

## **6 OVERVIEW OF AME REIT'S PORTFOLIO**

### **6.1 OVERVIEW OF ISKANDAR MALAYSIA**

Iskandar Malaysia, a key economic development region located in Johor and was established in 2006, was identified in the Ninth Malaysia Plan as an economic hub and driver for the growth of Malaysia's economy. Iskandar Malaysia is a region located at the most southern part of Peninsular Malaysia spanning across approximately 2,217 km<sup>2</sup> of land. It is divided into 5 flagship areas namely Johor Bahru City Centre, Iskandar Puteri, Western Gate Development, Eastern Gate Development and Senai – Skudai. Based on the latest available data, as of 2019, it recorded a total population of approximately 2.26 million, at an increase of 68.66% from 2006 when it was first established.

Based on the latest available data, Iskandar Malaysia recorded a GDP at RM91.86 billion in 2019, contributing 68.43% to the total GDP in Johor and 6.45% to the total GDP in Malaysia.<sup>5</sup> This demonstrates the importance of Iskandar Malaysia towards the overall economic growth of Johor as well as Malaysia as a whole.

The development of Iskandar Malaysia is promoted and facilitated by IRDA, a Malaysian Federal Government statutory body tasked with the objective of regulating and driving various stakeholders in both public and private sectors towards realising the vision of developing Iskandar Malaysia into a strong and sustainable metropolis of international standing. Iskandar Malaysia aims to receive a cumulative investment of RM383.00 billion by 2025. From 2006 to 2020, it received a cumulative investment of RM 340.00 billion, out of which the manufacturing sector, industrial property sector and logistics sector received total investments of RM83.40 billion, RM19.00 billion and RM13.50 billion respectively during the same period. Out of the total cumulative investment of RM 340.00 billion received between 2006 and 2020, approximately 59.00% was contributed by local investment, and the remaining 41.00% was contributed by foreign investment with China being the top source of investment, followed by Singapore and the US.<sup>6</sup> 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 (i.e. SIA) and three seaports (i.e. PGU, PTP 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, IRDA has also launched the IRT project to enhance the public transportation coverage, accessibility and connectivity within Iskandar Malaysia region. The first phase of Iskandar Malaysia Bus Rapid Transit network will comprise 3 lines with a road coverage of approximately 51 km, and is expected to be ready for operations by 2024. All of this existing infrastructure and planned infrastructure will provide connectivity, accessibility and logistical convenience for AME REIT's proposed subject properties.

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<sup>5</sup> Sources: Iskandar Malaysia, DOSM, SMITH ZANDER analysis

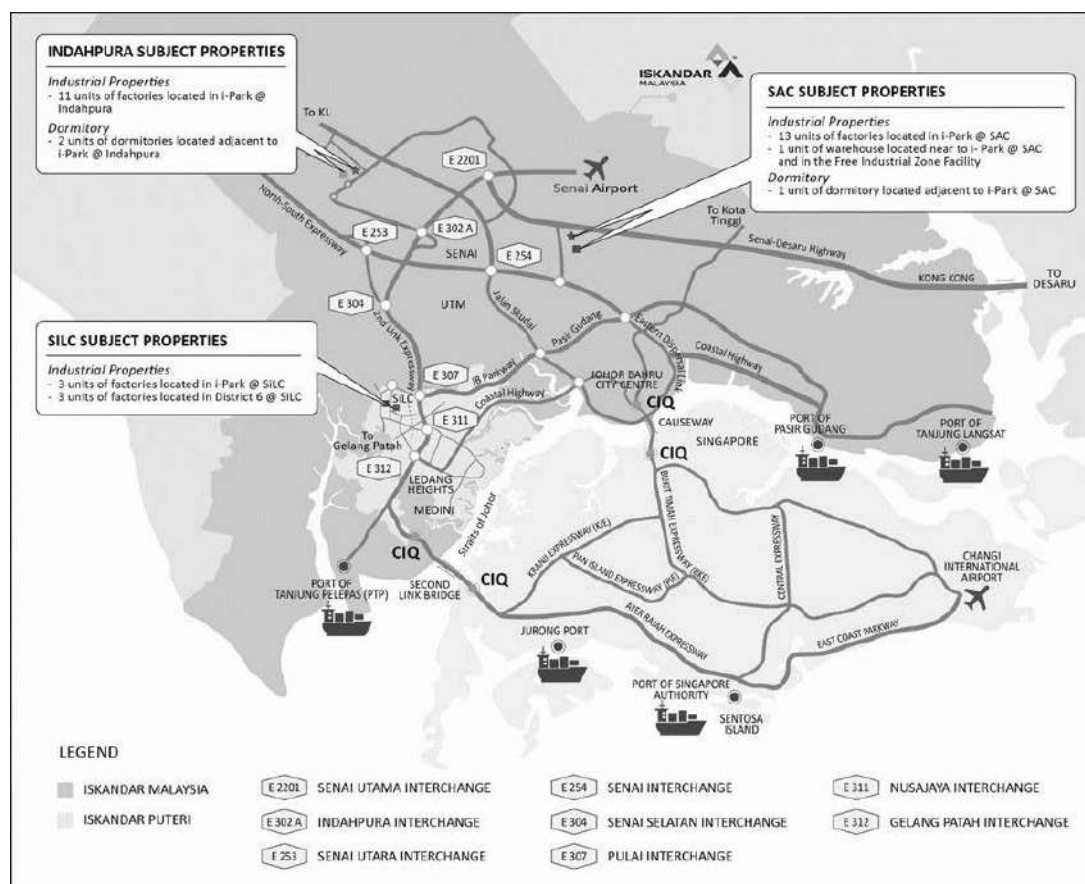
<sup>6</sup> Source: Iskandar Malaysia

6.2 AME REIT'S PORTFOLIO

This chapter presents an overview of AME REIT's portfolio and its subject properties which are extracted from Section 2 of the Prospectus. Please refer to Section 2 of the Prospectus for further details on the subject properties under AME REIT.

AME REIT's initial portfolio will consist of 31 freehold industrial properties and 3 freehold industrial properties used as workers' dormitories. These industrial properties are located in SAC, Indahpura and Southern Industrial Logistics Clusters Industrial Park ("SiLC"). All of these subject properties are located within the Iskandar Malaysia region.

The map below sets out the locations of the subject properties:



Source: AME

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**(a) SAC Subject Properties**

The subject properties of AME REIT located in SAC consist of:

- (i) 13 industrial properties located in i-Park @ SAC and are used as factories;
- (ii) an industrial property located in the Free Industrial Zone facility which is near to i-Park @ SAC and is used as a warehouse; and
- (iii) an industrial-related property located adjacent to i-Park @ SAC and is used as workers' dormitory.

The location of the subject properties of AME REIT in SAC are shown in the map below:



Source: AME

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## SMITH ZANDER

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 SIA and 20 km from Johor Bahru Customs, Immigration and Quarantine ("CIQ") complex. 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, radio-frequency identification ("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 sport 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 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, E&E related manufacturing, research and development as well as assemblies.

The details of the subject properties of AME REIT located in or near i-Park @ SAC are as follows:

Type of property	Number of units	Description	Total NLA (sq ft)	Range of NLA (sq ft)	Occupancy rate (%)	Examples of tenants
Factory	13	13 units of single storey detached factory	810,207	28,809 – 129,275	100	- Dyson Manufacturing Sdn Bhd - DHL Express (Malaysia) Sdn Bhd - Mytech & Assembly Sdn Bhd - Lyreco Office Supplies (Malaysia) Sdn Bhd - AAC Technologies (Malaysia) Sdn Bhd
Warehouse	1	1 unit of single storey detached warehouse	129,818	129,818	100	- GN Resound Malaysia Sdn Bhd - Agility Logistics Sdn Bhd - GWIP Sdn Bhd
Dormitory	1	5 blocks of 5-storey walk-up workers' dormitories	N/A	N/A	100 <sup>a</sup>	- I Stay Management Sdn Bhd <sup>a</sup>

Note:

<sup>a</sup> The dormitory is tenanted to I Stay Management Sdn Bhd, a subsidiary of AME Elite Consortium Berhad, under a master lease agreement. I Stay Management Sdn Bhd operates the dormitory and is responsible to ensure that the dormitory complies with the governmental regulations for workers' dormitory.

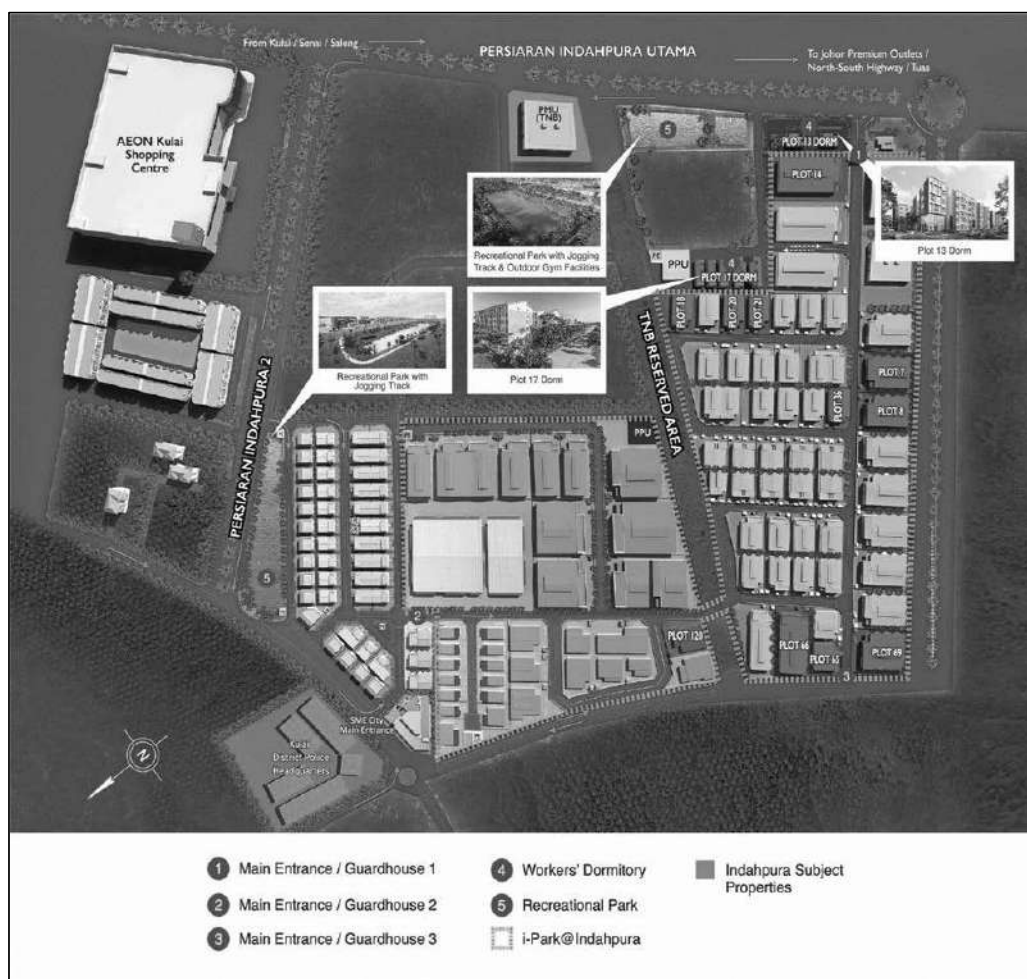
Source: AME REIT

**(b) Indahpura Subject Properties**

The subject properties of AME REIT located in Bandar Indahpura consist of:

- (i) 11 industrial properties located in i-Park @ Indahpura and are used as factories; and
- (ii) 2 industrial-related properties located adjacent to i-Park @ Indahpura and are used as workers' dormitories.

The location of the subject properties of AME REIT in Indahpura is shown in the map below:



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. It 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 SIA, and 33 km from CIQ complex. 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 multi-national companies 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 and Hospital Temenggong Seri Maharaja Tun Ibrahim.

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## SMITH ZANDER

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 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 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.

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

The details of the subject properties of AME REIT located in Indahpura are as follows:

Type of property	Number of units	Description	Total NLA (sq ft)	Range of NLA (sq ft)	Occupancy rate (%)	Examples of tenants
Factory	11 units	11 units of single storey detached factory	498,379	26,977 – 89,169	100	<ul style="list-style-type: none"> <li>- Bericap Malaysia Sdn Bhd</li> <li>- HQPack Sdn Bhd</li> <li>- Merlin Entertainments Studios (Malaysia) Sdn Bhd</li> <li>- GN Resound (Malaysia) Sdn Bhd</li> <li>- Heraeus Materials Malaysia Sdn Bhd</li> </ul>
Dormitory	2 units	<ul style="list-style-type: none"> <li>- 2 blocks of 5-storey walk-up workers' dormitory<sup>a</sup></li> <li>- 5 blocks of 5-storey walk-up workers' dormitories</li> </ul>	N/A	N/A	100 <sup>b</sup>	<ul style="list-style-type: none"> <li>- I Stay Management Sdn Bhd<sup>b</sup></li> </ul>

Notes:

<sup>a</sup> The CCC for the dormitory was obtained on 5 July 2022.

<sup>b</sup> The dormitories are tenanted to I Stay Management Sdn Bhd, a subsidiary of AME Elite Consortium Berhad, under a master lease agreement. I Stay Management Sdn Bhd operates the dormitories and is responsible to ensure that the dormitories comply with the governmental regulations for workers' dormitory.

Source: AME REIT

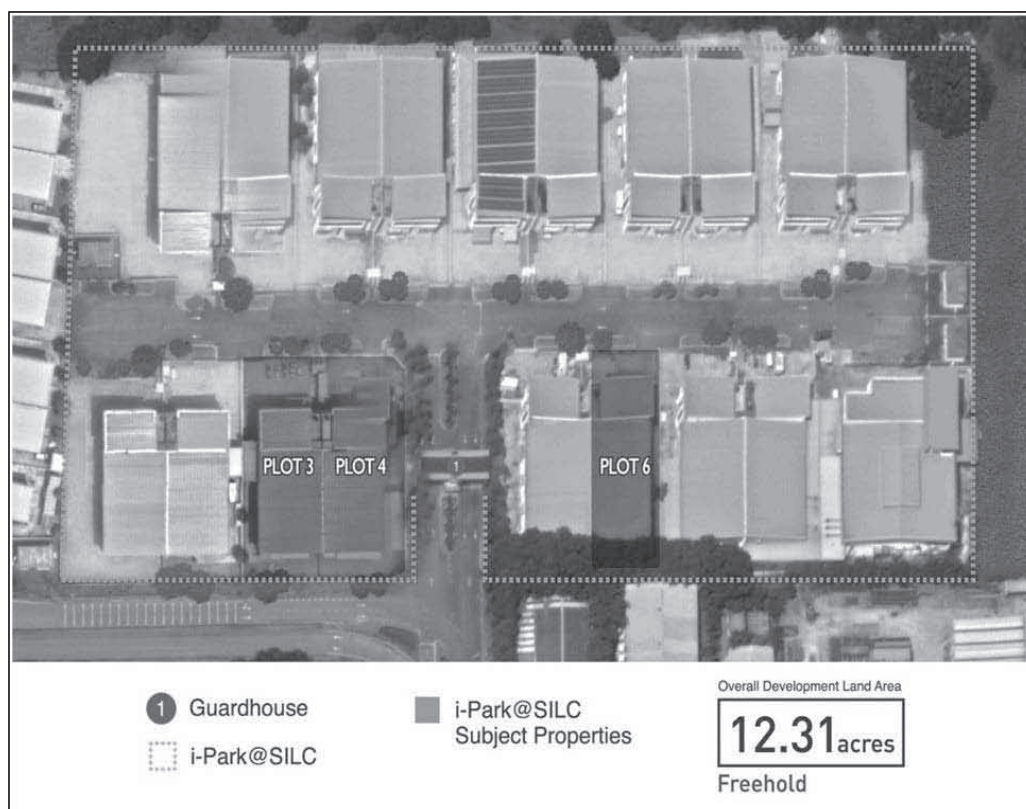
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**(c) SiLC Subject Properties**

The subject properties of AME REIT located in SiLC consist of:

- (i) 3 industrial properties located in i-Park @ SiLC and are used as factories; and
- (ii) 3 industrial properties located in District 6 @ SiLC and are used as factories.

The location of the subject properties of AME REIT in i-Park @ SiLC are shown in the map below:



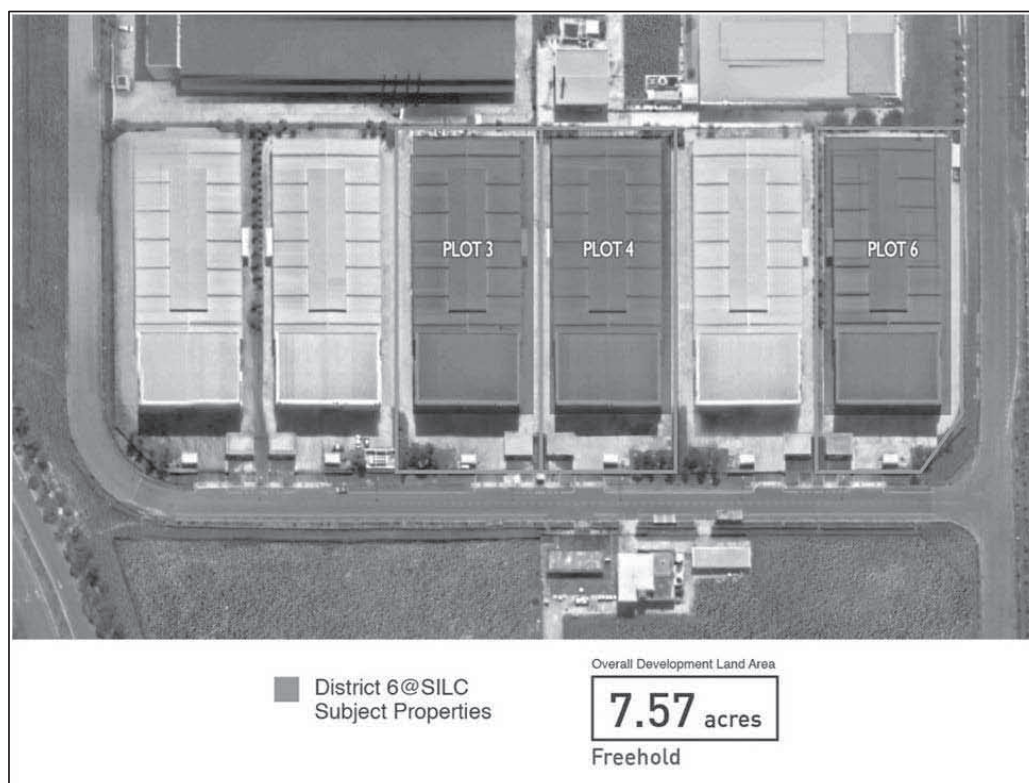
Source: AME

i-Park @ SiLC is situated within Iskandar Puteri and is about 4 km from Malaysia-Singapore Second Link Expressway, 18 km from Port of Tanjung Pelepas, 26 km from SIA, 44 km from Johor Port and 67 km from Singapore Changi Airport. It is 3 km due north of Gelang Patah town and 20 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, Persiaran Perling and then Johor Bahru East Coast Parkway followed by Persiaran SiLC, Jalan SiLC 1/5 and finally onto Jalan SiLC 1/6. Alternatively, it is also accessible from Johor Bahru city centre via Persiaran Abu Bakar Sultan, Persiaran Sultan Iskandar, Iskandar Coastal Highway, exiting at Johor State New Administrative Centre Interchange onto Nusajaya Highway, Jalan Nusa Perintis, Persiaran SiLC. There is also accessibility from Tuas Second Link Expressway by exiting at the Gelang Patah Interchange (Exit 312) onto Nusajaya Highway. i-Park @ SiLC occupies a total land area of 12.31 acres.

i-Park @ SiLC comprises 18 units of 1½ storey semi-detached factories and 1 unit of 1½ storey detached factory, with standard built-up areas ranging from about 12,785 sq ft to about 21,281 sq ft. Apart from perimeter fencing and guardhouse, the industrial park is also equipped with other security features such as boom gate with access card system, CCTV surveillance and round-the-clock security services. The common areas in i-Park @ SiLC are planted with trees and other greeneries to create a conducive environment in the industrial park.

## SMITH ZANDER

The location of the subject properties of AME REIT in District 6 @ SiLC are shown in the map below:



Source: AME

District 6 @ SiLC is a freehold industrial area situated within SiLC Iskandar Puteri and is 1 km away from i-Park @ SiLC and located next to Nusajaya Square, a development comprising commercial, retail and leisure properties. Nusajaya Square houses restaurants, retail shops as well as sports facilities such as a gymnasium and indoor badminton courts. District 6 @ SiLC is accessible from Johor Bahru city centre via Jalan Tun Abdul Razak, the Skudai Highway, Persiaran Perling and then Johor Bahru East Coast Parkway followed by Persiaran SiLC, Persiaran Bioteknologi, Jalan Bioteknologi 2 and finally onto Jalan Bioteknologi 3. District 6 @ SiLC fronts the Pontian Link Expressway and is about 4 km away from Malaysia-Singapore Second Link Expressway.

District 6 @ SiLC which occupies a total land area of 7.57 acres is a row of industrial buildings, comprising detached factory units built with modern architecture design and glass frontage with adjoining office block at the front. The 6 units of single-storey detached factories with 3-storey offices have a total built-up area of 46,101 sq ft each. The factory has 9 metres of factory height and is suitable for manufacturing companies that require high ceiling production areas. Further, each unit is gated and built with an individual guard house that is managed by the customers and/or tenants.

The details of the subject properties of AME REIT located in SiLC are as follows:

Type of property	Number of units	Description	Total NLA (sq ft)	Range of NLA (sq ft)	Occupancy rate (%)	Examples of tenants
Factory	6	- 3 units of 1 ½ storey semi-detached factory - 3 units of single storey detached factory	175,290	12,785 – 92,202	100	- Lightpack Food Industries Sdn Bhd - Westrock Coffee & Tea Malaysia Sdn Bhd - Ametalin Sdn Bhd

Source: AME REIT



## 7 PROSPECTS AND OUTLOOK

The industrial property market in Malaysia is driven by positive economic development which corresponds to increasing business and industrial activities. Business owners can choose to purchase industrial properties, or rent/lease industrial properties for their business operations due to several reasons, such as:

- Adoption of asset-light business models which are common amongst foreign companies setting up manufacturing facilities or branches in Malaysia;
- Economic uncertainty such as during the Covid-19 pandemic, causing many business owners to be more prudent in spending and investment;
- Flexibility to cater for future business expansion when businesses require more space to house increasing business and industrial activities;
- Preferences in focusing their cash flow, time and resources on growing revenue, rather than invest in industrial properties which may limit their financial capability to undertake future business opportunities that may arise;
- Difficulties in purchasing industrial properties due to insufficient capital or lacking established financial track record to obtain bank financing; and
- Elimination of procedures in dealing with matters and costs associated with land and property purchases, taxes, security and insurance as well as maintenance and repair of industrial properties.

The demand for renting/leasing of industrial properties has presented opportunities for investors and REITs to increase rental/leasing income by expanding their portfolio of industrial properties. The rental market performance of industrial properties in Malaysia is illustrated through the performance of selected REITs in Malaysia which carry industrial properties in their portfolio, namely Al-Salam REIT, Atrium REIT and Axis REIT. The total rental income generated from renting/leasing of industrial properties by these 3 REITs increased at a CAGR of 11.59% from RM153.20 million in 2016 to RM265.06 million in 2021. Despite the adverse impact on many economic sectors and industries as a result of the Covid-19 pandemic, rental income generated from the renting/leasing of industrial properties by these 3 REITs recorded a YOY growth of 10.20% in 2020 and a YOY growth of 8.33% in 2021.

During the same period, the average monthly rental/leasing rates by these 3 REITs increased at a CAGR of 3.51% from RM1.38 per sq ft in 2016 to RM1.64 per sq ft in 2021. In 2020, the average monthly rental rate recorded a YOY increase of 7.95% from 2019 despite the pandemic, demonstrating the resilience of the industrial property rental market against the pandemic. In 2021, the average monthly rental rate increased slightly at a YOY of 0.61%.

Moving forward, the demand for industrial properties including the demand from the rental market, is expected to be driven by the recovery of Malaysia's overall economic conditions. Following the transitioning into the endemic phase beginning 1 April 2022, business and economic activities are allowed to operate as usual and international borders have reopened, which is expected to further drive the recovery of economic conditions in Malaysia. According to the latest Economic and Monetary Review published by BNM, BNM expects Malaysia's GDP to grow within the range of 5.30% to 6.30% in 2022, supported by better Covid-19 management and higher vaccination rates as well as spill-over benefits from expansion in global demand. Further, the industrial property market will also be driven by continuous local and foreign investments received by the manufacturing sector and continuous demand for manufactured goods, which will then drive the growth of the manufacturing sector. The on-going effects of the US – China trade war has led to some multinational companies diverting their expansions to countries in Southeast Asia, which may include Malaysia, from their original expansion plans in China, thereby increasing the foreign investment received in Malaysia. The GDP from the manufacturing sector is expected to grow by 4.75% in 2022 according to the latest economic outlook announced with the Budget 2022.

Additionally, the demand for industrial properties will also be driven by the thriving e-commerce activities whereby companies in the e-commerce and logistics industries strive to expand their operational and storage capacity by securing additional industrial properties. While Malaysia is transitioning into the endemic phase and the impact of the Covid-19 pandemic is steadily subsiding, consumers are expected to continue to practise online shopping as they have adapted to the lifestyle and convenience of online shopping. Thus, this behavioural shift is expected to continue to drive demand for e-commerce and subsequently sustain the demand for industrial properties.

Over the longer term, the demand for industrial properties in Malaysia, including the demand from the rental market, is expected to remain strong as industrial properties are essential for the operations of the manufacturing sector which constitutes a major component of Malaysia's economy.

TAX CONSULTANT'S LETTER ON TAXATION OF AME REIT AND UNITHOLDERS

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22 July 2022

Dear Sirs

**Re: Taxation of AME Real Estate Investment Trust and Unitholders**

This letter has been prepared for inclusion in the Prospectus in relation to the offer of units in AME Real Estate Investment Trust (hereinafter referred to as "AME REIT").

The purpose of this letter is to provide prospective unitholders with an overview of the Malaysian tax consequences of acquisition, ownership and disposal of these units as well as the key tax provisions applicable to AME REIT. This letter principally addresses unitholders who hold the units as long-term investment assets. Unitholders who hold or acquire the units for dealing and / or trading purposes should consult their own professional advisers concerning the tax consequences of their situations.

The Malaysian tax position is based on the interpretation of the Malaysian tax laws and provisions as they stand at present. Please note that these interpretations of the Malaysian tax laws and provisions may be subject to change, possibly with a retrospective effect. We have not been retained nor are we obliged to monitor or update the statements for the subsequent changes or modifications to the legislation, regulations thereunder, and judicial and administrative interpretations thereof.

In addition, this letter provides the general taxation of REITs and investors in Malaysia and is not specific advice to any particular investor. We recommend that investors obtain independent advice on the tax issues associated with their respective investments in the REIT.

**TAX CONSULTANT'S LETTER ON TAXATION OF AME REIT AND UNITHOLDERS (Cont'd)**

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*Taxation of AME Real Estate Investment Trust and Unitholders***1.0 Taxation of AME REIT****1.1 Income Tax**

AME REIT is regarded as a tax resident and treated as a unit trust for Malaysian tax purposes. The taxation of AME REIT is therefore governed principally by Sections 61, 61A and 63C of the Malaysian Income Tax Act, 1967 ("the Act").

The income of AME REIT, consisting of rental, interest<sup>1</sup> (other than interest which is exempt from income tax) and other investment income derived from or accruing in Malaysia (after deducting allowable expenses), will be subject to tax at the prevailing tax rate of 24%, with effect from Year of Assessment ("YA") 2016 onwards.

Currently, pursuant to Section 61A of the Act, income of AME REIT will be exempted from income tax for a YA if AME REIT is listed on Bursa Malaysia and distributes at least 90% of its total income to unitholders in the basis period for a YA. Note however that based on Paragraph 12.1 of the Public Ruling No. 5/2017 – Taxation of Real Estate Investment Trust or Property Trust Fund issued by the Inland Revenue Board ("IRB"), the IRB has given a concession for such distribution of the REIT's total income to be made within two months after the close of the financial year which forms the basis period for a YA of the REIT to be exempted under Section 61A of the Act.

If the 90% distribution condition is not complied with or the 90% distribution is not made within two months after the close of AME REIT's financial year which forms the basis period for a YA, AME REIT will be subject to income tax at the prevailing tax rate on its total income. Income which has been taxed at the AME REIT level will have tax credits attached when subsequently distributed to unitholders.

In arriving at its chargeable income, AME REIT will be entitled to deduct expenses which are incurred wholly and exclusively in the production of that gross rental income. In addition, based on the Income Tax (Deduction for Establishment Expenditure of Real Estate Investment Trust or Property Trust Fund) Rules 2006, establishment expenditure (i.e. legal, valuation and consultancy fees) incurred for the purpose of establishing AME REIT prior to approval by the Securities Commission ("SC") is also deductible as it is deemed to have been incurred in the basis period.

Rental income derived from the letting of real property by AME REIT is deemed to be a business source of income. In view of this, AME REIT is entitled to claim capital allowances ("CA") and industrial building allowances ("IBA") on qualifying capital expenditure incurred on plant and machinery as well as qualifying building expenditure incurred on industrial building in ascertaining the statutory income pursuant to Schedule 3 of the Act. It should be noted that for AME REIT to claim IBA on the buildings rented out to the tenants, the buildings must be used as an industrial building.

However, any unutilised CA, IBA or losses arising from the rental source cannot be carried forward to future years nor can these be deducted against AME REIT's other sources of income for that year.

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<sup>1</sup> Under section 2(7) of the Act, any reference to interest shall apply, mutatis mutandis, to gains or profits received and expenses incurred, in lieu of interest, in transactions conducted in accordance with the principles of Shariah.

The effect of this is that any gains or profits received and expenses incurred, in lieu of interest, in transactions conducted in accordance with the principles of Shariah, will be accorded the same tax treatment as if they were interest.

## TAX CONSULTANT'S LETTER ON TAXATION OF AME REIT AND UNITHOLDERS (*Cont'd*)

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*Taxation of AME Real Estate Investment Trust and Unitholders*



### 1.2 Exempt income

AME REIT may receive other tax exempt income as follows:

#### i. Dividends

Under the single-tier system, dividend income received from a resident company is fully exempted from tax pursuant to Paragraph 12B, Schedule 6 of the Act. As such, tax exempt dividend income received by a REIT will not be included in computing its total income. The expenses incurred in respect of the single-tier dividend are disregarded.

