

NOTICE OF UNITHOLDERS' MEETING

NOTICE IS HEREBY GIVEN that the meeting of the holders of units in CapitaLand Malaysia Trust ("CLMT") ("Unitholders") will be held on a virtual basis through live streaming via Remote Participation and Electronic Voting facilities from the broadcast venue ("Broadcast Venue") at The Auditorium at Level 3A, Menara Symphony, No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor on Thursday, 23 February 2023 at 2.30 p.m., and at any adjournment thereof for the purpose of considering and if thought fit, passing the following ordinary resolutions, with or without any modification:

ORDINARY RESOLUTION 1

PROPOSED ACQUISITION BY MTRUSTEE BERHAD, ON BEHALF OF CAPITALAND MALAYSIA TRUST ("CLMT"), OF 433 STRATA TITLES WITHIN QUEENSBAY MALL ("STRATA PARCELS"), AND THE ENTIRE PAID-UP AND ISSUED SHARE CAPITAL OF LUXURY ACE SDN. BHD., SCENIC GROWTH SDN. BHD., SUCCESS IDEA SDN. BHD. AND MILKY WAY PROPERTIES BERHAD ("SALE SHARES"), WHICH COLLECTIVELY HOLD 5 STRATA TITLES WITHIN QUEENSBAY MALL (COLLECTIVELY, THE 438 STRATA TITLES ARE REFERRED TO AS THE "QBM PROPERTY") FOR A TOTAL PURCHASE CONSIDERATION OF RM990.50 MILLION (INCLUDING THE INTER-COMPANY SETTLEMENT (DEFINED BELOW)) ("PROPOSED ACQUISITION")

"THAT contingent upon the fulfilment of all other conditions precedent under the conditional sale and purchase agreements dated 9 November 2022 between (i) MTrustee Berhad (as trustee of CLMT) ("Trustee") and Special Coral Sdn. Bhd. ("Strata Parcels SPA"); and (ii) the Trustee and Retail Galaxy Pte. Ltd. ("Target Companies SPA") (collectively, the "Agreements"), and subject to all approvals being obtained from the relevant authorities and parties (if required), approval be and is hereby given to the Trustee to acquire on behalf of CLMT, the QBM Property via the acquisition of the Strata Parcels for a purchase consideration of RM984.48 million under the Strata Parcels SPA, and the Sale Shares for a purchase consideration of RM3.45 million ("Target Companies Purchase Consideration") together with the settlement of the inter-company amounts owed by the Target Companies as at the completion date of the Target Companies SPA, estimated to be approximately RM2.57 million ("Inter-Company Settlement") under the Target Companies SPA, for a total purchase consideration of RM990.50 million subject to adjustments to the Target Companies Purchase Consideration and Inter-Company Settlement pursuant to the terms and conditions of the Target Companies SPA, to be satisfied entirely in cash;

THAT the execution by the Trustee of the Agreements and the performance of its obligations under the Agreements be and is hereby approved and ratified;

AND THAT the Directors of CapitaLand Malaysia REIT Management Sdn. Bhd. ("Manager") ("Board") and the Trustee be and are hereby authorised to do all things, take steps, acts and to deal with all matters incidental, ancillary to and/or relating thereto (including to execute such documents, agreements, undertakings and confirmations as may be required), as they may consider necessary or expedient in the best interest of CLMT with full power to negotiate, approve, agree and/or assent to any conditions, variations, revaluations, modifications and/or amendments in any manner as may be required/permitted by the relevant authorities and/or as the Board and the Trustee may deem necessary or expedient to implement, finalise and give full effect to the Proposed Acquisition."

ORDINARY RESOLUTION 2

PROPOSED PRIVATE PLACEMENT OF UP TO 1,031.77 MILLION NEW UNITS IN CLMT ("PLACEMENT UNITS") TO RAISE GROSS PROCEEDS OF UP TO RM495.25 MILLION AT AN ISSUE PRICE TO BE DETERMINED LATER BY WAY OF BOOKBUILDING ("PROPOSED PLACEMENT")

"THAT subject to the passing of Ordinary Resolution 1 and approvals of all relevant authorities being obtained, approval be and is hereby given to the Board and the Trustee to allot and issue up to 1,031.77 million Placement Units, to raise gross proceeds of up to RM495.25 million, at an issue price to be determined by way of a bookbuilding exercise to such investors to be identified later;

