



SUSTAINABILITY REPORT

2026

SUSTAINABLE GROWTH,
DELIVERING IMPACT



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REPORTING SCOPES AND BOUNDARIES

About Our Sustainability Report

KIP Real Estate Investment Trust (“**KIP REIT**”) is pleased to present its 9th Sustainability Report for the financial year ending 30 June 2026 (“**SR2026**”). SR2026 marks a milestone in our reporting journey as our first standalone sustainability report, published separately from our Integrated Annual Report FY2026.

At KIP REIT, we recognise that sustainable growth delivers real impact beyond financial performance. Our approach balances responsible asset management and strong occupancy rates with environmental stewardship and community empowerment. We are committed to reducing our carbon footprint, enhancing energy efficiency, and implementing social initiatives that create lasting positive impact, ensuring our business achieves sustainable growth in an evolving market.

SR2026 sets out our progress over the years and addresses transparently the sustainability-related risks and opportunities shaping our operations. It reflects a wider reporting boundary, with two newly Managed Assets brought into scope for the first time, and disclosures subject to independent limited assurance.

We invite all stakeholders to join us in building a sustainable future that harmonises business success with environmental stewardship and social responsibility, creating lasting value for our investors, our communities and the planet.

Reporting Framework

This SR2026 has been prepared by **KIP REIT Management Sdn. Bhd.** (“**REIT Manager**”) on behalf of KIP REIT. Consistent with our commitment to transparent and comparable disclosure, we have aligned our reporting with leading industry standards and regulatory frameworks, including:

- Bursa Malaysia Securities Berhad’s (“**Bursa Malaysia**”) Main Market Listing Requirements (“**MMLR**”)
- FTSE4Good Bursa Malaysia Index
- Bursa Malaysia’s Sustainability Reporting Guide (3rd Edition)
- Malaysian Code on Corporate Governance (“**MCCG**”)
- Greenhouse Gas (“**GHG**”) Protocol
- Task Force on Climate-related Financial Disclosures (“**TCFD**”)
- Global Reporting Initiative (“**GRI**”) Standards 2021
- United Nations Sustainable Development Goals (“**UNSDGs**”)

Reporting Period

This SR2026 covers the entire financial year from 1 July 2025 to 30 June 2026 (“**FY2026**”), unless explicitly stated otherwise. It presents three-year comparative data for key metrics where available, establishing meaningful trend analysis that enables stakeholders to more effectively evaluate our performance trajectory and progress against established sustainability goals.

Reporting Boundary

Trustee and Management Structure

Pacific Trustee Berhad is acting solely in its capacity as the trustee for and on behalf of KIP REIT (“**REIT Trustee**”), holding all properties under portfolio of KIP REIT (“**KIP REIT Portfolio**”) in trust as part of its obligation to our unitholders.

The operational management structure of KIP REIT follows a tiered approach, with the REIT Manager serving as the management company overseeing investment, finance, compliance and sustainability function, while **Nawawi Tie Leung Property Consultants Sdn. Bhd.** is appointed by the REIT Trustee and the REIT Manager as the property manager of KIP REIT (“**Property Manager**”).

Management Delegation Structure

Our Property Manager has implemented a bifurcated management approach that strategically allocates resources according to asset type requirements.

For **Managed Assets** management, **KIP Property Services Sdn. Bhd.** (“**Service Provider**”) has been appointed by the Property Manager to handle and oversee the ecosystem of day-to-day operations, tenant relations, marketing initiatives, customer experience programmes, footfall optimisation, and comprehensive facility maintenance.

Meanwhile, **Leased-Out Assets** management is directly administered by the Property Manager through its teams with expertise in long-term lease management.

REPORTING SCOPES AND BOUNDARIES

Asset Classification Framework

KIP REIT Portfolio		
 13 Retail Property	SOUTHERN REGION, WEST MALAYSIA Johor - KIPMall Tampoi - KIPMall Masai - KIPMall Kota Tinggi Melaka - KIPMall Melaka	 9 Managed Assets (GHG Scope 1&2)
	CENTRAL REGION, WEST MALAYSIA Seremban - KIPMall Senawang Selangor - KIPMall Bangi - KIPMall Kota Warisan - KIPMall Desa Coalfields Cyberjaya - DPulse Shopping Centre	
 6 Industrial Property	NORTHERN REGION, WEST MALAYSIA Perak - AEON Mall Kinta City - TF Value-Mart, Gerik	 10 Leased-Out Assets (GHG Scope 3)
	EAST COAST REGION, WEST MALAYSIA Pahang - KIP Kuantan, Lotus's Indera Mahkota - KIP Kuantan, 3 Shoplots and KFC	
 6 Industrial Property	SOUTHERN REGION, WEST MALAYSIA Johor PK Fertilizers (Lot 117)	 10 Leased-Out Assets (GHG Scope 3)
	CENTRAL REGION, WEST MALAYSIA Selangor - Sin Chee Heng (Lot 35) - Teju Logistics (Lot 3A) - Hextar Chemicals (Lot 5) - Teju Logistics (Lot 9)	
 6 Industrial Property	SARAWAK, EAST MALAYSIA Bintulu Hextar Solutions (Lot 3122)	 10 Leased-Out Assets (GHG Scope 3)

Assets Reporting Structure

This SR2026 encompasses a focused reporting framework that primarily addresses **Managed Assets** and their sustainability performance. It excludes **Leased-Out Assets** from standard reporting metrics except where explicitly specified. All sustainability indicators, metric sand targets apply only to our **Managed Assets** portfolio.

REPORTING SCOPES AND BOUNDARIES

Human Capital Reporting Structure

KIP REIT is a real estate investment trust and does not itself employ any personnel. All employees reported in this SR2026 are employed by the REIT Manager and the Service Provider.

Under the financial arrangement in place, KIP REIT directly reimburses the Service Provider for all employee compensation, including salaries, allowances, annual bonuses and benefits. On this basis, the Service Provider's employees are treated as integral members of the KIP REIT workforce for sustainability reporting purposes.

For transparency in human capital reporting, employee data is presented from three perspectives:

- the REIT Manager level
- the Service Provider level
- the Group level (the aggregate data of the REIT Manager and the Service Provider)

All employees are based in Malaysia and both the REIT Manager and the Service Provider have no international workforce. Accordingly, disclosures on global workforce distribution are not applicable to our current operations.

Forward-Looking Statements

This SR2026 contains certain forward-looking statements regarding KIP REIT's financial position, operational results, and business strategies that we believe to be reasonable at the time of publication.

Such forward-looking statements identified through expressions like "anticipate", "believe", "estimate", "expect", "intend", "may", "plan", "should", "target", "will" and etc. should be viewed with appropriate caution, as they do not constitute guarantees of future operational or financial results and are subject to various uncertainties and potential risks that could significantly impact KIP REIT's actual performance.

Actual outcomes could differ materially from projections due to numerous factors, including but not limited to global, national and regional economic conditions, evolving social and market dynamics, regulatory changes and any unforeseen events outside the control of KIP REIT. It is important to thoroughly evaluate these potential variances when assessing the information and projections presented in SR2026.

Board Responsibility Statement

The board of directors of the REIT Manager ("**Board**") acknowledges its responsibility for the integrity and accuracy of this SR2026.

The Board has overseen the sustainability reporting process and reviewed the contents of this SR2026. It is satisfied that the report addresses the material sustainability matters identified through our materiality assessment, and that it presents a balanced and fair view of KIP REIT's sustainability performance for FY2026.

This SR2026 was approved by the Board for publication on 10 September 2026.

Statement of Assurance

KIP REIT has again engaged Deloitte Malaysia PLT to perform independent limited assurance on selected sustainability performance indicators disclosed in this SR2026. The engagement was conducted in accordance with ISAE 3000 (Revised), with the assured indicators and the criteria applied set out in the assurance report itself.

Continuing external assurance for a second consecutive year reflects our commitment to disclosures that are accurate, consistent and capable of independent verification. Responsibility for the preparation of the information in this SR2026 remains with the Manager, and the Board has reviewed and approved its contents.

The Independent Limited Assurance Report issued by Deloitte Malaysia PLT is set out on page 163.

Feedback

We greatly value your feedback, as it is essential for enhancing our sustainability practices and reporting methods. Your insights help ensure that our future sustainability reports remain relevant and impactful. We encourage you to share your thoughts, questions, or comments regarding our sustainability statement, initiatives and performance.

To engage with our sustainability team, please reach out to us through the following channels:

**KIP REIT Management Sdn. Bhd.
Sustainability Department**

Email : info@kipreit.com.my
Phone : +603 6259 1133

We are committed to fostering open communication with our stakeholders and look forward to your valuable input.



SUSTAINABILITY JOURNEY



2020

- Identified 9 stakeholder groups and disclosed in-depth stakeholder engagement table
- Mapped ESG strategies and integrated 8 UNSDGs into 5 capitals



2023

- Developed an ESG Framework
- Established the Sustainability Policy
- Conducted Materiality Reassessment and identified 15 Material Matters
- Aligned to 8 UNSDGs



2025

- Conducted Materiality Reassessment and identified 18 Material Matters
- Identified 5 Key Stakeholder Groups
- Established the Climate Risk Policy, the Energy Management Policy and the Waste Management Policy
- Conducted the first External Limited Assurance on 8 Common Indicators
- Aligned to 16 UNSDGs

2018



- Published its first Sustainability Statement
- Disclosed on environment, social and governance ("ESG") areas

2022



- Established the Sustainability Steering Committee
- Conducted first Materiality Assessment and identified 9 Material Matters
- Aligned to 7 UNSDGs
- Published the first GRI index table

2024



- Established the Materiality Assessment and Sustainability Management Procedure
- Performed data collection for all 15 Material Matters
- Aligned to 14 UNSDGs
- Published the first Task Force on Climate Related Financial Disclosures ("TCFD")
- Conducted the first Internal Audit review for ESG process

2026



- Published the first standalone Sustainability Report



CEO STATEMENT



FOUR YEARS IN: WHAT WE BUILT, AND WHAT COMES NEXT

BUILDING THE FOUNDATION

Our first step in FY2023 was one of remediation rather than ambition. We reinstated FY2021 and FY2022 data that were unreported, on the simple view that we could not credibly commit to improvement without first establishing a reliable baseline. We appointed a sustainability consultant to conduct a gap analysis and a full materiality assessment, which helped strengthening our sustainability reporting framework and practices. These efforts contributed to an improvement in our FTSE4Good assessment score from 2.1 to 2.5.

I was well aware that disclosure alone would not take us far. Reliable data depends on sound processes and clear accountability. With this in mind, we engaged Baker Tilly in FY2024 to conduct an internal audit of our sustainability reporting processes and controls. The exercises provided us with a candid assessment of areas where our controls could be strengthened and the areas requiring further attention.

In the same year we developed our first master data collection template, aligned with the Bursa Malaysia's Sustainability Reporting Guide (3rd edition), the GRI Standards 2021 and the UNSDGs. While this may appear administrative in nature, in practice, it marked an important shift in how we managed moving from information maintained across scattered files towards a more structured, consistent, and centralised approach to data collection and management.

With these efforts, our FTSE4Good score improved again, from 2.5 to 3.0, and in June 2025, KIP REIT was admitted into the FTSE4Good Bursa Malaysia Index.

RAISING THE STANDARD

Index inclusion was a checkpoint rather than a destination.

In FY2025, we prepared our sustainability report in-house for the first time, and engaged Deloitte to perform external limited assurance over selected sustainability performance indicators. The completion of this assurance exercise provided independent validation of the data integrity and reporting processes we had strengthened over the preceding two years, confirming that the data integrity built over the preceding two years was verifiable rather than merely asserted. The findings raised have also provided us with further areas for improvement, which we continue to address. With reasonable assurance becoming mandatory for KIP REIT in FY2029, we are committed to strengthening our processes and controls progressively to ensure that we are well prepared ahead of the requirement.

This external limited assurance was one of the driver behind TA Securities upgrading our ESG rating from three stars to four, carrying a 3% premium to our target price. Sustainability now forms part of how the market values KIP REIT.



When I was appointed as KIP REIT's Chief Executive Officer in August 2022, sustainability was not my primary focus on my desk. I had a business to strengthen, a portfolio to grow and a team to lead. I understood ESG in principle. I did not yet realise it was simply good management under another name.

Four years later, you are now holding our first standalone sustainability report and I think that tells you how far we have come.

CEO STATEMENT

ENVIRONMENT

Our environmental focus has been on changes that remain material over the long term.

LED conversion was the starting point. We allocated budget to convert every Managed Assets, with KIPMall Kota Warisan being the final Managed Asset where conversion works are currently in progress.

We had no electric vehicle ("EV") charging facilities across the portfolio in 2022, at a time when EV adoption in Malaysia was clearly accelerating. Since then, we have progressively expanded the necessary infrastructure and now provide EV charging facilities across seven of our malls.

Almost every Managed Asset already had solar panels in place, so we went looking for additional headroom. We identified additional capacity at KIPMall Tampoi and KIPMall Masai and invested RM900,000 to expand capacity at both assets. As a result of our continued efforts, solar energy generation rose from 17,216 GJ in FY2025 to 20,500 GJ in FY2026, an increase of 19.1%.

We also took a significant step towards improving the long-term energy efficiency of our portfolio through a 20-year strategic partnership with KJ Technical Services Sdn Bhd. The partnership covers energy efficiency initiatives and the supply of chilled water across eight Managed Assets, and is targeted to deliver a 15% improvement in energy efficiency over the term.

We are now studying Battery Energy Storage Systems ("BESS") for selected malls. Peak demand charges are a significant cost component in retail asset management, and storing energy when it is cheap and clean for use, when the grid is expensive and constrained, improves both economics and emissions. None of this sits apart as a special project. It is how we run our buildings.

SOCIAL

Over the past three years we have introduced flexible working arrangements, dental benefits, two additional days of annual leave for employees who have completed two years of service, and a performance bonus framework that we continue to review. Alongside these initiatives, our team has run wellbeing and community programmes ranging from yoga and nutrition sessions to communication workshops, breast cancer awareness and an orphanage visit.

The clearest measure of whether this worked is retention. Our employee turnover rate fell from 42% in FY2023 to 21% in FY2026.

On diversity, women made up 49% of our workforce as at 30 June 2026, effectively gender parity. Female board representation stood at 17% in FY2022 and rose to 33% in FY2023 on the appointment of Michelle Ong as Executive Director. Having cleared the 30% threshold, we did not treat that as sufficient. With Mabel Tan joining the Board on 23 July 2026, shortly after the end of FY2026, the female board representation rose to 43%.

Our initiatives were recognised with a gold award at The Star ESG Positive Impact Awards under the Diversity, Equity, and Inclusion (DEI) category on 22 July 2026.

GOVERNANCE

FY2025 was our year for the less visible work. Several key policies had not been reviewed since 2020, and we updated four of them:

- Anti-Bribery and Corruption Policy
- Gift, Hospitality, Donations and Similar Benefits Policy
- Directors' Conflict of Interest Policy
- Whistleblowing Policy

We widened the scope of our Occupational Safety and Health policies so that they reach the people working on the ground in our malls. Our initiatives were recognised with a gold award at The Star ESG Positive Impact Award under the Governance, Reporting and Transparency category on 15 July 2025.

In FY2026, we also introduced our first Supplier Code of Conduct and issued our first Personal Data Protection Policy, extending our standards beyond our own operations and to the data our stakeholders entrust to us.

In September 2024 we joined the CEO Action Network, which continues to give us access to peers further ahead of us in several areas.

LOOKING AHEAD

Four years ago we were reinstating missing sustainability data. Today we are publishing our first standalone sustainability report, assured by an external auditor, with a portfolio that runs cleaner, a team that stays and a board that is stronger than it was.

There remains a great deal ahead of us, from reasonable assurance to decarbonisation. Every number in the pages that follow was earned.

Valerie Ong

Executive Director / Chief Executive Officer



UNSDGS SCORECARD

At KIP REIT, we recognise that our operations have a direct impact on the communities we serve and the environment we share. Through our comprehensive approach to sustainable real estate investment, we have aligned our operations and initiatives with 16 out of 17 UNSDGs, demonstrating our commitment to creating positive impact across multiple dimensions of sustainability.



UNSDGS SCORECARD





SUSTAINABILITY AWARDS



The Star ESG Positive Impact Awards 2025 SME and Mid-Tier Companies

Category: Others
Transformation
GOLD AWARD



The Star ESG Positive Impact Awards 2025 SME and Mid-Tier Companies

Category: Social
Diversity, Equity, and Inclusion (DEI)
GOLD AWARD





SUSTAINABILITY GOVERNANCE



BOARD OF DIRECTORS



AUDIT AND RISK MANAGEMENT COMMITTEE

**MR CHIAM TAU
MENG**

Chairman

**DATUK MOHAMED
ARSAD BIN SEHAN**

Member

**DATUK DR SYED
HUSSAIN BIN SYED
HUSMAN, PJN. JP***

Member

**With effect from 23 July 2026, Datuk Dr Syed Hussain resigned as a member of the Audit and Risk Management Committee ("ARMC") and Mabel Tan was appointed as a member of the ARMC in his place.*



SUSTAINABILITY STEERING COMMITTEE

**ONG PUI SHAN
(VALERIE)**

Chief Sustainability
Officer (Head)

**NORTHON
LEE TZE SIANG**

Chief Legal Officer
(Member)

LIM BOON BOON

Chief Financial
Officer (Member)

**MOHD NIZAM
BIN HJ. ABD.
HAMID**

Chief Operating
Officer, Southern
Region (Member)



SUSTAINABILITY WORKING GROUP

**LOO KEAT SEONG
(SCOTT)**

Assistant
Manager, Legal
and Sustainability
(Head)

**DESMOND LEE
KHIM LEONG**

Chief Operating
Officer, Central
and Northern
Region (Member)

**LIANG FOOK
SHENG
(DANNY)**

Senior Shopping
Mall Manager
(Member)

**YAU OI KAM
(LINDA)**

Group Human
Resources
Manager (Member)



SUSTAINABILITY GOVERNANCE

SUSTAINABILITY UNIT



REIT Manager

- Finance Unit
- Legal Unit
- Compliance Unit
- Sustainability Unit
- Information Technology and Cybersecurity Unit
- Human Resources Unit

Service Provider

- Finance Unit
- Leasing Unit
- Operations Unit
- Human Resources Unit
- Mechanical and Electrical (M&E) Unit



Seated (from left): Northon Lee, Valerie Ong, Mohd Nizam

Standing (from left): Scott Loo, Lim Boon Boon, Linda Yau, Danny Liang, Desmond Lee

SUSTAINABILITY GOVERNANCE

Governance Structure

KIP REIT institutionalises sustainability through a structured governance framework designed to ensure accountability, transparency, and effective execution of sustainability initiatives. This framework is designed to align sustainability priorities with our overall business strategy, ensuring that ethical conduct, risk management, and long-term value creation remain at the forefront of our operations.

Our sustainability governance operates through a multi-tiered structure, delineating roles and responsibilities across different levels of leadership and management.

The following governance structure illustrates the hierarchy and interaction between these key bodies, providing a transparent overview of how KIP REIT steers its sustainability agenda from strategic oversight to operational execution.

Roles and Responsibilities

Board of Directors



At the apex of KIP REIT's sustainability governance framework, the Board of Directors holds ultimate accountability for setting the strategic tone and overarching direction of KIP REIT's sustainability agenda. This responsibility reflects our unwavering commitment to upholding the highest standards of integrity, transparency, and responsible business conduct. The Board of Directors ensures that governance practices anchored in strong ethical principles serve as the foundation for embedding sustainability goals and objectives into the REIT's long-term corporate strategy. In fulfilling this role, the Board of Directors rigorously reviews and approves key sustainability strategies, comprehensive policies, and material sustainability matters that are critical to KIP REIT's sustainable growth. It also oversees the outcomes of materiality assessments, which prioritise sustainability issues based on their significance to stakeholders and potential impact on the business, thereby guiding focused resource allocation and risk management.

The Board of Directors actively supervises stakeholder engagement processes to ensure meaningful dialogue with investors, tenants, regulators, and other key parties, enabling KIP REIT to better anticipate and manage sustainability risks and opportunities. The Board of Directors also continuously monitors the progress and performance against established sustainability targets, ensuring that these objectives are met within agreed timelines. This oversight extends to integrating sustainability considerations into the REIT's broader strategic planning, balancing economic returns with environmental stewardship and social responsibility. Through these comprehensive responsibilities, the Board of Directors fosters a culture of accountability and leadership for sustainability that permeates all levels of the organisation, reinforcing KIP REIT's position as a responsible and forward-looking real estate investment trust.

To support the BOD in executing its sustainability mandate effectively, KIP REIT has established dedicated governance bodies, including the Sustainability Steering Committee ("**SSC**") and the Sustainability Working Group ("**SWG**"). These committee and working group collaborate closely to oversee, guide, and implement sustainability initiatives, ensuring that Environmental, Social, and Governance ("**ESG**") considerations are systematically integrated into decision-making frameworks and operational practices across KIP REIT.

SUSTAINABILITY GOVERNANCE

Sustainability Steering Committee



The SSC, chaired by the Executive Director/ Chief Executive Officer and comprising key senior managers such as the Chief Legal Officer, the Chief Financial Officer and the Chief Operating Officer, Southern Region, is primarily responsible for the strategic oversight of ESG matters. Its scope includes:

- Reviewing and recommending the ESG framework, policies, and sustainability strategies to the Board of Directors for approval
- Advising the Board of Directors on emerging sustainability trends, risks, and opportunities, including climate-related issues
- Ensuring compliance with relevant regulations and sustainability reporting standards
- Developing ESG goals, targets, and key performance indicators (“KPIs”) aligned with KIP REIT’s environmental and stakeholder requirements
- Monitoring and reporting on sustainability performance to the Board of Directors
- Facilitating communication between the Board of Directors and management on sustainability topic
- Leading efforts to embed a culture of sustainability, including initiatives to reduce environmental impact and enhance social value
- Overseeing the integration of sustainability into business operations and tracking performance against set targets

Sustainability Working Group



At the operational level, the SWG operates under the SSC and is tasked with translating the strategic directives of the Board of Directors and SSC into actionable programmes and projects. Its members include the Assistant Manager, Legal and Compliance (Head), the Chief Operating Officer, Central and Northern Region, the Senior Shopping Mall Manager, and the Group Human Resources Manager. The SWG’s scope covers:

- Managing material sustainability matters on a day-to-day basis
- Developing and updating sustainability policies, procedures, and targets in line with the strategic direction set by the SSC
- Coordinating and driving sustainability initiatives across KIP REIT’s portfolio and business units
- Engaging with stakeholders, including property manager, to embed ESG considerations into operational practices
- Monitoring progress of sustainability initiatives and reporting findings to the SSC
- Supporting the preparation of sustainability disclosures and reports aligned with Bursa Malaysia’s Sustainability Guidelines, GRI Standards, and other relevant frameworks

SUSTAINABILITY GOVERNANCE

Collaboration and Governance



Together, the SSC and SWG collaborate closely through quarterly meetings, where they review ESG matters, assess progress against targets, and address emerging sustainability issues. This structured interaction ensures alignment between strategic oversight and operational execution, enabling KIP REIT to maintain a dynamic and responsive sustainability governance framework that supports its long-term value creation and commitment to responsible business practices.

This clear delineation of roles between the SSC's strategic governance and the SWG's operational management strengthens KIP REIT's ability to integrate sustainability into all aspects of its business effectively.

Operational Units



The SWG is further empowered by the expertise and resources of KIP REIT's two key operational arms: the REIT Manager and the Service Provider.

Each of these entities is structured with specialised units including Finance, Legal, Compliance, Sustainability, Information Technology and Cybersecurity, Human Resources, Leasing, Operations, and Mechanical & Electrical that provide targeted technical expertise and drive the execution of sustainability initiatives within their respective domains.

By leveraging the capabilities of these specialised units, KIP REIT ensures that sustainability practices are embedded at the ground level. This approach enables the effective management of assets, proactive tenant engagement, and the pursuit of operational efficiency.



SUSTAINABILITY FRAMEWORK



SUSTAINABILITY FRAMEWORK

KIP REIT's Sustainability Framework is the foundation for embedding responsible and forward-looking sustainability practices across our operations and investment strategies. At the heart of our framework are four interdependent pillars, each representing a strategic mission that guides all our sustainability initiatives and policies. These missions define our commitment to fostering a sustainable future while delivering consistent returns for our unitholders.

Economic Pillar

Mission 1

Powering Sustainable Economic Growth

Economic performance and resilience at KIP REIT are intrinsically linked to the long-term sustainability of our assets, tenants and the communities we serve. Our commitment to sustainable economic growth is reflected in prudent financial management, transparent reporting, and the pursuit of strategic investments that generate long-term benefits for all stakeholders.

We collaborate with tenants, property managers and local partners to identify operational efficiencies and promote responsible business practices. By integrating sustainability considerations into our investment decisions and asset management, we aim to future-proof our properties, enhance income stability for our unitholders, and contribute to the economic vitality of the communities in which we operate.

Environmental Pillar

Mission 2

Pioneering the Net Zero Transition

KIP REIT is committed to leading the transition toward a low-carbon future. Our strategy is focused on integrating environmental stewardship into every facet of our operations and investment lifecycle.

We work closely with tenants, service providers and industry partners to implement energy-efficient technologies, reduce greenhouse gas emissions, and advance sustainable waste practices. Regular assessments of climate-related risks and opportunities inform our approach, ensuring our portfolio's resilience and alignment with national and global sustainability goals.

Social Pillar

Mission 3

Enriching Human Capital and Social Ecosystems

We believe that the strength and sustainability of KIP REIT are rooted in the well-being of our people and the communities we serve. Our social strategy is designed to foster a diverse, inclusive and supportive environment for employees, tenants and local stakeholders.

We actively promote diversity, equity, and inclusion, uphold human rights and labour standards, and invest in health, safety and wellness initiatives. Through regular engagement and collaborative partnerships, we seek to understand stakeholder needs and deliver targeted community development programmes that create lasting positive impact.

Governance Pillar

Mission 4

Championing Integrity and Transparency

At KIP REIT, robust governance is fundamental to building trust, managing risk, and ensuring long-term organisational resilience. We recognise that effective governance extends beyond compliance, shaping our culture and influencing every decision we make. Our commitment is reflected in the continuous strengthening of our internal controls, risk management processes, and ethical standards.

We actively engage our Board of Directors, Senior Management, and employees in upholding integrity and transparency through clear policies on anti-bribery and corruption, whistleblowing, conflicts of interest, cybersecurity and data privacy. By fostering a culture of integrity, accountability and transparency, we can anticipate and address emerging risks, safeguard stakeholder interests, and maintain regulatory compliance.



STAKEHOLDER ENGAGEMENT

At KIP REIT, we take a stakeholder-inclusive approach, recognising the importance of ongoing engagement with our diverse stakeholder groups to build strong, trust-based relationships. Through regular and meaningful dialogues, we gain deeper insights into their needs and expectations, enabling us to identify risks and opportunities that help maximise value creation for all stakeholders involved. We maintain open communication channels tailored to each stakeholder group, ensuring transparency and responsiveness that support our commitment to sustainable growth and long-term success.

Why We Engage	How We Engage	Channel and Frequency of Engagement	Key Focus Areas
 EMPLOYEES			
We engage our employees to build a motivated and high-performing workforce that drives our long-term success. Active communication and collaboration empower them to grow while contributing meaningfully to our strategic objectives.	- Townhall sessions - Employee induction and onboarding programmes - Annual performance reviews and feedback mechanisms - Employee engagement surveys - Learning and development programmes - Employee wellness and recreational activities - Grievance and whistleblowing channels	Channel: In-person event Frequency: Annually Channel: In-person sessions Frequency: Ongoing for new hires Channel: One-on-one meetings Frequency: Annually, with ongoing feedback throughout the year Channel: Online survey platforms Frequency: Bi-annually Channel: Workshops, online courses, and seminars Frequency: Ongoing, with specific programmes scheduled throughout the year Channel: In-person events Frequency: Annually Channel: Confidential online forms and dedicated channels Frequency: Available at all times for immediate access	- Competitive Remuneration and Benefits - Work-Life Balance and Mental Wellness - Health and Safety Assurance - Inclusivity, Diversity, and Equal Opportunities - Transparent Communication and Leadership Visibility
 TENANTS			
We engage our tenants to ensure satisfaction, operational alignment, and lasting relationships that strengthen portfolio resilience. Their success directly fuels our growth and optimises performance.	- Tenant satisfaction surveys - Regular meetings and memo	Channel: Online survey platforms Frequency: Annually Channel: In-person meetings and emails Frequency: As and when required	- Rental Terms and Renewals - Operational Support and Responsiveness - Facility Cleanliness, Safety, and Maintenance - Marketing Support and Customer Footfall Initiatives - Business Continuity Protocols
 PROPERTY MANAGER			
We engage our property managers to safeguard daily operational excellence and long-term asset value. Their performance directly shapes tenant satisfaction and portfolio success.	- Management Meetings - Facility inspections - Performance evaluations	Channel: Virtual meetings Frequency: Monthly Channel: On-site Frequency: Monthly Channel: In-person meetings Frequency: Annually	- Contract Review - Routine Site Visits - Performance Monitoring
 BUSINESS PARTNERS			
We engage our service providers, vendors and suppliers to drive operational efficiency and responsible practices. Strong, trust-based collaboration supports our strategic initiatives and competitive advantage.	- Regular meetings and memo - Timely communication and updates	Channel: In-person or virtual meetings and emails Frequency: As and when required Channel: Emails Frequency: As and when required	- Strategic Partnership and Growth Opportunities - Transparent and Consistent Communication - Sustainable and Responsible Business Practices - Operational Excellence and Support - Risk Management and Compliance

STAKEHOLDER ENGAGEMENT

Why We Engage	How We Engage	Channel and Frequency of Engagement	Key Focus Areas
 SHOPPERS AND LOCAL COMMUNITIES			
We engage shoppers and local communities to create a safe, inclusive, and vibrant environment that reflects their needs. This strengthens loyalty, supports local development, and enriches the overall experience.	- Enhancing shopper experience and satisfaction - Ensuring safety and accessibility - Fostering community inclusion and empowering local economic growth	Channel: Online surveys and social media Frequency: Ongoing, and as and when required Channel: Onsite safety inspections, emergency drills, and meetings with local authorities Frequency: Monthly facility inspections, bi-annual emergency drills, and ongoing accessibility reviews Channel: Community events, wellness workshops, cultural festivals, partnerships with NGOs and local artists, social media campaigns, local vendor markets and pop-up stalls Frequency: Monthly community events, ongoing marketing and partnership activities	- Safe, Clean, and Accessible Environment - Tenant Mix Relevance and Shopping Experience - Local Businesses and Economic Growth - Community Engagement and Social Inclusion - Transparency and Responsiveness to Feedback
 UNITHOLDERS AND THE INVESTMENT COMMUNITY			
We engage unitholders and investment community to ensure transparency, build trust, and sustain confidence in KIP REIT's growth. Their feedback guides our strategic direction and strengthens market reputation.	- Unitholder forums and voting platforms - Investor and analyst engagement	Channel: AGM, EGM, Bursa announcement, and media release Frequency: Quarterly, annually and as scheduled Channel: Investor roadshows, analyst briefings and media release Frequency: Quarterly and as scheduled	- Financial Performance and Distribution Stability - Portfolio Growth and Asset Management - Capital Management and Risk Mitigation - Corporate Governance and Regulatory Compliance - Sustainability and ESG Integration - Market Outlook and Strategic Direction
 REGULATORS			
We engage regulators to ensure compliance, uphold governance, and align with evolving sustainability standards. Proactive dialogue mitigates risks and reinforces stakeholder trust.	- Scheduled regulatory submissions - Regulatory Disclosures - Participation in regulatory dialogues and consultations	Channel: Online Frequency: Quarterly and annually Channel: Bursa Malaysia announcements Frequency: As and when required Channel: In-person or virtual meetings Frequency: As scheduled	- Regulatory Compliance - Audit Preparedness - Internal Training and Awareness - Regulatory Relations
 MEDIA			
We engage the media to ensure accurate, balanced coverage that reinforces our corporate narrative. Transparent communication enhances credibility and protects our reputation.	- Press conferences and briefings - Media relationship management	Channel: In-person or virtual press events with prepared statements and media kits Frequency: Quarterly, and as and when required Channel: Articles, interviews and spokesperson availability Frequency: As and when required	- Financial Performance - Portfolio Diversification and Occupancy Rates - Macroeconomic Impacts on Retail Performance and Capital Structure - Property Acquisitions and Enhancements - Strategic Expansion Plans



MATERIALITY ASSESSMENT

Identifying and responding to the sustainability matters most relevant to our business and our stakeholders are fundamental to building a resilient real estate investment trust. Our materiality assessment enables us to identify, assess and prioritise the matters that may significantly influence our operations, financial performance, asset portfolio, stakeholders and long-term value creation. It also provides the foundation for our sustainability strategy, management approach, targets and disclosures.