#### ii. Gains from the Realisation of Investments

As AME REIT is a unit trust, gains from the realisation of investments (including but not limited to sale of properties) by AME REIT will not be subject to income tax pursuant to Section 61(1)(b) of the Act.

#### iii. Interest / Discount

The interest or discount earned by AME REIT (which is considered to be a unit trust) from the following investments is exempted from tax pursuant to Paragraph 35 of Schedule 6 of the Act:

- a) Securities or bonds issued or guaranteed by the Government; or
- b) Sukuk or debentures, other than convertible loan stock, approved or authorised by, or lodged with, the SC; or
- c) Bon Simpanan Malaysia issued by the Central Bank of Malaysia.

In addition to the above, the following interest received by AME REIT is also exempted from Malaysian income tax: -

- a) Any savings certificates issued by the Government; or
- b) A bank licensed under the Financial Services Act 2013, an Islamic bank licensed under the Islamic Financial Services Act 2013 or a development financial institution prescribed under the Development Financial Institutions Act 2002; or
- c) Bonds and securities issued by Pengurusan Danaharta Nasional Berhad.

### 1.3 Foreign Sourced Income

Foreign sourced income received by AME REIT from its overseas investments will also be tax exempted. However, such income may be subject to tax in the country from which it is derived. Based on the Finance Act 2021 which was gazetted on 31 December 2021, foreign sourced income derived by Malaysia tax residents, which is received in Malaysia will be taxable effective 1 January 2022.

### 1.4 Real Property Gains Tax ("RPGT")

Gains arising from the disposal of real property or shares in Real Property Companies ("RPC") will be subject to RPGT under the RPGT Act, 1976.

## TAX CONSULTANT'S LETTER ON TAXATION OF AME REIT AND UNITHOLDERS (Cont'd)

*Taxation of AME Real Estate Investment Trust and Unitholders*

For the purpose of RPGT, a "RPC" means: -

- a) A controlled company which, as at 21 October 1988, owns real property or shares or both, the defined value of which is not less than 75% of the value of its total tangible assets; or
- b) A controlled company to which (a) is not applicable, but which, at any date after 21 October 1988, acquires real property or shares or both whereby the defined value of real property or shares or both owned at that date is not less than 75% of the value of its total tangible assets.

The RPGT rates are as follows: -

Date of disposal	Rates of RPGT (%)
Disposal within 3 years after date of acquisition	30
Disposal in the 4 <sup>th</sup> year after date of acquisition	20
Disposal in the 5 <sup>th</sup> year after date of acquisition	15
Disposal in the 6 <sup>th</sup> year after date of acquisition or thereafter	10

Where the REIT is approved by the SC and listed on Bursa Malaysia, any gain on the disposal of the real property by the disposer to the REIT is exempted from RPGT pursuant to the Real Property Gains Tax (Exemption)(No.4) Order 2003 P.U.(A) 451/2003. However, the disposal of a chargeable asset by a REIT may be subject to RPGT except where specifically exempted (for example where disposal of chargeable asset is made to another REIT).

### 1.5 Stamp duty

Pursuant to the Stamp Duty (Exemption)(No.4) Order 2004 (Amendment) Order 2020 [P.U.(A) 154/2020], all instruments of transfer of real property to a trustee of the REIT approved by the SC are exempted from stamp duty. Similarly, all instruments of deed of assignment executed between the approved REIT and the disposer in relation to the purchase of real property are also exempted from stamp duty under Stamp Duty (Exemption)(No.27) Order 2005 P.U.(A) 484/2005.

Based on the above Orders, where AME REIT (as a REIT approved by the SC) acquires real property, AME REIT will be exempted from stamp duty in respect of all instruments of transfer of real property to the AME REIT.

## 2.0 Taxation of unitholders

### 2.1 Income Tax

For Malaysian income tax purposes, unitholders will be taxed on their share of the distribution received from AME REIT. The income of unitholders from their investment in AME REIT broadly falls under the following categories:

- a) Distribution of income which is tax exempted at the REIT level

If AME REIT distributes 90% or more of its total income in a YA, the REIT is exempted from tax for that YA. Instead, unitholders are liable to tax (at the applicable tax rates as tabulated in Note 1 below) on the distribution of income and are taxed in the YA they receive the distribution income. Since the income distributed by the REIT is tax exempted, no tax credit would be available to the unitholders. The tax charged on the distribution of income is a final tax.

## TAX CONSULTANT'S LETTER ON TAXATION OF AME REIT AND UNITHOLDERS (Cont'd)

## Taxation of AME Real Estate Investment Trust and Unitholders



Note 1: The applicable tax rate for unitholders depends on their residence status. The prevailing tax rates are as follows: -

Unitholders	Type of tax	Tax rates
<b>A. Company</b> (i) Resident (ii) Non-resident	Corporate Withholding tax ("WHT") (final tax) <sup>2</sup>	Note 2 24%
<b>B. Foreign Institutional Investor</b>	WHT (final tax) <sup>2</sup>	10%
<b>C. Individual</b> (i) Resident (ii) Non-resident	WHT (final tax) <sup>2</sup> WHT (final tax) <sup>2</sup>	10% 10%
<b>D. Others</b> (i) Resident (ii) Non-resident	WHT (final tax) <sup>2</sup> WHT (final tax) <sup>2</sup>	10% 10%

Note 2: There is no WHT on distribution from the REIT to resident company, however the distribution is subject to corporate income tax of 24%.

b) Distribution of income that has been taxed at the REIT level

If less than 90% of the total income of AME REIT in the basis period for a YA is distributed to unitholders, AME REIT is not entitled to enjoy the tax exemption under Section 61A of the Act and thus subject to corporate income tax at the REIT level. The unitholders who receive income distribution which has been subject to tax at REIT level would be subject to tax. In such a situation, the unitholders will be eligible to claim a tax credit for set-off against their tax payable pursuant to Section 110(9A) of the Act.

The unitholders are required to declare the distribution of such income from AME REIT in their income tax return form and bring it to tax at the applicable tax rates as tabulated below:

Unitholders	Malaysian Tax Rate (Current)
<b>A. Tax resident unitholders</b>	
a. Individual and non-corporate unitholders	<ul style="list-style-type: none"> <li>Progressive tax rates ranging from 0% to 30%</li> </ul>
b. Co-operative societies	<ul style="list-style-type: none"> <li>Progressive tax rates ranging from 0% to 24%</li> </ul>
c. Trust bodies	<ul style="list-style-type: none"> <li>24%</li> </ul>

<sup>2</sup> Effective from YA2021, Section 109D of the Act has been amended to give effect to the IRB's practice of regarding the WHT deducted from the income distributed by REIT as a final tax. In view of this, the income distribution received by unitholders where WHT has been deducted shall be disregarded for the purpose of ascertaining the chargeable income of the unitholders in the basis period for a YA.

TAX CONSULTANT'S LETTER ON TAXATION OF AME REIT AND UNITHOLDERS (*Cont'd*)*Taxation of AME Real Estate Investment Trust and Unitholders*

<p>d. Corporate unitholders</p> <p>i. Small and Medium Enterprises ("SME")<sup>3</sup></p> <p>ii. Companies other than (i) above</p>	<ul style="list-style-type: none"> <li>• 17% on the first RM600,000 of chargeable income</li> <li>• 24% for chargeable income in excess of RM600,000</li> <li>• 24%</li> </ul>
<p><b>B. Non-tax resident unitholders</b></p> <p>a. Individual and non-corporate unitholders</p> <p>b. Corporate unitholders and trust bodies</p>	<ul style="list-style-type: none"> <li>• 30%</li> <li>• 24%</li> </ul>

## c) Distribution of tax exempt income received by AME REIT

The distribution of tax exempt income (such as tax exempt dividends, dividends declared under the Single Tier System and foreign sourced income) and capital gains received by AME REIT (other than income exempted at AME REIT level due to distributions of profits in the same basis period) will not be subject to tax in the hands of the unitholders.

Any gains realised by the unitholders (other than financial institutions, insurance companies and those dealing in securities) from the transfers or redemptions of the units are generally treated as capital gains which are not subject to income tax in Malaysia. However, certain unitholders may be subject to tax in Malaysia on such gains, due to specific circumstances of the unitholders.

<sup>3</sup> An SME is defined as a company resident and incorporated in Malaysia which has a paid-up capital of ordinary shares of RM2.5 million and less at the beginning of the basis period of a YA provided:

- a. not more than fifty per cent of the paid-up capital in respect of ordinary shares of the company is directly or indirectly owned by a related company;
- b. not more than fifty per cent of the paid-up capital in respect of ordinary shares of the related company is directly or indirectly owned by the first mentioned company; or
- c. not more than fifty per cent of the paid-up capital in respect of ordinary shares of the first mentioned company and the related company is directly or indirectly owned by another company.

A "related company" in this context means a company which has a paid-up capital in respect of ordinary shares of more than RM2.5 million at the beginning of the basis period for a YA.

With effect from YA2020, an additional condition for an SME to qualify for the preferential tax treatment, is to have gross income from its business sources not exceeding RM50 million in a basis period for the YA.

Based on the IRB's Practice Note No. 4/2020, an SME which falls under the following categories will not qualify for the preferential tax treatment: -

- a. Has no gross income from business sources taxed under Section 4(a) of the Act, notwithstanding that it has other non-business income sources such as rent and interest. This excludes SMEs that have no gross business income and are incurring business tax losses or SMEs that have temporarily closed their business operations; and
- b. Is an unlisted investment holding company taxed under Section 60F of the Act.

**TAX CONSULTANT'S LETTER ON TAXATION OF AME REIT AND UNITHOLDERS (Cont'd)**

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*Taxation of AME Real Estate Investment Trust and Unitholders***2.2 Disposal by unitholders**

Unless the unitholders are in the business of dealing in investment, any profit arising from the disposal of units should not be subject to income tax as such profits are considered capital in nature.

**2.3 Unit split and reinvestment of distribution**

Unit split represents the process of creating additional units to existing unitholders by lowering unit prices proportionately. There is no tax implication as it offers no additional value to the unitholders.

For reinvestment of distribution, the distribution of income by AME REIT could be made via cash or reinvested into units in the REIT. In this event, the unitholders will be deemed to have received the distribution and the taxability of distribution of income has been explained in item 2.1(a) and (b) above.

**2.4 Stamp duty**

The transfer of units in AME REIT by the unitholders will be exempted from stamp duty pursuant to Paragraph (c) of Exemptions under Item 32, First Schedule of the Stamp Act, 1949.

**3.0 Service Tax****3.1 Service tax on AME REIT**

There should not be any service tax implications for AME REIT on the basis that the amount received is purely for the rental of building. However, if AME REIT also provides management services to the tenants, such as managing the factory or maintenance management, such services could be subject to service tax of 6% as management services are taxable services.

The disposal of properties by AME REIT is not subject to service tax.

**3.2 Service tax on imported taxable service**

AME REIT could be subject to service tax on imported taxable service at the rate of 6% if it acquires any taxable service from any person outside Malaysia.

**3.3 Digital service tax**

Effective from 1 January 2020, foreign service provider who provides digital service to consumer in Malaysia and the value of digital service for a period of twelve months or less exceeds the threshold of RM500,000 is liable to be registered under Section 56B Service Tax Act, 2018 as foreign registered person ("FRP"). As such, FRP will account service tax on digital services acquired by consumer in Malaysia.

If AME REIT acquires any digital service from the FRP, FRP shall charge service tax of 6% on the digital service.

In the case where the foreign digital service provider did not register itself as FRP, the digital services acquired by AME REIT may fall under the scope of information technology service which is a taxable service and thus AME REIT has to account and pay for service tax on imported taxable service.



**TAX CONSULTANT'S LETTER ON TAXATION OF AME REIT AND UNITHOLDERS (Cont'd)**

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*Taxation of AME Real Estate Investment Trust and Unitholders*



*3.4 Service tax on unitholders*

Unitholders are entitled to receive distribution from investment in AME REIT. As stated above, distribution income is not subject to service tax.

We confirm that the statement made in this report correctly reflects our understanding of the tax position under the current Malaysian tax legislation and the interpretation thereof.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Tai Lai Kok', written over a horizontal line.

**Tai Lai Kok**  
Executive Director

KPMG Tax Services Sdn Bhd has given written consent to the inclusion of the report as Taxation Adviser in the form and context in which it appears in this Prospectus and has not withdrawn such consent prior to the delivery of a copy of this Prospectus for approval.

**REPORTING ACCOUNTANTS' REPORT ON THE PRO FORMA STATEMENT OF FINANCIAL POSITION**


**KPMG PLT**  
 (LLP0010081-LCA & AF 0758)  
 Chartered Accountants  
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**Private and Confidential**

The Board of Directors  
**I REIT Managers Sdn Bhd**  
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 Taman Perindustrian I-Park SAC  
 81400 Senai  
 Johor

The Board of Directors  
**AME Elite Consortium Berhad**  
 No. 2, Jalan I-Park SAC 1/1  
 Taman Perindustrian I-Park SAC  
 81400 Senai  
 Johor

**03 AUG 2022**

Dear Sir/Madam,

**AME Real Estate Investment Trust ("AME REIT")**
**Report on the compilation of pro forma statement of financial position for inclusion in AME REIT's prospectus in connection with the establishment and listing of AME REIT on the Main Market of Bursa Malaysia Securities Berhad ("Prospectus") ("Listing")**

We have completed our assurance engagement to report on the compilation of the pro forma statement of financial position of AME REIT prepared by the Board of Directors of the Manager ("Directors of the Manager") and the Board of Directors of AME Elite Consortium Berhad, being the holding company of the Manager ("Directors of the Holding Company"). The pro forma statement of financial position as at its date of establishment ("Pro Forma Statement of Financial Position") and the related notes as set out in Attachment A, have been stamped by us for identification purposes. The applicable criteria on the basis of which the Directors of the Manager and the Directors of the Holding Company have compiled the pro forma statement of financial position are described in the notes to the Pro Forma Statement of Financial Position. The Pro Forma Statement of Financial Position is prepared in accordance with the requirements of Chapter 12 of Part III of the Prospectus Guidelines for Collective Investment Schemes issued by the Securities Commission Malaysia ("CIS Prospectus Guidelines") and the Guidance Note for Issuers of Pro Forma Financial Information issued by the Malaysian Institute of Accountants.

The Pro Forma Statement of Financial Position has been compiled by the Directors of the Manager and the Directors of the Holding Company for inclusion in the Prospectus solely to illustrate the impact of the Listing on AME REIT's statement of financial position as at its date of establishment, as if the Listing had taken place as at the date of establishment.

## REPORTING ACCOUNTANTS' REPORT ON THE PRO FORMA STATEMENT OF FINANCIAL POSITION (Cont'd)



AME Real Estate Investment Trust ("AME REIT")  
Report on the compilation of pro forma statement  
of financial position for inclusion in the Prospectus

### Directors of the Manager's and Directors of the Holding Company's Responsibility for the Pro Forma Statement of Financial Position

The Directors of the Manager and the Directors of the Holding Company are responsible for compiling the Pro Forma Statement of Financial Position on the basis described in the notes to the Pro Forma Statement of Financial Position in Attachment A as required by the CIS Prospectus Guidelines.

### Reporting Accountants' Independence and Quality Control

We have complied with the independence and other ethical requirement of the *By-Laws (on Professional Ethics, Conduct and Practice)* issued by the Malaysian Institute of Accountants and the International Ethics Standards Board for Accountants' *International Code of Ethics for Professional Accountants (including International Independence Standards)* (IESBA Code), which is founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour.

Our firm applies International Standard on Quality Control 1 (ISQC 1), *Quality Control for Firms that Perform Audits and Reviews of Financial Statements, and Other Assurance and Related Services Engagements* adopted by the Malaysian Institute of Accountants and, accordingly maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

### Reporting Accountants' Responsibilities

Our responsibility is to express an opinion as required by the CIS Prospectus Guidelines about whether the Pro Forma Statement of Financial Position has been compiled, in all material respects, by the Directors of the Manager and the Directors of the Holding Company on the basis described in the notes to the Pro Forma Statement of Financial Position in Attachment A.

We conducted our engagement in accordance with International Standard on Assurance Engagement (ISAE) 3420, *Assurance Engagements to Report on the Compilation of Pro Forma Financial Information Included in a Prospectus*, issued by the International Auditing and Assurance Standards Board and adopted by the Malaysian Institute of Accountants. This standard requires that we plan and perform procedures to obtain reasonable assurance about whether the Directors of the Manager and the Directors of the Holding Company have compiled, in all material respects, the Pro Forma Statement of Financial Position on the basis described in the notes to the Pro Forma Statement of Financial Position in Attachment A.

For the purpose of this engagement, we are not responsible for updating or reissuing any reports or opinions on any historical financial information used in compiling the Pro Forma Statement of Financial Position, nor have we, in the course of this engagement, performed an audit or review of the financial information used in compiling the Pro Forma Statement of Financial Position.

**REPORTING ACCOUNTANTS' REPORT ON THE PRO FORMA STATEMENT OF FINANCIAL POSITION (Cont'd)**



AME Real Estate Investment Trust ("AME REIT")  
Report on the compilation of pro forma statement  
of financial position for inclusion in the Prospectus

**Reporting Accountants' Responsibilities (continued)**

The purpose of the Pro Forma Statement of Financial Position included in the Prospectus is solely to illustrate the impact of the Listing on unadjusted financial information of AME REIT as if the events had occurred or the transactions had been undertaken at the date of establishment for purposes of illustration. Accordingly, we do not provide any assurance that the actual outcome of the events or transactions would have been as presented.

A reasonable assurance engagement to report on whether the Pro Forma Statement of Financial Position has been compiled, in all material respects, on the basis of the applicable criteria involves performing procedures to assess whether the applicable criteria used by the Directors of the Manager and the Directors of the Holding Company in the compilation of the Pro Forma Statement of Financial Position provide a reasonable basis for presenting the significant effects directly attributable to the Listing, and to obtain sufficient appropriate evidence about whether:

- the related pro forma adjustments give appropriate effect to those criteria; and
- the Pro Forma Statement of Financial Position reflects the proper application of those adjustments to the unadjusted financial information.

The procedures selected depend on our judgement, having regard to our understanding of the nature of AME REIT, the events or transactions in respect of which the Pro Forma Statement of Financial Position has been compiled, and other relevant engagement circumstances.

The engagement also involves evaluating the overall presentation of the Pro Forma Statement of Financial Position.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Opinion**

In our opinion, the Pro Forma Statement of Financial Position has been compiled, in all material respects, on the basis described in the notes to the Pro Forma Statement of Financial Position in Attachment A.

**Other Matters**

Our report on the Pro Forma Statement of Financial Position has been prepared for inclusion in the Prospectus in connection with the Listing and should not be relied upon for any other purposes.

KPMG PLT  
LLP0010081-LCA & AF 0758  
Chartered Accountants

Tan Teek Eng  
Approval Number: 02986/05/2024 J  
Chartered Accountant

**REPORTING ACCOUNTANTS' REPORT ON THE PRO FORMA STATEMENT OF FINANCIAL POSITION (Cont'd)**

Attachment A

**AME Real Estate Investment Trust ("AME REIT")**  
Pro Forma Statement of Financial Position and the notes thereon

**Pro Forma Statement of Financial Position**

The pro forma statement of financial position of AME REIT as at its date of establishment ("Pro Forma Statement of Financial Position") as set out below has been prepared for illustrative purposes only and to show the effects of the transactions referred to in Note 2 had these transactions been in effect on the date of establishment, and should be read in conjunction with the said notes to the Pro Forma Statement of Financial Position. As at the date of establishment, AME REIT does not have any assets and liabilities.

	Note	(Unaudited) As at the date of establishment RM'000
<b>Assets</b>		
Investment properties	3(a)	557,000
<b>Total non-current assets</b>		<b>557,000</b>
Other receivables	3(b)	586
Cash and bank balances	3(c)	16,963
<b>Total current assets</b>		<b>17,549</b>
<b>Total assets</b>		<b>574,549</b>
<b>Equity</b>		
Unitholders' funds <sup>(1)</sup>		515,000
<b>Total equity</b>		<b>515,000</b>
<b>Liabilities</b>		
Other payables	3(e)	12,049
<b>Total non-current liabilities</b>		<b>12,049</b>
Other payables	3(e)	1,010
Islamic Financing Facilities <sup>(2)</sup>	3(f)	46,490
<b>Total current liabilities</b>		<b>47,500</b>
<b>Total liabilities</b>		<b>59,549</b>
<b>Total equity and liabilities</b>		<b>574,549</b>
Net asset value ("NAV") <sup>(3)</sup>		515,000
Units in issue ('000)		520,000
Net asset value per unit (RM) <sup>(4)</sup>		0.99

**Notes:**

- (1) Unitholders' funds of RM520.0 million, net of estimated expenses in relation to the issue of Units (defined herein) of RM5.0 million.
- (2) The amount of the Islamic Financing Facilities (defined herein) expected to be drawn down as at the Listing Date of RM47.0 million, net of estimated transaction costs of approximately RM0.5 million. The profit expenses of 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 draw down as at Listing Date.
- (3) NAV represents the value of the 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 ("Units").

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## REPORTING ACCOUNTANTS' REPORT ON THE PRO FORMA STATEMENT OF FINANCIAL POSITION (Cont'd)

Attachment A

**AME Real Estate Investment Trust ("AME REIT")**  
Pro Forma Statement of Financial Position and the notes thereon

### Notes to the Pro Forma Statement of Financial Position

The pro forma statement of financial position of AME REIT as at its date of establishment ("Pro Forma Statement of Financial Position") has been prepared for inclusion in AME REIT's prospectus in connection with the establishment and listing of AME REIT on the Main Market of Bursa Malaysia Securities Berhad ("Bursa Securities") ("Listing") and should not be relied upon for any other purposes.

#### 1. Basis of preparation

The applicable criteria on the basis of which the Board of Directors of I REIT Managers Sdn Bhd ("Directors of the Manager"), being the management company of AME Real Estate Investment Trust ("AME REIT") and the Board of Directors of AME Elite Consortium Berhad ("Directors of the Holding Company"), being the holding company of the Manager, have compiled the Pro Forma Statement of Financial Position is specified in Chapter 12 of Part III of the Prospectus Guidelines for Collective Investment Schemes issued by the Securities Commission Malaysia ("CIS Prospectus Guidelines") and the Guidance Note for Issuers of Pro Forma Financial Information issued by the Malaysian Institute of Accountants.

The Pro Forma Statement of Financial Position has been prepared for illustrative purposes only and to show the effects on the statement of financial position on AME REIT's date of establishment, had the listing scheme as set out in Note 2 been effected on that date and on a basis consistent with the following accounting policies that will be adopted by AME REIT for the financial year ending 31 March 2023:

##### a) Basis of measurement

The financial statements of AME REIT will be prepared on the historical basis unless otherwise described below, and in compliance with the provisions of the deed of trust entered into between the Manager and the Trustee (as defined herein), constituting AME REIT ("Deed"), Malaysian Financial Reporting Standards ("MFRSs") and International Financial Reporting Standards.

##### b) Functional and presentation currency

The financial statements of AME REIT will be presented in Ringgit Malaysia ("RM"), which is the functional currency of AME REIT. All financial information is presented in RM and will be rounded to the nearest thousand, unless otherwise stated.

##### c) Use of estimates and judgements

The preparation of the financial statements in conformity with MFRSs requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

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**REPORTING ACCOUNTANTS' REPORT ON THE PRO FORMA STATEMENT OF FINANCIAL POSITION (Cont'd)**

Attachment A

**AME Real Estate Investment Trust ("AME REIT")**  
Pro Forma Statement of Financial Position and the notes thereon

**Notes to the Pro Forma Statement of Financial Position (continued)**

**1. Basis of preparation (continued)**

d) Financial instruments

(i) Recognition and initial measurements

A financial asset or a financial liability is recognised in the statement of financial position when, and only when, AME REIT becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivable without significant financing component) or a financial liability is initially measured at fair value plus or minus, for an item not at fair value through profit or loss, transaction costs that are directly attributable to its acquisition or issuance. A trade receivable without a financing component is initially measured at the transaction price.

(ii) Financial instrument categories and subsequent measurement

*Financial assets*

Categories of financial assets are determined on initial recognition and are not reclassified subsequent to their initial recognition unless AME REIT changes its business model for managing financial assets in which case all affected financial assets are reclassified on the first day of the first reporting period following the change of the business model.

*Amortised cost*

Amortised cost category comprises financial assets that are held within a business model whose objective is to hold assets to collect contractual cash flows and its contractual terms give rise on specified dates to cash flows that are solely payments of principal and profit on the principal amount outstanding. The financial assets are not designated as fair value through profit or loss. Subsequent to initial recognition, these financial assets are measured at amortised cost using the effective profit method. The amortised cost is reduced by impairment losses. Profit income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.

Profit income is recognised by applying effective profit rate to the gross carrying amount except for credit impairment financial assets (see Note 1(h)(i)) where the effective profit rate is applied to the amortised cost.

*Financial liabilities*

Financial liabilities at initial recognition are categorised as amortised cost and are subsequently measured at amortised cost using the effective profit method.

Profit expense and foreign exchange gains and losses are recognised in the profit or loss. Any gains or losses on derecognition are also recognised in the profit or loss.

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**REPORTING ACCOUNTANTS' REPORT ON THE PRO FORMA STATEMENT OF FINANCIAL POSITION (Cont'd)**

Attachment A

**AME Real Estate Investment Trust ("AME REIT")**  
Pro Forma Statement of Financial Position and the notes thereon

**Notes to the Pro Forma Statement of Financial Position (continued)**

**1. Basis of preparation (continued)**

d) Financial instruments (continued)

(iii) Derecognition

A financial asset or part of it is derecognised when, and only when, the contractual rights to the cash flows from the financial asset expire or transferred, or control of the asset is not retained or substantially all of the risks and rewards of ownership of the financial asset are transferred to another party. On derecognition of a financial asset, the difference between the carrying amount of the financial asset and the sum of consideration received (including any new asset obtained less any new liability assumed) is recognised in profit or loss.

A financial liability or a part of it is derecognised when, and only when, the obligation specified in the contract is discharged, cancelled or expires. A financial liability is also derecognised when its terms are modified and the cash flows of the modified liability are substantially different, in which case, a new financial liability based on modified terms is recognised at fair value. On derecognition of a financial liability, the difference between the carrying amount of the financial liability extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss.

(iv) Offsetting

Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, AME REIT currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

e) Investment properties

Investment properties carried at fair value

Investment properties are properties which are owned or right-of-use asset held under a lease contract to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes.

Investment properties which are owned are measured initially at cost. Cost includes expenditure that is directly attributable to the acquisition of the investment property. The cost of self-constructed investment property includes the cost of materials and direct labour, any other costs directly attributable to bringing the investment property to a working condition for their intended use and capitalised financing costs. Right-of-use asset held under a lease contract that meets the definition of investment property is initially measured similarly as other right-of-use assets.

Subsequently, investment properties are measured at fair value with any changes therein recognised in profit or loss for the period in which they arise. Where the fair value of the investment property under construction is not reliably determinable, the investment property under construction is measured at cost until either its fair value becomes reliably determinable or construction is complete, whichever is earlier.

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**REPORTING ACCOUNTANTS' REPORT ON THE PRO FORMA STATEMENT OF FINANCIAL POSITION (Cont'd)**

Attachment A

**AME Real Estate Investment Trust ("AME REIT")**  
Pro Forma Statement of Financial Position and the notes thereon

**Notes to the Pro Forma Statement of Financial Position (continued)**

**1. Basis of preparation (continued)**

e) Investment properties (continued)

Investment properties carried at fair value (continued)

The fair value of investment properties held by AME REIT as a right-of-use asset reflects the expected cash flows. Accordingly, where valuation obtained for a property is net of all payments expected to be made, AME REIT added back any recognised lease liability to arrive at the carrying amount of the investment property using the fair value model.

An investment property is derecognised on its disposal, or when it is permanently withdrawn from use and no future economic benefits are expected from its disposal. The difference between the net disposal proceeds and the carrying amount is recognised in profit or loss in the period in which the item is derecognised.

f) Leases

(i) Definition of a lease

A contract is, or contains, a lease if the contract conveys a right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, AME REIT assesses whether:

- the contract involves the use of an identified asset - this may be specified explicitly or implicitly and should be physically distinct or represent substantially all of the capacity of a physically distinct asset. If the supplier has a substantive substitution right, then the asset is not identified;
- the customer has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- the customer has the right to direct the use of the asset. The customer has this right when it has the decision making rights that are most relevant to changing how and for what purpose the asset is used. In rare cases where the decision about how and for what purpose the asset is used is predetermined, the customer has the right to direct the use of the asset if either the customer has the right to operate the asset; or the customer designed the asset in a way that predetermines how and for what purpose it will be used.

At inception or on reassessment of a contract that contains a lease component, AME REIT allocates the consideration in the contract to each lease and non-lease component on the basis of their relative stand-alone prices. However, for leases of properties in which AME REIT is a lessee, it has elected not to separate non-lease components and will instead account for the lease and non-lease components as a single lease component.

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**REPORTING ACCOUNTANTS' REPORT ON THE PRO FORMA STATEMENT OF FINANCIAL POSITION (Cont'd)**

Attachment A

**AME Real Estate Investment Trust ("AME REIT")**  
Pro Forma Statement of Financial Position and the notes thereon

**Notes to the Pro Forma Statement of Financial Position (continued)**

**1. Basis of preparation (continued)**

f) Leases (continued)

(ii) Recognition and initial measurement

(a) As a lessee

AME REIT recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the profit rate implicit in the lease or, if that rate cannot be readily determined, AME REIT's incremental financing rate. Generally, AME REIT uses their incremental financing rate as the discount rate.

Lease payments included in the measurement of the lease liability comprise the following:

- fixed payments, including in-substance fixed payments less any incentives receivable;
- variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable under a residual value guarantee;
- the exercise price under a purchase option that AME REIT is reasonably certain to exercise; and
- penalties for early termination of a lease unless AME REIT is reasonably certain not to terminate early.

AME REIT excludes variable lease payments that are linked to future performance or usage of the underlying asset from the lease liability. Instead, these payments are recognised in profit or loss in the period in which the performance or use occurs.

AME REIT has elected not to recognise right-of-use assets and lease liabilities for short-term leases that have a lease term of 12 months or less and leases of low-value assets. AME REIT recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

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**REPORTING ACCOUNTANTS' REPORT ON THE PRO FORMA STATEMENT OF FINANCIAL POSITION (Cont'd)**

Attachment A

**AME Real Estate Investment Trust ("AME REIT")**  
Pro Forma Statement of Financial Position and the notes thereon

**Notes to the Pro Forma Statement of Financial Position (continued)**

**1. Basis of preparation (continued)**

f) Leases (continued)

(ii) Recognition and initial measurement (continued)

(b) As a lessor

When AME REIT acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease.

