

NOTICE ACCOMPANYING THE ELECTRONIC PROSPECTUS OF AME REAL ESTATE INVESTMENT TRUST (“AME REIT”) DATED 17 AUGUST 2022 (“ELECTRONIC PROSPECTUS”)

(Unless otherwise indicated, specified or defined in this notice, the definitions in the Electronic Prospectus shall apply throughout this notice.)

Website

The Electronic Prospectus can be viewed or downloaded from the website of Bursa Malaysia Securities Berhad (“**Bursa Securities**”) at www.bursamalaysia.com (“**Website**”).

Availability and Location of Printed Prospectus

Any investor in doubt concerning the validity or integrity of the Electronic Prospectus should immediately request a paper/printed copy of the Prospectus directly from I REIT Managers Sdn Bhd, Hong Leong Investment Bank Berhad (“**HLIB**”) or Boardroom Share Registrars Sdn Bhd. Alternatively, the investor may obtain a printed copy of the Prospectus, subject to availability, from participating organisations of Bursa Securities, members of the Association of Banks in Malaysia and members of the Malaysian Investment Banking Association.

Prospective investors should note that the Application Forms are not available in electronic format.

Jurisdictional Disclaimer

This distribution of the Electronic Prospectus and the sale of the units are subject to Malaysian law. The Electronic Prospectus will not be distributed outside Malaysia. Bursa Securities, HLIB, the Manager, the Sponsor and the Selling Subsidiaries take no responsibility for the distribution of the Electronic Prospectus and/or the sale of the units outside Malaysia, which may be restricted by law in other jurisdictions. The Electronic Prospectus does not constitute and may not be used for the purpose of an offer to sell or an invitation of an offer to buy any units, to any person outside Malaysia or in any jurisdiction in which such offer or invitation is not authorised or lawful or to any person to whom it is unlawful to make such offer or invitation. Prospective investors who may be in possession of the Electronic Prospectus are required to take note, to inform themselves and to observe such restrictions.

Close of Application

Applications for the units offered under the Retail Offering will be accepted from 10.00 a.m. on 17 August 2022 and will close at 5.00 p.m. on 24 August 2022 or for such later date or dates as the Directors of the Manager, the Sponsor and the Sole Underwriter may decide in their absolute discretion. Any change to the timetable will be announced by way of advertisement in a widely circulated Bahasa Malaysia and English newspaper within Malaysia.

The Electronic Prospectus made available on the Website after the closing of the application period is made available solely for informational and archiving purposes. No securities will be allotted or issued on the basis of the Electronic Prospectus after the closing of the application period.

Persons Responsible for the Internet Site in which the Electronic Prospectus is Posted

The Electronic Prospectus which is accessible at the Website is owned by Bursa Securities. Users’ access to the Website and the use of the contents of the Website and/or any information in whatsoever form arising from the Website shall be conditional upon acceptance of the terms and conditions of use as contained in the Website.

The contents of the Electronic Prospectus are for informational and archiving purposes only and are not intended to provide investment advice of any form or kind, and shall not at any time be relied upon as such.



HEAD OFFICE ADDRESS

No. 2, Jalan I-Park SAC 1/1
Taman Perindustrian I-Park SAC
81400 Senai
Johor Darul Takzim

REGISTERED OFFICE ADDRESS

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www.amereit.com.my

AME REAL ESTATE INVESTMENT TRUST



PROSPECTUS



PROSPECTUS

AME REAL ESTATE INVESTMENT TRUST

(A REAL ESTATE INVESTMENT TRUST CONSTITUTED IN MALAYSIA UNDER THE DEED DATED 23 MAY 2022 AND REGISTERED WITH THE SECURITIES COMMISSION MALAYSIA ("SC") ON 23 MAY 2022, ENTERED INTO BETWEEN 1 REIT MANAGERS SDN BHD (REGISTRATION NUMBER: 202101014501 (1414801-X)) ("MANAGER"), INCORPORATED IN MALAYSIA UNDER THE COMPANIES ACT 2016 AND RHB TRUSTEES BERHAD (REGISTRATION NUMBER: 200201005356 (573019-U)) ("TRUSTEE"), INCORPORATED IN MALAYSIA UNDER THE COMPANIES ACT 1965)

THE INITIAL PUBLIC OFFERING ("IPO") OF 254,800,000 UNITS IN AME REAL ESTATE INVESTMENT TRUST ("AME REIT") ("UNITS") ("OFFER UNIT(S)") COMPRISING:

- (I) RETAIL OFFERING OF UP TO 174,808,820 OFFER UNITS CONSISTING OF THE FOLLOWING:
 - (A) NON-RENOUNCEABLE RESTRICTED OFFER FOR SALE OF UP TO 156,608,820 UNITS ("ROFS UNIT(S)") TO THE SHAREHOLDERS OF AME ELITE CONSORTIUM BERHAD ("AME") ON THE BASIS OF 1 ROFS UNIT FOR EVERY 5 ORDINARY SHARES HELD IN AME AS AT 5.00 P.M. ON 15 AUGUST 2022;
 - (B) 7,800,000 OFFER UNITS TO THE ELIGIBLE DIRECTORS AND EMPLOYEES OF AME AND ITS SUBSIDIARIES; AND
 - (C) 10,400,000 OFFER UNITS FOR APPLICATION BY THE MALAYSIAN PUBLIC;

AT THE RETAIL PRICE OF RM1.15 PER OFFER UNIT/ROFS UNIT ("RETAIL PRICE") PAYABLE IN FULL UPON APPLICATION AND SUBJECT TO REFUND OF THE DIFFERENCE BETWEEN THE RETAIL PRICE AND THE FINAL RETAIL PRICE (AS DEFINED IN THIS PROSPECTUS) IF THE FINAL RETAIL PRICE IS LESS THAN THE RETAIL PRICE; AND
- (II) INSTITUTIONAL OFFERING OF AT LEAST 79,991,180 OFFER UNITS TO MALAYSIAN INSTITUTIONAL INVESTORS AND SELECTED INVESTORS, INCLUDING BUMIPUTERA INVESTORS APPROVED BY THE MINISTRY OF INTERNATIONAL TRADE AND INDUSTRY, AT THE INSTITUTIONAL PRICE TO BE DETERMINED BY WAY OF BOOKBUILDING ("INSTITUTIONAL PRICE");

SUBJECT TO THE CLAWBACK AND REALLOCATION PROVISIONS IN CONNECTION WITH THE LISTING OF AND QUOTATION FOR 520,000,000 UNITS IN AME REIT ON THE MAIN MARKET OF BURSA MALAYSIA SECURITIES BERHAD ("BURSA SECURITIES"). THE FINAL RETAIL PRICE WILL BE EQUAL TO THE LOWER OF THE RETAIL PRICE OF RM1.15 PER OFFER UNIT OR THE INSTITUTIONAL PRICE.

NO UNITS WILL BE ALLOTTED OR ISSUED BASED ON THIS PROSPECTUS AFTER 12 MONTHS FROM THE DATE OF THIS PROSPECTUS.

THE SC HAS APPROVED THE ESTABLISHMENT AND LISTING OF AME REIT ON THE MAIN MARKET UNDER SECTION 214(1) OF THE CAPITAL MARKETS AND SERVICES ACT 2007 ("CMSA"), THE APPOINTMENT OF THE MANAGER AS THE MANAGEMENT COMPANY OF AME REIT UNDER SECTION 289(2) OF THE CMSA, AND THE RESULTANT UNITHOLDING STRUCTURE OF AME REIT UNDER THE BUMIPUTERA EQUITY REQUIREMENT FOR PUBLIC LISTED COMPANIES PURSUANT TO THE ESTABLISHMENT OF AME REIT AND LISTING, AND A COPY OF THIS PROSPECTUS HAS BEEN REGISTERED BY AND LODGED WITH THE SC.

THE APPROVAL, AND REGISTRATION OF THIS PROSPECTUS, SHOULD NOT BE TAKEN TO INDICATE THAT THE SC RECOMMENDS AME REIT OR ASSUME RESPONSIBILITY FOR THE CORRECTNESS OF ANY STATEMENT MADE, OPINION EXPRESSED OR REPORT CONTAINED IN THIS PROSPECTUS. THE SC HAS NOT, IN ANY WAY, CONSIDERED THE MERITS OF THE UNITS BEING OFFERED FOR INVESTMENT.






THE SC IS NOT LIABLE FOR ANY NON-DISCLOSURE ON THE PART OF THE MANAGER RESPONSIBLE FOR AME REIT AND TAKES NO RESPONSIBILITY FOR THE CONTENTS OF THIS PROSPECTUS, MAKES NO REPRESENTATION AS TO ITS ACCURACY OR COMPLETENESS, AND EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY LOSS THE INVESTORS MAY SUFFER ARISING FROM OR IN RELIANCE UPON THE WHOLE OR ANY PART OF THE CONTENTS OF THIS PROSPECTUS.

THE VALUATION UTILISED FOR THE PURPOSE OF PROPOSALS, IN RELATION TO THE LISTING, SUBMITTED TO AND APPROVED BY THE SC SHOULD NOT BE CONSTRUED AS AN ENDORSEMENT BY THE SC ON THE VALUE OF THE SUBJECT PROPERTIES FOR ANY OTHER PURPOSE.

ADMISSION TO THE OFFICIAL LIST ON THE BURSA SECURITIES IS NOT TO BE TAKEN AS AN INDICATION OF THE MERITS OF THE OFFERING, AME REIT OR OF ITS UNITS.

INVESTORS ARE ADVISED TO READ AND UNDERSTAND THE CONTENTS OF THIS PROSPECTUS. IF IN DOUBT, PLEASE CONSULT A PROFESSIONAL ADVISER.

FOR INFORMATION CONCERNING RISK FACTORS WHICH SHOULD BE CONSIDERED BY PROSPECTIVE INVESTORS, SEE SECTION 5 "RISK FACTORS" OF THIS PROSPECTUS.

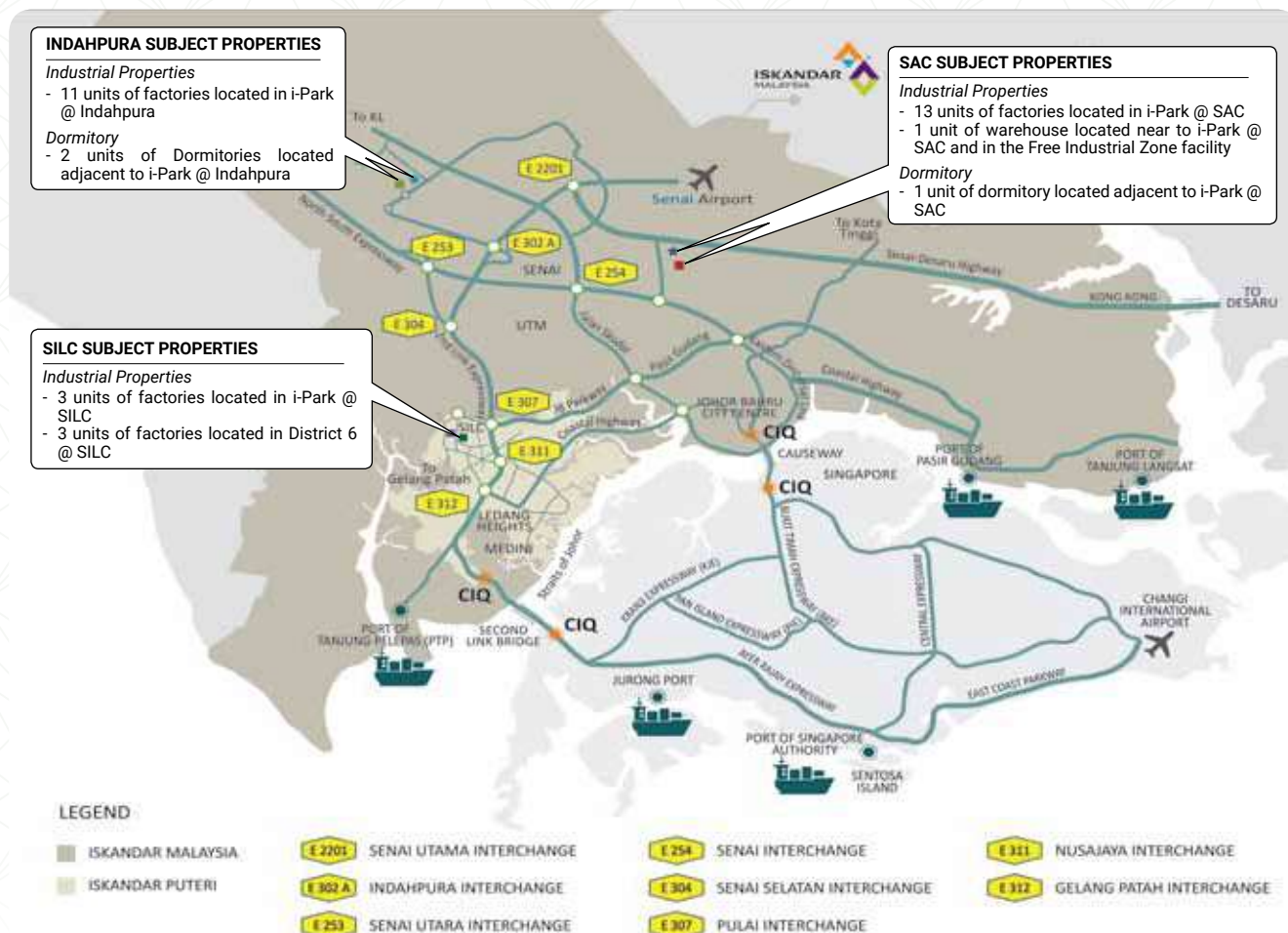
<p>Manager</p>  <p>I REIT Managers Sdn Bhd (Registration No. 202101014501 (1414801-X))</p>	<p>Trustee</p>  <p>RHB Trustees Berhad (Registration No. 200201005356 (573019-U))</p>
<p>Principal Adviser and Sole Underwriter</p>  <p>Hong Leong Investment Bank Berhad (Registration No. 197001000928 (102094-W)) <small>(A Participating Organisation of Bursa Malaysia Securities Berhad) (A Trading Participant of Bursa Malaysia Derivatives Berhad)</small></p>	
<p>Joint Bookrunners</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Hong Leong Investment Bank Berhad (Registration No. 197001000928 (102094-W)) <small>(A Participating Organisation of Bursa Malaysia Securities Berhad) (A Trading Participant of Bursa Malaysia Derivatives Berhad)</small></p> </div> <div style="text-align: center;">  <p>RHB Investment Bank Berhad (Registration No. 197401002639) (19663-P) <small>(A Participating Organisation of Bursa Malaysia Securities Berhad)</small></p> </div> </div>	

THIS PROSPECTUS IS DATED 17 AUGUST 2022 AND WILL EXPIRE ON 16 AUGUST 2023

Snapshot of AME REIT

AME REIT is an Islamic REIT established with the principal investment policy of investing, directly and indirectly, in a Shariah-compliant portfolio of income producing real estate used primarily for industrial and industrial-related purposes in Malaysia and overseas.

The initial portfolio of AME REIT will comprise 31 Industrial Properties and 3 Industrial-Related Properties (or known as "Dormitories") ("Subject Properties") with an appraised value of RM557.0 million. The aggregate net lettable area ("NLA") for Industrial Properties is approximately 1.6 million sq ft, while the total bed capacity for Dormitories consists of 6,390 beds⁽¹⁾.



<p>RM557.0 million</p>	<p>34</p>	<p>100.0%</p>	<p>Approx. 3.5 yrs</p>
<p>Portfolio Market Value⁽²⁾</p>	<p>Subject Properties</p>	<p>Occupancy Rate for Industrial Properties and Dormitories</p>	<p>Portfolio WALE⁽³⁾</p>

Notes:

- (1) The total bed capacity of 6,390 beds is based on the approved capacity for Plot 17 Dorm Indahpura and SAC Dorm under their respective Certificates for Accommodation and proposed bed capacity for Plot 13 Dorm Indahpura, which may be subject to changes upon the issuance of the Certificate for Accommodation by the Department of Labour of Peninsular Malaysia.
- (2) The market value of the Subject Properties were appraised by the Independent Property Valuer as at the valuation date of 2 August 2021 and subsequently on 7 February 2022.
- (3) Weighted average lease expiry by pro forma gross rental income of the 34 Subject Properties in the manner set out in Section 2.1.3 of this Prospectus.

Selected Subject Properties



Selected Subject Properties

(Cont'd)



1 >>> Committed Sponsor with Track Record of Delivering Value

- ▶ Proven track record as an award-winning integrated industrial space solutions provider.
- ▶ Strong alignment of interest with the Sponsor Group holding at least 51% interest in AME REIT upon Listing.

2 >>> Synergistic Relationship with Sponsor Group Offers Unique Growth Potential

- ▶ Strong inorganic growth via right of first refusal from the Sponsor Group. In March 2022, the Sponsor Group soft-launched i-TechValley in SILC, a new managed industrial park in Johor which is envisaged to cover 169.8 acres with estimated gross development value of RM1.5 billion.
- ▶ The Sponsor Group is actively pursuing landbank in the northern and central regions of Peninsular Malaysia.
- ▶ Ability to tap on the in-house expertise of the Sponsor Group for further value creation via asset development/ re-development/ customisation/ asset enhancement initiatives and tap on their extensive customer network for potential tenants.

3 >>> Strategically Located in Iskandar Malaysia, a Prime Industrial and Economic Hub

Strong Government Support for Iskandar Malaysia	Ample Logistic Infrastructure	Proximity to Singapore	Beneficiary of Trade War
Iskandar Malaysia was identified in the Ninth Malaysia Plan as an economic hub and driver for the growth of Malaysia's economy.	Well equipped transportation infrastructure providing connectivity, accessibility and logistical convenience.	Reap benefits of spillover effects from Singapore as it continues to attract foreign investments to establish operations in Singapore.	The US-China trade war resulted in some multi-national corporations diverting their expansion and relocating their manufacturing facilities to Southeast Asia from China.

4 >>> Management Team with Proven Track Record in REITs and Industrial Properties

- ▶ Spearheaded by CEO with proven REIT credentials.
- ▶ Experienced Directors and key personnel with core expertise.

5 >>> Strong Branding Presence, i-Park

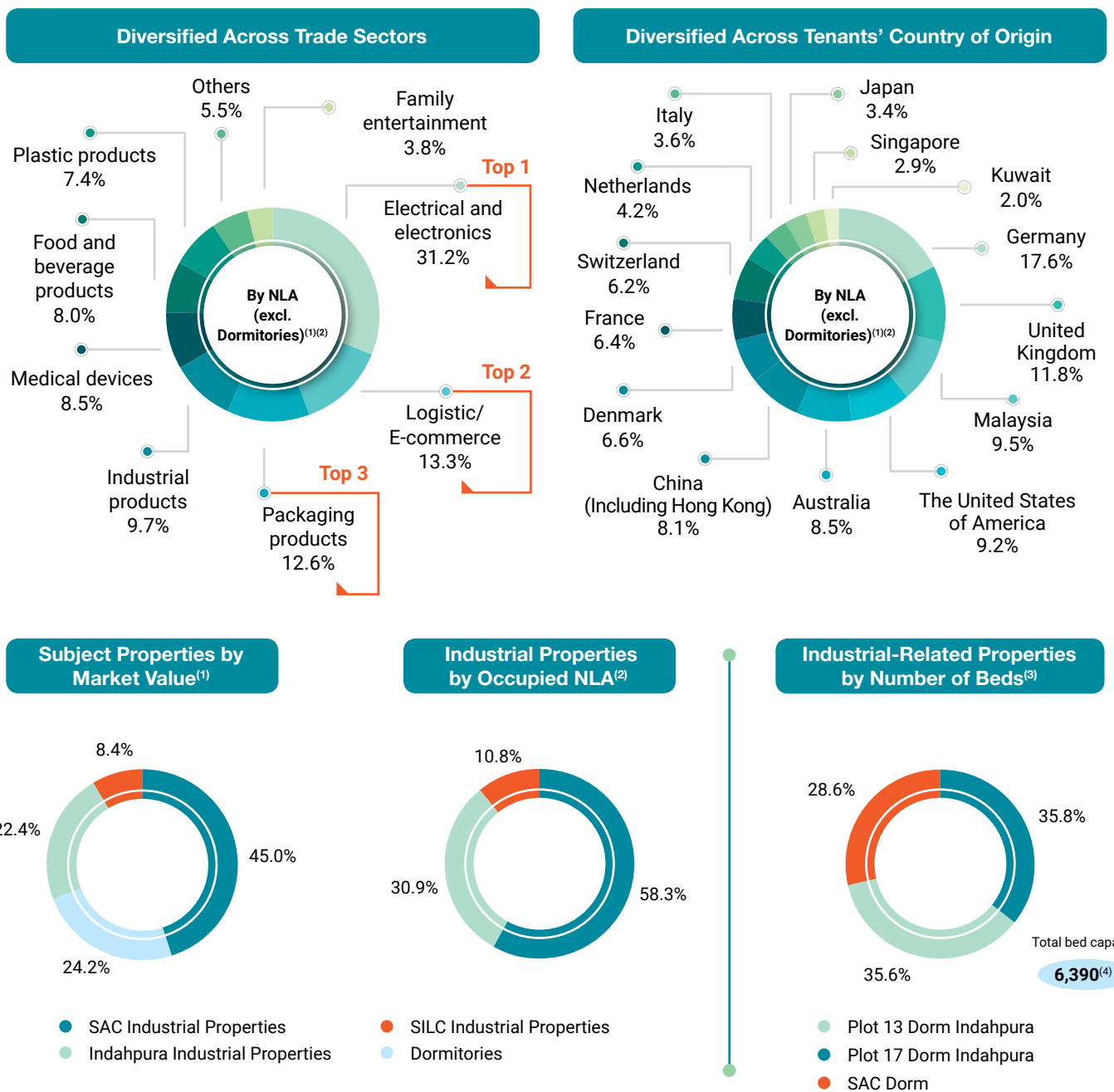
- ▶ Majority of the Subject Properties are located in or adjacent to the award-winning i-Park managed industrial parks.
- ▶ The properties, especially in i-Park @ SAC and i-Park @ Indahpura include infrastructure and facilities that are constructed with environmental, social and corporate governance ("ESG") considerations in mind and have attracted many international occupants.

Key Investment Highlights

(Cont'd)

6 >>> Resilient Portfolio – Quality and Diversified Tenant Base

- Subject Properties have resilient occupancy and rental rate.
- Well-spread lease expiry terms providing stable cashflow.
- Diversified and good quality tenant base with limited tenant concentration.



Notes:

- (1) The market value of the Subject Properties were appraised by the Independent Property Valuer as at the valuation date of 2 August 2021 and subsequently on 7 February 2022.
- (2) As at 15 June 2022.
- (3) NLA-based metrics are not applicable for dormitories as the tenancies are based on the total number of beds and unit capacity.
- (4) The total bed capacity of 6,390 beds is based on the approved capacity for Plot 17 Dorm Indahpura and SAC Dorm under their respective Certificates for Accommodation and proposed bed capacity for Plot 13 Dorm Indahpura, which may be subject to changes upon the issuance of the Certificate for Accommodation by the Department of Labour of Peninsular Malaysia.

Key Investment Highlights

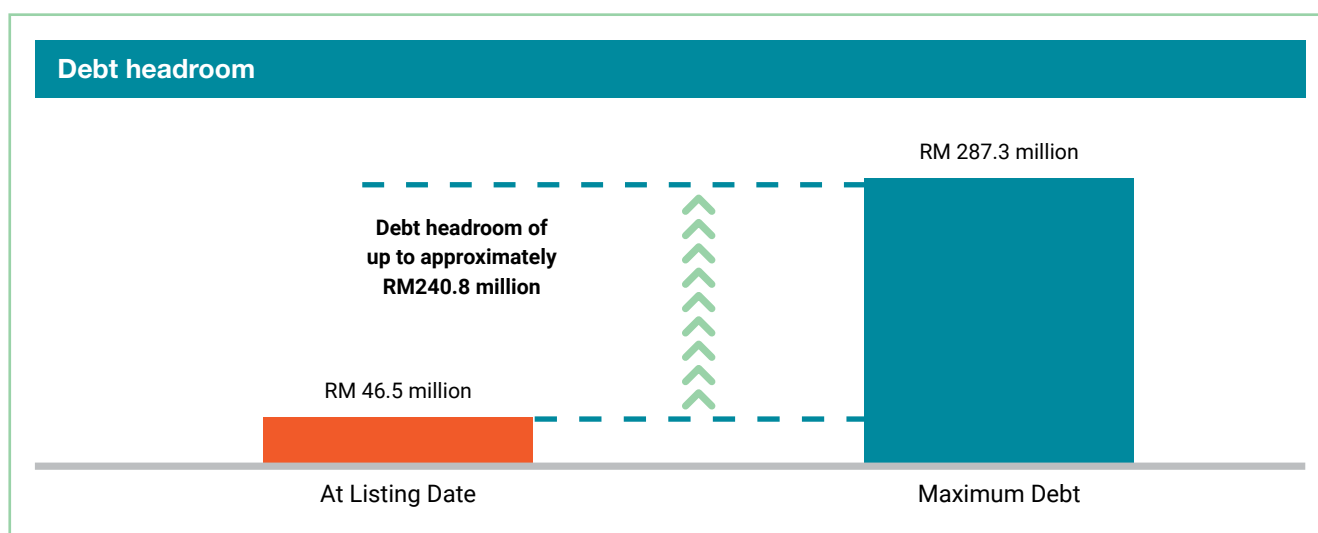
(Cont'd)

7 >>> Rising Relevance of Workers' Dormitories

- ▶ First Malaysian REIT to offer this asset class.
- ▶ Demand for well-designed dormitories with space for recreational activities is expected to increase as employers seek suitable workers' accommodation to cope with rising emphasis on ESG.
- ▶ Industrial parks with integrated purpose-built workers dormitories has an enhanced appeal to tenants and encourage tenant retention.

8 >>> Prudent Capital Structure that is Poised for Growth

- ▶ Low initial gearing of approximately 8.1% (of the estimated total asset value upon listing⁽¹⁾) provides ample debt headroom for future acquisitions.



Note:

(1) Total asset value is estimated to be RM574.5 million, based on AME REIT's pro forma statement financial position as at date of establishment of AME REIT.

9 >>> AME REIT to Benefit from Sponsor's Strong ESG Emphasis

ENVIRONMENTAL	SOCIAL	GOVERNANCE
Buildings are designed based on the concept and criteria of green buildings that focuses on efficient use of resources, reduction in building impact on human health and environment.	Developments that are conducive to cultivate work-life balance and to maintain the health and wellbeing of the operators, workers and employees through clean and green landscaped surroundings and recreational amenities.	Commitment to uphold high standards of corporate governance through maintaining a robust governance framework that promotes ethical conduct, transparency and sustainable value creation.

All terms used are defined under “Definitions” and “Presentation of Financial, Market, Industry and Other Information”, commencing on pages xi and xxiv of this Prospectus respectively.

RESPONSIBILITY STATEMENTS

The Directors, the Directors of the Sponsor and the Directors of Selling Subsidiaries have seen and approved this Prospectus. They collectively and individually accept full responsibility for the accuracy of the information. Having made all reasonable enquiries, and to the best of their knowledge and belief, they confirm that there is no false or misleading statement, or other facts which if omitted, would make any statement in the Prospectus false or misleading.

HLIB, being the Principal Adviser, the Joint Bookrunner and the Sole Underwriter, and RHB IB being the Joint Bookrunner acknowledge that, based on all available information, and to the best of their knowledge and belief, this Prospectus constitutes a full and true disclosure of all material facts concerning the Offering.

BIMBSEC, being the Shariah Adviser to AME REIT acknowledges that, based on all available information, and to the best of its knowledge and belief, is satisfied that the assets and the rental income that constitute AME REIT are not related to non-compliant activities according to the Shariah principles and that AME REIT is certified as being Shariah-compliant. The Shariah Adviser wishes to highlight that the computed Shariah non-compliant rental from the Subject Properties is 0.01% of the total rental income based on the FYE 2022 and less than 0.01% of the total rental income based on the Pro Forma Gross Rental Income.

The Directors and the Directors of the Sponsor confirm that the bases and assumptions relied on in the preparation of the Profit Forecast for the inclusion in this Prospectus are reasonable. HLIB, being the Principal Adviser, the Joint Bookrunner and the Sole Underwriter is satisfied that bases and assumptions relied on in the preparation of the Profit Forecast are reasonable.

NOTICE TO INVESTORS AND ADDITIONAL STATEMENTS

Investors should note that they may seek recourse under the CMSA for breaches of securities laws and regulations including any statement in this Prospectus that is false, misleading, or from which there is a material omission; or for any misleading or deceptive act in relation to this Prospectus or the conduct of any other person in relation to AME REIT.

The Offering in this Prospectus has been certified as Shariah-compliant by the Shariah Adviser.

Securities listed on Bursa Securities are offered to the public on the premise of full and accurate disclosure of all material information concerning the issue for which any person set out in Section 236 of the CMSA, e.g. directors and advisers, are responsible.

Bursa Securities' approval for the admission of all the Units to be issued to the Official List of the Main Market and for the listing of and quotation for all the 520.0 million Units to be issued pursuant to the Listing as well as the 30.0 million Units to be issued as part payment of the Management Fees on a staggered basis, was obtained on 2 June 2022.

Investors should note that any agreement by the Sole Underwriter to underwrite the Units under the Restricted Pink Form Offering and Public Offering is not to be taken as an indication of the merits of the Units being offered.

This Prospectus has not been and will not be made to comply with the laws of any jurisdiction other than Malaysia, and has not been and will not be lodged, registered or approved pursuant to or under any applicable securities or equivalent legislation or with or by any regulatory authority or other relevant body of any jurisdiction other than Malaysia.

The Manager will not, prior to acting on any acceptance in respect of the Offering, make or be bound to make any inquiry as to whether investors have a registered address in Malaysia and will not accept or be deemed to accept any liability in relation thereto whether or not any inquiry or investigation is made in connection therewith. It shall be the investors' sole responsibility if they are or may be subject to the laws of countries or jurisdictions other than Malaysia to consult their legal and/or other professional advisers as to whether the Offering would result in the contravention of any laws of such countries or jurisdictions.

Further, it shall also be the investors' sole responsibility to ensure that their applications for the Offering would be in compliance with the terms of the Offering and would not be in contravention of any laws of countries or jurisdictions other than Malaysia to which they may be subjected. The Manager will further assume that investors have accepted the Offering in Malaysia and will at all applicable times be subjected only to the laws of Malaysia in connection therewith.

However, the Manager reserves the right, in its absolute discretion, to treat any acceptance as invalid if the Manager believes that such acceptance may violate any law or applicable legal or regulatory requirements.

No action has been or will be taken to ensure that this Prospectus complies with the laws of any countries or jurisdictions other than the laws of Malaysia. The Manager, the Sponsor, the Selling Subsidiaries, the Principal Adviser, the Joint Bookrunners and the Sole Underwriter shall not accept any responsibility or liability in the event that any application made by investors shall become illegal, unenforceable, voidable or void in any country or jurisdiction.

