



REAL ESTATE INVESTMENT TRUST

UOA REAL ESTATE INVESTMENT TRUST

(constituted in Malaysia under the Deed dated 28 November 2005 entered into between UOA Asset Management Sdn Bhd and RHB Trustees Berhad, companies incorporated in Malaysia under the Companies Act, 1965)

NOTICE OF NINTH ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT the Ninth Annual General Meeting ("AGM") of UOA Real Estate Investment Trust ("UOA REIT") will be conducted entirely through live streaming from the broadcast venue at Reflexion, Level 3A, Connexion Conference & Event Centre (CCEC), Nexus, Bangsar South City, No. 7, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia ("Broadcast Venue") on Wednesday, 21 April 2021 at 10.00 a.m. or at any adjournment, for the following purposes:

AGENDA

1. To lay the Audited Financial Statements for the financial year ended 31 December 2020 together with the Trustee's Report to the Unitholders issued by RHB Trustees Berhad, as trustee for UOA REIT and the Statement by the Manager issued by UOA Asset Management Sdn Bhd, as the manager of UOA REIT and the Independent Auditors' Report thereon. (Refer note 2)

By Order of the Board of

UOA ASSET MANAGEMENT SDN BHD 200501015592 (692639-U)

The Manager of UOA Real Estate Investment Trust

YAP KAI WENG (MAICSA 74580)

WONG YOKE LENG (MAICSA 7032314)

Company Secretaries

Kuala Lumpur

26 February 2021

Notes:

1. Important Notice

- (i) Unitholders of UOA REIT ("**Unitholders**") **WILL NOT BE ALLOWED** to attend the AGM in person at the broadcast venue on the day of the meeting. Unitholders are encouraged to participate and speak (in the form of real time submission of typed texts) (collectively referred to as "**Participate**") remotely at the AGM using the Remote Participation facilities ("**RP**") provided by Tricor Investor & Issuing House Services Sdn Bhd via its **TIIH Online website at <https://tiih.online>**. **Please follow the Procedures in the Administrative Notes and take note of Notes (ii) to (xii) below in order to Participate remotely via RP in the AGM.**
- (ii) Only depositors whose names appear in the Record of Depositors as at **14 April 2021** shall be regarded as Unitholders and be entitled to Participate in the AGM via RP.
- (iii) A Unitholder who is entitled to Participate in the AGM via RP, is entitled to appoint another person (whether a Unitholder or not) as his/her proxy to Participate at the AGM via RP.
- (iv) Where a Unitholder is a corporation, to appoint a duly authorised representative to Participate in its place, and shall be entitled to appoint another person (whether a Unitholder or not) as its proxy to Participate at the AGM via RP.
- (v) Unitholder who is entitled to Participate at a general meeting of UOA REIT may appoint not more than two proxies to Participate instead of the Unitholder at the AGM via RP.
- (vi) Where a Unitholder is an Authorised Nominee as defined under the Securities Industry (Central Depositories) Act 1991, it may appoint at least one proxy in respect of each Securities Account it holds with units of UOA REIT standing to the credit of the said Securities Account.
- (vii) Where a Unitholder appoints two proxies, the proportion of holdings to be represented by each proxy must be specified in the instrument appointing the proxies.
- (viii) A Unitholder who has appointed a proxy or authorised representative to Participate at the AGM via RP must request his/her proxy to register himself/herself for RP at **TIIH Online website at <https://tiih.online>**. **Please follow the Procedures in the Administrative Notes.**
- (ix) The appointment of a proxy shall be made in a hard copy form in the following manner and must be received by UOA REIT not less than 24 hours before the time appointed for holding the AGM or adjourned general meeting at which the person named in the appointment proposes to Participate at the AGM:
 - a. In hard copy form
This Proxy Form must be deposited at the Business Office of the Trustee at Level 11, Tower Three, RHB Centre, Jalan Tun Razak, 50400 Kuala Lumpur, Malaysia.
- (x) Please ensure ALL the particulars as required in the Proxy Form are completed, signed and dated accordingly.
- (xi) Last date and time for lodging the Proxy Form is **Tuesday, 20 April 2021 at 10.00 a.m.**
- (xii) The instrument appointing a proxy shall be in writing under the hand of the appointer or of its attorney duly authorised in writing or if the appointer is a corporation either under its common seal or under the hand of an officer or attorney duly authorised.

2. Audited Financial Statements for the Financial Year Ended 31 December 2020

This Agenda is meant for discussion only as the Audited Financial Statements do not require formal approval of Unitholders under the Securities Commission's Guidelines on Listed Real Estate Investment Trusts. Hence, this matter will not be put forward for voting.