THAT the Placement Units shall, upon allotment and issuance, rank equally in all respects with the then existing units in issue, save and except that the Placement Units shall not be entitled to any distributable income, rights, benefits, entitlements and/or any other distributions, that may be effected before the entitlement date of such distributable income, rights, benefits, entitlements and/or any other distributions;

THAT approval be and is hereby given to the Board and the Trustee to utilise the proceeds of the Proposed Placement for the purposes as set out in the circular to Unitholders dated 8 February 2023 in respect of the Proposals, and the Board and the Trustee be and are hereby authorised with full powers to vary the manner and/or purpose of the utilisation of such proceeds in such manner as the Board and the Trustee shall in their absolute discretion deem fit, necessary, expedient and in the best interest of CLMT;

AND THAT the Board and the Trustee be and are hereby authorised to do all such acts and things as they may consider necessary or expedient in the best interest of CLMT with full power to assent to any condition, modification, variation and/or amendment that may be required, or that may be imposed by any regulatory authority, and to issue and execute all declarations, confirmations, agreements, instruments and such other documents and arrangements as may be necessary or expedient to give full effect to, implement and complete the Proposed Placement."

ORDINARY RESOLUTION 3

AS PART OF THE PROPOSED PLACEMENT, THE PROPOSED PLACEMENT OF PLACEMENT UNITS TO CMMT INVESTMENT LIMITED ("CIL") BASED ON CIL'S UNITHOLDINGS IN CLMT ("PROPOSED PLACEMENT TO CIL")

"THAT subject to the passing of Ordinary Resolutions 1 and 2, and all other approvals of relevant authorities being obtained, approval be and is given to the Manager to place, and pursuant thereto for the Board to allot and issue such number of Placement Units to CIL based on CIL's unitholdings in CLMT as at the relevant time of the Proposed Placement and at an issue price to be determined later by way of a bookbuilding exercise;

THAT the Placement Units shall, upon allotment and issuance, rank equally in all respects with the then existing units in issue, save and except that the Placement Units shall not be entitled to any distributable income, rights, benefits, entitlements and/or any other distributions, that may be effected before the entitlement date of such distributable income, rights, benefits, entitlements and/or any other distributions;

AND THAT the Board and the Trustee be and are hereby authorised to do all such acts and things as they may consider necessary or expedient in the best interest of CLMT with full power to assent to any condition, modification, variation and/or amendment that may be required, or that may be imposed by any regulatory authority, and to issue and execute all declarations, confirmations, agreements, instruments and such other documents and arrangements as may be necessary or expedient to give full effect to, implement and complete the Proposed Placement to CIL."

ORDINARY RESOLUTION 4

AS PART OF THE PROPOSED PLACEMENT, THE PROPOSED PLACEMENT OF PLACEMENT UNITS TO MENANG INVESTMENT LIMITED ("MIL") BASED ON MIL'S UNITHOLDINGS IN CLMT ("PROPOSED PLACEMENT TO MIL")

"THAT subject to the passing of Ordinary Resolutions 1 and 2, and all other approvals of relevant authorities being obtained, approval be and is given to the Manager to place, and pursuant thereto for the Board to allot and issue such number of Placement Units to MIL based on MIL's unitholdings in CLMT as at the relevant time of the Proposed Placement and at an issue price to be determined later by way of a bookbuilding exercise;

THAT the Placement Units shall, upon allotment and issuance, rank equally in all respects with the then existing units in issue, save and except that the Placement Units shall not be entitled to any distributable income, rights, benefits, entitlements and/or any other distributions, that may be effected before the entitlement date of such distributable income, rights, benefits, entitlements and/or any other distributions;

AND THAT the Board and the Trustee be and are hereby authorised to do all such acts and things as they may consider necessary or expedient in the best interest of CLMT with full power to assent to any condition, modification, variation and/or amendment that may be required, or that may be imposed by any regulatory authority, and to issue and execute all declarations, confirmations, agreements, instruments and such other documents and arrangements as may be necessary or expedient to give full effect to, implement and complete the Proposed Placement to MIL."