To classify each lease, AME REIT makes an overall assessment of whether the lease transfers substantially all of the risks and rewards incidental to ownership of the underlying asset. If this is the case, then the lease is a finance lease; if not, then it is an operating lease.

If an arrangement contains lease and non-lease components, AME REIT applies MFRS 15 to allocate the consideration in the contract based on the stand-alone selling prices.

When AME REIT is an intermediate lessor, it accounts for its interests in the head lease and the sublease separately. It assesses the lease classification of a sublease with reference to the right-of-use asset arising from the head lease, not with reference to the underlying asset. If a head lease is a short-term lease to which AME REIT applies the exemption described above, then it classifies the sublease as an operating lease.

(iii) Subsequent measurement

(a) As a lessee

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property, plant and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain remeasurements of the lease liability.

The lease liability is measured at amortised cost using the effective profit method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a revision of in-substance fixed lease payments, or if there is a change in AME REIT's estimate of the amount expected to be payable under a residual value guarantee, or if AME REIT changes its assessment of whether it will exercise a purchase, extension or termination option.

When the lease liability is remeasured, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

(b) As a lessor

AME REIT recognises lease payments received under operating leases as income on a straight-line basis over the lease term as part of "revenue".

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**REPORTING ACCOUNTANTS' REPORT ON THE PRO FORMA STATEMENT OF FINANCIAL POSITION (Cont'd)**

Attachment A

**AME Real Estate Investment Trust ("AME REIT")**  
Pro Forma Statement of Financial Position and the notes thereon

**Notes to the Pro Forma Statement of Financial Position (continued)**

**1. Basis of preparation (continued)**

**g) Cash and cash equivalents**

Cash and cash equivalents consist of cash on hand, balances and Islamic deposits with banks and highly liquid Shariah-compliant investments which have an insignificant risk of changes in fair value with original maturities of three months or less. For the purpose of the statement of cash flows, cash and cash equivalents are presented net of bank overdrafts and pledged Islamic deposits.

**h) Impairment**

**(i) Financial assets**

AME REIT recognises loss allowances for expected credit losses on financial assets measured at amortised cost and tenancy contract assets. Expected credit losses are a probability-weighted estimate of credit losses.

AME REIT measures loss allowances at an amount equal to lifetime expected credit loss, except for cash and bank balance for which credit risk has not increased significantly since initial recognition, which are measured at 12-month expected credit loss. Loss allowances for trade receivables and tenancy contract assets are always measured at an amount equal to lifetime expected credit loss.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating expected credit loss, AME REIT considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on AME REIT's historical experience and informed credit assessment and including forward-looking information, where available.

Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of the asset, while 12-month expected credit losses are the portion of expected credit losses that result from default events that are possible within the 12 months after the reporting date. The maximum period considered when estimating expected credit losses is the maximum contractual period over which AME REIT is exposed to credit risk.

AME REIT estimates the expected credit losses on trade receivables.

An impairment loss in respect of financial assets measured at amortised cost is recognised in profit or loss and the carrying amount of the asset is reduced through the use of an allowance account.

At each reporting date, AME REIT assesses whether financial assets carried at amortised cost are credit impaired. A financial asset is credit impaired when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

The gross carrying amount of a financial asset is written off (either partially or full) to the extent that there is no realistic prospect of recovery. This is generally the case when AME REIT determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with AME REIT's procedures for recovery of amounts due.

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**REPORTING ACCOUNTANTS' REPORT ON THE PRO FORMA STATEMENT OF FINANCIAL POSITION (Cont'd)**

Attachment A

**AME Real Estate Investment Trust ("AME REIT")**  
Pro Forma Statement of Financial Position and the notes thereon

**Notes to the Pro Forma Statement of Financial Position (continued)**

**1. Basis of preparation (continued)**

h) Impairment (continued)

(ii) Other assets

The carrying amounts of other assets (except for investment properties that are measured at fair value) are reviewed at the end of each financial year to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

For the purpose of impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or cash-generating unit.

The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs of disposal. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or cash-generating unit.

An impairment loss is recognised if the carrying amount of an asset or its related cash-generating unit exceeds its estimated recoverable amount. Impairment losses are recognised in profit or loss.

i) Islamic financing costs

Islamic financing costs that are not directly attributable to the acquisition, construction or production of a qualifying asset are recognised in profit or loss using the effective profit method.

Islamic financing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised as part of cost of those assets.

The capitalisation of Islamic financing costs as part of the cost of a qualifying asset commences when expenditure for the asset is being incurred, Islamic financing costs are being incurred and activities that are necessary to prepare the asset for its intended use or sale are in progress. Capitalisation of Islamic financing costs is suspended or ceases when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are interrupted or completed.

Investment income earned on the temporary investment of specific Islamic financing pending their expenditure on qualifying assets is deducted from the Islamic financing costs eligible for capitalisation.

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**REPORTING ACCOUNTANTS' REPORT ON THE PRO FORMA STATEMENT OF FINANCIAL POSITION (Cont'd)**

Attachment A

**AME Real Estate Investment Trust ("AME REIT")**  
Pro Forma Statement of Financial Position and the notes thereon**Notes to the Pro Forma Statement of Financial Position (continued)****1. Basis of preparation (continued)**

## j) Equity instruments

Instruments classified as equity are measured at cost on initial recognition and are not remeasured subsequently.

Costs directly attributable to issue of instruments classified as equity are recognised as a deduction from equity.

## k) Provisions

A provision is recognised if, as a result of a past event, AME REIT has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The unwinding of the discount is recognised as finance cost.

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**REPORTING ACCOUNTANTS' REPORT ON THE PRO FORMA STATEMENT OF FINANCIAL POSITION (Cont'd)**

Attachment A

**AME Real Estate Investment Trust ("AME REIT")**  
Pro Forma Statement of Financial Position and the notes thereon

**2. Pro forma adjustments to the Pro Forma Statement of Financial Position**

The Pro Forma Statement of Financial Position illustrates the effects of the following events or transactions:

**2.1 Acquisitions of the Subject Properties (as defined below) and their related assets ("Acquisitions")**

The Acquisition by RHB Trustees Berhad (the "Trustee") on behalf of AME REIT from the Vendors (as defined below) of the following Subject Properties and their related assets for a total purchase consideration of RM557.0 million:

Type	Industrial Parks	Vendor	No. of Units	Purchase Consideration RM'000
Industrial Properties	Senai Airport City ("SAC") Subject Properties	Ipark Development Sdn Bhd	13	212,000
		AME Development Sdn Bhd	1	38,000
	<i>Subtotal – SAC Subject Properties</i>		14	250,000
	Indahpura Subject Properties	AME Development Sdn Bhd	9	101,000
		LKL Industries Sdn Bhd	1	7,000
		Active Gold Services Sdn Bhd	1	17,000
<i>Subtotal – Indahpura Subject Properties</i>		11	125,000	
Southern Industrial Logistics Clusters ("SILC") Subject Properties: - iPark @ SILC - District 6 SILC	AME Development Sdn Bhd	4	30,500	
	LKL Industries Sdn Bhd	1	3,500	
	Twin Sunrich Sdn Bhd	1	13,000	
	<i>Subtotal – SILC Subject Properties</i>		6	47,000
<b>Total – Industrial Properties</b>			<b>31</b>	<b>422,000</b>
Dormitories	Indahpura Subject Properties	AME Development Sdn Bhd	2	90,000
	SAC Subject Properties	AME Development Sdn Bhd	1	45,000
<b>Total – Dormitories</b>			<b>3</b>	<b>135,000</b>
<b>Grand total</b>			<b>34</b>	<b>557,000</b>

AME Development Sdn Bhd, Ipark Development Sdn Bhd, LKL Industries Sdn Bhd, Active Gold Services Sdn Bhd and Twin Sunrich Sdn Bhd are collectively referred to as the "Vendors".

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**REPORTING ACCOUNTANTS' REPORT ON THE PRO FORMA STATEMENT OF FINANCIAL POSITION (Cont'd)**

Attachment A

**AME Real Estate Investment Trust ("AME REIT")**  
Pro Forma Statement of Financial Position and the notes thereon

**2. Pro forma adjustments to the Pro Forma Statement of Financial Position (continued)**

**2.1 Acquisitions of the Subject Properties (as defined below) and their related assets ("Acquisitions") (continued)**

The 31 units of industrial properties and the 3 units of dormitories are collectively referred to as "Subject Properties", "Subject Property" means either one of them.

The total purchase consideration for the Acquisitions of RM557.0 million will be satisfied through:

- (a) issuance of 520.0 million Units ("Consideration Units") at an issue price of RM1.00 per Consideration Unit, to be credited as fully paid-up; and
- (b) cash consideration of RM37.0 million to be funded from the Islamic Financing Facilities (as defined herein).

The fair value of the Consideration Units is estimated at RM520.0 million (based the issue price of RM1.00 per unit).

The purchase consideration for the Subject Properties was arrived at based on the independent valuation of the Subject Properties dated 2 August 2021 and subsequently updated as at 7 February 2022.

As part of the Acquisitions, AME REIT will also assume certain liabilities being the tenant deposits payable and rental received in advance and the corresponding cash equivalents of these balances. For purposes of the Pro Forma Statement of Financial Position, these amounts are illustrated based on the carrying amounts of the tenants' deposits payable and rental received in advance as at 31 March 2022.

**2.2 Offering**

Following the Acquisitions, AME Elite Consortium Berhad ("AME") (via AME Development Sdn Bhd, Ipark Development Sdn Bhd and LKL Industries Sdn Bhd) (the "Selling Subsidiaries") will have an offer for sale of up to 254.8 million Units ("Offer Units") which comprise the following:

(a) Retail Offering

Retail Offering of up to approximately 174.8 million Offer Units at Retail Price, consisting of the following:

- (i) non-renounceable restricted offer for sale of up to approximately 156.6 million units ("ROFS Units(s)") to the entitled AME shareholders on the basis of 1 ROFS Unit for every 5 ordinary shares held in AME as at 5.00 p.m. on the entitlement date;
- (ii) 7.8 million Offer Units to the eligible directors and employees; and
- (iii) 10.4 million Offer Units for application by the Malaysian public, of which 5.2 million Offer Units are reserved for application by the Bumiputera public.

(Collectively (i), (ii) and (iii) above are referred to as the "Retail Offering").

- (b) Institutional Offering of approximately 80.0 million 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.

(Collectively the Retail Offering and the Institutional Offering are referred to as the "Offering")

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**REPORTING ACCOUNTANTS' REPORT ON THE PRO FORMA STATEMENT OF FINANCIAL POSITION (Cont'd)**

Attachment A

**AME Real Estate Investment Trust ("AME REIT")**  
Pro Forma Statement of Financial Position and the notes thereon

**2. Pro forma adjustments to the Pro Forma Statement of Financial Position (continued)**

**2.3 Islamic Financing Facilities**

The Trustee, on behalf of AME REIT had procured Islamic Financing Facilities of RM67.0 million from a financing institution ("Islamic Financing Facilities").

AME REIT intends to finance the cash portion of the purchase consideration for the Subject Properties via drawdown of RM37.0 million from the Islamic Financing Facilities.

Another RM10.0 million of the Islamic Financing Facilities shall be used for working capital requirements and the listing expenses of the Listing of AME REIT.

The remaining balance of the Islamic Financing Facilities of RM20.0 million will be used for future acquisition of properties after Listing.

**2.4 Listing**

Listing of and quotation for the entire 520,000,000 Units on the Main Market of Bursa Securities.

**3. Effects on the Pro Forma Statement of Financial Position**

**(a) Investment properties**

Investment properties comprising the Subject Properties are measured at fair value which, for the purpose of this Pro Forma Statement of Financial Position, is based on the valuation report dated 16 August 2021 and updated valuation certificate dated 8 July 2022 issued by an independent property valuer, CBRE WTW Valuation & Advisory Sdn Bhd (formerly known as C H Williams Talhar & Wong Sdn Bhd).

	<b>RM'000</b>
Investment properties at fair value	<u>557,000</u>

**(b) Other receivables**

	<b>RM'000</b>
Sales notification deposits	56
Utilities deposits	13
Gated development deposits	95
Prepayments	<u>422</u>
	<u>586</u>

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REPORTING ACCOUNTANTS' REPORT ON THE PRO FORMA STATEMENT OF FINANCIAL POSITION (Cont'd)

Attachment A

AME Real Estate Investment Trust ("AME REIT")  
Pro Forma Statement of Financial Position and the notes thereon

## 3. Effects on the pro forma statement of financial position (continued)

## (c) Cash and bank balances

	RM'000
Tenants' deposits	13,059
Proceeds from the Islamic Financing Facilities	47,000
Less: Sales notification deposits	(56)
Utilities deposits	(13)
Gated development deposits	(95)
Prepayments	(422)
Acquisitions	(37,000)
Estimated listing expenses	(5,000)
Estimated transaction costs for the Islamic Financing Facilities	(510)
	<u>16,963</u>

## (d) Unitholders' funds

	Issue price per unit (RM)	RM'000
<b>Unitholders' capital</b>		
- Units issued as Consideration Units (520,000,000 new Units)	1.00	520,000
- Less: Estimated listing expenses <sup>(i)</sup>		(5,000)
		<u>515,000</u>

## Note:

(i) The estimated listing expenses comprise the following:

	RM'000
Professional and advisory fees	3,000
Regulatory fees	630
Printing, investor relations and other related expenses	1,370
	<u>5,000</u>

The estimated listing expenses in relation to the Listing of RM5.0 million is directly attributable to the issuance of units and are recognised in equity.

## (e) Other payables

	RM'000
<b>Non-current</b>	
Rental deposits	11,586
Utilities deposits	312
Gated development deposits	151
<b>Current</b>	
Rental deposits	999
Gated development deposits	11
	<u>13,059</u>

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**REPORTING ACCOUNTANTS' REPORT ON THE PRO FORMA STATEMENT OF FINANCIAL POSITION (Cont'd)**

Attachment A

**AME Real Estate Investment Trust ("AME REIT")**  
Pro Forma Statement of Financial Position and the notes thereon

**3. Effects on the pro forma statement of financial position (continued)**

**(f) Islamic Financing Facilities**

	RM'000
Islamic Financing Facilities	47,000
Less: Estimated transaction costs for the Islamic Financing Facilities	<u>(510)</u>
	<u>46,490</u>

The Islamic Financing Facilities are recorded net of transactions costs. The transaction costs will be expensed to the profit or loss over the tenure of the Islamic Financing Facilities.

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## REPORTING ACCOUNTANTS' LETTER ON THE PROFIT FORECAST



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**Private and Confidential**

The Board of Directors  
**I REIT Managers Sdn Bhd**  
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 Taman Perindustrian I-Park SAC  
 81400 Senai  
 Johor

The Board of Directors  
**AME Elite Consortium Berhad**  
 No. 2, Jalan I-Park SAC 1/1  
 Taman Perindustrian I-Park SAC  
 81400 Senai  
 Johor

03 AUG 2022

Dear Sir/Madam,

**AME Real Estate Investment Trust ("AME REIT")**

**Reporting Accountant's letter on the profit forecast of AME REIT  
 for the financial year ending 31 March 2023 for inclusion in AME REIT's prospectus  
 in connection with the establishment and listing of AME REIT on the Main Market of Bursa  
 Malaysia Securities Berhad ("Prospectus") ("Listing")**

We have examined the profit forecast of AME REIT for the financial year ending 31 March 2023 ("Forecast Year 2023") ("Profit Forecast"), as set out in the accompanying Appendix A (which we have stamped for the purpose of identification) in accordance with the International Standard on Assurance Engagements 3400 ("ISAE 3400"), *The Examination of Prospective Financial Information*, issued by the International Auditing and Assurance Standards Board and adopted by the Malaysian Institute of Accountants.

Our examination has been undertaken to enable us to form an opinion as to whether the Profit Forecast, in all material respects, is properly prepared on the basis of the assumptions made by the Board of Directors of the Manager ("Directors of the Manager") and the Board of Directors of AME Elite Consortium Berhad, being the holding company of the Manager ("Directors of the Holding Company"), and is presented on a basis consistent with the format of financial statements and accounting policies to be adopted and disclosed by AME REIT and the requirements of the Prospectus Guidelines for Collective Investment Schemes issued by the Securities Commission Malaysia ("CIS Prospectus Guidelines"). The Directors of the Manager and the Directors of the Holding Company are solely responsible for the preparation and presentation of the Profit Forecast and the assumptions on which the Profit Forecast is based.

## REPORTING ACCOUNTANTS' LETTER ON THE PROFIT FORECAST (Cont'd)



AME Real Estate Investment Trust ("AME REIT")  
Reporting Accountant's letter on the  
Profit Forecast for inclusion in the Prospectus

Forecast, in this context, means prospective financial information prepared on the basis of assumptions as to future events which the Directors of the Manager and the Directors of the Holding Company expect to take place and the actions which AME REIT expects to take as of the date of the information is prepared (best estimate assumptions and hypothetical assumptions). While information may be available to support the assumptions on which the forecast is based, such information is generally future oriented and therefore uncertain. Thus, actual results are likely to be different from the forecast since anticipated events frequently do not occur as expected and the variation could be material. We do not express any opinion as to whether the profit forecast will be achieved nor can we guarantee or confirm the achievement of those results.

Based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that the assumptions made by the Directors of the Manager and the Directors of the Holding Company, do not provide a reasonable basis for the preparation of the Profit Forecast; and in our opinion, the Profit Forecast, in all material respects, is properly prepared on the basis of the assumptions made by the Directors of the Manager and the Directors of the Holding Company and is presented on a basis consistent with both the format of the financial statements and the accounting policies to be adopted by AME REIT and the requirements of the CIS Prospectus Guidelines.

Without qualifying our opinion, we draw attention to Note 4(g) of the assumptions set out in Appendix A which states that it has been assumed that there will be no material fluctuation on the fair value of the Subject Properties (as defined in the notes to the Profit Forecast) during the Forecast Year 2023 since the acquisition date, resulting in no fair value gain or loss. The fair value of investment properties may change (either increase or decrease) due to market and other factors beyond the control of the Manager. Therefore, any significant changes in the fair value will have a material and pervasive impact to the actual results.

#### Other matters

Our report on the Profit Forecast has been prepared for inclusion in the Prospectus in connection with the Listing and should not be relied upon for any other purposes.

KPMG PLT  
LLP0010081-LCA & AF 0758  
Chartered Accountants

Tan Teck Eng  
Approval Number: 02986/05/2024 J  
Chartered Accountant

## REPORTING ACCOUNTANTS' LETTER ON THE PROFIT FORECAST (Cont'd)

## Appendix A

**AME Real Estate Investment Trust ("AME REIT")**

Profit forecast of AME REIT for the financial year ending 31 March 2023 and the notes thereon

**Profit Forecast**

The Board of Directors of I REIT Managers Sdn Bhd ("Manager") ("Directors of the Manager"), being the management company of AME Real Estate Investment Trust ("AME REIT") and the Board of Directors of AME Elite Consortium Berhad, being the holding company of the Manager, have prepared a forecast of the statement of profit or loss and other comprehensive income for the financial year ending 31 March 2023 ("Forecast Year 2023") of AME REIT ("Profit Forecast"), based on the assumptions as disclosed in Note 4 as follows:

	<b>Forecast Year 2023 RM'000</b>
Rental income	40,995
<b>Total revenue</b>	<b>40,995</b>
Quit rent and assessment	(1,803)
Insurance	(705)
Repair and maintenance	(346)
Other operating expenses	(228)
Property management fees	(336)
<b>Property operating expenses</b>	<b>(3,418)</b>
<b>Net property income</b>	<b>37,577</b>
Profit income	452
<b>Net investment income</b>	<b>38,029</b>
Management fees	(3,573)
Trustee's fees	(175)
Islamic financing costs	(2,481)
Other trust expenses	(837)
<b>Non-property expenses</b>	<b>(7,066)</b>
<b>Profit before taxation</b>	<b>30,963</b>
Taxation	--
<b>Net income for the year and total comprehensive income for the year attributable to unitholders</b>	<b>30,963</b>
Add: Non-cash items <sup>(1)</sup>	3,083
<b>Distributable income</b>	<b>34,046</b>
Number of units in issue (in '000) <sup>(2)</sup>	522,317
Assumed distribution rate	100%
Distribution cover (times)	1.00
Distribution per Unit ("DPU") (sen)	6.52
Illustrative Retail Price (RM/Unit)	1.15
<b>Distribution yield on Retail Price<sup>(3)</sup></b>	<b>5.67%</b>

**Notes:**

- (1) Non-cash items comprise Management Fees payable in units in AME REIT ("Units"), amortisation of transaction costs on financings capitalised and net of unbilled lease income receivables.
- (2) The total number of Units in issue include the assumed 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.

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## REPORTING ACCOUNTANTS' LETTER ON THE PROFIT FORECAST (Cont'd)

## Appendix A

**AME Real Estate Investment Trust ("AME REIT")**

Profit forecast of AME REIT for the financial year ending 31 March 2023 and the notes thereon

**1. Introduction**

The profit forecast of AME REIT for the financial year ending 31 March 2023 comprising the statement of profit or loss and other comprehensive income and the notes thereon (the "Profit Forecast") has been prepared for inclusion in AME REIT's prospectus in connection with the establishment and listing of AME REIT on the Main Market of Bursa Malaysia Securities Berhad ("Bursa Securities") ("Listing") and should not be relied upon for any other purposes.

**2. Listing Scheme**

The listing scheme comprises the following transactions:

**2.1 Acquisitions of the Subject Properties (as defined below) and their related assets ("Acquisitions")**

The Acquisition by RHB Trustees Berhad (the "Trustee") on behalf of AME REIT from the Vendors (as defined below) of the following Subject Properties and their related assets for a total purchase consideration of RM557.0 million:

Type	Industrial Parks	Vendor	No. of Units	Purchase Consideration RM'000	
Industrial Properties	Senai Airport City ("SAC") Subject Properties	Ipark Development Sdn Bhd	13	212,000	
		AME Development Sdn Bhd	1	38,000	
	<i>Subtotal – SAC Subject Properties</i>			<i>14</i>	<i>250,000</i>
	Indahpura Subject Properties	AME Development Sdn Bhd	9	101,000	
		LKL Industries Sdn Bhd	1	7,000	
		Active Gold Services Sdn Bhd	1	17,000	
	<i>Subtotal – Indahpura Subject Properties</i>			<i>11</i>	<i>125,000</i>
	Southern Industrial Logistics Clusters ("SILC") Subject Properties: - iPark @ SILC - District 6 SILC	AME Development Sdn Bhd	4	30,500	
		LKL Industries Sdn Bhd	1	3,500	
		Twin Sunrich Sdn Bhd	1	13,000	
<i>Subtotal – SILC Subject Properties</i>			<i>6</i>	<i>47,000</i>	
<b>Total – Industrial Properties</b>			<b>31</b>	<b>422,000</b>	

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## REPORTING ACCOUNTANTS' LETTER ON THE PROFIT FORECAST (Cont'd)

## Appendix A

## AME Real Estate Investment Trust ("AME REIT")

Profit forecast of AME REIT for the financial year ending 31 March 2023 and the notes thereon

## 2. Listing Scheme (continued)

## 2.1 Acquisitions of the Subject Properties (as defined below) and their related assets ("Acquisitions") (continued)

Type	Industrial Parks	Vendor	No. of Units	Purchase Consideration RM'000
Dormitories	Indahpura Subject Properties	AME Development Sdn Bhd	2	90,000
	SAC Subject Properties	AME Development Sdn Bhd	1	45,000
<b>Total – Dormitories</b>			<b>3</b>	<b>135,000</b>
<b>Grand total</b>			<b>34</b>	<b>557,000</b>

AME Development Sdn Bhd, Ipark Development Sdn Bhd, LKL Industries Sdn Bhd, Active Gold Services Sdn Bhd and Twin Sunrich Sdn Bhd are collectively referred to as the "Vendors".

The 31 units of industrial properties and the 3 units of dormitories are collectively referred to as "Subject Properties", "Subject Property" means either one of them.

The total purchase consideration for the Acquisitions of RM557.0 million will be satisfied through:

- (a) issuance of 520.0 million Units ("Consideration Units") at an issue price of RM1.00 per Consideration Unit, to be credited as fully paid-up; and
- (b) cash consideration of RM37.0 million to be funded from the Islamic Financing Facilities (as defined herein).

The fair value of the Consideration Units is estimated at RM520.0 million (based on issue price at RM1.00 per unit).

The purchase consideration for the Subject Properties was arrived at based on the independent valuation of the Subject Properties dated 2 August 2021 and subsequently updated as at 7 February 2022.

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## REPORTING ACCOUNTANTS' LETTER ON THE PROFIT FORECAST (Cont'd)

## Appendix A

**AME Real Estate Investment Trust ("AME REIT")**

Profit forecast of AME REIT for the financial year ending 31 March 2023 and the notes thereon

**2. Listing Scheme (continued)**

## 2.2 Offering

Following the Acquisitions, AME Elite Consortium Berhad ("AME") (via AME Development Sdn Bhd, Ipark Development Sdn Bhd and LKL Industries Sdn Bhd) (the "Selling Subsidiaries") will have an offer for sale up to 254.8 million Units ("Offer Units"), in the following manner:

## (a) Retail Offering

Retail Offering of up to approximately 174.8 million Offer Units at Retail Price, consisting of the following:

- (i) non-renounceable restricted offer for sale of up to approximately 156.6 million units ("ROFS Unit(s)") to the entitled AME shareholders on the basis of 1 ROFS Unit for every 5 ordinary shares held in AME as at 5.00 p.m. on the entitlement Date;
- (ii) 7.8 million Offer Units to the eligible directors and employees; and
- (iii) 10.4 million Offer Units for application by the Malaysian public, of which 5.2 million Offer Units are reserved for application by the Bumiputera public.

(Collectively (i), (ii) and (iii) above are referred to as the "Retail Offering").

- (b) Institutional Offering of approximately 80.0 million 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.

(Collectively the Retail Offering and the Institutional Offering are referred to as the "Offering")

## 2.3 Islamic Financing Facilities

The Trustee, on behalf of AME REIT had procured Islamic Financing Facilities of RM67.0 million from a financing institution ("Islamic Financing Facilities").

AME REIT intends to finance the cash portion of the purchase consideration for the Subject Properties via drawdown of RM37.0 million from the Islamic Financing Facilities.

Another RM10.0 million of the Islamic Financing Facilities of shall be used for working capital requirements and the listing expenses of the Listing of AME REIT.

The remaining balance of the Islamic Financing Facilities of RM20.0 million will be used for future acquisition of properties after Listing.

## 2.4 Listing

Listing of and quotation for the entire 520,000,000 Units on the Main Market of Bursa Securities.

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REPORTING ACCOUNTANTS' LETTER ON THE PROFIT FORECAST (*Cont'd*)

## Appendix A

**AME Real Estate Investment Trust ("AME REIT")**

Profit forecast of AME REIT for the financial year ending 31 March 2023 and the notes thereon

**3. Accounting policies to be adopted by AME REIT**

The Profit Forecast has been prepared for illustrative purposes and in a manner consistent with the following accounting policies that will be adopted by AME REIT for the financial year ending 31 March 2023:

**(a) Basis of measurement**

The financial statements of AME REIT will be prepared on the historical basis unless otherwise described below, and in compliance with the provisions of the deed of trust entered into between the Manager and the Trustee, constituting AME REIT ("Deed"), Malaysian Financial Reporting Standards ("MFRSs") and International Financial Reporting Standards ("IFRSs").

**(b) Functional and presentation currency**

The financial statements of AME REIT are presented in Ringgit Malaysia ("RM"), which is the functional currency of AME REIT. All financial information is presented in RM and will be rounded to the nearest thousand, unless otherwise stated.

**(c) Use of estimates and judgements**

The preparation of the financial statements in conformity with MFRSs requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

**(d) Financial instruments****(i) Recognition and initial measurements**

A financial asset or a financial liability is recognised in the statement of financial position when, and only when, AME REIT becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivable without significant financing component) or a financial liability is initially measured at fair value plus or minus, for an item not at fair value through profit or loss, transaction costs that are directly attributable to its acquisition or issuance. A trade receivable without a financing component is initially measured at the transaction price.

**(ii) Financial instrument categories and subsequent measurement***Financial assets*

Categories of financial assets are determined on initial recognition and are not reclassified subsequent to their initial recognition unless AME REIT changes its business model for managing financial assets in which case all affected financial assets are reclassified on the first day of the first reporting period following the change of the business model.

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REPORTING ACCOUNTANTS' LETTER ON THE PROFIT FORECAST (*Cont'd*)

## Appendix A

**AME Real Estate Investment Trust ("AME REIT")**

Profit forecast of AME REIT for the financial year ending 31 March 2023 and the notes thereon

**3. Accounting policies to be adopted by AME REIT (continued)**

## (d) Financial instruments (continued)

## (ii) Financial instrument categories and subsequent measurement (continued)

*Amortised cost*

Amortised cost category comprises financial assets that are held within a business model whose objective is to hold assets to collect contractual cash flows and its contractual terms give rise on specified dates to cash flows that are solely payments of principal and profit on the principal amount outstanding. The financial assets are not designated as fair value through profit or loss. Subsequent to initial recognition, these financial assets are measured at amortised cost using the effective profit method. The amortised cost is reduced by impairment losses. Profit income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.

Profit income is recognised by applying effective profit rate to the gross carrying amount except for credit impairment financial assets (see Note 3(h)(i)) where the effective profit rate is applied to the amortised cost.

*Financial liabilities*

Financial liabilities at initial recognition are categorised as amortised cost and are subsequently measured at amortised cost using the effective profit method.

Profit expense and foreign exchange gains and losses are recognised in the profit or loss. Any gains or losses on derecognition are also recognised in the profit or loss.

## (iii) Derecognition

A financial asset or part of it is derecognised when, and only when, the contractual rights to the cash flows from the financial asset expire or transferred, or control of the asset is not retained or substantially all of the risks and rewards of ownership of the financial asset are transferred to another party. On derecognition of a financial asset, the difference between the carrying amount of the financial asset and the sum of consideration received (including any new asset obtained less any new liability assumed) is recognised in profit or loss.

A financial liability or a part of it is derecognised when, and only when, the obligation specified in the contract is discharged, cancelled or expires. A financial liability is also derecognised when its terms are modified and the cash flows of the modified liability are substantially different, in which case, a new financial liability based on modified terms is recognised at fair value. On derecognition of a financial liability, the difference between the carrying amount of the financial liability extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss.

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## REPORTING ACCOUNTANTS' LETTER ON THE PROFIT FORECAST (Cont'd)

## Appendix A

**AME Real Estate Investment Trust ("AME REIT")**

Profit forecast of AME REIT for the financial year ending 31 March 2023 and the notes thereon

**3. Accounting policies to be adopted by AME REIT (continued)****(d) Financial instruments (continued)****(iv) Offsetting**

Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, AME REIT currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

**(e) Investment properties****Investment properties carried at fair value**

Investment properties are properties which are owned or right-of-use asset held under a lease contract to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes.