This Prospectus is published solely in connection with the Offering. The Units being offered in the Offering are offered solely on the basis of the information contained and representations made in this Prospectus. The Manager, the Sponsor, the Selling Subsidiaries, the Principal Adviser, the Joint Bookrunners and the Sole Underwriter have not authorised anyone to provide any information or to make any representation not contained in this Prospectus. Any information or representation not contained in this Prospectus must not be relied upon as having been authorised by the Manager, the Sponsor, the Selling Subsidiaries, the Principal Adviser, the Joint Bookrunners and the Sole Underwriter, or any of their respective directors or any other persons involved in the Offering. If anyone provides investors with different or inconsistent information, investors should not rely upon it. Neither the delivery of this Prospectus nor any offer, subscription, sale or transfer made hereunder shall under any circumstances imply that the information herein is correct as of any date subsequent to the date hereof or constitute a representation that there has been no change or development reasonably likely to involve a material adverse change in the affairs, conditions and prospects of AME REIT, the Manager or the Units since the date of this Prospectus. Investors should take notice of such announcements and documents and upon release of such announcements and documents shall be deemed to have notice of such changes. Unless required by applicable laws, and save as provided in the responsibility statement of the Directors, the Directors of the Sponsor and the Directors of Selling Subsidiaries as set out in this Prospectus, no representation, warranty or covenant, express or implied, is made by any of AME REIT, the Manager, the Sponsor, the Selling Subsidiaries, the Principal Adviser, the Joint Bookrunners and the Sole Underwriter or any of their respective affiliates, directors, officers, employees, agents, representatives or advisers as to the accuracy or completeness of the information contained herein, and nothing contained in this Prospectus is, or shall be relied upon as, a promise, representation or covenant by any of AME REIT, the Manager, the Sponsor, the Selling Subsidiaries, the Principal Adviser, the Joint Bookrunners and the Sole Underwriter or their respective affiliates, directors, officers, employees, agents, representatives or advisers.

None of AME REIT, the Manager, the Sponsor, the Selling Subsidiaries, the Principal Adviser, the Joint Bookrunners and the Sole Underwriter or any of their respective affiliates, directors, officers, employees, agents, representatives or advisers is making any representation or undertaking to any purchaser or subscriber of Units regarding the legality of an investment by such purchaser or subscriber under appropriate legal, investment or similar laws. In addition, investors in the Units should not construe the contents of this Prospectus as legal, business, financial or tax advice. Investors should be aware that they may be required to bear the financial risks of an investment in the Units for an indefinite period of time. Investors should consult their own professional advisers as to the legal, tax, business, financial and related aspects of an investment in the Units.

The distribution of this Prospectus and the offering, subscription, purchase, sale or transfer of the Units in certain jurisdiction may be restricted by law. AME REIT, the Manager, the Sponsor, the Selling Subsidiaries, the Principal Adviser, the Joint Bookrunners and the Sole Underwriter require persons into whose possession this Prospectus comes to inform themselves about and to observe any such restrictions at their own expense and without liability to AME REIT, the Manager, the Sponsor, the Selling Subsidiaries, the Trustee, the Principal Adviser, the Joint Bookrunners and the Sole Underwriter. This Prospectus does not constitute, and the Manager, the Sponsor, the Selling Subsidiaries, the Principal Adviser, the Joint Bookrunners and the Sole Underwriter are not making, an offer of, or an invitation to subscribe for or purchase, any of the Units in any jurisdiction in which such offer or invitation would be unlawful. Persons to whom a copy of this Prospectus has been issued shall not circulate to any other person, reproduce or otherwise distribute this Prospectus or any information herein for any purpose whatsoever nor permit or cause the same to occur.

This Prospectus is available from Bursa Securities' website at www.bursamalaysia.com.

This Prospectus has been prepared in the context of the Offering under the laws of Malaysia.

ELECTRONIC PROSPECTUS

This Prospectus can be viewed or downloaded from Bursa Malaysia Berhad's website at www.bursamalaysia.com. The contents of the electronic copy of this Prospectus and the copy of this Prospectus registered with the SC are the same.

The internet is not a fully secured medium. The internet application for the Units may be subject to risks in data transmission, computer security threats such as viruses, hackers and crackers, faults with computer software and other events beyond the control of the Internet Participating Financial Institutions. These risks cannot be borne by the Internet Participating Financial Institutions. If investors doubt the validity or integrity of the Electronic Prospectus, investors should immediately request from the Manager or the Issuing House, a paper/printed copy of this Prospectus. If there is any discrepancy between the contents of the Electronic Prospectus and the paper/printed copy of this Prospectus, the contents of the paper/printed copy of this Prospectus which are identical to the copy of the Prospectus registered with the SC will prevail.

In relation to any reference in this Prospectus to third-party internet sites ("**Third-Party Internet Sites**"), whether by way of hyperlinks or by way of description of the Third-Party Internet Sites, investors acknowledge and agree that:

- (i) each of the Manager, the Sponsor, the Selling Subsidiaries, the Principal Adviser, the Joint Bookrunners and the Sole Underwriter does not endorse and is not affiliated in any way to the Third-Party Internet Sites. Accordingly, each of the Manager, the Sponsor, the Selling Subsidiaries, the Principal Adviser, the Joint Bookrunners and Sole Underwriter is not responsible for any availability of or the content or any data, information, files or other material provided on the Third-Party Internet Sites. Investors bear all risks associated with the access to or use of the Third-Party Internet Sites;
- (ii) each of the Manager, the Sponsor, the Selling Subsidiaries, the Principal Adviser, the Joint Bookrunners and the Sole Underwriter is not responsible for the quality of products or services in the Third-Party Internet Sites, particularly in fulfilling any terms of agreements with the Third-Party Internet Sites. Each of the Manager, the Sponsor, the Selling Subsidiaries, the Principal Adviser, the Joint Bookrunners and the Sole Underwriter is also not responsible for any loss or damage or cost that investors may suffer or incur in connection with or as a result of dealing with the Third-Party Internet Sites or the use of or reliance on any data, information, files or other material provided by such parties; and
- (iii) any data, information, file or other material downloaded from the Third-Party Internet Sites is done at the investors' own discretion and risk. Each of the Manager, the Sponsor, the Selling Subsidiaries, the Principal Adviser, the Joint Bookrunners and the Sole Underwriter is not responsible, liable or under obligation for any damage to investors' computer systems or loss of data resulting from the downloading of any such data, information, file or other material.

Where an Electronic Prospectus is hosted on the website of the Internet Participating Financial Institutions, investors are advised that:

- (i) the Internet Participating Financial Institutions are only liable in respect of the integrity of the contents of the Electronic Prospectus, to the extent of the contents of the Electronic Prospectus on the web server of the Internet Participating Financial Institutions which may be viewed via your web browser or other relevant software. The Internet Participating Financial Institutions are not responsible for the integrity of the contents of the Electronic Prospectus which has been obtained from the web server of the Internet Participating Financial Institution and subsequently communicated or disseminated in any manner to investors or other parties; and
- (ii) while all reasonable measures have been taken to ensure the accuracy and reliability of the information provided in the Electronic Prospectus, the accuracy and reliability of the Electronic Prospectus cannot be guaranteed because the internet is not a fully secure medium.

The Internet Participating Financial Institutions are not liable (whether in tort or contract or otherwise) for any loss, damage or costs, that you or any other person may suffer or incur due to, as a consequence of or in connection with any inaccuracies, changes, alterations, deletions or omissions in respect of the information provided in the Electronic Prospectus which may arise in connection with or as a result of any fault with web browsers or other relevant software, any fault or faults on investors' and/or any third party's personal computer, operating system or other software, viruses or other security threats, unauthorised access to information or systems in relation to the website of the Internet Participating Financial Institutions, and/or problems occurring during data transmission which may result in inaccurate or incomplete copies of information being downloaded or displayed on investors' personal computers.

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INDICATIVE TIMETABLE

An indicative timetable for the Offering is set out below:

Date and time	Event
29 July 2022	Announcement of Entitlement Date
15 August 2022	Entitlement Date
17 August 2022, 10.00 a.m.	Opening of the Retail Offering and Institutional Offering
24 August 2022, 5.00 p.m.	Closing of the Retail Offering
30 August 2022, 5.00 p.m.	Closing of the Institutional Offering
30 August 2022	Price Determination Date
1 September 2022	Balloting of applications for Offer Units pursuant to the Public Offering
12 September 2022	Allotment of Offer Units to successful applicants
20 September 2022	Listing of AME REIT on the Main Market

The above timetable is indicative only and is subject to change. If there is any change or extension of the abovementioned dates, it will be announced by way of advertisement in widely circulated Bahasa Malaysia and English newspapers within Malaysia.

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TABLE OF CONTENTS

	Page
DEFINITION	xi
PRESENTATION OF FINANCIAL, MARKET, INDUSTRY AND OTHER INFORMATION	xxiv
FORWARD-LOOKING STATEMENTS	xxvi
CORPORATE DIRECTORY	xxvii
INFORMATION SUMMARY	1
OVERVIEW OF AME REIT	1
SUMMARY OF AME REIT	3
STRUCTURE OF AME REIT	6
OVERVIEW OF THE SUBJECT PROPERTIES	7
COMPETITIVE STRENGTHS AND INVESTMENT HIGHLIGHTS	9
IMPACT OF COVID-19	20
SUSTAINABILITY	21
PRINCIPAL STATISTICS RELATING TO THE OFFERING	21
FINANCIAL HIGHLIGHTS	24
PROFIT FORECAST	27
RISK FACTORS	29
FEES AND CHARGES	36
1. DETAILED INFORMATION ON AME REIT	40
1.1 OVERVIEW OF AME REIT	40
1.2 STRUCTURE OF AME REIT	40
1.3 STRATEGIES	40
1.4 INVESTORS' PROFILE	45
1.5 PERFORMANCE BENCHMARK	45
1.6 DISTRIBUTION POLICY	46
1.7 VALUATION POLICY	46
1.8 FINANCING LIMITATIONS AND GEARING POLICY	47
1.9 INTELLECTUAL PROPERTY	47
1.10 SHARIAH INVESTMENT GUIDELINES	48
2. SUBJECT PROPERTIES	51
2.1 OVERVIEW OF THE SUBJECT PROPERTIES	51
2.2 COMPETITIVE STRENGTHS AND INVESTMENT HIGHLIGHTS	81
2.3 IMPACT OF COVID-19	103
2.4 ACQUISITION OF THE SUBJECT PROPERTIES	104
2.5 VALUATION POLICIES	106
2.6 INDEPENDENT MARKET RESEARCH REPORT	106
2.7 TENANCY/LEASE MANAGEMENT	106
2.8 INSURANCE	107

TABLE OF CONTENTS (Cont'd)

	Page
2.9 FIRE PROTECTION.....	107
2.10 CAPITAL EXPENDITURE AND ASSET ENHANCEMENT INITIATIVES.....	107
2.11 LEGAL PROCEEDINGS	107
2.12 DETAILS OF THE SUBJECT PROPERTIES	108
3. DETAILS OF THE OFFERING	131
3.1 INTRODUCTION	131
3.2 TOTAL UNITS TO BE ISSUED	131
3.3 PURPOSE OF THE OFFERING.....	132
3.4 DETAILS OF OFFERING	132
3.5 IRREVOCABLE UNDERTAKINGS.....	139
3.6 INDICATIVE TIMETABLE.....	140
3.7 BASIS OF DETERMINING THE PRICE OF THE OFFER UNITS	140
3.8 LISTING SCHEME.....	142
3.9 REIT FINANCING	144
3.10 UTILISATION OF PROCEEDS.....	145
3.11 BROKERAGE, COMMISSIONS AND OTHER FEES AND CHARGES.....	145
3.12 SALIENT TERMS OF THE UNDERWRITING AGREEMENT.....	146
3.13 TRADING ON THE MAIN MARKET AND SETTLEMENT IN THE SECONDARY MARKET	150
4. FINANCIAL INFORMATION	151
4.1 UNAUDITED PRO FORMA STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME	151
4.2 PRO FORMA STATEMENT OF FINANCIAL POSITION	153
4.3 CAPITALISATION AND INDEBTEDNESS	155
4.4 MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS	155
4.5 PROFIT FORECAST	181
5. RISK FACTORS	191
5.1 RISKS RELATING TO THE SUBJECT PROPERTIES.....	191
5.2 RISKS RELATING TO AME REIT'S OPERATIONS.....	199
5.3 RISKS RELATING TO AN INVESTMENT IN THE UNITS.....	209
6. THE MANAGER	214
6.1 CORPORATE INFORMATION	214
6.2 FUNCTIONS, DUTIES AND RESPONSIBILITIES OF THE MANAGER.....	214
6.3 MANAGEMENT REPORTING STRUCTURE OF THE MANAGER	217
6.4 DIRECTORS OF THE MANAGER	217
6.5 MANAGEMENT TEAM OF THE MANAGER	229

TABLE OF CONTENTS (Cont'd)

	Page
6.6 MANAGEMENT FEES	232
6.7 OUTSOURCING OF THE REGISTRAR FUNCTION	235
6.8 OUTSOURCING OF THE INTERNAL AUDIT FUNCTION.....	237
6.9 OUTSOURCING OF COMPANY SECRETARIAL FUNCTION	238
6.10 UNITHOLDINGS OF THE SPONSOR, SUBSTANTIAL SHAREHOLDERS, DIRECTORS AND KEY MANAGEMENT PERSONNEL OF THE MANAGER IN AME REIT.....	239
6.11 RETIREMENT, REMOVAL AND REPLACEMENT OF THE MANAGER	241
6.12 RELATED PARTY TRANSACTIONS AND CONFLICTS OF INTEREST	242
6.13 CORPORATE GOVERNANCE	242
6.14 MATERIAL LITIGATION AND ARBITRATION	242
6.15 SUSTAINABILITY.....	242
7. BACKGROUND INFORMATION ON THE SPONSOR.....	245
7.1 THE SPONSOR	245
7.2 RELEVANT EXPERIENCE	250
7.3 UNITHOLDINGS OF THE SPONSOR IN AME REIT	250
8. THE TRUSTEE	251
8.1 CORPORATE INFORMATION	251
8.2 BOARD OF DIRECTORS OF THE TRUSTEE	251
8.3 FUNCTIONS, DUTIES AND RESPONSIBILITIES OF THE TRUSTEE	252
8.4 FINANCIAL INFORMATION OF THE TRUSTEE	253
8.5 TRUSTEE'S FEE.....	253
8.6 RETIREMENT, REMOVAL AND REPLACEMENT OF THE TRUSTEE	253
8.7 TRUSTEE'S RESPONSIBILITY STATEMENT	254
8.8 MATERIAL LITIGATION AND ARBITRATION	254
8.9 DELEGATION OF THE TRUSTEE'S FUNCTION	254
9. THE SHARIAH ADVISER.....	255
9.1 BACKGROUND INFORMATION	255
9.2 BOARD OF DIRECTORS OF THE SHARIAH ADVISER	255
9.3 FUNCTIONS, DUTIES AND RESPONSIBILITIES OF THE SHARIAH ADVISER.....	255
9.4 PROFILES OF THE SHARIAH PERSONNEL	256
10. PROPERTY MANAGER.....	257
10.1 PROPERTY MANAGER'S INFORMATION.....	257
10.2 FUNCTIONS, DUTIES AND RESPONSIBILITIES OF THE PROPERTY MANAGER	257
10.3 EXPERIENCE IN PROPERTY MANAGEMENT AND PROPERTIES MANAGED	258
10.4 INFORMATION ON KEY PERSONNEL	258
10.5 PROPERTY MANAGEMENT FEE.....	259
10.6 SALIENT TERMS OF THE PROPERTY MANAGEMENT AGREEMENT	259

TABLE OF CONTENTS (Cont'd)

	Page
10.7 UNITHOLDING OF THE PROPERTY MANAGER IN AME REIT	260
10.8 SERVICE PROVIDERS TO PROVIDE PERSONNEL TO THE PROPERTY MANAGER	260
11. SALIENT TERMS OF THE DEED	261
11.1 THE DEED	261
11.2 NATURE OF UNITS	261
11.3 RIGHTS OF UNITHOLDERS	261
11.4 LIMITATION OF LIABILITY AND RIGHTS OF UNITHOLDERS	262
11.5 CREATION OF UNITS	263
11.6 SUSPENSION OF, DEALING IN AND ISSUE OF UNITS	263
11.7 UNITS BUY-BACK	264
11.8 VENDOR UNITS	264
11.9 DISTRIBUTABLE INCOME	264
11.10 INVESTMENT POLICIES OF AME REIT	265
11.11 CONCERNING THE TRUSTEE	267
11.12 FUNCTIONS, DUTIES AND RESPONSIBILITIES OF THE TRUSTEE	267
11.13 RETIREMENT, REMOVAL AND REPLACEMENT OF THE TRUSTEE	267
11.14 LIMITATION OF LIABILITY AND INDEMNITY OF THE TRUSTEE	268
11.15 CONCERNING THE MANAGER	268
11.16 FUNCTIONS, DUTIES AND RESPONSIBILITIES OF THE MANAGER	269
11.17 RETIREMENT, REMOVAL AND REPLACEMENT OF THE MANAGER	269
11.18 LIMITATION OF LIABILITY AND INDEMNITY OF THE MANAGER	270
11.19 MANAGER'S FEES AND TRUSTEE'S FEES	270
11.20 PERMITTED CHARGES OF AME REIT	270
11.21 MODIFICATION OF THE DEED	270
11.22 TERMINATION AND WINDING-UP OF AME REIT	270
11.23 MEETINGS OF UNITHOLDERS	272
12. CORPORATE GOVERNANCE, RELATED PARTY TRANSACTIONS AND CONFLICT OF INTEREST	273
12.1 CORPORATE GOVERNANCE	273
12.2 EXISTING AND ON-GOING RELATED PARTY TRANSACTIONS	273
12.3 POTENTIAL RELATED PARTY TRANSACTIONS	278
12.4 POTENTIAL CONFLICT OF INTEREST	279
12.5 INTERESTS OF DIRECTORS AND OTHER SUBSTANTIAL SHAREHOLDERS OF THE MANAGER IN OTHER CORPORATIONS CARRYING ON SIMILAR BUSINESS	285
12.6 OTHER PERTINENT INFORMATION	286
12.7 DECLARATIONS BY ADVISERS	286

TABLE OF CONTENTS (Cont'd)

	Page
13. APPROVALS, CONDITIONS, WAIVERS AND VARIATIONS	290
13.1 APPROVALS AND CONDITIONS	290
13.2 WAIVERS AND VARIATIONS	293
14. OVERVIEW OF THE RELEVANT LAWS AND REGULATIONS IN MALAYSIA	294
14.1 OVERVIEW OF REGULATION OF REITS IN MALAYSIA	294
14.2 OVERVIEW OF LAND LAW	297
15. ADDITIONAL INFORMATION	304
15.1 GENERAL	304
15.2 MATERIAL CONTRACTS	304
15.3 SALIENT TERMS OF THE SPAS	306
15.4 SALIENT TERMS ON THE ROFRS	308
15.5 CONSENTS	309
15.6 DOCUMENTS AVAILABLE FOR INSPECTION	310
15.7 RESPONSIBILITY STATEMENTS	311
APPENDIX A VALUATION CERTIFICATES	A-1
APPENDIX B INDEPENDENT MARKET RESEARCH REPORT	B-1
APPENDIX C TAX CONSULTANT'S LETTER ON TAXATION OF AME REIT AND UNITHOLDERS	C-1
APPENDIX D REPORTING ACCOUNTANTS' REPORT ON THE PRO FORMA STATEMENT OF FINANCIAL POSITION	D-1
APPENDIX E REPORTING ACCOUNTANTS' LETTER ON THE PROFIT FORECAST	E-1
APPENDIX F SHARIAH PRONOUNCEMENT	F-1
APPENDIX G PROCEDURES FOR APPLICATION AND ACCEPTANCE	G-1

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DEFINITIONS

The following terms in this Prospectus bear the same meaning as set out below unless the term is defined otherwise or the context requires otherwise:

Acquisitions	:	Acquisitions by the Trustee (on behalf of AME REIT) of the Subject Properties for a total purchase consideration of approximately RM557.0 million to be satisfied by Cash Consideration and Consideration Units
Act 446	:	Workers' Minimum Standards of Housing and Amenities Act 1990, as amended from time to time and any re-enactment thereof
Active Gold	:	Active Gold Services Sdn Bhd (Registration No. 200701023058 (781073-X)), a company incorporated under the laws of Malaysia, a 99.9% owned subsidiary of the Sponsor
ADA	:	Authorised Depository Agent
AME Development	:	AME Development Sdn Bhd (Registration No. 200801002418 (803702-H)), a company incorporated under the laws of Malaysia, a wholly-owned subsidiary of the Sponsor
AME Group or Sponsor Group	:	Collectively, the Sponsor, its subsidiaries and a jointly-controlled entity
AME REIT	:	AME Real Estate Investment Trust, a real estate investment trust established in Malaysia and constituted under the Deed
AME Shares	:	Ordinary shares in AME
Application Form(s)	:	Application forms for the application of the Offer Units under the Retail Offering accompanying this Prospectus
Appraised Value	:	In relation to a Subject Property, the value of that Subject Property as appraised by the Independent Property Valuer as at the valuation date of 2 August 2021 and subsequently on 7 February 2022
Asset Valuation Guidelines	:	Asset Valuation Guidelines issued by the SC, as amended from time to time
ATM	:	Automated teller machine
<i>baitulmal</i>	:	The treasury under a State Islamic Religious Council
BNM	:	Bank Negara Malaysia
Board	:	Board of Directors of the Manager
Book Closing Date	:	The specified time and date set by the Manager for the purpose of determining the Unitholders' entitlement to the Distributable Income, Offer Units or other distributions or entitlements

DEFINITIONS (Cont'd)

Bumiputera	: In the context of: <ul style="list-style-type: none">(i) individuals, Malays and the aborigines and the natives of Sabah and Sarawak as specified in the Federal Constitution of Malaysia;(ii) companies, a company which fulfils, amongst others, the following criteria or such other criteria as may be imposed by the MITI:<ul style="list-style-type: none">(a) registered under the Act or Companies Act 1965 as a private company;(b) its shareholders are 100% Bumiputera; and(c) its board of directors (including its staff) are at least 51% Bumiputera; and(iii) cooperatives, a cooperative whose shareholders or cooperative members are at least 95% Bumiputera or such other criteria as may be imposed by the MITI
Bursa Depository	: Bursa Malaysia Depository Sdn Bhd (Registration Number: 198701006854 (165570-W)), a company incorporated under the laws of Malaysia, being the central depository of Malaysia
Bursa Securities	: Bursa Malaysia Securities Berhad (Registration Number: 200301033577 (635998-W)), a company incorporated under the laws of Malaysia, being the securities exchange of Malaysia
CA 2016 or Act	: Companies Act 2016, as amended from time to time and any re-enactment thereof
CAGR	: Compound annual growth rate
Cash Consideration	: The part settlement of purchase consideration for the Acquisitions of approximately RM37.0 million in cash, to be funded from Islamic Financing Facilities
CCC	: Certificate of Completion and Compliance
CCTV	: Closed-circuit Television, a system comprising surveillance cameras installed in specific places and a monitoring program (comprising various hardware and software) used for the purpose of security monitoring
CDS	: Central Depository System
CDS Account	: An account established by Bursa Depository for a depositor for the recording of the deposit of securities and for dealing in such securities by the depositor
CEO	: Chief Executive Officer
CIS Prospectus Guidelines	: Prospectus Guidelines for Collective Investment Schemes issued by the SC, as amended from time to time
Clawback and Reallocation	: The clawback and reallocation provision as set out in Section 3.4.3 "Clawback and Reallocation" of this Prospectus
CMSA	: Capital Markets and Services Act 2007, as amended from time to time and any re-enactment thereof

DEFINITIONS (Cont'd)

Completion Date of the SPA(s)	:	The date on which the Acquisitions are completed or deemed to be completed on the terms as set out in the SPA(s)
Consideration Units	:	The 520,000,000 Units to be issued as part satisfaction of the purchase consideration for the Acquisitions at the issue price of RM1.00 per Unit which shall be deemed fully paid
Controlling Unitholders	:	Any person who is or a group of persons who together are entitled to exercise or control the exercise of more than 33.0% of the voting units in a unit trust scheme
COVID-19	:	Coronavirus disease (COVID-19), an infectious disease caused by severe acute respiratory syndrome coronavirus 2 (SARS-CoV-2)
Deed	:	The deed of trust dated 23 May 2022 between the Manager and the Trustee constituting AME REIT, and registered with the SC on 23 May 2022
Director(s)	:	Directors of the Manager
Distributable Income	:	The amount available for distribution to the Unitholders of AME REIT and having the meaning as set out in Section 11.9 "Distributable Income" of this Prospectus
Distribution Period	:	Quarterly or such other interval as the Manager may determine in accordance with the Deed
Distribution Yield	:	The ratio of distribution paid to Unitholders from AME REIT's Distributable Income to the market price of the Units
District 6 @ SILC	:	District 6 @ SILC, an industrial real estate located in SILC, Iskandar Puteri, Johor
District 6 @ SILC Subject Properties	:	3 industrial properties constituting SILC Subject Properties located in District 6 @ SILC
DMC	:	Deed of mutual covenant to be entered into by the respective developers of i-Park @ SAC, i-Park @ Indahpura and i-Park @ SILC and the Trustee (on behalf of AME REIT), as the purchaser in relation to the sale and purchase of the Subject Properties located in these managed industrial parks pursuant to the Acquisitions
DPU	:	Distribution per Unit
e-commerce	:	Commercial transactions conducted electronically on the internet
Electronic Application(s)	:	Application(s) for the Offer Units under the Public Offering for the Malaysian Public through the ATMs of Participating Financial Institution(s)
Electronic Prospectus	:	A copy of this Prospectus that is issued, circulated or disseminated via the internet and/or any electronic storage medium, including but not limited to CD-ROMs (compact disc read-only memory)

DEFINITIONS (Cont'd)

Eligible Directors and Employees	:	Eligible directors and employees of AME and its subsidiaries under the Restricted Pink Form Offering
Entitled AME Shareholders	:	Shareholders of AME whose names appear in the Record of Depositors of AME at the close of business on the Entitlement Date
Entitlement Date	:	15 August 2022, being the date as announced by AME, on which the names of the Entitled AME Shareholders appear in the Record of Depositors of AME as at 5.00 p.m., in order to be entitled to the ROFS
ESG	:	Environmental, social and corporate governance
Excess Offer Units	:	Any Offer Units not taken up by the Eligible Directors and Employees under the Restricted Pink Form Offering
Excess Offer Units Applications	:	Any unsubscribed Offer Units offered to other Eligible Directors and Employees
Excess ROFS Units	:	Any ROFS Units not taken up by the Entitled AME Shareholders under the ROFS
Excess ROFS Applications	:	Any unsubscribed ROFS Units offered to other Entitled AME Shareholders
FDI	:	Foreign direct investment
Final Retail Price	:	Final price per Offer Unit payable by investors pursuant to the Retail Offering equivalent to RM1.15 per Offer Unit or the Institutional price, whichever is lower, to be determined on the Price Determination Date
Forecast Year 2023	:	1 April 2022 to 31 March 2023
Freehold	:	A status of a land or property with permanent and absolute tenure term whereby the owner has the perpetuity ownership of the land or property
FYE	:	Financial year ended/ending 31 March, as the case may be
FZW SAC	:	Industrial Property used as a warehouse located in the Free Industrial Zone facility which is near to i-Park @ SAC
gated and guarded industrial park(s)	:	Gated and guarded industrial park(s) with perimeter fencing and enhanced security features such as visitor management system, access cards system, CCTV surveillance and guard patrol to prevent unauthorised access. Some gated and guarded industrial parks also provide amenities such as workers' dormitories, recreational facilities, landscaping and general maintenance
GDP	:	Gross domestic product
GDV	:	Gross development value
GFA	:	Gross floor area

DEFINITIONS (Cont'd)

Global Certificate	:	A certificate issued to Bursa Depository pursuant to the provisions of the Deed relating to some or all the Units registered in the name of Bursa Depository or its nominee company in such manner as may be prescribed by the Rules of Bursa Depository or as agreed with Bursa Depository
Government	:	Government of Malaysia
Gross Rental Income	:	Base rental from tenants occupying the NLA
HLIB or Principal Adviser, Joint Bookrunner and/or Sole Underwriter	:	Hong Leong Investment Bank Berhad (Registration No. 197001000928 (10209-W)), being the Principal Adviser, Joint Bookrunner and Sole Underwriter
Income Tax Act	:	Income Tax Act, 1967, as amended from time to time and any re-enactment thereof
Indahpura Subject Properties	:	Collectively, 11 Industrial Properties located in i-Park @ Indahpura and 2 Industrial-Related Properties located adjacent to i-Park @ Indahpura
Independent Market Researcher	:	Smith Zander International Sdn Bhd (Registration No. 201301028298 (1058128-V)), a company incorporated under the laws of Malaysia
Independent Property Valuer	:	CBRE WTW Valuation & Advisory Sdn Bhd (formerly known as C H Williams Talhar & Wong Sdn Bhd) (Registration No. 197401001098 (18149-U)), a company incorporated under the laws of Malaysia
Industrial Property(ies)	:	Freehold property(ies) used for industrial purposes and include any office on the same property, the use of which is incidental to such industrial activity, all of which are located in or near to i-Park @ SAC, i-Park @ Indahpura, i-Park @ SILC and District 6 @ SILC, all of which are described in Section 2 of this Prospectus
Industrial-Related Property(ies) or Dormitory(ies)	:	Industrial-related real estate(s) which are used as workers' dormitory(ies) located adjacent to i-Park @ Indahpura and i-Park @ SAC, all of which are described in Section 2 of this Prospectus
Institutional Offering	:	Offering of at least 79,991,180 Offer Units, subject to Clawback and Reallocation, to Malaysian institutional investors and selected investors, including Bumiputera investors approved by MITI, at the Institutional Price
Institutional Price	:	The price per Offer Unit payable by the institutional investors pursuant to the Institutional Offering which will be determined on the Price Determination Date by way of a bookbuilding exercise
Internet Application(s)	:	Application(s) for the Offer Units under the Public Offering for the Malaysian public portion through an Internet Participating Financial Institution(s)
Internet Participating Financial Institution(s)	:	Participating financial institutions for the Internet Application as referred to in Appendix G "Procedure for the Application and Acceptance" of this Prospectus

DEFINITIONS (Cont'd)

Ipark Development	:	Ipark Development Sdn Bhd (Registration No. 201201034205 (1018693-K)), a company incorporated under the laws of Malaysia, a 79.9% owned subsidiary of the Sponsor
i-Park @ Indahpura	:	A managed industrial park development project undertaken by AME Development for Phase 1 and 2, and by Axis AME IP Sdn Bhd, a jointly-controlled entity of AME, for Phase 3, located in Bandar Indahpura, Kulai, Johor
i-Park @ SAC	:	A managed industrial park developed by Ipark Development, located in Senai Airport City, Johor
i-Park @ SILC	:	A managed industrial park development by AME Development, located in Southern Industrial Logistics Clusters Industrial Park, Iskandar Puteri, Johor
i-Park @ SILC Subject Properties	:	3 Industrial Properties constituting SILC Subject Properties located in i-Park @ SILC
I Stay	:	I Stay Management Sdn Bhd (Registration No. 201401005035 (1081113-X)), a company incorporated under the laws of Malaysia, a 70% owned subsidiary of the Sponsor
Iskandar Malaysia	:	The main southern development corridor in Johor established in 2006, which consists of five local government authorities, namely Johor Bahru City Council, Iskandar Puteri City Council, Pasir Gudang Municipal Council, Kulai Municipal Council and Pontian District Council
Islamic Financing Facilities or Financing Facilities	:	Islamic financing facilities of up to RM70.0 million procured by AME REIT through the Trustee from Hong Leong Islamic Bank Berhad (Registration No. 200501009144 (686191-W)), for satisfaction of the Cash Consideration, funding listing expenses, working capital and to finance future acquisition of properties after Listing
Issuing House	:	Malaysian Issuing House Sdn. Bhd (Registration No. 199301003608 (258345-X)), a company incorporated under the laws of Malaysia
IT	:	Information technology
Joint Bookrunners	:	Collectively, HLIB and RHB IB
Listing	:	Admission of AME REIT to the Official List and the listing of and quotation for 520,000,000 new Units on the Main Market
Listing Date	:	The date of admission of AME REIT to the Official List and the listing of and quotation for 520,000,000 new Units on the Main Market
Listing Requirements	:	Main Market Listing Requirements of Bursa Securities, as amended from time to time
LKL Industries	:	LKL Industries Sdn Bhd (Registration No. 200001026333 (528940-U)), a company incorporated under the laws of Malaysia, a wholly-owned subsidiary of the Sponsor

