

AME Elite replenishes Johor land bank with 176.5-acre land acquisition within JS-SEZ for RM199.8 million

- *Freehold parcel in Mukim Jeram Batu, Pontian, offering connectivity to the Malaysia-Singapore Second Link Expressway*
- *Acquisition strengthens Group's industrial development pipeline to capture rising FDI and DDI demand across the JS-SEZ*
- *Transaction is intended to be funded via internally generated funds, with completion targeted for the first half of 2027*

Johor Bahru, Malaysia, 10 September 2026 - Leading integrated industrial space solutions provider **AME Elite Consortium Berhad** (AME Elite, 腾宇集团, Bloomberg: AME MK), replenished its Johor land bank with the acquisition of 176.5 acres of freehold land in Mukim Jeram Batu, Pontian, for a total cash consideration of RM199.8 million.

Situated within the Johor-Singapore Special Economic Zone (JS-SEZ), the site benefits from connectivity to the Malaysia-Singapore Second Link Expressway. The connectivity enables the Group to capture rising demand from investors and manufacturers seeking integrated industrial space within the JS-SEZ.

“The acquisition will strengthen our industrial development footprint and enable us to capitalise on the growth of foreign and domestic direct investments (FDI and DDI) flowing into Johor.

While we have broadened our presence into three key economic regions in Peninsular Malaysia, Johor remains the heartbeat of our expansion strategy. Through our integrated development model with specialised construction and engineering expertise, we continue to transform untapped strategic land into higher value industrial ecosystems.”

Dylan Tan Teck Eng (“陈帝荣”)

Executive Director and Group CEO, AME Elite Consortium Berhad

The purchase consideration will be satisfied in cash, with the funding intended to be sourced from internally generated funds. The sale and purchase agreements were entered into by AME Elite’s wholly-owned subsidiaries, Pulau Land West Sdn Bhd and Pulau Land East Sdn Bhd, with completion targeted for the first half of 2027.

Driven by robust demand for integrated industrial space, the Group’s flagship developments, including i-Park@Indahpura, i-Park@Senai Airport City, and i-TechValley at SILC, are experiencing strong take-up.

This land acquisition follows after a separate land deal signed in March 2026 by the Group, encompassing 31.8 acres of land in Senai for a total cash consideration of RM101.2 million. AME Elite is currently in the process of completing the deal in the first half of 2027, to support its long-term development plan in Johor.

The two land banking exercises will together add more than 200 acres to the Group’s remaining 295.3-acre land bank, as AME Elite executes its multi-state expansion across Johor, Penang, and Selangor.

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. In Selangor, AME Elite recently previewed i-Park@Coalfields, a 151.2-acre joint venture with KLK Land, and is on track for its official launch in the second half of 2026.

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.

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