Investment properties which are owned are measured initially at cost. Cost includes expenditure that is directly attributable to the acquisition of the investment property. The cost of self-constructed investment property includes the cost of materials and direct labour, any other costs directly attributable to bringing the investment property to a working condition for their intended use and capitalised financing costs. Right-of-use asset held under a lease contract that meets the definition of investment property is initially measured similarly as other right-of-use assets.

Subsequently, investment properties are measured at fair value with any changes therein recognised in profit or loss for the period in which they arise. Where the fair value of the investment property under construction is not reliably determinable, the investment property under construction is measured at cost until either its fair value becomes reliably determinable or construction is complete, whichever is earlier.

The fair value of investment properties held by AME REIT as a right-of-use asset reflects the expected cash flows. Accordingly, where valuation obtained for a property is net of all payments expected to be made, AME REIT added back any recognised lease liability to arrive at the carrying amount of the investment property using the fair value model.

An investment property is derecognised on its disposal, or when it is permanently withdrawn from use and no future economic benefits are expected from its disposal. The difference between the net disposal proceeds and the carrying amount is recognised in profit or loss in the period in which the item is derecognised.

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## REPORTING ACCOUNTANTS' LETTER ON THE PROFIT FORECAST (Cont'd)

## Appendix A

**AME Real Estate Investment Trust ("AME REIT")**

Profit forecast of AME REIT for the financial year ending 31 March 2023 and the notes thereon

**3. Accounting policies to be adopted by AME REIT (continued)**

## (f) Leases

## (i) Definition of a lease

A contract is, or contains, a lease if the contract conveys a right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, AME REIT assesses whether:

- the contract involves the use of an identified asset - this may be specified explicitly or implicitly and should be physically distinct or represent substantially all of the capacity of a physically distinct asset. If the supplier has a substantive substitution right, then the asset is not identified;
- the customer has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- the customer has the right to direct the use of the asset. The customer has this right when it has the decision-making rights that are most relevant to changing how and for what purpose the asset is used. In rare cases where the decision about how and for what purpose the asset is used is predetermined, the customer has the right to direct the use of the asset if either the customer has the right to operate the asset; or the customer designed the asset in a way that predetermines how and for what purpose it will be used.

At inception or on reassessment of a contract that contains a lease component, AME REIT allocates the consideration in the contract to each lease and non-lease component on the basis of their relative stand-alone prices. However, for leases of properties in which AME REIT is a lessee, it has elected not to separate non-lease components and will instead account for the lease and non-lease components as a single lease component.

## (ii) Recognition and initial measurement

## (a) As a lessee

AME REIT recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the profit rate implicit in the lease or, if that rate cannot be readily determined, AME REIT's incremental financing rate. Generally, AME REIT uses their incremental financing rate as the discount rate.

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## REPORTING ACCOUNTANTS' LETTER ON THE PROFIT FORECAST (Cont'd)

## Appendix A

**AME Real Estate Investment Trust ("AME REIT")**

Profit forecast of AME REIT for the financial year ending 31 March 2023 and the notes thereon

**3. Accounting policies to be adopted by AME REIT (continued)**

## (f) Leases (continued)

## (ii) Recognition and initial measurement (continued)

## (a) As a lessee (continued)

Lease payments included in the measurement of the lease liability comprise the following:

- fixed payments, including in-substance fixed payments less any incentives receivable;
- variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- amounts expected to be payable under a residual value guarantee;
- the exercise price under a purchase option that AME REIT is reasonably certain to exercise; and
- penalties for early termination of a lease unless AME REIT is reasonably certain not to terminate early.

AME REIT excludes variable lease payments that are linked to future performance or usage of the underlying asset from the lease liability. Instead, these payments are recognised in profit or loss in the period in which the performance or use occurs.

AME REIT has elected not to recognise right-of-use assets and lease liabilities for short-term leases that have a lease term of 12 months or less and leases of low-value assets. AME REIT recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

## (b) As a lessor

When AME REIT acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease.

To classify each lease, AME REIT makes an overall assessment of whether the lease transfers substantially all of the risks and rewards incidental to ownership of the underlying asset. If this is the case, then the lease is a finance lease; if not, then it is an operating lease.

If an arrangement contains lease and non-lease components, AME REIT applies MFRS 15 to allocate the consideration in the contract based on the stand-alone selling prices.

When AME REIT is an intermediate lessor, it accounts for its interests in the head lease and the sublease separately. It assesses the lease classification of a sublease with reference to the right-of-use asset arising from the head lease, not with reference to the underlying asset. If a head lease is a short-term lease to which AME REIT applies the exemption described above, then it classifies the sublease as an operating lease.

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## REPORTING ACCOUNTANTS' LETTER ON THE PROFIT FORECAST (Cont'd)

## Appendix A

**AME Real Estate Investment Trust ("AME REIT")**

Profit forecast of AME REIT for the financial year ending 31 March 2023 and the notes thereon

**3. Accounting policies to be adopted by AME REIT (continued)**

## (f) Leases (continued)

## (iii) Subsequent measurement

## (a) As a lessee

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property, plant and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain remeasurements of the lease liability.

The lease liability is measured at amortised cost using the effective profit method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a revision of in-substance fixed lease payments, or if there is a change in AME REIT's estimate of the amount expected to be payable under a residual value guarantee, or if AME REIT changes its assessment of whether it will exercise a purchase, extension or termination option.

When the lease liability is remeasured, a corresponding adjustment is made to the carrying amount of the right-of use asset or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

## (b) As a lessor

AME REIT recognises lease payments received under operating leases as income on a straight-line basis over the lease term as part of "revenue".

## (g) Cash and cash equivalents

Cash and cash equivalents consist of cash on hand, balances and Islamic deposits with banks and highly liquid Shariah-compliant investments which have an insignificant risk of changes in fair value with original maturities of three months or less. For the purpose of the statement of cash flows, cash and cash equivalents are presented net of bank overdrafts and pledged Islamic deposits.

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## REPORTING ACCOUNTANTS' LETTER ON THE PROFIT FORECAST (Cont'd)

## Appendix A

**AME Real Estate Investment Trust ("AME REIT")**

Profit forecast of AME REIT for the financial year ending 31 March 2023 and the notes thereon

**3. Accounting policies to be adopted by AME REIT (continued)**

## (h) Impairment

## (i) Financial assets

AME REIT recognises loss allowances for expected credit losses on financial assets measured at amortised cost and tenancy contract assets. Expected credit losses are a probability-weighted estimate of credit losses.

AME REIT measures loss allowances at an amount equal to lifetime expected credit loss, except for cash and bank balance for which credit risk has not increased significantly since initial recognition, which are measured at 12-month expected credit loss. Loss allowances for trade receivables and tenancy contract assets are always measured at an amount equal to lifetime expected credit loss.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating expected credit loss, AME REIT considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on AME REIT's historical experience and informed credit assessment and including forward-looking information, where available.

Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of the asset, while 12-month expected credit losses are the portion of expected credit losses that result from default events that are possible within the 12 months after the reporting date. The maximum period considered when estimating expected credit losses is the maximum contractual period over which AME REIT is exposed to credit risk.

AME REIT estimates the expected credit losses on trade receivables.

An impairment loss in respect of financial assets measured at amortised cost is recognised in profit or loss and the carrying amount of the asset is reduced through the use of an allowance account.

At each reporting date, AME REIT assesses whether financial assets carried at amortised cost are credit impaired. A financial asset is credit impaired when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

The gross carrying amount of a financial asset is written off (either partially or full) to the extent that there is no realistic prospect of recovery. This is generally the case when AME REIT determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with AME REIT's procedures for recovery of amounts due.

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## REPORTING ACCOUNTANTS' LETTER ON THE PROFIT FORECAST (Cont'd)

## Appendix A

**AME Real Estate Investment Trust ("AME REIT")**

Profit forecast of AME REIT for the financial year ending 31 March 2023 and the notes thereon

**3. Accounting policies to be adopted by AME REIT (continued)**

## (h) Impairment (continued)

## (ii) Other assets

The carrying amounts of other assets (except for investment properties that are measured at fair value) are reviewed at the end of each financial year to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

For the purpose of impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or cash-generating unit.

The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs of disposal. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or cash-generating unit.

An impairment loss is recognised if the carrying amount of an asset or its related cash-generating unit exceeds its estimated recoverable amount. Impairment losses are recognised in profit or loss.

## (i) Islamic financing costs

Islamic financing costs that are not directly attributable to the acquisition, construction or production of a qualifying asset are recognised in profit or loss using the effective profit method.

Islamic financing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised as part of cost of those assets.

The capitalisation of Islamic financing costs as part of the cost of a qualifying asset commences when expenditure for the asset is being incurred, Islamic financing costs are being incurred and activities that are necessary to prepare the asset for its intended use or sale are in progress. Capitalisation of Islamic financing costs is suspended or ceases when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are interrupted or completed.

Investment income earned on the temporary investment of specific Islamic financing pending their expenditure on qualifying assets is deducted from the Islamic financing costs eligible for capitalisation.

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## REPORTING ACCOUNTANTS' LETTER ON THE PROFIT FORECAST (Cont'd)

## Appendix A

**AME Real Estate Investment Trust ("AME REIT")**

Profit forecast of AME REIT for the financial year ending 31 March 2023 and the notes thereon

**3. Accounting policies to be adopted by AME REIT (continued)****(j) Equity instruments**

Instruments classified as equity are measured at cost on initial recognition and are not remeasured subsequently.

Costs directly attributable to issue of instruments classified as equity are recognised as a deduction from equity.

**(k) Provisions**

A provision is recognised if, as a result of a past event, AME REIT has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The unwinding of the discount is recognised as finance cost.

**(l) Revenue****(i) Rental income**

Rental income consists of income from the leasing of investment properties.

Rental income from investment properties is recognised in profit or loss on a straight-line basis over the term of the lease, except where an alternative basis is more representative of the pattern of benefits to be derived from the leased assets. Lease incentives are recognised as an integral part of the total rental income, over the term of the lease.

**(ii) Profit income**

Profit income is recognised as it accrues using the effective profit method in profit or loss.

**(m) Expenses****(i) Property expenses**

Property expenses consist of property management fees, quit rent and assessment, and other property outgoings in relation to investment properties where such expenses are the responsibility of AME REIT.

Property management fees are recognised on an accrual basis.

**(ii) Management Fees**

Management Fees are recognised on an accrual basis using the applicable formula.

**(iii) Trustee's fees**

Trustee's fees are recognised on an accrual basis using the applicable formula.

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## REPORTING ACCOUNTANTS' LETTER ON THE PROFIT FORECAST (Cont'd)

## Appendix A

**AME Real Estate Investment Trust ("AME REIT")**

Profit forecast of AME REIT for the financial year ending 31 March 2023 and the notes thereon

**3. Accounting policies to be adopted by AME REIT (continued)****(n) Income tax**

Income tax expense comprises current and deferred tax. Current tax and deferred tax are recognised in profit or loss except to the extent that it relates to a business combination or items recognised directly in equity or other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted by the end of the financial year, and any adjustment to tax payable in respect of previous financial years.

Deferred tax is recognised using the liability method, providing for temporary differences between the carrying amounts of assets and liabilities in the statement of financial position and their tax bases. Deferred tax is not recognised for the following temporary differences: the initial recognition of goodwill, and the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss. Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the end of the financial year.

Where investment properties are carried at their fair value in accordance with the accounting policy set out in Note 3(e), the amount of deferred tax recognised is measured using the tax rates that would apply on the sale of those assets at their carrying value at the reporting date unless the property is depreciable and is held with the objective to consume substantially all of the economic benefits embodied in the property over time, rather than through sale. In all other cases, the amount of deferred tax recognised is measured based on the expected manner of realisation or settlement of the carrying amount of the assets and liabilities, using tax rates enacted or substantively enacted at the reporting date. Deferred tax assets and liabilities are not discounted.

A deferred tax asset is recognised to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised. Deferred tax assets are reviewed at the end of each financial year and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

**(o) Earnings per unit**

AME REIT's earnings per unit ("EPU") is presented based on basic and diluted format.

Basic EPU is calculated by dividing the profit or loss attributable to unitholders of AME REIT by the weighted average number of units outstanding during the period.

Diluted EPU is determined by adjusting the profit or loss attributable to unitholders and the weighted average number of units outstanding adjusted for the effects of all dilutive potential units.

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REPORTING ACCOUNTANTS' LETTER ON THE PROFIT FORECAST (*Cont'd*)

## Appendix A

## AME Real Estate Investment Trust ("AME REIT")

Profit forecast of AME REIT for the financial year ending 31 March 2023 and the notes thereon

## 3. Accounting policies to be adopted by AME REIT (continued)

## (p) Fair value measurement

Fair value of an asset or a liability, except for share-based payment and lease transactions, is determined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The measurement assumes that the transaction to sell the asset or transfer the liability takes place either in the principal market or in the absence of a principal market, in the most advantageous market.

For non-financial asset, the fair value measurement takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

When measuring the fair value of an asset or a liability, AME REIT uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the input used in the valuation technique as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities that AME REIT can access at the measurement date.
- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3: unobservable inputs for the asset or liability.

AME REIT recognises transfers between levels of the fair value hierarchy as of the date of the event or change in circumstances that caused the transfers.

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## REPORTING ACCOUNTANTS' LETTER ON THE PROFIT FORECAST (Cont'd)

## Appendix A

**AME Real Estate Investment Trust ("AME REIT")**

Profit forecast of AME REIT for the financial year ending 31 March 2023 and the notes thereon

**4. Bases and assumptions**

The Directors of the Manager and the Directors of the Holding Company have prepared the Profit Forecast of AME REIT based on the following assumptions, for which the Directors of the Manager and the Directors of the Holding Company are solely responsible:

- (a) The Profit Forecast has been prepared for illustrative purposes only assuming that the Listing date is 1 April 2022.

**(b) Rental income**

For the Forecast Year 2023, the forecasted rental income is approximately RM41.0 million. The breakdown of rental income derived from Industrial Properties and Dormitories are as follows:

	Forecast Year 2023 RM'000
<b>Subject Properties</b>	
Industrial Properties	
- SAC Subject Properties	18,247
- Indahpura Subject Properties	9,590
- SILC Subject Properties	3,104
	<u>30,941</u>
Dormitories	<u>10,054</u>
<b>Total</b>	<u>40,995</u>

The Directors of the Manager and the Directors of the Holding Company have assumed the following in arriving at the rental income of the Subject Properties for the Forecast Year 2023:

**Industrial Properties**

- (i) rental income derived from Industrial Properties is forecasted based on the agreed rental rates for committed tenancies for the Forecast Year 2023, after adjusting for increases in rentals during the later periods tenancy on a straight-line basis over the term of the tenancy; and
- (ii) there are 4 tenancies that expired and expiring (without renewal) during the Forecast Year 2023, the assumptions for these Subject Properties are:
- (a) Rental revenue has been assumed for 1 Subject Property for which a new replacement tenancy was secured and the tenancy agreement was duly signed.
- (b) For the other 3 tenancies that are expiring during the Forecast Year 2023, the Manager has engaged with all of them (2 tenants of 3 Subject Properties). Both tenants have expressed their intention not to renew their tenancies. The status are as follows:
- (aa) For 1 Subject Property, a new lease proposal at a higher rate has been accepted. The rental has been included in the rental income for Forecast Year 2023.

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## REPORTING ACCOUNTANTS' LETTER ON THE PROFIT FORECAST (Cont'd)

## Appendix A

## AME Real Estate Investment Trust ("AME REIT")

Profit forecast of AME REIT for the financial year ending 31 March 2023 and the notes thereon

## 4. Bases and assumptions (continued)

## (b) Rental income (continued)

- (bb) Remaining 2 Subject Properties are assumed to be vacant and no rentals have been assumed upon the lapse of their tenancies.

**Dormitories**

- (i) rental income derived from Dormitories is forecasted based on the agreed rental rates for committed tenancies for the Forecast Year 2023, after adjusting for increases in rentals during the later periods tenancy on a straight-line basis over the term of the tenancy. Rental for Plot 13 Dorm Indahpura has been assumed to commence on 15 July 2022, after receiving the CCC on 5 July 2022.

## (c) Property Operating Expenses

For the Forecast Year 2023, the Manager forecasts the Property Operating Expenses to be approximately RM3.4 million, the breakdown of which is as follows:

Forecast Year 2023	Industrial Properties RM'000	Dormitories RM'000	Total RM'000
Quit rent and assessment	1,552	251	1,803
Insurance	655	50	705
Repair and maintenance	318	28	346
Other operating expenses	228	--	228
Property management fees	248	88	336
<b>Total</b>	<b>3,001</b>	<b>417</b>	<b>3,418</b>

**Quit rent and assessment**

	Forecast Year 2023 RM'000
<b>Subject Properties</b>	
Industrial Properties	
- SAC Subject Properties	1,009
- Indahpura Subject Properties	426
- SILC Subject Properties	117
	<u>1,552</u>
Dormitories	<u>251</u>
<b>Total</b>	<u><b>1,803</b></u>

Quit rent and assessment is an amount prescribed and payable to the state government and local council respectively on the Subject Properties. Assessment is computed based on the rent prescribed by the local council on the annual value of the Subject Properties.

These expenses are forecasted to be approximately RM1.8 million for the Forecast Year 2023.

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## REPORTING ACCOUNTANTS' LETTER ON THE PROFIT FORECAST (Cont'd)

## Appendix A

**AME Real Estate Investment Trust ("AME REIT")**

Profit forecast of AME REIT for the financial year ending 31 March 2023 and the notes thereon

**4. Bases and assumptions (continued)****(c) Property Operating Expenses (continued)****Insurance**

	<b>Forecast Year 2023 RM'000</b>
<b>Subject Properties</b>	
Industrial Properties	
- SAC Subject Properties	306
- Indahpura Subject Properties	271
- SILC Subject Properties	78
	<u>655</u>
Dormitories	<u>50</u>
<b>Total</b>	<u><u>705</u></u>

Insurance relates to insurance premium expenses incurred and payable for coverage of the Subject Properties. These include fire and consequential loss of income.

The forecast insurance expenses are estimated to be approximately RM0.7 million for the Forecast Year 2023. The insurance expenses are assumed based on the historical experience, and after considering the use of the properties, type and coverage value of the Subject Properties.

**Repair and maintenance**

	<b>Forecast Year 2023 RM'000</b>
<b>Subject Properties</b>	
Industrial Properties	
- SAC Subject Properties	144
- Indahpura Subject Properties	113
- SILC Subject Properties	61
	<u>318</u>
Dormitories	<u>28</u>
<b>Total</b>	<u><u>346</u></u>

Repair and maintenance expenses refers to the cost for contractual maintenance as well as general repair and cost of upkeep of the Subject Properties such as repair and maintenance of concrete and steel structure, roof and gutters leakage, external wall of the building, including repainting and fencing wall of the properties.

For the Forecast Year 2023, the repair and maintenance expenses to be incurred on the Subject Properties are expected to be approximately RM0.3 million. The repair and maintenance expenses are assumed based on the age and condition of the Subject Properties. The Manager assumed that there will be no significant repair and maintenance works to be carried out for the Subject Properties in the Forecast Year 2023 which are not in the ordinary course of business.

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## REPORTING ACCOUNTANTS' LETTER ON THE PROFIT FORECAST (Cont'd)

## Appendix A

**AME Real Estate Investment Trust ("AME REIT")**

Profit forecast of AME REIT for the financial year ending 31 March 2023 and the notes thereon

**4. Bases and assumptions (continued)****(c) Property Operating Expenses (continued)****Property management fees**

	<b>Forecast Year 2023 RM'000</b>
Property management fee	240
Reimbursement cost	96
	<u>336</u>

Pursuant to the Property Management Agreement entered into between the Manager, the Trustee (on behalf of AME REIT) and Nusa Realtors ("Property Manager"), the property management fee is based on the fixed rate of RM20,000 per month and estimated reimbursement costs.

The property management fees are forecasted to be approximately RM0.3 million for the Forecast Year 2023.

**Other operating expenses**

	<b>Forecast Year 2023 RM'000</b>
<b>Subject Properties</b>	
Industrial Properties	
- SAC Subject Properties	97
- Indahpura Subject Properties	86
- SILC Subject Properties	45
	<u>228</u>
Dormitories	<u>--</u>
<b>Total</b>	<u>228</u>

Other operating expenses mainly consists of gated development charges for 3 Indahpura Subject Properties, 2 SILC Subject Properties and 1 SAC Subject Property. The monthly maintenance charges, landscape maintenance services, security outsourcing services, waste disposal services and pest control services were incurred only for FZW SAC. Other operating expenses is estimated to be approximately RM0.2 million for the Forecast Year 2023. The other operating expenses for the Subject Properties are assumed based on the historical experience and information, on the basis that there will be no significant deviation in charges by service providers from previous years.

**(d) Profit income**

Profit income is assumed to be earned at a profit rate of 2.0% per annum applied to cash held in Islamic accounts / Islamic fixed deposit accounts with licensed financial institutions.

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## REPORTING ACCOUNTANTS' LETTER ON THE PROFIT FORECAST (Cont'd)

## Appendix A

**AME Real Estate Investment Trust ("AME REIT")**

Profit forecast of AME REIT for the financial year ending 31 March 2023 and the notes thereon

**4. Bases and assumptions (continued)****(e) Non-property expenses****Management Fees**

The Management Fees comprise both the base fee and the performance fee pursuant to the Deed. For the Forecast Year 2023, the Management Fees are computed based on the following:

- (i) an annual base fee of 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); and
- (ii) an annual performance fee of up to 5.0% per annum of the net property income ("NPI") of the Subject Properties for the Forecast Year 2023.

For the Forecast Year 2023, the Manager intends to charge an annual 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) and the annual performance fee of 5.0% per annum of the NPI of AME REIT, and this has been assumed for purposes of the Profit Forecast.

For the Forecast Year 2023, the total Management Fees is estimated to be approximately RM3.6 million which has been assumed to be paid wholly in Units.

**Trustee's fee**

Pursuant to the Deed, the annual Trustee's fee is computed based on 0.03% of the net asset value of AME REIT. One-off set up fee of the Trustee of RM15,000 for the first year is included in the Forecast Year 2023.

**Islamic financing costs**

Islamic financing costs comprise profit expenses on the Islamic Financing Facilities. To part finance the Acquisitions, the Manager has assumed a drawdown of a revolving credit facility of RM37.0 million upon establishment on 1 April 2022 and RM10.0 million to be used for working capital requirements and Listing expenses. The Islamic Financing Facilities carries an assumed floating profit rate of 4.2% per annum.

**Other trust expenses**

Other trust expenses comprise annual audit fees, taxation fees, valuation fees, Shariah advisory fee, market research fees, public relations expenses and other expenses relating to the preparation and distribution of reports to Unitholders, together with other miscellaneous expenses such as postage, printing and stationery.

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## REPORTING ACCOUNTANTS' LETTER ON THE PROFIT FORECAST (Cont'd)

## Appendix A

**AME Real Estate Investment Trust ("AME REIT")**

Profit forecast of AME REIT for the financial year ending 31 March 2023 and the notes thereon

**4. Bases and assumptions (continued)****(f) Taxation**

It is assumed that AME REIT will distribute 90% or more of its total income (as defined under the Income Tax Act) to its Unitholders within 2 months from the close of each financial year which forms the basis period for the year of assessment of AME REIT and accordingly, AME REIT will be exempted from income tax.

The first distribution will be in respect of the period from the Listing Date to 31 December 2022, being the first full financial quarter after Listing, and will be paid by the Manager within 2 months from 31 December 2022.

No current tax liabilities have been forecasted during the Forecast Year 2023 as it is assumed that 100% of AME REIT's total income (as defined under the Income Tax Act) will be distributed within 2 months after the close of the financial year.

**(g) Investment properties and valuation**

For the purposes of the Profit Forecast, the Manager has assumed that there will be no fluctuation on the fair value of the Subject Properties from the acquisition date until 31 March 2023. The total fair value of the Subject Properties is assumed to remain at RM557.0 million as at 31 March 2023. Accordingly, no fair value gains or losses are included in the Profit Forecast.

**(h) Distribution of income**

The Manager has assumed that AME REIT will distribute 100.0% of its distributable income for the Forecast Year 2023.

**(i) General Assumptions**

- (i) All Consideration Units to be issued at RM1.00 per Unit;
- (ii) Credit risk within AME REIT is low, as significantly all revenue receivable by AME REIT, such as rental proceeds, will be received within the credit term for such activities;
- (iii) There will be no significant changes in the prevailing economic, political or property market conditions which will materially affect the activities or performance of AME REIT;
- (iv) There will be no material changes in present legislation and government regulations, including taxation and guidelines of regulatory authorities which will affect AME REIT's activities or the market in which AME REIT operates;
- (v) No material changes are expected for inflation rate;
- (vi) Existing financing facilities will remain available and the level of financing costs will not change materially from those presently prevailing;
- (vii) There will be no major industrial disputes, both domestic and overseas, which will adversely affect AME REIT's operations;
- (viii) There will be no significant changes in the principal activities, management structure and accounting policies adopted by AME REIT;

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REPORTING ACCOUNTANTS' LETTER ON THE PROFIT FORECAST (*Cont'd*)

## Appendix A

**AME Real Estate Investment Trust ("AME REIT")**

Profit forecast of AME REIT for the financial year ending 31 March 2023 and the notes thereon

**4. Bases and assumptions (continued)****(i) General Assumptions (continued)**

- (ix) All tenancies are enforceable and will be performed in accordance with terms with no premature termination of tenancies;
- (x) There will be no changes to the portfolio of the Subject Properties;
- (xi) There will be no compulsory acquisition by the Malaysian Government pursuant to the provision of Land Acquisition Act 1960;
- (xii) There will be no material contingent liabilities arising during the Forecast Year 2023, which may adversely affect the Profit Forecast. AME REIT will not be engaged in any material litigation and there will be no legal proceedings which will affect AME REIT's activities or performance or give rise to additional contingent liabilities which may materially affect the results of AME REIT;
- (xiii) It has been assumed that there is no significant impact on the Profit Forecast arising from the adoption of MFRS and amendments effective for annual financial period beginning 1 April 2022 based on the announcement by the Malaysian Accounting Standards Board up to 15 June 2022;
- (xiv) There is sufficient insurance coverage on all the Subject Properties against fire and consequential loss on income;
- (xv) There will be no major disruption in the operations and there will be no other events and abnormal factors including war, terrorism attacks, epidemic outbreak such as recurrence of COVID-19 or natural disaster, which will adversely affect the operations of AME REIT; and
- (xvi) There will be no significant changes in the terms and conditions of material contracts and agreements; including but not limited to, the tenancy agreements, the Sale and Purchase Agreements, the Deed, the financing agreements and the property management agreement.

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## SHARIAH PRONOUNCEMENT



In the name of Allah, the Most Gracious, the Most Merciful

**SHARIAH PRONOUNCEMENT ON  
AME REAL ESTATE INVESTMENT TRUST  
("AME REIT")**

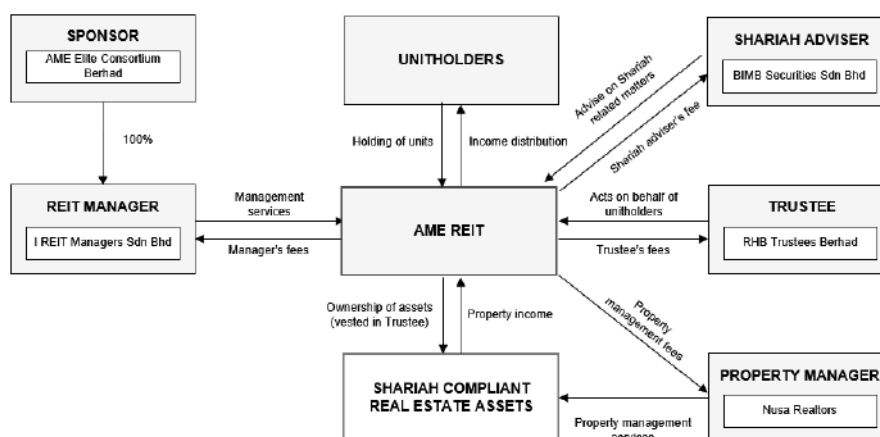
In compliance with Part B of the Guidelines on Listed Real Estate Investment Trusts issued by the Securities Commission Malaysia ("SC") ("REIT Guidelines") in relation to the listing of an Islamic REIT, we, BIMB Securities Sdn Bhd ("BIMB Securities") as the appointed Shariah Adviser for AME REIT, have reviewed the necessary documentation made available to us, in relation to the Listing of AME REIT so as to ensure compliance with Shariah principles and Shariah requirements as stipulated in the REIT Guidelines.

We take note that the initial investment portfolio of AME REIT will focus on industrial and industrial-related real estates to be acquired by AME REIT pursuant to its Listing.

Except where defined herein, capitalised terms used in this Shariah Pronouncement have the same meanings given to them in the Prospectus.

### 1. Structure and Mechanism

AME REIT will be listed on the Main Market of Bursa Malaysia Securities Berhad based on the structure as set out below:



The focus of the investment of AME REIT is on the real estate assets where the underlying Shariah contract namely, leasing ("*al-Ijarah*") arrangement is established with the tenants of the real estate assets which entitles AME REIT to receive rental income.

## SHARIAH PRONOUNCEMENT (Cont'd)



The Unitholders as the investors will appoint I REIT Managers Sdn Bhd (“the REIT Manager”) to undertake the investment activities on their behalf under the contract of investment agency (“*Wakalah bi al-Istithmar*”) and the REIT Manager will carry out the Shariah-compliant investment activities as agreed by both parties and will receive fee (“*al-Ujrah*”) for its management services.

The other parties namely the Trustee who acts on behalf of the Unitholders, the Property Manager who provides maintenance and management services to the real estates and the Shariah Adviser who advises on Shariah matters will receive fees with respect to their services under the concept *al-Ujrah*.

## 2. 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 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.

All investments made by AME REIT must be managed in accordance with the Shariah Investment Guidelines as stipulated below of which the REIT Manager has to strictly adhere to on a continuous basis:

### 2.1 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 Shariah Advisory Council of the SC (“SACSC”).

#### 2.1.1 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 10<sup>th</sup> 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.