In line with our internal policy, KIP REIT conducts a comprehensive materiality assessment once every two years. The assessment follows a structured four-step process that combines stakeholder perspectives with an internal evaluation of our business activities, operating environment, industry trends, regulatory developments and emerging sustainability issues.

We engage our key stakeholder groups through structured surveys to understand their priorities, expectations and concerns in relation to the sustainability matters relevant to KIP REIT. This enables us to obtain perspectives from groups that are directly or indirectly affected by, or have an interest in, our business activities and Managed Assets. The findings are considered alongside our internal assessment of the significance and relevance of each sustainability matter.

The identified matters are then prioritised and plotted on a materiality matrix using a weighted average methodology, providing a consistent basis for assessing the relative importance of each sustainability matter from the perspectives of both KIP REIT and our stakeholders. The matrix is reviewed and validated by the Sustainability Steering Committee (“SSC”) before being endorsed by the Board of Directors, ensuring that the outcome is subject to appropriate oversight and remains aligned with our strategic priorities.

**STEP 01**

Review of stakeholder groups and sustainability matters

Internal and external landscape review

**STEP 02**

Stakeholder prioritisation and engagement

Surveys and structured consultations

**STEP 03**

Impact assessment

Significance to business and stakeholders

**STEP 04**

Consolidation of materiality matrix and validation

Committee validation and Board endorsement

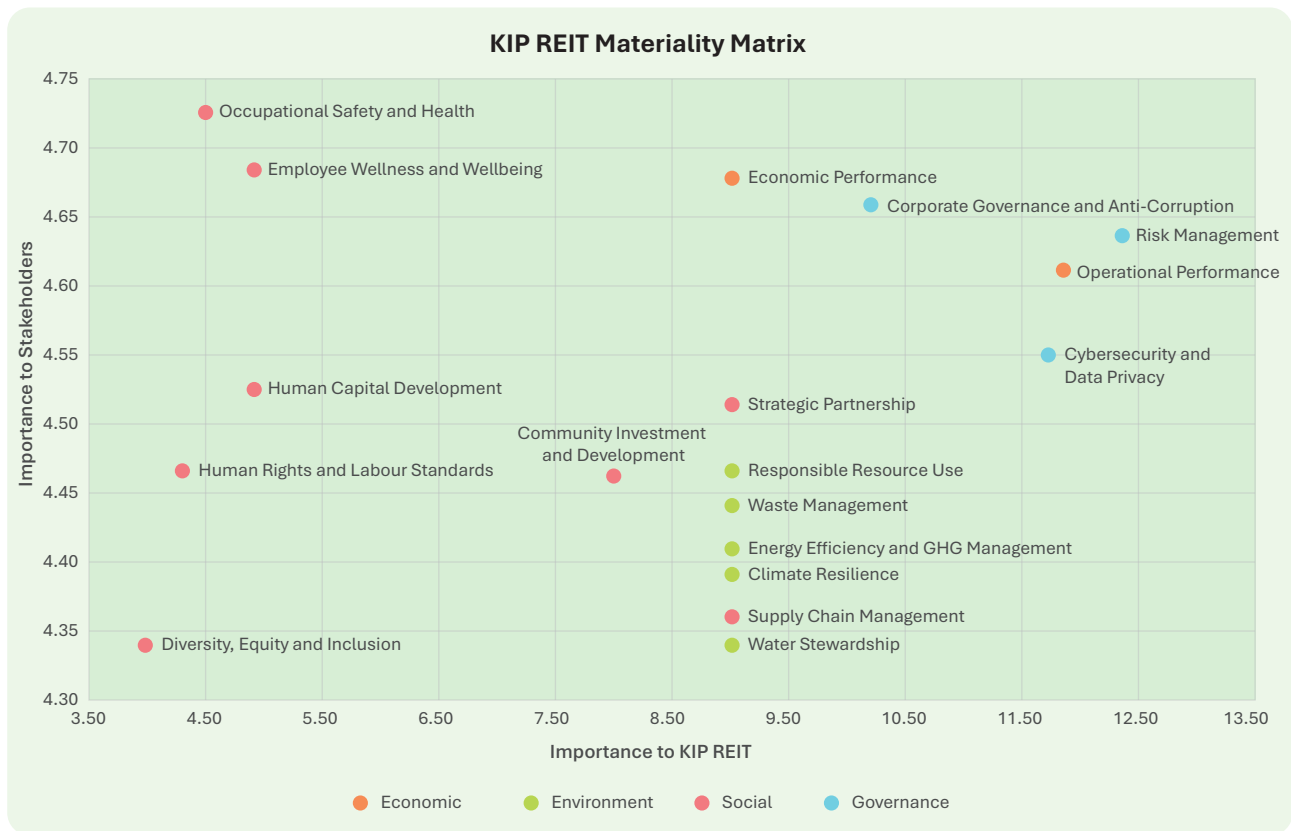
FY2025 assessment and our position for FY2026

Our most recent full materiality assessment was conducted in FY2025. Through this exercise, we engaged our principal stakeholder groups, assessed the sustainability matters relevant to our business and operating environment, and obtained Board approval of the resulting material matters. These matters continue to form the basis of our sustainability strategy, management approach, performance monitoring and disclosures.

In accordance with our established two-year cycle, no materiality reassessment was undertaken for FY2026. The material matters identified in FY2025 therefore continue to underpin our sustainability priorities and reporting for the current financial year.

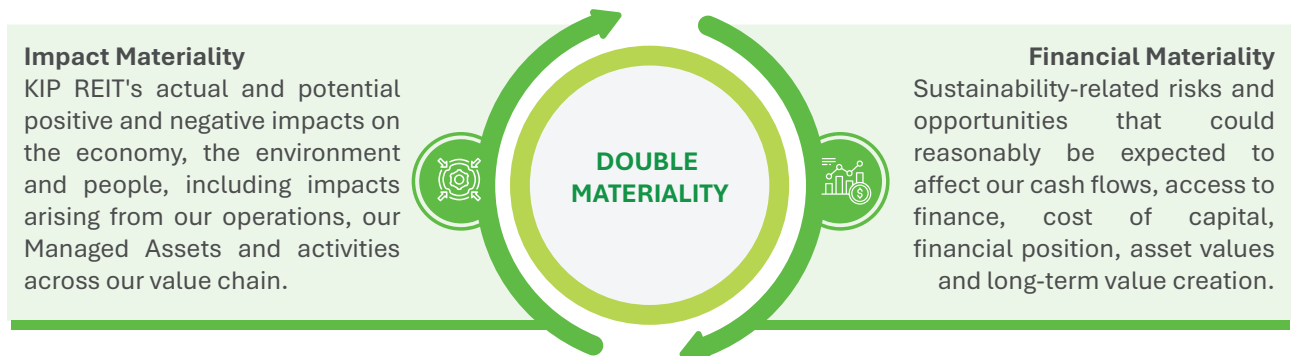
This does not mean our assessment stands still. Throughout the year, the Sustainability Working Group monitors developments in our operating environment, stakeholder and tenant feedback, regulatory changes, market trends and emerging environmental, social and governance (“ESG”) issues. Where a significant development is identified, it may be escalated to the SSC and, where appropriate, incorporated into our management approach ahead of the next scheduled assessment. Our two-year cycle is therefore complemented by continuous monitoring and responsive governance.

MATERIALITY ASSESSMENT



Moving to double materiality in FY2027

In FY2027, we will conduct our next full materiality assessment using a double materiality approach, assessing sustainability matters from two complementary perspectives:



The financial materiality lens will be applied consistently with the requirements of IFRS S1 and IFRS S2, as adopted under the National Sustainability Reporting Framework (“**NSRF**”), while the impact materiality lens will extend our assessment beyond the International Sustainability Standards Board (“**ISSB**”) baseline to capture our broader impacts on stakeholders and the environment.

The findings will inform the continued refinement of our sustainability strategy, targets, risk management processes and future disclosures.



MATERIAL MATTERS

Economic Performance

Operational Performance

Climate Resilience

Definition

Our ability to deliver consistent financial performance and portfolio growth through disciplined asset, leasing and capital management, translating operational results into stable distributions and enduring value for unitholders and other stakeholders.

Our ability to run our Managed Assets efficiently, reliably and safely through proactive asset management, preventive maintenance, technology adoption and responsive service delivery, so that operational standards translate into consistent asset performance and tenant and shopper confidence.

Our ability to anticipate, prepare for and respond to the physical and transition risks arising from climate change, so that our Managed Assets and business operations remain able to withstand climate related disruption and continue to perform over the long term.

Why it matters

Economic performance underpins every other commitment we make. It sustains distributions to unitholders, supports our access to debt and equity capital on competitive terms, and funds the asset enhancement, acquisition and sustainability initiatives that keep our portfolio relevant over time. It also sustains the confidence of the tenants, financiers, regulators and communities on whom the continuity of our business depends.

The day-to-day condition and reliability of our Managed Assets shape the experience of tenants and shoppers, and that experience determines footfall, tenant retention and rental reversion outcomes. Well managed operations extend the useful life of building systems, moderate maintenance and utility expenditure, and reduce the incidence of disruption.

Malaysia's exposure to monsoon flooding, intense rainfall and prolonged heat places our Managed Assets at direct physical risk, with consequences for building condition, operational continuity and, over time, asset value. Preparedness limits the extent of damage when events occur, shortens recovery periods and supports continuity of trade for our tenants. Alongside physical exposure, the shift towards a lower carbon economy is reshaping regulatory expectations, financing conditions and investor scrutiny, and our response to both dimensions influences the resilience of the portfolio and our standing with stakeholders.

Risk

Market volatility, economic slowdown and shifts in consumer spending may weaken tenant performance, occupancy and rental reversions. Inflationary and operating cost pressures may compress net property income margins, while movements in interest rates may raise financing costs and influence asset valuations.

Ageing building systems, deferred or inadequate maintenance, utility and services cost inflation, and failures in critical infrastructure or technology may cause service disruption, safety incidents and reputational impact. Where these conditions persist, they may weaken shopper traffic and tenant satisfaction, increase unplanned capital and repair expenditure, and place downward pressure on occupancy and asset performance.

Increasing frequency and severity of extreme weather events, including flooding, intense rainfall and extreme heat, may damage building structures and mechanical and electrical systems, interrupt operations and trading, and raise maintenance, repair and insurance costs. Sustained higher temperatures may also increase cooling demand and associated energy consumption. On the transition side, evolving climate regulation, disclosure requirements and market expectations may increase compliance and capital expenditure and affect the attractiveness of assets that are slow to adapt.

Opportunity

Diversifying our income base across asset classes and revenue streams, pursuing yield-accretive acquisitions, and undertaking targeted asset enhancement initiatives allow us to strengthen portfolio productivity. Active tenant mix curation, improved operational and energy efficiency, and prudent capital management further support margin resilience and position KIP REIT to convert market opportunities into sustained returns.

Structured preventive maintenance programmes, asset enhancement works and the progressive replacement of ageing equipment with higher efficiency systems improve reliability while lowering energy and maintenance costs. Digitalisation of building management, service requests and tenant engagement provides the operating data needed for data driven decisions on scheduling, resourcing and capital planning.

Embedding climate considerations into asset management, capital planning and acquisition due diligence allows physical exposure to be identified early and addressed at the point where mitigation is most cost effective. Scenario analysis, flood mitigation works, drainage and building system upgrades and structured emergency response planning reduce potential disruption and protect asset value.

MATERIAL MATTERS

Energy Efficiency and GHG Management	Water Stewardship	Responsible Resource Use
Definition		
Our ability to improve energy efficiency, optimise consumption and reduce greenhouse gas (“GHG”) emissions across our Managed Assets and operations, supporting the transition towards a lower carbon portfolio.	Our ability to manage water responsibly and efficiently across our Managed Assets by reducing consumption, preventing wastage and maintaining continuity of supply for our operations, tenants and shoppers.	Our ability to reduce the resources consumed in running our business, principally paper and physical documentation, by replacing paper based processes with digital systems across tenant management, operations, compliance and financial reporting.
Why it matters		
Electricity consumption, driven principally by air conditioning and lighting in our malls, is among the most significant operating costs we carry and the largest source of our emissions. How efficiently we use energy therefore affects net property income directly, and it determines the trajectory of our Scope 1 and Scope 2 emissions.	Water supports the core functions of our malls, from washroom facilities and cleaning to cooling systems and landscaping, and any interruption to supply affects tenant trading and shopper experience immediately. Managing consumption carefully also moderates a recurring operating cost and reduces the demand we place on a shared resource.	Our operations generate substantial documentation across tenant management, regulatory compliance and financial reporting, and the way that documentation is handled affects both our environmental footprint and our administrative cost base. Digitalising these processes reduces material consumption while shortening turnaround times, improving record integrity and giving us better visibility over how our Managed Assets are performing.
Risk		
Inefficient consumption, ageing plant and equipment and rising electricity tariffs may increase operating expenses and erode margins. Continued reliance on grid electricity generated from fossil fuels keeps our emissions intensity elevated and limits our ability to demonstrate progress against decarbonisation expectations.	Unscheduled supply disruptions, whether from treatment plant interruptions, pipe failures or contamination of raw water sources, may curtail mall operations and tenant trading. Undetected leakage and inefficient fixtures increase consumption without corresponding benefit, while rising tariffs raise the cost of every unit consumed.	Continued reliance on paper-based processes sustains avoidable consumption and the storage, handling and disposal costs that accompany it, while manual documentation is slower and more prone to error and loss.
Opportunity		
Chiller replacement and retrofit, and upgrades to lighting and building systems offer direct reductions in consumption at asset level. On site solar generation also reduces reliance on grid electricity and provides a measurable emissions benefit.	Replacing taps, flush systems and other fittings with water efficient models as they come due for renewal, monitoring consumption at asset level and investigating unexplained variances allow wastage and leakage to be identified before it becomes material. Preventive maintenance of plumbing and cooling systems reduces the incidence of failure, and reviewing on site water storage capacity would improve our ability to maintain operations through short supply interruptions.	Extending digital platforms into the documentation processes that remain paper-based offers further reductions in consumption alongside improvements in processing time and data quality.

MATERIAL MATTERS

Waste Management	Strategic Partnership	Human Rights and Labour Standards
Definition Our ability to reduce waste generation, improve segregation and disposal practices, and maximise the recovery and recycling of waste arising from our Managed Assets and operations, including waste generated by tenants and within common areas.	Our ability to build and sustain partnerships with technical specialists, industry platforms, tenants, service providers, non-governmental organisation (“NGOs”) and government agencies, drawing on complementary expertise and resources to deliver sustainability outcomes that we could not achieve on our own.	Our ability to respect and uphold human rights and fair labour standards across our own operations and our value chain, including fair treatment, non-discrimination, freedom from forced and child labour, and safe and dignified working conditions for those who work at our Managed Assets.
Why it matters Retail assets generate substantial volumes of waste each day. How this waste is handled determines the cleanliness, hygiene and appeal of our malls, which in turn affects shopper experience and tenant trading conditions. Disposal is also a recurring cost that rises with volume, so diverting material from landfill delivers both an environmental and a commercial benefit.	The sustainability challenges most material to our portfolio, decarbonisation, waste diversion and community wellbeing, extend beyond the boundaries of our own operations and cannot be resolved by any single organisation acting alone. We operate a lean management structure, so access to external engineering expertise, technology and sector knowledge determines how far and how quickly we can act.	Most of the security, cleaning, maintenance and landscaping personnel at our Managed Assets are not our employees. They are engaged through outsourced service providers. Our main human rights exposure therefore sits with our contractors and suppliers. This is where the risk of underpayment, excessive working hours and poor accommodation is higher.
Risk Rising waste volumes, inadequate segregation at source and improper disposal may increase disposal costs and the environmental burden associated with our operations. Weak handling practices may give rise to hygiene and pest issues, unpleasant conditions for shoppers and tenants, and reputational impact.	Working in isolation limits our access to the technical expertise and shared learning needed to progress on emissions, waste and community outcomes, and increases the risk that our approach falls behind evolving practice and regulatory expectation.	Inadequate safeguards may expose KIP REIT to discrimination, unfair labour practices, forced or child labour, unsafe or substandard working conditions and other human rights concerns. Weak visibility over the practices of service providers and their sub-contractors increases the likelihood that such issues go undetected.
Opportunity Strengthening segregation at source, particularly among food and beverage tenants, and expanding recycling collection points within our malls would increase the proportion of waste recovered rather than sent to landfill. Consistent measurement of waste streams across the portfolio improves our understanding of where volumes are concentrated and where reduction efforts are most effective.	Engagement with industry platforms such as the CEO Action Network broadens our understanding of climate related developments and decarbonisation practice while strengthening internal capability. Technical collaborations that combine external engineering expertise with our asset management knowledge support energy performance improvements at asset level, including chiller plant optimisation and upgrading works.	Setting clear human rights expectations in our policies and embedding them into procurement, tender evaluation and service contracts establishes a consistent standard for those working at our Managed Assets. Extending due diligence and periodic checks to contractors, and providing accessible grievance channels for their personnel as well as our own employees, would improve visibility over conditions on the ground.

MATERIAL MATTERS

Diversity, Equity and Inclusion

Employee Wellness and Wellbeing

Human Capital Development

Definition

Our ability to foster a diverse, equitable and inclusive workplace across our workforce, management and Board, where individuals are treated fairly and given equal opportunity to contribute, develop and progress.

Our ability to support the physical, mental and social wellbeing of our employees through a healthy, safe and supportive working environment, and through practices that allow people to sustain their performance over the long term.

Our ability to attract, develop and retain capable people through continuous learning, skills development, career progression and structured succession planning, so that the organisation has the capability it needs to deliver its objectives.

Why it matters

We operate as a lean organisation, which makes the quality and breadth of our people central to how we perform. Drawing on a wide range of perspectives and experience reduces the risk of narrow thinking in decisions that carry long term consequences for the portfolio.

We operate with a lean team, which means individual workload and capacity have a direct bearing on how the organisation performs. Reporting deadlines and asset level operational demands create periods of concentrated pressure, and the way these are managed affects both output and the willingness of capable people to stay with us. Attention to wellbeing also supports a working culture in which people raise concerns early rather than absorb them.

Our business depends on specialised expertise across leasing, asset management, finance, legal and compliance. The regulatory environment we operate in continues to develop, and keeping pace requires ongoing investment in technical knowledge. Structured development also creates progression pathways that give capable people reason to build their careers with us rather than elsewhere.

Risk

Limited diversity in the workforce or in leadership may narrow the range of perspectives brought to decision making and constrain our access to talent. Unequal opportunity, whether in recruitment, remuneration or advancement, may weaken engagement and retention, and any perception of discriminatory treatment carries legal, regulatory and reputational consequences.

Sustained heavy workloads, tight deadlines and insufficient support may lead to fatigue, stress and reduced effectiveness. Where this persists, it may contribute to higher absence, disengagement and turnover, and the loss of experienced personnel is felt acutely in a small organisation.

Skills gaps, insufficient training and limited progression opportunities may weaken organisational capability and constrain execution of our strategy. In a lean team, the departure of experienced personnel carries disproportionate impact, and the absence of adequate succession planning increases the risk of loss of institutional knowledge.

Opportunity

Applying merit based and unbiased practices in recruitment, remuneration review and promotion supports fair outcomes and widens the pool of candidates available to us.

Health and wellness activities, access to medical and insurance benefits, and flexible working practices where operationally feasible support employees in managing both work and personal commitments. Sustained investment in wellbeing strengthens engagement and retention.

Structured training programmes, support for professional certification and continuing professional education, and exposure to cross functional work broaden individual capability and organisational depth. Identifying successors for critical roles and developing them deliberately reduces key person risk and supports continuity.

MATERIAL MATTERS

Occupational Safety and Health	Supply Chain Management	Community Investment and Development
Definition		
Our ability to provide and maintain safe and healthy working and operating environments across our Managed Assets for our employees, contractors, tenants and the members of the public who visit our malls.	Our ability to select, engage and oversee vendor, service providers, contractors and suppliers (collectively, “ Suppliers ”) responsibly, through procurement practices, due diligence, contractual standards and performance monitoring that safeguard service quality and promote responsible conduct across our value chain.	Our ability to contribute positively to the communities surrounding our Managed Assets through community investment, engagement and initiatives that support social wellbeing and local participation.
Why it matters		
Our malls receive substantial visitor traffic daily, which places responsibility on us for the safety of people who are not our employees and who have no visibility over how the premises are managed. Much of the higher risk work carried out at our Managed Assets is performed by contractors, so our safety performance depends significantly on how those parties are selected and supervised.	The day-to-day operation of our Managed Assets is delivered substantially by external parties covering facilities management, security, cleaning, maintenance and specialist technical services. Their performance is therefore inseparable from our own, since safety failures, labour practices or environmental impacts within our supply chain are attributed to us.	Our malls are neighbourhood assets that serve the daily needs of the communities around them, and our shopper base is drawn largely from those immediate catchments. The strength of that relationship influences footfall, tenant trading and the standing of each asset within its locality. Community programmes also create opportunities for local organisations, schools and small traders to use our spaces.
Risk		
Accidents involving employees, contractors or members of the public may result in injury or loss of life, together with regulatory action, legal liability and reputational harm. Insufficient emergency preparedness, particularly in relation to fire and evacuation, may aggravate the consequences of any incident and prolong operational disruption.	Failure of a supplier, deterioration in service quality or termination of a critical contract may disrupt operations at asset level and require replacement at short notice and unfavourable cost. Inadequate safety practices among contractors expose people at our malls to harm and expose us to regulatory and legal consequences.	Limited engagement with the communities we serve, or programmes that do not reflect local needs, may weaken the connection between our assets and their catchments. Over time this may reduce community goodwill and affect how our assets are perceived by shoppers, tenants and local stakeholders.
Opportunity		
Clear safety governance, systematic hazard identification and risk assessment reduce the incidence of accidents at asset level. Regular inspection and preventive maintenance of critical systems addresses hazards before they materialise, and routine emergency response and evacuation exercises improve readiness across our Managed Assets.	Incorporating environmental, social and governance criteria into supplier evaluation and tender documentation, supported by clear contractual obligations on safety, labour standards and ethical conduct, establishes a consistent baseline across our Suppliers.	Working with local schools, charitable organisations and community groups, and making mall space available for their activities, allows us to support local causes at limited incremental cost while generating footfall. Programmes directed at identified local needs, including support for underprivileged families and educational initiatives, deliver more meaningful outcomes than untargeted giving.

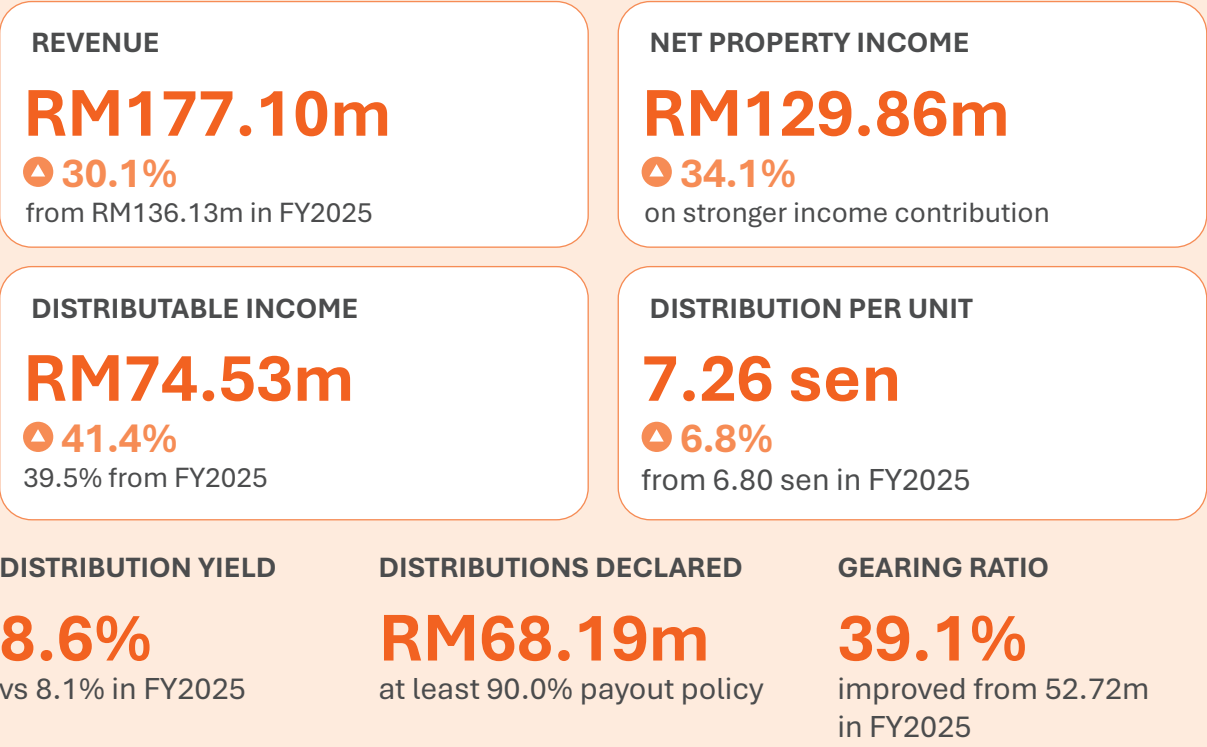
MATERIAL MATTERS

Corporate Governance and Anti-Corruption	Cybersecurity and Data Privacy	Risk Management
Definition		
Our ability to uphold sound corporate governance, ethical conduct and effective anti-bribery and anti-corruption controls, so that KIP REIT is managed with integrity and transparency and in the interests of our unitholders and other stakeholders.	Our ability to protect our information, digital systems and the personal data entrusted to us from unauthorised access, misuse, loss and disruption, through appropriate security controls, data governance and privacy practices.	Our ability to identify, assess, mitigate and monitor the risks arising across our operations, investments and business activities, including emerging risks, so that exposures are understood and addressed before they affect performance or asset value.
Why it matters		
Section 17A of the Malaysian Anti-Corruption Commission Act 2009 places corporate liability on the organisation for corrupt acts committed by those associated with it, with adequate procedures the only available defence, so the controls we maintain carry direct legal consequence as well as reputational weight.	Our reliance on digital systems has increased across facility operations, tenant management, financial reporting and internal documentation, which concentrates both operational dependence and information risk in those platforms. Interruption to critical systems would affect our ability to operate our Managed Assets, while a breach involving personal data would carry regulatory consequences.	The risks we carry are varied and interconnected, spanning financial and interest rate exposure, tenant and occupancy risk, operational and safety matters, regulatory compliance, climate and cyber threats, and each of them can affect distributable income and the value of the portfolio.
Risk		
Weak oversight, inadequate internal controls or unmanaged conflicts of interest may permit decisions that are not in the interests of unitholders and may expose us to financial loss. Bribery, fraud or other unethical conduct by employees or by parties acting on our behalf may attract regulatory sanction and corporate liability.	Cyberattacks may compromise systems, interrupt operations and result in financial loss. Unauthorised access to or improper handling of personal data may give rise to regulatory penalties and enforcement action under the Personal Data Protection Act 2010. Our reliance on cloud-based platforms and third party service providers extends this exposure beyond our own infrastructure.	Where the risk framework is fragmented or applied inconsistently, exposures may be inadequately identified, assessed or mitigated, and interdependencies between risks may go unrecognised.
Opportunity		
Maintaining clear policies on anti-bribery, conflicts of interest, whistleblowing and related party transactions, supported by regular training and periodic corruption risk assessment, keeps our controls aligned with the adequate procedures expected under the legislation. Extending these expectations to suppliers, contractors and business partners through contractual undertakings and due diligence closes the exposure that arises through associated persons.	Maintaining appropriate technical controls, access management and backup and recovery arrangements, together with periodic assessment of system vulnerabilities, strengthens resilience against disruption. Structured data governance covering how personal data is collected, stored, retained and disposed of supports compliance with the Personal Data Protection Act 2010.	A structured enterprise risk management framework, with risks recorded, owned and reviewed on a regular cycle and escalated through management to the Audit and Risk Management Committee and the Board, provides consistent visibility over our exposures.