DEFINITIONS (Cont'd)

LPD	:	15 June 2022, being the latest practicable date prior to the issuance of this Prospectus
Main Market	:	Main Market of Bursa Securities
Malaysian Public	:	Malaysian citizens, companies, co-operatives, societies and institutions incorporated or organised under the laws of Malaysia
Management Fees	:	Fees payable to the Manager which comprises the base fee, the performance fee, the acquisition fee and the divestment fee as set out in Section 6.6 "Management Fees" of this Prospectus
Manager	:	I REIT Managers Sdn Bhd (Registration No. 202101014501 (1414801-X)), a company incorporated under the laws of Malaysia, being the management company of AME REIT
Market Day	:	A day on which Bursa Securities is open for trading in securities
MCCG	:	Malaysian Code on Corporate Governance as at 28 April 2021
MITI	:	Ministry of International Trade and Industry of Malaysia
MFRS	:	Malaysian Financial Reporting Standards issued by the Malaysian Accounting Standards Board
MNC(s)	:	Multinational corporation(s)
N/A	:	Not applicable
NAV	:	The value of all the REIT's assets less the value of all the REIT's liabilities at the valuation points
NLA	:	Net lettable area
Non-Real Estate Assets	:	Refers to: <ul style="list-style-type: none">(i) units of other listed Islamic REITs;(ii) listed Shariah-compliant shares;(iii) listed Shariah-compliant securities of and issued by property companies;(iv) sukuk issued by, or fully guaranteed by, the Government;(v) sukuk issued by property companies, and real estate-related asset-backed securities; and(vi) Islamic commercial papers or sukuk issued by companies or institutions falling within the top three long-term credit rating and highest short-term credit rating by any domestic or global rating agency, and such other assets as may be permitted by the REIT Guidelines and the SC
NPI	:	Net property income
NPO	:	The notice of provisional offer in relation to ROFS

DEFINITIONS (Cont'd)

Occupancy Rate	:	The occupancy rate as set out in Section 2.1.3 “Gross Rental Income, Average Rental Rate, Occupancy Rate” of this Prospectus
Occupied NLA	:	The total NLA of the Industrial Properties which, at any particular point in time, are subject to tenancies which have commenced in accordance with terms of the respective tenancy agreements and/or letters of offer
Offer Acceptance Form	:	The offer acceptance form in relation to the ROFS
Offer Unit(s)	:	Unit(s) offered pursuant to the Offering
Offering	:	The initial public offering of the Offer Units comprising the Retail Offering and the Institutional Offering
Official List	:	A list specifying all securities listed on the Main Market
Participating Financial Institutions	:	The participating financial institutions for Electronic Applications as referred to in Appendix G “Procedure for the Application and Acceptance” of this Prospectus
per pax	:	per person
Permissible Investments	:	The following investments in which AME REIT may invest, subject to the provisions of the REIT Guidelines: (i) Real Estate; (ii) Non-Real Estate Assets (iii) cash, Islamic deposits and Islamic money market instruments; and (iv) any other investment not specified in (i) to (iii) above but specified as a permissible investment in the REIT Guidelines or as otherwise permitted by the SC
Placement Agreement	:	The placement agreement to be entered into between, inter alia, the Manager, the Sponsor, the Selling Subsidiaries, the Trustee (on behalf of AME REIT) and the Joint Bookrunners in respect of the placement of Offer Units under the Institutional Offering
Price Determination Date	:	The date on which the Institutional Price and the Final Retail Price will be determined
Prime Minister	:	Prime Minister of Malaysia
Principal Register	:	The register of Unitholders kept pursuant to Section 308 of the CMSA
Pro Forma Gross Rental Income	:	The pro forma gross rental income as set out in Section 2.1.3 “Gross Rental Income, Average Rental Rate, Occupancy Rate” of this Prospectus
Profit Forecast	:	The profit forecast of AME REIT for the Forecast Year 2023

DEFINITIONS (Cont'd)

Property Development Costs	:	Refers to: <ul style="list-style-type: none">(i) Costs that are directly attributable to property development activities or that can be allocated on a reasonable basis to such activities; and(ii) where applicable, the acquisition cost of the Real Estate that is being acquired for development purposes
Property Management Agreement	:	The property management agreement dated 23 June 2022 entered into between the Manager, the Trustee (on behalf of AME REIT) and the Property Manager
Property Manager	:	Nusa Realtors (Registration No. VEPM(3)0032), a sole proprietorship registered in Malaysia under the Registration of Business Act 1956 and Valuers, Appraisers, Estate Agents and Property Managers Act 1981
Property Operating Expenses	:	All expenses or outgoings required to manage or maintain the Subject Properties as permitted by the Deed
Prospectus	:	This Prospectus dated 17 August 2022
Public Offering	:	Offering of 10,400,000 Offer Units to the Malaysian Public via balloting
Public Spread Requirement	:	The requirement, in accordance with the Listing Requirements, to have at least 25.0% of the total number of Units in issue to be held by a minimum number of 1,000 public Unitholders holding not less than 100 Units each upon completion of the Offering and at the point of the Listing
Real Estate	:	Land and all things that are a natural part of the land as well as things attached to the land both below and above the ground and includes rights, interests and benefits related to the ownership of the real estate, but excludes mineral, or oil and gas assets and resources
Record of Depositors	:	A record provided by Bursa Depository under the Rules of Bursa Depository
Registered Trademark Owner	:	AME Integrated Sdn Bhd (Registration No: 201201030486 (1014973-A)), a company incorporated under the laws of Malaysia, the registered trademark proprietor of the trademarks as set out in Section 1.9 "Intellectual Property" of this Prospectus
Registrar	:	Boardroom Share Registrars Sdn Bhd (Registration No. 199601006647 (378993-D)), a company incorporated under the laws of Malaysia
REIT	:	Real estate investment trust
REIT Establishment and Listing	:	Collectively, the establishment of AME REIT, the Acquisitions, the Offering and the Listing
REIT Guidelines	:	The Guidelines on Listed Real Estate Investments Trusts issued by the SC, as amended from time to time

DEFINITIONS (Cont'd)

Relevant Laws and Requirements	:	The laws, regulations, guidelines, rules and official requirements, guidance notes, practice notes (whether or not having the force of law) applicable to REITs from time to time including securities laws, the REIT Guidelines, the Asset Valuation Guidelines, the Listing Requirements, the Rules of Bursa Depository and taxation laws, rulings and guidelines
Reporting Accountants	:	KPMG PLT (Firm No. LLP0010081-LCA & AF 0758)
Restricted Pink Form Offering	:	Allocation of 7,800,000 Offer Units to Eligible Directors and Employees
Retail Offering	:	Offering of up to 174,808,820 Offer Units, subject to Clawback and Reallocation, pursuant to the ROFS, Restricted Pink Form Offering and Public Offering
Retail Price	:	RM1.15 per Offer Unit, being the initial price payable by investors pursuant to the Retail Offering
RFID	:	Radio frequency identification, a technology that uses radio waves to passively identify a tagged object
RHB IB	:	RHB Investment Bank Berhad (Registration Number: 197401002639 (19663-P))
ROFR	:	Right of first refusal, which will be effective for a period of 5 years from the date of Listing
ROFS	:	Restricted offer for sale of up to 156,608,820 ROFS Units to the Entitled AME Shareholders on the basis of 1 ROFS Unit for every 5 AME Shares held on the Entitlement Date
ROFS Unit(s)	:	Such unit(s) to be offered to the Entitled AME Shareholders pursuant to the ROFS
Rules of Bursa Depository	:	Rules of Bursa Depository and all procedure manuals (as defined in Rules of Bursa Depository), as amended from time to time
Rules on Take-Overs	:	Rules on Take-Overs, Mergers and Compulsory Acquisitions issued by the SC pursuant to Section 377 of the CMSA, as amended from time to time read together with the Malaysian Code on Take-Overs and Mergers 2016 issued by the SC, as amended from time to time
SAC	:	Senai Airport City, Kulai, Johor
SAC Subject Properties	:	Collectively, 14 Industrial Properties located in i-Park @ SAC including FZW SAC, and 1 Industrial-Related Property located adjacent to i-Park @ SAC
SACSC	:	Shariah Advisory Council of the SC
SC	:	Securities Commission Malaysia
Selling Subsidiaries	:	Collectively, AME Development, Ipark Development and LKL Industries

DEFINITIONS (Cont'd)

Service Provider Agreement	:	The service provider agreement dated 23 June 2022 entered into between the Property Manager and AME Building Management Sdn Bhd
Shariah	:	Islamic Law comprising the whole body of rulings pertaining to human conducts derived from sources of the Shariah namely the <i>Qur'an</i> (the holy book of Islam) and <i>Sunnah</i> (practices and explanations rendered by the Prophet Muhammad (<i>pbuh</i>)) and other sources of Shariah such as <i>Ijtihad</i> (exertion of individual efforts to determine the true ruling of the divine law on matters whose revelations are not explicit) of Shariah scholars
Shariah Adviser or BIMBSEC	:	BIMB Securities Sdn Bhd (Registration Number: 199401004484 (290163-X)), a company incorporated under the laws of Malaysia, the Shariah Adviser appointed for the time being to advise AME REIT on all Shariah matters and to ensure full compliance with the REIT Guidelines in relation to Shariah
Shariah Investment Guidelines	:	Shariah investment guidelines issued by the Shariah Adviser for AME REIT
Shariah Requirements	:	The rulings, guidelines and resolutions made by the SACSC or the advice given by the Shariah Adviser
Shariah Supervisory Boards	:	Independent supervisory or advisory bodies of specialized jurists in <i>Fiqh al-mua'malat</i> (Islamic commercial jurisprudence)
SICDA	:	Securities Industry (Central Depositories) Act 1991, as amended from time to time and any re-enactment thereof
SILC	:	Southern Industrial Logistics Clusters Industrial Park, Iskandar Puteri, Johor
SILC Subject Properties	:	Collectively, 3 Industrial Properties located in i-Park @ SILC and the District 6 @ SILC Subject Properties
Sole Underwriter	:	HLIB, the sole underwriter for 18,200,000 Offer Units under the Restricted Pink Form Offering and Public Offering
SPA(s)	:	Sale and purchase agreement(s) relating to the Acquisitions that were entered into between the Trustee (on behalf of AME REIT) and the Vendors on 19 July 2022
Special Resolution	:	A resolution passed at a meeting of the Unitholders duly convened and held in accordance with the provisions of the Deed by a majority consisting of not less than $\frac{3}{4}$ of the persons voting upon a show of hands and, if a poll is demanded, then by a majority consisting of not less than $\frac{3}{4}$ of the votes given on such poll, provided always that for the purpose of terminating or winding up of AME REIT, a "Special Resolution" means a resolution passed by a majority in number representing at least $\frac{3}{4}$ of the value of the Units held by Unitholders present at the meeting
Sponsor or AME	:	AME Elite Consortium Berhad (Registration No. 201801030789 (1292815-W)), a company incorporated under the laws of Malaysia
SPV	:	Special purpose vehicle used for the purpose of investment in Real Estate as referred to in the REIT Guidelines

DEFINITIONS (Cont'd)

sq ft	:	Square feet
sq m	:	Square metres
State Authority	:	In relation to the States of West Malaysia, the Ruler-in-Council or Governor-in-Council of a State and includes in Negeri Sembilan, the Yang di-Pertuan Besar acting on behalf of himself and the Ruling Chiefs (the Undang of Sungei Ujong, the Undang of Jelebu, the Undang of Johol, the Undang of Rembau and the Tunku Besar of Tampin), and in relation to the Federal Territories of Kuala Lumpur, Putrajaya and Labuan, the minister charged with the responsibility for local government
Subject Property(ies)	:	Individually and/or collectively, the Indahpura Subject Properties, SAC Subject Properties and SILC Subject Properties, which form the property portfolio of AME REIT at the point of Listing
Sukuk	:	Certificates of equal value which evidence undivided ownership or investment in the assets using Shariah principles and concepts endorsed by the SACSC or any relevant Shariah Supervisory Boards and/or the Shariah Adviser
Symphony Square	:	Symphony Square Sdn Bhd (Registration No. 201201039142 (1023620-W))
Tax Consultant	:	KPMG Tax Services Sdn Bhd (Registration No: 198301001627 (96860-M)), a company incorporated under the laws of Malaysia
Total Asset Value	:	The value of the assets of AME REIT in accordance with generally accepted accounting practices in Malaysia, as determined in accordance with the Deed
Total Revenue	:	Gross Rental Income and other income
Trademark Licensing Agreement	:	The trademark licensing agreement dated 23 June 2022 entered into between Registered Trademark Owner, Manager and Trustee (on behalf of AME REIT)
Trustee	:	RHB Trustees Berhad (Registration No. 200201005356 (573019-U)), a company incorporated under the laws of Malaysia, being the trustee of AME REIT
Twin Sunrich	:	Twin Sunrich Sdn Bhd (Registration No. 201201038479 (1022957-D)), a company incorporated under the laws of Malaysia, a wholly-owned subsidiary of the Sponsor
Underwriting Agreement	:	The underwriting agreement dated 27 July 2022 and the supplementary agreement dated 12 August 2022 entered into between the Manager, AME, the Selling Subsidiaries, the Trustee (on behalf of AME REIT) and the Sole Underwriter for the underwriting of 18,200,000 Offer Units under Restricted Pink Form Offering and Public Offering
Unit(s)	:	Undivided interest in AME REIT as provided for in the Deed
Unitholders	:	Holder(s) of the Units
US	:	The United States of America

DEFINITIONS (Cont'd)

Valuation Certificate(s)	:	Collectively, the valuation certificate dated 16 August 2021 and update valuation certificate dated 8 July 2022 in respect of the Subject Properties
Vendor(s)	:	In relation to the Acquisitions, the vendor(s) of the Subject Properties, namely: <ul style="list-style-type: none">(i) Active Gold;(ii) AME Development;(iii) Ipark Development;(iv) LKL Industries; and(v) Twin Sunrich
WALE	:	Weighted average lease expiry
Warrants 2021/2026	:	Outstanding warrants in AME issued in 2021 and are due to expire in 2026

Currencies

RM and sen	:	Ringgit Malaysia and sen, respectively
USD	:	United States Dollar, the lawful currency of US

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PRESENTATION OF FINANCIAL, MARKET, INDUSTRY AND OTHER INFORMATION

References to “Manager” are to I REIT Managers Sdn Bhd, unless the context otherwise requires. Unless the context otherwise requires, references to “Management” are to the directors and senior management team of the Manager as at the date of this Prospectus, and the statements in this Prospectus as to beliefs, expectations, estimates and opinions of AME REIT are those of the Management. All references to “AME REIT” in this Prospectus include references to RHB Trustees Berhad, in its capacity as trustee for AME REIT, unless the context otherwise requires.

In this Prospectus, references to “Ringgit”, “Ringgit Malaysia”, “Malaysian Ringgit”, “RM” and “sen” are to the lawful currency of Malaysia.

Words importing the singular shall, where applicable, include the plural and vice versa. Words importing the masculine gender shall, where applicable, include the feminine and neuter genders. References to persons shall include corporations and reference to a section is a reference to the relevant section of this Prospectus.

Any reference to provisions of the statutes, rules, regulations, enactments or rules of stock exchange will (where the context admits), be construed as reference to provisions of such statutes, rules, regulations, enactments or rules of stock exchange (as the case may be) as modified by any written law or (if applicable) amendments or re-enactment to the statutes, rules, regulations, enactments or rules of stock exchange for the time being in force.

Any reference to a date and time will be a reference to Malaysian date and time, unless otherwise stated.

Any discrepancies in the tables, graphs and charts between the listed amounts and totals thereof are due to rounding. Figures and percentages are rounded to one or two decimal places, where appropriate. Percentage changes in this Prospectus have been calculated on the basis of relevant figures before rounding.

Certain acronyms, technical terms and other abbreviations used herein are defined in the “Definitions” section of this Prospectus.

This Prospectus includes statistical data provided by the Manager and various third parties and cites third-party projections regarding growth and performance of the market and industry in which AME REIT operates. This data is taken or derived from information published by industry sources and from the Manager’s internal data. In each such case, the source is acknowledged in this Prospectus, provided that where there is no source stated, it can be assumed that the information originates from the Manager. In particular, certain information in this Prospectus is extracted or derived from the Independent Market Research Report prepared by the Independent Market Researcher.

The Manager believes that the statistical data and projections cited in this Prospectus are useful in helping prospective investors understand the major trends in the markets in which AME REIT operates. However, none of AME REIT, the Manager, the Sponsor, the Selling Subsidiaries, the Trustee, the Principal Adviser, the Joint Bookrunners and the Sole Underwriter has independently verified these figures. Moreover, the rapidly evolving nature of the property industry makes it difficult to obtain precise and accurate statistics. None of the AME REIT, the Manager, the Sponsor, the Selling Subsidiaries, the Trustee, the Principal Adviser, the Joint Bookrunners and the Sole Underwriter make any representation as to the correctness, accuracy or completeness of such data and accordingly prospective investors should not place undue reliance on the statistical data cited in this Prospectus. Similarly, third-party projections cited in this Prospectus are subject to significant uncertainties that could cause actual data to differ materially from the forecast figures. No assurances are or can be given that the estimated figures will be achieved, and prospective investors should not place undue reliance on the third-party projections cited in this Prospectus.

This Prospectus includes market and industry data and forecasts that have been obtained from internal surveys, reports and studies, where appropriate, as well as market research, publicly available information and industry publications. Industry publications, surveys and forecast generally state that the information they contain has been obtained from sources believed to be reliable, but there can be no assurance as to the accuracy or completeness of such information. While the Manager has taken reasonable steps to ensure that the information is extracted accurately and in its proper context, the Manager has not independently verified any of the data from third-party sources or ascertained the underlying economic assumption relied upon therein.

PRESENTATION OF FINANCIAL, MARKET, INDUSTRY AND OTHER INFORMATION (Cont'd)

All the information set out in this Prospectus is presented as at the LPD, unless otherwise indicated.

The information on AME REIT's, the Manager's, and the Sponsor's websites or any website, directly or indirectly, linked to such websites is not incorporated by reference into this Prospectus and should not be relied on.

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FORWARD-LOOKING STATEMENT

This Prospectus contains forward-looking statements. All statements other than statements of historical facts included in this Prospectus involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of AME REIT, the Manager, or industry results, to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Such forward-looking statements are based on numerous assumptions regarding the Manager's present and future business strategies and the environment in which AME REIT or the Manager will operate in the future. As such forward-looking statements reflect the Manager's current views with respect to future events, these statements necessarily involve risks, uncertainties and assumptions. Actual future performance could differ from these forward-looking statements. Investors should not place any undue reliance on these forward-looking statements.

Forward-looking statements can be identified by the use of forward-looking terminology such as the words "may", "will", "would", "could", "believe", "expect", "anticipate", "intend", "estimate", "aim", "plan", "forecast", "project" or similar expressions and include all statements that are not historical facts.

Forward-looking statements include, without limitation, statements relating to:

- (i) estimated financial information regarding the future development and economic performance of AME REIT's business;
- (ii) future earnings, cash flow, level of indebtedness and liquidity;
- (iii) potential growth opportunities;
- (iv) financing plans;
- (v) the Manager's business strategy;
- (vi) the competitive position and the effects of competition on AME REIT's investment portfolio;
- (vii) development of additional revenue sources;
- (viii) the amount and nature of future capital expenditures required by AME REIT; and
- (ix) the general industry environment.

Among the important factors that could cause the actual results, performance or achievements of AME REIT or the Manager to differ materially from those in the forward-looking statements are the conditions of, and changes in, the domestic, regional and global economies, including, but not limited to, factors such as political, economic and social conditions in Malaysia and overseas, changes in Government laws and regulations affecting AME REIT, competition in the Malaysian and overseas property market in which AME REIT may invest, currency exchange rates, interest rates, inflation, relations with tenants, relations with service providers, relations with lenders, hostilities (including any potential terrorist attacks), the performance and reputation of AME REIT's properties and/or acquisitions, difficulties in identifying future acquisitions, difficulty in completing acquisitions, changes in the Manager's directors and executive officers, risks related to natural disasters, general volatility of the capital markets, general risks relating to the property market in which AME REIT may invest and the market price of the Units as well as other matters not yet known to the Manager or not currently considered material by the Manager.

Additional factors that could cause actual results, performance or achievements to differ materially include, but are not limited to those set out in Section 5 "Risk Factors", Section 4.5 "Profit Forecast", Section 4.4 "Management's Discussion and Analysis of Financial Condition and Results of Operations" and Section 2 "Subject Properties" of this Prospectus. Neither AME REIT nor the Manager can give any assurance that the forward-looking statements made in this Prospectus will be realised. Such forward-looking statements are made only as at the date of this Prospectus. Should the Manager become aware of any subsequent material change or development affecting a matter disclosed in this Prospectus arising from the date of registration of prospectus up to the date of the issuance of Units, the Manager shall further issue a supplemental or replacement prospectus, as the case may be, in accordance with the provisions of Section 238 of the CMSA.

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CORPORATE DIRECTORY

MANAGER	: I REIT Managers Sdn Bhd (Registration No. 202101014501 (1414801-X))
Registered Office	: Suite 9D, Level 9, Menara Ansar 65, Jalan Trus 80000 Johor Bahru Johor Darul Takzim Malaysia Telephone No.: (07) 224 1035
Business Office	: No. 2, Jalan I-Park SAC 1/1 Taman Perindustrian I-Park SAC 81400 Senai Johor Darul Takzim Malaysia Telephone No.: (07) 5959 999 Email: corporate@ireit.com.my Website: www.amereit.com.my

DIRECTORS OF THE MANAGER

<u>Name</u>	<u>Designation</u>
Lee Sai Boon	Chairman / Executive Director
Chan Wai Leo	Chief Executive Officer / Executive Director
Lee Chai	Executive Director
Wee Beng Chuan	Independent Non-Executive Director
Yau Yin Wee	Independent Non-Executive Director
Datin Cheryl Kaur Pola	Independent Non-Executive Director
Lim Yook Kim	Alternate Director to Lee Chai
Kang Ah Chee	Alternate Director to Lee Sai Boon
Lim Pei Shi	Alternate Director to Chan Wai Leo

AUDIT AND RISK MANAGEMENT COMMITTEE

<u>Name</u>	<u>Designation</u>	<u>Directorship</u>
Wee Beng Chuan	Chairman	Independent Non-Executive Director
Datin Cheryl Kaur Pola	Member	Independent Non-Executive Director
Yau Yin Wee	Member	Independent Non-Executive Director

NOMINATION AND REMUNERATION COMMITTEE

<u>Name</u>	<u>Designation</u>	<u>Directorship</u>
Yau Yin Wee	Chairman	Independent Non-Executive Director
Datin Cheryl Kaur Pola	Member	Independent Non-Executive Director
Wee Beng Chuan	Member	Independent Non-Executive Director

COMPANY SECRETARIES

: **Santhi A/P Saminathan**
Professional Qualification: The Malaysian Institute of Chartered Secretaries and Administrators (“**MAICSA**”)
Membership No.: MAICSA 7069709
SSM Practising Certificate No.: 201908002933

Raidah Binti Abd Rahman
Professional Qualification: Licensed Secretary
Licensed Secretary No.: LS0010350
SSM Practising Certificate No.: 201908002931

Suite 9D, Level 9, Menara Ansar
65 Jalan Trus
80000 Johor Bahru
Johor Darul Takzim
Malaysia

Telephone No.: (07) 224 1035

TRUSTEE

: **RHB Trustees Berhad**
(Registration No.: 200201005356 (573019-U))

Registered Office:
Level 10, Tower One
RHB Centre
Jalan Tun Razak
50400 Kuala Lumpur
Malaysia

Telephone No.: (03) 9287 8888

Business Office:
Level 11, Tower Three
RHB Centre
Jalan Tun Razak
50400 Kuala Lumpur
Malaysia

Telephone No.: (03) 9280 5933

Email: rhbtrustees@rhbgroup.com
Website: <https://www.rhbgroup.com>

SHARIAH ADVISER : **BIMB Securities Sdn Bhd**
(Registration No.: 199401004484 (290163-X))

Registered Office:

32nd Floor, Menara Bank Islam
No. 22, Jalan Perak
50450 Kuala Lumpur
Malaysia

Business Office:

Level 32, Menara Multi-Purpose
No. 8, Capital Square
Jalan Munshi Abdullah
50100 Kuala Lumpur
Malaysia

Telephone No.: (03) 2613 1600

Email: shariah@bimbsec.com.my

Website: <http://www.bimbsec.com.my>

Shariah Advisory Committee:

1. Ir. Dr. Muhamad Fuad Abdullah
2. Professor Dr. Asmadi Mohamed Naim
3. Dr. Shamsiah Mohamad

PROPERTY MANAGER : **Nusa Realtors**
(Registration No.: VEPM (3)0032)

No. 2, Jalan I-Park SAC 1/1
Taman Perindustrian I-Park SAC
81400 Senai
Johor Darul Takzim
Malaysia

Telephone No.: (07) 5959 999

PRINCIPAL ADVISER AND SOLE UNDERWRITER : **Hong Leong Investment Bank Berhad**
(Registration No.: 197001000928 (10209-W))

Level 28, Menara Hong Leong
No. 6, Jalan Damanlela
Bukit Damansara
50490 Kuala Lumpur
Malaysia

Telephone No.: (03) 2083 1800

JOINT BOOKRUNNERS

: **Hong Leong Investment Bank Berhad**
(Registration No.: 197001000928 (10209-W))

Level 28, Menara Hong Leong
No. 6, Jalan Damanlela
Bukit Damansara
50490 Kuala Lumpur
Malaysia

Telephone No.: (03) 2083 1800

RHB Investment Bank Berhad
(Registration No: 197401002639 (19663-P))

Level 10, Tower One
RHB Centre
Jalan Tun Razak
50400 Kuala Lumpur
Malaysia

Telephone No.: (03) 9287 3888

REPORTING ACCOUNTANTS

: **KPMG PLT**
(Firm no.: LLP0010081-LCA & AF0758)

Level 3, CIMB Leadership Academy
No. 3, Jalan Medini Utara 1
Medini Iskandar
79200 Iskandar Puteri
Johor Darul Takzim
Malaysia

Telephone No.: (07) 266 2213

Partner-in-charge: Tan Teck Eng
Approval number: 02986/05/2024 J
Professional qualification: Member of the Malaysian
Institute of Accountants ("MIA")
(MIA Membership No.: 23391)

TAX CONSULTANT

: **KPMG Tax Services Sdn Bhd**
(Registration No.: 198301001627 (96860-M))

Level 3, CIMB Leadership Academy
No. 3, Jalan Medini Utara 1
Medini Iskandar
79200 Iskandar Puteri
Johor Darul Takzim
Malaysia

Telephone No.: (07) 266 2213

Partner-in-charge: Tai Lai Kok
Tax agent license number: 02/2800/10/2022
Professional qualifications: Chartered Accountant & Tax
Committee Member of the Malaysian Institute of
Accountants, Tax Committee Member of the Malaysian
Institute of Certified Public Accountants, Tax Committee
Member of the American Malaysian Chamber of
Commerce, Member of the Chartered Tax Institute of
Malaysia and Member of the CPA Australia

INDEPENDENT PROPERTY VALUER : **CBRE WTW Valuation & Advisory Sdn Bhd**
(formerly known as C H Williams Talhar & Wong Sdn Bhd)
(Registration No.: 197401001098 (18149-U))

Suite 15B, Level 15, Menara Ansar
65, Jalan Trus
80000 Johor Bahru
Johor Darul Takzim
Malaysia

Telephone No.: (07) 224 3388

Valuer-in-charge: Lo Kin Weng
Professional qualifications: Registered Valuer, Board of Valuers, Appraisers, Estate Agents and Property Managers, Member of the Royal Institution of Chartered Surveyors (MRICS), Member of the Royal Institution of Surveyors Malaysia (MRISM), Member of the Association of Valuers, Property Managers, Estate Agents and Property Consultants in the Private Sector Malaysia (MPEPS)
(Registration No.: V-917)

LEGAL ADVISER : **Rosli Dahlan Saravana Partnership**

Level 16, Menara 1 Dutamas
Solaris Dutamas
No. 1, Jalan Dutamas 1
50480 Kuala Lumpur
Malaysia

Telephone No.: (03) 6209 5400

INDEPENDENT MARKET RESEARCHER : **Smith Zander International Sdn Bhd**
(Registration No.: 201301028298 (1058128-V))

15-01, Level 15
Menara MBMR
1, Jalan Syed Putra
58000 Kuala Lumpur
Malaysia

Telephone No.: (03) 2732 7537

Name of signing partner: Dennis Tan Tze Wen
Professional qualification: Bachelor of Science, Memorial University of Newfoundland, Canada

ISSUING HOUSE : **Malaysian Issuing House Sdn. Bhd.**
(Registration No.: 199301003608 (258345-X))

11th Floor, Menara Symphony
No. 5, Jalan Prof. Khoo Kay Kim
Seksyen 13, 46200 Petaling Jaya
Selangor Darul Ehsan
Malaysia

Telephone No.: (03) 7890 4700

REGISTRAR	:	Boardroom Share Registrars Sdn Bhd (Registration No.: 199601006647 (378993-D)) 11th Floor, Menara Symphony No. 5, Jalan Prof. Khoo Kay Kim Seksyen 13, 46200 Petaling Jaya Selangor Darul Ehsan Malaysia Telephone No.: (03) 7890 4700
INTERNAL AUDITOR	:	Sterling Business Alignment Consulting Sdn Bhd (Registration No.: 200401015607 (654110-P)) Unit 3A02, Level 3A, Lobby 1 Block C, Damansara Intan No. 1, Jalan SS20/27 47400 Petaling Jaya Selangor Darul Ehsan Malaysia Telephone No.: (03) 7612 8609
LISTING SOUGHT	:	Main Market of Bursa Securities

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INFORMATION SUMMARY

This section only highlights the key information from other parts of this Prospectus. It does not contain all the information that may be important to the investors. Investors should read and understand the contents of the whole Prospectus prior to deciding whether to invest in the Units. If necessary, investors should consult their stockbroker, bank manager, solicitor, accountant or other professional advisers as to the legal, business, financial, tax and related aspects of an investment in the Units.