ORDINARY RESOLUTION 5

AS PART OF THE PROPOSED PLACEMENT, THE PROPOSED PLACEMENT OF PLACEMENT UNITS TO THE EMPLOYEES PROVIDENT FUND BOARD ("EPF") ("PROPOSED PLACEMENT TO EPF")

"THAT subject to the passing of Ordinary Resolutions 1 and 2, and all other approvals of relevant authorities being obtained, approval be and is given to the Manager to place, and pursuant thereto for the Board to allot and issue such number of Placement Units (taking into account the proposed placement to CIL and MIL) to EPF and/or persons connected with EPF and at an issue price, both to be determined later by way of a bookbuilding exercise;

THAT the Placement Units shall, upon allotment and issuance, rank equally in all respects with the then existing units in issue, save and except that the Placement Units shall not be entitled to any distributable income, rights, benefits, entitlements and/or any other distributions, that may be effected before the entitlement date of such distributable income, rights, benefits, entitlements and/or any other distributions;

AND THAT the Board and the Trustee be and are hereby authorised to do all such acts and things as they may consider necessary or expedient in the best interest of CLMT with full power to assent to any condition, modification, variation and/or amendment that may be required, or that may be imposed by any regulatory authority, and to issue and execute all declarations, confirmations, agreements, instruments and such other documents and arrangements as may be necessary or expedient to give full effect to, implement and complete the Proposed Placement to EPF and/or persons connected with EPF."

ORDINARY RESOLUTION 6

AS PART OF THE PROPOSED PLACEMENT, THE PROPOSED PLACEMENT OF PLACEMENT UNITS TO AMANAH SAHAM BUMIPUTERA ("ASB") ("PROPOSED PLACEMENT TO ASB")

"THAT subject to the passing of Ordinary Resolutions 1 and 2, and all other approvals of relevant authorities being obtained, approval be and is given to the Manager to place, and pursuant thereto for the Board to allot and issue such number of Placement Units (taking into account the proposed placement to CIL and MIL) to ASB and/or persons connected with ASB and at an issue price, both to be determined later by way of a bookbuilding exercise;

THAT the Placement Units shall, upon allotment and issuance, rank equally in all respects with the then existing units in issue, save and except that the Placement Units shall not be entitled to any distributable income, rights, benefits, entitlements and/or any other distributions, that may be effected before the entitlement date of such distributable income, rights, benefits, entitlements and/or any other distributions;

AND THAT the Board and the Trustee be and are hereby authorised to do all such acts and things as they may consider necessary or expedient in the best interest of CLMT with full power to assent to any condition, modification, variation and/or amendment that may be required, or that may be imposed by any regulatory authority, and to issue and execute all declarations, confirmations, agreements, instruments and such other documents and arrangements as may be necessary or expedient to give full effect to, implement and complete the Proposed Placement to ASB and/or persons connected with ASB."

ORDINARY RESOLUTION 7

AS PART OF THE PROPOSED PLACEMENT, THE PROPOSED PLACEMENT OF PLACEMENT UNITS TO KUMPULAN WANG PERSARAAN (DIPERBADANKAN) ("KWAP") ("PROPOSED PLACEMENT TO KWAP")

"THAT subject to the passing of Ordinary Resolutions 1 and 2, and all other approvals of relevant authorities being obtained, approval be and is given to the Manager to place, and pursuant thereto for the Board to allot and issue such number of Placement Units (taking into account the proposed placement to CIL and MIL) to KWAP and/or persons connected with KWAP and at an issue price, both to be determined later by way of a bookbuilding exercise;

THAT the Placement Units shall, upon allotment and issuance, rank equally in all respects with the then existing units in issue, save and except that the Placement Units shall not be entitled to any distributable income, rights, benefits, entitlements and/or any other distributions, that may be effected before the entitlement date of such distributable income, rights, benefits, entitlements and/or any other distributions;

AND THAT the Board and the Trustee be and are hereby authorised to do all such acts and things as they may consider necessary or expedient in the best interest of CLMT with full power to assent to any condition, modification, variation and/or amendment that may be required, or that may be imposed by any regulatory authority, and to issue and execute all declarations, confirmations, agreements, instruments and such other documents and arrangements as may be necessary or expedient to give full effect to, implement and complete the Proposed Placement to KWAP and/or persons connected with KWAP."