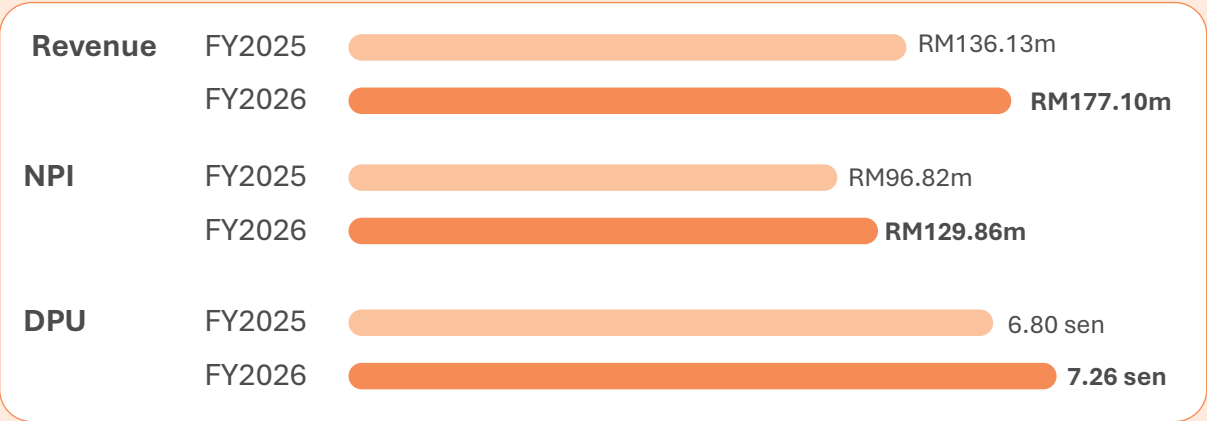
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ECONOMIC
PERFORMANCE

RECORD FINANCIAL PERFORMANCE — Revenue, NPI and DPU reached new highs



THE PERFORMANCE LIFT



OUR COMMITMENT

We are committed to sustaining resilient, growing distributions for our unitholders by scaling the portfolio prudently and managing our assets with discipline.

UN SDGS



GRI | 3-3, 201-1

PORTFOLIO AT SCALE — Growth supported by a larger, well-occupied asset base.

TOTAL PROPERTY VALUE

RM1.76b

▲ 17.9% increase from FY2025

AVERAGE OCCUPANCY

98.4%

vs 96.7% in FY2025

NAV BEFORE DISTRIBUTION

RM1.17b

RM1.22 per unit

PORTFOLIO MIX

13 retail + 6 industrial
19 assets

COMBINED NLA

3.26m sq. ft.
as at 30 June 2026

NEXT HORIZON

PIPELINE ACQUISITION

Setapak Central Mall

RM435.0m

purchase consideration

occupancy rate 99.9%

property yield 7.2%

EXPECTED AUM

RM2.2 billion

exceed 2027 target of RM2.0 billion

FUNDING MIX

65 : 35

borrowings : private placement

FOUR LEVERS SUPPORTING LONG-TERM VALUE — A balanced approach to growth and responsible stewardship.

PORTFOLIO EXPANSION

Acquisitions

RM170.0m

5 new assets acquired during FY2026

The portfolio grew to 19 assets across retail and industrial segments.

INCOME RESILIENCE

Strategic leasing

1,240 tenants

Average occupancy improved to 98.4%, supported by active tenant management and a flexible "2+2" rent model.

ASSET ENHANCEMENT

Transformative AEs

RM13.64m

KIPMall Tampoi's transformation lifted monthly footfall from approximately 266k to 320k visitors after reopening.

RECURRING INCOME

Industrial Assets

▲ 68.5% NPI

Industrial NPI growth is underpinned by committed triple-net tenancies with terms of up to 15 years.

2**OPERATIONAL
PERFORMANCE**

Our nine Managed Assets are neighbourhood malls. They are where the households around them buy groceries, run errands and eat, and where many small local businesses have traded for years. Our role therefore extends well beyond collecting rent.

Operational performance, as we measure it, covers how we engage our tenants, how we support the small businesses trading in our malls, how well we understand and respond to what shoppers need, how responsibly we market ourselves, how accessible our malls are to the communities they serve, and how we regenerate ageing assets rather than divesting them.

These are the areas that determine whether a mall remains relevant to its catchment. They also sustain our income because footfall, tenant retention and rental performance all follow from the quality of the operating environment we provide.

Sustainability in Our Operational Strategy

Our operational performance is guided by five strategic priorities directed at strengthening portfolio resilience, improving asset productivity and operational efficiency, and supporting sustainable growth in distributions per unit (“DPU”).

1 Portfolio Growth and Scale

We continue to pursue portfolio growth through the proposed acquisition of **Setapak Central Mall**, which would increase assets under management (“AUM”) to approximately RM2.2 billion on completion.

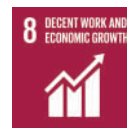
The enlarged portfolio would provide greater operating scale, enhance funding flexibility and strengthen KIP REIT’s market visibility and corporate profile, and would allow us to apply our existing asset management, leasing and property management capabilities across a larger asset base. Prospective acquisitions are assessed for their sustainability characteristics alongside their commercial merits, including building age and condition, energy performance and the scope for environmental improvement.

2 Asset Enhancement and Portfolio Productivity

Our focus is increasingly on quality growth, with operational initiatives directed at the competitiveness and productivity of our existing assets. Upcoming asset enhancement initiatives (“AEIs”) at KIPMall Masai and AEON Mall Kinta City are intended to strengthen tenant and customer experience, support leasing performance and enhance rental income.

We continue to sharpen leasing strategies, pursue rental reversions and optimise the tenant mix so that our assets remain relevant to changing consumer preferences. Car park collection systems at KIPMall Bangi and KIPMall Tampoi support the optimisation of ancillary income and operational controls following completion of the respective AEIs. Energy efficiency, water efficiency and accessibility form part of the scope of every enhancement initiative, and the outcome at KIPMall Tampoi demonstrates that environmental performance and commercial performance can be improved through the same works.

We are committed to ensuring that our Managed Assets remain accessible, inclusive and responsive to the communities around them, and that the small businesses trading in our malls are supported to grow alongside us.



GRI | 3-3, 203-1, 203-2

3 Digital Transformation and Operational Efficiency

As we expand our portfolio, digitalisation remains an important enabler of scalable and efficient operations. The planned implementation of an enterprise resource planning (“ERP”) system will integrate and digitalise finance, property and operational workflows across the portfolio

These initiatives improve the availability and timeliness of management information, strengthen tenant visibility and billing accuracy, streamline facilities and maintenance management, enhance work order tracking, and strengthen internal controls. They also underpin our sustainability reporting, providing the systems through which utility consumption and operational data are captured across the portfolio and reducing our reliance on manual collection.

4 Sustainability and Governance

Sustainability considerations are embedded within our operational and asset management strategy. We continue to advance green building certification for selected assets while strengthening sustainability data collection and disclosures in alignment with IFRS S1 and IFRS S2.

The provisional GreenRE Gold rating achieved by KIPMall Tampoi demonstrates the integration of sustainability considerations into asset enhancement and portfolio management. **We target 4 green building certifications by FY2029.** Community engagement initiatives such as KIPeCoRun supports our stakeholder engagement objectives while creating opportunities to increase mall footfall and ancillary spending. Governance of sustainability sits with the Board of Directors, which reviews performance against our sustainability targets quarterly.

5 Acquisition Pipeline and Capital Management

Our acquisition strategy remains focused on identifying quality retail assets that can contribute to portfolio scale and DPU accretion while maintaining prudent capital management. We evaluate the operational and financial performance of prospective acquisitions alongside their strategic fit with our existing portfolio.

We target gearing within our internal threshold of 45% of total asset value and seek to maintain an appropriate debt-to-equity mix to support acquisitions while preserving financial flexibility.

OPERATIONAL PERFORMANCE

Engagement with Tenants on Social Matters

We recognise that our tenants are not only commercial partners, but also employers, service providers and points of contact with the communities our Managed Assets serve. The social performance of our Managed Assets therefore extends beyond our own workforce to the practices adopted by tenants operating within our malls. **We are committed to engaging tenants on social matters throughout the tenancy lifecycle, from onboarding to renewal.**

This commitment is given effect through **Suppliers' Code of Conduct**, which sets out the standards we expect tenants to observe. These include compliance with applicable employment legislation, the prohibition of forced labour and child labour, the provision of a safe working environment for tenant employees, adherence to food safety and hygiene requirements, and the fair and inclusive treatment of shoppers, including persons with disabilities and the elderly.

Engagement is structured around the tenancy lifecycle and conducted through continuous channels. At onboarding, tenants are briefed on our operational, safety and conduct requirements, including the standards set out in the Suppliers' Code of Conduct. Throughout the tenancy, the mall management team maintains day to day contact with tenants and acts as the first point of contact for concerns raised by tenants, their employees or shoppers on matters such as safety, hygiene and accessibility. Tenants are further required to participate in the fire evacuation drills and emergency preparedness exercises conducted at 8 Managed Assets.

Observance of these standards is monitored by the mall management team through routine inspections and day to day operational oversight, or through a complaint received. Where a shortfall is identified, the mall management team raises the matter with the tenant and agrees a corrective timeline. Persistent non-compliance is escalated to the Chief Operating Officers and may be addressed under the enforcement provisions of the tenancy agreement.

Supporting Small Businesses



Small and family-run businesses are a defining feature of our Managed Assets. Wet market traders, kiosk operators and first-time retailers trade alongside local and international brands in our malls, and in many cases have done so for decades. They are part of what makes our Managed Assets a neighbourhood mall, and their presence is a commercial strength as much as a social one, since it differentiates our malls from standardised retail formats.

Of the 1,240 tenants across our portfolio, 400 are small and medium enterprises (“SMEs”), representing 32 per cent of our tenant base.

The principal obstacle for a SMEs business entering a mall is the commitment required at the outset. We address this through the leasing terms we offer. Kiosk-format space allows a micro-business to establish a presence without taking a full retail lot and is used by operators trading in perfumes and fragrance oils, festive cookies, crackers and other specialty products. Affordable rental entry points and flexible tenancy arrangements reduce the initial financial commitment, allowing a business to establish itself before scaling to a larger unit.

OPERATIONAL PERFORMANCE

Customer Experience

Our Managed Assets serve the daily needs of the communities around them, and the quality of that experience determines whether shoppers return. We monitor customer experience through visitation and demographic data captured across the portfolio, through the service requests logged by our tenants and facilities teams, and through feedback received directly at each mall. Oversight sits with the Chief Operating Officers, supported by the mall management team at each Managed Asset.

Footfall is tracked at seven of our nine Managed Assets. **Between August 2025 and June 2026, these assets recorded 28.07 million visitors, averaging 2.55 million per month. Monthly footfall remained above 2.38 million throughout the period, with the peak of 2.71 million in March 2026 during the Ramadan and festive season.**

KIPMall Tampoi's performance stood out. Following completion of the enhancement works in February 2026 and the award of provisional GreenRE Gold certification, KIPMall Tampoi peaked at 640,283 visitors in May 2026, the highest monthly footfall recorded by any asset in our portfolio across the 11 months, and closed the period at 581,309 in June 2026, 24.1% above its own 11-month average. While footfall measures visitation rather than satisfaction, an increase of this scale indicates that the enhancement works have improved the mall's relevance to the community it serves.

Shoppers may raise concerns at the customer service counter at each mall, through our feedback forms and through our social media channels. Feedback received is directed to the mall management team for assessment and action. For eight of our nine Managed Assets, operational and service requests raised by tenants and facilities teams are also logged and tracked through the **ServeDeck** platform, which provides a central record of each request and its resolution, and allows mall management team to identify recurring issues across the portfolio.

Responsible Marketing

We market our Managed Assets through festive campaigns, mall events and community programmes, delivered through social media channels. Promotional material is prepared by the advertising and promotion ("**A&P**") teams and reviewed by the complex manager before publication, with the terms and conditions of any offer, including its validity period and any limitations stated in the material itself.

Our malls are visited by families, children and elderly shoppers, and our marketing is developed with that audience in mind. Promotional content and mall events are required to be suitable for a family audience, and we carry advertising or run campaigns with child appropriate content.

Where marketing involves the collection of shopper data, personal data is collected and processed in accordance with the **Personal Data Protection Act 2010**, and consent is obtained for marketing communications.

Our marketing also supports the local businesses trading in our malls. Our Pop-Up Market and SME kiosk programmes give small and emerging businesses access to space and visibility they would not otherwise reach, and we promote these trading operators through the same channels used for our established tenants.

We received no complaints and were subject to no regulatory action concerning our marketing or advertising practices during the year.

OPERATIONAL PERFORMANCE

Access via Public Transport

Public transport accessibility contributes to the connectivity and accessibility of our Managed Assets, providing shoppers, tenants, employees and other stakeholders with alternative means of travelling to and from the malls. Accessibility influences the breadth of a mall's catchment, reduces reliance on private vehicles and supports the convenience of customers and workers who depend on public transport.

Accessibility and connectivity are assessed as part of our feasibility study of all properties we acquire, develop or refurbish. At acquisition, our due diligence includes a location assessment that examines the transport infrastructure serving the site, including the availability of bus routes and stops, road access and proximity to residential catchments. The same considerations are applied when we plan AEIs, where access points, pedestrian circulation and drop off arrangements are reviewed as part of the design.

Four Managed Assets are directly served by bus facilities located within or adjacent to the mall. These are KIPMall Bangi, KIPMall Kota Warisan, KIPMall Desa Coalfields and Dpulze Shopping Centre. Public transport provision at our remaining Managed Assets reflects the transport networks of the localities in which they are situated, and these malls are served by private vehicle access, e-hailing services and other local transport options available in their respective areas.

We will continue to treat accessibility and connectivity as a consideration in our acquisition, development and asset enhancement planning, and will engage the relevant local authorities and transport operators where opportunities arise to improve public transport access to our Managed Assets.

Disabled Persons Access

Accessible design is a baseline requirement across our portfolio. All nine Managed Assets provided dedicated facilities for persons with disabilities, comprising **19 OKU toilets and 59 OKU car park bays** in total. The level of provision at each Managed Asset is determined by its size, layout and configuration, and meets the requirements applicable to that asset.

Provision is guided by applicable Malaysian building and disability access requirements, including the Uniform Building By-Laws 1984 and the accessible design standards adopted in Malaysia. Accessibility is reviewed at each Managed Asset as part of our asset management inspections and is assessed as a matter of course whenever an AEI is planned. These reviews cover the condition and adequacy of dedicated OKU facilities as well as the accessibility of the wider physical environment, including entrances, corridors, walkways, lifts and signage.

The AEI works undertaken at KIPMall Tampoi, completed in February 2026, included the upgrading of OKU toilets, the widening of the mall entrance and the reconfiguration of accessible parking bays. At KIPMall Senawang, wider lanes and corridors were incorporated into the mall layout to ease movement for wheelchair users and shoppers with mobility needs.

Shoppers and tenants may raise accessibility concerns through the feedback channels available at each Managed Asset, including the customer service counter, our feedback forms and our social media platforms. Feedback received is directed to the mall management team for assessment and, where remedial works are required, is addressed through our maintenance and improvement programme.

Accessibility remains a continuing consideration in the management of our Managed Assets, supporting our objective of maintaining inclusive and user-friendly retail environments for all shoppers.

OPERATIONAL PERFORMANCE

Urban Regeneration

Urban regeneration is central to how we grow our portfolio. We acquire and reposition existing buildings within established suburban centres rather than developing on undeveloped land, and we retain and upgrade ageing assets rather than demolishing or divesting them.

Our Managed Assets typically sit at the centre of established neighbourhoods, where the mall is the principal source of daily necessities for surrounding households and the place of trade for small local businesses, many of which have operated there for decades. Divestment or redevelopment would displace those businesses and remove a community amenity, whereas regeneration retains both. It also extends the useful life of an existing building and avoids the demolition waste and embodied carbon that construction on a new site would generate.

This approach is applied through our AEI framework. Assets are reviewed annually against building age and condition, occupancy and tenant mix, footfall performance, energy and water efficiency, and changes in the surrounding catchment. Where an asset is identified for regeneration, a scope of works is developed covering physical upgrading, environmental performance, accessibility and tenant support, and the proposed AEI investment is submitted to the Board of Directors for approval.

Each initiative proceeds on the basis that existing tenants are retained and supported through the asset enhancement works, and the scope is informed by feedback gathered from tenants and shoppers. Outcomes are monitored after completion through footfall, occupancy and tenant retention data, and through the environmental performance of the asset.

CASE STUDY

KIPMall Tampoi

KIPMall Tampoi is the most substantial regeneration initiative we have undertaken to date. Formerly known as KIPMart Tampoi, it was established over 20 years ago as a small-scale, community-centric retail hub. Designed with a naturally ventilated, open-air concept and anchored by a wet market and essential trade offerings, it was built to serve the daily needs of its surrounding community. By the time the initiative was undertaken, the building and its services had aged and the format no longer matched the expectations of the catchment it serves.

KIP REIT incurred approximately RM13.64 million in repositioning the mall, which reopened in February 2026 as a modern neighbourhood mall while retaining the character and trade base that made it a community anchor. The existing structure was retained and upgraded in place, avoiding demolition and reconstruction and allowing the mall to continue serving its neighbourhood throughout its renewal. The initiative extended beyond physical upgrading to environmental performance, operational efficiency and the standing of the tenants who trade there.

Environmental works included the expansion of solar photovoltaic capacity, full conversion to LED lighting, the installation of a new chiller plant to improve air-conditioning performance, and improvements to ventilation and hygiene conditions in the fresh market. These works contributed to the mall achieving provisional **GreenRE Gold** certification, which recognises the environmental performance of the regenerated building and establishes KIPMall Tampoi as a benchmark for sustainable retail assets within our portfolio.

The approach taken to tenants was equally deliberate. Wet market traders and small retailers who had operated at the mall for decades were engaged throughout the process and retained rather than displaced. We worked with them to uplift operational standards, from store presentation and lighting to branding and the overall retail experience, so that businesses passed down through generations could adapt to modern retail expectations while preserving their heritage. The scope of works was itself shaped by feedback gathered from shoppers, ensuring that the improvements responded to what the community actually needed. **Retaining these traders preserved local livelihoods and the continuity of a trading community that has served the neighbourhood for a generation.**

OPERATIONAL PERFORMANCE

BEFORE



AFTER



OPERATIONAL PERFORMANCE

The repositioning also strengthened the tenant mix and the resilience of income. KIPMall Tampoi now attracts established local and international brands including Mr DIY, The Chicken Rice Shop, ZUS Coffee, CU Mart, Guardian, and Mixue, while continuing to accommodate local SMEs. This balanced tenant composition reinforces both its commercial appeal and long-term sustainability.

In May 2026, KIPMall Tampoi recorded the highest single month footfall across our portfolio and its strongest growth relative to recent trend, providing an early indication that the regeneration is delivering commercial as well as social and environmental outcomes. The renewal of the mall has restored activity to an established suburban centre and reinforced its role as the daily amenity for the surrounding community.

Net Lettable Area Performance

Net Lettable Area (sq. ft.)	FY2024	FY2025	FY2026
KIPMall Bangi	287,456	292,450	292,531
KIPMall Masai	156,791	157,531	157,467
KIPMall Kota Tinggi	78,071	78,071	78,071
KIPMall Tampoi	170,526	170,526	171,350
KIPMall Melaka	199,094	202,506	202,506
KIPMall Senawang	119,767	122,065	122,242
KIPMall Kota Warisan	191,986	192,864	206,005
KIPMall Desa Coalfields ⁽¹⁾	-	-	145,565
DPulze Shopping Centre ⁽²⁾	-	323,260	326,037
Total	1,203,691	1,539,273	1,701,774

¹ KIPMall Desa Coalfields was acquired on 22 August 2025. Data for FY2024 and FY2025 are not available.

² DPulze Shopping Centre was acquired on 12 December 2024, with data collection commencing from FY2025. Data for FY2024 are not available.

Average Occupancy Rate Performance

Average Occupancy Rate	FY2024	FY2025	FY2026
KIPMall Bangi	83.9%	87.4%	91.8%
KIPMall Masai	96.2%	97.2%	96.0%
KIPMall Kota Tinggi	91.4%	93.1%	96.5%
KIPMall Tampoi	97.4%	97.7%	95.8%
KIPMall Melaka	95.3%	98.1%	97.3%
KIPMall Senawang	62.9%	85.1%	99.0%
KIPMall Kota Warisan	99.5%	99.2%	99.6%
KIPMall Desa Coalfields ⁽³⁾	-	-	99.2%
DPulze Shopping Centre ⁽⁴⁾	-	99.7%	99.6%

³ KIPMall Desa Coalfields was acquired on 22 August 2025. Data for FY2024 and FY2025 are not available.

⁴ DPulze Shopping Centre was acquired on 12 December 2024, with data collection commencing from FY2025. Data for FY2024 are not available.

CLIMATE RESILIENCE

TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES

Climate change has a direct bearing on the performance of KIP REIT's portfolio. Our Managed Assets are located in Peninsular Malaysia, in areas exposed to intensifying rainfall, flooding and heat stress. Climate-related risk therefore forms part of how we manage our assets, our tenant relationships and our capital.

The **Climate Risk Country Profile: Malaysia** published by the **World Bank Group** and the Asian Development Bank identifies flooding as the natural hazard causing the greatest damage in Malaysia, with the frequency and severity of flood events having increased in recent decades and projected to increase further. Under the highest emissions pathway, average temperatures in Malaysia are projected to rise by approximately 3.11°C by the 2090s, with more intense extreme rainfall and more frequent heatwaves.

For a retail REIT, these hazards give rise to property damage and repair costs, business interruption and loss of rental income, higher insurance premiums, and increased maintenance and cooling requirements. Over a longer horizon, assets that do not meet market and regulatory expectations may face weaker tenant demand and lower valuations. The transition to a low-carbon economy also presents opportunities, including reduced operating costs, tenant demand for energy-efficient space, and access to sustainability-linked financing.

KIP REIT is committed to aligning its climate-related disclosures with the recommendations of the Financial Stability Board's Task Force on Climate-related Financial Disclosures ("**TCFD**"). We began reporting against the TCFD recommendations in FY2024. This section constitutes KIP REIT's TCFD-aligned disclosure for FY2026 and is presented under the four recommended pillars of Governance, Strategy, Risk Management, and Metrics and Targets.

As a Group 2 entity under the **National Sustainability Reporting Framework ("NSRF")**, KIP REIT will report in accordance with **IFRS S2 Climate-related Disclosures** from FY2027.

GOVERNANCE

KIP REIT applies a three-tier sustainability governance structure comprising the Board of Directors, the Sustainability Steering Committee ("**SSC**") and the Sustainability Working Group ("**SWG**"). The structure sets out responsibility for climate-related matters at each level and the reporting lines between them.

Board Oversight of Climate-Related Risks and Opportunities

The Board of Directors holds ultimate responsibility for the oversight of climate-related risks and opportunities. Ms. Valerie Ong, the Executive Director / Chief Executive Officer of the REIT Manager, has named responsibility for climate-related matters at Board level. She also chairs the SSC, providing a direct link between Board oversight and management execution.

OUR COMMITMENT

We are committed to embedding climate-related risks and opportunities into how we manage our assets, engage our tenants and allocate capital, and to reporting on them transparently as we transition from TCFD-aligned disclosure to IFRS S2.

UN SDGS



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The responsibilities of the Board of Directors are as follows:

Area	Board Responsibilities
Strategic direction and policy approval	- Reviewing and approving KIP REIT's climate strategy, including the decarbonisation strategies - Approving climate-related policies - Setting enterprise-wide climate targets and key performance indicators - Ensuring alignment with Bursa Malaysia's Main Market Listing Requirements, the NSRF and investor expectations
Risk oversight and capital allocation	- Overseeing the integration of climate-related risks into business strategy and asset management decisions - Approving capital expenditure for climate adaptation and mitigation - Considering climate-related risks in the evaluation and approval of proposed acquisitions and divestments of the assets - Evaluating the effectiveness of the risk management framework as applied to climate-related risks
Performance monitoring and accountability	- Receiving reports on greenhouse gas ("GHG") emissions, energy performance and climate risk exposure - Monitoring progress against approved targets and directing corrective action where required - Approving climate-related disclosures for external reporting

The Audit and Risk Management Committee ("ARMC") supports the Board of Directors by reviewing the risk register maintained under the Enterprise Risk Management ("ERM") framework, within which climate-related risks are identified, assessed and monitored. Climate-related risks that are assessed as material are escalated to the Board.

During FY2026, the Board's consideration of climate-related matters included:

- the FY2026 climate targets and review of the climate risk register
- approval of capital expenditure for the chiller and solar initiatives
- approval of the climate-related disclosures in this SR2026

Sustainability Steering Committee

The SSC is chaired by the Executive Director / Chief Executive Officer and comprises the Chief Legal Officer, the Chief Financial Officer, and the Chief Operating Officer, Southern Region. The SSC reports to the Board on a quarterly basis and is the management body with primary responsibility for assessing and managing climate-related risks and opportunities. Its responsibilities are to:

- develop implementation plans for climate-related policies and strategies approved by the Board
- establish operational guidelines and monitoring systems to track performance against climate targets
- evaluate and prioritise climate-related capital expenditure proposals, including energy efficiency retrofits and renewable energy installations
- monitor the return on investment of climate-related capital expenditure

The SSC is informed through quarterly performance reporting from the SWG, asset-level monitoring of energy, water and waste consumption, and periodic review of the climate risk register.

CLIMATE RESILIENCE

Sustainability Working Group

The SWG is led by the Assistant Manager, Legal and Sustainability and comprises the Chief Operating Officer, the Central and Northern Region, the senior shopping complex manager and the group human resources manager. It is responsible for day-to-day implementation across the portfolio. Its responsibilities are to:

- conduct climate risk assessments for each Managed Asset, covering flood exposure, temperature stress and extreme weather events
- implement adaptation measures, including infrastructure resilience works and emergency preparedness protocols
- monitor regulatory developments and manage transition risk at asset level
- collect, analyse and report environmental performance data, including GHG emissions, energy consumption, water usage and waste
- support the independent limited assurance process over reported environmental data

Reporting Cycle

Frequency	Reporting Line	Coverage
Quarterly	SWG to SSC	Sustainability performance metrics and emerging climate-related risks
Quarterly	SSC to Board	Progress against targets and material climate-related developments
Annually	Board	Approval of climate-related disclosures in the sustainability report

The governance structure is reviewed annually to confirm that it remains adequate as climate-related risks, regulatory requirements and market expectations develop.

Remuneration Linked to Climate Performance

KIP REIT links climate performance to remuneration through collective scorecards applied to the Executive Directors, senior management and each operational department. Performance against scorecard KPIs determines the funding and distribution of the annual bonus pool for each department, creating a direct link between climate performance and performance-linked compensation.

The remuneration of the Executive Director / Chief Executive Officer incorporates climate change performance. Climate change performance is also incorporated into the remuneration of the Chief Operating Officers. Progress towards KIP REIT's GHG emissions reduction target and its building energy intensity ("BEI") reduction target are key performance indicators within these scorecard arrangements.

Climate-related KPIs assigned at departmental level are set out below:

Department	Climate-related KPIs
Operations	• Reduce GHG emissions • Reduce energy consumption • Reduce water consumption • Reduce total waste generated • Increase waste recycling rate
Sustainability	• Establish IFRS S2 reporting readiness, including gap analysis of current disclosures against IFRS S2 requirements, development of the supporting data governance and methodology, and preparation of KIP REIT's first climate-related disclosures
Finance	• Quantify the current and anticipated financial effects of climate-related risks and opportunities on KIP REIT's financial position, financial performance and cash flows
Human Resources	• Increase sustainability and climate-related training hours delivered

CLIMATE RESILIENCE

Industry Participation on Climate-Related Issues

KIP REIT participates in external organisations and initiatives dedicated to climate-related issues. Participation supports our access to technical guidance, keeps us informed of developments in climate policy and disclosure practice, and allows us to contribute to industry dialogue on the decarbonisation of the Malaysian built environment.

KIP REIT has been a member of the CEO Action Network (“**CAN**”) since 2024, a peer-to-peer network of Malaysian chief executives and senior leaders focused on climate action, sustainability advocacy and capacity building. KIP REIT is represented by the Executive Director / Chief Executive Officer.

During FY2026, our participation in CAN initiatives included carbon market instruments, including carbon credits, the Green Electricity Tariff (“**GET**”) and Renewable Energy Certificates (“**RECs**”), waste valorisation and circular economy practices, the FTSE4Good assessment methodology, and the NSRF. These sessions inform our waste management approach, and our readiness for IFRS S2 reporting from FY2027.

STRATEGY

Climate Scenario Analysis

KIP REIT has conducted climate scenario analysis across its portfolio, assessing our Managed Assets against three scenarios published by the **Network for Greening the Financial System** (“**NGFS**”) that span an orderly transition, a disorderly transition and a higher-warming outcome:

Net Zero Target 2050 (“NZZ2050”)	Divergent Net Zero 2050 (“DNZZ2050”)	Nationally Determined Contributions (“NDCs”)
1.4°C	1.4°C	2.6°C
An orderly transition in which ambitious climate policy is introduced early and tightened gradually, supported by rapid deployment of clean technology and comprehensive carbon pricing, achieving global net zero by 2050. Physical risk is contained. Transition risk is elevated but predictable: demand for energy-efficient and certified space rises, and assets that cannot meet market expectations face the greatest exposure.	A disorderly transition that also achieves net zero by 2050, but at higher cost because policies are introduced divergently across sectors and jurisdictions and fossil fuels are phased out more rapidly. Compliance costs, carbon prices and technology costs are less predictable, and the period available for retrofit is compressed. This scenario represents the highest transition risk to KIP REIT.	A higher-warming pathway in which countries implement their pledged commitments under the Paris Agreement but no further policy acceleration occurs. Transition risk moderates, while physical risk is materially higher, including more frequent and severe flooding, extreme rainfall, heat stress and coastal inundation affecting the portfolio.