There are fees involved and investors are advised to consider them before investing in AME REIT. Investors should be aware that the rental yields of the Subject Properties as well as other real estate that AME REIT may invest in the future are not equivalent to the yields of the Units and the current rental receipts and yields of the Subject Properties may not be sustainable. Investors should also note that the value of the Subject Properties (including other investments AME REIT may have in the future), Unit prices and distributions payable, if any, may go down as well as up. For information concerning certain risk factors which should be considered by prospective investors, please refer to Section 5 “Risk Factors” of this Prospectus.

Statements contained in this section that are not historical facts may be forward-looking statements or are historical statements reconstituted on a pro forma basis. Such statements are based on certain assumptions and are subject to certain risks and uncertainties which could cause actual results of AME REIT to differ materially from those forecasts. Please refer to the section on “Forward-looking Statements” for further details. Under no circumstances should the inclusion of such information herein be regarded as a representation, warranty or prediction with respect to the accuracy of the underlying assumptions by AME REIT, the Manager, the Sponsor, the Selling Subsidiaries, the Trustee, the Principal Adviser, Joint Bookrunners and the Sole Underwriter or any other person or that these results will be achieved or are likely to be achieved. Investing in the Units involves risks.

(A) OVERVIEW OF AME REIT

Investment Policy

AME REIT is an Islamic REIT established with the principal investment policy of investing, directly and indirectly, in a Shariah-compliant portfolio of income producing Real Estate used primarily for industrial and industrial-related purposes in Malaysia and overseas. The current focus of AME REIT is on Real Estate in Malaysia and overseas investment has not been determined. AME REIT may also invest in other investments as permissible in the REIT Guidelines or as otherwise permitted by the SC. Any material change to the investment policy of AME REIT must be approved by the Unitholders by way of a resolution of not less than two-thirds of the votes given on poll at a Unitholders’ meeting duly convened and held in accordance with the Deed.

Investment Objective

The Manager’s key objective is to provide Unitholders with a stable and growing distribution of income and to achieve long-term growth in the NAV per Unit.

Key Investment Strategies

The Manager intends to achieve the investment objectives through the implementation of the following strategies, including:

- (i) **Acquisition growth strategy** – The Manager will leverage on AME Group’s future property development projects as well as third party properties to source for and acquire properties within Malaysia⁽¹⁾ that fit within AME REIT’s investment strategy to generate stable cash flows and potential for long-term income and capital growth;
- (ii) **Proactive asset management strategy** – The Manager will seek to optimise and maintain high occupancy rates, achieve stable rental growth and maximise investment returns; and

INFORMATION SUMMARY (Cont'd)

- (iii) **Capital and risk management strategy** – The Manager intends to optimise AME REIT's capital structure and cost of capital within the financing limits set out in the REIT Guidelines and intends to use a combination of Islamic financing and equity financing to fund future acquisitions and capital expenditure.

Note:

- (1) *The CEO is also mandated to source properties situated outside of Johor, with specific focus on the central and northern regions of Peninsular Malaysia as set out in Section 2.2.6.1.*

For further details of AME REIT, please refer to Section 1 "Detailed Information on AME REIT" of this Prospectus.

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INFORMATION SUMMARY (Cont'd)

(B) SUMMARY OF AME REIT

Name of REIT	:	AME REIT
REIT type	:	Income stability and growth
Deed	:	Deed dated 23 May 2022 and registered with the SC on 23 May 2022
The Manager	:	I REIT Managers Sdn Bhd
The Trustee	:	RHB Trustees Berhad
The Shariah Adviser	:	BIMB Securities Sdn Bhd
Total issue size on the Listing Date	:	520,000,000 Units
Permissible Investments	:	<ul style="list-style-type: none">(i) Real Estate;(ii) Non-Real Estate Assets;(iii) cash, Islamic deposits, and Islamic money market instruments; and(iv) any other investment not specified in (i) to (iii) above but specified as a permissible investment in the REIT Guidelines or as otherwise permitted by the SC.
Permissible Investments limits	:	<p>AME REIT's investments are subject to the following investment limits as prescribed in the REIT Guidelines:</p> <ul style="list-style-type: none">(i) at least 75.0% of AME REIT's Total Asset Value must be invested in Real Estate that generates recurrent rental income at all times;(ii) the aggregate investments in property development activities (Property Development Costs) and Real Estate under construction must not exceed 15.0% of the Total Asset Value of AME REIT; and(iii) investments in Non-Real Estate Assets are subject to the following investment limits:<ul style="list-style-type: none">(a) the Shariah-compliant securities must be traded in or under the rules of an eligible market, except for unlisted sukuk;(b) the value of AME REIT's investments in Shariah-compliant securities issued by any single issuer must not exceed 5.0% of AME REIT's Total Asset Value;(c) the value of AME REIT's investments in Shariah-compliant securities issued by any group of companies must not exceed 10.0% of AME REIT's Total Asset Value; and(d) AME REIT's investments in any class of Shariah-compliant securities must not exceed 10.0% of the securities issued by any single issuer; or <p>such other limits and investments as may be permitted by the SC or the REIT Guidelines.</p>

INFORMATION SUMMARY (Cont'd)

Shariah non-compliant activities : Activities that are classified as Shariah non-compliant as decided by the SACSC including conventional banking and lending, conventional insurance, gambling, liquor and liquor-related activities, pork and pork-related activities, non-halal food and beverages, tobacco and tobacco-related activities, stockbroking or share trading in Shariah non-compliant securities, Shariah non-compliant entertainment and other activities deemed non-compliant according to Shariah principles as determined by the SACSC or the Shariah Adviser, in cases where no specific ruling is made by the SACSC.

Distribution policy : The Deed provides that the Manager shall, with the approval of the Trustee, for each distribution period, distribute all or such other percentage as determined by the Manager at its absolute discretion, of AME REIT's Distributable Income. It is the intention of the Manager to distribute at least 90.0% of AME REIT's Distributable Income on a quarterly basis or such other intervals as the Manager may determine at its absolute discretion.

Quarterly basis refers to each consecutive 3-month period commencing on and ending on the following dates (all dates inclusive) in each financial year during the continuance of AME REIT or such other interval as the Manager may determine in accordance with the Deed:

- (i) 1 April to 30 June;
- (ii) 1 July to 30 September;
- (iii) 1 October to 31 December; and
- (iv) 1 January to 31 March.

The actual proportion of Distributable Income to be distributed to Unitholders beyond the FYE 2023, which shall be at the absolute discretion of the Manager, may be greater than 90.0% of AME REIT's Distributable Income to the extent that the Manager believes is appropriate, having regard to AME REIT's funding requirements, other capital management considerations and the availability of funds. Distributions, when made in the form of cash, will be in Ringgit Malaysia.

For the period from the Listing Date to 31 March 2023, AME REIT will distribute 100.0% of its Distributable Income. If the Listing Date happens on or before 30 September 2022, the first distribution, which will be in respect of the period from the Listing Date to 31 December 2022, being the first full financial quarter after 30 September 2022, will be paid by the Manager within 2 months from 31 December 2022.

Financing limitation and gearing policy : Up to 50.0% of the Total Asset Value of AME REIT at the time the financing is incurred (or such other limit permitted by the REIT Guidelines from time to time).

Upon Listing, based on AME REIT's Pro Forma Statement of Financial Position, AME REIT will have a total indebtedness of approximately RM46.5 million representing approximately 8.1% of its estimated Total Asset Value of RM574.5 million.

INFORMATION SUMMARY (Cont'd)

Performance benchmark	: The following performance indicators can be considered in reviewing the performance of AME REIT: <ul style="list-style-type: none">(i) Distribution Yield;(ii) NAV; and(iii) Total Return (calculated as the change in market price of the Units over a period of time plus any distributions received during the relevant period). <p>The performance indicators will be used to benchmark AME REIT against its peers as well as against its own historical performance, where applicable.</p>
Valuation Policy	: Independent professional valuation will be obtained at least once every financial year in accordance with the REIT Guidelines or such other shorter interval as the Manager deems necessary and these valuations will be conducted on the bases and methods which are in accordance with the Asset Valuation Guidelines.
Redemption policy	: Unitholders have no right to request the Manager to redeem their Units.
Minimum initial investment	: Minimum of 100 Units
Minimum additional investment	: Multiples of 100 Units
Investor profile	: AME REIT may appeal to an investor with long-term investment objectives who seeks regular and stable income distribution and long-term capital appreciation, and who understands the risks related to the real estate industry and REITs.
Form	: The Units will be issued in registered form and AME REIT shall be constituted by Deed.
Board lot	: 100 Units per board lot
Quotation	: Main Market
Governing law	: The Deed is governed by Malaysian law
Avenue for advice available to prospective investors	: The Manager strives to provide investors with quality information services to assist investors to make well informed investment decisions and keep abreast of developments relating to AME REIT. <p>Enquiries can be made through the following:</p> <ul style="list-style-type: none">(i) telephone number (07) 5959 999 during business hours (Malaysian time);(ii) No. 2, Jalan I-Park SAC 1/1, Taman Perindustrian I-Park SAC, 81400 Senai, Johor Darul Takzim during business hours (Malaysian time); or(iii) AME REIT's email at corporate@ireit.com.my or website at www.amereit.com.my

(C) STRUCTURE OF AME REIT

I REIT Managers Sdn Bhd is the manager of AME REIT. The principal activity of the Manager is to manage and administer AME REIT. The Manager shall, in managing AME REIT, undertake primary management activities in relation to AME REIT, including but not limited to overall strategy, risk management strategy, acquisition and disposal strategy, property development activities, marketing and communications, individual asset performance and business planning, market performance analysis and other activities as provided under the Deed. For further details of the Manager, please refer to Section 6 “The Manager” of this Prospectus.

AME Elite Consortium Berhad is the Sponsor of AME REIT. The Sponsor’s principal business address is No. 2, Jalan I-Park SAC 1/1, Taman Perindustrian I-Park SAC, 81400 Senai, Johor Darul Takzim.

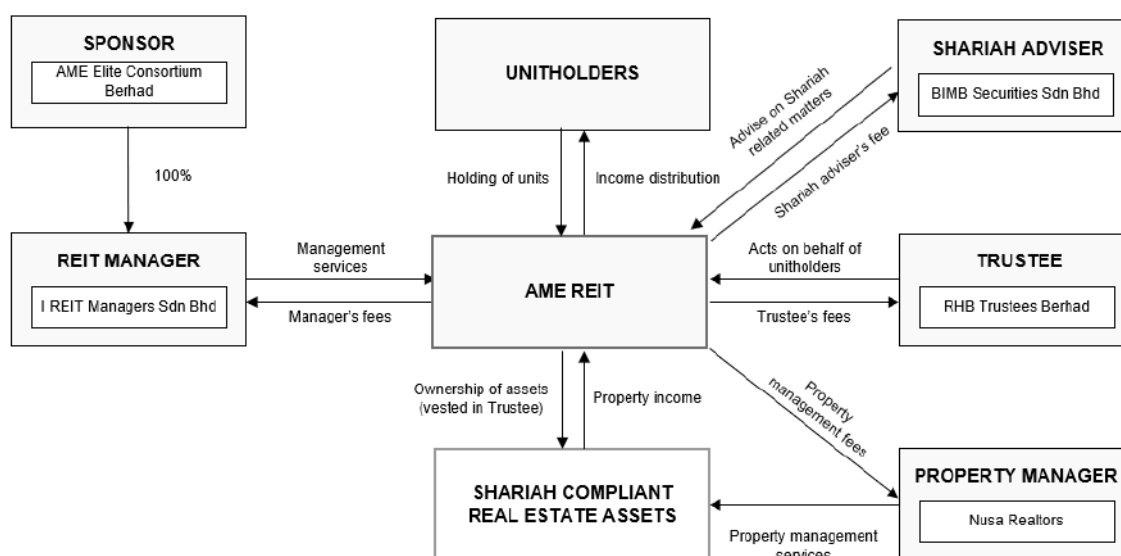
RHB Trustees Berhad is the trustee of AME REIT. The Trustee provides corporate trusteeship services for AME REIT. For further details of the Trustee, please refer to Section 8 “The Trustee” of this Prospectus.

Nusa Realtors is the property manager of AME REIT. The Property Manager is responsible for providing property management services to manage, operate and maintain the Subject Properties upon the terms and conditions of the Property Management Agreement. For further details of the Property Manager, please refer to Section 10 “Property Manager” of this Prospectus.

BIMB Securities Sdn Bhd is the Shariah Adviser of AME REIT. The Shariah Adviser is responsible for all Shariah matters including ensuring Shariah compliance with relevant securities laws and guidelines issued by the SC and applicable Shariah principles, concepts and rulings endorsed by the SACSC. For further details of the Shariah Adviser, please refer to Section 9 “The Shariah Adviser” of this Prospectus.

AME REIT will acquire the Subject Properties in accordance with the terms of the SPAs which are interdependent on each other. For further details of the SPAs, please refer to Section 15.3 “Salient Terms of the SPAs” of this Prospectus.

The following diagram illustrates the structure of AME REIT and indicates the relationship between AME REIT, the Manager, the Trustee, the Property Manager, the Shariah Adviser and the Unitholders.



(D) OVERVIEW OF THE SUBJECT PROPERTIES

AME REIT's initial portfolio will consist of the 34 Subject Properties comprising SAC Subject Properties, Indahpura Subject Properties and SILC Subject Properties, all of which are located within Iskandar Malaysia.

- (i) **SAC Subject Properties:** 13 Industrial Properties located in i-Park @ SAC, an Industrial Property used as warehouse located in the Free Industrial Zone facility which is near to i-Park @ SAC, and an Industrial-Related Property which is used as workers' dormitory located adjacent to i-Park @ SAC;
- (ii) **Indahpura Subject Properties:** 11 Industrial Properties located in i-Park @ Indahpura and 2 Industrial-Related Properties which are used as workers' dormitories located adjacent to i-Park @ Indahpura; and
- (iii) **SILC Subject Properties:** 3 Industrial Properties located in i-Park @ SILC and 3 Industrial Properties which are gated single storey detached industrial buildings with 3-storey offices and built with separate individual guard houses to be managed by the occupants located in District 6 @ SILC.

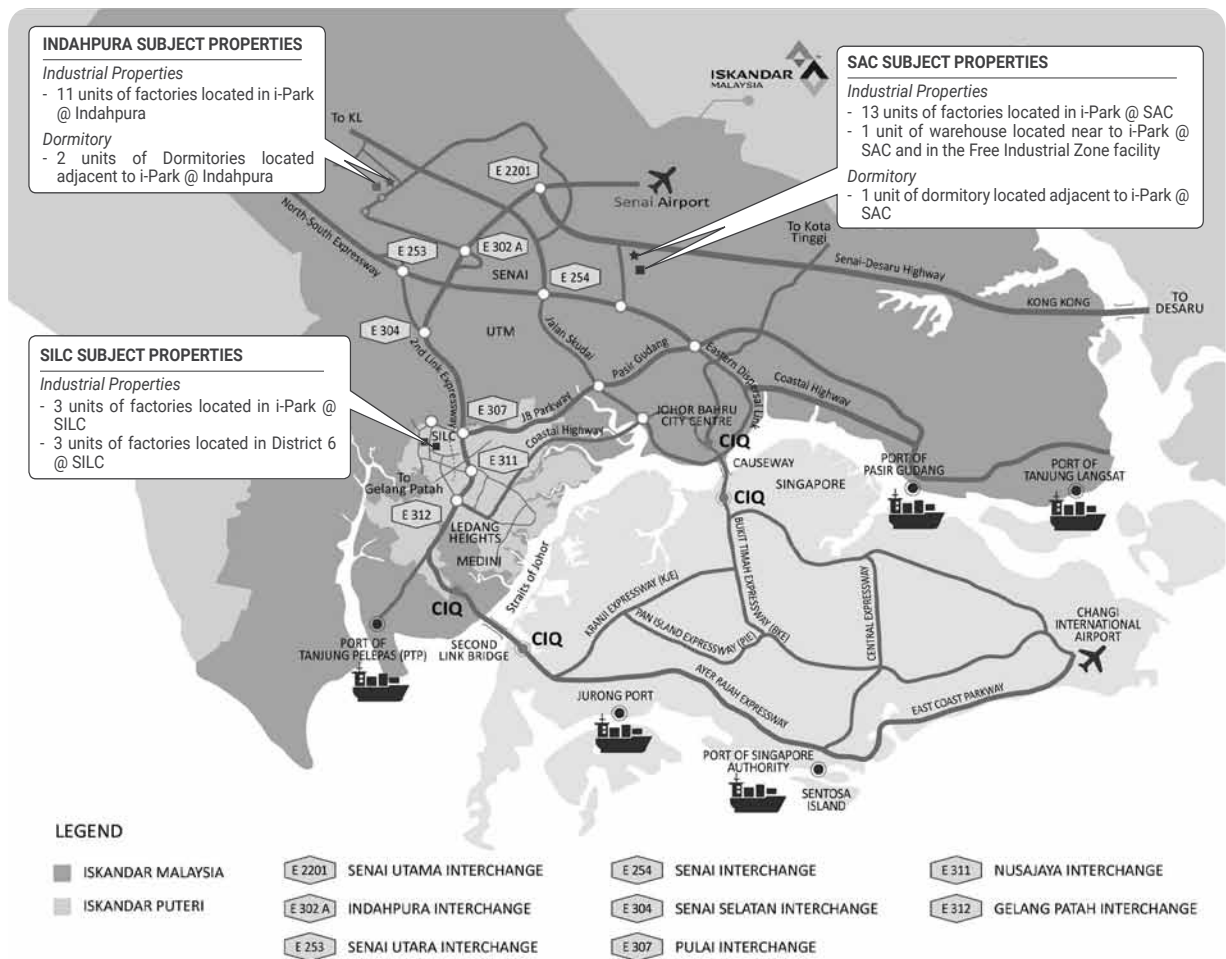
All the 34 Subject Properties were developed by the AME Group as part of their ongoing and completed developments of industrial and industrial-related properties.

Please refer to Section 2.2.1.1 for the details of the development projects of AME Group.

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INFORMATION SUMMARY (Cont'd)

The map below sets out the locations of the Subject Properties:



Source: AME

As an economic corridor, the Iskandar Malaysia region has ample transportation infrastructure, including an airport and 3 ports, which provides connectivity, accessibility and logistical convenience for businesses operating within the freehold industrial parks of AME:

- i-Park @ SAC is situated in Senai Airport City, which is about 6 km from Senai International Airport. It is also 3 km from North-South Expressway, 4 km from Senai-Desaru Expressway, 5 km from Malaysia-Singapore Second Link Expressway, 6 km from Senai International Airport and 20 km from Johor Bahru Customs, Immigration and Quarantine Complex (“CIQ”);
- i-Park @ Indahpura is located about 7 km from Malaysia-Singapore Second Link Expressway, 8 km from North-South Expressway and Senai-Desaru Expressway, 11 km from Senai International Airport and 33 km from the CIQ; and
- i-Park @ SILC and District 6 @ SILC are situated within Iskandar Puteri. i-Park @ SILC is about 4 km from Malaysia-Singapore Second Link Expressway, 18 km from Port of Tanjung Pelepas, 26 km from Senai International Airport, 44 km from Johor Port and 67 km from Singapore Changi Airport. District 6 @ SILC fronts the Pontian Link Expressway and is about 4 km away from Malaysia-Singapore Second Link Expressway.

(E) COMPETITIVE STRENGTHS AND INVESTMENT HIGHLIGHTS

The Manager believes that an investment in AME REIT offers the following investment attractions to Unitholders:

(i) Committed Support from Sponsor which is an Industrial Property Specialist with Proven Track Record

The Sponsor, together with its subsidiaries, is an integrated and comprehensive industrial space solutions provider, with activities that encompass the development of industrial parks, the rental and management of workers' dormitories, as well as the design and construction of large industrial buildings and manufacturing plants.

The history of AME Group can be traced back to 1995 when it commenced its business in the design and construction of customised large manufacturing plants and industrial buildings for MNCs and local enterprises. As at the LPD, AME Group has completed the construction of more than 200 large manufacturing plants and industrial buildings in Peninsular Malaysia, for, amongst others, the steel, oleochemical, oil and gas, electrical and electronics, consumer products, food and beverage, logistics and automotive industries. Since 1998, a subsidiary of AME Group has been registered with the Construction Industry Development Board as a Grade G7 contractor, enabling it to tender for construction contracts of unlimited value.

AME Group ventured into the development of industrial parks in Johor in 2011 and as at the LPD, launched 5 industrial parks and 1 commercial development, with a total estimated GDV of RM2.9 billion. In March 2022, AME Group soft-launched i-TechValley in SILC, a new managed industrial park in Johor with estimated GDV of RM1.5 billion. i-TechValley in SILC is envisaged to cover 169.8 acres comprising 1½-storey detached factories with standard land sizes of approximately 1 to 3 acres. Similar to i-Park managed industrial parks, it is equipped with guardhouses, CCTV surveillance, 24-hour security control, high-speed broadband and wide entrances allowing unobstructed access.

The flagship development projects of AME Group are the managed industrial parks which carry the "i-Park" brand, namely i-Park @ SAC, i-Park @ Indahpura and i-Park @ SILC. These developments offer, among others, gated and guarded services, landscaping management, health and safety monitoring services, business service centre and recreational facilities. AME Group undertakes its development projects, including the Subject Properties, with key ESG considerations in mind. The i-Park concept incorporates the planning, development, and management of the industrial parks aligned to principles of sustainability to promote a green, healthy, and comfortable environment for occupants. Buildings are planned and designed based on the concept and criteria of green buildings, to promote sustainability of the buildings and surrounding environment, with a strong focus on improving the efficiency of resource utilisation, i.e. energy, water and materials, through better siting, design, construction, operation and maintenance.

The buildings of i-Park @ SAC and i-Park @ Indahpura include infrastructure and facilities that are constructed to be environmentally responsible and resource-efficient. In addition, the buildings are designed to facilitate future enhancements and installations of further green features, as the green building concept includes on-going efforts to enhance sustainability standards by the users.

Workers' dormitories adjacent to these parks are key to supporting the accommodation needs for the workers of the i-Park clientele. I Stay, a subsidiary of the Sponsor operates the dormitories and aim to offer a safe and comfortable environment with a host of managed services that support workers' welfare and quality of life.

The features and facilities of the parks are further described in Section 2.2.2 of this Prospectus. These parks host many large and well-known MNCs, which is a testament to AME Group's ability to deliver value in the form of quality properties within their parks.

INFORMATION SUMMARY (Cont'd)

AME Group and its industrial parks have won multiple awards and accolades:

Year	Awards & Accreditation	Presented at/by	Recipient Entity
2016 – 2017	Platinum Winner of “Most Conducive Workplace”	The Iskandar Malaysia Accolades 2016/17	AME Development for i-Park @ Indahpura
2017 – 2018	5 Stars Winners for Best Industrial Development Malaysia	Asia Pacific Property Awards 2017/2018	Ipark Development for i-Park @ SAC
2017	Excellence Winner of The Best Industrial Park Development <i>(Note: There were 2 winners)</i>	Starproperty.my Jewels of Johor Awards 2017	Ipark Development for i-Park @ SAC
2018	EdgeProp Malaysia’s Responsible Developer: Building Sustainable Development Award 2018	EdgeProp Malaysia’s Best Managed Property Awards 2018	AME Development
2018	The Best Choice Awards	Starproperty.my Jewels of Johor Awards 2018	AME Development
2018	Excellence Winner of The Business Estate Award (Best Industrial Park Development)	Starproperty.my Awards 2018	Ipark Development for i-Park @ SAC
2018	Honours Winner of The Earth-Conscious Award (Best Sustainable Development)	Starproperty.my Awards 2018	AME Development for i-Park @ Indahpura
2018	Honours Winner of The Business Estate Award (Best Industrial Park Development)	Starproperty.my Awards 2018	AME Development for i-Park @ Indahpura
2018	Honours Winner of The Best Sustainable Development	Starproperty.my Jewels of Johor Awards 2018	AME Development for i-Park @ Indahpura
2018	Malaysia Property Award™ (MPA) 2018 (Industrial Category)	FIABCI-Malaysia (International Real Estate Federation)	AME Development for i-Park @ Indahpura
2019	Innovative Developer Awards	ASEAN Property Awards Malaysia 2018/2019	AME Development

INFORMATION SUMMARY (Cont'd)

<u>Year</u>	<u>Awards & Accreditation</u>	<u>Presented at/by</u>	<u>Recipient Entity</u>
2019	World Silver Winner (Industrial Category)	2019 FIABCI World Prix d'Écellence Awards	AME Development for i-Park @ Indahpura
2019	Best Industrial Development	ASEAN Property Developer Awards Malaysia 2018/2019	lpark Development for i-Park @ SAC
2020	Best Industrial Development	PropertyGuru Asia Property Awards Malaysia 2020	lpark Development for i-Park @ SAC
2020	Best Industrial Development (Regional Winner)	PropertyGuru Asia Property Awards 2020	lpark Development for i-Park @ SAC
2020	Best Industrial Developer	PropertyGuru Asia Property Awards Malaysia 2020	AME Development
2021	Honorary Mention of The Edge – PAM Green Excellence Award 2021	The Edge Malaysia – Property Excellence Awards (TEPEA) 2021	AME Development for i-Park @ SAC

The i-Park branded industrial parks, and in particular, i-Park @ Indahpura and i-Park @ SAC, showcases AME Group's ability to deliver value-added services and offerings to complement its properties. 27 of the 31 Industrial Properties forming the initial portfolio of AME REIT are situated in these 3 parks. The 3 Dormitories forming the Industrial-Related Properties of AME REIT are situated adjacent to i-Park @ SAC and i-Park @ Indahpura.

This differentiating factor elevates the appeal of the i-Park properties, including the Subject Properties, and has successfully attracted international customers including companies such as DHL Express (Malaysia) Sdn Bhd, Federal Express Services (M) Sdn Bhd and Lyreco Office Supplies (Malaysia) Sdn Bhd. The majority of AME REIT's Subject Properties are beneficiaries of ESG initiatives by AME Group, as there is an increasing awareness and requirements to meet ESG standards for tenants and potential tenants.

AME Group's pipeline of industrial property development projects, including the award-winning industrial park developments mentioned above, will provide a future source of acquisition and growth opportunities for AME REIT. Please refer to Section 2.2.1.1 of AME Group's various development projects and Section 2.2.5.1 on ROFR arrangements to provide AME REIT with access to future industrial and industrial-related properties.

(ii) **Strong Alignment of Interests between the Sponsor, Manager and Unitholders**

The interest of the Sponsor and the Manager, a wholly-owned subsidiary of the Sponsor, will be aligned with the other Unitholders of AME REIT, which will incentivise AME Group and the Manager to achieve AME REIT's growth targets and maximise distributions to Unitholders.

The establishment of AME REIT and the injection of the Subject Properties into AME REIT enables AME Group to partly monetise their investments in the Subject Properties and AME Group would also be able to unlock the value of its leasing property assets by securitising those assets which fit the investment criteria of AME REIT. AME Group will be the single largest Unitholder of AME REIT holding 51.0% of the Units upon the Listing, and is committed to support and grow AME REIT over the long-term.

INFORMATION SUMMARY (Cont'd)

Post Listing, AME Group would be able to offer a pipeline of properties from their current and future industrial and industrial-related property developments to AME REIT while AME Group focuses on its principal business activities which include but not limited to development of industrial parks and construction.

In addition to fixed management fees based on the Total Asset Value (excluding cash and bank balances which are held in non-interest/non-profit bearing accounts), the Manager will also be entitled to receive performance-based management fees, which provides incentive for the Sponsor and Manager to grow AME REIT's distributable income. Furthermore, the Manager may receive a portion or all of the management fees in Units of AME REIT, which will further align its interest with Unitholders. However, there could be circumstances where the NAV per Unit may be diluted if the management fees are received in Units of AME REIT as further discussed under Section 5.3.9 of this Prospectus.

From the Listing Date to 31 March 2023, it is the intention of the Manager to distribute 100% of its Distributable Income whilst the Management Fees for the period will be fully paid in Units.

(iii) **Strategically Located within Iskandar Malaysia with Ample Logistical Infrastructure**

AME REIT's initial portfolio of Subject Properties are strategically located within Iskandar Malaysia. Iskandar Malaysia was identified in the Ninth Malaysia Plan as an economic hub and driver for the growth of Malaysia's economy.

Iskandar Malaysia aims to receive a cumulative investment of RM383.0 billion by 2025. The Independent Market Research Report noted that between 2006 to 2020, it received a cumulative investment of RM340.0 billion, out of which the manufacturing sector, industrial property sector and logistics sector received total investments of RM83.4 billion, RM19.0 billion and RM13.5 billion respectively during the same period. Out of the total cumulative investment received between 2006 and 2020, 41.0% was contributed by foreign investments, with China being the top source of investment, followed by Singapore and US. The continuous investments received in Iskandar Malaysia bodes well for industrial development in the region along with the increasing business and economic activities in various sectors, including manufacturing and logistics.

As an economic hub in the southern region of Malaysia, the Iskandar Malaysia region has ample transportation infrastructure, including an airport (Senai International Airport) and 3 seaports (i.e. Johor Port, Port of Tanjung Pelepas and Tanjung Langsat Port). Further, it also has access to major highways such as Johor Causeway, North-South Expressway and Malaysia-Singapore Second Link Expressway which connect Iskandar Malaysia to other states in Malaysia and Singapore. Additionally, the Iskandar Rapid Transit (formerly known as Iskandar Malaysia Bus Rapid Transit) project has also been launched to enhance public transportation coverage, accessibility and connectivity within the Iskandar Malaysia region.

All of these infrastructures will provide connectivity, accessibility and logistical convenience for AME REIT's Subject Properties, which are situated within or nearby the industrial parks of AME Group.

Further details on the proximity of AME Group's industrial parks to the various major transportation and logistical infrastructure can be found in Section 2.1.1 of this Prospectus.

Being in close proximity to Singapore, Iskandar Malaysia may also reap the benefits of spillover effects from the island nation. Singapore continues to attract foreign investments to establish operations in Singapore. Given the higher operating cost and limited land space in Singapore, other foreign players who are part of the supply chain to such companies and want to be in close proximity to these players in Singapore may set up or expand their operations or facilities in Iskandar Malaysia.

INFORMATION SUMMARY (Cont'd)

(iv) Beneficiary of International Trade War

The on-going US-China trade war has led to some MNCs diverting their expansions to countries in Southeast Asia, which may include Malaysia, from their original expansion plans to China.

Despite the COVID-19 pandemic, the manufacturing sector in Malaysia recorded a strong year-on-year increase by 113.8% in total approved investments for 2021, amounting to RM195.1 billion, of which, FDI accounted for RM179.6 billion. The increase in FDI inflows may be partly attributed to the US-China trade war that had resulted in the relocation of manufacturing facilities by foreign companies from China to countries such as Malaysia, with Iskandar Malaysia being among the beneficiaries of the FDI.

(v) Resilient Portfolio of Quality Properties

The Subject Properties feature aesthetics underpinned by ESG considerations, with such Subject Properties not exceeding 10 years of age as at the LPD. This also reduces the need for immediate asset enhancement initiatives or major repairs and maintenance works. Detailed information of the age of the building can be found in Section 2.1.1 of this Prospectus.

The resiliency of the Subject Properties can be seen in the average Occupancy Rate, rental rates and NPI over the years.