## SHARIAH PRONOUNCEMENT (Cont'd)



- (iii) The Shariah non-compliant (“SNC”) 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 10<sup>th</sup> 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 10<sup>th</sup> financial year after Listing, AME REIT must reduce the Shariah non-compliant rental to less than 5%. After the end of the 10<sup>th</sup> 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 REIT 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 REIT 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 10<sup>th</sup> financial year after Listing, the permitted threshold is less than the 20%. By the end of the 10<sup>th</sup> financial year after Listing, AME REIT must reduce the Shariah non-compliant rental to less than 5%. After the end of the 10<sup>th</sup> financial year post Listing and beyond, the permitted threshold shall be less than the 5%. Prior to such an acquisition of real estate, the REIT Manager shall submit the proposed acquisition factsheet to the Shariah Adviser for confirmation on the Shariah compliance status of the tenants.

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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 10<sup>th</sup> 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 10<sup>th</sup> financial year post Listing and beyond.

#### 2.1.2 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 the Shariah Adviser.

#### 2.1.3 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.

#### 2.1.4 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.

## SHARIAH PRONOUNCEMENT (Cont'd)



### 2.1.5 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.

### 2.1.6 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.

### 2.1.7 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.

## 3. Shariah Conformity

Based on our review on the end-to-end process of AME REIT, below are the conformation details of the REIT with Shariah principles and Shariah requirements as stipulated in the REIT Guidelines.

### 3.1 Investments in Real Estate Assets

There are 34 Subject Properties to be acquired by AME REIT pursuant to the Listing. As AME REIT was only established on 23 May 2022, the rental income of AME REIT for the most recent financial year, which is the financial year ended 31 March 2022 ("FYE 2022") presented in this Shariah Pronouncement has been derived from the rental income in the Unaudited Pro Forma Statement of Profit or Loss and Other Comprehensive Income in Section 4 of the Prospectus. Please refer to Section 4.1 of the Prospectus for certain key adjustments and assumptions made in the preparation of the Unaudited Pro Forma Statement of Profit or Loss and Other Comprehensive Income.

The proportion of SNC rental income over the total rental income for the FYE 2022 is 0.01% which is within the permitted threshold of less than 20% as set by the SACSC for initial listing.

As at 31 May 2022, all the 34 Subject Properties have secured tenancies. However, there are 2 tenancies whereby the rental collection only commenced subsequent to 31 May 2022. In order to provide a more reflective profile of the gross rental income of all 34 Subject Properties, the monthly rental income for the month of May 2022 has been adjusted based on the assumptions set out in Section 2.1.3 of the Prospectus to include rental income from the 2 tenancies which commenced after 31 May 2022. The adjusted monthly rental income for the month of May 2022 is

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## SHARIAH PRONOUNCEMENT (Cont'd)



described as "Pro Forma Gross Rental Income". The proportion of SNC rental income over the total Pro Forma Gross Rental Income from all 34 Subject Properties is less than 0.01% which is well within the permitted threshold of less than 20% as set by the SACSC for initial listing.

The Shariah Adviser will continuously review the abovementioned 34 Subject Properties including the Shariah status of the new tenant, if any, on a monthly basis upon listing.

Future acquisition of property will be subject to the approval of the Shariah Adviser with respect to the business activity of the tenants, if any.

The above percentages of SNC rental of 0.01% based on the FYE 2022 and less than 0.01% based on the Pro Forma Gross Rental Income comply with the permitted threshold of less than 20% at initial listing as per the following:

- (i) Resolution by the SACSC, 31 December 2021 on Islamic REIT with regard to Investments in Real Estate for the Purposes of Initial Listing, page 41; and
- (ii) Paragraph 17.01(b) of the REIT Guidelines which stated as follows:

*17.01 An Islamic REIT may invest in real estate where—*

- (b) some of the tenants carry out Shariah non-compliant activities, provided the percentage of rental received from all Shariah non-compliant activities (Shariah Non-Compliant Rental) is less than 20% of the total turnover of the Islamic REIT (the 20% Threshold).*

### 3.2 Takaful Coverage

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.

All the 34 Subject Properties to be acquired by AME REIT are covered under conventional insurance and such coverage may continue until its expiry. Once the conventional insurance policy expires, the properties shall be covered by takaful unless takaful cover is not available or is not commercially viable subject to prior approval by the Shariah Adviser.

This is in line with the following:

- (i) Resolution by the SACSC, 31 December 2021 on Islamic REIT with regard to Takaful Coverage on Real Estate of an Islamic REIT, page 45; and
- (ii) Paragraphs 8.20, 17.13 and 17.14 of the REIT Guidelines with regard to the Takaful coverage on real estate:

*8.20 A management company must arrange adequate insurance coverage in relation to all real estate of the REIT.*

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*17.13 In relation to paragraph 8.20, all real estate of an Islamic REIT must be covered by takaful scheme. However, if the takaful scheme is not available or is not commercially viable, such real estate may be covered under conventional insurance.*

*17.14 Notwithstanding paragraph 17.13, where a real estate is already covered under an existing conventional insurance policy, the said conventional insurance policy may still be used until its expiry. Once the policy expires, such real estate must be covered by takaful scheme unless the takaful scheme is not available or is not commercially viable.*

### 3.3 Usage of Derivatives

As at LPD, derivatives are not used by AME REIT for the hedging of risk exposures and its internal risk management policy does not contradict Shariah principles.

In the event that AME REIT intends to use any derivative for the purpose of hedging of its risk exposures, AME REIT shall only use Islamic derivatives unless the Islamic derivatives are unavailable or are not commercially viable. In such a case, AME REIT may use conventional derivative subject to prior approval by the Shariah Adviser.

This is in line with the following:

- (i) Resolution by the SACSC, 31 December 2021 on Islamic REIT with regard to Usage of Islamic Derivatives, page 45; and
- (ii) Paragraphs 8.28 and 17.15 of the REIT Guidelines on the usage of derivatives:

*8.28 A REIT may use derivatives for the sole purpose of hedging a REIT's existing risk exposure.*

*17.15 For the purposes of paragraph 8.28, an Islamic REIT must use Islamic derivatives. However, if Islamic derivatives are not available or are not commercially viable, the Islamic REIT may use conventional derivatives subject to prior approval from the Shariah adviser being obtained.*

### 3.4 Financing facilities obtained by AME REIT

The financing facilities obtained by AME REIT are Shariah-compliant products offered by Islamic banks in Malaysia as follows:

- (i) RM37.0 million in the form of an Islamic revolving credit facility to finance the acquisition of Plot 18 Indahpura from LKL Industries, Plot 66 Indahpura from Active Gold, and Plot 6 District 6 from Twin Sunrich pursuant to the Acquisitions;
- (ii) RM10.0 million in the form of an Islamic revolving credit facility for working capital requirements for maintaining, administrating, and operating the Subject Properties and for the listing expenses;

SHARIAH PRONOUNCEMENT (*Cont'd*)

- (iii) RM20.0 million in the form of an Islamic revolving credit facility to finance future acquisition of properties after Listing; and
- (iv) RM3.0 million Islamic bank guarantee facility to be used for issuance of supplier's credit/ tender/ performance and guarantee in favour of Immigration Department, Customs and Excise Department, Tenaga Nasional Berhad and other public utilities providers or any other entities approved by the financial institution.

Any future financing facilities obtained by AME REIT shall also comply with Shariah requirements subject to prior approval from the Shariah Adviser.

This is in line with the following:

- (i) Resolution by the SACSC, 31 December 2021 on Islamic REIT with regard to Permissible Investments Other Than Real Estate and Financing Facilities for Islamic REIT, page 46; and
- (ii) Paragraph 17.16(b) of the REIT Guidelines that an Islamic REIT must ensure compliance with Shariah principles for financing facilities.

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

AME REIT may invest in Islamic non-real estate assets, Islamic deposits and Islamic money market instruments classified as Shariah-compliant by the SACSC, the Shariah Advisory Council of BNM or the Shariah Adviser. Any cash placement or deposits made with financial institutions shall be based on Shariah principles. AME REIT is prohibited from investing in interest-bearing instruments and consequently from recognising their interest income.

All investments in financial instruments shall be subject to prior approval from the Shariah Adviser and the same will be reviewed on a monthly basis.

This is in line with the following:

- (i) Resolution by the SACSC, 31 December 2021 on Islamic REIT with regard to Permissible Investments Other Than Real Estate and Financing Facilities for Islamic REIT, page 46; and
- (ii) Paragraph 17.16(a) of the REIT Guidelines which stated that an Islamic REIT must ensure compliance with Shariah principles for the investments in non-real estate assets, deposits and money market instruments.

### 3.6 Other Shariah Issue – Late Payment Charges

AME REIT may impose late payment charges for the late payment of the rental on the tenants or lessee based on the concepts of *ta`widh* (compensation) and *gharamah* (penalty). The combination of *ta`widh* and *gharamah* shall not exceed 10% per annum of the outstanding amount as per the Resolution by the SACSC, 31 December 2021 on Late Payment Charge on Non-Judgement Debt, page 7. Under this mechanism, *ta`widh* is allowed to be recognised as income whilst *gharamah* is not allowed to be recognised as income, and it must be channelled to *baitulmal* and/or charitable bodies as advised by the Shariah Adviser.

### 3.7 Internal Control Process and Procedures

AME REIT will implement its internal control process and procedures to ensure continuous Shariah compliance of the REIT. Such process and procedures would include the control process for acquisition of new property, regular periodic review process as well as inclusion of a Shariah compliance clause in the tenancy agreement.

This is in line with paragraph 5.04(b) of the REIT Guidelines:

*5.04 A management company must ensure that—  
(b) the fund manager has controls in place to ensure compliance with the securities laws, these Guidelines, prospectus and deed*

### Approval

Having performed the necessary review as described above and to the best of our knowledge and belief, we do hereby confirm that AME REIT is in conformity with Shariah principles and Shariah requirements as stipulated in the REIT Guidelines.

And Allah knows best.

*“I, Ir. Dr. Muhamad Fuad Abdullah, hereby confirm that all members of the Shariah Advisory Committee of BIMB Securities have been consulted and made aware of all these Shariah matters in relation to this proposal in its 54<sup>th</sup> Meeting held on 12<sup>th</sup> January 2022 as well as the Circular Resolution dated 17<sup>th</sup> January 2022.”*

For and on behalf of the Shariah Adviser,  
**BIMB SECURITIES SDN BHD,**

  
**IR. DR. MUHAMAD FUAD ABDULLAH**  
Chairman, Shariah Advisory Committee

Date: 11 August 2022

## PROCEDURES FOR APPLICATION AND ACCEPTANCE

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### 1. OPENING AND CLOSING OF APPLICATIONS

OPENING OF THE RETAIL OFFERING: 10.00 a.m., 17 August 2022

CLOSING OF THE RETAIL OFFERING: 5.00 p.m., 24 August 2022

The Manager, AME and the Sole Underwriter may decide in their absolute discretion to vary the closing date and time for applications under the Retail Offering to any later date or dates. If they decide to vary the closing date for applications, the dates for the balloting and allotment of the Units and the Listing will be extended accordingly. Any such variation will be announced by way of advertisement in a widely circulated Bahasa Malaysia and English newspaper within Malaysia.

**Late applications will not be accepted.**

### 2. METHODS OF APPLICATION AND CATEGORY OF INVESTORS

#### 2.1 Application for Offer Units under the Retail Offering

Applications for Offer Units pursuant to the Retail Offering may be made using any of the following ways:

<b>Type of Application Form</b>	<b>Category of Investors</b>
Offer Acceptance Form only	Entitled AME Shareholders
White Application Form or Electronic Application <sup>(1)</sup> or Internet Application <sup>(2)</sup>	Malaysian Public (for individuals)
White Application Form only	Malaysian Public (for non-individuals, e.g. corporations, institutions, etc.)
Pink Application Form only	Eligible Directors and Employees

**Notes:**

(1) *The following surcharge per Electronic Application will be charged by the Participating Financial Institutions:*

- (i) *Affin Bank Berhad – no fee will be charged for application by their account holders;*
- (ii) *Alliance Bank Malaysia Berhad – RM1.00;*
- (iii) *AmBank (M) Berhad – RM1.00;*
- (iv) *CIMB Bank Berhad – RM2.50;*
- (v) *Malayan Banking Berhad – RM1.00;*
- (vi) *Public Bank Berhad – RM2.00; and*
- (vii) *RHB Bank Berhad – RM2.00.*

**PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)**

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(2) *The following processing fee per Internet Application will be charged by the respective Internet Participating Financial Institutions:*

- (i) *Affin Bank Berhad ([www.affinOnline.com](http://www.affinOnline.com)) – no fee will be charged for application by their account holders;*
- (ii) *Alliance Bank Malaysia Berhad ([www.allianceonline.com.my](http://www.allianceonline.com.my)) – RM1.00;*
- (iii) *CGS-CIMB Securities Sdn Bhd ([www.eipocimb.com](http://www.eipocimb.com)) – RM2.00 for payment via CIMB Bank Berhad or Malayan Banking Berhad;*
- (iv) *CIMB Bank Berhad ([www.cimbclicks.com.my](http://www.cimbclicks.com.my)) – RM2.00 for applicants with CDS Accounts held with CGS-CIMB Securities Sdn Bhd and RM2.50 for applicants with CDS Accounts with other ADAs;*
- (v) *Malayan Banking Berhad ([www.maybank2u.com.my](http://www.maybank2u.com.my)) – RM1.00;*
- (vi) *Public Bank Berhad ([www.pbepbank.com](http://www.pbepbank.com)) – RM2.00; and*
- (vii) *RHB Bank Berhad ([www.rhbgroup.com](http://www.rhbgroup.com)) – RM2.50.*

You must have a CDS Account before you can submit your application either by way of Application Forms or Electronic Applications as well as Internet Applications.

Eligible Directors and Employees who have made applications using the Pink Application Forms and Entitled AME Shareholders who have made applications using the Offer Acceptance Forms may still apply for the Offer Units offered to the Malaysian Public using the White Application Form, the Electronic Application or the Internet Application.

However, applicants using the White Application Forms, the Pink Application Forms and the Offer Acceptance Forms are not allowed to submit multiple applications in the same category of application. Further, applicants who have submitted their applications using the White Application Forms are not allowed to make additional applications using the Electronic Applications and the Internet Applications, and vice versa.

**2.2 Application for Offer Units under the Institutional Offering**

Institutional investors and selected investors being allotted the Offer Units under the Institutional Offering will be contacted directly by the Joint Bookrunners and shall follow the instructions as communicated by the Joint Bookrunners. Bumiputera institutional and selected investors approved by MITI who has been allocated Offer Units will be contacted directly by MITI and should follow the instructions as communicated through MITI.

Malaysian institutional and selected investors and Bumiputera investors approved by the MITI may still apply for the Offer Units offered to the Malaysian Public using the White Application Form, the Electronic Application or the Internet Application.

**3. PROCEDURES FOR APPLICATION**

Applications must be made in relation to and subject to the terms of this Prospectus and the Deed.

**PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)**

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**3.1 Application by the Entitled AME Shareholders (Offer Acceptance Forms) pursuant to the ROFS**

Applications by the Entitled AME Shareholders must be made on the Offer Acceptance Forms and NOT by way of any other Application Forms or by way of Electronic Application or Internet Application. The applications must follow the notes and instructions in the said document and where relevant, in this Prospectus. The amount payable in full upon application is RM1.15 per ROFS Unit.

The Entitled AME Shareholders are not precluded from making additional applications using the White Application Forms, the Electronic Application or the Internet Application under the Malaysia Public category. Applicants using the Offer Acceptance Forms are not allowed to submit multiple applications in the same category of application.

The NPO and Offer Acceptance Form, together with the Prospectus in CD-ROM will be distributed to all Entitled AME Shareholders via email and/or ordinary post. However, the Entitled AME Shareholders may request for a copy of the printed prospectus from the Registrar or the Manager or AME at no cost and are given an option to have the printed Prospectuses delivered to them free of charge, or to obtain the printed Prospectuses from the designated locations as set out below:

- (a) **the Manager,**  
No. 2, Jalan I-Park SAC 1/1,  
Taman Perindustrian I-Park SAC,  
81400 Senai,  
Johor Darul Takzim;
- (b) **AME Elite Consortium Berhad,**  
No. 2, Jalan I-Park SAC 1/1,  
Taman Perindustrian I-Park SAC,  
81400 Senai,  
Johor Darul Takzim;
- (c) **Registrar,** at the address as set out in Section 3.1.2 of Appendix G of this Prospectus; and
- (d) ADAs disclosed in Section 13 of Appendix G of this Prospectus.

Any delivery charges, if applicable, will be borne by AME. An Entitled AME Shareholder who loses, misplaces or for any other reason requires another copy of the Offer Acceptance Form, may obtain additional copies from the Registrar or AME's registered office. An Entitled AME Shareholder may also download and print the Offer Acceptance Form from the Bursa Securities' website [www.bursamalaysia.com](http://www.bursamalaysia.com). You may also contact the Registrar at +603 7890 4700 for advice on how to complete the said Offer Acceptance Form.

**ENTITLED AME SHAREHOLDERS ARE ADVISED TO READ THE PROSPECTUS, NPO, OFFER ACCEPTANCE FORM AND NOTES AND INSTRUCTIONS PRINTED THEREIN CAREFULLY.**

No acknowledgement of the receipt of the Offer Acceptance Form, Excess Offer Units Application or applications monies will be made by AME, the Manager or the Registrar. However, notices of allotment will be issued and forwarded by ordinary post to the accepting Entitled AME Shareholders at their own risk to the address stated in the Records of Depositors provided by Bursa Depository before the Listing.

**PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)**

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**IN RESPECT OF UNSUCCESSFUL OR PARTIALLY SUCCESSFUL APPLICATIONS OR EXCESS APPLICATIONS, THE FULL AMOUNT OR THE SURPLUS APPLICATION MONIES, AS THE CASE MAY BE, SHALL BE REFUNDED WITHOUT INTEREST TO THE APPLICANTS WITHIN 10 MARKET DAYS FROM THE DATE OF THE FINAL BALLOTS OF THE PUBLIC OFFERING VIA WHITE APPLICATION FORMS BY ORDINARY POST TO THE ADDRESS STATED IN THE RECORD OF DEPOSITORS PROVIDED BY BURSA DEPOSITORY AT THE APPLICANTS' OWN RISK.**

**3.1.1 Form of issuance**

**THE ROFS IS NON-RENOUNCEABLE AND NON-TRADEABLE.**

The number of ROFS Units provisionally offered to the Entitled AME Shareholders will not be credited into the Entitled AME Shareholders' CDS Accounts and there will not be any trading of the ROFS Units during the offer period. The number of ROFS Units provisionally offered to the Entitled AME Shareholders is also non-transferable. Entitled AME Shareholders may fully or partially subscribe for their entitlements to the ROFS Units.

Bursa Securities has already prescribed the Units listed on the Main Market to be deposited with Bursa Depository. Accordingly, the ROFS Units are prescribed securities and as such, all dealings in the ROFS Units shall be subject to the SICDA and the Rules of Bursa Depository. Subscriptions which do not conform to the terms of this Prospectus, the Offer Acceptance Form (including the notes and instructions therein) or which contain inaccurate CDS Account number or which are illegible may not be accepted at the absolute discretion of the Manager and AME.

Upon acceptance of the Entitled AME Shareholder's application, the number of ROFS Units subscribed for or the Excess ROFS Units successfully applied for will be credited into the CDS Account of the successful applicant. By making the subscription, the applicant consents to receiving such ROFS Units as deposited securities credited directly into his/her CDS Account. The notices of allotment will be despatched to the applicant by ordinary post to the address as stated in the records of Bursa Depository at the applicant's own risk, before the Listing.

This Prospectus will not be registered under any applicable securities legislation of any foreign jurisdiction. Accordingly, this Prospectus will not be sent to the Entitled AME Shareholders with a registered address in jurisdictions outside of Malaysia ("**Foreign Addressed Shareholders**").

**FULL INSTRUCTIONS FOR THE SUBSCRIPTION AND PAYMENT FOR THE ROFS UNITS OFFERED TO THE ENTITLED AME SHAREHOLDERS, EXCESS APPLICATION FOR THE ROFS UNITS AND THE PROCEDURES TO BE FOLLOWED, ARE SET OUT IN THIS PROSPECTUS AND THE OFFER ACCEPTANCE FORM.**

**ENTITLED AME SHAREHOLDERS ARE ADVISED TO READ THIS PROSPECTUS, THE OFFER ACCEPTANCE FORM AND NOTES AND INSTRUCTIONS PRINTED THEREIN CAREFULLY.**

**3.1.2 Procedures for full subscription**

Subscription and payment for the ROFS Units offered to an Entitled AME Shareholder must be made with the Offer Acceptance Form enclosed with this Prospectus and must be completed in accordance with the notes and instructions contained therein.



**PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)**

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Pursuant to the ROFS, the Selling Subsidiaries shall offer for sale 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, at RM1.15 per ROFS Unit.

An Entitled AME Shareholder may elect any of the following methods to subscribe for his/her entitlement to the ROFS Units:

- (i) despatch of completed Offer Acceptance Form together with the relevant payment by **ORDINARY POST, COURIER or DELIVERED BY HAND** in an envelope (at the Entitled AME Shareholders' own risk), to the following Registrar's address:

**Boardroom Share Registrars Sdn Bhd**  
**(Registration Number: 199601006647 (378993-D))**  
11<sup>th</sup> Floor, Menara Symphony  
No. 5, Jalan Prof. Khoo Kay Kim  
Seksyen 13  
46200 Petaling Jaya  
Selangor Darul Ehsan  
Malaysia  
Telephone No.: +603 7890 4700

An Entitled AME Shareholder may make the relevant payment in the following methods:

- (a) remittance in RM for the full amount payable in the form of Banker's Draft or Cashier's Order or Money Order or Postal Order drawn on a bank or post office in Malaysia and made out in favour of "**AME ROFS ACCOUNT**" and crossed "**A/C PAYEE ONLY**" and endorsed on the reverse side with the name, address and CDS Account number of the applicant in block letters; or
- (b) remittance in RM for the full amount payable and an additional fee of RM10 being the stamp duty for each CDS Account via internet bank transfer to the following account:

**Bank : Malayan Banking Berhad**

**Account name : AME ROFS Account**

**Account number : 514012458688**

The internet bank transfer must be from the bank account of the Entitled AME Shareholder.

The proof of payment must be received by the Registrar no later than 5:00 p.m. on 24 August 2022, or such later date or dates as the Manager and AME may decide in its absolute discretion. Cheques or any other modes of payment will not be accepted and will be rejected; or

**PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)**

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- (ii) via electronic mail (e-mail) of completed Offer Acceptance Form with proof of bank transfer (in the manner as stated in Section 3.1.2 (i)(b) above) of relevant payment to the following:

**Email address** : [amereit@boardroomlimited.com](mailto:amereit@boardroomlimited.com)

**Telephone No.** : **+603 7890 4700**

so as to arrive no later than 5.00 p.m. on 24 August 2022, or such later date or dates as the Manager and AME may decide in their absolute discretion.

If the Entitled AME Shareholders have more than one CDS Account being entitled to the provisionally offered ROFS Units under the ROFS, the Entitled AME Shareholders are required to use separate Offer Acceptance Forms to accept the offers relating to the respective CDS Accounts. If successful, such number of ROFS Units subscribed by an Entitled AME Shareholder will be credited into the respective CDS Accounts as stated in the Record of Depositors. The Entitled AME Shareholders may not request for the ROFS Units applied for in a particular CDS Account to be credited into another CDS Account or more than one CDS Account.

The minimum number of securities that can be subscribed for is 1 ROFS Unit. Entitled AME Shareholders should take note that a trading board lot will comprise 100 Units. In determining the Entitled AME Shareholders' entitlements to the ROFS Units, any fractional entitlements to the ROFS Units will be disregarded and the aggregate of such fractions will be dealt with in such manner or on such terms as the Board and board of directors of AME may in its absolute discretion deem fit, necessary and/or expedient, fair and equitable and in the best interest of AME REIT.

If subscription and payment for the ROFS Units offered to an Entitled AME Shareholder is not received by the Registrar by 5.00 p.m. on 24 August 2022 or such later date or dates as the Manager and AME may in their absolute discretion mutually decide and announce, the Entitled AME Shareholder will be deemed to have declined such offer and it will be cancelled. Such ROFS Units not taken up will be allotted firstly to applicants who apply for Excess ROFS Units and if undersubscribed, will be subject to the Clawback and Reallocation provision as set out in Section 3.4.3 of this Prospectus.

Proof of time of postage shall not constitute proof of time of receipt by the Registrar. The Manager and AME reserve the right not to accept or to accept in part only any application without providing any reason.

**APPLICATIONS ACCOMPANIED BY PAYMENT OTHER THAN IN THE MANNER STATED ABOVE OR WITH EXCESS OR INSUFFICIENT REMITTANCES MAY NOT BE ACCEPTED AT THE ABSOLUTE DISCRETION OF THE MANAGER AND AME. DETAILS OF THE REMITTANCE MUST BE FILLED IN THE APPROPRIATE BOXES PROVIDED IN THE OFFER ACCEPTANCE FORM.**

**THE OFFER ACCEPTANCE FORM IS FOR USE ONLY BY PERSON(S) TO WHOM THE FORM IS ADDRESSED AND IS NOT TRANSFERABLE.**

### **3.1.3 Procedures for part subscription**

Entitled AME Shareholders are entitled to accept part of their entitlement to the ROFS Units PROVIDED ALWAYS that:

- (i) the minimum number of ROFS Units that may be accepted is 1 ROFS Unit; and

## PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)

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- (ii) any part subscription shall be in the proportion of 1 ROFS Unit.

Entitled AME Shareholders must complete the Offer Acceptance Form by specifying the number of ROFS Units which they are subscribing for (in the stipulated proportions) and deliver or email the completed and signed Offer Acceptance Form together with the relevant payment to the Registrar in the manner set out in Section 3.1.2 above.

### 3.1.4 Procedures for Excess ROFS Application

Any ROFS Units not applied for ("**Excess ROFS Units**") will be made available for Excess ROFS Application. Entitled AME Shareholders, who accept the offered ROFS Units may apply for Excess ROFS Units by completing Part I(B) of the Excess ROFS Units application section in the Offer Acceptance Form (in addition to Part I(A) and II) and forwarding it (together with a separate appropriate remittance(s) for the full amount payable on the Excess ROFS Units applied) to the Registrar at the address above or via email, so as to arrive no later than 5.00 p.m. on 24 August 2022, or such later date or dates as the Manager and AME may decide in their absolute discretion.

Payment for the Excess ROFS Units applied for should be made in the same manner as set out in Section 3.1.2 above, except for the following:

- (i) the Banker's Draft or Cashier's Order or Money Order or Postal Order drawn on a bank or post office in Malaysia which is crossed "**A/C PAYEE ONLY**" and has to be made out in favour of "**AME EXCESS ROFS ACCOUNT**" and endorsed on the reverse side with the name, address and CDS Account number of the applicant in block letters to be received by the Registrar; or
- (ii) remittance in RM for the full amount payable and an additional fee of RM10 being the stamp duty for each CDS Account via internet bank transfer to the following account:

**Bank** : **Malayan Banking Berhad**

**Account name** : **AME EXCESS ROFS ACCOUNT**

**Account number** : **514012458695**

The internet bank transfer must be from the bank account of the Entitled AME Shareholder.

### Basis of allotment of Excess ROFS Units

The Board and the board of directors of AME reserve the right to allocate any Excess ROFS Units to Entitled AME Shareholders who have made an Excess ROFS Application, in a fair and equitable basis and in such manner as it deems fit and expedient and in the best interest of AME REIT. It is the intention of the Board and the board of directors of AME to allocate the Excess ROFS Units, if any, in the following priority:

- (a) firstly, to minimise the incidence of odd lots; and
- (b) secondly, for allocation to applicants who applied for the Excess ROFS Units, on a pro-rata basis according to the Entitled AME Shareholders' respective shareholdings in AME as at the Entitlement Date which is to be rounded down to the nearest Unit.

**PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)**

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Subject to the final basis of allocation of the remaining ROFS Units on a pro-rata basis, the Entitled AME Shareholders who apply in excess of their guaranteed entitlement may receive additional allocation on a pro-rata basis according to their respective shareholdings in AME as at the Entitlement Date.

The minimum number of Excess ROFS Units which the Entitled AME Shareholders may applied for is 1 ROFS Unit. Entitled AME Shareholders should take note that a trading board lot will comprise 100 Units.

**3.1.5 Laws of foreign jurisdictions**

Nothing in this Prospectus, the NPO and the Offer Acceptance Form constitute the making available or offer for subscription or purchase, or invitation to subscribe for or purchase, or sale of the ROFS Units under the ROFS in any jurisdictions other than Malaysia. No approval of, any regulatory authorities or other relevant bodies, have been or will be obtained for the making available or offer for subscription or purchase, or invitation to subscribe for or purchase, or sale of the ROFS Units under the ROFS in any jurisdictions other than Malaysia. Accordingly, the ROFS Units under the ROFS will only be available or offered or sold exclusively to persons in Malaysia.

This Prospectus, the NPO and the Offer Acceptance Form are not intended to be and will not be issued to comply with the laws of any jurisdictions other than Malaysia, and have not been and will not be lodged, registered or approved pursuant to or under any applicable securities legislation, or with or by any regulatory authorities or other relevant bodies, of any jurisdictions other than Malaysia.

This Prospectus, the NPO and the Offer Acceptance Form are not intended to be and will not be issued, circulated or distributed in any jurisdictions other than Malaysia, whether directly or indirectly, for the purpose of making available or offer for subscription or purchase, or invitation to subscribe for or purchase, or sale of the ROFS Units under the ROFS in any jurisdictions other than Malaysia.

As such, this Prospectus, the NPO and the Offer Acceptance Form will not be despatched to Foreign Addressed Shareholders unless they have provided an address in Malaysia for the service of this Prospectus, the NPO and the Offer Acceptance Form by the Entitlement Date. The Manager, AME, the Registrar and the Principal Adviser will not, prior to acting on any subscription in respect of the ROFS, make or be bound to make any inquiry as to whether Entitled AME Shareholders 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. Notwithstanding the foregoing, Foreign Addressed Shareholders may collect this Prospectus, the NPO and the Offer Acceptance Form in person from the Registrar's office, in which event the Registrar shall be entitled to request for such evidence as it deems necessary to satisfy itself as to the identity and authority of the person collecting this Prospectus, the NPO and the Offer Acceptance Form.

Such collection may be done during normal business hours from Mondays to Fridays (except public holidays) from the date hereof until 5.00 p.m. on 24 August 2022 (or such later date and time as the Manager and AME may decide in its absolute discretion and announce not less than 2 Market Days before the stipulated date and time).

**PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)**

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It shall be the sole responsibility of each Foreign Addressed Shareholder into whose possession this Prospectus, the NPO and the Offer Acceptance Form may come or to whom such ROFS is made to inform himself of, and observe all applicable laws of the relevant jurisdiction which may prohibit or restrict the making available or offer for subscription or purchase, or invitation to subscribe for or purchase, or sale of the ROFS Units under the ROFS, or which may prohibit or restrict the issue, circulation or distribution of this Prospectus, the NPO and the Offer Acceptance Form to him. Entitled AME Shareholders who are residing in jurisdictions other than Malaysia should therefore consult their legal and/or other professional advisers as to whether the ROFS and/or the acceptance of the ROFS Units under the ROFS would result in the contravention of any laws of such jurisdiction in which the Entitled AME Shareholder is a resident.

Foreign Addressed Shareholders may only accept all or any part of their entitlements and exercise any other rights in respect of the ROFS to the extent that it would be lawful to do so. None of the Manager, AME, the Registrar and the Principal Adviser or any of their respective affiliates, directors, officers, employees, agents, representatives or advisers is making any representation or undertaking to the Foreign Addressed Shareholders regarding the legality of an investment by such Foreign Addressed Shareholder under appropriate legal, investment or similar laws. Neither the Manager, AME, the Registrar, Principal Adviser nor any other experts ("**Parties**") to the ROFS shall, in connection with the ROFS, be responsible for any breach of the laws of jurisdictions other than Malaysia to which a Foreign Addressed Shareholder is or may be subject to and he/she shall be solely responsible to seek advice as to the laws of jurisdiction to which he/she is or may be subject to. The Parties shall not accept any responsibility or liability whatsoever to any party in the event that any subscription for ROFS Units under the ROFS by a Foreign Addressed Shareholder is or shall become illegal, unenforceable, voidable or void in any country or jurisdiction. Foreign Addressed Shareholders will also have no claims whatsoever against the Parties in respect of their entitlements or to any net proceeds thereof.

By signing the Offer Acceptance Form accompanying this Prospectus, Foreign Addressed Shareholders are deemed to have represented, acknowledged and declared in favour of (and which representations, acknowledgements and declarations will be relied upon by) the Parties (or if it is a broker-dealer or custodian acting on behalf of its customer, such customer has confirmed to it that such customer has so represented, acknowledged and declared in respect of itself) that:

- (i) the Parties would not, by acting on any subscription in connection with the ROFS, be in breach of the laws of any jurisdictions to which that the Foreign Addressed Shareholders are or may be subject to;
- (ii) Foreign Addressed Shareholders have complied with the laws to which they are or may be subject to in connection with any subscription in connection with the ROFS;
- (iii) Foreign Addressed Shareholders are not a nominee or an agent of a person in respect of whom the Parties would, by acting on any subscription in connection with the ROFS, be in breach of the laws of any countries or jurisdictions to which that person is or may be subject to;
- (iv) Foreign Addressed Shareholders have respectively received copies of this Prospectus, the NPO and the Offer Acceptance Form and have had access to such financial and other information and have been provided with the opportunity to pose such questions to the representatives of the Parties and receive answers thereto as they deem necessary in connection with their decision to subscribe or purchase the ROFS Units under the ROFS; and

**PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)**

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- (v) Foreign Addressed Shareholders have sufficient knowledge and experience in financial and business matters to be capable of evaluating the merits and risks of subscribing or purchasing the ROFS Units under the ROFS, and are and will be able, and are prepared to bear the economic and financial risks of investing in and holding the ROFS Units under the ROFS.

The Manager and AME will assume and shall rely on the above representation that any subscription under the ROFS by Foreign Addressed Shareholders would be in compliance with the terms of the ROFS and would not be in breach of the laws of any countries.

However, the Manager and AME reserve the right, in their absolute discretion, to treat any subscription as invalid if they or either of them believe that such subscription may violate any law or applicable legal or regulatory requirements. The ROFS Units under the ROFS relating to any subscription which have so been treated as invalid will be included in the pool of Excess ROFS Units available for Excess ROFS Units application by the Entitled AME Shareholders and if undersubscribed, will be subject to the Clawback and Reallocation provision as set out in Section 3.4.3 of this Prospectus.

The Foreign Addressed Shareholders will have no rights or claim whatsoever against the Manager, AME, Principal Adviser, any of their respective directors or any other persons involved in the Listing, in respect of their entitlements or to any proceeds thereof in respect of the ROFS and the Manager, AME, Principal Adviser, any of their respective directors or any other persons involved in the Listing shall not accept any responsibility and liability in the event that any subscription/excess application under the ROFS is or becomes illegal, unenforceable, voidable or void or shall contravene the laws in such countries or jurisdictions.

### **3.2 Application by the Malaysian Public under the Public Offering (White Application Form, Electronic Application or Internet Application)**

#### **Eligibility**

An applicant can only apply for the Offer Units allocated to the Malaysian Public if he fulfils all of the following:

- (i) the applicant must have a CDS Account. If he does not have a CDS Account, he may open a CDS Account by contacting any of the ADAs listed in Section 13 of Appendix G of this Prospectus;
- (ii) the applicant must be one of the following:
  - (a) a Malaysian citizen who is at least 18 years old as at the closing date of the Retail Offering with a Malaysian address;
  - (b) a corporation/institution incorporated in Malaysia where, there is a majority of Malaysian citizens on the corporation's board of directors/trustees and if the corporation has a share capital, more than half of the issued share capital, excluding preference share capital, is held by Malaysian citizens; or
  - (c) a superannuation, co-operative, foundation, provident or pension fund established or operating in Malaysia.

**PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)**

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The Manager will not accept applications from trustees, persons under 18 years of age, sole proprietorships, partnerships or other incorporated bodies or associations, other than corporations/institutions referred to in item (ii)(b) or (c) above or the trustees thereof; and

- (iii) the applicant must not be a director or an employee of the Issuing House or their immediate family members.

Applications by the Malaysian Public must be made on the White Application Forms provided or by way of Electronic Applications or Internet Applications. A corporation or institution cannot apply for Offer Units by way of Electronic Application or Internet Application. The amount payable in full upon application is RM1.15 per Offer Unit.

Applicants using the White Application Forms are not allowed to submit multiple applications in the same category of application. Further, applicants who have submitted their applications using the White Application Forms are not allowed to make additional applications using the Electronic Applications and the Internet Applications, and vice versa.

**3.3 Application by the Eligible Directors and Employees (Pink Application Form) pursuant to the Restricted Pink Form Offering**

The Eligible Directors and Employees will be provided separately with the letters from the Manager detailing their respective allocations and Pink Application Forms to subscribe for the Offer Units. The applicants must follow the notes and instructions in the said document and where relevant in this Prospectus. The amount payable in full upon application is RM1.15 per Offer Unit.

Any Offer Units not taken up under the Restricted Pink Form Offering (“**Excess Offer Units**”) shall be made available for application by the Eligible Directors and Employees who have applied for Excess Offer Units on top of their pre-determined allocation. It is the intention of the Board and board of directors of AME to allocate the Excess Offer Units, if any, in the following priority:

- (a) firstly, allocation on a pro-rata basis based on the number of Excess Offer Units applied by the Eligible Directors and Employees; and
- (b) secondly, to minimize odd lots.

The Board and the board of directors of AME reserve the right to allocate any Excess Offer Units to the Eligible Directors and Employees who have made an Excess Offer Units Application, in a fair and equitable basis and in such manner as it deems fit and expedient and in the best interest of AME REIT. The Manager and AME also reserve the right to accept any Excess Offer Units Application, in full or in part, without assigning any reason. Thereafter, any unsubscribed Offer Units unallocated to the Eligible Directors and Employees will be made available for application by the Malaysian Public under the Public Offering, subject to the Clawback and Reallocation provisions as set out in Section 3.4.3 of this Prospectus.

Eligible Directors and Employees are not precluded from making additional applications under the Malaysian Public category using the White Application Forms, Electronic Applications or Internet Applications. If the Eligible Directors and Employees is also an Entitled AME Shareholder, the applicant is also entitled to make additional applications under the ROFS category using the Offer Acceptance Forms.

**PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)**

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**4. PROCEDURES FOR APPLICATIONS BY WAY OF WHITE APPLICATION FORM UNDER THE PUBLIC OFFERING TO THE MALAYSIAN PUBLIC**

Each application for the Offer Units under the Retail Offering must be made on the correct Application Form for the relevant category of investors issued together with this Prospectus and must be completed in accordance with the notes and instructions contained in the respective category of the Application Forms. The Application Form together with the notes and instructions shall constitute an integral part of this Prospectus. Applications which do not conform **STRICTLY** to the terms of this Prospectus or the respective category of Application Form or notes and instructions or which are illegible may not be accepted at the absolute discretion of the Manager.

**Full instructions for the application for the Offer Units and the procedures to be followed are set out in the Application Forms. All applicants are advised to read the Application Forms and the notes and instructions contained there carefully.**

Malaysian Public should follow the following procedures in making their applications through the White Application Form under the Public Offering.

**Step 1: Obtain application documents**

Obtain the relevant Application Form together with the Official "A" and "B" envelopes and this Prospectus.

The **White** Application Forms and this Prospectus can be obtained subject to availability from the following:

- (i) HLIB;
- (ii) Participating organisations of Bursa Securities;
- (iii) Members of the Association of Banks in Malaysia;
- (iv) Members of the Malaysian Investment Banking Association;
- (v) Issuing House; and
- (vi) Manager.

**Step 2: Read this Prospectus**

In accordance with subsection 232(2) of the CMSA, the Application Forms are accompanied by this Prospectus. An applicant is advised to read and understand this Prospectus before making his application.

**Step 3: Complete the relevant Application Form**

Complete the relevant Application Form legibly and **STRICTLY** in accordance with the notes and instructions printed on it and in this Prospectus.



**PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)**

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**(i) Personal particulars**

An applicant must ensure that his personal particulars submitted in his application are identical with the records maintained by Bursa Depository. The applicant is required to inform Bursa Depository promptly of any changes to his personal particulars.

If the applicant is an individual and is not a member of the armed forces or police, the name and national registration identity card ("**NRIC**") numbers must be the same as:

- (a) his NRIC; or
- (b) any official valid temporary identity documents issued by the relevant authorities from time to time.

If the applicant is a member of the armed forces or police, his name and his armed forces or police personnel number, as the case may be, must be exactly as that stated in his authority card.

For corporations/institutions, the name and certificate of incorporation number must be the same as that stated in the certificate of incorporation or the certificate of change of name, where applicable.

**(ii) CDS Account number**

An applicant must state his CDS Account number in the space provided in the Application Form. Invalid or nominee or third party CDS Accounts will **not** be accepted.

**(iii) Details of payment**

An applicant must state the details of his payment in the appropriate boxes provided in the Application Form.

**(iv) Number of Offer Units applied**

Applications must be for at least 100 Offer Units or multiples of 100 Offer Units for applicants using the Pink and White Application Forms.

**Step 4: Prepare appropriate form of payment**

Prepare the correct form of payment in RM for the FULL amount payable based on the Retail Price, which is RM1.15 per Offer Unit.

Payment must be made out in favour of "**MIH UNIT ISSUE ACCOUNT NUMBER 616**" and crossed "**A/C PAYEE ONLY**" and endorsed on the reverse side with the applicant's name and address. Only the following forms of payment will be accepted:

- (i) Banker's Draft or Cashier's Order purchased within Malaysia only and drawn on a bank in Kuala Lumpur;
- (ii) Money Order or Postal Order (for applicants from Sabah and Sarawak only); or

**PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)**

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- (iii) Guaranteed Giro Order from Bank Simpanan Nasional Malaysia Berhad.

The Manager and AME will not accept applications with excess or insufficient remittances or inappropriate forms of payment. Remittances must be completed in the appropriate boxes provided in the White Application Form.

**Step 5: Finalise application**

Insert the White Application Form together with payment and a legible photocopy of the applicant's identification document (NRIC/official valid temporary identity document issued by the relevant authorities from time to time/authority card for armed forces or police personnel/certificate of incorporation or certificate of change of name for corporate or institutional applicant or passport (where applicable)) into the Official "A" envelope and seal it. Write the applicant's name and address on the outside of the Official "A" and "B" envelopes.

The name and address written must be identical to the applicant's name and address as per his NRIC/official valid temporary identity documents issued by the relevant authorities from time to time/authority card for armed forces or police personnel/certificate of incorporation or certificate of change of name for corporate or institutional applicant or passport (where applicable).

Affix RM1.50 stamp on the Official "A" envelope and insert the Official "A" envelope into the Official "B" envelope.

**Step 6: Submit application**

Each completed Application Form, accompanied by the appropriate remittance and legible photocopy of the relevant documents may be submitted using one of the following methods:

- (i) despatched by **ORDINARY POST** in the official envelopes provided, to the following address:

**Malaysian Issuing House Sdn Bhd**

Registration Number: 199301003608 (258345-X)

11<sup>th</sup> Floor, Menara Symphony

No. 5, Jalan Prof. Khoo Kay Kim

Seksyen 13

46200 Petaling Jaya

Selangor Darul Ehsan

or

P.O. Box 00010

Pejabat Pos Jalan Sultan

46700 Petaling Jaya

Selangor Darul Ehsan

- (ii) **DELIVERED BY HAND AND DEPOSITED** in the Drop-in Boxes provided at the front portion of Menara Symphony, No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan,

**PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)**

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so as to arrive not later than 5.00 p.m. on 24 August 2022, or such later date or dates as the Manager and Sole Underwriter in their absolute discretion may decide.

The Manager, together with the Issuing House will not issue any acknowledgement of the receipt of the applicant's Application Forms or application monies. Enquiries in respect of the White Application Form are to be directed to the Issuing House.

**5. PROCEDURES FOR APPLICATION BY WAY OF AN ELECTRONIC APPLICATION**

Only Malaysian individuals may apply for the Offer Units by way of Electronic Application in respect of the Offer Units made available to the Malaysian Public.

**5.1 Steps for Electronic Applications through a Participating Financial Institution's ATM**

- (i) The applicant must have an account with a Participating Financial Institution and an ATM card issued by that Participating Financial Institution to access the account. An ATM card issued by one of the Participating Financial Institutions cannot be used to apply for the Offer Units at an ATM belonging to other Participating Financial Institutions;
- (ii) The applicant must have a CDS Account;
- (iii) The applicant is advised to read and understand this Prospectus before making the application; and
- (iv) The applicant may apply for the Offer Units via the ATM of the Participating Financial Institution by choosing the Electronic Application option. Mandatory statements required in the application are set out in Section 5.3 "Terms and Conditions for Electronic Applications", Appendix G of this Prospectus. The applicant shall submit at least the following information through the ATM, where the instructions on the ATM screen require him to do so:
  - (a) Personal Identification Number (PIN);
  - (b) MIH Unit Issue Account Number 616;
  - (c) CDS Account number;
  - (d) Number of Offer Units applied for and/or the RM amount to be debited from the account; and
  - (e) Confirmation of several mandatory statements.

**5.2 Participating Financial Institutions**

Electronic Applications may be made through an ATM of the following Participating Financial Institutions and their branches:

- (i) Affin Bank Berhad;
- (ii) Alliance Bank Malaysia Berhad;
- (iii) AmBank (M) Berhad;

**PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)**

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- (iv) CIMB Bank Berhad;
- (v) Malayan Banking Berhad;
- (vi) Public Bank Berhad; or
- (vii) RHB Bank Berhad.

**Note:**

*Applicants of the Offer Units should take note that the word “share” or “shares” appearing on the ATM screen should be taken to represent “Unit(s)” in the application process.*

**5.3 Terms and Conditions of Electronic Applications**

The procedures for Electronic Applications at ATMs of the Participating Financial Institutions are set out on the ATM screens of the relevant Participating Financial Institutions (“**Steps**”), similar to the steps set out in “**Steps for Electronic Applications through a Participating Financial Institution’s ATM**” in Section 5.1 of Appendix G of this Prospectus. Please read carefully the terms of this Prospectus, the Steps and the terms and conditions for Electronic Applications set out below before making an Electronic Application.

An applicant must have a CDS Account to be eligible to use the Electronic Application. The CDS Account must be in the applicant’s own name. Invalid, nominee or third party CDS accounts will not be accepted.

Upon the completion of his Electronic Application transaction at the ATM, an applicant will receive a computer-generated transaction slip (“**Transaction Record**”), confirming the details of his Electronic Application. The Transaction Record is only a record of the completed transaction at the ATM and not a record of the receipt of the Electronic Application or any data relating to such an Electronic Application by the Manager or the Issuing House. The Transaction Record is for the applicant’s records and should not be submitted with any Application Form.

Upon the closing of the Retail Offering on 24 August 2022 at 5.00 p.m. (“**Closing Date and Time**”), the Participating Financial Institutions shall submit a magnetic tape containing their respective customers’ applications for the Offer Units to the Issuing House as soon as practicable but not later than 12.00 p.m. of the second business day after the Closing Date and Time.

An applicant will be allowed to make only one application and shall not make any other application for the Offer Units under the Retail Offering to the Malaysian Public, whether at the ATMs of any Participating Financial Institution or using Internet Application or using the White Application Form.

**AN APPLICANT MUST ENSURE THAT HE USES HIS OWN CDS ACCOUNT NUMBER WHEN MAKING AN ELECTRONIC APPLICATION. IF AN APPLICANT OPERATES A JOINT ACCOUNT WITH ANY PARTICIPATING FINANCIAL INSTITUTION, HE MUST ENSURE THAT HE ENTERS HIS OWN CDS ACCOUNT NUMBER WHEN USING AN ATM CARD ISSUED TO HIM IN HIS OWN NAME. AN APPLICANT’S APPLICATION WILL BE REJECTED IF HE FAILS TO COMPLY WITH THE ABOVE.**

**PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)**

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The Electronic Application shall be made on, and subject to, the above terms and conditions as well as the terms and conditions appearing below and in Section 7 of Appendix G of this Prospectus:

- (i) The Electronic Application shall be made in relation to and subject to the terms of this Prospectus and the Deed.
- (ii) The applicant is required to confirm the following statements (by pressing pre-designated keys or buttons on the ATM keyboard) and undertake that the following information given are true and correct:
  - (a) He has attained 18 years of age as at the Closing Date and Time;
  - (b) He is a Malaysian citizen residing in Malaysia;
  - (c) He has read this Prospectus and understood and agreed with the terms and conditions of the application;
  - (d) The Electronic Application is the only application that he is submitting for Offer Units offered to the Malaysian Public; and
  - (e) He hereby gives consent to the Participating Financial Institution and Bursa Depository to disclose information pertaining to himself and his account with the Participating Financial Institution and Bursa Depository to the Issuing House and any other relevant authorities.

The application will not be successfully completed and cannot be recorded as a completed transaction at the ATM unless the applicant completes all the steps required by the Participating Financial Institutions. By doing so, the applicant shall be deemed to have confirmed each of the above statements as well as giving consent in accordance with the relevant laws of Malaysia including but not limited to Sections 133 and 134 of the Financial Services Act 2013 and Section 45 of the SICDA to the disclosure by the relevant Participating Financial Institutions or Bursa Depository, as the case may be, of any of his particulars to the Issuing House, or any relevant regulatory bodies.

- (iii) The applicant confirms that he is not applying for the Offer Units as a nominee of any other person and that the Electronic Application that he makes is made by him as the beneficial owner. An applicant shall only make one Electronic Application and shall not make any other application for the Offer Units under the Public Offering, whether at the ATMs of any Participating Financial Institution or using Internet Application or on the White Application Forms.
- (iv) An applicant must have sufficient funds in his account with the relevant Participating Financial Institution at the time the Electronic Application is made, failing which the Electronic Application will not be completed. Any Electronic Application which does not strictly conform to the instructions set out on the screens of the ATM through which the Electronic Application is being made will be rejected.

**PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)**

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- (v) The applicant agrees and undertakes to subscribe for or purchase and to accept the number of Offer Units applied for as stated on the Transaction Record or any lesser number of Offer Units that may be allotted or allocated to him in respect of the Electronic Application. If the Manager decides to allot or allocate a lesser number of such Offer Units or not to allot or allocate any Offer Units to the applicant, he agrees to accept any such decision as final. If the applicant's Electronic Application is successful, his confirmation (by his action of pressing the pre-designated keys or buttons on the ATM keyboard) of the number of Offer Units applied for shall signify, and shall be treated as, his acceptance of the number of Offer Units that may be allotted or allocated to him and to be bound by the Deed.
- (vi) The Issuing House, on the authority of the Manager, reserves the right not to accept any Electronic Application or accept any Electronic Application in whole or in part only without assigning any reason. Due consideration will be given to the desirability of allotting the Offer Units to a reasonable number of applicants with a view to establishing a liquid and adequate market for the Units.
- (vii) An applicant requests and authorises the Manager:
  - (a) to credit the Offer Units allotted to him into his CDS account; and
  - (b) to issue Unit certificate(s) representing such Offer Units allotted in the name of Bursa Malaysia Depository Nominees Sdn Bhd and send the same to Bursa Depository.
- (viii) The applicant acknowledges that his Electronic Application is subject to the risks of electrical, electronic, technical, transmission, communication and computer-related faults and breakdowns, fires and other events beyond the control of the Managers, the Issuing House, Bursa Depository and/or the Participating Financial Institution and irrevocably agrees that if:
  - (a) the Manager or the Issuing House does not receive his Electronic Application; and/or
  - (b) the data relating to his Electronic Application is wholly or partially lost, corrupted or inaccessible, or not transmitted or communicated to the Manager or Issuing House,he shall be deemed not to have made an Electronic Application and shall not make any claim whatsoever against the Manager, the Issuing House or the Participating Financial Institution for the Offer Units applied for or for any compensation, loss or damage.
- (ix) All of an applicant's particulars in the records of the relevant Participating Financial Institution at the time of making the Electronic Application shall be deemed to be true and correct, and the Manager, the Issuing House and the relevant Participating Financial Institution shall be entitled to rely on the accuracy.
- (x) The applicant shall ensure that his personal particulars as recorded by both Bursa Depository and the relevant Participating Financial Institution are correct and identical. Otherwise, his Electronic Application will be rejected. The Applicant must inform Bursa Depository promptly of any change in address, failing which the notification letter of successful allotment will be sent to his registered address last maintained with Bursa Depository.

## PROCEDURES FOR APPLICATION AND ACCEPTANCE (*Cont'd*)

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- (xi) By making and completing an Electronic Application, the applicant agrees that:
- (a) in consideration of the Manager agreeing to allow and accept the application for the Offer Units via the Electronic Application facility established by the Participating Financial Institutions at their respective ATMs, his Electronic Application is irrevocable;
  - (b) the Manager, the Participating Financial Institutions, Bursa Depository and the Issuing House shall not be liable for any delays, failures or inaccuracies in the processing of data relating to his Electronic Application due to a breakdown or failure of transmission or communication facilities or to any cause beyond their control;
  - (c) notwithstanding the receipt of any payment by or on behalf of the Manager, the acceptance of his offer to subscribe for and purchase the Offer Units for which the Electronic Application has been successfully completed shall be constituted by the issue of notices of allotment in respect of the said Offer Units;
  - (d) he irrevocably authorises Bursa Depository to complete and sign on his behalf as transferee or renounee any instrument of transfer and/or other documents required for the issue or transfer of the Offer Units allocated to him; and
  - (e) he agrees that in relation to any legal action, proceedings or disputes arising out of or in relation to the contract between the parties and/or the Electronic Application and/or any terms of this Prospectus, all rights, obligations and liabilities of the parties to the Public Offering shall be construed and determined in accordance with the laws of Malaysia and with all directives, rules, regulations and notices from regulatory bodies of Malaysia and that he irrevocably submits to the jurisdiction of the Courts of Malaysia.
- (xii) If an applicant is successful in his application, the Manager reserves the right to require him to appear in person at the registered office of the Issuing House within 14 days of the date of the notice issued to him to find out if his application is genuine and valid. The Manager shall not be responsible for any loss or non-receipt of the said notice nor shall they be accountable for any expenses incurred or to be incurred by the applicant for the purpose of complying with this provision.
- (xiii) The Issuing House, on the authority of the Manager reserves the right to reject applications which do not conform to these instructions.

## 6. PROCEDURES FOR APPLICATIONS BY WAY OF AN INTERNET APPLICATION

Only Malaysian individuals may apply for the Offer Units by way of Internet Application in respect of the Offer Units made available to the Malaysian Public.

Please read carefully and follow the terms of this Prospectus, the procedures, terms and conditions for Internet Application and the procedures set out on the internet financial services website of the Internet Participating Financial Institution before making an Internet Application.

### **Step 1: Set up of account**

Before making an application by way of Internet Application, an applicant **must have all** of the following:

**PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)**

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- (i) an existing account with access to internet financial services with:
  - (a) Affin Bank Berhad at [www.affinOnline.com](http://www.affinOnline.com);
  - (b) Alliance Bank Malaysia Berhad at [www.allianceonline.com.my](http://www.allianceonline.com.my);
  - (c) CGS-CIMB Securities Sdn Bhd at [www.eipocimb.com](http://www.eipocimb.com);
  - (d) CIMB Bank Berhad at [www.cimbclicks.com.my](http://www.cimbclicks.com.my);
  - (e) Malayan Banking Berhad at [www.maybank2u.com.my](http://www.maybank2u.com.my);
  - (f) Public Bank Berhad at [www.pbebank.com](http://www.pbebank.com); or
  - (g) RHB Bank Berhad at [www.rhbgroup.com](http://www.rhbgroup.com).

The applicant needs to have his user identification and PIN/password for the internet financial services facility; and

- (ii) an individual CDS Account registered in the applicant's name (and not in a nominee's name) and in the case of a joint account an individual CDS Account registered in the applicant's name which is to be used for the purpose of the application if the applicant is making the application instead of a CDS Account registered in the joint account holder's name.

**Step 2: Read this Prospectus**

An applicant is advised to read and understand this Prospectus before making his application.

**Step 3: Apply through internet**

**The following steps for an application of the Offer Units via Internet Application have been set out for illustration purposes only.**

**PLEASE NOTE THAT THE ACTUAL STEPS FOR INTERNET APPLICATIONS CONTAINED IN THE INTERNET FINANCIAL SERVICES WEBSITE OF THE INTERNET PARTICIPATING FINANCIAL INSTITUTION MAY DIFFER FROM THE STEPS OUTLINED BELOW.**

- (i) Connect to the internet financial services website of the Internet Participating Financial Institution with which the applicant has an account;
- (ii) Log in to the internet financial services facility by entering the applicant's user identification and PIN/password;
- (iii) Navigate to the section of the website on applications in respect of the Offering;
- (iv) Select the counter in respect of the Offer Units to launch the Electronic Prospectus and the terms and conditions of the Internet Application;
- (v) Select the designated hyperlink on the screen to accept the abovementioned terms and conditions, having read and understood such terms and conditions;
- (vi) At the next screen, complete the online application form;



**PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)**

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- (vii) Check that the information contained in the online application form, such as the share counter, NRIC number, CDS Account number, number of Offer Units applied for and the account number to debit are correct, and select the designated hyperlink on the screen to confirm and submit the online application form;
- (viii) After selecting the designated hyperlink on the screen, the applicant will have to confirm and undertake that the following mandatory statements are true and correct:
  - (a) He has attained 18 years of age as at the Closing Date and Time;
  - (b) He is a Malaysian citizen residing in Malaysia;
  - (c) He has, prior to making the Internet Application, received and/or have had access to a printed/electronic copy of this Prospectus, the contents of which he has read and understood;
  - (d) He agrees to all the terms and conditions of the Internet Application as set out in this Prospectus and have carefully considered the risk factors set out in this Prospectus, in addition to all other information contained in this Prospectus, before making the Internet Application;
  - (e) The Internet Application is the only application that he is submitting for the Offer Units under the Public Offering;
  - (f) He authorises the financial institution with which he has an account to deduct the full amount payable for the Offer Units from his account with the said financial institution ("**Authorised Financial Institution**");
  - (g) He gives express consent in accordance with the relevant laws of Malaysia (including but not limited to Sections 133 and 134 of the Financial Services Act 2013 and Section 45 of the SICDA) to the disclosure by the Internet Participating Financial Institution, the Authorised Financial Institution and/or Bursa Depository, as the case may be, of information pertaining to him, the Internet Application made by him or his account with the Internet Participating Financial Institution, to the Issuing House and the Authorised Financial Institution, the SC and any other relevant regulatory bodies;
  - (h) He is not applying for the Offer Units as a nominee of any other person and the application is made in his own name, as beneficial owner and subject to the risks referred to in this Prospectus; and
  - (i) He authorises the Internet Participating Financial Institution to disclose and transfer to any person, including any government or regulatory authority in any jurisdiction, Bursa Securities or other relevant parties in connection with the Retail Offering, all information relating to him if required by any law, regulation, court order or any government or regulatory authority in any jurisdiction or if such disclosure and transfer is, in the reasonable opinion of the Internet Participating Financial Institution, necessary for the provision of the Internet Application services or if such disclosure is requested or required in connection with the Retail Offering. Further, the Internet Participating Financial Institution will take reasonable precautions to preserve the confidentiality of information provided by him to the Internet Participating Financial Institution in connection with the use of the Internet Application services;

## PROCEDURES FOR APPLICATION AND ACCEPTANCE (*Cont'd*)

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- (ix) Upon submission of the online application form, the applicant be linked to the website of the Authorised Financial Institution to effect the online payment for his Application;
- (x) The applicant must pay for the Offer Units through the website of the Authorised Financial Institution, failing which the Internet Application is **not completed**, despite the display of the Confirmation Screen. "**Confirmation Screen**" refers to the screen which appears or is displayed on the internet financial services website, which confirms that the Internet Application has been completed and states the details of the applicant's Internet Application, including the number of Offer Units applied for, which can be printed out by the applicant for record purposes;
- (xi) As soon as the transaction is completed, a message from the Authorised Financial Institution pertaining to the payment status will appear on the screen of the website through which the online payment for the Offer Units is being made. Subsequently, the Internet Participating Financial Institution shall confirm that the Internet Application has been completed, via the Confirmation Screen on its website; and
- (xii) The applicant is advised to print out the Confirmation Screen for reference and retention.

**Note:**

*Applicants of the Offer Units should take note that the word "share" or "shares" appearing on the internet financial services website of the Internet Participating Financial Institutions should be taken to represent "Unit(s)" in the application process.*

## 7. TERMS AND CONDITIONS

An application under the Retail Offering is subject to the following additional terms and conditions:

- (i) An applicant is required to pay the Retail Price of RM1.15 for each Offer Unit he has subscribed for.

An applicant can only submit one application for the Offer Units offered to the Malaysian Public. For example, if he submits an application using the White Application Form, he cannot submit an Electronic Application or Internet Application and vice versa.

However, if he has made an application under the Pink Application Form or the Offer Acceptance Form, he can still apply for the Offer Units offered to the Malaysian Public using the White Application Form or by way of Electronic Application or the Internet Application.

The Issuing House, acting under the authority of the Manager, has the discretion to reject applications that appear to be multiple applications under each category of applicants.