CLIMATE RESILIENCE

Risk levels:  None  Low  Moderate  Significant  Severe

Time horizons:  Short-term to 2030  Medium-term 2030–2040  Long-term 2040–2050

Physical Risks

Primary Risk Driver	Potential Impact	Horizon	NZT2050	DNZ2050	NDCs	Mitigation Measures
Pluvial (flash) flooding and extreme rainfall	- Inundation of car parks, ground-floor retail lots and plant rooms - Water seepage and accelerated deterioration of building fabric - Repair costs, temporary closure and loss of rental income	  				- Upgrade and maintain surface drainage, sump pumps and waterproofing at exposed assets - Install flood barriers at vulnerable entry points and relocate critical plant above flood level where practicable - Maintain and test flood emergency response plans, including tenant notification and asset shutdown protocols
Fluvial flooding	- Exposure of assets in river flood zones to more severe flood events - Increasing repair expenses and business interruption	 				- Install flood gates and drainage infrastructure where required - Assess platform levels against updated flood maps for all redevelopment and asset enhancement works - Conduct regular flood emergency drills
Coastal flooding and sea level rise	- Progressive sea level rise and storm surge affecting assets located near the coastline - Increasing capital cost of flood defence and, over the long term, affecting insurability and valuation	 				- Monitor national coastal adaptation programmes and updated inundation mapping - Factor coastal exposure into acquisition due diligence and insurance renewal
Extreme heat	- Higher cooling load and electricity cost - Increased chiller maintenance and earlier plant replacement - Health and comfort risk to employees, tenants and shoppers	  				Maintain air-cooling systems and generators to suit changing climate conditions
Water stress and supply disruption	- Interruption to mall operations, sanitation and food and beverage tenants arising from unplanned municipal supply disruption - Cost of alternative supply	 				- Install water-efficient fittings - Maintain on-site storage capacity

CLIMATE RESILIENCE

Transition Risks

Primary Risk Driver	Potential Impact	Horizon	NZT2050	DNZ2050	NDCs	Mitigation Measures
Regulatory requirements	- Increasing compliance cost arising from mandatory climate disclosure under IFRS S1 and S2, environmental standards and building efficiency requirements - Risk of restatement or qualified assurance	 				- Review regulatory compliance regularly and adapt operations and reporting practices in a timely manner - Build internal data governance and assurance capability ahead of IFRS S2 reporting in FY2027 - Engage with regulators, industry bodies and local authorities on evolving requirements
Carbon pricing	Direct cost exposure in the event a carbon price is introduced in Malaysia, and indirect exposure through electricity tariffs, affecting operating cost for KIP REIT and tenants	 				- Reduce exposure through energy efficiency upgrades and the expansion of on-site solar capacity - Monitor developments in Malaysian carbon pricing policy and the domestic carbon market
Cost and availability of low-carbon technology	Capital cost and supply constraints affecting chiller replacement, solar installation, building management systems and metering	 				- Sequence low-carbon capital expenditure through the asset enhancement initiative programme rather than as unplanned replacement - Assess technology options at asset level before commitment - Build internal technical capability
Change in tenant demand	Assets that do not meet tenant sustainability expectations face higher vacancy, weaker rental growth and retrofit cost to remain competitive	  				- Pursue green building certification for selected assets - Engage tenants through surveys and feedback channels to understand sustainability requirements - Introduce green lease provisions to align landlord and tenant efficiency objectives
Investor expectations and access to capital	Perceived inadequacy of climate performance may affect investor confidence, index inclusion and the cost and availability of capital	 				- Report climate performance transparently against recognised frameworks and obtain independent assurance over key indicators - Maintain regular engagement with unitholders and analysts on climate strategy and progress

CLIMATE RESILIENCE

Primary Risk Driver	Potential Impact	Horizon	NZT2050	DNZ2050	NDCs	Mitigation Measures
Asset obsolescence	Over the long term, assets that cannot be economically decarbonised may face reduced marketability and downward pressure on valuation					- Incorporate climate and energy performance into acquisition, divestment and asset enhancement decisions - Maintain an asset-level decarbonisation pathway supported by metered energy data

Climate-Related Opportunities

Opportunity	Type	Horizon	Potential Benefit
Energy efficiency retrofits	Resource efficiency	Short, Medium	Reduce electricity consumption and operating cost, lower building energy intensity, and reduce GHG Scope 2 emissions.
Solar PV upgrades	Energy source	Short, Medium	Access to on-site solar generation, reduce GHG Scope 2 emissions, and manage exposure to tariff and carbon cost increases.
Sustainability-linked financing	Access to capital	Short, Medium	Potential margin benefit and a broader investor base where performance against agreed sustainability targets is met.

Climate Adaptation Measures Implemented

Measures	Climate Risk Addressed	Status
Installation of water-efficient fittings	Water Stress	4 Managed Assets have completed.
Chiller retrofit and replacement works	Extreme heat and cooling load	8 Managed Assets completed in July 2026.
Solar photovoltaic capacity upgrades	Energy cost and carbon price exposure	KIPMall Tampoi completed in November 2025 and KIPMall Masai completed in July 2025.
LED lighting replacement	Energy cost and carbon price exposure	8 Managed Assets have completed.

Impact on Business, Strategy and Financial Planning

The outcomes of the scenario analysis inform how KIP REIT allocates capital, plans asset enhancement works, assesses acquisitions and arranges insurance. Climate-related capital expenditure is delivered through the asset enhancement initiative programme rather than as unplanned replacement, and priority is given to the risk drivers assessed as most material: cooling load, energy cost and flood exposure.

Electricity is the largest single utility cost across the portfolio, and energy efficiency and solar capacity works reduce both operating cost and exposure to future tariff increases and carbon pricing. Physical climate exposure is assessed in acquisition due diligence, and property damage and business interruption cover is reviewed annually against updated exposure data.

CLIMATE RESILIENCE

Resilience of the Strategy

Under NZT2050, physical risk remains low and the principal exposure is the cost of meeting rising regulatory and market expectations. Our energy efficiency retrofit works, solar capacity expansion and IFRS S2 readiness work allow this cost to be absorbed through planned capital expenditure.

Under DNZ2050, the same transition occurs on a compressed and less predictable timetable, and this scenario presents the highest transition risk to KIP REIT. Our response is to sequence decarbonisation capital expenditure early through the asset enhancement initiative programme, so that the portfolio is not dependent on a compressed retrofit window.

Under NDCs, transition risk moderates but physical risk becomes the dominant exposure, particularly flash flooding, coastal inundation and heat-driven cooling cost. Our response is asset-level resilience investment, emergency response planning, and the incorporation of physical climate exposure into acquisition and insurance decisions.

KIP REIT considers the portfolio to be resilient in the short and medium term under all three scenarios, on the basis that no risk driver is currently assessed above Significant and that identified mitigation measures fall within our planned capital expenditure capacity. Long-term resilience, particularly at coastally exposed assets under a higher-warming pathway, depends on the effectiveness of adaptation measures and on national coastal adaptation programmes.

RISK MANAGEMENT

Identifying and Assessing Climate-Related Risks

Climate-related risks are identified through scenario analysis across the three NGFS scenarios set out in the Strategy section, asset-level assessments conducted by the SWG covering flood exposure, and continuing monitoring of regulatory and market developments.

Each risk is rated for likelihood and impact on a five-point scale of None, Low, Moderate, Significant and Severe, across each scenario and time horizon. Impact is assessed by reference to asset damage and repair cost, business interruption and loss of rental income, compliance and insurance cost.

Managing Climate-Related Risks

Risks assessed as material are prioritised by the SSC and addressed through defined mitigation measures, as set out in the Strategy section. Risks that can be reduced economically are mitigated through capital or operational measures, residual physical risk is transferred through insurance, and risks that cannot be mitigated or transferred are monitored and reassessed each cycle. Climate-related capital expenditure is evaluated by the SSC, recommended to the Board of Directors and delivered through the asset enhancement initiative programme. Progress is reported quarterly by the SWG to the SSC and by the SSC to the Board of Directors.

Integration into Enterprise Risk Management

Climate-related risks are managed within KIP REIT's ERM framework. Climate-related risks are recorded in the same risk register as operational, financial, regulatory and strategic risks and are subject to the same assessment, escalation and reporting requirements, allowing climate exposure to be considered alongside other principal risks in strategic and capital decisions. The ARMC reviews the risk register, including climate-related entries, and reports to the Board of Directors.

CLIMATE RESILIENCE

METRICS AND TARGETS

Metrics

KIP REIT measures the following climate-related metrics across the nine Managed Assets:

Category	Metric	Unit	Reporting Boundary
Emissions	GHG Scope 1: direct emissions	tCO ₂ e	REIT Manager and Service Provider
	GHG Scope 2: purchased electricity (location-based)	tCO ₂ e	KL Headquarter Office and all nine Managed Assets
	GHG Scope 2: emissions intensity	tCO ₂ e/m ²	All nine Managed Assets
	GHG Scope 3: employee commuting and business travel	tCO ₂ e	REIT Manager and Service Provider
Energy	Grid electricity consumption	GJ	All nine Managed Assets
	On-site Solar PV generation	GJ	All nine Managed Assets
Water	Water consumption	m ³	All nine Managed Assets
	Water intensity	m ³ /m ²	All nine Managed Assets
Waste	Total waste generated	tonne	All nine Managed Assets
	Waste disposed to landfill	tonne	All nine Managed Assets
	Waste diverted from landfill	tonne and %	All nine Managed Assets

KIPMall Desa Coalfields and DPulze Shopping Centre are included in the reporting boundary for the first time in FY2026, on a full twelve-month basis. Prior year comparatives do not include these assets.

Scope 3 currently covers employee commuting and business travel only. Emissions associated with tenant energy consumption, which represent the most significant Scope 3 category for a retail REIT, will be reported starting from FY2027.

Targets

Performance Area	Target	Baseline
GHG emissions (Scope 1 and 2)	Minimum 1% reduction per annum	Prior financial year
Energy consumption	Minimum 1% reduction per annum, excluding tenant consumption	Prior financial year
Water consumption	Minimum 1% reduction per annum, excluding tenant consumption	Prior financial year
Waste	Reduce waste disposed to landfill by 1% and increase waste diverted from disposal by 1% per annum	Prior financial year

All targets run over the period FY2025 to FY2030 and are measured against the prior financial year.

CLIMATE RESILIENCE

Performance Against Targets

Performance Area	FY2025	FY2026	Change %	Target Achieved
GHG Scope 1 Emissions	14.45 tCO ₂ e	13.47 tCO ₂ e	-7%	Yes
GHG Scope 2 Emissions	6,964 tCO ₂ e	10,254 tCO ₂ e	+47%	No
Total Energy Consumption	49,972 GJ	61,354 GJ	+23%	No ⁽¹⁾
Water Consumption	216,576 m ³	304,281 m ³	+40%	No ⁽²⁾
Waste Disposed to Landfill	5,247 tonne	7,112.06 tonne	+36%	No ⁽³⁾
Waste Diverted from Disposal	195.77 tonne	313.78 tonne	+60%	Yes ⁽⁴⁾

¹ Refer to page 56 for data analysis.

² Refer to page 70 for data analysis.

³ Refer to page 78 for data analysis.

⁴ Refer to page 79 for data analysis.

KEY SUSTAINABILITY POLICIES



Sustainability Policy



Materiality Assessment and Sustainability Management Procedure Policy



Climate Risk Policy



Energy Management Policy



Waste Management Policy

4**ENERGY EFFICIENCY
AND GHG MANAGEMENT**

KIP REIT recognises that energy is essential to the daily operation of our Managed Assets, supporting building systems, air-conditioning, lighting and other critical services. Purchased electricity is the principal source of our greenhouse gas (“**GHG**”) emissions, and the manner in which we consume energy is accordingly material to our environmental performance. Energy supply disruption and inefficient energy management may in turn affect operational continuity, increase operating costs and contribute to higher GHG emissions.

We are committed to reducing energy consumption and improving energy efficiency across our Managed Assets, to increasing the proportion of energy sourced from renewable generation, and to reducing the GHG emissions associated with our operations, in support of operational resilience and the transition towards a lower-carbon portfolio.

This commitment applies to all Managed Assets under our operational control and is given effect through our Energy Management Policy, which is approved by the Board of Directors and reviewed as and when necessary, and in any event where regulatory developments or operational experience require revision. Implementation is the responsibility of our mall management teams at asset level, supported by our sustainability function, and energy performance is monitored on an ongoing basis and reported through our sustainability governance structure to the Board of Directors.

Our approach embeds energy efficiency and emissions reduction into the operation and maintenance of our Managed Assets. We continue to expand solar photovoltaic (“**PV**”) capacity to increase the proportion of renewable energy consumed across the portfolio, upgrade chiller plant to improve the efficiency of air-conditioning systems, and progressively replace conventional lighting with energy-efficient light-emitting diode (“**LED**”) fittings. We also provide electric vehicle (“**EV**”) charging facilities at selected Managed Assets to support the transition towards lower-carbon mobility for our shoppers and tenants. This commitment is supported by quantified energy and emissions reduction targets, against which performance is measured and disclosed.

Managing Environmental Issues Arising from Tenant Operations

KIP REIT recognises that the environmental impacts associated with our Managed Assets extend beyond landlord-controlled operations and also arise from tenant activities, including electricity and water consumption, air-conditioning demand, waste generation and the conduct of fit-out works. Our property portfolio management approach therefore addresses environmental issues arising from tenant operations across all Managed Assets under our operational control. These requirements are given effect through our **Portfolio Management Policy**, tenancy documentation, and fit-out and operational guidelines issued to tenants, and are reinforced through ongoing engagement by our mall management teams.

Energy use

Electricity consumption is monitored through sub-meters installed across relevant building systems and tenant premises, enabling our property management teams to track consumption, identify material changes in energy use and engage tenants where consumption deviates from expected levels. We require tenants to observe operating parameters for air-conditioning and lighting within common and demised areas, and promote responsible energy practices to manage electricity demand and avoid unnecessary consumption, which would otherwise contribute to higher operating costs and GHG emissions.

OUR COMMITMENT

UN SDGS

We are committed to reducing energy consumption and improving energy efficiency across our Managed Assets, increasing the proportion of energy sourced from renewable generation, and reducing the greenhouse gas emissions arising from our operations.



GRI | 3-3, 302-1, 305-1, 305-2, 305-3, 305-4

Climate change

Climate-related considerations are incorporated into our property management and risk assessment processes, including climate-related stress testing of our Managed Assets to assess potential impacts on operational resilience and on tenant business continuity. Physical and transition risks identified through this process inform asset maintenance planning, capital expenditure prioritisation and engagement with tenants on preparedness measures. Further information is set out in the Climate Resilience section.

Water use

Water consumption attributable to tenant operations is monitored through sub-metering and reconciled against utility invoices, enabling early detection of leakage and of consumption inconsistent with the nature of the tenant's business, in particular food and beverage operations with higher water requirements. Water-efficient sanitary fittings are progressively installed across our Managed Assets, and tenants are engaged on responsible water use within their premises. Further information is set out in the Water Stewardship section.

Building Management and Energy Monitoring Systems

Building management and energy monitoring systems are in place at all nine Managed Assets, providing continuous visibility of energy performance across the assets under our operational control. These systems provide our property management teams with operational data on energy consumption and system efficiency, enabling early detection of abnormal consumption, identification of inefficiencies, optimisation of plant operation and verification of savings achieved through our energy efficiency initiatives.

Air-conditioning represents the most significant component of energy consumption at our Managed Assets. AI-enabled chiller plant management systems have accordingly been implemented at eight Managed Assets in conjunction with chiller plant retrofit works undertaken with our energy services provider, KJ Technical Services Sdn Bhd ("KJTS"). These systems continuously monitor key operating parameters, including cooling load, power consumption and plant efficiency measured in kilowatts per refrigeration tonne ("kW/RT").

Performance at these eight assets is monitored on a real-time basis, 24 hours a day and seven days a week, through a centralised command centre supported by artificial intelligence enabled analytics and a dedicated team of engineers providing round-the-clock oversight. Plant performance is analysed against prevailing cooling demand and contracted efficiency parameters, with analytics-driven controls supporting the optimisation of chiller sequencing, scheduling and overall plant operation. Any performance deviation or abnormal operating condition is promptly identified, investigated and addressed through corrective action, maintaining energy efficiency and reliable cooling performance across these assets.

DPulze Shopping Centre operates a building management system providing centralised monitoring and control of air-conditioning across the asset, with plant operation scheduled by zone and trading hours to align cooling supply with occupancy and demand.

ENERGY EFFICIENCY AND GHG MANAGEMENT



KIPMall Masai

30% reduction in grid electricity consumption
1,709 GJ saved

FY2026: 4,004 GJ
FY2025: 5,713 GJ

KIPMall Kota Tinggi

22% reduction in grid electricity consumption
358 GJ saved

FY2026: 1,289 GJ
FY2025: 1,647 GJ

KIPMall Kota Warisan

4% reduction in grid electricity consumption
310 GJ saved

FY2026: 6,789 GJ
FY2025: 7,099 GJ



Total Energy Consumption

FY2026: 61,354 GJ
FY2025: 49,972 GJ



Total Fuel Consumption

FY2026: 225 GJ
FY2025: 219 GJ



Portfolio-wide Energy Mix Grid Electricity / Solar PV

FY2026: 82% / 18%
FY2025: 65% / 35%



GHG Scope 2 Emissions

FY2026: 10,254 tCO₂e
FY2025: 6,964 tCO₂e



GHG Scope 1 and 2 Emissions

FY2026: 10,267.47 tCO₂e
FY2025: 6,978.45 tCO₂e



FY2027 Portfolio-wide Target

1% reduction in grid electricity consumption against FY2026



Short Term (5 years) Target

5% reduction in GHG Scope 2 emissions intensity



Total Grid Electricity Consumption

FY2026: 49,882 GJ
FY2025: 32,537 GJ



Total Solar PV Generated

FY2026: 20,500 GJ
FY2025: 17,216 GJ



GHG Scope 1 Emissions

FY2026: 13.47 tCO₂e
FY2025: 14.45 tCO₂e



GHG Scope 3 Emissions (Category 6 and 7)

FY2026: 201.42 tCO₂e
FY2025: 168.61 tCO₂e



GHG Scope 1, 2 and 3 Emissions

FY2026: 10,468.89 tCO₂e
FY2025: 7,147.06 tCO₂e



FY2027 Portfolio-wide Target

1% reduction in GHG Scope 2 emissions against FY2026



Long Term (10 years) Target

10% reduction in GHG Scope 2 emissions intensity

ENERGY EFFICIENCY AND GHG MANAGEMENT

Smart Metering

Energy consumption at all nine Managed Assets is measured through a two-tier metering arrangement. Incoming electricity supply at each of our nine Managed Assets is measured through the main meter installed by Tenaga Nasional Berhad (“TNB”), which establishes total consumption at asset level and forms the basis of our utility billing. Consumption within each retail lot is measured through dedicated sub-meters installed at every tenant premises, enabling consumption to be attributed to individual tenants and recovered accordingly.

Sub-meter readings are recorded monthly by our facilities teams and consolidated for review, providing consumption data at asset and tenant level across the portfolio. Landlord-controlled consumption at common areas and building systems is derived by reference to the difference between asset-level and aggregate tenant consumption, and is reconciled against utility invoices as part of our monthly performance monitoring.

Chiller plant, which represents the most significant component of energy consumption at our Managed Assets, is metered on an automated basis at the eight assets served by our AI-enabled chiller plant management systems, with power consumption, cooling load and plant efficiency recorded at interval level and transmitted continuously to the centralised command centre.

This arrangement enables our property management teams to attribute consumption at asset, system and tenant level, monitor consumption trends month on month, and identify anomalies indicating equipment faults, inefficient operation or consumption inconsistent with the nature of a tenant’s business. Material deviations are investigated and addressed, and persistent variances are raised with the tenant concerned.

Green Building Certification

KIP REIT’s portfolio comprises 13 retail assets, of which nine are Managed Assets under our operational control. We pursue green building certification in respect of our Managed Assets, and we adopt GreenRE as the framework for certification across our Managed Assets. GreenRE is the green building certification system developed by the Real Estate and Housing Developers’ Association Malaysia and is recognised as a national certification standard, providing an independent measure of building performance.

KIPMall Tampoi was awarded **Provisional Gold certification** under the GreenRE Existing Non-Residential category in December 2025. As at 30 June 2026, one of our nine Managed Assets held GreenRE certification, representing 11% of our Managed Assets and 8% of our 13 retail assets.

Subsequent to the financial year end, **KIPMall Bangi** was awarded **Gold certification** under the GreenRE Existing Non-Residential category, together with **Platinum Energy certification** under the GreenRE Energy category, in August 2026. As at 31 August 2026, two of our nine Managed Assets hold GreenRE certification, representing 22% of our Managed Assets and 15% of our 13 retail assets.

Certification Targets and Performance

We target GreenRE certification of **3 Managed Assets** and **1 retail asset under master lease**, representing 33% of our nine Managed Assets and 31% of our 13 retail assets, by FY2029.

We previously targeted certification of KIPMall Bangi and KIPMall Tampoi by FY2026. Provisional certification of KIPMall Tampoi was achieved within the financial year in December 2025, while certification of KIPMall Bangi was achieved in August 2026 after extended assessment and verification timelines. The target was therefore not met in full within FY2026, and was completed shortly after the close of the financial year.

Certification of the remaining Managed Assets will be prioritised having regard to asset age, the scope of planned asset enhancement works and the cost of the building improvements required to meet certification criteria. KIPMall Tampoi is expected to progress from provisional to full certification by FY2027.

ENERGY EFFICIENCY AND GHG MANAGEMENT

Energy Efficiency Key Initiative 1

Expansion of Solar PV Capacity

Electricity purchased from the grid is the principal source of energy consumption at our Managed Assets and the principal source of our Scope 2 GHG emissions. Demand is driven largely by air-conditioning and the building systems operating throughout trading hours. Generating renewable electricity on site reduces our reliance on grid supply, lowers our carbon emissions and provides a measure of protection against tariff volatility.

KIP REIT has progressively deployed rooftop PV systems across our Managed Assets since 2019. The initial phase assessed technical feasibility, projected energy cost savings and integration with existing building infrastructure to ensure appropriate standards of design, installation and regulatory compliance. Deployment has been supported by the Net Energy Metering programme administered by the Sustainable Energy Development Authority, which enables electricity generated in excess of on site demand to be exported to the grid.

Solar PV systems are installed at eight of our nine Managed Assets, with an aggregate installed capacity of 5,102.53 kWp. DPulse Shopping Centre is not equipped with a solar PV system, as the available rooftop area is insufficient to accommodate an installation of viable scale.

Solar generation is monitored alongside grid consumption through our solar energy monitoring systems, enabling generation performance to be tracked against expected output and integrated into asset level energy reporting rather than assessed in isolation.

Enhancement at KIPMall Masai and KIPMall Tampoi

During the financial year, we expanded the solar PV systems at KIPMall Masai and KIPMall Tampoi through the installation of additional panels of 454.27 kWp and 144.6 kWp respectively, increasing total installed capacity at the two assets to 882.47 kWp and 649.6 kWp.

In FY2026, solar energy generated on site less any amount exported to the grid, amounted to 5,694 MWh or 20,500 GJ. This also represented 12% of total energy consumption across our nine Managed Assets, comprising purchased grid electricity and solar PV consumed, and covers both landlord and tenant consumption.



KIPMall Bangi

325.65 kWp



KIPMall Masai

428.2 kWp (Main Solar PV system)
165.1 kWp, 289.17kWp (Additional Solar PV system)

ENERGY EFFICIENCY AND GHG MANAGEMENT



KIPMall Kota Tinggi

210.6 kWp



KIPMall Tampoi

505 kWp (Main Solar PV system)
144.6 kWp (Additional Solar PV system)



KIPMall Melaka

1101.01 kWp



KIPMall Senawang

425.1 kWp



KIPMall Kota Warisan

957 kWp



KIPMall Desa Coalfields

551.1 kWp

ENERGY EFFICIENCY AND GHG MANAGEMENT

Energy Efficiency Key Initiative 2

Chiller Plant Upgrades and Optimisation

Air-conditioning is the single largest component of electricity consumption at our Managed Assets, reflecting the cooling load required to maintain comfortable conditions across large retail floor areas throughout trading hours in a tropical climate. The efficiency of chiller plant therefore has a direct and material effect on our energy consumption, operating costs and Scope 2 GHG emissions.

Chiller plant at eight of our nine Managed Assets has been retrofitted and optimised in conjunction with KJTS, improving the efficiency with which chilled water is produced and reducing the electricity required to meet a given cooling load. The works were undertaken on a zero capital expenditure basis, with efficiency performance contracted against defined parameters.

Chiller plant electricity consumption is measured independently at eight Managed Assets through a dedicated certified power meter, enabling plant efficiency, expressed in kW/RT, to be verified against contracted performance parameters and tracked on a monthly basis. Performance is monitored continuously through the centralised command centre described in the preceding section, with deviations investigated and corrective action taken.



Energy Efficiency Key Initiative 3

LED Lighting Replacement

Lighting operates throughout trading hours across retail floors, common areas, carparks and external signage, and is a significant component of electricity consumption at our Managed Assets. Conventional fittings consume substantially more electricity than modern equivalents for the same illumination level, increasing both operating costs and the Scope 2 emissions associated with grid supplied electricity.

Since 2018, we have progressively replaced conventional lighting at our Managed Assets with energy-efficient LED fittings across common areas, carparks and signage. DPulze Shopping Centre has been fitted with LED lighting since its construction and accordingly did not require retrofitting. The replacement programme was completed at KIPMall Tampoi, KIPMall Masai and KIPMall Kota Tinggi in 2019, at KIPMall Bangi and KIPMall Senawang in 2024, and at KIPMall Melaka in 2025. Works are in progress at KIPMall Kota Warisan.

The replacement of neon, fluorescent and metal halide fittings with LED equivalents typically reduces electricity consumption for the fittings concerned by between 50% and 75%, depending on the technology replaced. LED fittings also have longer operating lives, reducing replacement frequency and associated maintenance costs, and deliver improved illumination levels across common areas and carparks, which supports both visitor experience and safety.

ENERGY EFFICIENCY AND GHG MANAGEMENT

Energy Efficiency Key Initiative 4

Electric Vehicle Charging Infrastructure

KIP REIT supports the transition towards lower-carbon mobility by providing EV charging infrastructure at seven of our nine Managed Assets. Transport is a significant source of emissions in Malaysia, and shopping centres are well placed to support EV adoption by offering charging during the periods visitors are at our Managed Assets.

At KIPMall Bangi, KIPMall Kota Tinggi, KIPMall Kota Warisan, KIPMall Masai, KIPMall Melaka and KIPMall Tampoi, EV charging infrastructure is provided through a zero capital expenditure partnership with Carput Zap Network Sdn Bhd, with two to three charging bays at each asset.



At DPulze Shopping Centre, charging is provided through a separate arrangement with Green EV Charge Sdn Bhd, together with electric bicycle charging facilities provided through Tenaga Alam Sekitar Kita (M) Sdn Bhd. KIPMall Senawang and KIPMall Desa Coalfields are not currently equipped with EV charging facilities.

The zero capital expenditure structure allows charging infrastructure to be deployed without capital outlay by KIP REIT, with installation, operation and maintenance undertaken by the relevant operators.

Utilisation

Electricity delivered through EV charging facilities across our Managed Assets in FY2026 is set out below:

Managed Assets	EV Consumption (kWh)
KIPMall Bangi	13,093.83
KIPMall Kota Tinggi	7,162.97
KIPMall Kota Warisan	21,299.60
KIPMall Masai	4,864.22
KIPMall Melaka	12,401.90
KIPMall Tampoi	9,222.72
DPulze Shopping Centre	37,242.79
TOTAL	105,288.03

Total electricity delivered through EV charging facilities was 105,288.03 kWh in FY2026, compared with 11,811 kWh over a nine-month period in FY2025, reflecting both a full year of operation and increasing utilisation across the portfolio. DPulze Shopping Centre and KIPMall Kota Warisan recorded the highest utilisation, at 37,242.79 kWh and 21,299.60 kWh respectively.



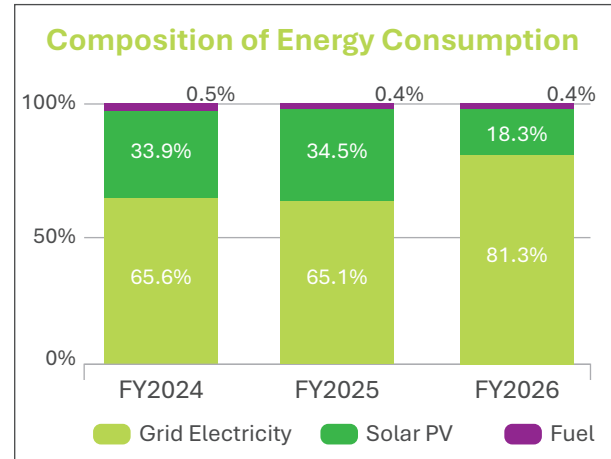
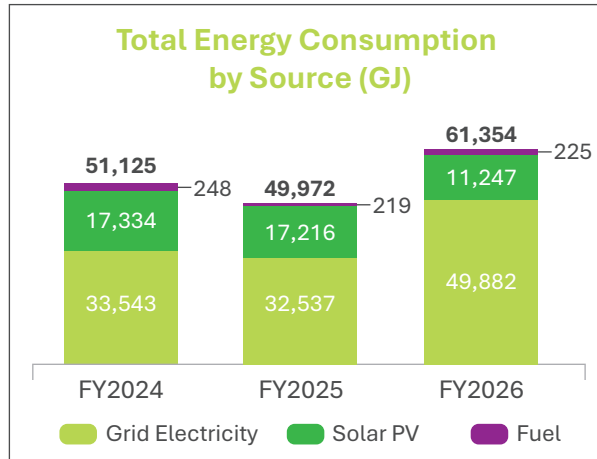
Electricity consumed at EV charging points is drawn from our metered supply and is included within our reported energy consumption and Scope 2 emissions. The emissions benefit of this initiative arises at the vehicle level, through the displacement of internal combustion engine journeys, rather than within our own operational boundary.