<u>Industrial Properties ⁽¹⁾</u>	<u>FYE 2020</u>	<u>FYE 2021</u>	<u>FYE 2022</u>
Average Occupancy Rate (%)	95.8	90.8	96.9
Average monthly Occupied NLA ('000 sq ft)	1,114	1,186	1,495
Average monthly rental rate ⁽²⁾ (RM/sq ft)	1.58	1.58	1.56
Average monthly NPI per Occupied NLA ⁽³⁾ (RM/sq ft)	1.44	1.44	1.43

Notes:

- (1) *Excluding the Dormitories as they have been fully tenanted by a subsidiary of AME since completion. Further, NLA-based metrics are not applicable as the Dormitory tenancies are on master lease arrangements based on the total number of beds and unit capacity.*

For further details on the historical average Occupancy Rate, average monthly Occupied NLA, average monthly rental rate and average NPI, please refer to Sections 4.4.5 of this Prospectus.

- (2) *The average monthly rental rate is computed based on the average monthly Occupied NLA and the rental revenue for the respective financial years, which is recognised on a straight-line basis. The straight-line rental income is obtained by dividing the total rental income for committed tenancies over the tenure of such rentals, i.e. the total rental amount over the life of the lease is divided and recognised equally over the relevant tenancy period. This differs from the actual rental applicable during the relevant periods, as leases may feature rental rate escalations over the tenure of the leases as well as rent-free periods. The actual historical monthly rental rates of the Industrial Properties are as follow:*

<u>Industrial Properties</u>	<u>FYE 2020</u>	<u>FYE 2021</u>	<u>FYE 2022</u>
Average actual monthly rental rate (RM/ sq ft)	1.53	1.57	1.56

- (3) *Average monthly NPI divided by average monthly Occupied NLA.*

INFORMATION SUMMARY (Cont'd)

Despite the COVID-19 outbreak, overall occupancy has been maintained at above 90% for the past 3 financial years, whilst NPI has overall seen moderate growth between FYE 2020 to FYE 2022, due to progressive increase in properties completed and available for tenancy in the portfolio from 28 Subject Properties in FYE 2020 to 33 Subject Properties in FYE 2022. Plot 13 Dorm Indahpura was completed with CCC on 5 July 2022 and commenced tenancy on 15 July 2022, which falls within the FYE 2023.

Please refer to Section 2.1.7 and Section 4.4.5.2 of this Prospectus for the detailed breakdown of Occupancy Rate of the respective Industrial Properties and Section 4.4.5.4 of this Prospectus for the NPI of the Subject Properties.

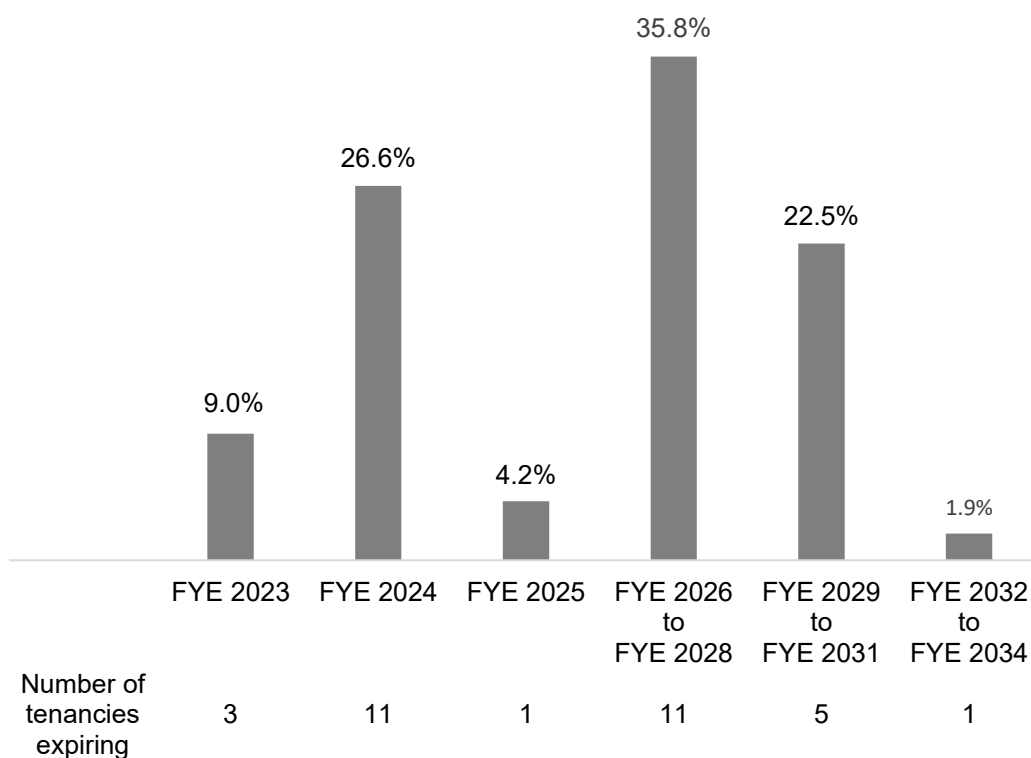
Out of the 27 existing tenants of the Industrial Properties, 22 have been tenants of the respective properties or units when they were first completed. 11 of the 27 existing tenants renewed their tenancies over the years up to the LPD, which demonstrates the resiliency of these properties and the ability to retain the tenants with increase in rental rates in tandem with market. Further, the Industrial Properties were built and/or fitted out to the requirements and specifications of the tenants, which encourages tenant retention and enhances resiliency.

(vi) Visible and well-spread tenancy terms providing stable cash flows

AME REIT's initial portfolio has visible tenancy terms which will yield stable cash flows. As at the LPD, 34 of the Subject Properties have secured tenancies, although tenancy for one Subject Property, Plot 13 Dorm Indahpura commenced on 15 July 2022 which is subsequent to the LPD.

As at the LPD, the tenanted Industrial Properties features a WALE of 3.7 years based on Occupied NLA, with 91.0% of Occupied NLA expiring beyond FYE 2023. The tenancy expiries range from less than a year and up to approximately 11 years (expiring in FYE 2034), with a maximum of 26.6% (in FYE 2024) of tenancies by Occupied NLA expiring in any year, providing stability of cash flows and DPU in the medium term.

The chart below sets out the expiry profile of subsisting leases of the Industrial Properties, based on percentage of Occupied NLA.

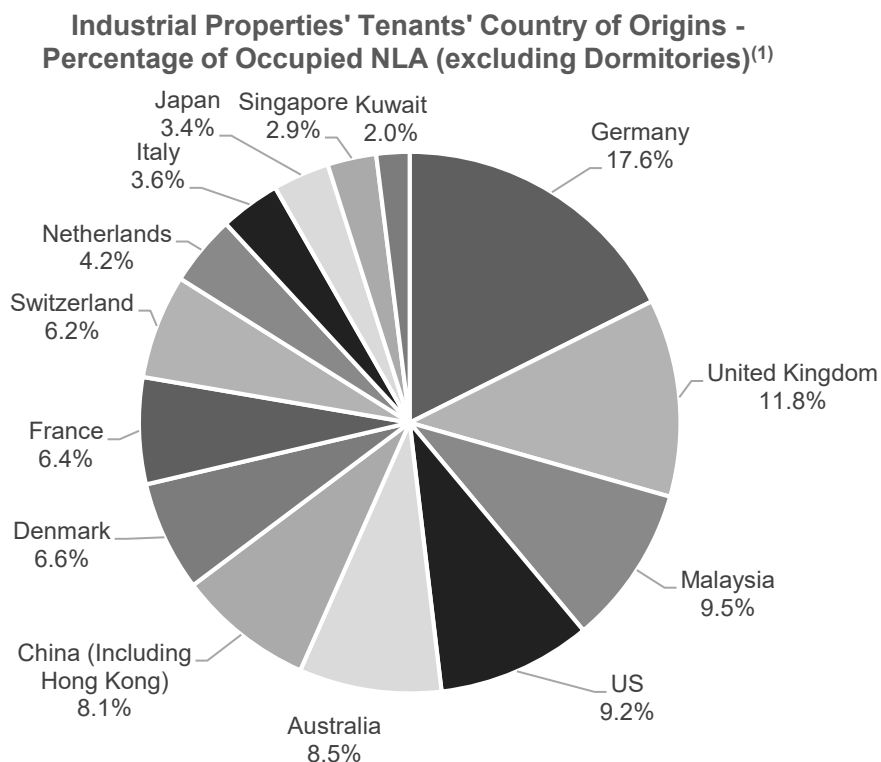


Please refer to Section 2.1.8 "Tenancy Expiry Profile" of this Prospectus for further details.

(vii) Quality and Diversified Tenant Base

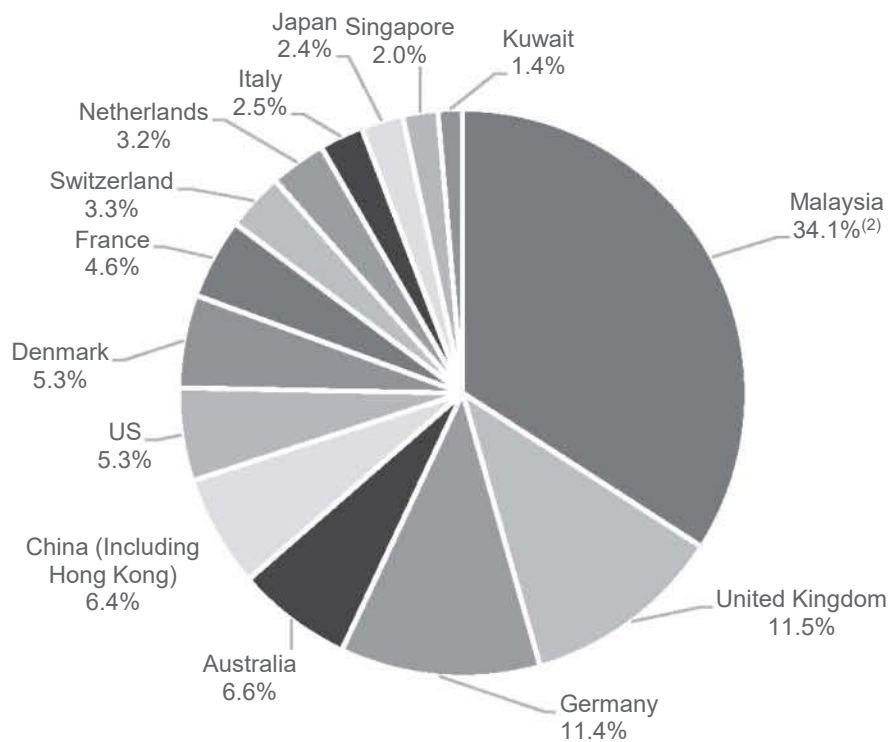
The Subject Properties feature a quality tenant base comprising 28 tenants from diverse economic sectors and countries of origin, which significantly reduces concentration risk. As at the LPD, the majority of the Industrial Properties (excluding the Dormitories) are occupied by international tenants originating from various countries, including many large and well known MNCs with such brand names as Lyreco Office Supplies (Malaysia) Sdn Bhd, Federal Express Services (M) Sdn Bhd and DHL Express (Malaysia) Sdn Bhd. In total, MNCs occupy 90.5% of the total NLA of these properties leased out as at the LPD.

The demographic profile of the tenants of the Industrial Properties (excluding the Dormitories) as at the LPD by country of origin are set out below.



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**Subject Properties' Tenants' Country of Origins -
by Percentage of Pro Forma Gross Rental Income
(including Dormitories)**



Notes:

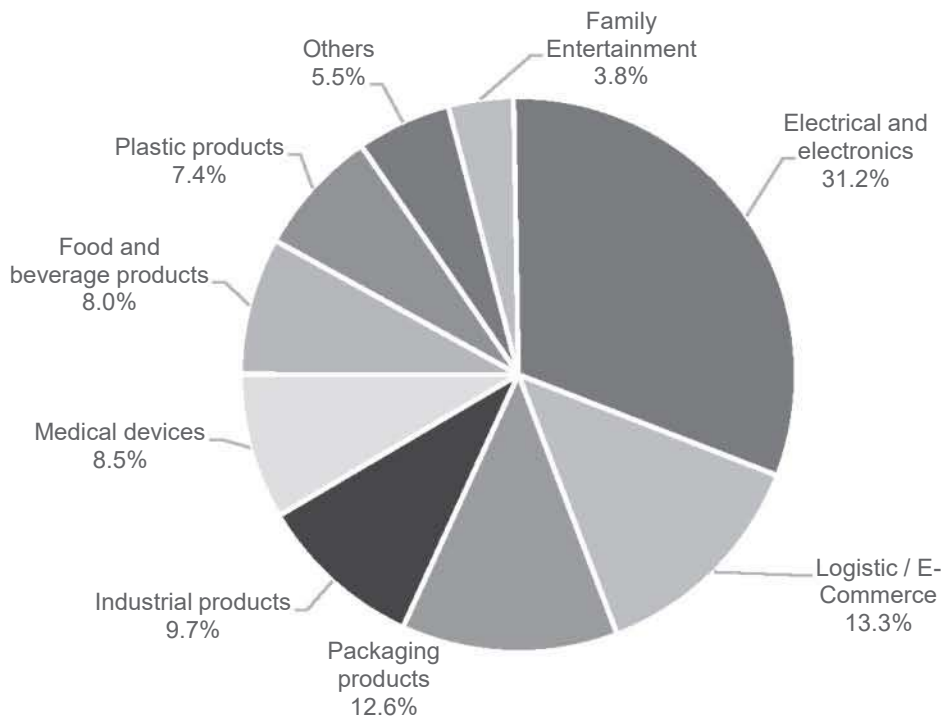
- (1) *NLA-based metrics for Dormitories are not applicable as the tenancies are on master lease arrangements based on the total number of beds and unit capacity.*
- (2) *Of which 27.3% is contributed by a subsidiary of AME as the tenant of the Dormitories.*

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INFORMATION SUMMARY (Cont'd)

The charts below provide a breakdown of the different trade sectors represented in the portfolio by percentage of Occupied NLA and percentage of the Pro Forma Gross Rental Income.

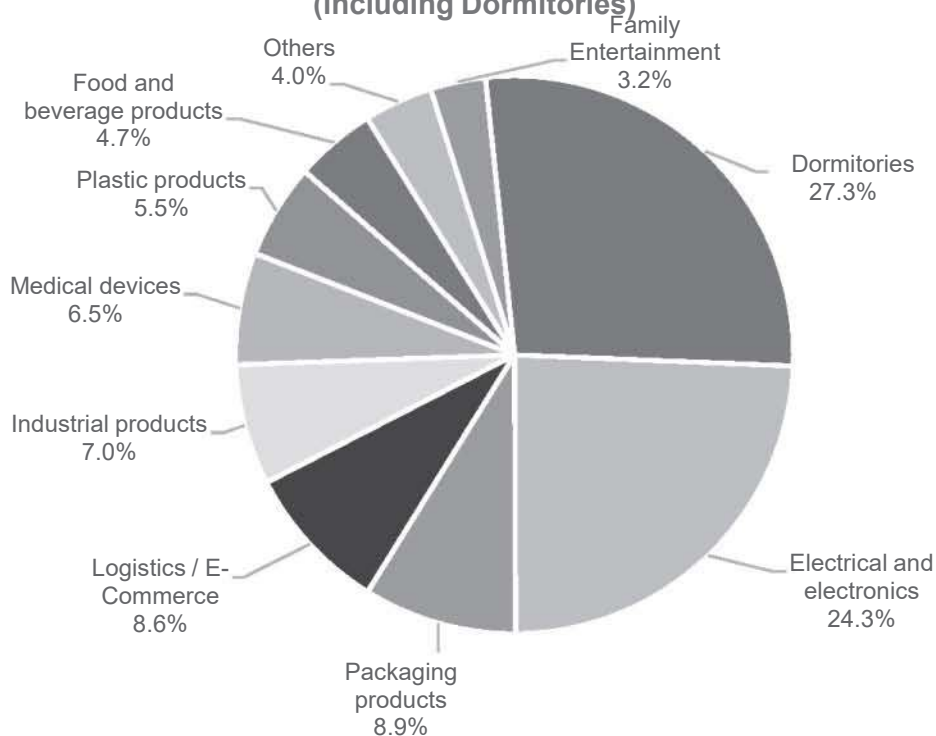
**Industrial Properties' Tenants' Trade Sectors -
by Percentage of Occupied NLA (excluding Dormitories)⁽¹⁾**



Note:

(1) *NLA-based metrics for Dormitories are not applicable as the tenancies are on master lease arrangements based on the total number of beds and unit capacity.*

**Subject Properties' Tenants' Trade Sectors -
by Percentage of Pro Forma Gross Rental Income
(including Dormitories)**



(viii) Synergistic Relationship with Sponsor Offers Unique Growth Potential

AME Group has been actively expanding its landbank to launch more industrial property development projects.

On 30 December 2020, AME Group entered into 2 conditional sales and purchase agreements to acquire a total of 72 plots of freehold industrial land measuring 169.8 acres in total in SILC to be developed into AME Group's fourth managed industrial park, i-TechValley in SILC, for which conditions precedent have been fulfilled for the acquisition of 57 plots out of the total 72 plots as at the LPD. AME Group soft-launched i-TechValley in SILC in March 2022.

Further, AME Group is also seeking opportunities to develop industrial parks in the central and northern regions of Peninsular Malaysia, with the intention of replicating the managed industrial parks concept. The development of industrial parks in these targeted areas will see AME REIT's potential pipeline of acquisition opportunities expand beyond the state of Johor.

As a demonstration of its commitment and support towards the growth of AME REIT, the Sponsor, together with its subsidiary, Ipark Development (collectively, "**the Grantors**") have granted a right of first refusal which will be effective for a period of 5 years from the date of Listing, for AME REIT to acquire:

- (i) any industrial property and dormitory with leasing or tenancy arrangement ("**Relevant Asset**") which the Grantors or the wholly-owned subsidiaries of the Sponsor intend to dispose (excluding disposal to existing tenant of the Relevant Asset, or transfer between AME Group companies); and
- (ii) any Relevant Asset which may in future be identified and targeted for acquisition by the Grantors and/or the wholly-owned subsidiaries of the Sponsor.

In addition, as part of an integrated industrial property construction and development group, AME REIT has the opportunity to tap on the know-how of AME Group for, among others, customisation and asset enhancement initiatives, entrenched tenant relationships and value creation through asset development or re-development.

(ix) Spearheaded by a CEO with Proven REIT Credentials

The Sponsor has appointed Chan Wai Leo as the CEO of the Manager. Mr Chan has approximately 16 years of experience involving industrial properties, and over 14 years of experience in the management of REITs, through Axis REIT Managers Berhad, the manager of Axis REIT, a listed REIT with investments in industrial and office properties, and Alpha REIT Managers Sdn Bhd (which he co-founded), the manager of Alpha REIT.

He has held various positions such as Head of Business Development & Investor Relations and Head of Originations and Investments in Axis REIT Managers Berhad, and was a director of Alpha REIT Managers Sdn Bhd. His experience included the evaluation and acquisition of investment properties, investor relations, equity fund-raising exercises, developing strategic tie-ups and developing asset pipeline for the REITs.

From January 2016 to September 2020, he was the Chief Operating Officer, and subsequently in October 2020 was promoted to the CEO of AREA Management Sdn Bhd, which is involved in the provision of business consultancy services to its related companies, until his resignation in October 2021. His responsibilities include identifying and negotiating potential purposed built facilities for clients, delivering property development projects from concept and development stage to completion and operations. He also oversaw the capital management of the project companies, leasing of the investment properties and investor relations.

The CEO of the Manager is mandated to expand AME REIT's portfolio beyond the state of Johor, with particular focus on the central and northern regions of Peninsular Malaysia.

(x) Experienced Directors and Key Personnel with Core Expertise

The CEO of the Manager is supported by executive members of the Board and key personnel who have extensive experience in the development and management of industrial and industrial-related real estate through their involvement in AME Group, including the Subject Properties.

Lee Sai Boon, the Chairman/Executive Director and Lee Chai, an Executive Director, together with their Alternate Directors, Lim Yook Kim and Kang Ah Chee, respectively, founded the AME Group in 1995 and remain as Executive Directors in AME to date.

Throughout their tenure in AME Group, both Lee Sai Boon and Lee Chai have been the key drivers behind AME Group's accomplishments in the design and construction of customised large manufacturing plants and other industrial buildings for multinational and local enterprises. They are also instrumental in the development of industrial parks undertaken by AME Group namely i-Park @ SILC, i-Park @ Indahpura, i-Park @ SAC and i-TechValley in SILC. Lee Sai Boon has vast experience in the workers' dormitories business, sourcing of prospective tenants and the formulation of leasing strategies whilst Lee Chai has considerable experience in overseeing of property investment including the successful leasing and tenancing of industrial properties, as well as the rental and management of workers' dormitories. Lim Yook Kim and Kang Ah Chee are responsible for the on-site operations and activities carried out by the construction and engineering division.

The experience of these directors, coupled with AME Group's capabilities, is an advantage for AME REIT, as the Manager will be able to tap on AME Group's expertise to customise and/or fit-out properties in accordance with potential tenants' requirements.

Lim Pei Shi, the Alternate Director to Chan Wai Leo has been the Marketing Director of AME Development since 2013, and was promoted to Alternate Director to Lim Yook Kim in AME in 2018. She has a vast experience in the property development operations including oversee of all stages of industrial park development, starting from feasibility study, land banking, conceptual planning, sales and marketing to management and operation of industrial park. She is also involved in the leasing and management of industrial properties of the Sponsor. Upon listing, she will no longer oversee the 34 Subject Properties to be transferred into AME REIT.

Lee Ling Sien is the Operations Manager. She was the Marketing Manager in AME Development, and was involved in the sales and marketing functions as well as branding and promotional activities of the property development division of AME Group. She was actively involved in the customer relationship management and tenant management for the tenanted properties of AME Group. In May 2020, she was appointed as an Alternate Director to Lee Chai on the board of the Sponsor. Following her transfer as Operations Manager in the Manager on 1 May 2022, she will be responsible for the leasing and management of the 34 Subject Properties in AME REIT.

Liow Jing Hong, the Finance Manager, had been with AME Construction Sdn Bhd since 2019 and had been involved in the initial public offering and due diligence exercises of AME and was responsible for various roles and group matters including the group accounts and consolidation, financial planning and reporting, corporate finance and governance, compliance and risk management, as well as investor relations. Following his transfer as Finance Manager in the Manager on 1 May 2022, he is responsible for overseeing overall accounting and financial matters of the Manager and AME REIT as well as investments and investor relations of AME REIT.

(xi) Conservative gearing level with ample debt headroom

Upon Listing, AME REIT will have total indebtedness of RM46.5 million, representing approximately 8.1% of the estimated Total Asset Value of RM574.5 million based on AME REIT's Pro Forma Statement of Financial Position. This is below the average debt-to-asset ratio of listed Malaysian REITs of approximately 38.7%⁽¹⁾, based on the latest available audited statements of financial position of the REITs as at the LPD. The debt-to-asset ratio is also significantly below the prescribed limit under the REIT Guidelines of 50.0% of the total asset value of a REIT, providing AME REIT with ample debt headroom of up to approximately RM240.8 million.

Note:

(1) *Average debt-to-asset ratio of listed Malaysian REITs based on the latest publicly available audited financial statements, excluding KLCC Stapled Group (as it is a stapled security comprising KLCC REIT and KLCCP).*

(F) IMPACT OF COVID-19

In 2020, there was an outbreak of the infectious disease known as COVID-19 which has led to an unprecedented challenge to public health in Malaysia and globally. The World Health Organisation recognised COVID-19 as a "Public Health Emergency of International Concern" on 30 January 2020 and subsequently classified it as a "pandemic" on 11 March 2020.

To control the spread of COVID-19, the Government ordered all government and private premises to close with the imposition of a Movement Control Order pursuant to the Prevention and Control of Infectious Diseases (Measures within the Infected Local Areas) Regulations 2020 with effect from 18 March 2020 to 3 May 2020, from 13 January 2021 to 18 February 2021 and from 12 May 2021 to 7 June 2021. The Prime Minister further announced a nationwide "total lockdown" on 28 May 2021 that was imposed on all social and economic sectors in Malaysia effective from 1 June 2021 and then further extended indefinitely until average daily cases fall below 4,000. On 15 June 2021, the Government introduced a 4-phase national recovery plan where different degrees of travel restrictions and restrictions in the operation of various economic sectors are implemented in each phase of the national recovery plan. Operations of tenants of the Subject Properties were allowed to fully resume on 25 October 2021 when Johor moved into Phase 4 of the National Recovery Plan. With the improving COVID-19 situation in the country, Malaysia transitioned into the endemic stage on 1 April 2022 and all economic sectors were allowed to open on 15 May 2022.

The economic and social disruption caused by the pandemic has impacted companies in various industries. However, as at the LPD, there were no adverse effects on the tenancies of the Subject Properties as:

- (i) the rental of the Subject Properties to existing tenants have continued without disruption;
- (ii) There was no rental reduction granted for any of the Subject Properties;
- (iii) while there were 3 early termination of tenancies during the period after March 2020 up to the LPD, 1 early termination of tenancy was due to the tenant moving to another Industrial Property to cater for their business expansion. The vacancy was replaced with a new tenancy with 13 days void period. The remaining 2 early termination were replaced with new tenancies with only 1 day void period recorded for 1 property;
- (iv) there were 9 new tenancies secured from third party tenants (not including I Stay's rental of a Dormitory) after March 2020 up to the LPD; and
- (v) there were 7 tenancy renewals secured after March 2020 up to the LPD.

INFORMATION SUMMARY (Cont'd)

In order to ease the burden of some tenants, the deferment of payment of rentals was granted and fully settled within the agreed period as follows:

No.	No. of Subject Properties	No. of tenants	Rental Period	Deferment Period	Status as at 30 June 2022
1.	7	5	April/May 2020	3 months	Fully paid
2.	4	3	April and May 2020	2 to 6 months	Fully paid
3.	1	1	July to first half September 2021	4 months	Fully paid
4.	1	1	November and December 2021	1 to 2 months	Fully paid
5.	1	1	April and May 2022	1 to 2 months	Fully paid

As at 8 August 2022, there are no more deferred rental arrangements except for one remaining property for which rental deferment has been granted from February to August 2022. The tenant has settled 3 months' rentals for February to April 2022, with the remaining 4 months outstanding.

Apart from the above deferment of rentals, there were no rebates granted nor any requests made for early termination of tenancies arising from the COVID-19 pandemic, and all of the tenants have continued to honour their respective rental payment obligations.

(G) SUSTAINABILITY

The Manager acknowledges the importance of ESG impact when developing business strategies of AME REIT. As such, the Manager and its Board is committed to adhere to good sustainability practices as further described in Section 6.15 of this Prospectus.

(H) PRINCIPAL STATISTICS RELATING TO THE OFFERING

Offering : 254,800,000 Offer Units offered under the Retail Offering and Institutional Offering

Retail Offering : The Retail Offering of up to 174,808,820 Offer Units, subject to the Clawback and Reallocation provisions, consists of the following:

- (i) up to 156,608,820 ROFS Units to the Entitled AME Shareholders on the basis of 1 ROFS Unit for every 5 AME Shares on the Entitlement Date;
- (ii) 7,800,000 Offer Units to the Eligible Directors and Employees; and
- (iii) 10,400,000 Offer Units for application by the Malaysian Public of which 5,200,000 Units are reserved for application by the Bumiputera public.

The ROFS is non-renounceable and the ROFS Units provisionally offered to Entitled AME Shareholders are non-tradeable and non-transferable. The ROFS will not be underwritten. Excess ROFS Units will be made available to other Entitled AME Shareholders under the Excess ROFS Applications.

INFORMATION SUMMARY (Cont'd)

Please refer to Section 3.5 “Irrevocable Undertakings” of this Prospectus for details of irrevocable written undertakings from the substantial shareholders of the Sponsor to subscribe and/or cause to subscribe for their respective entitlements for the ROFS as indicated in that section.

Institutional Offering : At least 79,991,180 Offer Units, subject to Clawback and Reallocation, by way of placement at the Institutional Price to the following:

- (i) 65,000,000 Offer Units to Bumiputera investors approved by MITI; and
- (ii) At least 14,991,180 Offer Units to Malaysian institutional investors and selected investors.

Institutional Price : The price per Offer Unit payable by the institutional investors pursuant to the Institutional Offering which will be determined on the Price Determination Date by way of a bookbuilding exercise.

Retail Price : The Retail Price of RM1.15 per Offer Unit was determined and agreed upon by the Manager, the Sponsor and Selling Subsidiaries in consultation with the Principal Adviser, Joint Bookrunners and the Sole Underwriter after taking into consideration the following factors:

- (i) the financial history and condition of the Subject Properties;
- (ii) the pro forma NAV per Unit upon Listing of approximately RM 0.99;
- (iii) the forecast distribution yields of AME REIT;
- (iv) the future prospects of AME REIT; and
- (v) the prevailing capital and property market conditions and sentiments.

The Final Retail Price will be determined after the Institutional Price is fixed on the Price Determination Date and will be equal to the lower of:

- (i) the Retail Price of RM1.15 per Offer unit; or
- (ii) the Institutional Price,

subject to rounding to the nearest sen.

Applicants should also note that the market price of the Units upon Listing is subject to the vagaries of market forces and other uncertainties which may affect the price of the Units.

Expected gross proceeds : As AME REIT will not be issuing any new Units under the Offering, AME REIT will not receive any cash from the Offering.

INFORMATION SUMMARY (Cont'd)

Utilisation of Proceeds : Estimated Listing expenses of approximately RM5.0 million to be incurred will be funded through internally generated funds of AME REIT from the Subject Properties and/or the Financing Facilities obtained by AME REIT. The expenses will be fully settled within 1 month from the Listing. The breakdown of the estimated expenses in relation to the Listing is as follows:

Estimated Listing expenses	(RM '000)
Professional and advisory fees	3,000
Regulatory fees	630
Printing, investor relations and other related expenses	1,370
Total	5,000

Please refer to Section 3.10 "Utilisation of Proceeds" of this Prospectus for further details.

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INFORMATION SUMMARY (Cont'd)

(I) FINANCIAL HIGHLIGHTS

AME REIT's Pro Forma Statement of Financial Position as at the date of establishment of AME REIT

The following is an extract from Section 4.2 "Pro Forma Statement of Financial Position" of this Prospectus.

As at the date of its establishment, AME REIT did not have any assets and liabilities. The following table presents the Pro Forma Statement of Financial Position of AME REIT as at the date of establishment, prepared for illustrative purposes only, to show the effects of the Acquisitions based on the assumption that such events had been effected on the date of establishment of AME REIT and are not represented as being necessarily indicative of AME REIT's view of its future financial position.

The Pro Forma Statement of Financial Position of AME REIT should be read in conjunction with the "Reporting Accountants' Report on the Pro Forma Statement of Financial Position" included in Appendix D of this Prospectus.

The Pro Forma Statement of Financial Position of AME REIT has been prepared for illustrative purposes in the manner consistent with the format of the financial statements and the accounting policies to be adopted by AME REIT as set out in Section 4.4.4 "Significant Accounting Policies" of this Prospectus.

