

NOTICE OF EIGHTH ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the Eighth Annual General Meeting of the Unitholders of KIP Real Estate Investment Trust ("**KIP REIT**") will be conducted on a virtual basis through live streaming and online voting via Remote Participation Electronic Voting ("**RPEV**") facilities to transact the following businesses:

Online Meeting Platform : <https://meeting.boardroomlimited.my>
Day and Date : Wednesday, 2 October 2024
Time : 10.30 a.m.
Broadcast Venue : 12th Floor, Menara Symphony, No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan, Malaysia

AGENDA

ORDINARY BUSINESS

1. To lay the Audited Financial Statements of KIP REIT for the financial year ended 30 June 2024 together with the Trustee's Report to the Unitholders issued by Pacific Trustees Berhad, as trustee for KIP REIT and Statement by the Manager issued by KIP REIT Management Sdn Bhd, as the Manager for KIP REIT and the Auditors' Report thereon. *(Please refer to Explanatory Note 1)*

SPECIAL BUSINESS

To consider and, if thought fit, to pass with or without any modification, the following resolution:

2. **PROPOSED AUTHORITY TO ISSUE AND ALLOT NEW UNITS PURSUANT TO PARAGRAPH 6.59 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD ("PROPOSED AUTHORITY")** *(Ordinary Resolution)*

"THAT pursuant to the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and the approval of the relevant regulatory authorities, where such approval is required, authority be and is hereby given to the Directors of KIP REIT Management Sdn Bhd. ("**the Manager**") to issue and allot new units in KIP REIT ("**New Units**") from time to time to such persons and for such purposes as the Directors of the Manager may in their absolute discretion deem fit and in the best interest of KIP REIT, provided that the aggregate number of New Units to be issued and allotted pursuant to this resolution, when aggregated with the number of units in KIP REIT issued during the preceding 12 months, must not exceed 20% of the approved fund size of KIP REIT;

THAT the Proposed Authority shall be effective and continue to be in force from the date of receipt of all relevant authorities' approval or the date the Unitholders pass this resolution, whichever may be the later, until:

- (a) the conclusion of the next annual general meeting ("**AGM**") of the Unitholders, at which time it shall lapse, unless by a resolution passed at the meeting, the authority is renewed; or
- (b) the expiration of the period within which the next AGM of the Unitholders is required by law to be held; or
- (c) the Proposed Authority is revoked or varied by the Unitholders in a Unitholders' meeting;

whichever occurs first ("**Validity Period**");

THAT the New Units to be issued pursuant to the Proposed Authority shall, upon issuance and allotment, rank *pari passu* in all respects with the existing Units except that the New Units will not be entitled to any distributable income, right, benefit, entitlement and/or any other distributions that may be declared before the date of issuance and allotment of such New Units;

THAT authority be and is hereby given to the Directors of the Manager and Pacific Trustees Berhad ("**Trustee**"), acting for and on behalf of KIP REIT, to give effect to the aforesaid Proposed Authority with full powers to assent to any conditions, variations, modifications and/or amendments in any manner as the Manager and the Trustee may deem fit and in the best interest of KIP REIT and/or as may be imposed by the relevant authorities, and to deal with all matters relating thereto;

AND THAT authority be and is hereby given to the Directors of the Manager and the Trustee, acting for and on behalf of KIP REIT, to take all such steps and do all acts, deeds and things in any manner (including the execution of such documents as may be required) as they may deem necessary or expedient to implement, finalise, complete and give full effect to the Proposed Authority."

By Order of the Board of

KIP REIT Management Sdn. Bhd.

Registration No. 201501044317 (1169638-M)

(the Manager for KIP REIT)

Foo Siew Loon (MAICSA7006874)

(SSM Practising Certificate No. 202008002104)

Company Secretary

Kuala Lumpur

30 August 2024

Notes:

1. The 8th AGM will be conducted on a virtual basis through online meeting platform via RPEV facilities. Please follow the procedures provided in the Administrative Guide for the 8th AGM in order to register, participate and vote remotely via the RPEV facilities.
2. Unitholder who is entitled to participate the meeting is entitled to appoint not more than 2 proxies to participate instead of him/her. A proxy need not be a Unitholder. Where a Unitholder appoints more than 1 proxy, the appointments shall be invalid unless he/she specifies the proportions of his/her holding (expressed as a percentage of the whole) to be represented by each proxy.
3. Where a Unitholder is a corporation, its duly authorised representative shall be entitled to participate the meeting and shall be entitled to appoint another person (whether a Unitholder or not) as its proxy to participate and vote.
4. Where a Unitholder is an authorised nominee as defined under the Securities Industry (Central Depositories) Act 1991, it may appoint not more than 2 proxies in respect of each securities account it holds in units standing to the credit of the said securities account. Where a Unitholder appoints more than 1 proxy, the appointments shall be invalid unless it specifies the proportions of its holdings (expressed as a percentage of the whole) to be represented by each proxy.
5. The instrument appointing a proxy shall be in writing under the hand of the appointor or of its attorney duly authorised in writing or if such appointor is a corporation either under its common seal or under the hand of an officer or attorney so authorised.
6. The instrument appointing a proxy and the power of attorney or other authority (if any) under which it is signed or a notarial certified copy of such power or authority shall be deposited at the registered office of the Manager at Unit 27.2, Menara 1MK, Kompleks 1 Mont Kiara, No. 1 Jalan Kiara, Mont Kiara, 50480 Kuala Lumpur, Malaysia no later than 1 October 2024 at 10.30 a.m. being 24 hours before the time appointed for holding the meeting or any adjournment thereof. Alternatively, you may choose to submit the proxy appointment via electronic means through Boardroom Smart Investor Portal at <https://investor.boardroomlimited.com> before the Form of Proxy submission cut-off time as mentioned above.
7. Only Unitholders registered in the Record of Depositors as at 25 September 2024 shall be entitled to participate, vote and speak at the meeting or appoint proxy(ies) to participate and vote on his/her behalf.
8. Pursuant to Paragraph 8.29A(1) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, all resolution(s) set out in the Notice of 8th AGM will be put to vote by way of a poll.
9. Annual Report 2024 is available on KIP REIT's website at www.kipreit.com.my which Unitholders can view or download at their convenience.

Explanatory Notes:

(I) Ordinary Business

The Audited Financial Statements laid at this meeting pursuant to clause 13.18(b) of the Guidelines on Listed Real Estate Investment Trusts ("**REITs Guidelines**") are meant for disclosure only. The Audited Financial Statements do not require approval of the Unitholders and therefore, shall not be put forward for voting.

(II) Special Business

Proposed Authority

The Manager proposes to renew the authority to allot and issue up to 20% of the total number of Units issued in KIP REIT, to facilitate KIP REIT in raising funds via the proposed placement. The Proposed Authority, if passed, will empower the Directors of the Manager with the flexibility to issue and allot New Units at any time via the proposed placement to any such persons, upon such terms and conditions as they may, in their absolute discretion, deem fit and in the best interest of KIP REIT, provided that the aggregate number of New Units to be issued pursuant to the Proposed Authority, when aggregated with the number of Units issued during the preceding 12 months, does not exceed 20% of the total number of Units issued in KIP REIT.

With the Proposed Authority, delays and further costs involved in convening separate Unitholders' meeting to approve such issue of New Units to raise funds can be avoided. The Manager will have the flexibility to raise funds via the proposed placement for KIP REIT, as and when such need arises.

Any issuance and allotment of New Units pursuant to the Proposed Authority will be subject to the relevant approvals of Bursa Malaysia Securities Berhad and relevant regulatory authorities.

The Directors of the Manager had implemented a Proposed Private Placement of up to 12,269,900 units ("**New Units**") in KIP REIT. The New Units were issued pursuant to the general mandate obtained at the 7th AGM held on 4 October 2023 and listed on Bursa Malaysia Securities Berhad on 11 December 2023. KIP REIT's fund size had then increased to 618,629,900 units.

Personal Data Notice

In view of the enforcement of Personal Data Protection Act 2010 ("**PDPA**") which regulates the processing of personal data in commercial transactions, the PDPA applies to us, KIP REIT Management Sdn Bhd, being the management company of KIP REIT. The personal data processed by us may include your name, contact details and mailing address and any other personal data derived from any documentation. We may use or disclose your personal data to any person we may engage for the purpose of issuance of the Notice of AGM, processing of the Instrument of Proxy and the convening of the AGM of KIP REIT. As such, it is necessary for us to obtain your personal data in order to carry out the said purposes. Subject to the requirements under PDPA, if you would like to make any enquiries of your personal data, please contact us at info@kipreit.com.my.