Beyond supporting lower-carbon mobility, EV charging facilities extend visitor dwell time at our Managed Assets, support footfall and complement the sustainability expectations of tenants and visitors.

ENERGY EFFICIENCY AND GHG MANAGEMENT

Energy Efficiency Performance

1) Total Energy Consumption



Total energy consumption increased to 61,354 GJ in FY2026 from 49,972 GJ in FY2025. The principal driver was the expansion of the reporting boundary, with DPulze Shopping Centre and KIPMall Desa Coalfields entering the portfolio during the financial year and accounting for 11,748 GJ and 5,581 GJ respectively.

Solar PV accounted for 11,247 GJ, or 18.3% of total energy consumption, compared with 17,216 GJ and 34.5% in FY2025. The reduction reflects a change in the basis of allocation rather than a decline in generation. In prior years, net solar generation was attributed in full to landlord consumption. From FY2026, net solar generation is allocated proportionately between landlord and tenant consumption, on the basis that both draw from the same shared supply. Net solar generation, being solar energy generated on site less any amount exported to the grid, was 20,500 GJ in FY2026.

2) Grid Electricity Consumption by Managed Assets

The table below sets out landlord grid electricity consumption at each Managed Asset as well as the KL headquarter office:

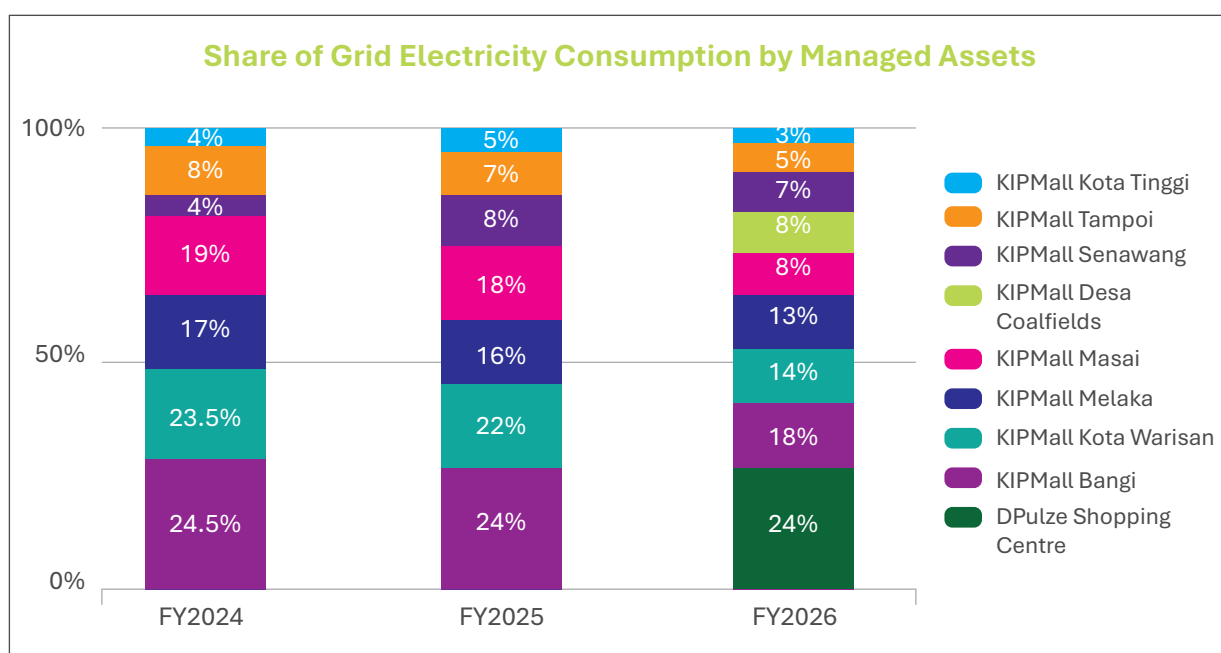
Managed Assets (GJ)	FY2024	FY2025	FY2026
KIPMall Bangi	8,260	7,919	9,140
KIPMall Masai	6,259	5,713	4,004
KIPMall Kota Tinggi	1,276	1,647	1,289
KIPMall Tampoi	2,589	2,204	2,714
KIPMall Melaka	5,749	5,219	6,721
KIPMall Senawang	1,506	2,593	3,354
KIPMall Kota Warisan	7,904	7,099	6,789
KIPMall Desa Coalfields ⁽¹⁾	-	-	3,971
DPulze Shopping Centre ⁽²⁾	-	-	11,748
KL Headquarter Office ⁽³⁾	-	143	152
Total	33,543	32,537	49,882

¹ KIPMall Desa Coalfields was acquired on 22 August 2025. Data for FY2024 and FY2025 are not available.

² DPulze Shopping Centre was acquired on 12 December 2024, with data collection commencing from FY2026. Data for FY2024 and FY2025 are not available.

³ KIP REIT began collecting grid electricity consumption data for its KL headquarter office from FY2025.

ENERGY EFFICIENCY AND GHG MANAGEMENT

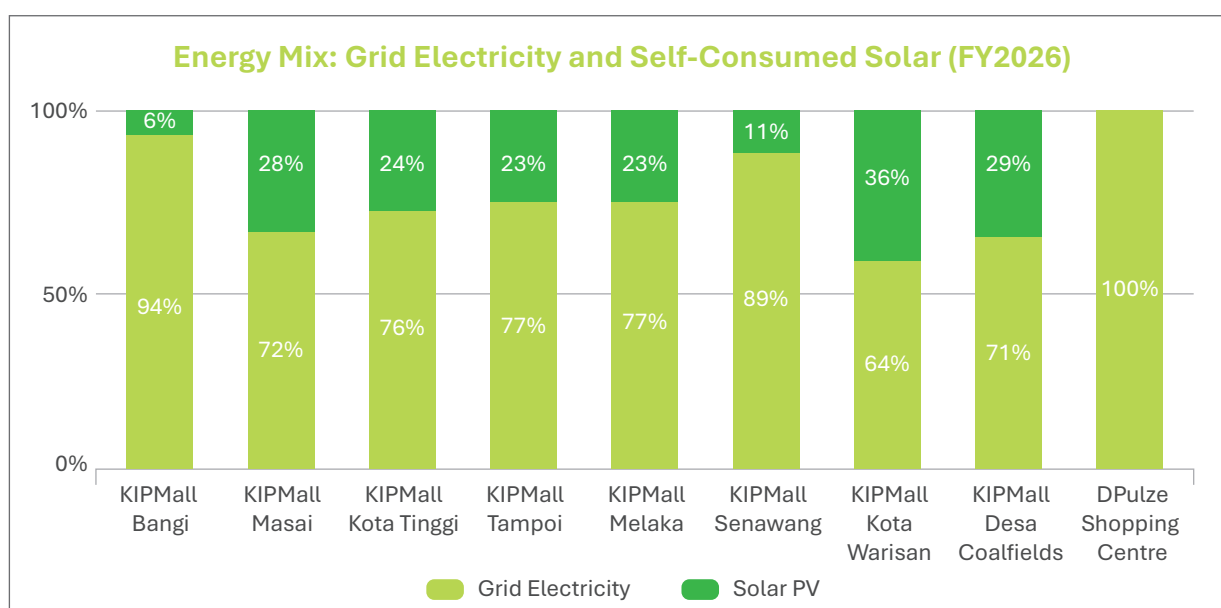


Grid electricity consumption across the portfolio was 49,882 GJ in FY2026, compared with 32,537 GJ in FY2025. The increase is principally attributable to the expansion of the reporting boundary, with DPulze Shopping Centre and KIPMall Desa Coalfields entering the portfolio during the financial year and accounting for 11,748 GJ and 3,971 GJ respectively, together representing 32% of total consumption for the year.

On a like-for-like basis, excluding both newly included assets, consumption was 34,163 GJ in FY2026 against 32,537 GJ in FY2025, an increase of 5.0%.

KIPMall Masai recorded the largest reduction, with consumption declining 30% to 4,004 GJ. KIPMall Kota Tinggi reduced consumption by 22% to 1,289 GJ, and KIPMall Kota Warisan by 4% to 6,789 GJ, notwithstanding the increase in net lettable area following the conversion of mezzanine carpark space to retail lots.

DPulze Shopping Centre accounted for the largest share of grid electricity consumption in FY2026 at 24%, followed by KIPMall Bangi at 18% and KIPMall Kota Warisan at 14%. The reduction in the share attributable to individual KIPMalls relative to prior years reflects the expansion of the portfolio rather than a corresponding reduction in consumption at those assets.



ENERGY EFFICIENCY AND GHG MANAGEMENT

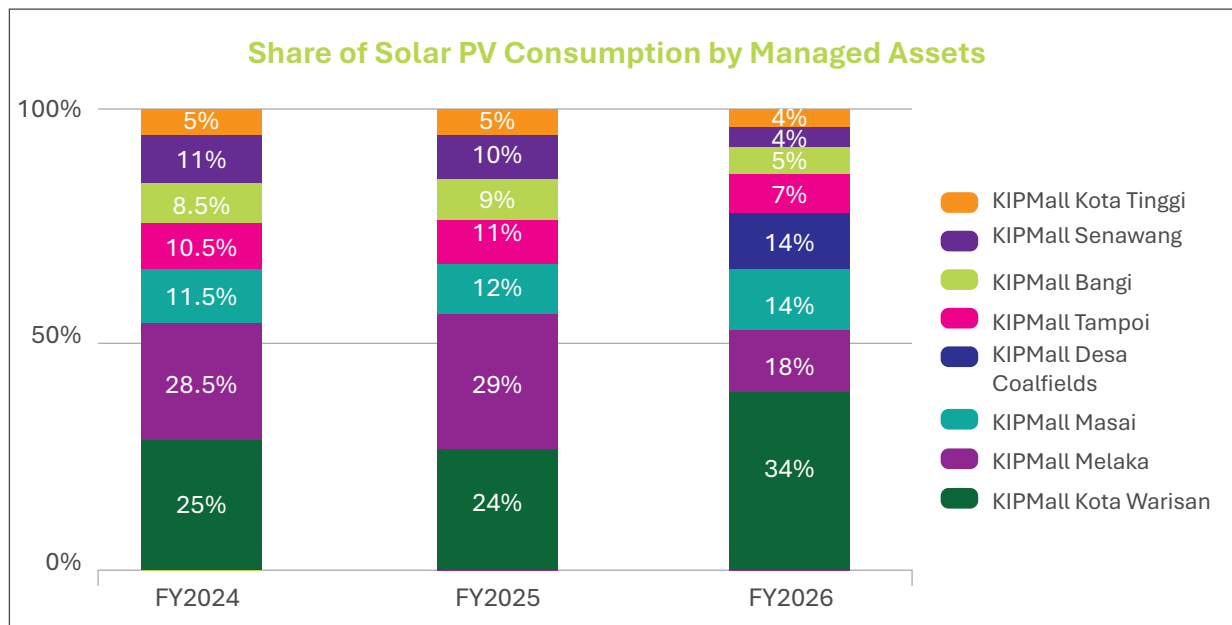
3) Solar PV Consumption by Managed Assets

The table below sets out solar PV consumption attributable to landlord operations at each Managed Asset (the basis of measurement changed in FY2026, as set out in the footnotes below):

Managed Assets (GJ)	FY2024	FY2025	FY2026 ⁽⁴⁾
KIPMall Bangi	1,467	1,465	594
KIPMall Masai	1,985	2,094	1,589
KIPMall Kota Tinggi	907	878	415
KIPMall Tampoi	1,816	1,891	822
KIPMall Melaka	4,925	4,970	1,993
KIPMall Senawang	1,894	1,797	413
KIPMall Kota Warisan	4,340	4,121	3,811
KIPMall Desa Coalfields ⁽⁵⁾	-	-	1,610
Total	17,334	17,216	11,247

⁴ With effect from FY2026, solar PV consumption is reported on a net basis, being solar energy generated on site less any amount exported to the grid, and is allocated proportionately between landlord and tenant consumption. Figures for FY2024 and FY2025 represent total solar generation attributed in full to landlord consumption, without deduction of exported energy or allocation of a tenant portion. The figures are accordingly not directly comparable across years.

⁵ KIPMall Desa Coalfields was acquired on 22 August 2025. Data for FY2024 and FY2025 are not available.



ENERGY EFFICIENCY AND GHG MANAGEMENT

Solar PV consumption attributable to landlord operations was 11,247 GJ in FY2026, compared with 17,216 GJ in FY2025. The reduction reflects the change in the basis of measurement described above rather than a decline in solar generation. On a basis consistent with prior years, total solar generation across the portfolio was 20,500 GJ in FY2026 against 17,216 GJ in FY2025, an increase of 19.1%. Excluding KIPMall Desa Coalfields, which entered the reporting boundary during the financial year, generation was 18,552 GJ, representing a like-for-like increase of 7.8% supported by the capacity expansion at KIPMall Masai and KIPMall Tampoi.

KIPMall Kota Warisan accounted for the largest share at 34%, and KIPMall Desa Coalfields contributed 1,610 GJ in its first year within the reporting boundary, representing 14% of landlord solar consumption.

Solar PV represented 18.3% of total energy consumption in FY2026 on the revised basis of measurement. On a basis consistent with prior years, solar generation represented 29% of total energy consumption, compared with 34.5% in FY2025, the reduction reflecting the inclusion of DPulze Shopping Centre within the reporting boundary, which is not equipped with a solar PV system.

GHG Management

The grid electricity consumed at our Managed Assets is the principal source of our GHG emissions and the principal means by which our operations contribute to climate change. We recognise climate change as a material risk to our business, arising both from the physical effects of a changing climate on our assets and from transition risks associated with evolving regulation, carbon pricing mechanisms and the expectations of investors, tenants and lenders. Our exposure to physical and transition risk is addressed in the Climate Resilience section.

We are committed to reducing the GHG emissions arising from our operations and across our value chain. This commitment extends to measuring and disclosing our Scope 1, Scope 2 and material Scope 3 emissions in accordance with the GHG Protocol, subjecting our emissions data to independent assurance, setting and reporting against quantified emissions reduction targets, and reducing emissions through improved energy efficiency, the progressive upgrading of chiller plants and increased on site solar PV generation.

This commitment applies to all Managed Assets under our operational control and is given effect through our **Energy Management Policy**, which is approved by the Board of Directors and reviewed as and when necessary to reflect regulatory developments and operational experience. Oversight rests with the Board of Directors, supported by the Sustainability Steering Committee, with implementation the responsibility of the mall management teams at asset level. Emissions performance is monitored on an ongoing basis and reported through our sustainability governance structure.

Reporting Boundary and Basis of Preparation

Organisational boundary

KIP REIT's portfolio comprises 13 retail assets and 6 industrial properties. Of the 13 retail assets, 9 are Managed Assets under our operational control and 4 are held on a master lease basis. All 6 industrial properties are held on a master lease basis. Assets held on a master lease basis are excluded from our GHG Scope 1 and 2 disclosures, as the lessee controls the operation of building systems, energy procurement and maintenance at those properties.

Consolidation approach

We apply the operational control approach as defined in the GHG Protocol, consolidating 100% of emissions from operations over which we have operational control and excluding emissions from operations over which we do not.

ENERGY EFFICIENCY AND GHG MANAGEMENT

Scope 1

Scope 1 emissions reported for comprise fuel consumed by company vehicles, which are owned by the entities within our operational control, being the REIT Manager and the Service Provider. Each entity operates one company vehicle, and emissions are calculated from fuel purchase records for the financial year.

Other sources of direct emissions at our Managed Assets are not included in our disclosure, as the data required to quantify them is not yet captured in a form suitable for reporting and assurance. These sources comprise:

- fugitive emissions from refrigerant leakage in air-conditioning and refrigeration equipment;
- stationary combustion from fuel used in equipment such as diesel generators; and
- process emissions from fire suppression systems, including discharge or leakage from systems containing hydrofluorocarbons or halons.

We are establishing the data collection and record-keeping arrangements required to quantify these sources, including refrigerant top-up and servicing records, generator fuel consumption records and fire suppression system maintenance records, and intend to include them within our Scope 1 disclosure from FY2027.

Scope 2

Scope 2 emissions comprise purchased electricity consumed at our nine Managed Assets. Coverage is 100% of assets within the operational control boundary, representing 47% of our total portfolio of 19 properties by asset count. Emissions reflect landlord-controlled consumption, comprising common areas and building systems. Consumption attributable to tenant operations within demised premises is excluded, as tenants procure and control that consumption. We intend to report tenant-attributable consumption within Scope 3 from FY2027, and emissions associated with assets held on a master lease basis from FY2028, as data collection arrangements with tenants and lessees are established.

Scope 3 Category 6: Business travel

Business travel emissions are derived from mileage and travel claims submitted to the Human Resources Department between 1 July 2025 and 30 June 2026. Managing and executive directors who are employees of the REIT Manager under our payroll are excluded. Business travel undertaken by employees who did not submit a claim is not captured, as no underlying record exists from which distance can be derived.

Scope 3 Category 7: Employee commuting

Employee commuting emissions cover employees in service as at 30 June 2026. Employees who resigned during the financial year are excluded, as are managing and executive directors who are employees of the REIT Manager under our payroll. Emissions are calculated from commuting distance and transport mode reported by each employee, applied on the basis of 22 working days per month. This assumption does not adjust for public holidays, annual leave, medical leave or other leave taken, and accordingly represents a conservative estimate of commuting activity.

ENERGY EFFICIENCY AND GHG MANAGEMENT

Carbon Emissions Performance

GHG Scope 1 Emissions (tCO ₂ e)	FY2024	FY2025	FY2026
REIT Manager	0.55	7.66	6.18
Service Provider	0.52	6.79	7.29
Total	1.07	14.45	13.47

GHG Scope 2 Emissions (tCO ₂ e)	FY2024	FY2025	FY2026
KIPMall Bangi	1,739	1,703	1,879
KIPMall Masai	1,318	1,228	823
KIPMall Kota Tinggi	269	354	265
KIPMall Tampoi	545	474	558
KIPMall Melaka	1,210	1,122	1,382
KIPMall Senawang	317	557	690
KIPMall Kota Warisan	1,664	1,526	1,395
KIPMall Desa Coalfields ⁽⁶⁾	-	-	816
DPulze Shopping Centre ⁽⁷⁾	-	-	2,415
KL HQ Office ⁽⁸⁾	-	-	31
Total	7,062	6,964	10,254

⁶ KIPMall Desa Coalfields was acquired on 22 August 2025. Data for FY2024 and FY2025 are not available.

⁷ DPulze Shopping Centre was acquired on 12 December 2024, with data collection commencing from FY2026. Data for FY2024 and FY2025 are not available.

⁸ KIP REIT began reporting Scope 2 GHG Emissions for its KL headquarter office from FY2026.

GHG Scope 3 Emissions (tCO ₂ e)	FY2024	FY2025	FY2026*
Category 6: Business Travel			
REIT Manager	1.30	0.75	0.47
Service Provider	0.42	4.23	10.18
Total (Scope 3 Category 6)	1.72	4.98	10.65
Category 7: Employee Commuting			
REIT Manager	7.10	14.64	21.67
Service Provider	95.05	148.99	169.10
Total (Scope 3 Category 7)	102.15	163.63	190.77
Total (Scope 3 Category 6 and 7)	103.87	168.61	201.42

*Category 6: Business Travel data is not comparable with prior years, as the reporting scope was expanded in FY2026 to include travel to summits, conferences, seminars and workshops.

GHG Emissions (tCO ₂ e)	FY2024	FY2025	FY2026
Scope 1	1.07	14.45	13.47
Scope 2	7,062	6,964	10,254
Total (Scope 1 and 2)	7,063.07	6,978.45	10,267.47
Scope 3 (Category 6 and 7)	103.87	168.61	201.42
Total (Scope 1, 2 and 3)	7,166.94	7,147.06	10,468.89

ENERGY EFFICIENCY AND GHG MANAGEMENT

Targets and Performance

Performance against FY2026 targets

We set targets to reduce portfolio-wide energy consumption by 1% and portfolio-wide Scope 2 emissions by 1% in FY2026 against FY2025.

Energy consumption across the portfolio, comprising grid electricity and solar PV consumption, was 61,130 GJ in FY2026 compared with 49,753 GJ in FY2025. The increase is principally attributable to the expansion of the reporting boundary, with DPulze Shopping Centre and KIPMall Desa Coalfields entering the portfolio during the financial year.

A like-for-like comparison of total energy consumption is not meaningful for FY2026, as solar PV consumption is reported on a different basis from prior years, as explained on pages 56 and 58. On a like-for-like basis, grid electricity consumption was 34,163 GJ in FY2026 against 32,537 GJ in FY2025, an increase of 5.0%, and Scope 2 emissions were 7,023 tCO₂e against 6,995 tCO₂e, an increase of 0.4%. The FY2026 targets were accordingly not met.

FY2027 targets

We target a 1% reduction in grid electricity consumption and a 1% reduction in Scope 2 emissions in FY2027 against FY2026, measured on a like-for-like basis excluding assets entering or leaving the reporting boundary during the year.

Medium and long term targets

	Short term target (5 years)	Long term target (10 years)
Scope	Scope 2	Scope 2
Coverage	100% of Scope 2 emissions	100% of Scope 2 emissions
Base year	FY2024	FY2024
Base year emissions	7,062 tCO ₂ e	7,062 tCO ₂ e
Base year intensity	0.063 tCO ₂ e/m ²	0.063 tCO ₂ e/m ²
Target year	FY2029	FY2034
Reduction targeted	5% reduction in GHG Scope 2 emissions intensity	10% reduction in GHG Scope 2 emissions intensity
Target type	Quantified	Quantified
Progress in FY2026	0.065 tCO ₂ e/m ²	0.065 tCO ₂ e/m ²

Our targets are expressed on an intensity basis, measured as tonnes of carbon dioxide equivalent per square metre of net lettable area, so that performance is measured independently of changes in portfolio composition. Both targets are measured against a FY2024 baseline.

Delivery of these targets will be pursued through the energy efficiency initiatives described in this section, comprising completion of the LED replacement programme, chiller plant upgrades and optimisation, and expansion of solar PV capacity across the portfolio.

Process targets

In addition to the quantified targets above, we have set the following process targets:

- to extend our Scope 1 disclosure to include fugitive refrigerant emissions, stationary combustion and fire suppression system emissions from FY2027;
- to report tenant-attributable consumption within Scope 3 from FY2027;
- to report emissions associated with assets held on a master lease basis from FY2028; and
- to establish and apply an assurable methodology for the measurement of avoided emissions from FY2027.

ENERGY EFFICIENCY AND GHG MANAGEMENT

Decarbonisation Strategy

Our emissions arise principally from grid electricity consumed at our Managed Assets, which accounts for substantially all of our Scope 2 emissions. Our decarbonisation strategy is accordingly directed at reducing electricity demand, improving the efficiency with which electricity is converted into cooling and lighting, and increasing the proportion of electricity generated from solar PV generated site.

Actions to deliver our targets

Reducing demand through equipment replacement.	We are replacing conventional lighting with LED fittings across our Managed Assets, with the programme completed at seven Managed Assets and in progress at KIPMall Kota Warisan. LED replacement typically reduces electricity consumption for the fittings concerned by between 50% and 75%.
Improving cooling efficiency	Air-conditioning is the largest single component of grid electricity consumption at our Managed Assets. Chiller plant at eight Managed Assets has been retrofitted and optimised with KJTS, with plant efficiency measured in kW/RT and monitored continuously against contracted performance parameters.
Increasing on site renewable generation	Solar PV systems are installed at eight of our nine Managed Assets, with initial investment of RM10,609,956 and a further RM900,000 committed to capacity expansion at KIPMall Masai and KIPMall Tampoi. Total solar generation increased 19.1% in FY2026 to 20,500 GJ on a basis consistent with prior years. Further capacity expansion is assessed by reference to available roof area, structural capacity and prevailing net energy metering arrangements.
Green building certification	We target GreenRE certification of four retail assets by FY2029, which requires demonstrated performance against defined energy criteria at each certified asset.
Extending measurement and coverage	We are establishing an assurable methodology for the measurement of avoided emissions, for application from FY2027, and extending our reporting boundary to include tenant-attributable consumption from FY2027 and assets held on a master lease basis from FY2028. Tenant consumption is expected to represent a material component of the emissions associated with our portfolio, and measurement is a necessary precondition to setting reduction targets in respect of it.

Quantification

Capital invested to date comprises RM11,509,956 in solar PV capacity across the portfolio, together with chiller plant retrofits undertaken on a zero capital expenditure basis with KJTS.

We are developing an abatement model to quantify the expected contribution of each initiative to our emissions reduction targets, drawing on the metered energy data generated through our solar PV and chiller plant management systems and on the avoided emissions methodology being established for FY2027. We expect to disclose the quantified contribution of individual measures once that methodology has been subject to independent assurance.

Capital expenditure and decarbonisation

Energy performance is a consideration in the assessment of asset enhancement works and plant replacement at our Managed Assets. Where plant reaches the end of its service life, replacement options are evaluated having regard to energy efficiency and lifecycle operating cost alongside capital cost, and the chiller plants and LED lighting replacement programmes described above have been delivered on that basis.

WATER STEWARDSHIP

KIP REIT recognises water as a finite and shared resource, and the efficient use of water is material to the operation of retail assets serving high daily footfall. We are committed to water use reduction across our Managed Assets and to the continual improvement of water efficiency through sustainable water management practices, systematic monitoring and the progressive implementation of water conservation measures.

This commitment applies to all Managed Assets under our operational control and is given effect through our Water Management Policy, which is approved by the Board of Directors and reviewed periodically to reflect regulatory developments and operational experience.

Our water management approach embeds water use reduction into the operation and maintenance of our Managed Assets. We adopt sanitary fittings certified under the **Water Efficient Products Labelling Scheme (“WEPLS”)**, maintain adequate water storage capacity to safeguard supply continuity, and carry out routine inspection of reticulation systems to detect and rectify leakage at an early stage. Consumption is tracked at asset level to identify trends, benchmark performance across the portfolio and determine where infrastructure upgrades and retrofitting will deliver the greatest reduction in water use.

Water performance is reviewed regularly by our property management teams and reported through our sustainability governance structure, enabling corrective action where consumption is higher than expected. Through ongoing evaluation of our water management practices and infrastructure, KIP REIT will continue to reduce water use across the portfolio, strengthen resilience against water-related challenges including supply disruption, and deliver long-term environmental and operational value for our stakeholders.

Water Security and Supply Resilience

Water is essential to the daily operation of our Managed Assets, supporting sanitary facilities, cleaning, landscaping, air-conditioning systems and fire protection systems. Interruptions to supply, whether arising from scheduled maintenance, treatment plant shutdowns, contamination incidents or infrastructure failure, therefore present a direct operational risk to our malls and to the tenants trading within them. This dependency is also what makes the efficient use of water material to our business.

All our Managed Assets are equipped with water storage tanks to safeguard supply continuity during such interruptions. **As of FY2026, 100% of our Managed Assets hold water storage capacity, with a minimum capacity of 91 m³ at each asset.** Capacity at each Managed Asset is determined by reference to its operational requirements, building size and footfall, so that sufficient water is available to keep our malls operational and maintain essential services throughout a supply interruption. Storage systems are inspected and maintained on a scheduled basis to preserve water quality and confirm that capacity remains available when required.



OUR COMMITMENT

We are committed to water use reduction across our Managed Assets through water-saving fixtures, infrastructure upgrades, precise water usage monitoring, including continuous monitoring of water withdrawal in water-stressed regions.

UN SDGS



GRI | 3-3, 303-1, 303-3, 303-5

KIPMall Senawang	KIPMall Kota Tinggi	KIPMall Masai	ZERO
16% reduction in water use 3,664 m³ saved	15% reduction in water use 2,249 m³ saved	4% reduction in water use 1,559 m³ saved	Water Stressed Sites
FY2026: 18,686 m ³ FY2025: 22,350 m ³	FY2026: 13,036 m ³ FY2025: 15,285 m ³	FY2026: 33,993 m ³ FY2025: 35,552 m ³	ZERO
			Water Withdrawal in Stressed Regions

	Total Water Withdrawal	
	FY2026: 668,118 m³ FY2025: 375,096 m ³	Landlord-controlled Share of Total Water Withdrawal
		FY2026: 46% FY2025: 58%
	Total Water Consumption	
	FY2026: 304,281 m³ FY2025: 216,576 m ³	Water Use Intensity
		FY2026: 1.92 m³/m² FY2025: 1.92 m ³ /m ²
	FY2027 Portfolio-wide Target	
	1% reduction in water use against FY2026	FY2031 Water Use Intensity Target
		3% reduction in water use intensity
		Base Year: FY2026 Baseline: 1.92 m ³ /m ²

WATER STEWARDSHIP

Key Initiatives to Reduce Water Use

Initiative 1:

Installation of WEPLS-Rated Sanitary Fittings

KIP REIT has adopted WEPLS-rated sanitary fittings as a portfolio-wide specification for water use reduction across our Managed Assets. WEPLS is a voluntary labelling scheme administered by the National Water Services Commission (Suruhanjaya Perkhidmatan Air Negara), under which sanitary products are rated on a three-star scale according to flow rate and water consumption, with three stars denoting the highest level of water efficiency. The fittings deliver measurable reductions in water consumption at the point of use while maintaining performance in day-to-day use.

The specification is applied throughout KIP REIT. WEPLS-rated products are installed as the default standard whenever sanitary facilities are upgraded, refurbished or replaced at any of our Managed Assets, allowing water-efficient technologies to be integrated progressively without requiring the wholesale replacement of serviceable fittings. As of FY2026, four of our Managed Assets have completed installation of WEPLS-rated sanitary fittings, and a further two Managed Assets are undergoing installation, bringing 67% of the portfolio within the programme. Installation at the remaining three Managed Assets will be carried out in line with our scheduled upgrading works.