Pro Forma Statement of Financial Position as at the date of establishment of AME REIT

	(Unaudited) As at the date of establishment (RM'000)
Assets	
Investment properties	557,000
Total non-current assets	557,000
Other receivables	586
Cash and bank balances	16,963
Total current assets	17,549
Total assets	574,549
Equity	
Unitholders' capital ⁽¹⁾	515,000
Total equity	515,000
Liabilities	
Other payables	12,049
Total non-current liabilities	12,049
Other payables	1,010
Islamic Financing Facilities ⁽²⁾	46,490
Total current liabilities	47,500
Total liabilities	59,549
Total equity and liabilities	574,549
NAV (RM'000) ⁽³⁾	515,000
Units in issue ('000)	520,000
NAV per Unit (RM) ⁽⁴⁾	0.99

Notes:

- (1) *Unitholders' funds of RM520.0 million, net of estimated expenses in relation to the issue of Units of RM5.0 million.*
- (2) *The amount of the Islamic Financing Facilities expected to be drawn down as at Listing Date of RM47.0 million, net of estimated transaction costs of approximately RM0.5 million. The profit expenses on the Islamic Financing Facilities are recognised in the statement of comprehensive income in the period which they are incurred. The remaining balance of the Islamic Financing Facilities of RM20.0 million is assumed not drawn down as at Listing Date.*
- (3) *NAV represents the value of AME REIT's total assets less total liabilities.*
- (4) *NAV per Unit is computed based on NAV divided by number of Units issued by AME REIT.*

Unaudited Pro Forma Statement of Profit or Loss and Other Comprehensive Income ("Pro Forma Statement of Comprehensive Income")

The following is an extract from Section 4.1 "Unaudited Pro Forma Statement of Profit or Loss and Other Comprehensive Income" of this Prospectus.

The Pro Forma Statement of Comprehensive Income of AME REIT for the FYE 2020, FYE 2021 and FYE 2022 have been prepared based on the information extracted from the Vendors' audited financial statements for the FYE 2020, FYE 2021 and FYE 2022 which were prepared in accordance with the approved accounting standards in Malaysia. The Vendors' audited financial statements for the FYE 2020, FYE 2021 and FYE 2022 were not subject to any audit qualification.

Certain numbers have been re-presented or reclassified in this pro forma to conform with the basis of presentation of the Pro Forma Statement of Comprehensive Income of AME REIT and may not be consistent with the basis of presentation in the audited financial statements of the Vendors. The Pro Forma Statement of Comprehensive Income have been prepared in accordance with approved accounting standards in Malaysia, and in a manner consistent with the format of the financial statements and the accounting policies to be adopted by AME REIT as set out in Section 4.4.4 "Significant Accounting Policies" of this Prospectus.

In arriving at the Pro Forma Statement of Comprehensive Income for FYE 2020, FYE 2021 and FYE 2022, certain key adjustments and assumptions set out in Section 4.1 "Unaudited Pro Forma Statement of Profit or Loss and Other Comprehensive Income" of this Prospectus were made.

The pro forma financial information of AME REIT presented below should be read in conjunction with Section 4.4 "Management's Discussion and Analysis of Financial Condition and Results of Operations" of this Prospectus.

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INFORMATION SUMMARY (Cont'd)

	FYE 2020 RM'000	FYE 2021 RM'000	FYE 2022 RM'000
Rental income	26,870	28,653	35,236
Quit rent and assessment	(632)	(1,110)	(1,283)
Insurance	(523)	(479)	(567)
Repair and maintenance	(1,056)	(260)	(671)
Other operating expenses	(218)	(365)	(475)
Property management fee	(336)	(336)	(336)
Property operating expenses	(2,765)	(2,550)	(3,332)
Net property income	24,105	26,103	31,904
Profit income	450	400	470
Changes in fair value of investment properties ⁽¹⁾	-	(2,000)	-
Net investment income	24,555	24,503	32,374
Management Fees	(2,450)	(2,800)	(3,150)
Trustee's fees	(110)	(136)	(146)
Islamic financing costs	(1,060)	(1,332)	(1,430)
Other trust expenses	(570)	(645)	(700)
Non-property expenses	(4,190)	(4,913)	(5,426)
Profit before taxation	20,365	19,590	26,948
Taxation	-	-	-
Total comprehensive income for the year attributable to unitholders	20,365	19,590	26,948
Non-cash item ⁽²⁾	(589)	4,658	2,109
Distributable income	19,776	24,248	29,057

Notes:

(1) Fair value of the investment properties was determined based on investment method.

(2) Non-cash items comprise the Management Fees payable in Units, amortisation of transaction costs on financings capitalised, changes in fair value of investment properties and net of unbilled lease income receivables.

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(J) PROFIT FORECAST

The following is an extract from Section 4.5 “Profit Forecast” of this Prospectus.

Statement contained in this “Profit Forecast” section that are not historical facts may be forward-looking statements. Such statement is based on the assumptions set forth in this section of the Prospectus and are subject to certain risks and uncertainties which could cause actual results to differ materially from those forecasts. Under no circumstances should the inclusion of such information herein be regarded as a representation, warranty or prediction by any of AME REIT, the Manager, the Sponsor, the Selling Subsidiaries, the Trustee, the Principal Adviser, the Joint Bookrunners and the Sole Underwriter, or any other person that the underlying assumptions will materialise, or that these results will be achieved or are likely to be achieved. See the Section on “Forward-looking Statements” and Section 5 “Risk Factors” of this Prospectus for further details. Investors in the Units are cautioned not to place undue reliance on these forward-looking statements which are made only as of the date of this Prospectus.

None of AME REIT, the Manager, the Sponsor, the Selling Subsidiaries, the Trustee, the Principal Adviser, the Joint Bookrunners and the Sole Underwriter guarantee the performance of AME REIT, the payment of capital or the payment of any distributions, or any particular return on the Units. The forecast yields stated in the following table are calculated based on the Retail Price of RM1.15 per Unit and the assumption that the Listing Date is 1 April 2022.

Such yields will vary accordingly based on the actual Listing Date, or for investors who purchase Units at a price that differs from the Retail Price.

Investors are cautioned that rental yield on the Subject Properties to be held by AME REIT is not equivalent to the yield of the Units. Investors are cautioned that they will not get the full amount of the distribution per Unit as illustrated in the Profit Forecast. Current rental receipts and yields may not be sustained. The values of the Subject Properties may rise as well as fall.

The following table shows AME REIT’s Profit Forecast for the Forecast Year 2023. The financial year end of AME REIT is 31 March. The Forecast Year 2023 has been prepared assuming that the first financial year is for the 12-month period ending 31 March 2023, and the date of establishment of AME REIT on 1 April 2022 (instead of the actual establishment on 23 May 2022) and that the Acquisitions had been completed on 1 April 2022. The actual net property income for the financial year ending 31 March 2023 and the resultant distribution yield would be dependent on the rentals of the Subject Properties accruing to AME REIT effective from the Listing Date. The Profit Forecast are based on the assumptions set out below and have been examined by the Reporting Accountants and should be read together with the “Reporting Accountants’ Letter on the Profit Forecast” set out in Appendix E, as well as the assumptions set out in this section of the Prospectus.

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INFORMATION SUMMARY (Cont'd)**Profit Forecast**

	Forecast Year 2023
	(RM'000)
Rental income	40,995
Total revenue	40,995
Quit rent and assessment	(1,803)
Insurance	(705)
Repair and maintenance	(346)
Other operating expenses	(228)
Property management fees	(336)
Property operating expenses	(3,418)
Net property income	37,577
Profit income	452
Net investment income	38,029
Management Fees	(3,573)
Trustee's fee	(175)
Islamic financing costs	(2,481)
Other trust expenses	(837)
Non-property expenses	(7,066)
Profit before taxation	30,963
Taxation	-
Net income for the year and total comprehensive income for the year attributable to Unitholders	30,963
Add: Non-cash items ⁽¹⁾	3,083
Distributable income	34,046
Number of Units in issue (in '000) ⁽²⁾	522,317
Assumed distribution rate (%)	100.0
Distribution cover (times)	1.00
Distribution per Unit (sen)	6.52
Retail Price (RM/Unit)	1.15
Distribution yield on Retail Price (%) ⁽³⁾	5.67

Notes:

- (1) *Non-cash items comprise the Management Fees payable in Units, amortisation of transaction costs on financings capitalised and net of unbilled lease income receivables.*
- (2) *The total number of Units in issue includes the assumed approximately 2.3 million Units issued to the Manager as payment for the Management Fees for the Forecast Year 2023 at an assumed issue price of RM1.15 per Unit.*
- (3) *Distribution yield is calculated based on the assumption that the Listing Date is on 1 April 2022. The distribution yield will vary accordingly based on the actual Listing Date, or if the Final Retail Price is below RM1.15.*

(K) RISK FACTORS

An investment in the Units is subject to risks. A summary of some of the key risks associated with an investment in the Units is set out below. Please refer to Section 5 “Risk Factors” of this Prospectus for further details and the full list of the risk factors. Investors should read and understand all the risk factors before making a decision to invest in the Units.

AME REIT is subject to risks inherent in being concentrated in a single region.

The Subject Properties are all located in Iskandar Malaysia. As such, AME REIT will be subject to additional risks compared to other REITs and companies with portfolios consisting of property investments over a wider geographical area. These risks include potential changes in economic conditions, political environment, or governmental regulations and policies which are unfavourable to industrial properties in Iskandar Malaysia and such other factors that may affect the demand for industrial properties in that region. Further, the Subject Properties are all located within or adjacent or near to i-Park @ SAC, i-Park @ Indahpura and i-Park @ SILC. There is no assurance that there will be no adverse changes in the infrastructure in their vicinities or decline in the attractiveness of these industrial parks.

The Subject Properties have tenancy cycles in which a substantial number of the tenancies expire in certain years.

A substantial number of the Subject Properties’ tenancies are for terms of 6 years and less.

The number of expiring tenancies from the LPD to 31 March 2023 (representing expiry of tenancies for the remaining period in FYE 2023) are as follows:

	<u>Number of tenancies</u>
SAC Subject Properties (excluding Dormitory)	2
Indahpura Subject Properties (excluding Dormitories)	1
SILC Subject Properties	--
Dormitories	--

The concentration of tenancy expiries exposes AME REIT to the typical risks associated with tenancy expiries, including the risk of vacancies following non-renewal, non-replacement of tenancies, reduced Occupancy Rates which may translate to lower rental income.

There can be no assurance that major tenants or a significant number of tenants will decide to renew their tenancies, nor can it be guaranteed that new tenants will be secured at all, or on favourable terms. Such factors may have an adverse effect on the income of AME REIT and its distributions to Unitholders.

There is no assurance that the Subject Properties will be able to maintain rental rates at prevailing market rates.

The rental rates of the Subject Properties will depend upon various factors, including but not limited to prevailing supply and demand conditions as well as the quality, design and customisation of the Subject Properties. There is no assurance that the Manager will be able to procure new tenancies or renew existing tenancies at or above prevailing rental rates.

The loss of third-party key tenants, a downturn in the business of Subject Properties' key tenants or any breach by the tenants of their obligations under their tenancy agreements may have a material adverse effect on the financial condition and results of operations of AME REIT.

As at the LPD, the contribution of the top 10 largest tenants of the Industrial Properties, all of whom are third parties, based on their Occupied NLA to the Pro Forma Gross Rental Income across the Subject Properties is approximately 41.5%. Accordingly, AME REIT's business, financial condition, results of operations and ability to make distributions may be adversely affected by the bankruptcy, insolvency or downturn in the businesses of one or more of these tenants, as well as the decision by one or more of these tenants not to renew its tenancy. There can be no assurance that new tenants will be found on the same terms (or not less favourable terms) in time or at all.

Please refer to Section 2.1.4 of this Prospectus for detailed information of the top 10 largest tenants.

The Subject Properties may face increased competition from other properties.

The Subject Properties are exposed to competition from other industrial properties in the immediate vicinity or within Iskandar Malaysia. If the Subject Properties are unable to keep pace with comparable industrial properties in the area and this results in AME REIT's failure to retain major tenants and/or attract new tenants, the income from and the market value of the Subject Properties may significantly decrease. There can be no assurance that the Manager will be able to seek new tenants for the Subject Properties in the future if any existing tenants decide not to renew their tenancy.

AME REIT may face increased competition from other comparable industrial properties and other such comparable industrial properties may be newer, in a better location, comprise more attractive features to tenants. The increased competition of the Subject Properties within the vicinity may affect the market value and income generated from the Subject Properties. In the event the comparable industrial properties within the vicinity are more successful in attracting and retaining tenants, the distribution to Unitholders may be affected.

For further details of the competitive overview of AME REIT, please refer to Section 5.1 of the Independent Market Research Report in Appendix B of this Prospectus.

The Appraised Values of the Subject Properties are based on various assumptions which may not materialise and the price at which AME REIT is able to sell the Subject Properties in the future may be lower than their acquisition value.

AME REIT is exposed to the risk of selling any of the Subject Properties at a price lower than the Appraised Value as the values of the Subject Properties may change subject to market conditions. In any event, the Appraised Value of any of the Subject Properties does not guarantee that the future sale price of the Subject Properties will be favourable or will not fall below a minimum amount. If the sale price of any of the Subject Properties is significantly less than its acquisition price, AME REIT's financial condition may be materially and adversely affected.

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Majority of the Subject Properties are dependent on managed services provided by the subsidiaries of the Sponsor or their representatives in order to actualise the i-Park brand and concept.

As at the LPD, majority of the Subject Properties (27 Industrial Properties and 3 Dormitories out of 34 properties) are in or adjacent to AME Group's award-winning i-Park branded industrial parks which are managed by the subsidiaries of the Sponsor or their representatives. This arrangement is set out in DMCs which stipulate the responsibilities of AME Group in providing the required gated development services which include provision of security services, visitor management, maintenance of the landscaping and facilities in the recreational area within the parks and monitoring of the environment to promote a green, healthy, and comfortable environment for occupants. In return, owners of the managed industrial parks are required to pay gated development service charges. On 5 August 2022, the developer of i-Park @ SILC had handed over the management of i-Park @ SILC to the newly formed owners' committee.

There is no certainty that the subsidiaries of the Sponsor or their appointed managers would continuously receive prompt and sufficient collections from all the owners of the managed industrial parks or that they will continue to provide the required level of services to maintain and execute the ESG aspects involving management of the industrial parks which is an important aspect towards the value enhancement for the parks and properties within them including the Subject Properties.

In addition, provision of safe, comfortable and liveable conditions for workers is an important aspect of the i-Park brand. The AME Group via I Stay, is managing the Dormitories which are adjacent to i-Park @ SAC and i-Park @ Indahpura, which are key to supporting the accommodation needs for the workers of the i-Park clientele, offering a safe and comfortable environment with a host of managed services that support workers' welfare and quality of life. There is no certainty that I Stay will continue to manage these Dormitories which are rented on master lease arrangements from AME REIT in a manner that meets the requirements of their tenants.

Any failure in providing an acceptable level of services as a whole by the subsidiaries of the Sponsor or their appointed managers due to reasons such as but not limited to a material change in the management of the Sponsor and/or its subsidiaries may adversely affect the attractiveness of the i-Park managed industrial parks, which may cause negative perception to the i-Park brand, and consequently may lead to a deterioration in property value and/or rental rates and/or tenancy renewal and/or new tenancies of the i-Park managed industrial parks.

The operations of the FZW SAC, one of the Subject Properties, is highly dependent on adequate management and maintenance from the Manager and the Property Manager.

The FZW SAC, one of the Subject Properties, requires adequate management and maintenance from the Manager and the Property Manager to attract new tenants, retain existing tenants, sustain rental rates and remain competitive. Failure to provide adequate management and maintenance to the Subject Properties may also lead to a decrease in tenancy rates, with tenants being attracted to the competitors of the Subject Properties.

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AME REIT is exposed to economic conditions, the success and economic viability of its tenants and political risks in Malaysia

Although the Subject Properties are located in Iskandar Malaysia, AME REIT's results of operations would depend, to a large extent, on the performance of the Malaysian and global economy and industrial-related activities such as manufacturing, production, processing and storage of goods and products. The performance of AME REIT may also be affected by the industrial property market conditions, such as the competitiveness of competing industrial parks or the supply and demand of industrial properties. A decline in the Malaysian and global economy and industrial-related activities could adversely affect the results of operations and future growth of the tenants on the Subject Properties. An economic decline in Malaysia, a decline in the industrial property market conditions in Malaysia or other developments outside the control of AME REIT and the Manager, may affect AME REIT's business, financial condition and results of operations.

The performance of AME REIT may be adversely affected by disruptions to economic and production activities including, but not limited to:

- (i) an economic downturn in Malaysia or globally, affecting property values, rents, and occupancy rate;
- (ii) a negative impact to the financial position of tenants of the Subject Properties resulting in delays in the receipt of rental payments, defaults in rental payments or early termination of tenancies;
- (iii) reduced tenants in the Subject Properties;
- (iv) tenants becoming insolvent or otherwise unable to meet their obligations; and/or
- (v) an increase in counterparty risk involving parties such as tenants, insurers, lenders as well as contractors and suppliers.

AME REIT's business, prospects, financial condition and results of operations may be adversely affected by political, economic and social developments in Malaysia. Further, AME REIT may be affected by disruption arising from, amongst others, changes in Government policies as a result of change of government administration, and the political sentiments in Malaysia may change.

COVID-19's impact to AME REIT's business, financial condition and results of operations

The COVID-19 global outbreak had disrupted global economic activity, and impacted companies across various industries in the Malaysian economy. The outbreak is likely to continue to have a negative impact on the global economy and business activities in the near future. This could adversely impact the business and operations of the tenants of the Subject Properties, the majority of whom are multinational companies, which in turn may adversely impact the revenues and results of AME REIT. This could also impact AME REIT's ability to secure new foreign tenants if the global movement restrictions continue to remain in place, thereby limiting the potential for new foreign tenants to commence operations in Iskandar Malaysia. In the event of an outbreak of a similar nature in the future or an escalation of the current COVID-19 pandemic, there is no assurance that measures and steps taken by the relevant authorities will be adequate to contain such outbreak.

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AME REIT's rental income and the value of the Subject Properties may be adversely affected by a number of factors.

The rental income of AME REIT and the value of the Subject Properties may be adversely affected by a number of factors, including, but not limited to the ability to collect rent from tenants on a timely basis, the amount and extent to which AME REIT may grant rent free period or rebates to tenants in certain circumstances, defects affecting the Subject Properties which could affect the operations of tenants resulting in the inability of such tenants to make timely payments of rent or at all and the rental rates and the terms of the renewed leases being less favourable than the current leases.

AME REIT is exposed to the risks inherent to the property industry and may be adversely affected by increases in operating and other expenses.

AME REIT's ability to maintain a certain level of distribution to the Unitholders could be affected if its operating and other expenses increase without a corresponding increase in revenue or tenant reimbursement of operating and other costs. Factors which could increase operating and other costs of the Subject Properties include, but are not limited to increase in third party service provider costs, increase in quit rent and assessment (property and related taxes) and other statutory charges, increase in repair and maintenance costs and increase in insurance premiums. In addition, AME REIT is also exposed to capital expenditures and other expenses, the timing of which may be irregular since on-going repairs and maintenance involves significant and potentially unpredictable expenditures.

AME REIT is dependent on the key personnel of the Manager and the loss of any key personnel may adversely affect its operations.

The performance of AME REIT depends, in part, on the experience, industry knowledge and abilities of the key personnel of the Manager. Should these key personnel leave the employment of the Manager, time will be required to search for a replacement and the duties and functions which such key personnel are responsible for may be affected. The loss of any of the key personnel of the Manager may have a material and adverse effect on AME REIT's financial condition and results of operations.

The real estate investments of AME REIT may be illiquid and lack alternative uses.

AME REIT's focus on industrial real estate properties translates to a higher level of risk as compared to a portfolio which is more diverse. Industrial properties are relatively more illiquid as the demand for such properties are less compared to residential and office units and also more expensive due to their size. In addition, occupiers of industrial properties may require such properties to be constructed specifically to cater for their use and operations. These factors may hinder AME REIT's ability to promptly lease out or sell any of the Subject Properties or vary its property investment portfolio in response to changing economic, financial and investment conditions.

Possible change of investment strategies may adversely affect Unitholders' investments in AME REIT.

AME REIT's policies with respect to certain activities, including investments and acquisitions, will be determined by the Manager. The Manager may from time to time decide to change its investment allocation pursuant to the Deed and the Relevant Laws and Requirements. Any possible change in AME REIT's investment strategies may adversely affect Unitholders' investment returns in AME REIT.

The Manager may not be able to successfully implement its investment strategy.

The Manager's ability to successfully implement its investment strategies or expand AME REIT's portfolio will depend on, amongst other factors, its ability to identify suitable investment opportunities that meet its investment criteria and to obtain the necessary funding on favourable terms. There can be no assurance that the Manager will be able to successfully implement its investment strategies on terms favourable to AME REIT and/or within the intended time frame. AME REIT may also face intense competition for investment opportunities identified by the Manager from other property investors, including other REITs and property investment companies. There is no assurance that AME REIT will be able to compete successfully against such entities.

AME REIT is newly established and has no track record.

AME REIT was established on 23 May 2022 and as such, has no operating history. The Pro Forma Statement of Comprehensive Income and Pro Forma Statement of Financial Position have been prepared for illustrative purposes and set out in Section 4 of this Prospectus. Please refer to Section 5.3.3 of this Prospectus for the risks that the Pro Forma Statement of Comprehensive Income and Pro Forma Statement of Financial Position may not reflect actual results and actual financial position of AME REIT.

Potential conflict of interest between AME REIT, the Manager and the Sponsor

The Manager is wholly-owned by the Sponsor. The Manager is also the management company of AME REIT. The Sponsor will be the single largest Unitholder of AME REIT via its subsidiary following the completion of the Offering. The properties developed, managed and/or sold by the subsidiaries of the Sponsor and the investment properties held by the Sponsor via its subsidiaries may directly compete with the Subject Properties for tenants and cause downward pressure on the demand for Subject Properties and their rental rates.

Certain directors of the Manager (Lee Chai and Lee Sai Boon and their alternates) sit on the board of directors of the Sponsor. Lee Chai and Lee Sai Boon are executive directors of both the Manager and the Sponsor. As a result, the strategies and activities of AME REIT may be influenced by the overall interests of the Sponsor. There can be no assurance that conflicts of interest may not arise among AME REIT, the Manager and the Sponsor in the future in respect of the Directors' involvements in the operations, policies and other business affairs of both AME REIT and the Sponsor. Further, although Lee Chai and Lee Sai Boon will not receive any salary in respect of their executive functions in the Manager (as their executive roles in the Manager are merely an extension and incidental to their roles in the Sponsor Group), and while this reflects a strong alignment of interest of the Sponsor Group in AME REIT, there is a risk of loss of such support in the interaction and business continuity with tenants if there is a substantial reduction of the Sponsor's interest in AME REIT or similarly a substantial reduction in these directors' direct holdings in AME REIT subsequent to the ROFS, in the future.

Potential conflicts of interest relating to the acquisition of properties from the Sponsor and rental of properties to the Sponsor

Pursuant to the ROFR, the Manager may in the future recommend that AME REIT acquire additional properties from the Sponsor and/or its subsidiaries. In such cases, the Manager is required to obtain valuations from independent property valuers and comply with all other applicable requirements applicable to such transactions pursuant to the REIT Guidelines. There can be no assurance that the negotiations with respect to such properties related to the sale and purchase of such properties (in particular, the representations, warranties and/or indemnities agreed) will not be adverse to AME REIT.

INFORMATION SUMMARY (Cont'd)

I Stay, the 70% owned subsidiary of the Sponsor, is the dormitory management arm of the Sponsor. The rental income contribution by I Stay for the Dormitories is approximately 20.4% of Total Revenue for the FYE 2022. This represents a significant portion of AME REIT's Total Revenue before taking into account the commencement of rental for Plot 13 Dorm Indahpura with effect from 15 July 2022. Based on the Pro Forma Gross Rental Income, the Dormitories contributed 27.3% of the total rental income of the Subject Properties.

Any potential conflict of interest between AME REIT and the Sponsor may have a negative effect on AME REIT's financial condition. However, the REIT Guidelines provide that any related party transaction must be made on terms which are the best available for a REIT and which are no less favourable to that REIT than an arm's length transaction between independent parties.

The Sponsor has granted a ROFR which will be effective for a period of 5 years from the date of Listing. The ROFR may be renewed for another 5 years subject to mutual agreement and provided that the Manager remains as the management company of AME REIT; the Sponsor holds direct and/or indirect interest of 50% or more in the Manager; the Sponsor holds direct and/or indirect interest of 20% or more in AME REIT; and AME REIT remains listed on Bursa Securities.

Upon the expiry of the initial period of 5 years, the ROFR granted by the Sponsor may not necessarily be renewed. Furthermore, the ROFR may be terminated in the event the aforementioned conditions are not met. The non-renewal or termination may result in a reduced pool of ready assets available for AME REIT's consideration for acquisition of properties.

Further details on the ways the Manager mitigate potential conflict of interest can be found in Section 12.4.2 of this Prospectus.

Failure to reduce the Shariah non-compliant rental to the permitted threshold

The computed Shariah non-compliant rental from the Subject Properties is 0.01% of the total rental income based on the FYE 2022 and less than 0.01% of the total rental income based on the Pro Forma Gross Rental Income. As the Manager does not have control over the tenants' business composition of the Subject Properties, there is no certainty that the Shariah non-compliant rental will be below the permitted threshold of less than 5% of AME REIT's total turnover by the end of the 10th financial year after the Listing. The Manager may mitigate this risk by scrutinising the principal business of AME REIT's future tenants to ensure that they are Shariah compliant prior to entering into an agreement and seek certain warranties from their tenants as to the nature of their activities, however, there is no certainty that the tenants will not knowingly or inadvertently diverge into Shariah non-compliant business activities in the future.

If the Shariah non-compliant rental by the end of the 10th financial year after Listing exceeds the permitted threshold of less than 5% at any given time, the Manager will be required to channel the rental revenue obtained from such tenants in excess of the permitted threshold of less than 5% to *baitulmal* and/or charitable bodies as advised by the Shariah Adviser, and the Shariah non-compliant rental cannot be distributed to the Unitholders.

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INFORMATION SUMMARY (Cont'd)

(L) FEES AND CHARGES

There are fees and charges involved and investors are advised to consider them before investing in AME REIT.

The following is a summary of the amount of certain fees and charges payable by the Unitholders in connection with the purchase, sale and holding of their investments in AME REIT or trading of the Units (so long as the Units are listed):

<u>Payable by the Unitholders directly</u>	<u>Amount payable</u>
(a) Bursa Securities clearing fee	0.03% of the transaction value, subject to a maximum of RM1,000.00 per transaction.
(b) Brokerage	A percentage of the transaction value prescribed by or negotiated with the ADAs, subject to a minimum of RM40.00 per transaction save for (i) online routed retail transactions, (ii) transactions executed in less than a board lot and (iii) transactions paid with cash upfront, for which the minimum brokerage fees are fully negotiable.
(c) Stamp duty	RM1.00 for every RM1,000.00 or fractional part of the transaction value, subject to a maximum of RM200.00 per transaction.

The above rates may be subject to changes by the relevant parties. Further information on the charges you may incur from the trading of Units on Bursa Securities may be found on Bursa Securities' website at www.bursamalaysia.com.

The following is a summary of certain fees and charges payable by AME REIT in connection with the establishment and on-going management and operation of AME REIT.

<u>Payable by AME REIT</u>	<u>Amount payable</u>
(a) Management Fees (payable to the Manager)	<p>The Manager may elect to receive the Management Fees in cash or new Units or a combination of cash and new Units (as it may in its sole discretion determine). The Manager is entitled under the Deed to the following Management Fees (exclusive of service tax, if any):</p> <p>(i) Base Fee</p> <p>Up to 1.0% per annum of the Total Asset Value of AME REIT (excluding cash and bank balances which are held in non-interest / non-profit bearing accounts) in the relevant financial year.</p> <p>The Manager intends to charge a base fee of 0.3% per annum of the Total Asset Value of AME REIT (excluding cash and bank balances which are held in non-interest / non-profit bearing accounts) for the Forecast Year 2023.</p>

Payable by AME REIT

Amount payable

For avoidance of doubt, where an investment is held through one or more SPV, the Total Asset Value shall include the value of all the assets of the relevant SPV, prorated, if applicable, to the proportion of AME REIT's interest in the said SPV.

(ii) Performance Fee⁽¹⁾

Up to 5.0% per annum of the NPI.

Note:

(1) Performance fees have been included in the fees chargeable by managers of 7 out of 8 REITs listed in Malaysia since 2010. The 3 REITs quoted by the Independent Market Researcher as set out in Appendix B, namely Axis REIT, Atrium REIT and Al-Salam REIT, which have investment in industrial properties of more than 10% of their respective total investment portfolio, do not charge any performance fee. It should be noted that Axis REIT and Atrium REIT were listed before 2010.

(iii) Acquisition Fee

1.0% of the acquisition price of each of the following as is applicable (subject to there being no double-counting):

- (a) in relation to an acquisition (whether directly or indirectly through the Trustee or one or more SPVs of AME REIT) of any Real Estate, the transaction value of any Real Estate purchased by AME REIT or its SPV (pro-rated, if applicable, to the proportion of AME REIT's interest); or
- (b) in relation to an acquisition (whether directly or indirectly through one or more SPVs of AME REIT) of any SPV or holding entities which holds Real Estate, the underlying value of any Real Estate (pro-rated, if applicable, to the proportion of AME REIT's interest).

For the avoidance of doubt, no Acquisition Fee is payable with respect to the acquisition of the Subject Properties in connection with the Listing but Acquisition Fee is payable with respect to all other transactions (including related party transactions and non-related party transactions and acquisitions from AME Group).

INFORMATION SUMMARY (Cont'd)

Payable by AME REIT	Amount payable
	<p>(iv) Divestment Fee</p> <p>0.5% the disposal price of each of the following as is applicable (subject to there being no double-counting):</p> <ul style="list-style-type: none">(a) in relation to a disposal (whether directly or indirectly through the Trustee or one or more SPVs of AME REIT) of any Real Estate, the transaction value of any Real Estate disposed by AME REIT or its SPV (pro-rated, if applicable, to the proportion of AME REIT's interest); or(b) in relation to a disposal (whether directly or indirectly through one or more SPVs of AME REIT) of any SPV or holding entities which holds Real Estate, the underlying value of any Real Estate (pro-rated, if applicable, to the proportion of AME REIT's interest). <p>For the avoidance of doubt, the Divestment Fee is payable with respect to all other transactions (including related party transactions and non-related party transactions and divestments to AME Group), as well as for compulsory acquisitions.</p>
(b) Trustee's fee (payable to the Trustee)	AME REIT will pay the Trustee RM15,000.00 as a one-time appointment fee and an annual trusteeship fee of 0.03% per annum of the NAV of AME REIT. Other than this, there will be no payment due to the Trustee by way of remuneration for its services upon the subscription for or sale of a Unit and upon any distributions of income and capital or otherwise under the Deed.
(c) Property management fee (payable to the Property Manager)	The Property Manager is entitled to receive RM20,000.00 (excluding any applicable tax) per month (equivalent to RM240,000.00 (excluding any applicable tax) per annum) for the management and operation of the Subject Properties. In addition, the Property Manager is also entitled to full reimbursement of costs and expenses properly incurred in the operation, maintenance and management of the Subject Properties, including fees and reimbursements for similar permissible expenses payable to its services provider(s).

INFORMATION SUMMARY (Cont'd)

Payable by AME REIT	Amount payable
(d) Other REIT expenses	These include: <ul style="list-style-type: none">(a) auditor's fee;(b) valuation fee;(c) Shariah advisory fees;(d) reporting fees;(e) financing costs;(f) annual listing fee;(g) tax consultant's fee;(h) other professional fees;(i) printing, posting and general expenses that are directly related to and necessary for the administration of AME REIT; and(j) all other expenses related to AME REIT as provided for in the Deed.

