



15 April 2015

AmFIRST REIT Announces the Proposed Acquisition of a three (3) Storey Mydin Hypermall in Pulau Pinang

Am ARA REIT Managers Sdn Bhd ("Am ARA"), the Manager of AmFIRST Real Estate Investment Trust ("AmFIRST REIT" or the "Trust") is pleased to announce the Proposed Acquisition of a three (3) storey hypermall which is in the final stage of construction, for a total cash consideration of RM 250 million ("Proposed Acquisition"). The property is strategically located along Jalan Baru which is the main service road connecting Bukit Mertajam and Butterworth, Penang. These are two major rapidly developing towns on the mainland of Penang.

The Sale and Purchase Agreement dated 15 April 2015 was executed between Maybank Trustees Berhad (the "Trustee"), acting as the Trustee for and on behalf of AmFIRST REIT and Mydin Wholesale Cash & Carry Sdn Bhd ("Vendor"). On completion, expected by end July 2015, the Proposed Acquisition will increase the Assets Under Management ("AUM") of AmFIRST REIT from RM1.32 billion as at 31 December 2014 to RM1.57 billion, an increase of 18.9%.

The hypermall will be fully leased upon completion to Mydin Mohamed Holdings Berhad for a long tenure of 30 years with 10% rent increment every five years. This will provide a stable accretive yield and capital growth potential for AmFIRST REIT for the longer term.

This asset will be AmFIRST REIT's 10th acquisition and second investment outside Klang Valley, and capitalises on the strong economic growth and vibrancy of Pulau Pinang's retail segment. It will help to provide AmFIRST REIT with stable income stream through a strategic expansion into the retail sector and enhances its geographical diversification.

Chief Executive Officer, Mr Wong Khim Chon said, "This Proposed Acquisition is consistent with AmFIRST REIT's growth strategy to acquire high quality assets to grow its AUM. This transaction will be accretive at both net property income ("NPI") and distribution per unit ("DPU") levels. On an annual basis, the Proposed Acquisition is expected to contribute DPU of 0.34 sen per unit."

The Proposed Acquisition will be funded by bank borrowings.



About AmFIRST REIT

Listed on 21 December 2006, AmFIRST REIT is currently one of the larger commercial space REITs in Malaysia with nine (9) properties worth RM1.3 billion under its portfolio, namely Bangunan AmBank Group, AmBank Group Leadership Centre, Menara AmFIRST REIT, Menara AmBank, Wisma AmFIRST, The Summit Subang USJ, Prima 9, Prima 10 and Jaya 99. It aims to invest in income-producing real estate which primarily is used for commercial, retail and/or office purposes. AmFIRST REIT is managed by Am ARA.

About Am ARA

Am ARA was incorporated in Malaysia on 20 April 2006 and is wholly-owned by Am ARA REIT Holdings Sdn Bhd. Am ARA REIT Holdings Sdn Bhd is 70% owned by AmInvestment Group Berhad ("AIGB") and 30% owned by ARA Asset Management (Malaysia) Limited ("ARA").

AIGB is a wholly-owned subsidiary of AMMB Holdings Berhad while ARA is a wholly owned subsidiary of Singapore-based ARA AmFIRST (Singapore) Pte Ltd, which in turn is a wholly owned subsidiary of ARA Asset Management Limited ("ARA Group"), which is listed on the Main Board of the Singapore Exchange Securities Trading Limited.

For media enquiries, please contact Mr Wong Khim Chon, Executive Director/Chief Executive Officer, Tel: 03-7955 8122 or for more information, please visit our website at www.amfirstreit.com.my