At asset level, KIPMall Kota Warisan, KIPMall Bangi and KIPMall Senawang have installed three-star WEPLS-rated sanitary fittings, representing the highest efficiency band available under the scheme. The assets serve as reference points for the standard we intend to apply as the programme extends across the remainder of the Managed Assets.

The programme reduces water consumption in common area amenities, which account for a significant proportion of landlord-controlled water use at our Managed Assets, and reinforces responsible water use among tenants, shoppers and visitors. KIP REIT will continue to expand the adoption of WEPLS-rated products, prioritising three-star products where operationally suitable.



Water Efficiency



Flush valves with water closet pans

Water Consumption:
3.50 L/flush (full)



Water Efficiency



Basin Taps and Mixers

Water Consumption:
1.70 litres/min



Water Efficiency



Sink/Bib Taps and Mixers

Water Consumption:
3.90 litres/min

WATER STEWARDSHIP

Initiative 2:

Sub-Metering and Consumption Reconciliation

Effective water use reduction depends on accurate consumption data, as reductions cannot be targeted or verified without visibility of where water is being used. KIP REIT has installed water sub-meters at every tenant premises across our Managed Assets, applied portfolio-wide as a standard specification rather than at selected assets.



Sub-meter readings are taken monthly by Facilities Department and consolidated by our Accounts Department. Total water consumption recorded on the utility bill for each Managed Asset is reconciled against the aggregate of tenant sub-meter readings, with the residual representing water consumption attributable to landlord-controlled operations, comprising common area amenities, cleaning, landscaping and building services. This reconciliation gives us a discrete operational water consumption figures for each Managed Asset, measured on a consistent basis and capable of year-on-year comparison.

The reconciliation also functions as a control. An unexplained widening of the gap between metered supply and tenant consumption indicates loss within the reticulation system, allowing leaks and faulty fittings to be investigated and rectified before they translate into sustained water loss. Where operational consumption rises above expected levels, our property management teams investigate the cause and implement corrective measures.

Analysis of this data allows KIP REIT to identify consumption trends across the portfolio, benchmark performance between Managed Assets, assess the effectiveness of our water conservation initiatives, and direct future investment towards the assets where reduction potential is greatest.

Financial Implications of Water-Related Risks

Water-related risks directly affect our financial performance and operational continuity across our Managed Assets. These arise from increased water utility costs driven by higher consumption and tariff revisions, expenditure on water infrastructure maintenance, and capital investments in water efficiency initiatives. Water supply disruptions and inefficient water management may give rise to further operating expenditure and affect our day-to-day operations.

During FY2026, KIP REIT incurred total water utility costs of RM 1.2 million across our Managed Assets, representing 2.57% of total property operating expenditure.

We quantify and manage these risks through targeted capital investment in water efficiency. During the financial year, KIP REIT invested approximately RM 411,649 in the upgrading of sanitary facilities at KIPMall Senawang, incorporating WEPLS-rated fittings as part of the works. Capital expenditure of this nature is assessed as part of our asset enhancement planning, with water efficiency treated as a factor in evaluating the returns on sanitary and building services upgrades.

WATER STEWARDSHIP

Water Stress Assessment and Stakeholder Engagement

KIP REIT assessed all Managed Assets using the **Aqueduct Water Risk Atlas**, a global mapping tool developed by **World Resources Institute** (“WRI”), to determine whether any of our Managed Assets are located in areas of high or extremely high water stress.

The assessment considered both baseline water stress and riverine flood risk, and the results found that all our Managed Assets are located in areas classified as having low water stress, indicating limited exposure to constraints on water availability within the catchments in which we operate. All Managed Assets were likewise assessed as carrying low to medium riverine flood risk, representing a manageable level of exposure to flooding from watercourses. Therefore, no water was withdrawn from areas of high or extremely high water stress during FY2026.

However, these findings do not diminish the importance of water management to our operations. Baseline water stress measures the balance between demand and renewable supply within a catchment, and does not measure the reliability of the distribution network serving an individual asset. Our Managed Assets therefore remain exposed to supply interruptions arising from treatment plant shutdowns, pipe failures and scheduled maintenance, which is why storage capacity is maintained at every Managed Asset and why water use reduction remains a continuing operational priority.

As no Managed Asset is located in an area of high or extremely high water stress, site-specific stakeholder engagement on water stress has not been required during the financial year. We nonetheless to engage our property manager, tenants, contractors and the relevant water authorities on water conservation, leak detection, the adoption of water-efficient fittings and responsible water use across the portfolio. Should any asset subsequently be identified as water stressed, we will extend this engagement to the affected site and to the surrounding community.

We will reassess the water stress classification of our portfolio annually and upon the acquisition of any new asset. Should any asset be classified as water stressed, we will establish a site-specific withdrawal reduction target for that asset and disclose our progress against it in subsequent reporting.

WATER STEWARDSHIP

Water Stewardship Performance

1) Water Withdrawal by Source

Sources (m ³)	FY2024	FY2025	FY2026
Surface water from rivers, lakes, natural ponds	0	0	0
Groundwater from wells, boreholes	0	0	0
Used quarry water collected in the quarry	0	0	0
Municipal potable water	341,583	375,096	668,118
External wastewater	0	0	0
Harvested rainwater	0	0	0
Sea water, water extracted from the sea or the ocean	0	0	0
Total	341,583	375,096	668,118

2) Facilities' Water Withdrawal

The data below represents total water withdrawal at each Managed Asset, sourced entirely from municipal potable water supplied by the relevant state water operators. The figures capture aggregate withdrawal at asset level, comprising water consumed in landlord-controlled operations and by tenants within their demised premises.

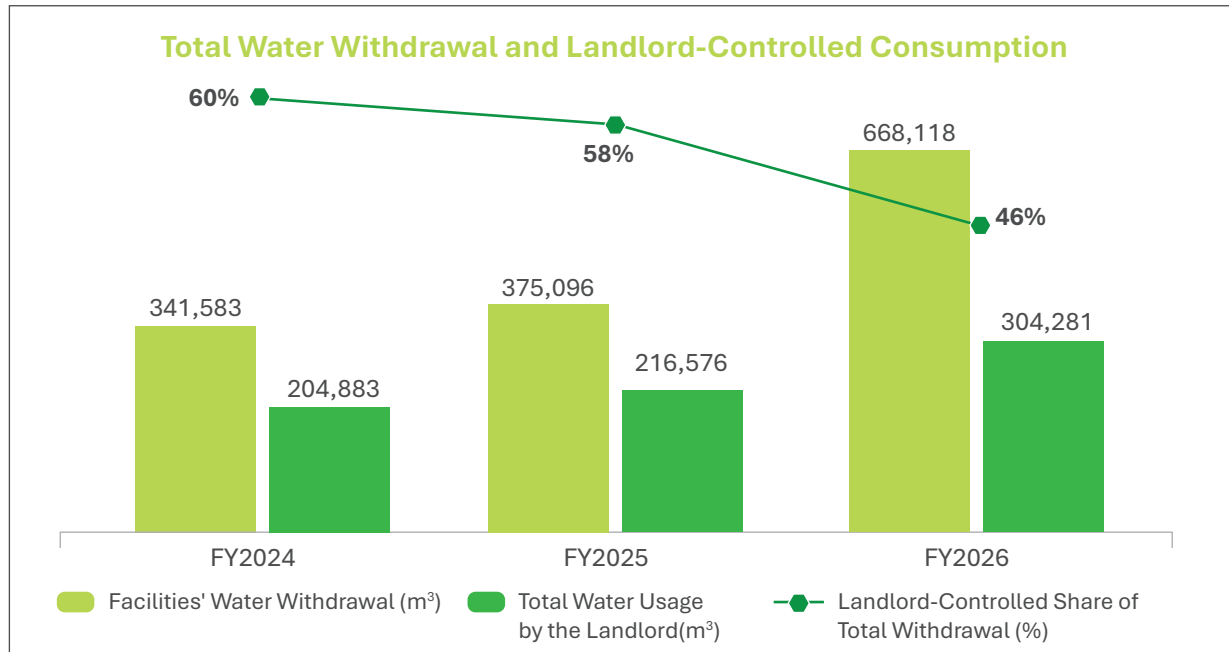
Managed Assets (m ³)	FY2024	FY2025	FY2026
KIPMall Bangi	45,969	49,033	59,429
KIPMall Masai	62,549	69,852	70,708
KIPMall Kota Tinggi	29,251	26,039	30,884
KIPMall Tampoi	68,260	79,948	100,605
KIPMall Melaka	58,050	43,036	46,934
KIPMall Senawang	15,025	44,994	55,427
KIPMall Kota Warisan	62,479	62,194	65,570
KIPMall Desa Coalfields ⁽¹⁾	-	-	47,994
DPulze Shopping Centre ⁽²⁾	-	-	190,567
Total	341,583	375,096	668,118

¹ KIPMall Desa Coalfields was acquired on 22 August 2025. Data for FY2024 and FY2025 are not available.

² DPulze Shopping Centre was acquired on 12 December 2024, with data collection commencing from FY2026. Data for FY2024 and FY2025 are not available.

WATER STEWARDSHIP

3) Total Water Usage



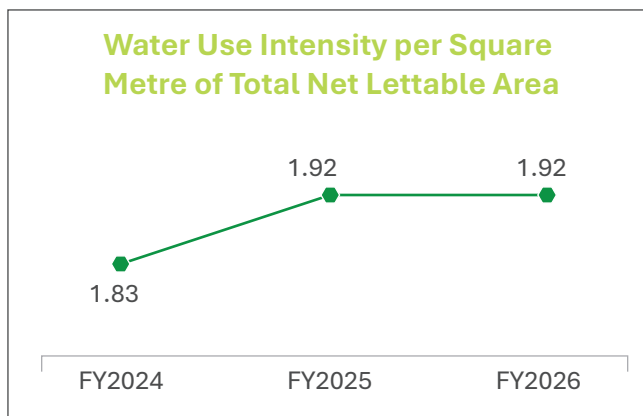
Company-Level Performance

KIP REIT set a target to reduce water consumption portfolio-wide by 1% in FY2026 against FY2025.

Total water withdrawal across the Managed Assets was 668,118 m³ in FY2026 compared with 375,096 m³ in FY2025, and landlord-controlled water consumption was 304,281 m³ compared with 216,576 m³. The increase is largely attributable to the expansion of our portfolio, with KIPMall Desa Coalfields and DPulze Shopping Centre entering the reporting boundary during the financial year and accounting for 26,973 m³ and 40,639 m³ of landlord-controlled consumption respectively.

On a like-for-like basis, excluding both newly acquired assets, landlord-controlled consumption was 236,669 m³ in FY2026 against 216,576 m³ in FY2025, an increase of 9%. The 1% reduction target was accordingly not met.

The increase was concentrated at two assets. Consumption at KIPMall Bangi rose 34% and at KIPMall Tampoi rose 31% against FY2025, together accounting for the majority of the like-for-like movement.



Water use intensity remained stable at 1.92 m³/m² in FY2026, unchanged from FY2025, and the landlord-controlled share of total water withdrawal declined to 46% in FY2026 from 58% in FY2025.

For FY2027, KIP REIT has set a target to reduce water consumption portfolio-wide by 1% against FY2026. Progress will be measured on a like-for-like basis across assets held throughout both financial years, so that performance is assessed on a consistent footing as our portfolio grows.

WATER STEWARDSHIP

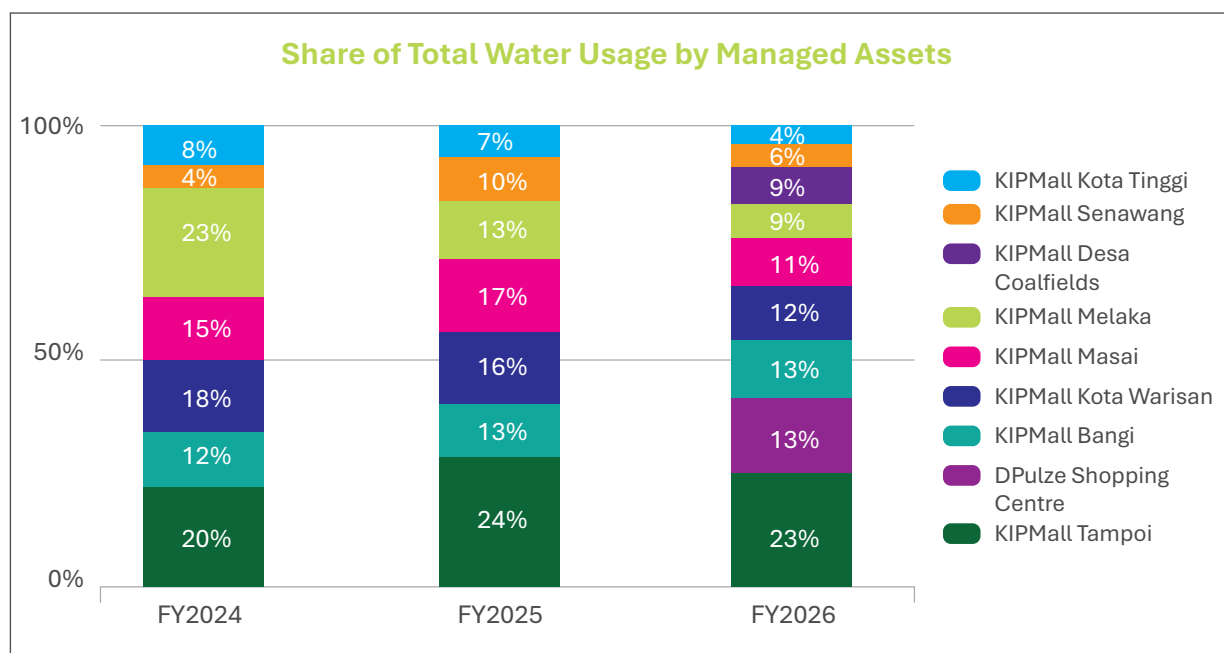
4) Water Usage by Managed Assets

The data on the right represents water consumption attributable to landlord-controlled operations at each Managed Asset. These figures are derived by reconciling total withdrawal recorded on the utility bill against the aggregate of tenant sub-meter readings, with the residual representing water consumed in common area amenities, cleaning, landscaping and building services. Tenant consumption within demised premises is excluded, allowing our operational water performance to be measured on a consistent basis and compared year on year.

Managed Assets (m ³)	FY2024	FY2025	FY2026
KIPMall Bangi	24,832	28,612	38,346
KIPMall Masai	29,780	35,552	33,993
KIPMall Kota Tinggi	17,376	15,285	13,036
KIPMall Tampoi	41,021	52,702	68,961
KIPMall Melaka	47,030	27,800	28,003
KIPMall Senawang	7,567	22,350	18,686
KIPMall Kota Warisan	37,277	34,275	35,644
KIPMall Desa Coalfields ⁽³⁾	-	-	26,973
DPulze Shopping Centre ⁽⁴⁾	-	-	40,639
Total	204,883	216,576	304,281

³ KIPMall Desa Coalfields was acquired on 22 August 2025. Data for FY2024 and FY2025 are not available.

⁴ DPulze Shopping Centre was acquired on 12 December 2024, with data collection commencing from FY2026. Data for FY2024 and FY2025 are not available.



Asset-Level Performance

Water consumption is monitored at asset level across the portfolio, enabling us to identify where consumption is concentrated, benchmark performance between assets and direct our reduction efforts to where they will have the greatest effect.

Consumption remains concentrated in four Managed Assets. KIPMall Tampoi, DPulze Shopping Centre, KIPMall Bangi and KIPMall Kota Warisan together accounted for 183,590 m³, or 61% of total landlord-controlled consumption in FY2026. KIPMall Tampoi alone accounted for 68,961 m³, or 23% of the portfolio total, making it our single largest consumer of water and our principal focus for reduction. Portfolio-wide performance is therefore materially influenced by outcomes at our larger assets, and our reduction measures are prioritised accordingly.

WATER STEWARDSHIP

KIPMall Senawang delivered the strongest performance during the year, reducing consumption by 16%, or 3,664 m³, against FY2025. KIPMall Kota Tinggi followed with a reduction of 15%, or 2,249 m³, and KIPMall Masai reduced consumption by 4%, or 1,559 m³. Together these three assets avoided 7,472 m³ of consumption. **KIPMall Kota Tinggi has also reduced consumption in each of the past two financial years, from 17,376 m³ in FY2024 to 13,036 m³ in FY2026, a reduction of 25% over the three-year period.**

KIPMall Tampoi recorded the largest increase in absolute terms, rising 16,259 m³, or 31%, against FY2025. The increase arose principally from the commissioning of a new district cooling system, which raised consumption associated with chiller plant operations, alongside the opening of new food and beverage (“F&B”) outlets following completion of an Asset Enhancement Initiative (“AEI”) and higher visitor footfall.

KIPMall Bangi recorded the largest proportionate increase, rising 34%, or 9,734 m³, driven by the commencement of new tenancies with higher operational water requirements, particularly F&B outlets, together with leakages and faults in pumps and valves which have since been rectified.

The two assets acquired during the financial year, DPulze Shopping Centre and KIPMall Desa Coalfields, contributed 40,639 m³ and 26,973 m³ respectively in their first period within the reporting boundary, representing 13% and 9% of portfolio consumption.

5) Water Use Intensity by Managed Assets

The data below represents water use intensity at each Managed Asset, calculated as landlord-controlled water consumption divided by the net lettable area of the asset. Intensity allows water performance to be compared between assets of differing size and assessed on a consistent basis as our portfolio grows, complementing the absolute consumption figures presented above.

Water Use Intensity (m ³ /m ²)	FY2024	FY2025	FY2026
KIPMall Bangi	0.93	1.05	1.41
KIPMall Masai	2.04	2.43	2.32
KIPMall Kota Tinggi	2.40	2.11	1.80
KIPMall Tampoi	2.59	3.33	4.33
KIPMall Melaka	2.54	1.48	1.49
KIPMall Senawang	0.68	1.97	1.65
KIPMall Kota Warisan	2.09	1.25	1.86
KIPMall Desa Coalfields ⁽⁵⁾	-	-	1.99
DPulze Shopping Centre ⁽⁶⁾	-	-	1.34

⁵ KIPMall Desa Coalfields was acquired on 22 August 2025. Data for FY2024 and FY2025 are not available.

⁶ DPulze Shopping Centre was acquired on 12 December 2024, with data collection commencing from FY2026. Data for FY2024 and FY2025 are not available.

Time-specific Target to Reduce Water Consumption

KIP REIT has set a target to reduce water use intensity across our portfolio by 3% by FY2031, against a FY2026 base year intensity of 1.92 m³/m². The target is expressed on an intensity basis so that performance is measured consistently as our portfolio grows, and progress will be reported annually.

As no Managed Asset is located in an area of high or extremely high water stress, as confirmed by our assessment using the WRI Aqueduct Water Risk Atlas, no site-specific water reduction targets have been set for water stressed sites during the financial year.

MATERIAL MATTER

6

RESPONSIBLE
RESOURCE USE

Our operations generate substantial documentation across tenant management, regulatory compliance and financial reporting. How efficiently we handle that documentation bears on both our environmental footprint and our operating costs, so addressing resource use serves two ends at once: reducing the resources we consume and improving how our Managed Assets are run.

Our approach centres on replacing paper-intensive processes with digital alternatives rather than simply consuming less paper. Servedeck, our cloud-based facility operations and maintenance platform, now serves as the primary digital system across eight of our nine Managed Assets, removing several layers of paperwork while improving operational visibility and the quality of data available for decision making.

Internal documentation and approvals are executed through digital signature, which shortens processing times and preserves document integrity, and electronic invoicing and receipting is applied to tenant and vendor transactions across the portfolio.

Systems alone do not change behaviour. We therefore monitor paper consumption to identify high-usage areas and direct reduction efforts, supported by employee awareness initiatives that promote double-sided printing defaults, discourage unnecessary printing and prioritise digital documentation in meetings and reviews.

Looking ahead, we will extend digitalisation into the documentation processes that remain paper-based, strengthen the measurement underpinning our resource use disclosures and continue engaging tenants and service providers on paperless alternatives at asset level.

OUR COMMITMENT

We are committed to using resources responsibly across our operations, replacing paper-based processes with efficient digital alternatives and fostering a culture of conservation that reduces both our environmental footprint and our operating costs.

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7

WASTE MANAGEMENT

KIP REIT is committed to advancing sustainable waste management across our Managed Assets as part of our transition towards a circular economy, in which recyclable materials are recovered for productive use and waste generation is progressively reduced.

Retail waste is generated principally by our tenants and by visitors to our malls, and our influence over its volume and composition is therefore largely indirect. We have accordingly focused on what we do control, being the segregation and collection infrastructure provided at each Managed Asset and the encouragement of tenant and community participation in recycling.

Our approach is supported by the following initiatives, partnerships and campaigns.

Waste Data Collection and Monitoring

Accurate data is the basis for evaluating waste performance and identifying opportunities to improve resource efficiency. KIP REIT operates a systematic monitoring process across all Managed Assets, tracking waste generated, recycled and disposed to landfill on a consistent basis.

Waste disposed to landfill is verified through collection receipts issued by licensed waste contractors, recording the date, time and quantity of each collection. Recycled waste is monitored through recycling receipts recording the type, quantity and value of materials collected. Waste is segregated into key recyclable streams, comprising box/paper, steel/iron, tin, and plastics.

Waste Management Policy

KIP REIT has implemented a formal **Waste Management Policy** establishing guidelines, procedures and accountability structures for waste handling across all Managed Assets. The Policy standardises practice at asset level and supports regulatory compliance and operational consistency. Scan the QR code to access the full Policy document.



Used Cooking Oil Recycling

Used cooking oil (“UCO”) can be recycled into sustainable aviation fuel and other biofuels, and its improper disposal contaminates drains and waterways. During FY2026, KIP REIT introduced UCO collection points at selected Managed Assets, with KIPMall Masai collaborating with Apeiron Bioenergy and KIPMall Desa Coalfields partnering with FatHopes Energy and ZUS Coffee. These arrangements collected **1,043.1 kg of UCO**, which was channelled for conversion into alternative fuels.

Community Recycling Campaigns

KIP REIT conducted recycling campaigns across our KIPMalls during FY2026 to encourage waste segregation and public participation in resource recovery.

At KIPMall Kota Tinggi, the Project Almari Hijau textile recycling campaign collected **4,810 kg of textile waste** for reuse and recycling. At KIPMall Senawang, the Trash to Cash Recycling Programme with NHP Metal Enterprise enabled the community to exchange recyclable materials for monetary value, collecting **1,000 kg of recyclable waste**.

Reporting Boundary

The materials collected under our community recycling campaigns and UCO programmes originate from members of the public rather than from our own operations or from our tenants. These quantities accordingly fall outside the operational control boundary applied to our waste disclosures and are not included in the waste generated, diverted or disposed figures reported.

OUR COMMITMENT

We are committed to reducing the volume of waste our operations send to landfill and to increasing the proportion we divert for recycling. We work with our tenants and the wider community to achieve this, supporting our transition towards a circular economy.

UN SDGS



GRI | 3-3, 306-1, 306-2, 306-3, 306-4, 306-5



KIPMall Kota Tinggi

13% reduction
in waste generated
93.55 tonne reduced

FY2026: 630.49 tonne
FY2025: 724.04 tonne

KIPMall Bangi

7% reduction
in waste generated
43.68 tonne reduced

FY2026: 605.18 tonne
FY2025: 648.86 tonne

KIPMall Melaka

6% reduction
in waste generated
38.34 tonne reduced

FY2026: 603.90 tonne
FY2025: 642.24 tonne



Total Waste Generated

FY2026: 7,425.84 tonne
FY2025: 5,442.77 tonne

Waste Disposed to Landfill

FY2026: 7,112.06 tonne
FY2025: 5,247 tonne



Waste Diverted from Disposal

FY2026: 313.78 tonne
FY2025: 195.77 tonne

Waste Diversion Rate

FY2026: 4.2%
FY2025: 3.6%



FY2027 Portfolio-wide Target

Diversion rate of 5%
against FY2026

FY2027 Portfolio-wide Target

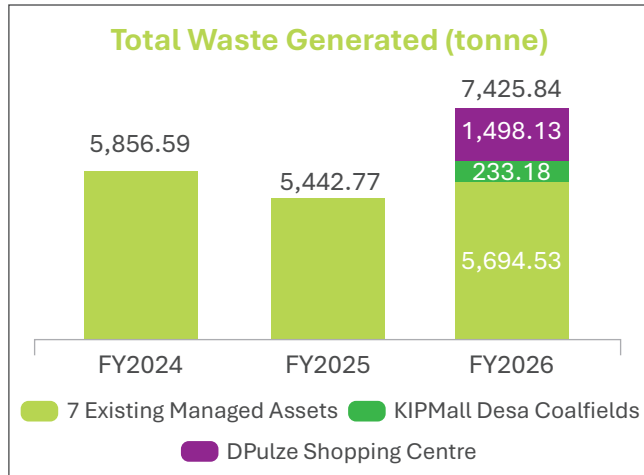
1% reduction
in waste disposed to landfill
against FY2026



WASTE MANAGEMENT

Waste Management Performance

1) Total Waste Generated



KIP REIT recorded 7,425.84 tonnes of total waste generated across our Managed Assets in FY2026, an increase of 1,983.07 tonnes or 36% against FY2025. The increase is almost entirely attributable to the expansion of our reporting boundary. DPulze Shopping Centre and KIPMall Desa Coalfields entered the portfolio disclosure for the first time in FY2026, together contributing 1,731.31 tonnes. The balance of the increase, 251.76 tonnes, arose from our seven established assets. On a like-for-like basis excluding both newly reported Managed Assets, total waste generated was 5,694.53 tonnes, an increase of 4.6% over FY2025.

The like-for-like position is more instructive when read across the full three-year series than against FY2025 alone. The same seven assets generated 5,856.59 tonnes in FY2024 and 5,694.53 tonnes in FY2026, leaving waste generation 2.8% below the FY2024 level despite an expansion in leasable area over the period. The FY2026 headline increase therefore reflects portfolio growth and asset enhancement rather than any deterioration in operational waste performance.

Asset-level movements

Managed Assets (Tonne)	FY2024	FY2025	FY2026
KIPMall Bangi	653.12	648.86	605.18
KIPMall Masai	1,827.17	1,443.18	1,487.27
KIPMall Kota Tinggi	743.43	724.04	630.49
KIPMall Tampoi	1,484.76	1,472.49	1,641.53
KIPMall Melaka	395.31	642.24	603.90
KIPMall Senawang	354.02	152.10	159.59
KIPMall Kota Warisan	398.78	359.86	566.57
KIPMall Desa Coalfields ⁽¹⁾	-	-	233.18
DPulze Shopping Centre ⁽²⁾	-	-	1,498.13
Total	5,856.59	5,442.77	7,425.84

¹ KIPMall Desa Coalfields was acquired on 22 August 2025. Data for FY2024 and FY2025 are not available.

² DPulze Shopping Centre was acquired on 12 December 2024, with data collection commencing from FY2026. Data for FY2024 and FY2025 are not available.

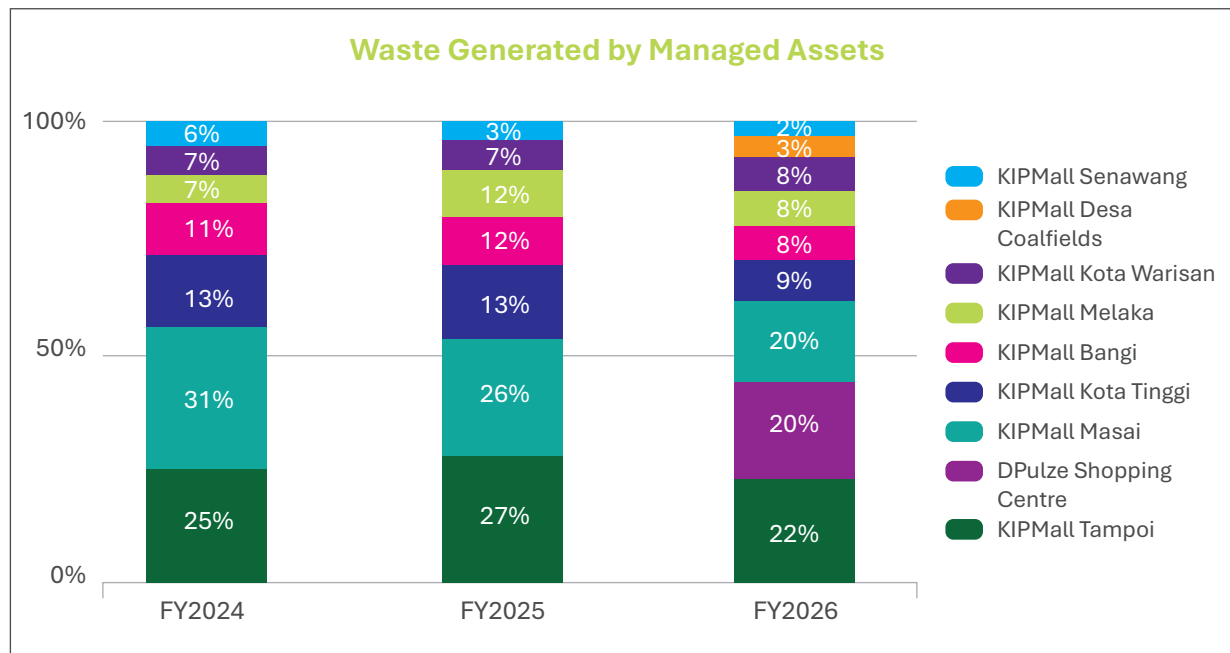
KIPMall Kota Warisan recorded the steepest increase, rising 57% from 359.86 tonnes to 566.57 tonnes. This is a direct consequence of the conversion of mezzanine carpark space into retail lots, including the area now tenanted by Courts Malaysia, together with the conversion of other available space into additional net lettable area. The movement is a function of expanded operating area and the associated increase in tenant activity and footfall.

KIPMall Tampoi increased 11% to 1,641.53 tonnes, making it our largest single waste-generating asset in FY2026. The increase follows the asset enhancement initiative at the property, which was completed in February 2026. As the enhanced area was operational for only part of the financial year, the full-year effect on waste generation at KIPMall Tampoi will not be reflected until FY2027.