For the avoidance of doubt, any rebates and soft commissions shall be paid in accordance with the REIT Guidelines. For further details of the fees and charges, please refer to Section 3.11 "Brokerage, Commissions and Other Fees and Charges", Section 6.6 "Management Fees", Section 8.5 "Trustee's Fee" and Section 10.5 "Property Management Fee" of this Prospectus.

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1. DETAILED INFORMATION ON AME REIT

1.1 OVERVIEW OF AME REIT

Investment Policy

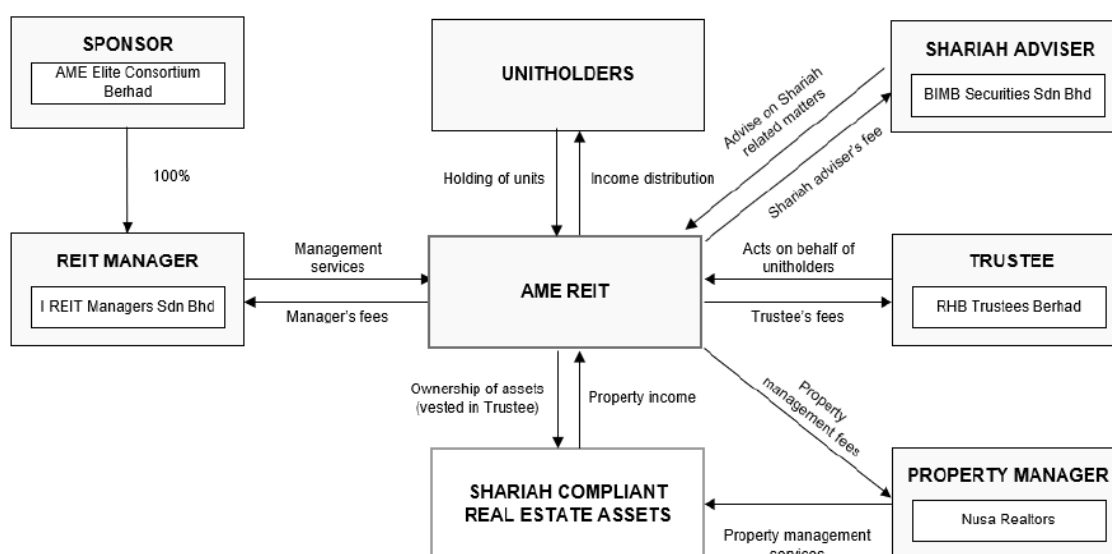
AME REIT is an Islamic REIT established with the principal investment policy of investing, directly and indirectly, in a Shariah-compliant portfolio of income producing Real Estate used primarily for industrial and industrial-related purposes in Malaysia and overseas. The current focus of AME REIT is on Real Estate in Malaysia and overseas investment has not been determined. AME REIT may also invest in other investments as permissible in the REIT Guidelines or as otherwise permitted by the SC. Any material change to the investment policy of AME REIT must be approved by the Unitholders by way of a resolution of not less than two-thirds of the votes given on poll at a Unitholders' meeting duly convened and held in accordance with the Deed.

Investment Objective

The Manager's key objective is to provide Unitholders with a stable and growing distribution of income and to achieve long-term growth in the NAV per Unit.

1.2 STRUCTURE OF AME REIT

The following diagram illustrates the structure of AME REIT and indicates the relationship between AME REIT, the Manager, the Trustee, the Property Manager, the Shariah Adviser and the Unitholders.



1.3 STRATEGIES

For the first 5 years after the listing of AME REIT, the Manager intends to achieve the investment objectives through the implementation of the following strategies:

- (i) **Acquisition growth strategy** – The Manager will leverage on AME Group's future property development projects as well as third party properties to source for and acquire properties within Malaysia⁽¹⁾ that fit within AME REIT's investment strategy to generate stable cash flows and potential for long-term income and capital growth;
- (ii) **Proactive asset management strategy** – The Manager will seek to optimise and maintain high occupancy rates, achieve stable rental growth and maximise investment returns; and
- (iii) **Capital and risk management strategy** – The Manager intends to optimise AME REIT's capital structure and cost of capital within the financing limits set out in the REIT Guidelines and intends to use a combination of Islamic financing and equity financing to fund future acquisitions and capital expenditure.

1. DETAILED INFORMATION ON AME REIT (Cont'd)

Note:

- (1) *The CEO is also mandated to source properties situated outside of Johor, with specific focus on the central and northern regions of Peninsular Malaysia as set out in Section 2.2.6.1.*

The Manager acknowledges the importance of ESG impact when developing business strategies of AME REIT. As such, the Manager and its Board is committed to adhere to good sustainability practices as further described in Section 6.15 of this Prospectus.

1.3.1 Acquisition growth strategy

Whilst AME REIT will have an initial portfolio immediately upon Listing, the Manager, on behalf of AME REIT, will leverage on AME Group's future property development projects as well as third party properties to pursue opportunities for acquisitions of assets within Malaysia⁽¹⁾ that fit within AME REIT's investment strategy to generate stable cash flows and potential for long-term income and capital growth.

In evaluating future acquisition opportunities, the Manager will be sourcing for properties that will be beneficial for AME REIT by undertaking acquisitions of assets that are potentially yield accretive and with potential for improvement, such that the Unitholders are able to enjoy enhanced the DPU and potential capital gains in future if such acquisition opportunities are realised.

The Manager will also seek to enhance diversification of the portfolio by location and tenant profile to maintain an optimal mix of quality properties and tenants in AME REIT's portfolio.

Note:

- (1) *The CEO is also mandated to source properties situated outside of Johor, with specific focus on the central and northern regions of Peninsular Malaysia as set out in Section 2.2.6.1.*

(i) Investment Criteria

In evaluating acquisition opportunities for AME REIT from third parties and AME Group, the Manager will consider the following key investment criteria:

- (a) **Yield accretion** – the Manager will seek to acquire potentially yield accretive income-producing properties that will enhance the distribution and yield to Unitholders as well as bring potential growth to AME REIT.
- (b) **Quality of existing tenants** – the Manager will seek out tenanted properties with tenants that have good financial standing and credit quality to maximise tenant retention rate and minimise rental delinquency and turnover. A key consideration will be the impact of an acquisition on AME REIT's overall tenant portfolio and tenancy expiry profile.
- (c) **Location** – Properties should be located in prime locations and the Manager will evaluate properties in terms of accessibility and proximity to major roads and public transportation, the immediate and surrounding catchment areas and competition.
- (d) **Capital appreciation** – The management will seek to acquire quality Real Estate with potential for market value appreciation.
- (e) **Value adding opportunities and asset enhancement potential** – The Manager will seek to acquire properties with potential opportunities to increase rental rates, occupancy rates and enhance value through proactive property management, including but not limited to, asset enhancement initiatives, renovations or refurbishments.

1. DETAILED INFORMATION ON AME REIT (Cont'd)

- (f) **Building design and specifications** – Potential properties for acquisition should have good quality specifications which are in compliance with building and zoning regulations. At the same time, the design should, as much as possible, be versatile such that it would appeal to as many potential tenants as possible. The age and condition of the building will also be considered, taking into account any assessment, if necessary, by independent experts relating to repairs, maintenance and capital expenditure requirements in the short to medium-term.

Any acquisitions of future properties will be made in compliance with the Deed, the REIT Guidelines and any other Relevant Laws and Requirements, taking into consideration the current maximum permissible debt level of 50.0% of the Total Asset Value of AME REIT at the time any financing is incurred.

(ii) Acquisition Opportunities from AME Group

After the Listing, the Manager will leverage on AME Group's pipeline of property development projects to source for high quality industrial properties, dormitories and warehouses.

In terms of on-going industrial property projects by AME Group, as at the LPD, there are still ongoing property developments by AME Group. Further, AME Group is actively pursuing land banking to further expand its portfolio of industrial park development projects going forward, for example:

- (a) on 30 December 2020, 2 of AME's wholly-owned subsidiaries had entered into 2 conditional sales and purchase agreements with UEM Land Berhad and Nusajaya Heights Sdn Bhd to acquire a total of 72 plots of freehold industrial land measuring 169.8 acres in total in SiLC to be developed into AME Group's fourth managed industrial park, i-TechValley in SiLC, for which conditions precedent have been fulfilled for the acquisition of 57 plots out of the total 72 plots as at the LPD. AME Group soft launched i-TechValley in SiLC in March 2022.
- (b) AME Group is actively seeking opportunities to develop industrial parks in other areas of Peninsular Malaysia, with focus on the central and northern regions.

For a period of 5 years from Listing, AME REIT will have access to future acquisition opportunities of any industrial property or dormitory with leasing or tenancy arrangement from AME and its wholly-owned subsidiaries as well as Ipark Development, subject to certain conditions. The ROFR is expected to increase the pipeline of assets for AME REIT. Further details of the ROFR are set out in Section 15.4 of this Prospectus.

As at the LPD, the Manager has identified the following properties belonging to AME Group as potential pipeline to be acquired by AME REIT within 12 months from the Listing Date:

Development Project	Potential Pipeline	Estimated GFA (sq ft)	Targeted Lease Commencement Date	Expected Lease Term
i-Park @ SAC	Plot 43	56,814.44	Q3 2022	Fixed 10 Years
i-Park @ Indahpura	(i) Plot 15	101,764.26	Q3 2022	Fixed 10 Years
	(ii) Plot 16	98,249.38	Q3 2023	Fixed 10 Years

1. DETAILED INFORMATION ON AME REIT (Cont'd)

(iii) Participation in Property Development

Subject to compliance with the REIT Guidelines in relation to the maximum level of permitted investments in property development, the Manager may eventually explore investing in development land and undertaking industrial property development activities for the purpose of leasing such completed properties, if suitable opportunities arise.

In undertaking such activities, the Manager may avail itself of AME Group's expertise and integrated services in designing and constructing high quality, functional industrial properties and warehouses.

AME REIT will undertake property development activities as and when there are viable opportunities although the Manager's initial intention after Listing is for AME REIT to be focused on property investment and property leasing activities.

1.3.2 Proactive Asset Management Strategy

The Manager will seek organic growth of its property portfolio, by working closely with the Property Manager, to optimise and maintain high occupancy rates, achieve stable rental growth and maximise investment returns.

To achieve this, the Manager will focus on:

(i) Proactive Asset Management

The Manager will actively seek to enhance the value of its property portfolio through, among others:

- (a) regular review of rental rates against market rates for possible upward adjustments, in accordance with the provisions of the lease agreements;
- (b) prioritising the incorporation of contractual periodic rental step-up provisions during lease agreement negotiations to secure positive rental reversion as an additional source of income growth;
- (c) regular review of the market value of the properties to identify capital appreciation and opportunities for disposal to realise capital gains;
- (d) carry out regular checks on the properties for defects or damages and to ensure that tenants fulfill their obligations to preserve the quality of the properties;
- (e) ensure maintenance and repairs are carried out in a timely manner, without affecting the tenants' operations;
- (f) active monitoring of tenant viability and tenants' rental arrears as well as conducting due diligence on prospective tenants to minimise the risk of late payments and rental defaults;
- (g) regular review of the portfolio to ensure the properties are in-line with current and future industrial trends and requirements to ensure their relevance; and
- (h) identifying and undertaking asset enhancement initiatives to improve the marketability of the properties and maximise rental potential, based on assessments of the feasibility and profitability of such enhancement initiatives.

1. DETAILED INFORMATION ON AME REIT (Cont'd)

(ii) Maximising Tenant Retention and Minimising Vacancies

The Manager will work together with the Property Manager to maintain high retention rates and minimising vacancy periods as well as expenses for the sourcing of new tenants through the following initiatives:

- (a) cultivating a tenant orientated culture to develop close relationships by regularly engaging with tenants, with an emphasis on understanding and actively addressing tenants' requirements;
- (b) actively seeking and responding to tenants' feedback and enquiries in an expedient and efficient manner, including the provision of repair and maintenance works;
- (c) conducting regular maintenance and/ or improvements to the properties to maintain tenant satisfaction;
- (d) identifying expansion needs of existing tenants and satisfying such needs where possible;
- (e) early engagement in renewal negotiations with tenants whose leases are approaching expiry to minimise vacancy rates; and
- (f) collaborating with real estate agents to pro-actively seek new tenants, should the need arise, before existing tenancies expire.

(iii) Budgetary Controls

The Manager will seek to maximise returns to Unitholders through, among others:

- (a) regularly exploring opportunities to minimise operating expenses through improved operational efficiencies without compromising on the quality of services and facilities provided;
- (b) actively adjusting property management costs and other outgoings based on competitive market benchmarks;
- (c) preparing comprehensive annual budgets, which will be complemented by monthly reviews to detect any deviation; and
- (d) implementing stringent cost control management systems and strictly adhering to the budgetary plans and strategies.

1.3.3 Capital and Risk Management Strategy

The Manager aims to optimise AME REIT's capital structure and cost of capital within the financing limits set out in the REIT Guidelines and intends to use a combination of Islamic financing and equity financing to fund future acquisitions and capital expenditure, determined based on the following strategies:

- (i) securing the most favourable terms of funding while maintaining an appropriate gearing level;
- (ii) maintaining a reasonable level of financing service capability by ensuring that cash inflows from tenants match the outflows arising from financial obligations;
- (iii) diversifying sources of debt funding and actively managing the range of financing maturities to reduce refinancing risks and optimise the cost of capital;
- (iv) proactively managing risks associated with refinancing and changes in financing rates; and

1. DETAILED INFORMATION ON AME REIT (Cont'd)

- (v) where appropriate, implementing hedging strategies to minimise any exposure arising from adverse market financing rates and foreign exchange fluctuations.

1.3.4 Permissible Investments and Investment Limits

The permissible investments of AME REIT are as follows:

- (i) Real Estate;
- (ii) Non-Real Estate Assets;
- (iii) cash, Islamic deposits and Islamic money market instruments; and
- (iv) any other investment not specified in (i) to (iii) above but specified as a permissible investment in the REIT Guidelines or as otherwise permitted by the SC.

AME REIT's investments are subject to the following investment limits as prescribed in the REIT Guidelines:

- (i) at least 75.0% of AME REIT's Total Asset Value must be invested in Real Estate that generates recurrent rental income at all times;
- (ii) the aggregate investments in property development activities (Property Development Costs) and Real Estate under construction must not exceed 15.0% of the Total Asset Value of AME REIT; and
- (iii) investments in Non-Real Estate Assets are subject to the following investment limits:
 - (a) the Shariah-compliant securities must be traded in or under the rules of an eligible market, except for unlisted sukuk;
 - (b) the value of AME REIT's investments in Shariah-compliant securities issued by any single issuer must not exceed 5.0% of AME REIT's Total Asset Value;
 - (c) the value of AME REIT's investments in Shariah-compliant securities issued by any group of companies must not exceed 10.0% of AME REIT's Total Asset Value; and
 - (d) AME REIT's investments in any class of Shariah-compliant securities must not exceed 10.0% of the securities issued by any single issuer; or

such other limits and investments as may be permitted by the SC or the REIT Guidelines.

1.4 INVESTORS' PROFILE

AME REIT may appeal to an investor with long-term investment objectives who seeks regular and stable income distribution and long-term capital appreciation, and who understands the risks related to the real estate industry and REITs.

1.5 PERFORMANCE BENCHMARK

The following performance indicators can be considered in reviewing the performance of AME REIT:

(i) Distribution Yield

The ratio of the distribution paid to Unitholders from AME REIT's Distributable Income to the market price of the Units.

(ii) NAV

NAV represents the Total Asset Value less all of AME REIT's liabilities and obligations.

1. DETAILED INFORMATION ON AME REIT (Cont'd)

(iii) Total Return

The change in market price of the Units over a period of time plus any distributions received during the relevant period.

The performance indicators will be used to benchmark AME REIT against its peers as well as against its own historical performance, where applicable.

1.6 DISTRIBUTION POLICY

The Deed provides that the Manager shall, with the approval of the Trustee, for each distribution period, distribute all or such other percentage as determined by the Manager at its absolute discretion, of AME REIT's Distributable Income. It is the intention of the Manager to distribute at least 90.0% of AME REIT's Distributable Income on a quarterly basis or such other intervals as the Manager may determine at its absolute discretion.

Quarterly basis refers to each consecutive 3-month period commencing on and ending on the following dates (all dates inclusive) in each financial year during the continuance of AME REIT or such other interval as the Manager may determine in accordance with the Deed:

- (i) 1 April to 30 June;
- (ii) 1 July to 30 September;
- (iii) 1 October to 31 December; and
- (iv) 1 January to 31 March.

The actual proportion of Distributable Income to be distributed to Unitholders beyond the FYE 2023, which shall be at the absolute discretion of the Manager, may be greater than 90.0% of AME REIT's Distributable Income to the extent that the Manager believes is appropriate, having regard to AME REIT's funding requirements, other capital management considerations and the availability of funds. Distributions, when made in the form of cash, will be in Ringgit Malaysia.

For the period from the Listing Date to 31 March 2023, AME REIT will distribute 100.0% of its Distributable Income. If the Listing Date happens on or before 30 September 2022, the first distribution, which will be in respect of the period from the Listing Date to 31 December 2022, being the first full financial quarter after 30 September 2022 will be paid by the Manager within 2 months from 31 December 2022.

1.7 VALUATION POLICY

Independent professional valuation will be obtained at least once every financial year in accordance with the REIT Guidelines or such other shorter interval as the Manager deems necessary and these valuations will be conducted on the bases and methods which are in accordance with the Asset Valuation Guidelines. The Manager has engaged the Independent Property Valuer to carry out valuation of the Subject Properties as at 2 August 2021 and subsequent valuation as at 7 February 2022.

The Manager has yet to decide on the exact date for the next valuation for the Subject Properties, but in any event, such valuation will be carried out on or before 31 March 2023 in accordance with AME REIT's valuation policy.

Please refer to the Valuation Certificate set out in Appendix A "Valuation Certificates" of this Prospectus, which is to be read together with the full valuation reports for the Subject Properties. Copies of the full valuation reports will be available for inspection at the registered office of the Manager for a period of 12 months from the date of this Prospectus.

1. DETAILED INFORMATION ON AME REIT (Cont'd)

1.8 FINANCING LIMITATIONS AND GEARING POLICY





AME REIT may obtain financing up to 50.0% of the Total Asset Value of AME REIT at the time the financing is incurred (or such other limit permitted by the REIT Guidelines from time to time).

Upon Listing, based on AME REIT's Pro Forma Statement of Financial Position, AME REIT will have a total indebtedness of approximately RM46.5 million representing approximately 8.1% of its estimated Total Asset Value of RM574.5 million.

Further details of AME REIT's financing are set out in Section 3.9 "REIT Financing" of this Prospectus.

1.9 INTELLECTUAL PROPERTY

AME REIT does not own any registered intellectual property rights. The Trustee and the Manager have been granted non-exclusive and non-transferable licences to use the following registered trademarks by the Registered Trademark Owner as set out below:

Trademark	Registered Trademark Owner
	AME Integrated Sdn Bhd
	AME Integrated Sdn Bhd
	AME Integrated Sdn Bhd
	AME Integrated Sdn Bhd

On 23 June 2022, the Trustee and the Manager have entered into the Trademark Licensing Agreement with the Registered Trademark Owner. Pursuant to the terms of the Trademark Licensing Agreement, the Registered Trademark Owner has the option to require the Trustee and/or Manager to remove the relevant registered trademarks as set out in the said agreement from any of the Subject Properties upon the occurrence of any of the following events:

- (i) the Manager ceasing to be a subsidiary of the Sponsor;
- (ii) the Manager ceasing to be the management company of AME REIT;
- (iii) the Sponsor ceasing to hold direct and/or indirect interest of more than 50.0% of the total issued Units; or
- (iv) the Registered Trademark Owner ceases to hold the title and right to the registered trademarks.

1. DETAILED INFORMATION ON AME REIT (Cont'd)

1.10 SHARIAH INVESTMENT GUIDELINES

At all times, AME REIT shall only invest in Shariah-compliant assets and instruments as advised by the Shariah Adviser based on the REIT Guidelines and Shariah rulings of the SACSC.

To ensure compliance with the relevant Shariah Requirements, listed below are the Shariah Investment Guidelines for AME REIT to which the Manager has to strictly adhere on a continuous basis. These guidelines cover investments as well as operational and administrative matters in relation to Shariah.

1.10.1 Investments in Real Estate

- (i) AME REIT may invest in any real estate having tenants with either fully Shariah-compliant activities or some of the tenants with either mixed or Shariah non-compliant activities, provided always that the percentage of rental received from all Shariah non-compliant activities is within the permitted threshold of less than 20% of the total turnover upon initial listing; and less than 5% of the total turnover by the end of the 10th financial year post listing and beyond.
- (ii) Notwithstanding the above, AME REIT must not invest in a real estate where all the tenants carry out fully Shariah non-compliant activities, even if the percentage of the Shariah non-compliant rental is less than the prevailing permitted threshold.
- (iii) The Shariah non-compliant activities are as follows:
 - (a) conventional banking and lending;
 - (b) conventional insurance;
 - (c) gambling;
 - (d) liquor and liquor-related activities;
 - (e) pork and pork-related activities;
 - (f) non-halal food and beverages;
 - (g) tobacco and tobacco-related activities;
 - (h) stockbroking or share trading in Shariah non-compliant securities;
 - (i) Shariah non-compliant entertainment; and
 - (j) other activities deemed non-compliant according to Shariah principles as determined by the SACSC or the Shariah Adviser, in cases where no specific ruling is made by the SACSC.
- (iv) The calculation for Shariah non-compliant rental from a tenant conducting mixed business activities, shall be based on the percentage of area occupied for Shariah non-compliant activities over the total area occupied by the tenant. Nevertheless, the Shariah Adviser may, if necessary, apply *Ijtihad* (intellectual reasoning) in making decision for activities that do not involve the usage of space such as service-based activities.
- (v) AME REIT may accept new tenants at its existing property and renew tenancy agreements of existing tenants provided that the percentage of Shariah non-compliant rental (if any) after such exercise complies with the prevailing permitted threshold. Prior to the end of AME REIT's 10th financial year after Listing, the permitted threshold of the Shariah non-compliant rental after such on-boarding of new tenants and renewal of existing tenants shall be less than 20%. By the end of the 10th financial year after Listing, AME REIT must reduce the Shariah non-compliant rental to less than 5%. After the end of the 10th financial year post Listing and beyond, AME REIT may accept new tenants and renew tenancy agreements of existing tenants whose business activities are Shariah non-compliant provided that the percentage of Shariah non-compliant rental after such acceptance of new tenants and renewal of existing tenants is less than 5%. Prior to such on-boarding of new tenants, the Manager shall conduct an initial assessment on the expected percentage of Shariah non-compliant rental to be received from the new tenants. In case of any ambiguity in the business activities of the new tenants, the

1. DETAILED INFORMATION ON AME REIT (Cont'd)

Manager shall seek Shariah Adviser's opinion to determine the Shariah status of the rental income to be received from the new tenants.

- (vi) AME REIT may acquire a real estate with existing tenants provided that the percentage of its Shariah non-compliant rental after such acquisition is less than the prevailing permitted threshold. Prior to AME REIT reaching the end of its 10th financial year after Listing, the permitted threshold is less than the 20%. By the end of the 10th financial year after Listing, AME REIT must reduce the Shariah non-compliant rental to less than 5%. After the end of the 10th financial year post Listing and beyond, the permitted threshold shall be less than the 5%. Prior to such an acquisition of real estate, the Manager shall submit the proposed acquisition factsheet to the Shariah Adviser for confirmation on the Shariah compliance status of the tenants. The factsheet shall consist of information on the acquisition, the details on the business activities of the tenants, the net lettable and actual rental areas, as well as the rental income to be received from the existing tenants of the real estate to be acquired.
- (vii) In the event of Shariah non-compliance due to failure to reduce the Shariah non-compliant rental to less than 5% of the total turnover by the end of the 10th financial year post Listing and beyond, the excess amount of the Shariah non-compliant rental must be channelled to *baitulmal* and/or charitable bodies as advised by the Shariah Adviser. It is advised that the excess amount must be channelled within 1 year from the end of each financial year for as long as AME REIT is unable to comply with the Shariah non-compliant rental requirement of less than 5% of the total turnover by the end of the 10th financial year post Listing and beyond.

Please refer to Section 3.1 of the Appendix F "Shariah Pronouncement" and Section 5.2.13 of this Prospectus for further details of the Shariah non-compliant rental information of the Subject Properties.

1.10.2 Takaful

- (i) AME REIT is required to use takaful coverage to cover all of its real estates. In the event that takaful coverage is unavailable or is not commercially viable, AME REIT may then use the conventional insurance subject to prior approval by the Shariah Adviser.
- (ii) Notwithstanding the above, if a real estate is already covered under an existing insurance policy, the said conventional insurance policy may be used until its expiry. Once the conventional insurance policy expires, the real estate shall be covered by takaful unless such coverage is unavailable or is not commercially viable subject to prior approval by Shariah Adviser.

1.10.3 Usage of Islamic Derivatives

AME REIT shall only use Islamic derivatives for the purpose of hedging of its risk exposures. However, if Islamic derivatives are unavailable or are not commercially viable, AME REIT may then use conventional derivatives subject to prior approval by the Shariah Adviser.

1.10.4 Financing Facilities

- (i) AME REIT shall only use Islamic financing facilities provided by financial institutions or by way of an issuance of sukuk, for the purpose of investment in real estate and for capital expenditure.
- (ii) Any financing facilities obtained or to be obtained by AME REIT must comply with Shariah principles.

1. DETAILED INFORMATION ON AME REIT (Cont'd)

1.10.5 Investments in Non-Real Estate Assets, Cash, Deposits, and Money Market Instruments

AME REIT shall only invest in Islamic non-real estate assets, Islamic deposits and Islamic money market instruments. Any cash placement made with financial institutions shall be based on Shariah principles.

1.10.6 Zakat for AME REIT

AME REIT does not pay zakat on behalf of investors of the REIT, both Muslim individuals and Islamic legal entities. Thus, investors are advised to pay zakat on their own.

1.10.7 Periodic Review by the Shariah Adviser

The Shariah Adviser will review the portfolio of AME REIT on a monthly basis to ensure that its operations and investments comply with Shariah. Upon completion of each review, the Shariah Adviser will deliver its opinion on AME REIT's compliance with Shariah through the issuance of monthly confirmation reports. Further, a report on the Shariah compliance status of AME REIT for the respective financial year will also be prepared to be included in the annual report of the REIT.

The Shariah Adviser confirms that the investment of AME REIT is carried out in accordance with the Shariah Investment Guidelines issued by the Shariah Adviser. For investment in Non-Real Estate Assets, the Shariah Adviser also confirms that the instruments have been classified as Shariah-compliant by the SACSC or the Shariah Advisory Council of BNM. Whilst for instruments which have not been classified as Shariah-compliant by the said relevant authorities, their Shariah status has been reviewed and determined by the Shariah Adviser.

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2. SUBJECT PROPERTIES

2.1 OVERVIEW OF THE SUBJECT PROPERTIES

2.1.1 Overview

AME REIT's initial portfolio will consist of 31 freehold industrial real estate ("**Industrial Properties**") and 3 freehold industrial-related real estate used as workers' dormitories ("**Industrial-Related Properties**" or "**Dormitories**").

All of AME REIT's 34 Subject Properties are located within Iskandar Malaysia. Iskandar Malaysia is an economic hub and driver for the growth of Malaysia's economy, as identified in the Ninth Malaysia Plan. From 2006 to 2020, Iskandar Malaysia has recorded total cumulative investments of RM340.0 billion.

As an economic corridor, the Iskandar Malaysia region has ample transportation infrastructure, including an airport and 3 ports, which provides connectivity, accessibility and logistical convenience for businesses operating within the freehold industrial parks of AME:

- (a) i-Park @ SAC is situated in Senai Airport City, which is about 6 km from Senai International Airport. It is also 3 km from North-South Expressway, 4 km from Senai-Desaru Expressway, 5 km from Malaysia-Singapore Second Link Expressway, 6 km from Senai International Airport and 20 km from Johor Bahru Customs, Immigration and Quarantine Complex ("**CIQ**");
- (b) i-Park @ Indahpura is located about 7 km from Malaysia-Singapore Second Link Expressway, 8 km from North-South Expressway and Senai-Desaru Expressway, 11 km from Senai International Airport and 33 km from the CIQ; and
- (c) i-Park @ SILC and District 6 @ SILC are situated within Iskandar Puteri. i-Park @ SILC is about 4 km from Malaysia-Singapore Second Link Expressway, 18 km from Port of Tanjung Pelepas, 26 km from Senai International Airport, 44 km from Johor Port and 67 km from Singapore Changi Airport. District 6 @ SILC fronts the Pontian Link Expressway and is about 4 km away from Malaysia-Singapore Second Link Expressway.

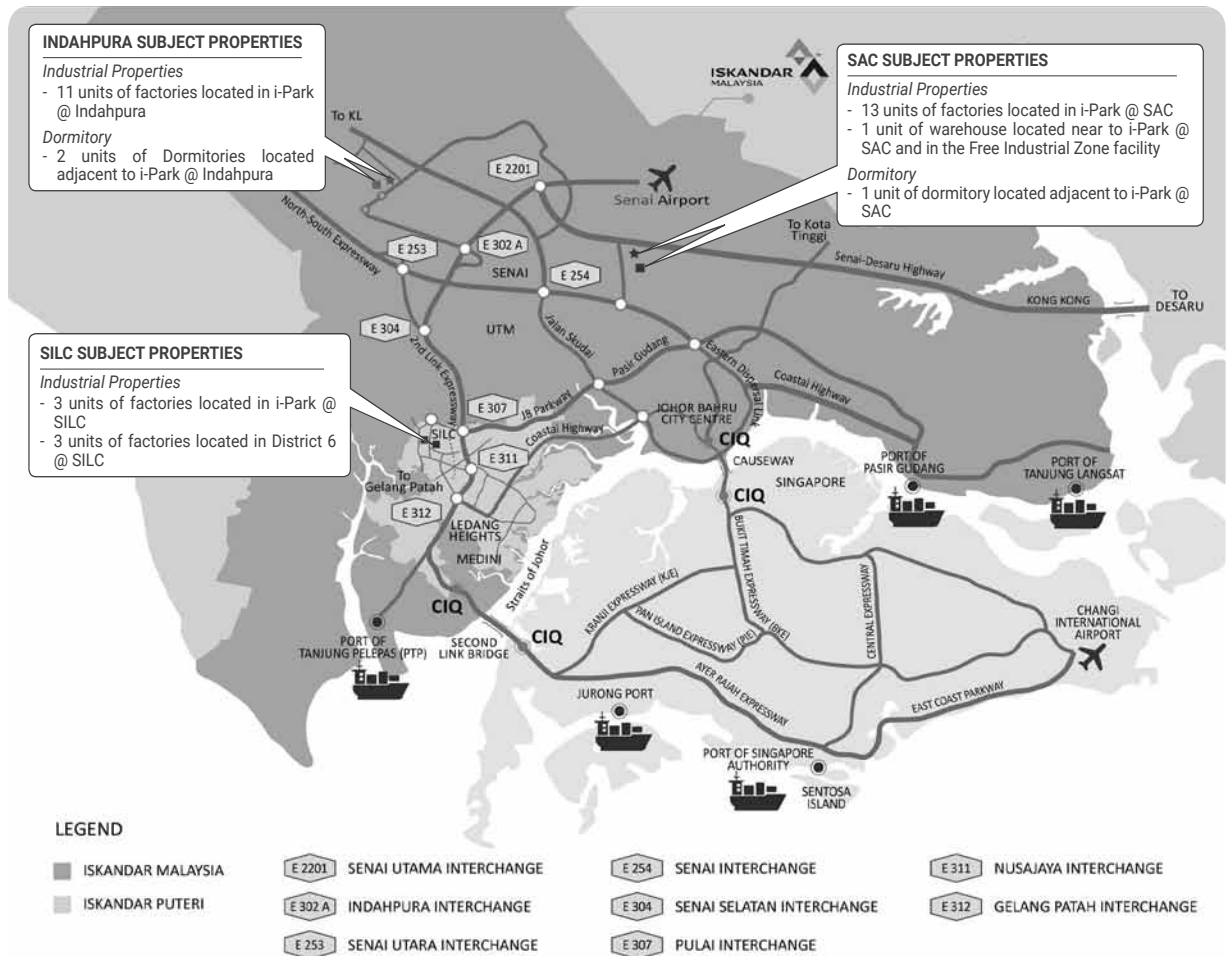
All the 34 Subject Properties were developed by the AME Group as part of their ongoing and completed developments of industrial and industrial-related properties.