By Order of the Board
CAPITALAND MALAYSIA REIT MANAGEMENT SDN. BHD.
 (Registration No. 200801018055 (819351-H))
 As Manager of CLMT

Teo Mee Hui (SSM PC No. 202008001081) (MAICSA No. 7050642)
 Teo Soh Fung (SSM PC No. 202008001818) (MAICSA No. 7046614)
 Company Secretaries
 Kuala Lumpur
 8 February 2023

Notes:

- The Broadcast Venue is strictly for the purpose of complying with Section 327(2) of the Companies Act 2016 which requires the Chairman of the meeting to be present at the main venue of the meeting. Unitholders **WILL NOT BE ALLOWED** to attend this Unitholders' Meeting in person at the Broadcast Venue on the day of the Unitholders' Meeting. Unitholders are to participate, speak (including posing questions to the Board via real time submission of typed texts) and vote (collectively, "participate") remotely at this Unitholders' Meeting via the Remote Participation and Electronic Voting facilities ("RPEV") provided by Boardroom Share Registrars Sdn. Bhd. via its website at <https://investor.boardroomlimited.com>. Please read these Notes carefully and follow the procedures in the Administrative Details for the Unitholders' Meeting which will be made available on the corporate website at www.clmt.com.my in order to participate remotely.
- Only Unitholders whose names appear in the Record of Depositors on 16 February 2023 are entitled to participate and vote at the Unitholders' Meeting or appoint proxy to participate and vote instead of him.
- Any Unitholder entitled to participate at the Unitholders' Meeting may appoint up to two (2) proxies to participate at the Unitholders' Meeting and vote in the Unitholder's place. A Unitholder holding 10,000 units or less shall be entitled to appoint one (1) proxy (whether a Unitholder or not). A Unitholder holding more than 10,000 units shall be entitled to appoint up to two (2) proxies (whether a Unitholder or not).
- Pursuant to Paragraph 8.29A(1) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, all resolutions shall be put to vote by way of a poll.
- Where a Unitholder is an authorised nominee as defined under the Securities Industry (Central Depositories) Act 1991, it may appoint one (1) proxy for each securities account that holds 10,000 units or less standing to the credit for the said securities account and up to two (2) proxies for each securities account that has more than 10,000 units standing to the credit for the said securities account.
- Where a Unitholder appoints two (2) proxies in accordance with such provision, the appointment shall be invalid unless he specifies the proportions of his holdings to be represented by each proxy.
- If the Proxy Form is submitted in hard copy, it must be in writing under the hand of the Unitholder or of his duly appointed attorney or, if the Unitholder is a corporation, either under the seal or under the hand of an authorised officer or attorney duly authorised by a valid instrument.
- The Proxy Form appointing a proxy and the power of attorney or other authority, if any, under which it is signed or a notarially certified copy of that power or authority, must be deposited at the Poll Administrator office, Boardroom Share Registrars Sdn. Bhd. at 11th Floor, Menara Symphony, No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan, Malaysia or at its website at <https://investor.boardroomlimited.com> ("eProxy Lodgement"), not less than 48 hours before the time appointed for holding the Unitholders' Meeting or any adjournment thereof; in default of this provision, the Proxy Form shall not be treated as valid. Please refer to the Administrative Details for the Unitholders' Meeting for the steps on the eProxy Lodgement.

Personal Data Privacy:

By submitting an instrument appointing a proxy(ies) and/or representative(s) to participate and vote at the Unitholders' Meeting and/or any adjournment thereof, a Unitholder (i) consents to the collection, use and disclosure of the Unitholder's personal data by the Manager and MTrustee Berhad (or their agents) for the purpose of processing and administering the proxies and representatives appointed for the Unitholders' Meeting (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the Unitholders' Meeting (including any adjournment thereof), and in order for the Manager and MTrustee Berhad (or their agents) to comply with any applicable laws, listing rules, regulations and/or guidelines (collectively, the "Purposes"); (ii) warrants that where the Unitholder discloses the personal data of the Unitholder's proxy(ies) and/or representative(s) to the Manager and MTrustee Berhad (or their agents), the Unitholder has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by the Manager and MTrustee Berhad (or their agents) of the personal data of such proxy(ies) and/or representative(s) for the Purposes, and (iii) agrees that the Unitholder will indemnify the Manager and MTrustee Berhad in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the Unitholder's breach of warranty.