KIPMall Kota Tinggi continued a consistent downward trend across all three reporting years, declining 2.6% in FY2025 and a further 13% in FY2026, for a cumulative two-year reduction of 15%.

WASTE MANAGEMENT

Concentration of waste generation



Waste generation across the portfolio is heavily concentrated. KIPMall Tampoi, DPulze Shopping Centre and KIPMall Masai together accounted for 4,626.93 tonnes, or 62% of total waste generated in FY2026. Extending to the five largest contributors captures 79% of the total. This concentration has a practical implication for how we allocate resources. Waste reduction and diversion initiatives targeted at these three assets will deliver disproportionately greater portfolio-level impact than uniform measures applied across all nine Managed Assets.

KIPMall Senawang, at 159.59 tonnes, represents 2% of the total and is our smallest contributor by a considerable margin.

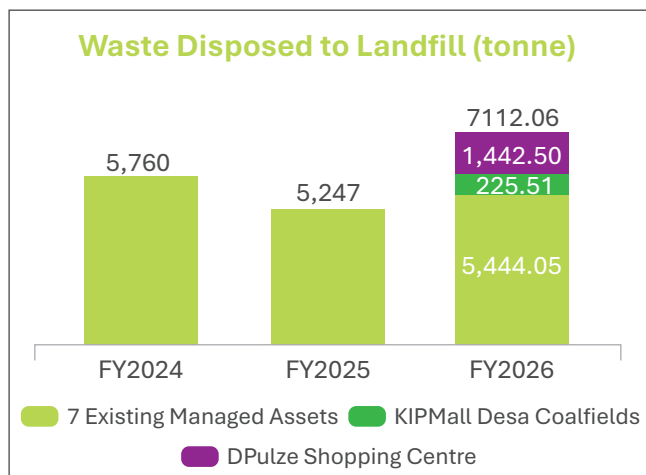
Reporting Basis

The figures presented capture waste generated across our managed assets on an operational control basis, comprising both tenant-generated waste and waste arising from common areas under our direct management.

Waste quantities are determined from collection records maintained by our appointed waste management contractors at each Managed Asset and consolidated at portfolio level.

WASTE MANAGEMENT

2) Waste Disposed to Landfill



KIP REIT directed 7,112.06 tonnes of waste to landfill in FY2026, of which KIPMall Desa Coalfields and DPulze Shopping Centre contributed 1,668.01 tonnes in their first year of reporting.

Across the seven established assets, landfill disposal stood at 5,444.05 tonnes, 5.5% below the FY2024 level of 5,760 tonnes and 3.8% above FY2025. The reduction against FY2024 was achieved alongside the expansion in net lettable area over the same period.

Managed Assets (Tonne)	FY2024	FY2025	FY2026*
KIPMall Bangi	648	635	575.80
KIPMall Masai	1,796	1,395	1412.76
KIPMall Kota Tinggi	730	667	574.24
KIPMall Tampoi	1,450	1,433	1,595.32
KIPMall Melaka	392	628	581.39
KIPMall Senawang	354	148	152.58
KIPMall Kota Warisan	390	341	551.96
KIPMall Desa Coalfields ⁽³⁾	-	-	225.51
DPulze Shopping Centre ⁽⁴⁾	-	-	1,442.50
Total	5,760	5,247	7,112.06

* From FY2026 onwards, waste disposed to landfill is reported to two decimal places.

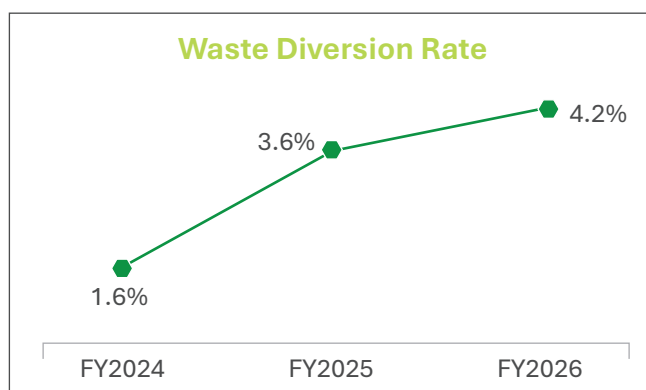
³ KIPMall Desa Coalfields was acquired on 22 August 2025. Data for FY2024 and FY2025 are not available.

⁴ DPulze Shopping Centre was acquired on 12 December 2024, with data collection commencing from FY2026. Data for FY2024 and FY2025 are not available.

KIPMall Senawang, at 152.58 tonnes, has reduced landfill disposal by 57% since FY2024 and is our lowest disposing asset after the completion of its asset enhancement initiatives ("AEIs") in September 2024. KIPMall Kota Tinggi and KIPMall Bangi each recorded a second consecutive year of reduced landfill disposal, down 21% and 11% respectively against FY2024. Landfill volumes at KIPMall Kota Warisan and KIPMall Tampoi rose in line with the expansion and enhancement activity described above.

WASTE MANAGEMENT

3) Waste Diverted from Disposal



KIP REIT diverted 313.78 tonnes of waste from disposal in FY2026, giving a portfolio diversion rate of 4.2%. Diverted volumes have risen in each of the three reporting years, from 96.59 tonnes in FY2024 and 195.77 tonnes in FY2025. On a like-for-like basis excluding KIPMall Desa Coalfields and DPulze Shopping Centre, the seven established assets diverted 250.48 tonnes at a rate of 4.4%, against 1.6% in FY2024.

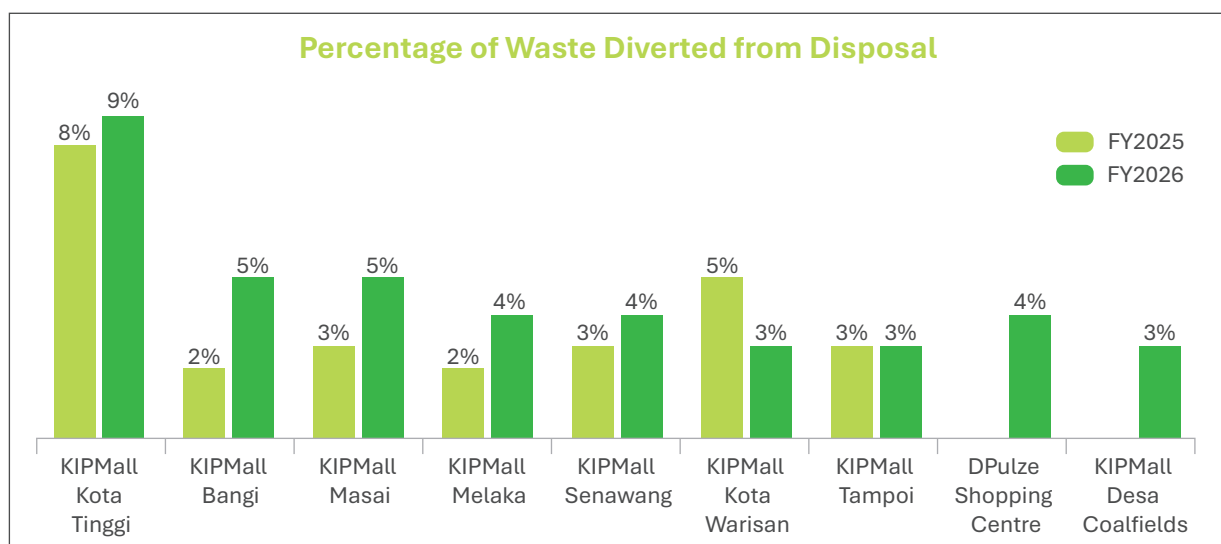
The improvement is broad rather than concentrated. Five of the seven established assets recorded a higher diverted tonnage in

FY2026, and diverted more than it did in FY2024. KIPMall Kota Tinggi records the highest diversion rate in the portfolio at 9%, having lifted diverted volumes more than fourfold since FY2024, and KIPMall Masai diverted the largest absolute tonnage at 74.51 tonnes.

Managed Assets (Tonne)	FY2024	FY2025	FY2026
KIPMall Bangi	5.12	13.86	29.38
KIPMall Masai	31.17	48.18	74.51
KIPMall Kota Tinggi	13.43	57.04	56.25
KIPMall Tampoi	34.76	39.49	46.21
KIPMall Melaka	3.31	14.24	22.51
KIPMall Senawang	0.02	4.10	7.01
KIPMall Kota Warisan	8.78	18.86	14.61
KIPMall Desa Coalfields ⁽⁵⁾	-	-	7.67
DPulze Shopping Centre ⁽⁶⁾	-	-	55.63
Total	96.59	195.77	313.78

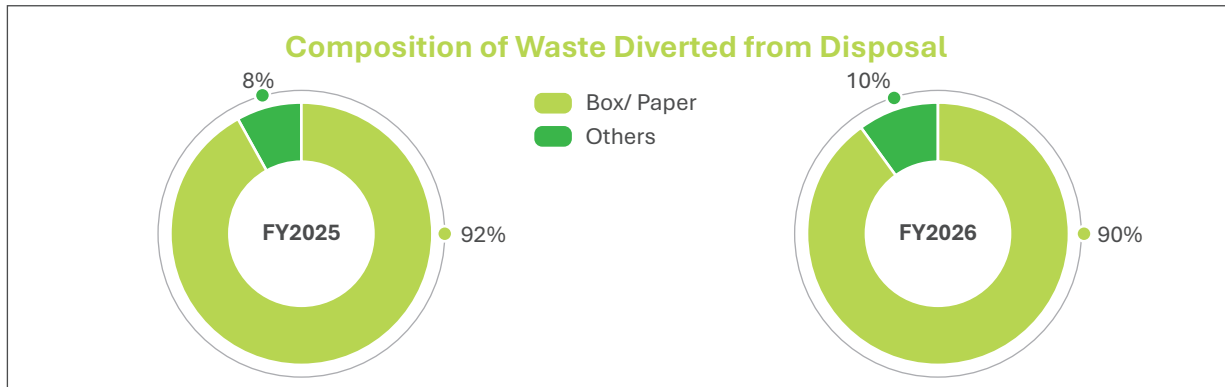
⁵ KIPMall Desa Coalfields was acquired on 22 August 2025. Data for FY2024 and FY2025 are not available.

⁶ DPulze Shopping Centre was acquired on 12 December 2024, with data collection commencing from FY2026. Data for FY2024 and FY2025 are not available.



WASTE MANAGEMENT

4) Waste Diverted from Disposal by Categories



Box / Paper

Managed Assets (Tonne)	FY2024	FY2025	FY2026
KIPMall Bangi	5.12	13.86	28.03
KIPMall Masai	31.17	45.33	64.03
KIPMall Kota Tinggi	13.43	54.00	53.03
KIPMall Tampoi	34.76	34.95	43.52
KIPMall Melaka	3.31	10.07	17.84
KIPMall Senawang	0.02	4.10	6.93
KIPMall Kota Warisan	8.78	17.36	13.55
KIPMall Desa Coalfields	-	-	7.67
DPulze Shopping Centre	-	-	46.63
Total	96.59	179.67	281.23

Tin

Managed Assets (Tonne)	FY2024	FY2025	FY2026
KIPMall Bangi	-	-	0.29
KIPMall Masai	-	0.11	-
KIPMall Kota Tinggi	-	0.82	-
KIPMall Tampoi	-	0.28	0.01
KIPMall Melaka	-	3.03	0.23
KIPMall Senawang	-	-	0.08
KIPMall Kota Warisan	-	0.02	0.01
KIPMall Desa Coalfields	-	-	-
DPulze Shopping Centre	-	-	1.07
Total	-	4.26	1.69

Steel / Iron

Managed Assets (Tonne)	FY2024	FY2025	FY2026
KIPMall Bangi	-	-	1.06
KIPMall Masai	-	2.71	1.66
KIPMall Kota Tinggi	-	-	-
KIPMall Tampoi	-	0.51	-
KIPMall Melaka	-	-	2.94
KIPMall Senawang	-	-	-
KIPMall Kota Warisan	-	0.66	0.65
KIPMall Desa Coalfields	-	-	-
DPulze Shopping Centre	-	-	0.86
Total	-	3.88	7.17

Plastics

Managed Assets (Tonne)	FY2024	FY2025	FY2026
KIPMall Bangi	-	-	-
KIPMall Masai	-	0.03	8.82
KIPMall Kota Tinggi	-	2.22	3.23
KIPMall Tampoi	-	3.75	2.68
KIPMall Melaka	-	1.14	1.51
KIPMall Senawang	-	-	-
KIPMall Kota Warisan	-	0.82	0.40
KIPMall Desa Coalfields	-	-	-
DPulze Shopping Centre	-	-	7.07
Total	-	7.96	23.71

STRATEGIC PARTNERSHIP

KIP REIT recognises that meaningful sustainability outcomes require collaboration beyond the boundaries of our own operations. Strategic partnerships allow us to draw on complementary expertise, technology and resources to address challenges that no single organisation can resolve alone. Our partnerships are directed at three priorities that matter most to our portfolio and our stakeholders: responding to climate change and reducing greenhouse gas (“**GHG**”) emissions, improving recycling and resource circularity across our Managed Assets, and addressing the needs of the communities our malls serve.

Our membership in the CEO Action Network (“**CAN**”) connects KIP REIT to a peer platform of businesses and sustainability leaders across Malaysia. Engagement with CAN deepens our understanding of climate-related developments, emerging regulatory expectations and leading decarbonisation practices, and gives us a reference point against which to benchmark our own approach. The platform also supports capacity building within our team, strengthening the internal capability required to translate climate commitments into operational action.

On climate action and GHG reduction, we work with technical partners whose engineering expertise complements our asset management capabilities. These collaborations focus on improving the energy performance of our Managed Assets through initiatives such as chiller plant optimisation and upgrading works, which lower energy consumption, reduce emissions and help manage operating costs.

Collaboration across our value chain extends this work to waste and to community needs. We engage tenants, service providers, waste contractors, professional advisers, non-governmental organizations (“**NGOs**”) and government agencies to improve waste segregation and recycling rates at our malls, to identify practical operational improvements, and to design initiatives that respond to what surrounding communities actually need. These relationships also generate direct feedback that informs our decision making. Further detail on our collaborative activities with tenants, schools, universities, NGOs and other stakeholders is set out in the Community Investment and Development section.

Looking ahead, KIP REIT will deepen existing partnerships and pursue new ones that deliver measurable outcomes rather than intent alone, with priority given to collaborations that reduce emissions, divert waste from landfill and strengthen community wellbeing.

OUR COMMITMENT

We are committed to building strategic partnerships that deliver measurable outcomes in climate action, resource circularity and community wellbeing, and that extend our sustainability impact beyond the boundaries of our own operations.

UN SDGS



9

HUMAN RIGHTS AND LABOUR STANDARDS

KIP REIT is committed to respecting internationally recognised human rights and promoting responsible labour practices across our Managed Assets. This commitment is guided by the Universal Declaration of Human Rights (“UDHR”), the United Nations Guiding Principles on Business and Human Rights (“UNGPs”), and the International Labour Organisation (“ILO”) Core Conventions, and is embedded in our employee and labour-related policies across our operations and business relationships.

Our Portfolio Management Policy governs the social aspects of managing our property portfolio, addressing the welfare of both employees and outsourced workers operating within our Managed Assets, including cleaning contractors, security guards and technical maintenance personnel. The policy establishes clear expectations on specific social issues, including workplace health and safety, fair remuneration, equal opportunities, worker welfare and responsible working conditions, and requires contractors and service providers to comply with applicable labour laws and uphold fair employment practices.

We maintain zero tolerance for forced labour, child labour, discrimination, harassment and any form of unethical workplace conduct, and strive to provide a safe, fair and supportive working environment for all employees and stakeholders.

Human rights-related risks are identified through employee engagement, grievance mechanisms, contractor monitoring, supplier assessments and operational reviews. Impact assessments such as workplace inspections, contractor evaluations and compliance monitoring help identify and mitigate potential adverse impacts on employees and outsourced workers at our Managed Assets. Oversight of human rights matters rests with our Board of Directors through our sustainability governance framework.

› Universal Declaration of Human Rights

Adopted in 1948, the UDHR establishes a universal framework protecting the fundamental rights and freedoms of all individuals, regardless of nationality, race, gender, religion, or background. In line with UDHR, KIP REIT upholds fair labour practices, non-discrimination, workplace dignity, and ethical business conduct across our operations, contractors, suppliers, and wider stakeholder ecosystem.

› United Nations Guiding Principles on Business and Human Rights

The UNGPs set out the responsibility of businesses to respect human rights, prevent human rights abuses and address adverse impacts arising from their operations and business relationships. KIP REIT applies these principles by integrating human rights considerations into our labour practices, vendor and contractor management, and ESG governance framework.

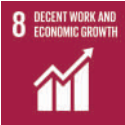
› International Labour Organisation Core Conventions

The ILO Core Conventions cover the elimination of forced and child labour, protection of freedom of association and collective bargaining, and prevention of workplace discrimination. In line with these principles, our HR policies and employee management frameworks promote fair employment, workplace diversity, equal opportunities, employee wellbeing and a safe working environment.

OUR COMMITMENT

We are committed to conducting our business in a manner that respects the fundamental human rights and dignity of all individuals connected to our operations, including our employees, contractors, and the communities in which we operate.

UN SDGS



GRI | 2-6, 2-7, 2-16, 2-24, 2-25, 3-3, 401-3, 406-1, 408-1, 411-1

 ZERO Incidents of labour standards non-compliance	 100% Local employees across our workforce
 ZERO Incidents of child labour, forced labour or human trafficking	 100% New hires recruited locally
 ZERO Substantiated complaints of discrimination or harassment	 100% Employee participation in sexual harassment awareness training
 ZERO Retaliation cases against whistleblowers or complainants	 100% Procurement spend directed to local suppliers

HUMAN RIGHTS AND LABOUR STANDARDS

Freedom of Association and Collective Bargaining

Relevant ILO Convention

C. 87, 98

Mapping to UDHR Article

Article 23(4)

KIP REIT respects employees' rights to freedom of association and collective bargaining, consistent with Article 10(1)(c) of the Federal Constitution, Trade Unions Act 1959 and Industrial Relations Act 1967. We foster an open and respectful workplace culture in which employees can raise concerns and participate in constructive dialogue without fear of intimidation, discrimination or retaliation.

To support this, KIP REIT conducts annual town hall sessions where employees can freely express their views, raise concerns, and seek clarification on workplace matters, and gathers feedback through an employee satisfaction survey conducted twice a year across all departments. Survey findings on workplace practices, employee welfare and organisational culture are reviewed by senior management to drive continuous improvement.

Elimination of Forced or Compulsory Labour

Relevant ILO Convention

C. 29, 105

Mapping to UDHR Article

Article 4

Mapping to UNGP Component

Modern slavery due diligence

KIP REIT is committed to ensuring that no worker is subjected to coercion, threats, human trafficking or any form of forced or compulsory labour, including bonded labour and debt bondage. Consistent with the Employment Act 1955, our Portfolio Management Policy prohibits unlawful practices such as the withholding of personal identification documents and restrictions on workers' freedom of movement.

All employees receive clear employment terms and conditions upon commencement of employment through the Employee Handbook, and are required to acknowledge that they have read and understood it. The handbook sets out their rights, responsibilities, employment conditions, and available grievance mechanisms. Employees may terminate their employment in accordance with the stipulated notice requirements, and have access to established grievance and whistleblowing channels through which workplace concerns are reviewed and addressed fairly and confidentially.

Effective Abolition of Child Labour

Relevant ILO Convention

C. 138, 182

Mapping to UDHR Article

Article 25

Mapping to UNGP Component

Risk assessment of child labour in supply chains

KIP REIT is committed to protecting children's rights and strictly prohibits all forms of child labour, hazardous work involving young persons, and exploitation within our operations and business activities, in adherence to the minimum working age requirements under Children and Young Persons (Employment) Act 1966 and the Employment Act 1955. Our Suppliers' Code of Conduct extends this commitment across the supply chain by requiring suppliers and business partners to uphold ethical labour practices and responsible employment standards.

We verify the age of all prospective employees during recruitment through official identification documents such as MyKad, and the HR Department maintains employee records confirming each employee's age and eligibility for employment. Through these controls and adherence to our Suppliers' Code of Conduct, KIP REIT has recorded no incidents of child labour, forced labour or labour exploitation within our operations.

Beyond the prevention of child labour, we are also committed to respecting and supporting children's rights across our operations, guided by the principles set out in the Children's Rights and Business Principles ("CRBP"). Within our Managed Assets, this commitment is reflected in family-friendly facilities and child-safety measures, including nursing and baby-care rooms, designated family parking bays, and lost-child assistance procedures managed by our security teams. We also support children in our communities through school programmes, educational activities, festive community events and charitable contributions benefiting children. Further information is set out on page 133.

HUMAN RIGHTS AND LABOUR STANDARDS

Elimination of Discrimination / Equal Pay

Relevant ILO Convention

C. 100, 111

Mapping to UDHR Article

Articles 2, 7, 23(2)

Mapping to UNGP Component

HR policies on equal pay and treatment

Our Portfolio Management Policy strictly prohibits discrimination, harassment and unfair treatment in all employment-related practices, including recruitment, training, remuneration and career advancement, consistent with the Employment Act 1955 and the Industrial Relations Act 1967.

KIP REIT adopts merit-based employment practices throughout the employee lifecycle. Promotion, performance evaluations, salary reviews, and career advancement decisions are based on qualifications, competencies, experience and performance, rather than personal characteristics such as race, religion, gender, age, sexual orientation, disability or nationality. This includes our commitment to equal pay for equal work, which is formalised in our Portfolio Management Policy. Our Suppliers' Code of Conduct further requires suppliers and business partners to uphold non-discrimination, equal opportunity and fair treatment throughout their operations.

Non-discrimination also extends to our retail ecosystem. KIP REIT supports young entrepreneurs, small businesses and start-ups through flexible tenancy arrangements, stepped-up rental schemes and gross turnover-based packages, offered without regard to race, ethnicity, religion or background. Push-cart kiosks, open booths and pop-up market spaces across our Managed Assets also provide accessible entry points for businesses of all sizes.

Minimum Wage / Fair Remuneration

Relevant ILO Convention

C. 131

Mapping to UDHR Article

Articles 23(3), 25

Mapping to UNGP Component

Human Rights Due Diligence

KIP REIT is committed to fair remuneration practices as part of our human capital and human rights commitments. In compliance with the Minimum Wages Order 2024, our Portfolio Management Policy requires fair compensation and transparent remuneration practices for our employees as well as workers engaged through service providers operating within our Managed Assets, including cleaning, security, and maintenance personnel.

For our employees, remuneration is reviewed annually against job responsibilities, individual performance and prevailing economic conditions to ensure compensation remain fair and competitive. Salaries are paid promptly in accordance with established payroll procedures, and employees are kept informed of their remuneration structure, overtime calculations and applicable statutory deductions.

For workers engaged through our supply chain, our Suppliers' Code of Conduct requires suppliers and contractors to comply with all applicable wage regulations, provide transparent information on wages, benefits and allowances, and ensure that workers receive fair compensation for the work performed.

HUMAN RIGHTS AND LABOUR STANDARDS

Elimination of Excessive Working Hours / Work-Life Balance

Relevant ILO Convention

C. 001

Mapping to UDHR Article

Article 24

Mapping to UNGP Component

Pillar II (Corporate Responsibility to Respect)

KIP REIT is committed to responsible workforce practices that support employee wellbeing and respect for labour rights. In compliance with the Employment Act 1955 on working hours, overtime, rest days and leave entitlements, we promote work arrangements that minimise fatigue, occupational stress and burnout.

Employees are entitled to annual leave, rest days, public holidays, medical leave and other benefits that support work-life balance and overall wellbeing. Beyond these entitlements, KIP REIT actively monitors working hours to prevent and reduce excessive working hours. Overtime trends are tracked and reviewed by the HR Department, while shift schedules within our Managed Assets are structured to provide adequate rest periods and avoid prolonged consecutive working days.

Our Suppliers' Code of Conduct further requires suppliers and service providers to manage working hours responsibly, provide appropriate rest periods and leave entitlements, and maintain working conditions that support health, safety and wellbeing of workers engaged in daily mall operations.

Prohibition of Bullying and Sexual Harassment

Relevant ILO Convention

C. 190

Mapping to UDHR Article

Articles 1, 5

Mapping to UNGP Component

Pillar II (Corporate Responsibility to Respect)

KIP REIT is committed to foster a respectful and inclusive workplace free from bullying, harassment, intimidation, and any form of psychological abuse, in line with Employment Act 1955 and internationally recognised human rights principles. Our Suppliers' Code of Conduct extends this expectation across our value chain, requiring suppliers to maintain working environments free from emotional and physical abuse.

Our Employee Handbook expressly prohibits all forms of workplace harassment, discrimination, bullying, intimidation and inappropriate conduct. Employees who experience or witness such behaviour are encouraged to report their concerns through established grievance channels, including their immediate supervisor, the HR Department or our whistleblowing mechanism. All reported concerns are treated confidentially and reviewed in accordance with the established procedures to ensure fair and appropriate resolution. Managers are trained on the handling of reports and instances of bullying and harassment. To strengthen awareness, KIP REIT conducted sexual harassment awareness training during FY2026, achieving 100% employee participation.

Safe and Healthy Working Environment

Relevant ILO Convention

C.155, 187

Mapping to UDHR Article

Article 3

Mapping to UNGP Component

Management systems for preventative safety

Workplace safety is a key priority for KIP REIT. Our employees, contractors and outsourced workers perform a wide range of functions across our shopping malls and offices, from maintenance and security to technical operations where occupational risks may arise. We therefore adopt a zero-tolerance approach towards safety violations, underpinned by compliance with Malaysian Occupational Safety and Health ("OSH") laws, an effective OSH governance structure and proactive risk management.

This commitment is embedded in our Portfolio Management Policy, which requires the maintenance of safe and healthy working environments across our Managed Assets through compliance with applicable OSH requirements, hazard identification, emergency preparedness and responsible contractor management. Suppliers are likewise required to comply with all applicable OSH laws and regulations, implement appropriate safety measures and provide necessary personal protective equipment, safeguarding all individuals supporting daily mall operations.

These measures have contributed to KIP REIT maintaining zero reported safety incidents, reflecting our continued commitment to a safe and healthy working environment. Further information on our OSH practices is set out on page 110.

HUMAN RIGHTS AND LABOUR STANDARDS

Human Rights Impact Assessment and Salient Issues

KIP REIT has identified labour rights, workplace safety, non-discrimination and ethical supply chain practices as the salient human rights issues most relevant to our operations as a retail property portfolio, where large numbers of outsourced cleaning, security, and maintenance workers support daily mall operations alongside our employees. These issues are identified and periodically reviewed through engagement with our stakeholders, including employee feedback channels, contractor and supplier interactions, and tenant engagement. Given the nature of our portfolio of established retail properties, issues such as land rights and impacts on indigenous communities have been assessed as of low salience, although we continue to monitor and report on them.

Human rights impacts are assessed on an ongoing basis as part of our core business processes. Workplace inspections, contractor evaluations, supplier assessments and compliance monitoring are conducted regularly across our Managed Assets to identify potential adverse impacts on employees and outsourced workers. Where risks are identified, mitigation measures are implemented, including corrective action requirements for contractors, enhanced monitoring, and updates to internal policies and procedures. The measures from age verification at recruitment to overtime monitoring and contractor OSH requirements form part of this framework of avoidance, prevention and mitigation.

To embed these commitments into daily practice, KIP REIT clearly communicates its human rights expectations to all stakeholders. Employees are guided by the Employee Handbook and our internal policies, while suppliers, contractors and business partners are bound by our Suppliers' Code of Conduct, which sets out our expectations on labour standards, non-discrimination and fair treatment. Tenants and service providers operating within our Managed Assets are also subject to conduct requirements under their tenancy and service agreements.

Our employees also receive regular compliance briefings and awareness sessions on our human rights-related policies. During FY2026, briefings on the **Sexual Harassment Policy** strengthened employees' understanding of reporting procedures and the whistleblowing channel, while the HR Department also participated in **Empathy at Work: The Missing Driver of Productivity and Performance**, a programme focused on active listening, emotional intelligence and professional employee support. These initiatives strengthen our capacity to recognise and respond to human rights concerns as they arise.

Grievance Mechanisms

KIP REIT's whistleblowing mechanism enables the reporting of workplace concerns, unethical behaviour and potential breaches of internal policies, including human rights and labour-related concerns such as discrimination, harassment, intimidation, and unfair treatment in a secure and confidential manner. The mechanism is available to both internal and external stakeholders, including employees, contractors, suppliers, tenants, and communities affected by our operations.

Concerns may be raised through a dedicated whistleblowing email at whistleblower@kipreit.com.my, written correspondence addressed to KIP REIT Management Sdn Bhd, or the whistleblowing portal on KIP REIT's official website. Reports may be submitted anonymously, and the identity of whistleblowers who identify themselves is kept strictly confidential. All reports are reviewed through an independent process led by the Chairman of the Audit and Risk Management Committee ("ARMC") together with the Compliance Officer, ensuring fair and objective handling free from management interference, and whistleblowers acting in good faith are protected from retaliation.

Labour Standards Non-Compliance and Human Rights Grievances

Performance Indicators	FY2024	FY2025	FY2026
Incidents of labour standards non-compliance	0	0	0
Substantiated complaints concerning human rights violations	0	0	0
Incidents of violations involving rights of indigenous people	0	0	0

KIP REIT has recorded zero incidents of labour standards non-compliance, human rights violations, and violations involving the rights of indigenous people for three consecutive years. We attribute this record to the preventive measures such as clear policies, accessible grievance channels, regular monitoring and employee awareness initiatives, and remain committed to maintaining it through continuous review of our policies against evolving human rights and labour standards.

HUMAN RIGHTS AND LABOUR STANDARDS

1 CASE STUDY

Empowering Communities Through Local Employment

At KIP REIT, we recognise that meaningful employment is fundamental to the well-being and growth of local communities. Our malls are more than retail destinations. They are community spaces that create opportunities for individuals to build careers, support their families and contribute to the local economy. Across our operations, employees in areas such as administration, customer service, maintenance, technical services and housekeeping play an important role in delivering positive experiences for our tenants and shoppers while helping our malls vibrant and welcoming community hubs.