Please refer to Section 2.2.1.1 for the details of the development projects of AME Group.

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2. SUBJECT PROPERTIES (Cont'd)

The map below sets out the locations of the Subject Properties:



Source: AME

(a) SAC Subject Properties

The SAC Subject Properties consist of:

- (i) 13 Industrial Properties located in i-Park @ SAC, a managed industrial park developed by Ipark Development, a subsidiary of the Sponsor, with gated and guarded facilities such as vehicle access control system. i-Park @ SAC is part of a 195-acre master development that features a recreational park and other amenities, such as a clubhouse equipped with swimming pool, game courts and a gym in Senai Airport City, Senai, Johor;
- (ii) 1 Industrial Property used as a warehouse located in the Free Industrial Zone facility which is near to i-Park @ SAC; and
- (iii) 1 Industrial-Related Property which is used as workers' dormitory located adjacent to i-Park @ SAC,

collectively referred to as "SAC Subject Properties".

2. SUBJECT PROPERTIES (Cont'd)

The location of the SAC Subject Properties are shown in the map below.



- | | | | |
|--------------------------------|---|--|--------------------------|
| ① Main Entrance / Guardhouse 1 | ⑤ i-Park Privilege Club | ⑨ Futsal Court & Multi-purpose Court | □ i-Park@SAC |
| ② Entrance / Guardhouse 2 | ⑥ Commercial Development | ⑩ Cycling Lane / Pedestrian Walkway | ■ SAC Subject Properties |
| ③ Entrance / Guardhouse 3 | ⑦ Lakeside Recreational Park & Sport Facilities | ⑪ Common Parking Bay | |
| ④ Workers' Dormitory | ⑧ Sand Volleyball Court & Tennis Court | ⑫ Kastam Diraja Malaysia @ Free Zon (Senai Airport City) | |

Source: AME

2. SUBJECT PROPERTIES (Cont'd)

i-Park @ SAC is located in SAC and is next to Senai-Desaru Expressway. It is approximately 5 km from Senai town and 25 km due north-west of Johor Bahru city centre. It is also accessible from Johor Bahru city via Inner Ring Road (Jalan Lingkar Dalam), Jalan Stulang Darat, Eastern Dispersal Link, North-South Expressway, exits at Senai Airport City/Bukit Amber interchange followed by Persiaran SAC. Alternatively, it is accessible from Johor Bahru city centre via Jalan Tun Abdul Razak, Skudai Highway, Senai Highway, Jalan Lapangan Terbang, Jalan Seelong and Persiaran SAC. It is also located about 3 km from the nearest North-South Expressway interchange, 4 km from the nearest Senai-Desaru Expressway interchange, 5 km from the nearest Malaysia-Singapore Second Link Expressway interchange, 6 km from Senai International Airport and 20 km from CIQ. In addition, it is also located close to retail and recreational amenities such as Econsave hypermarket (about 4 km away), Palm Resort Golf & Country Club (about 8 km away), IOI Mall Kulai (about 10 km away), Johor Premium Outlet (about 10 km away) and Aeon Mall Kulaijaya (about 11 km away).

i-Park @ SAC is a managed industrial development with gated and guarded facilities, which is equipped with a multi-tier security system, including 24-hour security control, CCTV surveillance, access cards system, RFID car stickers, and visitor management system. The integrated master plan for i-Park @ SAC and its surroundings, consists of semi-detached and detached industrial factory lots with standard sizes ranging from 12,000 sq ft to 74,000 sq ft and custom-built industrial premises of up to 377,450 sq ft which are for sale and lease, retail shop lots, clubhouse facilities, a linear park with outdoor sports facilities (futsal court, tennis court, sand volley court and multi-purpose court), and workers' dormitory adjacent to it as well as free zone warehouses which are also located near to i-Park @ SAC.

The buildings in i-Park @ SAC are designed according to green building criteria to promote sustainability of the environment and building. The green building concept also includes infrastructure/facilities that are constructed with low carbon footprints that are environmentally responsible and resource-efficient. The buildings are designed to facilitate the occupants to further enhance and install more green features as the green building concept is an ongoing operational effort which includes installation of equipment to enhance sustainability standards by the users. Basic standard features in the factory buildings include rainwater harvesting to improve water efficiency, usage of natural lighting to cut down on electrical consumption, thicker roof insulation to lower ambient factory temperature, building designs to cut down thermal transfer into the building and natural ventilation. More information on the green building features is set out in Section 2.2.2.2 of this Prospectus. The facilities in i-Park @ SAC and its surroundings are also designed and constructed towards a holistic green theme which involves providing sports and recreational facilities to promote healthy living and landscaping that also involves sustainable planting methods. The dormitory facilities adjacent to i-Park @ SAC are designed to provide comfortable living and provide recreational and sport spaces for workers.

i-Park @ SAC and its surroundings has other facilities such as high-speed broadband, natural gas, sports and recreational facilities, clubhouse facilities, cycling lane, pedestrian walkway and landscaping, including a recreational park. In line with the green theme, the park operator conducts regular environmental monitoring for permissible limits of air, water and noise emissions.

i-Park @ SAC has received several awards and accolades since it was launched in 2017, including the 5 Stars Winners for Best Industrial Development Malaysia for 2017-2018 awarded by the Asia Pacific Property Award, Excellence Winner of the Best Industrial Park Development in 2017 in the Starproperty.my Jewels of Johor Awards 2017 and Best Industrial Development (Regional Winner) by the PropertyGuru Asia Property Awards 2020 and Honorary Mention of The Edge – PAM Green Excellence Award 2021 by The Edge Malaysia – Property Excellence Awards (TEPEA) 2021. Please refer to Section 2.2.1.1 for further details of the awards and accolades received.

The Industrial Properties in i-Park @ SAC are designed to suit various light and medium industries such as precision engineering, medical devices manufacturing, logistics, plastic injection molding, packaging, trading, warehouse/storage, electrical and electronics-related manufacturing as well as research and development.

2. SUBJECT PROPERTIES (Cont'd)

The details of the 14 Industrial Properties in or near i-Park @ SAC are as follows:

Plot Name	Description	Approximate age of building as at the LPD	NLA (sq ft)	Occupancy Rate (%)	Appraised Value⁽¹⁾ (RM'000)
Plot 5 SAC	A single storey detached factory with mezzanine office and other ancillary buildings located in i-Park @ SAC currently tenanted to Polycore Optical (Malaysia) Sdn Bhd for the manufacturing and warehousing of ophthalmic lenses and related activities	4 years	31,202	100	8,000
Plot 6 SAC	A single storey detached factory with mezzanine office and other ancillary buildings located in i-Park @ SAC currently leased to Federal Express Services (M) Sdn Bhd for the processing, logistics and parcel distribution and related activities	3 years, 7 months	28,809	100	7,000
Plot 9 SAC	A single storey detached factory with mezzanine office and other ancillary buildings located in i-Park @ SAC currently leased to PPC Moulding Services (Malaysia) Sdn Bhd for the manufacturing of silicone and plastic injection moulded parts, assembling components for the medical device industry and related activities	4 years	31,202	100	8,000
Plot 16 SAC	A single storey detached factory with mezzanine office and other ancillary buildings located in i-Park @ SAC currently tenanted to Mytech & Assembly Sdn Bhd for the manufacturing and assembly of electronic part, plastic and brush making and related activities	3 years, 5 months	58,074	100	14,000
Plot 17 SAC	A single storey detached factory with mezzanine office and other ancillary buildings located in i-Park @ SAC currently tenanted to Mytech & Assembly Sdn Bhd for the manufacturing and assembly of electronic part, plastic and brush making and related activities	3 years, 7 months	58,074	100	14,000

2. SUBJECT PROPERTIES (Cont'd)

Plot Name	Description	Approximate age of building as at the LPD	NLA (sq ft)	Occupancy Rate (%)	Appraised Value⁽¹⁾ (RM'000)
Plot 18 & 19 SAC	A single storey detached factory with mezzanine office and other ancillary buildings located in i-Park @ SAC currently leased to Dyson Manufacturing Sdn Bhd for the manufacturing of technology components and related products	2 years, 10 months	129,275	100	47,000
Plot 1A1 SAC	A single storey detached factory with mezzanine office and other ancillary buildings located in i-Park @ SAC currently leased to Lyreco Office Supplies (Malaysia) Sdn Bhd for the processing and distribution centre of office supplies and workplace products and related activities	3 years, 5 months	71,486	100	17,000
Plot 1B1 SAC	A single storey detached factory with mezzanine office and other ancillary buildings located in i-Park @ SAC currently leased to DHL Express (Malaysia) Sdn Bhd for the processing, logistics cum parcel distribution and related activities	3 years, 1 month	81,969	100	17,000
Plot 1C2 SAC	A single storey detached factory with mezzanine office and other ancillary buildings located in i-Park @ SAC currently leased to AAC Technologies (Malaysia) Sdn Bhd for the manufacturing, research and development of engineering and technology relating to smart phones and related activities	1 year, 5 months	72,177	100	23,000
Plot 20 SAC	A single storey detached factory with mezzanine office and other ancillary buildings located in i-Park @ SAC currently leased to TEK Automotive Malaysia Sdn Bhd for the manufacturing of parts and accessories for motor vehicles and related activities	4 years	58,074	100	14,000

2. SUBJECT PROPERTIES (Cont'd)

Plot Name	Description	Approximate age of building as at the LPD	NLA (sq ft)	Occupancy Rate (%)	Appraised Value ⁽¹⁾ (RM'000)
Plot 21 SAC	A single storey detached factory mezzanine office and other ancillary buildings located in i-Park @ SAC currently tenanted to Weidmuller (Malaysia) Sdn Bhd for the manufacturing of connecting devices, electronic components and enclosures and related activities	3 years	58,074	100	14,000
Plot 30 SAC	A single storey detached factory with mezzanine office and other ancillary buildings located in i-Park @ SAC currently leased to Hochuen Medical Sdn Bhd for the manufacturing and supply of medical and dental instruments and supplies and related activities	1 year, 6 months	31,424	100	8,000
Plot 32 SAC	A single storey detached factory with mezzanine office and other ancillary buildings located in i-Park @ SAC currently leased to a Malaysian subsidiary of a foreign multinational electronics manufacturing services company for the manufacturing of electronics	1 year, 3 months	100,367	100	21,000
FZW SAC	A single storey detached warehouse together with an office annex and other ancillary buildings located in the Free Industrial Zone facility within SAC and currently leased as a warehouse facility to the following: <ul style="list-style-type: none"> (i) Plot A: GWIP Sdn Bhd which is involved in the packaging, assembly, warehousing and related activities; (ii) Plot B: Agility Logistics Sdn Bhd which is involved in the warehousing and related activities; and (iii) Plot C: GN Resound Malaysia Sdn Bhd which is involved in the distribution and packaging of medical devices. 	1 year, 11 months	129,818	100	38,000

2. SUBJECT PROPERTIES (Cont'd)

Note:

- (1) The market value of the Subject Properties were appraised by the Independent Property Valuer as at the valuation date of 2 August 2021 and subsequently on 7 February 2022.

The details of the Industrial-Related Property adjacent to i-Park @ SAC is as follows:

Plot Name	Description	Approximate age of building as at the LPD	Bed Capacity (No. of beds)	Occupancy Rate (%)	Appraised Value⁽¹⁾ (RM'000)
SAC Dorm	5 blocks of 5-storey walk-up workers' dormitories, a 2-storey shop and other ancillary buildings located adjacent to i-Park @ SAC currently tenanted to I Stay, which is involved in the business of letting out the dormitory to third parties	3 years, 3 months ⁽²⁾ 3 years ⁽³⁾	1,828 ⁽⁴⁾	100	45,000

Notes:

- (1) The market value of the Subject Property was appraised by the Independent Property Valuer as at the valuation date of 2 August 2021 and subsequently on 7 February 2022.
- (2) Age of building is calculated based on the completion of Phase 1 of SAC Dorm.
- (3) Age of building is calculated based on the completion of Phase 2 of SAC Dorm.
- (4) The bed capacity as stipulated in the Certificate for Accommodation issued by the Department of Labour of Peninsular Malaysia to I Stay, the master lessee.

SAC Dorm is situated adjacent to i-Park @ SAC with a capacity of about 1,828 beds. The building complex comprises 5 blocks of 5-storey walk-up workers' dormitory, a 2-storey shop and other ancillary buildings and are equipped with various facilities such as sports and games facilities, multipurpose hall and other amenities such as convenience stores, cafes and high-speed broadband. The accommodation comprises 185 units of self-contained living spaces comprising 2 and 3 bedrooms, a living room, a dining room, kitchen, toilets and a yard. The 2-storey shop provides space for a café and laundry shop on the ground floor and grocery on the first floor. The ancillary buildings include a guard house and space which has been used as first-aid room.

SAC Dorm is tenanted to the Sponsor's subsidiary, I Stay, under a master lease agreement. I Stay operates SAC Dorm and is responsible to ensure that it complies with the governmental regulations for workers' dormitory. I Stay aims to provide a safe, comfortable and convenient living environment for the residents who comprise mainly the workers of the operators of i-Park @ SAC including some of AME REIT's tenants. I Stay has a dedicated management team that oversees that the workers' dormitories adhere to the government guidelines and caters to the needs of the occupants of the industrial park. Further, I Stay received an accolade as the Special Mention Recipient in Green Accord Initiative Awards "GAIA" 2019/2020 awarded by the Iskandar Regional Development Authority (IRDA) in respect of SAC Dorm. The dormitories under the operation of I Stay, which include SAC Dorm, implement a cash withdrawal system called SoCash to ease cash withdrawal by the workers and a separate contactless e-wallet system to make payments and remittance back to their home countries. SAC Dorm is also equipped with "Arcade Sport Facilities", providing a space for the residents to participate in various arcade games.

2. SUBJECT PROPERTIES (Cont'd)

SAC Dorm is equipped with amenities to improve the productivity of workers as well as reduce social-related problems. It is within walking distance of the factories in i-Park @ SAC and I Stay has installed a biometric security system, a first-aid room, and has been provided with the Certificate for Accommodation by the Department of Labour Peninsular Malaysia.

The design of the living accommodation which are designed as self-contained apartment units with separate living, dining, kitchen and bathroom facilities akin to service apartments which allow for physical distancing for the residents. In 2020, I Stay increased the space allocation for the workers' dormitories from 3 sq m per pax to 3.6 sq m per pax, for a higher standard of physical distancing. I Stay also implemented a stringent and disciplined framework to ensure the general safety and wellbeing of the residents amid the COVID-19 outbreak. It has implemented a fast response system called i-Response which includes, among others, adhering to the healthcare requirements and other measures that are stipulated by the Department of Labour of Peninsular Malaysia and the Ministry of Health.

Further details of the SAC Subject Properties are in Section 2.12 of this Prospectus.

(b) Indahpura Subject Properties

The Indahpura Subject Properties consist of:

- (i) 11 Industrial Properties located in i-Park @ Indahpura, a managed industrial park development project undertaken by AME Development, a subsidiary of the Sponsor (for Phase 1 and 2), and by Axis AME IP Sdn Bhd, a jointly controlled entity of AME, for Phase 3 which features gated and guarded facilities such as a vehicle and visitor access control system, with landscaping and planned drainage systems and is also complemented with a recreational park located in Bandar Indahpura, Kulai, Johor; and
- (ii) 2 Industrial-Related Properties which are used as workers' dormitories located adjacent to i-Park @ Indahpura,

collectively referred to as "**Indahpura Subject Properties**".

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2. SUBJECT PROPERTIES (Cont'd)

The location of the Indahpura Subject Properties is shown in the map below.



- | | | |
|--------------------------------|----------------------|--------------------------------|
| ① Main Entrance / Guardhouse 1 | ④ Workers' Dormitory | ■ Indahpura Subject Properties |
| ② Main Entrance / Guardhouse 2 | ⑤ Recreational Park | |
| ③ Main Entrance / Guardhouse 3 | i-Park@Indahpura | |

Source: AME

i-Park @ Indahpura is located in Bandar Indahpura, a township within Iskandar Malaysia and the corridor of Kulai District, Johor. It is situated about 5 km from Kulai town and 35 km due north-west of Johor Bahru city centre. It is also accessible from Johor Bahru city centre via Jalan Tun Abdul Razak, Skudai Highway, Senai-Desaru Expressway, Senai-Kulai main road, Persiaran Indahpura Utama and Persiaran Indahpura 2. Alternatively, it is accessible from Johor Bahru city centre via Inner Ring Road, Eastern Dispersal Link, North-South Expressway exit at Senai Selatan Interchange followed by Malaysia-Singapore Second Link Expressway, Persiaran Indahpura 6, Persiaran Indahpura Utama, and Persiaran Indahpura 2. i-Park @ Indahpura is also located about 7 km from the nearest interchange to Malaysia-Singapore Second Link Expressway, 8 km from the nearest interchange to the North-South Expressway and Senai-Desaru Expressway, 11 km from Senai International Airport, and 33 km from CIQ. The strategic location of i-Park @ Indahpura as well as its facilities and amenities have been key factors in attracting local manufacturing companies as well as MNCs to set up their production plants within the industrial park. Some facilities in the vicinity include Johor Premium Outlet, AEON Mall Kulaijaya, Foon Yew High School-Kulai and Hospital Temenggong Seri Maharaja Tun Ibrahim.

2. SUBJECT PROPERTIES (Cont'd)

i-Park @ Indahpura is a managed industrial park with gated and guarded facilities, built with landscaping and planned drainage systems. Phase 1 and Phase 2 of i-Park @ Indahpura measuring 104.84 acres were developed by AME Development, which comprises 1½ storey semi-detached factories and 1½ storey detached factories, with standard built-up areas ranging from about 11,800 sq ft to about 93,000 sq ft and custom-built industrial premises of up to 150,000 sq ft. Phase 3 of i-Park @ Indahpura is developed by Axis AME IP Sdn Bhd, a joint venture between AME Industrial Park Sdn Bhd (a wholly-owned subsidiary of the Sponsor) and Axis IE Sdn Bhd, which has a land area of about 85.4 acres offering large sites ranging from 1 to 40 acres. i-Park @ Indahpura is part of a 190-acre master development in Indahpura, Johor that includes Plot 17 Dorm Indahpura and Plot 13 Dorm Indahpura and is next to a recreational park that features jogging track and outdoor gym equipment which is maintained by the Sponsor.

The buildings in i-Park @ Indahpura are designed according to the green building criteria to promote sustainability of the environment and building. Similar to i-Park @ SAC, the buildings are designed to facilitate the occupants to further enhance and install more green features as the green building concept is an on-going operational effort which includes installation of equipment to enhance sustainability standards by the users. Basic standard features in the factory buildings include rainwater harvesting to improve water efficiency, usage of natural lighting to cut down on electrical consumption, thicker roof insulation to lower ambient factory temperature, building designs to cut down thermal transfer into the building and natural ventilation. More information of the green building concept is set out in Section 2.2.2.2 of this Prospectus. A recreational park outside i-Park @ Indahpura is aimed to provide a conducive environment for the occupants of the park and surrounding areas. In line with the green theme, the park operator appointed by AME Development conducts regular environmental monitoring for permissible limits of air, water and noise emissions. Further, i-Park @ Indahpura features a multi-tier security system, including 24-hour security control, perimeter fencing with CCTV surveillance, access cards system, RFID car stickers and visitor management system.

i-Park @ Indahpura is also an award-winning industrial park and has received several awards and accolades since its launch, including the Platinum Winner of “Most Conducive Workplace” for the year 2016-2017 in The Iskandar Malaysia Accolades 2016/2017, Honours Winner of The Earth-Conscious Award (Best Sustainable Development) in 2018 awarded by the Starproperty.my Awards 2018, Honours Winner of The Business Estate Award (Best Industrial Park Development) in 2018 awarded by Starproperty.my Awards 2018, Honours Winner of The Best Sustainable Development in 2018 in the Starproperty.my Jewels of Johor Awards 2018, Malaysia Property Award™ (MPA) (Industrial Category) in 2018 awarded by FIABCI-Malaysia (International Real Estate Federation) and World Silver Winner (Industrial Category) in the 2019 FIABCI World Prix d' Excellence Awards. Please refer to Section 2.2.1.1 for further details of the awards and accolades received.

The factory units in i-Park @ Indahpura are designed to suit light and medium industries such as pharmaceutical research and development centre, RFID, electronics and electrical, precision engineering, logistics and warehouses, oil and gas related industries, food and beverages, plastic injection and moulding as well as packaging materials.

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2. SUBJECT PROPERTIES (Cont'd)

The details of the 11 Industrial Properties are as follows:

Plot Name	Description	Approximate age of building as at the LPD	NLA (sq ft)	Occupancy Rate (%)	Appraised Value⁽¹⁾ (RM'000)
Plot 7 Indahpura	A single storey detached factory with mezzanine office and other ancillary buildings located in i-Park @ Indahpura currently tenanted to GN Resound (Malaysia) Sdn Bhd for the manufacturing of hearing aid devices and related activities and office	8 years, 8 months	55,365	100	14,000
Plot 8 Indahpura	A single storey detached factory with mezzanine office and other ancillary buildings located in i-Park @ Indahpura currently leased to Heraeus Materials Malaysia Sdn Bhd for the manufacturing of metal contact materials and related activities and office	8 years, 8 months	55,365	100	14,000
Plot 14 Indahpura	A single storey detached factory with other ancillary buildings located in i-Park @ Indahpura currently leased to Bericap Malaysia Sdn Bhd for the manufacturing of plastic closures and general wholesale trade and its related activities and office	5 months	89,169	100	21,000
Plot 18 Indahpura	A single storey detached factory with mezzanine office and other ancillary buildings located in i-Park @ Indahpura currently tenanted by HID Global Sdn Bhd for the manufacturing of RFID transponders and related activities and warehousing	8 years, 3 months	27,521	100	7,000
Plot 20 Indahpura	A single storey detached factory with mezzanine office and other ancillary buildings located in i-Park @ Indahpura currently leased to Cam Plas (Johor) Sdn Bhd for the manufacturing of precision plastics injection, moulding, tooling and related activities and office	9 years, 7 months	27,521	100	7,000

2. SUBJECT PROPERTIES (Cont'd)

Plot Name	Description	Approximate age of building as at the LPD	NLA (sq ft)	Occupancy Rate (%)	Appraised Value⁽¹⁾ (RM'000)
Plot 21 Indahpura	A single storey detached factory with mezzanine office and other ancillary buildings located in i-Park @ Indahpura currently leased to Nippon Kinzoku (Malaysia) Sdn Bhd for the cutting of stainless steel and related activities and office	8 years, 11 months	26,977	100	7,000
Plot 36 Indahpura	A single storey detached factory with mezzanine office and other ancillary buildings located in i-Park @ Indahpura currently leased to Samwoo Colorants (Malaysia) Sdn Bhd for the manufacturing of colour masterbatches and compounding for plastic applications and related activities and office	8 years, 3 months	27,521	100	7,000
Plot 65 Indahpura	A single storey detached factory with mezzanine office and other ancillary buildings located in i-Park @ Indahpura currently tenanted to W & S Plastics (Malaysia) Sdn Bhd for the use of plastic moulding and assembly and related activities and office	6 years, 5 months	27,980	100	7,000
Plot 66 Indahpura	A single storey detached factory with mezzanine office and other ancillary buildings located in i-Park @ Indahpura currently leased to HQPack Sdn Bhd for the manufacturing and distribution of high technology packaging and related activities	7 years, 1 month	67,639	100	17,000
Plot 69 Indahpura	A single storey detached factory with mezzanine office and other ancillary buildings located in i-Park @ Indahpura currently tenanted to Merlin Entertainments Studios (Malaysia) Sdn Bhd for the manufacturing of toys and warehousing	5 years, 5 months	61,135	100	17,000

2. SUBJECT PROPERTIES (Cont'd)

Plot Name	Description	Approximate age of building as at the LPD	NLA (sq ft)	Occupancy Rate (%)	Appraised Value ⁽¹⁾ (RM'000)
Plot 120 Indahpura	A single storey detached factory located in i-Park @ Indahpura currently leased to W & S Plastics (Malaysia) Sdn Bhd for the use of plastic moulding and assembly and related activities and office	4 years, 10 months	32,186	100	7,000

Note:

- (1) The market value of the Subject Properties were appraised by the Independent Property Valuer as at the valuation date of 2 August 2021 and subsequently on 7 February 2022.

The details of the 2 Industrial-Related Properties adjacent to i-Park @ Indahpura are as follow:

Plot Name	Description	Approximate age of building as at the LPD	Bed Capacity (No. of beds)	Occupancy Rate (%)	Appraised Value ⁽¹⁾ (RM'000)
Plot 17 Dorm Indahpura	5 blocks of 5-storey walk-up workers' dormitory and other ancillary buildings located adjacent to i-Park @ Indahpura currently tenanted to I Stay which is involved in the business of letting out the dormitory to third parties	8 years, 5 months ⁽²⁾ 7 years, 2 months ⁽³⁾	2,290 ⁽⁴⁾	100	45,000
Plot 13 Dorm Indahpura	2 blocks of 5-storey walk-up workers' dormitory, 2-storey facilities block, and other ancillary buildings located adjacent to i-Park @ Indahpura tenanted effective from 15 July 2022 to I Stay which is involved in the business of letting out the dormitory to third parties	CCC has been obtained on 5 July 2022	2,272 ⁽⁵⁾	100	45,000

Notes:

- (1) The market value of the Subject Properties were appraised by the Independent Property Valuer as at the valuation date of 2 August 2021 and subsequently on 7 February 2022.
- (2) Age of building is calculated based on the completion of Phase 1 of Plot 17 Dorm Indahpura.
- (3) Age of building is calculated based on the completion of Phase 2 of Plot 17 Dorm Indahpura.

2. SUBJECT PROPERTIES (Cont'd)

- (4) *The bed capacity as stipulated in the Certificate for Accommodation issued by the Department of Labour of Peninsular Malaysia to I Stay, the master lessee.*
- (5) *The proposed bed capacity is an estimated number by I Stay, the master lessee, which may be subject to changes upon issuance of the Certificate for Accommodation by the Department of Labour of Peninsular Malaysia.*

Plot 17 Dorm Indahpura and Plot 13 Dorm Indahpura are situated adjacent to i-Park @ Indahpura with a capacity of about 2,290 beds and 2,272 beds (subject to final approval in Certificate for Accommodation) respectively as follows:

- Plot 17 Dorm Indahpura's building complex comprises 5 blocks of 5-storey walk-up workers' dormitory and other ancillary buildings. The accommodation comprises 229 units of self-contained living spaces comprising 2 bedrooms, a living room, a dining room, kitchen, toilets and a yard. One of the blocks also contain management office and common facilities including a canteen, kitchen, 4 retail units and a first-aid room. The ancillary buildings include guard house.
- Plot 13 Dorm Indahpura's building complex comprises 2 blocks of 5-storey walk-up workers' dormitory, 2-storey facilities block and other ancillary buildings. The accommodation comprises 195 units of self-contained living spaces comprising 2 bedrooms, a living room, a dining room, kitchen, toilets and a yard for certain units. One of the blocks also contain management office and common facilities including a first-aid room and quarantine room. The 2-storey facilities block includes space for a café, laundry shop, grocery and a multipurpose hall. The ancillary buildings include guard house.

Both Plot 17 Dorm Indahpura and Plot 13 Dorm Indahpura (upon it being operational) are equipped with various facilities such as sports and games facilities, multipurpose hall and other amenities such as convenience stores, cafes and high-speed broadband. I Stay is also the tenant for Plot 17 Dorm Indahpura and Plot 13 Dorm Indahpura under master lease agreements. I Stay operates both dormitories and is responsible to ensure that they comply with the governmental regulations for workers' dormitories. I Stay aims to provide a safe, comfortable and convenient living environment for the residents who comprise mainly the workers of customers of i-Park @ Indahpura and some of AME REIT's tenants. This eliminates the hassle of finding housing to accommodate workers as well as solving workers' logistics issues. Similar to SAC Dorm, these dormitories are also equipped with SoCash system.

Furthermore, Plot 17 Dorm Indahpura and Plot 13 Dorm Indahpura (upon it being operational) are equipped with amenities to improve the productivity of workers as well as reduce social-related problems. They are within walking distance of the factories in i-Park @ Indahpura and is equipped with a biometric security system and a first-aid room. It is the tenant's responsibility to apply for the Certificate for Accommodation from the Department of Labour Peninsular Malaysia for the Dormitories, which has been duly obtained for Plot 17 Dorm Indahpura, while the Certificate for Accommodation for Plot 13 Dorm Indahpura has been applied by I Stay on 15 July 2022.

The living accommodation which are designed as self-contained apartment units with separate living, dining, kitchen and bathroom facilities akin to service apartments which allows for physical distancing for the residents. In 2020, I Stay increased the space allocation for the Plot 17 Dorm Indahpura from 3 sq m per pax to 3.6 sq m per pax, for a higher standard of physical distancing. For Plot 17 Dorm Indahpura, I Stay also implemented a stringent and disciplined framework to ensure the general safety and wellbeing of the residents amid the COVID-19 outbreak. It has implemented a fast response system called i-Response which includes, among others, adhering to the healthcare requirements and other measures that are stipulated by the Department of Labour of Peninsular Malaysia and the Ministry of Health.

Further details of the Indahpura Subject Properties are in Section 2.12 of this Prospectus.

2. SUBJECT PROPERTIES (Cont'd)

(c) SILC Subject Properties

The SILC Subject Properties consist of:

- (i) 3 Industrial Properties located in i-Park @ SILC which is AME Group's first managed industrial park with gated and guarded facilities such as security features and landscaping at common areas. i-Park @ SILC comprises 18 units of semi-detached factories and 1 unit of detached factory located in SILC; and
- (ii) 3 Industrial Properties which are gated single storey detached industrial buildings with 3-storey offices and built with separate individual guard houses to be managed by the occupants located in District 6 @ SILC,

collectively referred to as "**SILC Subject Properties**".

The i-Park @ SILC Subject Properties are shown in the map below.



① Guardhouse
i-Park@SILC

■ i-Park@SILC Subject Properties

Overall Development Land Area

12.31 acres

Freehold

Source: AME

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