**In relation to the White Application Forms, we wish to caution you that if you submit more than one application in your own name or by using the name of others, with or without their consent, you will be committing an offence under Section 179 of the CMSA and may be punished with a minimum fine of RM1.0 million and a jail term of up to 10 years under Section 182 of the CMSA.**

- (ii) The Electronic Application and Internet Application platforms will not be available to facilitate application of Offer Units under the ROFS.

**PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)**

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- (iii) The application must be made in connection with and subject to this Prospectus and the Deed. The applicant agrees to be bound by the Deed should he be allotted any Offer Units.
- (iv) The submission of an application does not necessarily mean that the application will be successful. Any submission of application is irrevocable and cannot be subsequently withdrawn.
- (v) Neither AME, the Manager nor the Registrar will issue any acknowledgement of the receipt of the application or application monies.
- (vi) An applicant must ensure that his personal particulars submitted in his application and/or his personal particulars as recorded by the Participating Financial Institution and/or Internet Participating Financial Institution are correct, accurate and identical with the records maintained by Bursa Depository. Otherwise, his application will be rejected. Bursa Depository will have to be promptly notified of any change in his address, failing which the notification letter of successful allocation will be sent to his registered/correspondence address last maintained with Bursa Depository.
- (vii) An applicant's remittances having been presented for payment shall not signify that his application has been accepted.

The Manager's acceptance of the application to subscribe for the Offer Units shall be constituted by the issue of notices of allotment for the Offer Units to the applicant.

- (viii) Submission of an applicant's CDS Account number in his application includes his authority/consent in accordance with Malaysian laws of the right of Bursa Depository, the Participating Financial Institution and Internet Participating Financial Institution (as the case may be) to disclose information pertaining to his CDS Account and other relevant information to AME, the Manager, the Issuing House and any relevant regulatory bodies (as the case may be).
- (ix) **The applicant agrees to accept AME and/or the Manager's decision as final should the Manager and/or AME decide not to allot any Offer Units to him.**
- (x) **Additional terms and conditions for the Electronic Applications are as follows:**
  - (a) The applicant agrees and undertakes to subscribe for or purchase and to accept the number of Offer Units applied for as stated on the Transaction Record or any lesser number of Offer Units that may be allotted or allocated to him.
  - (b) An applicant's confirmation (by his action of pressing the pre-designated keys or buttons on the ATM keyboard) of the number of Offer Units applied for shall signify, and shall be treated as, his acceptance of the number of Offer Units that may be allotted or allocated to him and to be bound by the Deed.
  - (c) The applicant confirms that he is not applying for the Offer Units as a nominee of any other person and that the Electronic Application that he makes is made by him as the beneficial owner.

**PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)**

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- (d) An applicant requests and authorises the Manager to credit the Offer Units allotted to him into his CDS account and to issue Unit certificate(s) representing such Offer Units allotted in the name of Bursa Malaysia Depository Nominees Sdn Bhd and send the same to Bursa Depository.
  - (e) The applicant acknowledges that his Electronic Application is subject to the risks of electrical, electronic, technical, transmission, communication and computer-related faults and breakdowns, fires and other events beyond the control of the Managers, the Issuing House, Bursa Depository and/or the Participating Financial Institution. The applicant irrevocably agrees that if the Manager or the Issuing House does not receive his Electronic Application and/or the data relating to his Electronic Application is wholly or partially lost, corrupted or inaccessible, or not transmitted or communicated to the Manager or Issuing House, he shall be deemed not to have made an Electronic Application. He shall not make any claim whatsoever against the Manager, the Issuing House or the Participating Financial Institution for the Offer Units applied for or for any compensation, loss or damage.
  - (f) The applicant irrevocably authorises Bursa Depository to complete and sign on his behalf as transferee or renounee any instrument of transfer and/or other documents required for the issue or transfer of the Offer Units allocated to him.
  - (g) The applicant agrees that in the event of legal disputes arising from the use of the Electronic Applications, the mutual rights, obligations and liabilities shall be determined under the laws of Malaysia and be bound by the decisions of the Courts of Malaysia.
- (xi) **Additional terms and conditions for the Internet Applications are as follows:**

**The terms and conditions outlined below supplement the additional terms and conditions for Internet Application contained in the internet financial services website of the Internet Participating Financial Institution. Please refer to the internet financial services website of the Internet Participating Financial Institution for the exact terms and conditions and instructions.**

- (a) The application will not be successfully completed and cannot be recorded as a completed application unless the applicant has paid for the Offer Units through the website of the Authorised Financial Institution and completed all relevant application steps and procedures for the Internet Application which would result in the Internet financial services website displaying the Confirmation Screen. The applicant is required to complete his Internet Application by the close of the Retail Offering as mentioned in Section 1 of Appendix G of this Prospectus.
- (b) The applicant irrevocably agrees and undertakes to subscribe for or purchase and to accept the number of Offer Units applied for as stated on the Confirmation Screen or any lesser number of Offer Units that may be allotted or allocated to the applicant in respect of his Internet Application. His confirmation (by way of his action of clicking the designated hyperlink on the relevant screen of the website) shall be deemed to signify and shall be treated as the applicant's acceptance of the number of Units that may be allotted or allocated to him in the event that his Internet Application is successful or successful in part, as the case may be.

**PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)**

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- (c) An applicant requests and authorises the Manager to credit the Offer Units allotted to him into his CDS account and to issue Unit certificate(s) representing such Offer Units allotted in the name of Bursa Malaysia Depository Nominees Sdn Bhd and send the same to Bursa Depository.
- (d) The applicant acknowledges that his Internet Application is subject to risk of electrical, electronic, technical and computer-related faults and breakdowns, faults with computer software, problems occurring during data transmission, computer security threats such as viruses, hackers and crackers, fires, and other events beyond the control of the Internet Participating Financial Institution, the Authorised Financial Institution, the Issuing House and the Manager. He irrevocably agrees that if the Manager, the Issuing House, the Internet Participating Financial Institution and/or the Authorised Financial Institution do not receive the applicant's Internet Application and/or payment and any data relating to the applicant's Internet Application or the tape or any other devices containing such data and/or payment is lost, corrupted, destroyed or otherwise not accessible, whether wholly or partially and for any reason whatsoever, the applicant will be deemed not to have made an Internet Application. He will not make any claim whatsoever against the Manager, the Issuing House, the Internet Participating Financial Institution and/or the Authorised Financial Institution in relation to the Offer Units applied for or for any compensation, loss or damage whatsoever, as a consequence thereof or arising therefrom.
- (e) The applicant irrevocably authorises Bursa Depository to complete and sign on his behalf as transferee or renounee any instrument of transfer and/or other documents required for the issue or transfer of the Offer Units allocated to him.
- (f) The applicant agrees that in the event of legal disputes arising from the use of the Internet Applications, the mutual rights, obligations and liabilities shall be determined under the laws of Malaysia and be bound by the decisions of the Courts of Malaysia.
- (g) The applicant shall hold the Internet Participating Financial Institution harmless from any damages, claims or losses whatsoever, as a consequence of or arising from any rejection of his Internet Application by the Manager, the Issuing House and/or the Internet Participating Financial Institution for reasons of multiple applications, suspected multiple applications, inaccurate and/or incomplete details provided by the applicant, or any other cause beyond the control of the Internet Participating Financial Institution.
- (h) The applicant is not entitled to exercise any remedy or rescission for misrepresentation at any time after the Manager, the Issuing House and/or the Internet Participating Financial Institution have accepted his Internet Application.
- (i) In making the Internet Application, the applicant has relied solely on the information contained in this Prospectus. The Manager, AME, the Principal Adviser, the Sole Underwriter and any other person involved in the Retail Offering should not be liable for any information not contained in this Prospectus which may have been relied by the applicant in making the Internet Application.

**PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)**

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**8. AUTHORITY OF THE MANAGER AND THE ISSUING HOUSE**

The application will be selected in a manner to be determined by the Board and board of directors of AME. Due consideration will be given to the desirability of allotting and allocating the Offer Units to a reasonable number of applicants with a view to establishing a liquid and adequate market for the Offer Units.

The Issuing House, on the authority of the Board and board of directors of AME reserves the right to:

- (i) reject applications which:
  - (a) do not conform to the instructions of this Prospectus, Application Forms, Electronic Application and Internet Application (where applicable); or
  - (b) are illegible, incomplete or inaccurate; or
  - (c) are accompanied by an improperly drawn up, or improper form of remittance;
- (ii) reject or accept any application, in whole or in part, on a non-discriminatory basis without the need to give any reason; and
- (iii) bank in all application monies (including those from unsuccessful/partially successful applicants) which would subsequently be refunded, where applicable (without interest), in accordance with Section 10 below.

If the applicant is successful in his application, the Manager reserves the right to require the applicant to appear in person at the registered office of the Issuing House at any time within 14 days of the date of the notice issued to the applicant to ascertain that his application is genuine and valid. The Board shall not be responsible for any loss or non-receipt of the said notice nor will it be accountable for any expenses incurred or to be incurred by the applicant for the purpose of complying with this provision.

**9. OVER/UNDER-SUBSCRIPTION**

In the event of over-subscription for the Public Offering, the Issuing House will conduct a ballot in the manner approved by the Manager to determine the acceptance of applications in a fair and equitable manner. In determining the manner of balloting, the Manager will consider the desirability of allotting and allocating the Offer Units to a reasonable number of applicants for the purpose of broadening the unitholding base of AME REIT and establishing a liquid and adequate market for the Units.

The basis of allocation of the Offer Units and the balloting results in connection therewith will be furnished by the Issuing House to the SC, Bursa Securities, all major Bahasa Malaysia and English newspapers as well as posted on the Issuing House's website ([www.mih.com.my](http://www.mih.com.my)) within 1 Market Day after the balloting event.

Pursuant to the Listing Requirements, at least 25.0% of the total number of Units in issue must be held by a minimum number of 1,000 public unitholders holding not less than 100 Units each upon completion of this Offering and at the point of Listing. The Manager expects to achieve this at the point of Listing. In the event that the above requirement is not met, the Manager may not be allowed to proceed with the Listing. In the event thereof, monies paid in respect of all applications will be refunded without interest.

**PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)**

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In the event of an under-subscription of the Offer Units by the Malaysian public and/or Eligible Directors and Employees, subject to the Clawback and Reallocation provisions as set out in Section 3.4.3 of this Prospectus, any of the Offer Units not applied for will then be subscribed by the Sole Underwriter based on the terms of the Underwriting Agreement.

**10. UNSUCCESSFUL/PARTIALLY SUCCESSFUL APPLICANT**

If the applicant is unsuccessful/partially successful in his application, his application monies (without interest) will be refunded to the applicant in the following manner.

**10.1 For applications by way of Application Form**

- (i) The application monies or the balance of it, as the case may be, will be refunded to the applicant through the self-addressed and stamped official "A" envelope the applicant provided by ordinary post (for fully unsuccessful applications) or by crediting into your bank account (the same bank account you have provided to Bursa Depository for the purpose of cash dividend / distribution) or if you have not provided such bank account information to Bursa Depository, the balance of Application monies be refunded via banker's draft sent by ordinary / registered post to his last address maintained with Bursa Depository (for partially successful applications) within 10 Market Days from the date of the final ballot at the applicant's own risk.
- (ii) If the application is rejected because the applicant did not provide a CDS Account number, the application monies will be refunded via banker's draft sent by ordinary/ registered post to the applicant's address as stated in the NRIC or official valid temporary identity documents issued by the relevant authorities from time to time or the authority card (if the applicant is a member of the armed forces or police) at the applicant's own risk.
- (iii) A number of applications will be reserved to replace any successfully balloted applications that are subsequently rejected. The application monies relating to these applications which are subsequently rejected or unsuccessful or only partly successful will be refunded (without interest) by the Issuing House as per items (i) and (ii) above (as the case may be).
- (iv) The Issuing House reserves the right to bank into its bank account all application monies from unsuccessful applicants. These monies will be refunded (without interest) within 10 Market Days from the date of the final ballot by crediting into the applicant's bank account (the same bank account the applicant has provided to Bursa Depository for the purposes of cash dividend/distribution) or by issuance of banker's draft sent by registered / ordinary post to his last address maintained with Bursa Depository if the applicant have not provided such bank account information to Bursa Depository or as per item (ii) above (as the case may be).

**10.2 For applications by way of Electronic Application and Internet Application**

- (i) The Issuing House shall inform the Participating Financial Institutions or Internet Participating Financial Institutions of the unsuccessful or partially successful applications within 2 Market Days after the balloting date. The full amount of the application monies or the balance of it will be credited (without interest) into the applicant's account with the Participating Financial Institution or Internet Participating Financial Institution (or arranged with the Authorised Financial Institution) within 2 Market Days after the receipt of confirmation from the Issuing House.

**PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)**

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- (ii) The applicant may check his account on the fifth Market Day from the balloting date.
- (iii) A number of applications will be reserved to replace any successfully balloted applications that are subsequently rejected. The application monies relating to these applications which are subsequently rejected will be refunded (without interest) by the Issuing House by crediting into the applicant's account with the Participating Financial Institution or Internet Participating Financial Institution (or arranged with the Authorised Financial Institution) not later than 10 Market Days from the date of the final ballot. For applications that are held in reserve and which are subsequently unsuccessful or partially successful, the relevant Participating Financial Institution will be informed of the unsuccessful or partially successful applications within 2 Market Days after the final balloting date. The Participating Financial Institution will credit the application monies or any part thereof (without interest) within 2 Market Days after the receipt of confirmation from the Issuing House.

**11. SUCCESSFUL APPLICANTS**

If the applicant is successful in his application:

- (i) The Offer Units allotted to the applicant will be credited into the applicant's CDS Account.
- (ii) A notice of allotment will be despatched to the applicant at his last address maintained with the Bursa Depository, at the applicant's own risk, before the Listing. This is the applicant's only acknowledgement of acceptance of his application.
- (iii) In accordance with Section 14(1) of the SICDA, Bursa Securities has prescribed the Offer Units as Prescribed Securities. As such, the Offer Units issued through this Prospectus will be deposited directly with Bursa Depository and any dealings in these Units will be carried out in accordance with the SICDA and Rules of Bursa Depository.
- (iv) In accordance with Section 29 of the SICDA, all dealings in the Offer Units will be by book entries through CDS accounts. No physical Unit certificates will be issued to the applicant and he shall not be entitled to withdraw any deposited securities held jointly with Bursa Depository or its nominee as long as the Offer Units are listed on Bursa Securities.
- (v) In the event that the Final Retail Price is lower than the Retail Price, the difference will be refunded to the applicant without any interest thereon. The refund will be credited into the applicant's bank account for purposes of cash dividend/distribution if the applicant have provided such bank account information to Bursa Depository or despatched, in the form of cheques, by ordinary post to his address maintained with Bursa Depository if the applicant has not provided such bank account information to Bursa Depository for applications made via Application Forms, or by crediting into his account with the Electronic Participating Financial Institutions for applications made via the Electronic Application or by crediting into his account with the Internet Participating Financial Institutions for applications made via the Internet Application, within 10 Market Days from the date of final ballot of Applications, at the applicant's own risk.



**PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)**


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**12. ENQUIRIES**

Enquiries in respect of the applications may be directed as follows:

<b>Mode of application</b>	<b>Parties to direct the enquiries</b>
Offer Acceptance Forms	Registrar
White Application Forms	Issuing House
Pink Application Forms	Issuing House
Electronic Application	Participating Financial Institution
Internet Application	Internet Participating Financial Institution and Authorised Financial Institution

If you are applying for the Offer Units as a member of the Malaysian Public, an applicant may check the status of his application by logging onto the Issuing House's website at [www.mih.com.my](http://www.mih.com.my), by calling his respective ADA at the telephone number as stated in Section 13 of Appendix G of this Prospectus or the Issuing House at telephone no. 03-7890 4700 between 5 to 10 Market Days (during office hours only) after the balloting date.

**13. LIST OF ADAs**

**The list of ADAs and their respective addresses, telephone numbers and broker codes are as follows:**

<b>Name</b>	<b>Address and telephone number</b>	<b>Broker code</b>
<b>KUALA LUMPUR</b>		
AFFIN HWANG INVESTMENT BANK BERHAD	2nd Floor, Bangunan AHP No. 2, Jalan Tun Mohd Fuad 3 Taman Tun Dr. Ismail 60000 Kuala Lumpur Tel. No. : 03-7710 6688	068-009
AFFIN HWANG INVESTMENT BANK BERHAD	Mezzanine & 3rd Floor Chulan Tower No. 3, Jalan Conlay 50450 Kuala Lumpur Tel. No. : 03-2143 8668	068-018
AFFIN HWANG INVESTMENT BANK BERHAD	38A & 40A, Jalan Midah 1 Taman Midah 56000 Cheras Kuala Lumpur Tel. No. : 03-9130 8803	068-021

PROCEDURES FOR APPLICATION AND ACCEPTANCE (*Cont'd*)

Name			Address and telephone number	Broker code
ALLIANCE BERHAD	INVESTMENT	BANK	Level 17, Menara Multi-Purpose Capital Square 8, Jalan Munshi Abdullah 50100 Kuala Lumpur Tel. No. : 03-2604 3333	076-001
AMINVESTMENT BANK BERHAD			8-9, 11-18, 21-25th Floor, Bangunan AmBank Group 55, Jalan Raja Chulan 50200 Kuala Lumpur Tel. No. : 03-2031 0102	086-001
BIMB SECURITIES SDN BHD			TG 32 Menara Multi-Purpose Capital Square 8, Jalan Munshi Abdullah 50100 Kuala Lumpur Tel. No. : 03-2613 1600	024-001
CGS-CIMB SECURITIES SDN BHD			3rd Floor, Lot 1511 & 1512 Jalan Mutiara Timur Satu Taman Mutiara Cheras 56100 Kuala Lumpur Tel. No. : 03-9132 7424/7428/7429	065-001
FA SECURITIES SDN BHD			A-10-1 & A-10-17 Level 10, Menara UOA Bangsar No. 5, Jalan Bangsar Utama 1 59000 Kuala Lumpur Tel. No. : 03-2288 1676	021-001
HONG LEONG BERHAD	INVESTMENT	BANK	Level 7, Menara HLA No. 3 Jalan Kia Peng 50450 Kuala Lumpur Tel. No. : 03-2168 1168	066-001
HONG LEONG BERHAD	INVESTMENT	BANK	Mezzanine Floor Level 3A, Block B, HP Towers No. 12, Jalan Gelenggang 60000 Kuala Lumpur Tel. No. : 03-2080 8777	066-002
HONG LEONG BERHAD	INVESTMENT	BANK	Level 27 & 28, Menara Hong Leong No. 6, Jalan Damanlela Bukit Damansara 50490 Kuala Lumpur Tel. No. : 03-2083 1800	066-008

PROCEDURES FOR APPLICATION AND ACCEPTANCE (*Cont'd*)

<b>Name</b>	<b>Address and telephone number</b>	<b>Broker code</b>
INTER-PACIFIC SECURITIES SDN BHD	West Wing, Level 13 Berjaya Times Square No. 1, Jalan Imbi 55100 Kuala Lumpur Tel. No. : 03-2117 1888	054-001
INTER-PACIFIC SECURITIES SDN BHD	Ground Floor, 7-0-8, Jalan 3/109F Danau Business Centre, Danau Desa 58100 Kuala Lumpur Tel. No. : 03-7984 7796	054-003
INTER-PACIFIC SECURITIES SDN BHD	No. 33-1 (First Floor) Jalan Radin Bagus Bandar Baru Seri Petaling 57000 Kuala Lumpur Tel. No. : 03-9056 2922	054-007
KAF-SEAGROATT & CAMPBELL SECURITIES SDN BHD	11th-14th Floor, Chulan Tower No. 3, Jalan Conlay 50450 Kuala Lumpur Tel. No. : 03-2171 0228	053-001
KENANGA INVESTMENT BERHAD	BANK Level 17, Kenanga Tower 237 Jalan Tun Razak 50400 Kuala Lumpur Tel. No. : 03-2172 2888	073-001
KENANGA INVESTMENT BERHAD	BANK 1 <sup>st</sup> Floor, West Wing ECM Libra Building 8, Jalan Damansara Endah Damansara Heights 50490 Kuala Lumpur Tel. No. : 03-2089 2888	073-001
M & A SECURITIES SDN BHD	Level 1-3, No. 45 & 47 and 43-6 The Boulevard, Mid Valley City Lingkaran Syed Putra 59200 Kuala Lumpur Tel. No. : 03-2282 1820	057-002

## PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)

Name			Address and telephone number	Broker code
MALACCA SECURITIES SDN BHD			No 76-1, Jalan Wangsa Maju Delima 6 Pusat Bandar Wangsa Maju (KLSC) Setapak 53300 Kuala Lumpur Tel. No. : 03-4144 2565	012-001
MALACCA SECURITIES SDN BHD			B-M-10, Block B Plaza Arkadia Jalan Intisari Perdana Desa Park City 52200 Kuala Lumpur Tel. No. : 03-2733 9782	012-001
MALACCA SECURITIES SDN BHD			B01-A-13A Level 13A, Menara 2 No. 3, Jalan Bangsar KL ECO City 59200 Kuala Lumpur Tel. No. : 03-2201 2100	012-001
MAYBANK BERHAD	INVESTMENT	BANK	Level 5, Tower C Dataran Maybank No. 1, Jalan Maarof 59000 Kuala Lumpur Tel. No. : 03-2297 8888	098-001
MAYBANK BERHAD	INVESTMENT	BANK	27, 31 to 33 Floor Menara Maybank 100 Jalan Tun Perak 50050 Kuala Lumpur Tel. No. : 03-2059 1888	098-007
MERCURY SECURITIES SDN BHD			L-7-2, No. 2 Jalan Solaris Solaris Mont' Kiara 50480 Kuala Lumpur Tel. No. : 03-6203 7227	093-002
MIDF AMANAH BERHAD	INVESTMENT	BANK	Level 9, 10, 11, 12 Menara MIDF 82, Jalan Raja Chulan 50200 Kuala Lumpur Tel. No. : 03-2173 8888	026-001

PROCEDURES FOR APPLICATION AND ACCEPTANCE (*Cont'd*)

<b>Name</b>	<b>Address and telephone number</b>	<b>Broker code</b>
PM SECURITIES SDN BHD	11th Floor, KH Tower No. 8, Lorong P. Ramlee 50250 Kuala Lumpur Tel. No. : 03-2054 8000	064-001
PUBLIC INVESTMENT BANK BERHAD	27th Floor, Bangunan Public Bank No. 6, Jalan Sultan Sulaiman 50000 Kuala Lumpur Tel. No. : 03-2268 3000	051-001
RHB INVESTMENT BANK BERHAD	Level 1, Tower 3 RHB Centre, Jalan Tun Razak 50400 Kuala Lumpur Tel. No. : 03-9280 2233/2354	087-001
RHB INVESTMENT BANK BERHAD	Level 5, Tower One RHB Centre Jalan Tun Razak 50400 Kuala Lumpur Tel. No.: 03-9280 2453	087-001
RHB INVESTMENT BANK BERHAD	No. 62, 62-1, 64 & 64-1, Vista Magna Jalan Prima, Metro Prima 52100 Kuala Lumpur Tel. No. : 03-6257 5869	087-028
RHB INVESTMENT BANK BERHAD	No. 5 & 7 Jalan Pandan Indah 4/33 Pandan Indah 55100 Kuala Lumpur Tel. No. : 03-4280 4798	087-054
RHB INVESTMENT BANK BERHAD	Ground Floor No. 55, Zone J4 Jalan Radin Anum Bandar Baru Seri Petaling 57000 Kuala Lumpur Tel. No. : 03-9058 7222	087-058
TA SECURITIES HOLDINGS BERHAD	Menara TA One No. 22, Jalan P. Ramlee 50250 Kuala Lumpur Tel. No. : 03-2072 1277	058-003

## PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)

<b>Name</b>	<b>Address and telephone number</b>	<b>Broker code</b>
UOB KAY HIAN SECURITIES (M) SDN BHD	N3, Plaza Damas 60, Jalan Sri Hartamas 1 Sri Hartamas 50480 Kuala Lumpur Tel. No. : 03-6205 6000	078-004
UOB KAY HIAN SECURITIES (M) SDN BHD	Ground & 19th Floor Menara Keck Seng 203 Jalan Bukit Bintang 55100 Kuala Lumpur Tel. No. : 03-2147 1888	078-010
<b>SELANGOR DARUL EHSAN</b>		
AFFIN HWANG INVESTMENT BANK BERHAD	Suite B 3A1, East Wing 3Ath Floor Wisma Consplant 2 No. 7, Jalan SS 16/1 47500 Subang Jaya Selangor Darul Ehsan Tel. No. : 03-5635 6688	068-010
AFFIN HWANG INVESTMENT BANK BERHAD	4th Floor, Wisma Meru 1 Lintang Pekan Baru Off Jalan Meru 41050 Klang Selangor Darul Ehsan Tel. No. : 03-3343 9999	068-019
AFFIN HWANG INVESTMENT BANK BERHAD	No.79-1, Jalan Batu Nilam 5 Bandar Bukit Tinggi 41200 Klang Selangor Darul Ehsan Tel. No. : 03-3322 1999	068-023
AMINVESTMENT BANK BERHAD	4th Floor, Plaza Damansara Utama No. 2, Jalan SS21/60 47400 Petaling Jaya Selangor Darul Ehsan Tel. No. : 03-7710 6613	086-001
CGS-CIMB SECURITIES SDN BHD	No. A-07-01 & A-07-02 Empire Office Tower Empire Subang Jalan SS16/1 47500 Subang Jaya Selangor Darul Ehsan Tel. No. : 03-5631 7934/7892	065-001

## PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)

Name			Address and telephone number	Broker code
CGS-CIMB SECURITIES SDN BHD			2nd Floor (No. 26-2) Lorong Batu Nilam 4B Bandar Bukit Tinggi 41200 Klang Selangor Darul Ehsan Tel. No. : 03-3325 7105/7106	065-001
CGS-CIMB SECURITIES SDN BHD			1st Floor (No. 11A) Jalan Kenari 1 Bandar Puchong Jaya 47100 Puchong Selangor Darul Ehsan Tel. No. : 03-5891 6852	065-001
CGS-CIMB SECURITIES SDN BHD			1st Floor, No. 26A(F), 26A(M) & 26A(B) Jalan SJ6, Taman Selayang Jaya 68100 Batu Caves Selangor Darul Ehsan Tel. No. : 03-6137 1680	065-001
JF APEX SECURITIES BERHAD			6th Floor, Menara Apex Off Jalan Semenyih, Bukit Mewah 43000 Kajang Selangor Darul Ehsan Tel. No. : 03-8736 1118	079-001
JF APEX SECURITIES BERHAD			16th Floor Menara Choy Fook On No. 1B, Jalan Yong Shook Lin 46050 Petaling Jaya Selangor Darul Ehsan Tel. No. : 03-7620 1118	079-002
KENANGA BERHAD	INVESTMENT	BANK	No. 55C, 2nd Floor Jalan USJ 10/1F 47610 UEP Subang Jaya Selangor Darul Ehsan Tel. No. : 03-8024 1773	073-001
KENANGA BERHAD	INVESTMENT	BANK	Lot 240, 2nd Floor, The Curve No. 6, Jalan PJU 7/3 Mutiarra Damansara 47800 Petaling Jaya Selangor Darul Ehsan Tel. No. : 03-7725 9095	073-001

## PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)

Name			Address and telephone number	Broker code
KENANGA BERHAD	INVESTMENT	BANK	Level 1 East Wing Wisma Consplant 2 No. 7, Jalan SS 16/1 47500 Subang Jaya Selangor Darul Ehsan Tel. No. : 03-5621 2118	073-001
KENANGA BERHAD	INVESTMENT	BANK	35 (Ground, 1st & 2nd Floor) Jalan Tiara 3, Bandar Baru Klang 41150 Klang Selangor Darul Ehsan Tel. No. : 03-3348 8080	073-001
MALACCA SECURITIES SDN BHD			No. 16, Jalan SS15/4B 47500 Subang Jaya Selangor Darul Ehsan Tel. No. : 03-5636 1533	012-001
MALACCA SECURITIES SDN BHD			No. 54M, Mezzanine Floor Jalan SS2/67 47300 Petaling Jaya Selangor Darul Ehsan Tel. No. : 03-7876 1533	012-001
MAYBANK BERHAD	INVESTMENT	BANK	Wisma Bentley Music Level 1, No. 3, Jalan PJU 7/2 Mutiara Damansara 47800 Petaling Jaya Selangor Darul Ehsan Tel. No. : 03-7718 8888	098-004
MAYBANK BERHAD	INVESTMENT	BANK	Suite 8.02, Level 8, Menara Trend Intan Millennium Square No. 68, Jalan Batai Laut 4 Taman Intan, 41300 Klang Selangor Darul Ehsan Tel. No. : 03-3050 8888	098-003
PM SECURITIES SDN BHD			1st Floor, 157- A, Jalan Kenari 23A Bandar Puchong Jaya 47100 Puchong Selangor Darul Ehsan Tel. No. : 03-8070 0773	064-003



PROCEDURES FOR APPLICATION AND ACCEPTANCE (*Cont'd*)

<b>Name</b>	<b>Address and telephone number</b>	<b>Broker code</b>
PM SECURITIES SDN BHD	No. 18 & 20, Jalan Tiara 2 Bandar Baru Klang 41150 Klang Selangor Darul Ehsan Tel. No. : 03-3341 5300	064-007
RHB INVESTMENT BANK BERHAD	24, 24M, 24A, 26M, 28M, 28A & 30 Jalan SS 2/63 47300 Petaling Jaya Selangor Darul Ehsan Tel. No. : 03-7873 6366	087-011
RHB INVESTMENT BANK BERHAD	No. 37, Jalan Semenyih 43000 Kajang Selangor Darul Ehsan Tel. No. : 03-8736 3378	087-045
RHB INVESTMENT BANK BERHAD	First Floor, 10 & 11 Jalan Maxwell 48000 Rawang Selangor Darul Ehsan Tel. No. : 03-6092 8916	087-047
RHB INVESTMENT BANK BERHAD	Ground & Mezzanine Floor No. 87 & 89, Jalan Susur Pusat Perniagaan NBC Batu 1½, Jalan Meru 41050 Klang Selangor Darul Ehsan Tel. No. : 03-3343 9180	087-048
RHB INVESTMENT BANK BERHAD	Unit 1B, 2B & 3B Jalan USJ 10/1J USJ 10, 47610 UEP Subang Jaya Selangor Darul Ehsan Tel. No. : 03-8022 1888	087-059
SJ SECURITIES SDN BHD	No. A-3-11 Block Alamanda 10 Boulevard Lebuhraya Sprint, PJU 6A 47400 Petaling Jaya Selangor Darul Ehsan Tel. No. : 03-7732 3862	096-005

## PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)

Name			Address and telephone number	Broker code
TA SECURITIES HOLDINGS BERHAD			No. 2-1, 2-2, 2-3 & 4-2 Jalan USJ 9/5T, Subang Business Centre 47620 UEP Subang Jaya Selangor Darul Ehsan Tel. No. : 03-8025 1880	058-005
TA SECURITIES HOLDINGS BERHAD			2nd Floor, Wisma TA 1A Jalan SS20/1, Damansara Utama 47400 Petaling Jaya Selangor Darul Ehsan Tel. No. : 03-7729 5713	058-007
<b>MELAKA</b>				
CGS-CIMB SECURITIES SDN BHD			Ground, 1st & 2nd Floor No. 191, Taman Melaka Raya Off Jalan Parameswara 75000 Melaka Tel. No. : 06-289 8800	065-006
MALACCA SECURITIES SDN BHD			No. 1, 3 & 5, Jalan PPM9 Plaza Pandan Malim (Business Park) Balai Panjang 75250 Melaka Tel. No. : 06-337 1533	012-001
KENANGA BERHAD	INVESTMENT	BANK	71 (Ground, A&B) & 73 (Ground, A&B) Jalan Merdeka Taman Melaka Raya 75000 Melaka Tel. No. : 06-288 1720	073-001
KENANGA BERHAD	INVESTMENT	BANK	22A & 22A-1 and 26 & 26-1 Jalan MP 10 Taman Merdeka Permai 75350 Batu Berendam Melaka Tel. No. : 06-337 2550	073-001

## PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)

<b>Name</b>	<b>Address and telephone number</b>	<b>Broker code</b>
MERCURY SECURITIES SDN BHD	81, 81A & 81B Jalan Merdeka Taman Melaka Raya 75000 Melaka Tel. No. : 06-292 1898	093-003
PM SECURITIES SDN BHD	No 6-1, Jalan Lagenda 2 Taman 1 Lagenda 75400 Melaka Tel. No. : 06-288 0050	064-006
RHB INVESTMENT BANK BERHAD	579, 580 & 581, Jalan Merdeka Taman Melaka Raya 75000 Melaka Tel. No. : 06-282 5211	087-026
TA SECURITIES HOLDINGS BERHAD	59, 59A, 59B Jalan Merdeka Taman Melaka Raya 75000 Melaka Tel. No. : 06-286 2618	058-003
UOB KAY HIAN SECURITIES (M) SDN BHD	7-2 Jalan PPM8 Malim Business Park 75250 Melaka Tel. No. : 06-335 2511	078-014
<b>PERAK DARUL RIDZUAN</b>		
AFFIN HWANG INVESTMENT BANK BERHAD	21, Jalan Stesen Ground Floor, 1, 2 & 3 34000 Taiping Perak Darul Ridzuan Tel. No. : 05-806 6688	068-003
CGS-CIMB SECURITIES SDN BHD	Ground, 1st, 2nd & 3rd Floor No. 8, 8A-C Persiaran Greentown 4C Greentown Business Centre 30450 Ipoh Perak Darul Ridzuan Tel. No. : 05-208 8688	065-001
HONG LEONG INVESTMENT BANK BERHAD	51-53, Persiaran Greenhill 30450 Ipoh Perak Darul Ridzuan Tel. No. : 05-253 0888	066-003

## PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)

Name			Address and telephone number	Broker code
KENANGA BERHAD	INVESTMENT	BANK	Ground, 1st, 2nd & 4th Floor No. 63, Persiaran Greenhill 30450 Ipoh Perak Darul Ridzuan Tel. No. : 05-242 2828	073-022
M & A SECURITIES SDN BHD			5th, 6th Floor and Unit 8A, M&A Building 52A, Jalan Sultan Idris Shah 30000 Ipoh Perak Darul Ridzuan Tel. No. : 05-241 9800	057-001
MALACCA SECURITIES SDN BHD			No 3, 1st Floor, Persiaran Greenhill 30450 Ipoh Perak Darul Ridzuan Tel. No. : 05-254 1533/254 1577	012-013
MAYBANK BERHAD	INVESTMENT	BANK	B-G-04 (Ground Floor), Level 1 & 2 42 Persiaran Greentown 1 Pusat Dagangan Greentown 30450 Ipoh Perak Darul Ridzuan Tel. No. : 05-245 3400	098-002
RHB INVESTMENT BANK BERHAD			Ground & 1st Floor No. 17, Jalan Intan 2 Bandar Baru 36000 Teluk Intan Perak Darul Ridzuan Tel. No. : 05-623 6498	087-014
RHB INVESTMENT BANK BERHAD			Ground & 1st Floor No. 23 & 25 Jalan Lumut 32000 Sitiawan Perak Darul Ridzuan Tel. No. : 05-692 1228	087-016
RHB INVESTMENT BANK BERHAD			Unit E-2-2A, E-3-2A, E-4-2A & E-5- 2A SOHO Ipoh 2, Jalan Sultan Idris Shah 30000 Ipoh Perak Darul Ridzuan Tel. No. : 05-241 5100	087-023

## PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)

<b>Name</b>	<b>Address and telephone number</b>	<b>Broker code</b>
RHB INVESTMENT BANK BERHAD	Ground Floor, No. 40, 42 & 44 Jalan Berek 34000 Taiping Perak Darul Ridzuan Tel. No. : 05-808 8229	087-034
RHB INVESTMENT BANK BERHAD	No 1&3, 1st Floor Jalan Wawasan Satu Taman Wawasan Jaya 34200 Parit Buntar Perak Darul Ridzuan Tel. No. : 05-717 0888	087-052
TA SECURITIES HOLDINGS BERHAD	Ground, 1st & 2nd Floor Plaza Teh Teng Seng No. 227, Jalan Raja Permaisuri Bainun 30250 Ipoh Perak Darul Ridzuan Tel. No. : 05-253 1313	058-001
UOB KAY HIAN SECURITIES (M) SDN BHD	153A Jalan Raja Musa Aziz 30300 Ipoh Perak Darul Ridzuan Tel. No. : 05-241 1290	078-002
<b>PULAU PINANG</b>		
AFFIN HWANG INVESTMENT BANK BERHAD	Level 2, 3, 4, 5, 7 & 8 Wisma Sri Pinang 60, Green Hall 10200 Pulau Pinang Tel. No. : 04-263 6996	068-001
AFFIN HWANG INVESTMENT BANK BERHAD	No. 2 & 4, Jalan Perda Barat Bandar Perda 14000 Bukit Mertajam Pulau Pinang Tel. No. : 04-537 2882	068-006
ALLIANCE INVESTMENT BANK BERHAD	Ground & Mezzanine Floor Bangunan Berkath 21, Beach Street 10300 Penang Tel. No. : 04-261 1688	076-015

## PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)

<b>Name</b>	<b>Address and telephone number</b>	<b>Broker code</b>
AMINVESTMENT BANK BERHAD	3rd Floor, Menara Liang Court 37, Jalan Sultan Ahmad Shah 10050 Pulau Pinang Tel. No. : 04-226 1818	086-001
CGS-CIMB SECURITIES SDN BHD	Level 2, Menara BHL 51, Jalan Sultan Ahmad Shah 10050 Pulau Pinang Tel. No. : 04-238 5900	065-001
CGS-CIMB SECURITIES SDN BHD	No. 20-1 & 20-2 Persiaran Bayan Indah Bayan Bay, Sungai Nibong 11900 Bayan Lepas Pulau Pinang Tel. No.: 04-6412 881	065-001
INTER-PACIFIC SECURITIES SDN BHD	Canton Square Level 2 (Unit 1) & Level 3 No. 56, Cantontment Road 10250 Pulau Pinang Tel. No. : 04-226 8288	054-002
JF APEX SECURITIES BERHAD	368-2-5 Jalan Burmah Belissa Row 10350 Pulau Tikus Pulau Pinang Tel. No. : 04-228 9118	079-005
KENANGA INVESTMENT BANK BERHAD	7th, 8th & 16th Floor Menara Boustead Penang 39, Jalan Sultan Ahmad Shah 10050 Pulau Pinang Tel. No. : 04-228 3355	073-023
MALACCA SECURITIES SDN BHD	48 Jalan Todak 2 13700 Seberang Jaya Pulau Pinang Tel. No. : 04-390 5669	012-001
MALACCA SECURITIES SDN BHD	No 17, 1st Floor Persiaran Bayan Indah Taman Bayan Indah 11900 Bayan Lepas Pulau Pinang Tel. No. : 04-642 1533	012-001

## PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)

<b>Name</b>	<b>Address and telephone number</b>	<b>Broker code</b>
MALACCA SECURITIES SDB BHD	28, Lorong Tangling Indah 3 Taman Tangling Indah 14100 Simpang Ampat Pulau Pinang Tel. No. : 04-506 0967	012-001
MAYBANK INVESTMENT BANK BERHAD	Ground Floor, Bangunan KWSP No. 38, Jalan Sultan Ahmad Shah 10050 Georgetown Pulau Pinang Tel. No. : 04-219 6888	098-006
MERCURY SECURITIES SDN BHD	Ground, 1st, 2nd & 3rd Floor Wisma UMNO Lorong Bagan Luar Dua 12000 Butterworth, Seberang Perai Pulau Pinang Tel. No. : 04-332 2123	093-001
MERCURY SECURITIES SDN BHD	2nd Floor, Standard Chartered Bank Chambers 2, Lebuhr Pantai 10300 Pulau Pinang Tel. No. : 04-263 9118	093-004
MERCURY SECURITIES SDN BHD	D'Piazza Mall 70-1-22 Jalan Mahsuri 11900 Bandar Bayan Baru Pulau Pinang Tel. No. : 04-640 0822	093-006
PM SECURITIES SDN BHD	56B, 1 <sup>st</sup> Floor Jalan Perak, Perak Plaza 10150 Pulau Pinang Tel.No.: 04-2273 000	064-004
RHB INVESTMENT BANK BERHAD	Ground, 1st & 2nd Floor No. 2677, Jalan Chain Ferry Taman Inderawasih 13600 Seberang Prai Pulau Pinang Tel. No. : 04-390 0022	087-005

## PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)

<b>Name</b>	<b>Address and telephone number</b>	<b>Broker code</b>
RHB INVESTMENT BANK BERHAD	64 & 64-D Ground Floor-3rd Floor & 5th-8th Floor Lebuh Bishop 10200 Pulau Pinang Tel. No. : 04-263 4222	087-033
RHB INVESTMENT BANK BERHAD	Ground & 1st Floor No. 15-G-5, 15-G-6, 15-1-5, 15-1-6, 15-2-5, 15-2-6 & 15-2-24 Medan Kampung Relau (Bayan Point) 11950 Pulau Pinang Tel. No. : 04-640 4888	087-042
TA SECURITIES HOLDINGS BERHAD	3rd Floor, Bangunan Heng Guan No. 171, Jalan Burmah 10050 Pulau Pinang Tel. No. : 04-227 2339	058-010
UOB KAY HIAN SECURITIES (M) SDN BHD	1st Floor, Bangunan Heng Guan 171, Jalan Burmah 10050 Pulau Pinang Tel. No. : 04-229 9318	078-002
UOB KAY HIAN SECURITIES (M) SDN BHD	Ground Floor & First Floor No. 21, Jalan Bayu Mutiara 2, Taman Bayu Mutiara 14000 Bukit Mertajam Pulau Pinang Tel. No. : 04-508 7313	078-003
<b>PAHANG DARUL MAKMUR</b>		
ALLIANCE INVESTMENT BANK BERHAD	Ground, Mezzanine & 1st Floor B400, Jalan Beserah 25300 Kuantan Pahang Darul Makmur Tel. No. : 09-566 0800	076-002
CGS-CIMB SECURITIES SDN BHD	Ground, 1st & 2nd Floor No. 27, Jalan Dato' Lim Hoe Lek 25200 Kuantan Pahang Darul Makmur Tel. No. : 09-505 7800	065-001



PROCEDURES FOR APPLICATION AND ACCEPTANCE (*Cont'd*)

<b>Name</b>	<b>Address and telephone number</b>	<b>Broker code</b>
KENANGA INVESTMENT BANK BERHAD	A15, A17 & A19, Ground Floor Jalan Tun Ismail 2 Sri Dagangan 2 25000 Kuantan Pahang Darul Makmur Tel. No. : 09-517 1698	073-001
MALACCA SECURITIES SDN BHD	P11-3, Jalan Chui Yin 28700 Bentong Pahang Darul Makmur Tel. No. : 09-222 0993	012-001
RHB INVESTMENT BANK BERHAD	No. 12 Ground Floor, 1st and 2nd Floor Jalan Putra Square 1 Putra Square 25300 Pahang Darul Makmur Tel. No. : 09-517 3811	087-007
<b>KELANTAN DARUL NAIM</b>		
CGS-CIMB SECURITIES SDN BHD	Level 4 Wisma TCH (formerly known as Wisma Square Point) Jalan Pengkalan Chepa 15400 Kota Bharu Kelantan Darul Naim Tel. No. : 09-741 9050/9051/9052/9053	065-001
RHB INVESTMENT BANK BERHAD	Ground & 1st Floor No. 3953-H, Jalan Kebun Sultan 15350 Kota Bharu Kelantan Darul Naim Tel. No. : 09-743 0077	087-020
TA SECURITIES HOLDINGS BERHAD	298, Jalan Tok Hakim 15000 Kota Bharu Kelantan Darul Naim Tel. No. : 09-743 2288/3388	058-004

## PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)

<b>Name</b>	<b>Address and telephone number</b>	<b>Broker code</b>
UOB KAY HIAN SECURITIES (M) SDN BHD	Ground & 1st Floor Lot 712, Sek 9, PT 62 Jalan Tok Hakim 15000 Kota Bharu Kelantan Darul Naim Tel. No. : 09-747 3906	078-004
<b>TERENGGANU DARUL IMAN</b>		
RHB INVESTMENT BANK BERHAD	1st Floor, 59 Jalan Sultan Ismail 20200 Kuala Terengganu Terengganu Darul Iman Tel. No. : 09-626 1816	087-055
UOB KAY HIAN SECURITIES (M) SDN BHD	37-B, 1st Floor Jalan Sultan Ismail 20200 Kuala Terengganu Terengganu Darul Iman Tel. No. : 09-622 4766	078-016
<b>KEDAH DARUL AMAN</b>		
AFFIN HWANG INVESTMENT BANK BERHAD	No.70 & 70A, Jalan Mawar 1 Taman Pekan Baru 08000 Sg Petani Kedah Darul Aman Tel. No. : 04-425 6666	068-011
ALLIANCE INVESTMENT BANK BERHAD	Lot T-30, 2nd Floor, Wisma PKNK Jalan Sultan Badlishah 05000 Alor Setar Kedah Darul Aman Tel. No. : 04-731 7088/8270	076-004
CGS-CIMB SECURITIES SDN BHD	2nd Floor, No. 102 Kompleks Persiaran Sultan Abdul Hamid Jalan Pegawai 05050 Alor Setar Kedah Darul Aman Tel. No. : 04-777 4400/4401	065-001

## PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)

<b>Name</b>	<b>Address and telephone number</b>	<b>Broker code</b>
MALACCA SECURITIES SDN BHD	No. 9 First Floor Kompleks Perniagaan LITC Jalan Putra Mergong 05150 Alor Setar Kedah Darul Aman Tel. No. : 04-735 0888	012-001
RHB INVESTMENT BANK BERHAD	Ground & 1st Floor, 214-A, 214-B, 215-A & 215-B Medan Putra, Jalan Putra 05150 Alor Setar Kedah Darul Aman Tel. No. : 04-720 9888	087-021
UOB KAY HIAN SECURITIES (M) SDN BHD	Lot 4, 5 & 5A, 1st Floor EMUM 55 No. 55, Jalan Gangsa Kawasan Perusahaan Mergong 2 Seberang Jalan Putra 05150 Alor Setar Kedah Darul Aman Tel. No. : 04-732 2111	078-007
<b>NEGERI SEMBILAN DARUL KHUSUS</b>		
AFFIN HWANG INVESTMENT BANK BERHAD	No. 29G, Jalan S2 B16, Pusat Dagangan Seremban 2, 70300 Seremban Negeri Sembilan Darul Khusus Tel. No. : 06-603 7408	068-007
AFFIN HWANG INVESTMENT BANK BERHAD	6, Upper Level, Jalan Mahligai 72100 Bahau Negeri Sembilan Darul Khusus Tel. No. : 06-455 3188	068-013
CGS-CIMB SECURITIES SDN BHD	1st Floor, No 21, Jalan Mahligai 72100 Bahau Negeri Sembilan Darul Khusus Tel. No. : 06-455 3166/3266	065-001

## PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)

Name			Address and telephone number	Broker code
CGS-CIMB SECURITIES SDN BHD			2nd Floor, Lot 3110 Jalan Besar, Lukut 71010 Port Dickson Negeri Sembilan Darul Khusus Tel. No. : 06-651 5385	065-001
CGS-CIMB SECURITIES SDN BHD			Level 2 Wisma Dewan Perniagaan Melayu Negeri Sembilan Jalan Dato' Bandar Tunggal 70000 Seremban Negeri Sembilan Darul Khusus Tel. No. : 06-761 4651	065-001
KENANGA BERHAD	INVESTMENT	BANK	1C & 1D, Ground & 1st Floor Jalan Tunku Munawir 70000 Seremban Negeri Sembilan Darul Khusus Tel. No. : 06-765 5998	073-001
MAYBANK BERHAD	INVESTMENT	BANK	Wisma HM No. 43, Jalan Dr Krishnan 70000 Seremban Negeri Sembilan Darul Khusus Tel. No. : 06-766 9555	098-005
PM SECURITIES SDN BHD			1st-3rd Floor 19-21, Jalan Kong Sang 70000 Seremban Negeri Sembilan Darul Khusus Tel. No. : 06-762 3131	064-002
RHB INVESTMENT BANK BERHAD			Ground, 1st & 2nd Floor No. 32 & 33, Jalan Dato' Bandar Tunggal 70000 Seremban Negeri Sembilan Darul Khusus Tel. No. : 06-764 1641	087-024
<b>JOHOR DARUL TAKZIM</b>				
AFFIN BERHAD	HWANG INVESTMENT	BANK	Level 7, Johor Bahru City Square (Office Tower) 106-108 Jalan Wong Ah Fook 80000 Johor Bahru Johor Darul Takzim Tel. No. : 07-222 2692	068-004

## PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)

Name			Address and telephone number	Broker code
ALLIANCE BERHAD	INVESTMENT BANK		No. 73, Ground & 1st Floor Jalan Rambutan 86000 Kluang Johor Darul Takzim Tel. No. : 07-771 7922	076-006
AMINVESTMENT BANK BERHAD			2nd & 3rd Floor, Penggaram Complex 1, Jalan Abdul Rahman 83000 Batu Pahat Johor Darul Takzim Tel. No. : 07-434 2282	086-001
CGS-CIMB SECURITIES SDN BHD			No 73, Ground Floor No 73A & 79A, First Floor Jalan Kuning Dua, Taman Pelangi 80400 Johor Bahru Johor Darul Takzim Tel. No. : 07-340 5888	065-001
CGS-CIMB SECURITIES SDN BHD			1st Floor, No. 384A Jalan Simbang, Taman Perling 81200 Johor Bahru Johor Darul Takzim Tel. No. : 07-232 9673	065-001
CGS-CIMB SECURITIES SDN BHD			2nd Floor, 113 & 114 Jalan Genuang 85000 Segamat Johor Darul Takzim Tel. No. : 07-931 1509/1523	065-001
CGS-CIMB SECURITIES SDN BHD			1st Floor, 101 Jalan Gambir 8 Bandar Baru Bukit Gambir 84800 Muar Johor Darul Takzim Tel. No. : 06-976 4559/4560	065-001
CGS-CIMB SECURITIES SDN BHD			1st Floor No. 8A Jalan Dedap 20 Taman Johor Jaya 81100 Johor Bahru Johor Darul Takzim Tel. No. : 07-353 7669/7959	065-001

PROCEDURES FOR APPLICATION AND ACCEPTANCE (*Cont'd*)

Name			Address and telephone number	Broker code
INTER-PACIFIC SECURITIES SDN BHD			95, Jalan Tun Abdul Razak 80000 Johor Bahru Johor Darul Takzim Tel. No. : 07-223 1211	054-004
KENANGA BERHAD	INVESTMENT	BANK	Level 2, Menara Pelangi Jalan Kuning, Taman Pelangi 80400 Johor Bahru Johor Darul Takzim Tel. No. : 07-333 3600	073-004
KENANGA BERHAD	INVESTMENT	BANK	Ground Floor No. 4, Jalan Dataran 1 Taman Bandar Tangkak 84900 Tangkak Johor Darul Takzim Tel. No. : 06-978 2292	073-001
KENANGA BERHAD	INVESTMENT	BANK	57, 59 & 61, Jalan Ali 84000 Muar Johor Darul Takzim Tel. No. : 06-953 1222	073-001
KENANGA BERHAD	INVESTMENT	BANK	Ground Floor No. 234, Jalan Besar Taman Semberong Baru 83700 Yong Peng Johor Darul Takzim Tel. No. : 07-467 8885	073-001
KENANGA BERHAD	INVESTMENT	BANK	916, Ground Floor Jalan Bakek 82000, Pontian Johor Darul Takzim Tel. No. : 07-686 1121	073-001
M & A SECURITIES SDN BHD			Suite 5.3A, Level 5, Menara Pelangi Jalan Kuning, Taman Pelangi 80400 Johor Bahru Johor Darul Takzim Tel. No. : 07-338 1233	057-003

## PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)

<b>Name</b>	<b>Address and telephone number</b>	<b>Broker code</b>
MALACCA SECURITIES SDN BHD	No. 74, Jalan Serampang Taman Pelangi 80400 Johor Bahru Johor Darul Takzim Tel. No. : 07-335 1533	012-001
MALACCA SECURITIES SDN BHD	1735-B, Jalan Sri Putri 4 Taman Putri Kulai 81000 Kulaijaya Johor Darul Takzim Tel. No. : 07-663 8877	012-001
MALACCA SECURITIES SDN BHD	Lot 880, 3 ½ Mile Jalan Salleh 84000 Muar Johor Darul Takzim Tel. No. : 06-953 6948	012-001
MERCURY SECURITIES SDN BHD	Suite 17.1, Level 17, Menara Pelangi Jalan Kuning, Taman Pelangi 80400 Johor Bahru Johor Darul Takzim Tel. No. : 07-331 6992	093-005
PM SECURITIES SDN BHD	Ground & 1st Floor No. 43 & 43A, Jalan Penjaja 3 Taman Kim's Park, Business Centre 83000 Batu Pahat Johor Darul Takzim Tel. No. : 07-433 3608	064-008
RHB INVESTMENT BANK BERHAD	6th Floor, Wisma Tiong-Hua 8, Jalan Keris, Taman Sri Tebrau 80050 Johor Bahru Johor Darul Takzim Tel. No. : 07-278 8821	087-006
RHB INVESTMENT BANK BERHAD	53, 53-A & 53-B, Jalan Sultanah 83000 Batu Pahat Johor Darul Takzim Tel. No. : 07-438 0288	087-009

PROCEDURES FOR APPLICATION AND ACCEPTANCE (*Cont'd*)

<b>Name</b>	<b>Address and telephone number</b>	<b>Broker code</b>
RHB INVESTMENT BANK BERHAD	No. 33-1, 1st & 2nd Floor Jalan Ali 84000 Muar Johor Darul Takzim Tel. No. : 06-953 8262	087-025
RHB INVESTMENT BANK BERHAD	Ground & 1st Floor No. 119 & 121 Jalan Sutera Tanjung 8/2 Taman Sutera Utama 81300 Skudai Johor Darul Takzim Tel. No. : 07-557 7628	087-029
RHB INVESTMENT BANK BERHAD	Ground, 1st & 2nd Floor No. 3, Jalan Susur Utama 2/1 Taman Utama 85000 Segamat Johor Darul Takzim Tel. No. : 07-932 1543	087-030
RHB INVESTMENT BANK BERHAD	Ground & 1st Floor No. 40 Jalan Haji Manan 86000 Kluang Johor Darul Takzim Tel. No. : 07-776 9655	087-031
RHB INVESTMENT BANK BERHAD	Ground, 1st & 2nd Floor No. 10, Jalan Anggerik 1 Taman Kulai Utama 81000 Kulai Johor Darul Takzim Tel. No. : 07-662 6288	087-035
RHB INVESTMENT BANK BERHAD	Ground, 1st & 2nd Floor, No. 21 & 23 Jalan Molek 1/30, Taman Molek 81100 Johor Bahru Johor Darul Takzim Tel. No. : 07-352 2293	087-043
TA SECURITIES HOLDINGS BERHAD	7A, Jalan Genuang Perdana Taman Genuang Perdana 85000 Segamat Johor Darul Takzim Tel. No. : 07-943 5278	058-009



## PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)

<b>Name</b>	<b>Address and telephone number</b>	<b>Broker code</b>
TA SECURITIES HOLDINGS BERHAD	15, Jalan Molek 1/5A Taman Molek 81000 Johor Bahru Tel. No. : 07-364 7388	058-011
UOB KAY HIAN SECURITIES (M) SDN BHD	Level 6 & 7, Menara MSC Cyberport No. 5, Jalan Bukit Meldrum 80300 Johor Bahru Johor Darul Takzim Tel. No. : 07-333 2000	078-001
UOB KAY HIAN SECURITIES (M) SDN BHD	42-8, Main Road Kulai Besar 81000 Kulai Johor Darul Takzim Tel. No. : 07-663 5651	078-001
UOB KAY HIAN SECURITIES (M) SDN BHD	Level 6 & 7, Menara MSC Cyberport No. 5, Jalan Bukit Meldrum 80300 Johor Bahru Johor Darul Takzim Tel. No. : 07-333 2000	078-001
UOB KAY HIAN SECURITIES (M) SDN BHD	42-8, Main Road Kulai Besar 81000 Kulai Johor Darul Takzim Tel. No. : 07-663 5651	078-001
UOB KAY HIAN SECURITIES (M) SDN BHD	70 Jalan Rosmerah 2/17 Taman Johor Jaya 81100 Johor Bahru Johor Darul Takzim Tel. No. : 07-351 3218	078-001
UOB KAY HIAN SECURITIES (M) SDN BHD	171 Ground Floor Jalan Bestari 1/5 Taman Nusa Bestari 81300 Skudai Johor Darul Takzim Tel. No. : 07-512 1633	078-008

## PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)

Name			Address and telephone number	Broker code
<b>SARAWAK</b>				
AFFIN HWANG INVESTMENT BANK BERHAD			Ground Floor & 1st Floor No. 1, Jalan Pending 93450 Kuching Sarawak Tel. No. : 082-34 1999	068-005
AMINVESTMENT BANK BERHAD			1st , 2nd, & 3rd Floor, No. 162, 164, 166 & 168 Jalan Abell 93100 Kuching Sarawak Tel. No. : 082-24 4791	086-001
CGS-CIMB SECURITIES SDN BHD			No. 6A, Ground Floor Jalan Bako, Off Brooke Drive 96000 Sibu Sarawak Tel. No. : 084-36 7700	065-001
CGS-CIMB SECURITIES SDN BHD			Level 1 (North), Wisma STA 26 Jalan Datuk Abang Abdul Rahim 93450 Kuching Sarawak Tel. No. : 082-35 8688	065-001
KENANGA INVESTMENT BANK BERHAD			Lot 1866, Jalan MS 2/5 Marina Square 2 Marina Parkcity 98000 Miri Sarawak Tel. No. : 085-43 5577	073-001
KENANGA INVESTMENT BANK BERHAD			Level 2-4, Wisma Mahmud Jalan Sungai Sarawak 93100 Kuching Sarawak Tel. No. : 082-33 8000	073-001
KENANGA INVESTMENT BANK BERHAD			11-12, Ground & 1st Floor Lorong Kampung Datu 3 96000 Sibu Sarawak Tel. No. : 084-31 3855	073-001

## PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)

<b>Name</b>	<b>Address and telephone number</b>	<b>Broker code</b>
MERCURY SECURITIES SDN BHD	1st Floor 16, Jalan Getah 96100 Sarikei Sarawak Tel. No. : 084-65 6281	093-001
RHB INVESTMENT BANK BERHAD	Yung Kong Abell Units No. 1-10, 2 <sup>nd</sup> Floor Lot 365, Section 50 Jalan Abell 93100 Kuching Sarawak Tel. No.: 082-250 888	087-008
RHB INVESTMENT BANK BERHAD	No. 102, Pusat Pedada Jalan Pedada 96000 Sibu Sarawak Tel. No. : 084-32 9100	087-008
RHB INVESTMENT BANK BERHAD	Ground & 1st Floor No. 221, Parkcity Commerce Square Phase III Jalan Tun Ahmad Zaidi 97000 Bintulu Sarawak Tel. No. : 086-31 1770	087-053
TA SECURITIES HOLDINGS BERHAD	12G, H & I Jalan Kampong Datu 96000 Sibu Sarawak Tel. No. : 084-31 9998	058-002
UOB KAY HIAN SECURITIES (M) SDN BHD	Lot 1265, 1st Floor Centre Point Commercial Centre Jalan Melayu 98000 Miri Sarawak Tel. No. : 085-32 4128	078-017
UOB KAY HIAN SECURITIES (M) SDN BHD	Ground & 1st Floor No 16, Lorong Intan 6 96000 Sibu Sarawak Tel. No. : 084-25 2737	078-018

## PROCEDURES FOR APPLICATION AND ACCEPTANCE (Cont'd)

Name	Address and telephone number	Broker code
<b>SABAH</b>		
AFFIN HWANG INVESTMENT BANK BERHAD	Suite 1-9-E1, 9th Floor CPS Tower Centre Point Sabah No. 1, Jalan Centre Point 88000 Kota Kinabalu Sabah Tel. No. : 088-31 1688	068-008
CGS-CIMB SECURITIES SDN BHD	1st & 2nd Floor Central Building No. 28, Jalan Sagunting 88000 Kota Kinabalu Sabah Tel. No. : 088-32 8878	065-001
CGS-CIMB SECURITIES SDN BHD	1st Floor, Lot 12 Block A3, Phase 2 Utama Place Mile 6, Northern Road Sandakan Sabah Tel. No. : 089-21 5578	065-001
KENANGA INVESTMENT BANK BERHAD	Level 8, Wisma Great Eastern 68, Jalan Gaya 88000 Kota Kinabalu Sabah Tel. No. : 088-23 6188	073-032
RHB INVESTMENT BANK BERHAD	2nd Floor 81 & 83, Jalan Gaya 88000 Kota Kinabalu Sabah Tel. No. : 088-26 9788	087-010
UOB KAY HIAN SECURITIES (M) SDN BHD	11, Equity House, Block K Sadong Jaya, Karamuning 88100 Kota Kinabalu Sabah Tel. No. : 088-23 4090	078-011