



To continue expanding
295.3 acres
balance landbank
(as at 30 June 2026)

- Balance landbank**
Johor
i-TechValley (10.2 acres)
i-TechHub (27.8 acres)

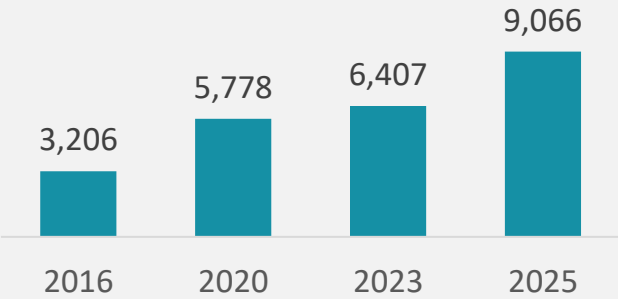
Penang
Northern TechValley (106.1 acres)

Selangor
i-Park @ Coalfields (151.2 acres)
- Ongoing acquisition**
Johor
31.8 acres land in Senai, Johor

Enhancing portfolio of
workers' dormitories

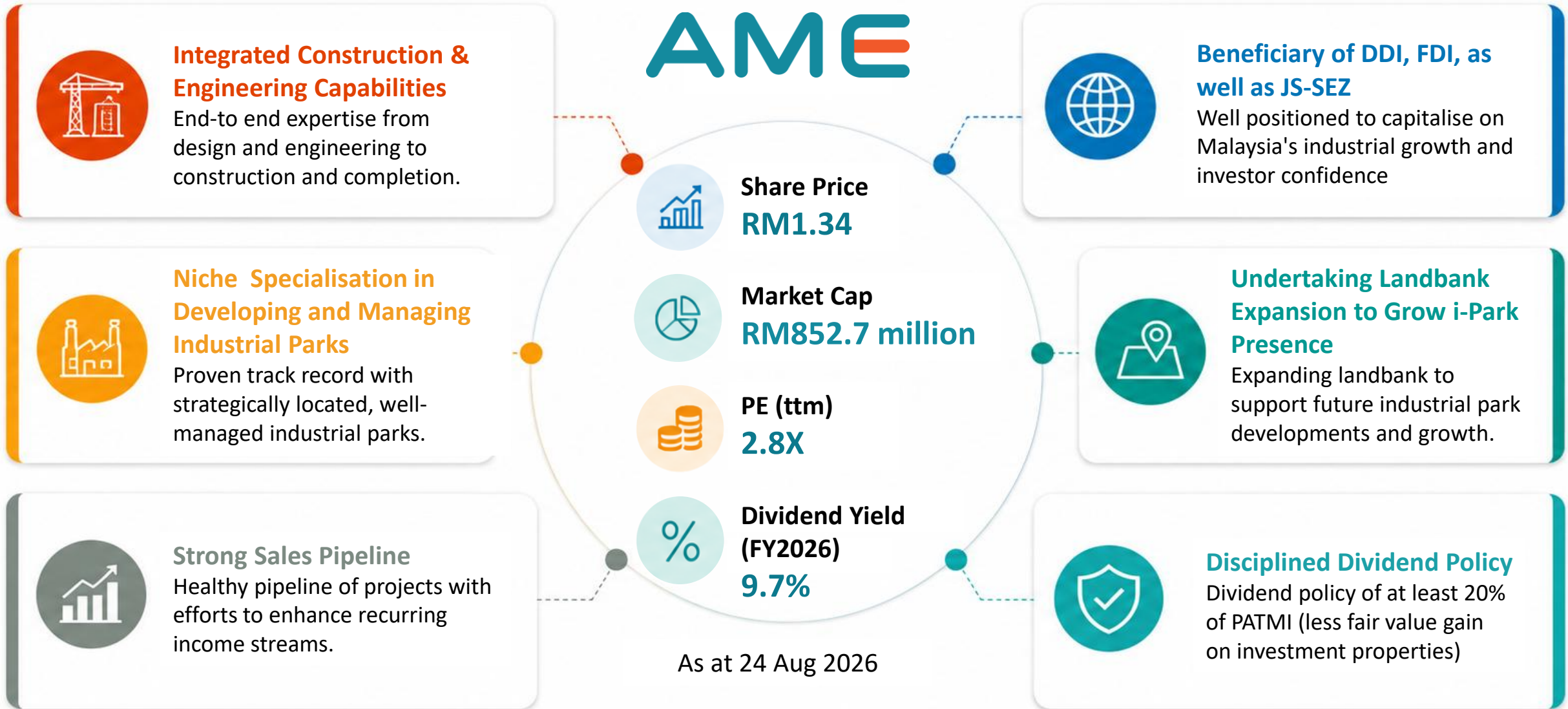


No. of beds for workers' dormitories





Investment Merits & Valuation



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)

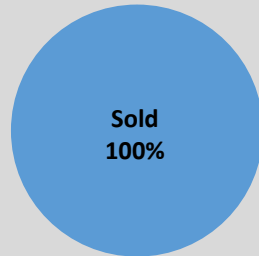
- 2 detached factories

i-PARK @INDAHPURA



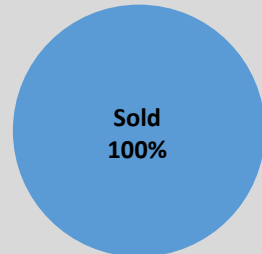
i-Park@Indahpura (Phase 3)

- 35 detached factories



i-Park@Indahpura (Plot 108)

- 2 detached factories

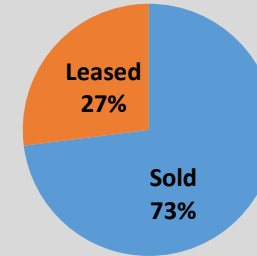


i-PARK @SENAI AIRPORT CITY

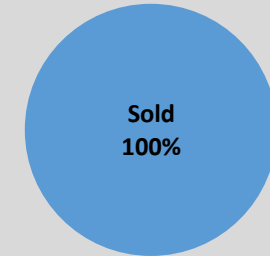


i-Park@Senai Airport City (Phase 1 & 2)

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



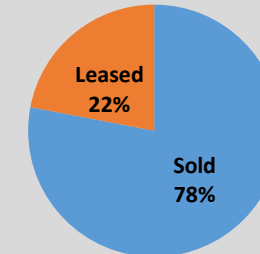
Detached factories



Retail shops

i-Park@Senai Airport City (Phase 3)

- 36 units/plots of 1½ storey detached factories



Notes:

1. Figures as at 30 June 2026
2. AFS: Available for sale

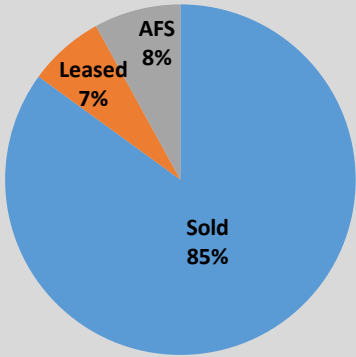
i-TechValley at SILC seeing strong demand from international and domestic companies...

i-TechValley



i-TechValley

- 72 units/plots of 1½ storey detached factories



Notes:
1. Figures as at 30 June 2026
2. AFS: Available for sale