In line with this, **KIP REIT is committed to prioritising local employment across our operations**. Vacancies are advertised within the communities where our Managed Assets operate, and qualified local candidates are given priority in recruitment. This approach provides stable employment, skill development and career opportunities closer to home, supporting the livelihoods of individuals and families within the communities we serve. At the same time, a locally based workforce brings a stronger understanding of community needs and fosters closer relationships with tenants, shoppers, and other stakeholders.

In FY2026, 100% of our workforce comprised local employees, and all 45 new employees hired at the Group level during the year were recruited locally. This record, sustained over three consecutive years, reflects our continued focus on creating employment opportunities for Malaysians and contributing to the economic development of the communities in which we operate.

Performance Indicators	FY2024	FY2025	FY2026
Percentage of Local Employees	100%	100%	100%
Percentage of New Local Hires	100%	100%	100%

2 CASE STUDY

Strengthening Local Economies Through Responsible Procurement

For three consecutive years, 100% of KIP REIT's procurement spend has been directed to Malaysian suppliers. Behind this figure is a supplier base of contractors, service providers and vendors, many of them small and medium enterprises ("SMEs") based in the regions where our malls operate, supporting everything from maintenance and fit-out works to daily operational services.

This procurement profile delivers value in both directions. For our suppliers, consistent engagement supports job creation, skills development and long-term business viability, embedding inclusivity into our value chain. For our operations, suppliers with an intrinsic understanding of local markets provide more responsive service and simpler logistics across our Managed Assets.

Building on this, KIP REIT is committed to maintaining local sourcing and procurement as a core feature of our supply chain, ensuring that the economic benefits of our operations continue to be felt in the communities we serve.

Performance Indicators	FY2024	FY2025	FY2026
Percentage of local suppliers	100%	100%	100%
Proportion of procurement budget spent on local suppliers	100%	100%	100%

HUMAN RIGHTS AND LABOUR STANDARDS

KEY HUMAN RIGHTS AND LABOUR STANDARDS POLICIES



Labour and Human Rights Policy



Diversity Policy



Recruitment Policy



Employees' Conflict of Interest Policy



Sexual Harassment Policy



Whistleblowing Policy



Remuneration Policy



Employee Handbook



Employee Code of Conduct Policy



Portfolio Management Policy



Occupational Safety and Health Policy



Suppliers' Code of Conduct

MATERIAL MATTER

10

DIVERSITY, EQUITY
AND INCLUSION

Building a Workforce that Reflects Our Communities

KIP REIT operates a portfolio of community-centric retail assets serving diverse catchments across Malaysia. Our shoppers, tenants and the communities in which our malls operate span a wide range of ages, backgrounds and needs, and our ability to understand and serve them depends on a workforce that reflects them. A team drawn from varied experience is better placed to anticipate what our communities want from their neighbourhood mall, from tenant mix and event programming to accessibility and service standards.

The connection is most direct at property level. Our mall management teams engage daily with tenants, contractors, shoppers and local stakeholders. Diversity of perspective within those teams translates into better tenant relationships, more responsive management of shopper feedback and stronger community engagement, each of which supports occupancy, footfall and ultimately the income stability of our assets.

Diversity is equally material to how we are governed. Our REIT Manager operates a lean structure in which a small team is responsible for investment, finance, legal, compliance and sustainability across the portfolio. In an organisation of this size, the quality of decision-making depends heavily on the range of viewpoints brought to it. A team that thinks alike is more exposed to blind spots in acquisition appraisal, risk assessment and regulatory judgement. Balanced representation across our management and senior management levels is therefore not a matter of presentation but of decision quality.

Inclusion is what allows diversity to have effect. Recruiting a varied workforce achieves little if differing views are not heard. We are committed to a workplace in which employees at every level can raise concerns, contribute ideas and progress on merit, supported by our whistleblowing arrangements and our policies on equal opportunity and workplace conduct.

Diversity also underpins the resilience of our talent base. As our portfolio has grown, we have expanded our workforce from 108 to 180 employees over three financial years while holding our senior management complement constant. Sustaining that requires us to attract and retain capable people from the widest possible pool, to develop talent internally, and to build a pipeline in which advancement is open to all employees. Our balanced gender representation at management and senior management levels indicates a pipeline that is not narrowing at the point of promotion.

180

Total workforce
67% growth over 3 years

53%

Management + Executive
Composition

90%

Permanent
Employees

43%

Female Board
Representation
(as at 23 July 2026)

49%

Female
Employees

55%

Female Employees
aged 30-50

OUR COMMITMENT

UN SDGS

We are committed to maintaining balanced representation across all levels of our organisation, to recruiting and promoting on the basis of merit, and to fostering an inclusive workplace in which every employee is heard and valued.



GRI | 2-7, 3-3, 405-1

EmpowHer

EmpowHER is a community established within KIP REIT to connect and empower women colleagues across the organisation, bringing together employees from both the REIT Manager and the Service Provider. The community provides a supportive space in which women can connect, exchange knowledge and share experiences, with activities organised around four themes:

- Health and wellbeing
- Career growth and development
- Parenting and family life
- Financial planning and independence

The community was officially launched through a forum held on 10 April 2026 at KIP REIT’s KL headquarter office. Women colleagues from the Service Provider in the central and southern regions joined virtually, allowing the community to reach across locations from the outset and to include colleagues based at our Managed Assets.

Since its launch, EmpowHER has run a series of sessions in both informal and structured formats. A virtual potluck in April 2026 brought colleagues together through a shared meal, with participants preparing dishes from home and introducing them to colleagues joining remotely. The session doubled as a celebration of the varied cultural backgrounds represented in our workforce, with colleagues exchanging recipes and healthy meal ideas across locations.

A subsequent session in May 2026 addressed financial planning and independence, led by our Chief Financial Officer. It covered practical approaches to building financial resilience, including starting small, developing an understanding of investment options, and progressively building long-term financial security. Colleagues were encouraged to contribute their own experiences, creating an open setting for shared learning rather than a one-way presentation.

The programme reflects how we approach inclusion more broadly. Our workforce is close to gender parity, with women making up 49% of the Group and 44% of management, and EmpowHER is intended to support that balance by creating space for women at every level to build networks, learn from one another and access the guidance that supports progression.

44%

Female Senior Management

44%

Female Management

70%

Female Executive

45

New Hires

25%

New Hires Rate

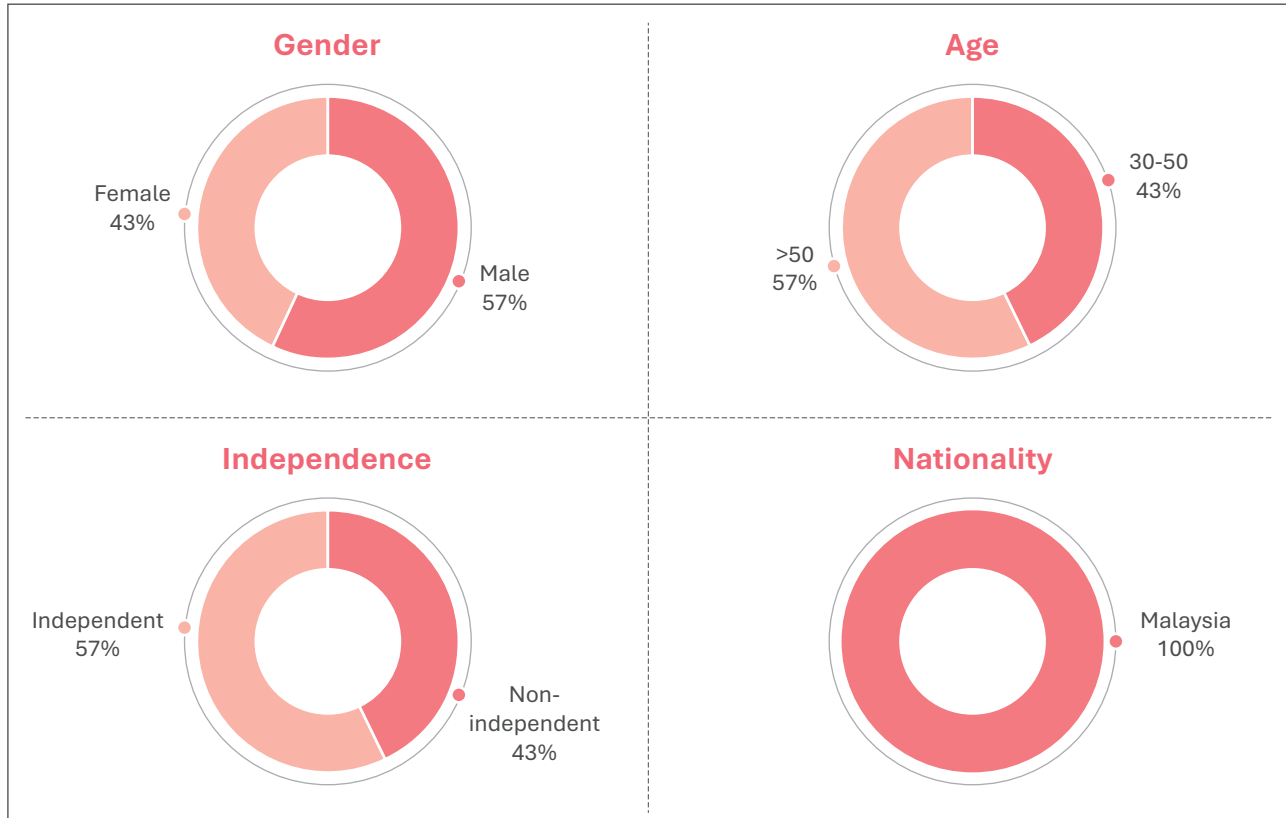
21%

Turnover Rate

DIVERSITY, EQUITY AND INCLUSION

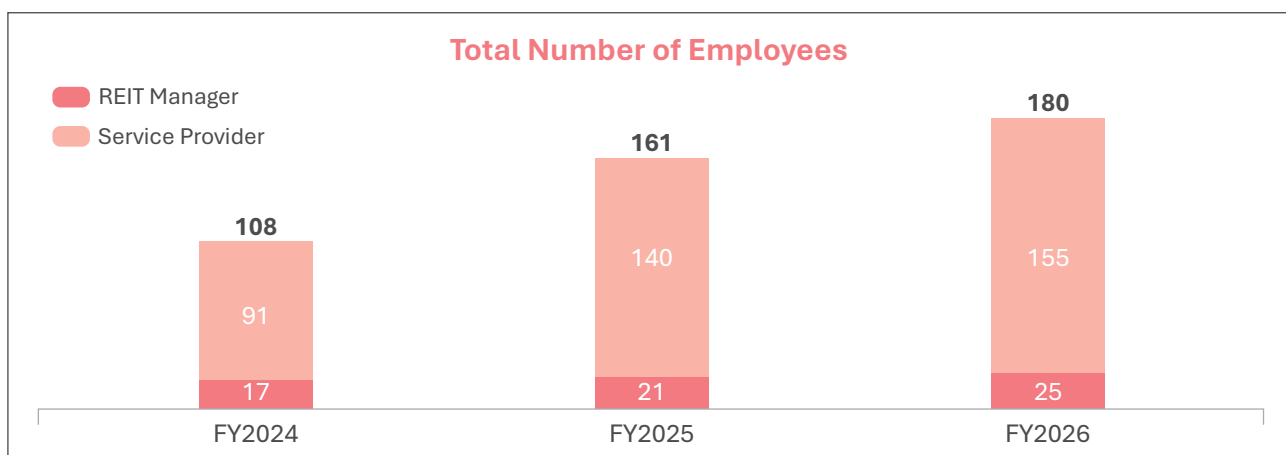
DEI Performance

Board Diversity*



* as at 23 July 2026

Employment Footprint

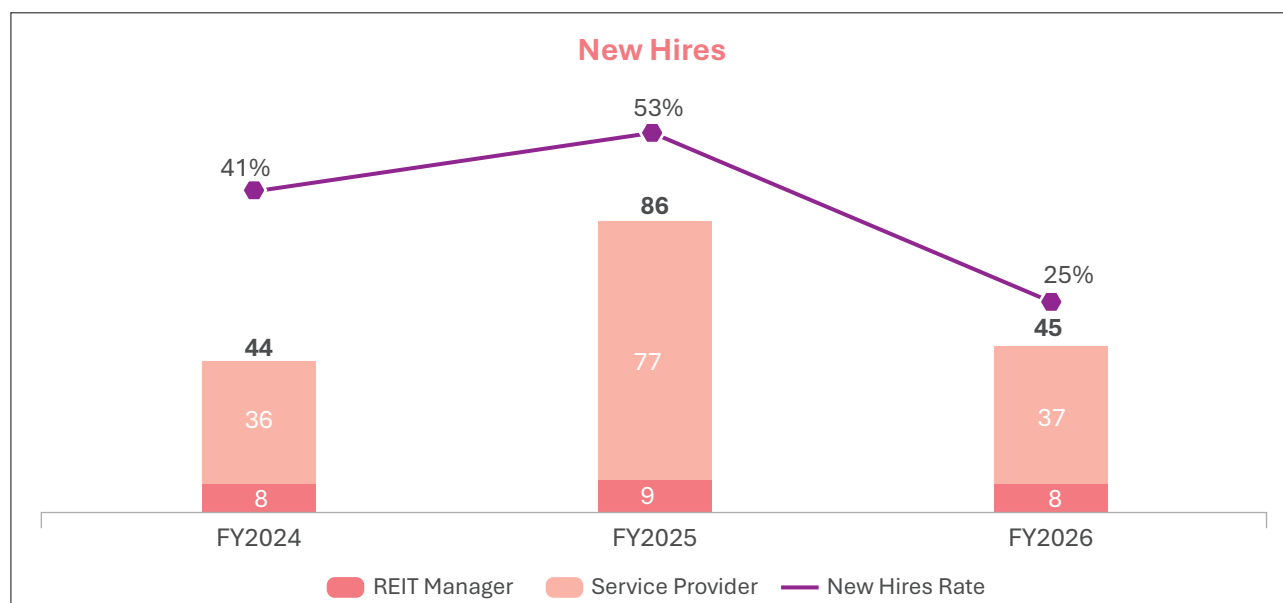


Our employment footprint has grown broadly in step with the portfolio. Group headcount rose from 108 in FY2024 to 180 in FY2026, an increase of 67%, closely tracking the growth in assets under management from RM1.06 billion to RM1.76 billion over the same period +66%.

The expansion was concentrated in our service provider workforce, which grew from 91 to 155 as more assets came under direct management, while the REIT Manager grew more modestly from 17 to 25, reflecting added capacity in investment, finance, compliance and sustainability functions.

DIVERSITY, EQUITY AND INCLUSION

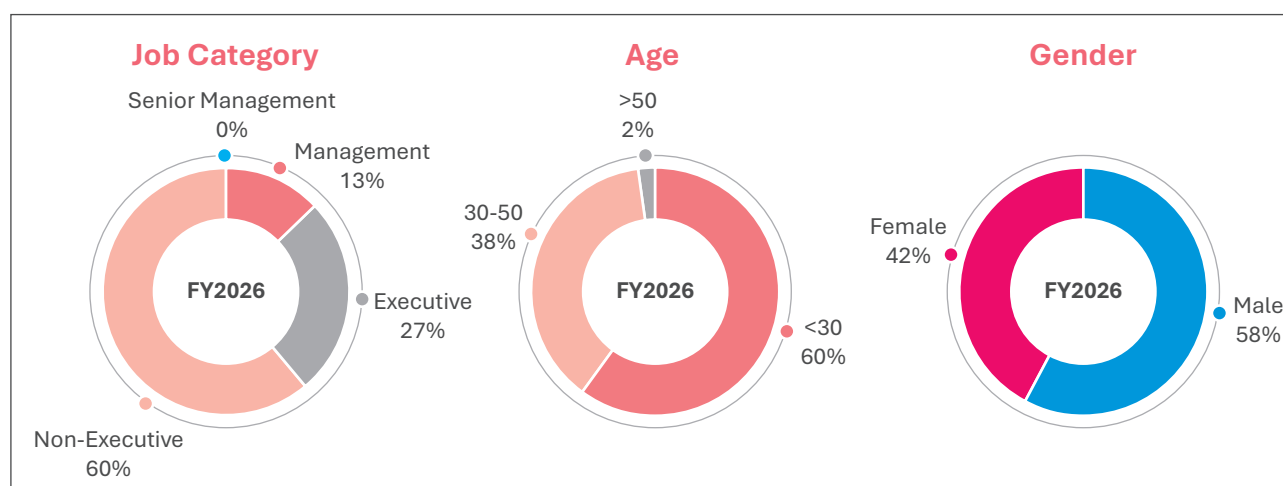
New Hires



New hires peaked at 86 in FY2025, a rate of 53%, of which 39 were employees absorbed through the acquisition of DPulze Shopping Centre. This represented the transfer of an existing and experienced mall team rather than net new recruitment. Excluding these transfers, underlying hiring in FY2025 was 47 and FY2026 hiring was 45, broadly consistent with the 44 recorded in FY2024. As our workforce base has expanded, this steady level of recruitment translates into a declining new hire rate on Group-level basis, from 41% in FY2024 to 25% in FY2026, reflecting a stabilising workforce as recently acquired assets are integrated.

A detailed breakdown of new hires rate for FY2024 to FY2026 is set out in the Performance Data Table on page 154.

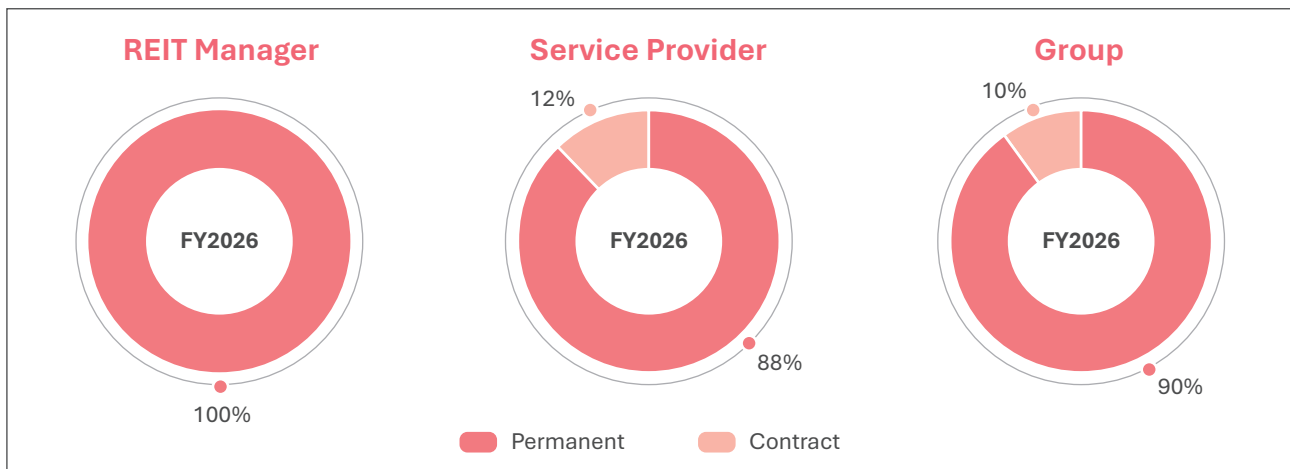
New Hires by Categories (Group Level)



A detailed breakdown of new hires by categories for FY2024 to FY2026 is set out in the Performance Data Table on page 154.

DIVERSITY, EQUITY AND INCLUSION

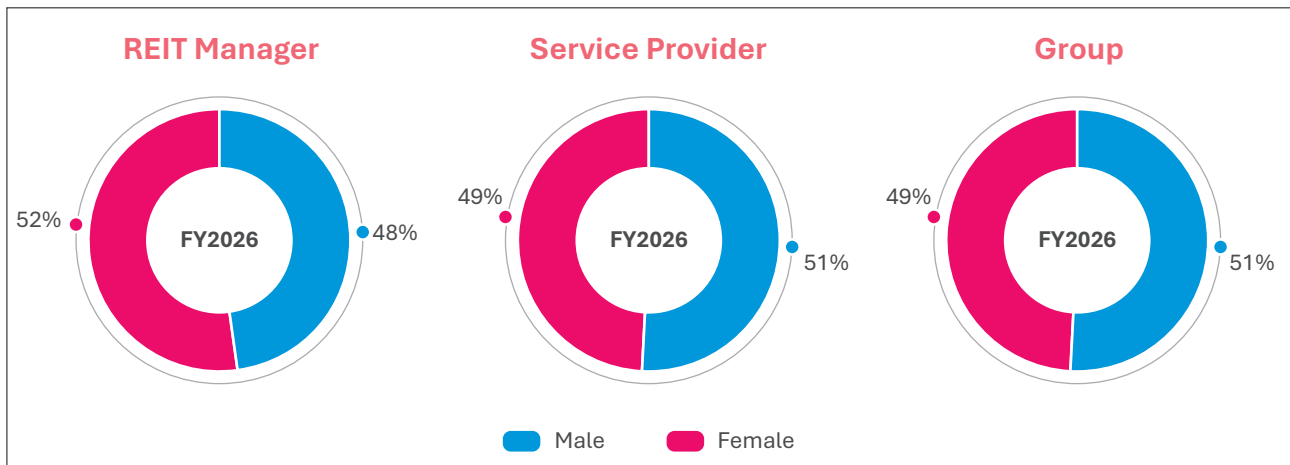
Employment Structure



Permanent employees make up the substantial majority of our workforce, at 90% of the Group as at 30 June 2026. The remaining 10% are employees serving their probationary period, who may be converted to permanent status upon successful confirmation.

A detailed breakdown of employment structure for FY2024 to FY2026 is set out in the Performance Data Table on page 155.

Gender Split



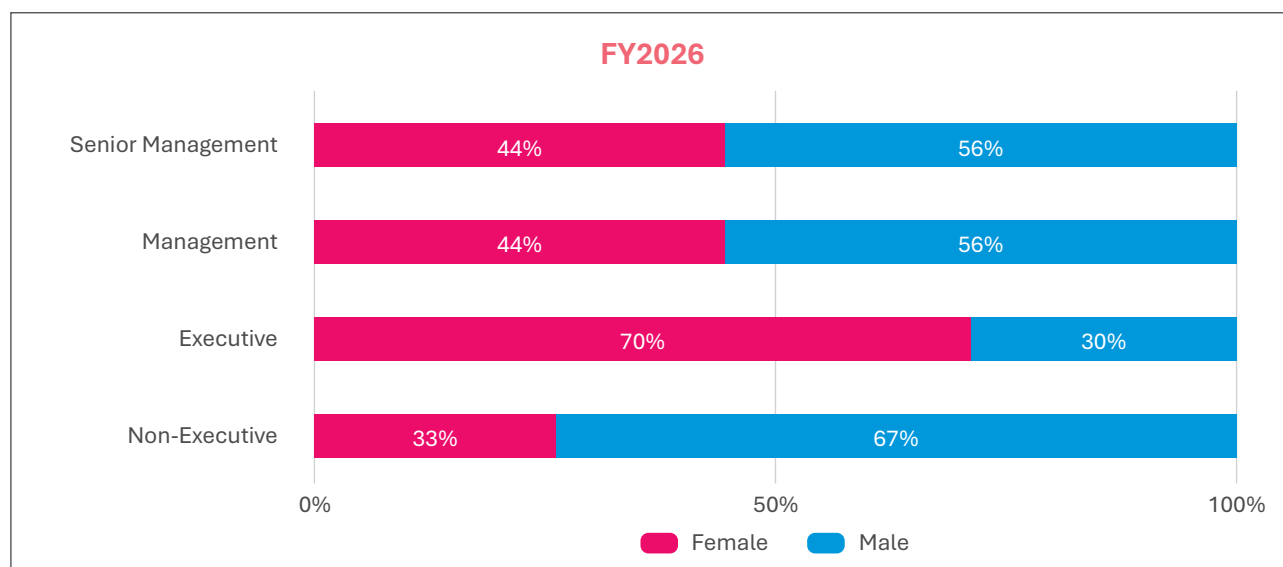
Our workforce is close to gender parity, with women representing 49% of the Group as at 30 June 2026. Female representation is highest at the REIT Manager, where women make up 52% of employees, while our service provider workforce stands at 49%.

These outcomes reflect our commitment to merit-based recruitment and promotion, with appointments made on the basis of qualification, experience and capability.

A detailed breakdown of our gender representation for FY2024 to FY2026 is set out in the Performance Data Table on pages 152 and 153.

DIVERSITY, EQUITY AND INCLUSION

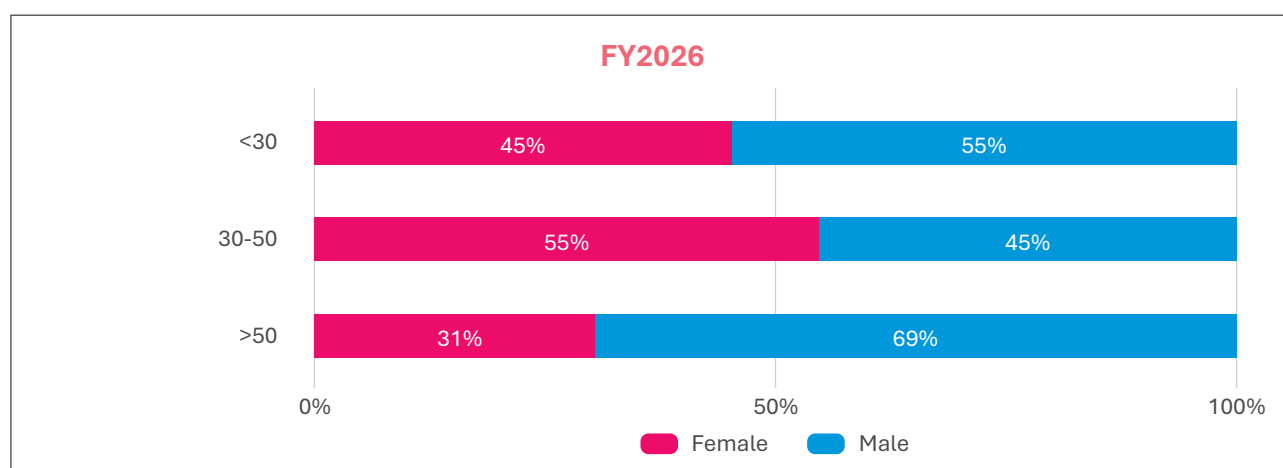
Gender Split by Job Category (Group Level)



Women are well represented across our employee categories, including at the most senior levels. Female employees make up both 44% of senior management and management respectively, indicating a leadership pipeline that is broadly balanced rather than narrowing at the top. Representation is highest at the executive level, where women account for 70% of employees. At the non-executive level, women represent 33%, reflecting the operational and technical nature of these roles at our Managed Assets.

A detailed breakdown of our gender representation by job category for FY2024 to FY2026 is set out in the Performance Data Table on pages 153 and 154.

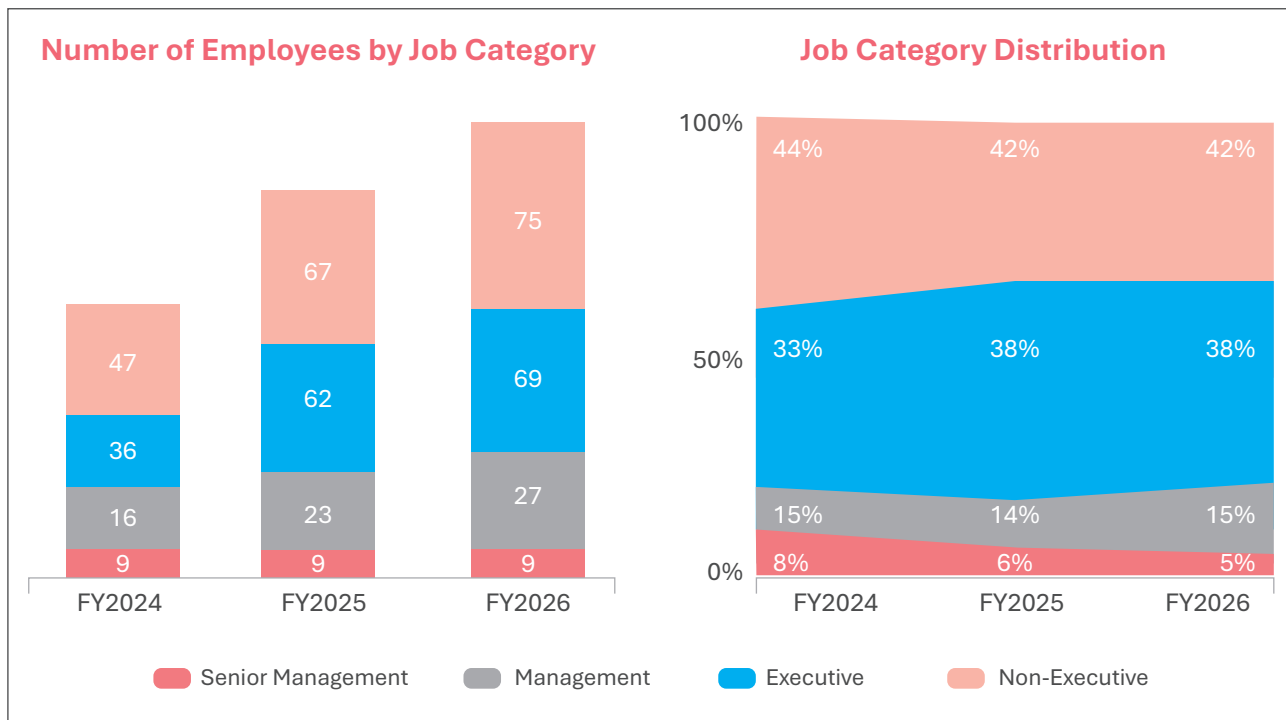
Gender Split by Age (Group Level)



Gender representation is balanced across our principal age groups. Women make up 55% of employees aged between 30 and 50, the band that forms the core of our workforce, and 45% of those under 30. Representation is lower in the above-50 group at 31%, which reflects broader historical patterns of female workforce participation in Malaysia rather than current recruitment practices.

DIVERSITY, EQUITY AND INCLUSION

Employment by Job Category (Group Level)



Group Job Category FY2024 → FY2026

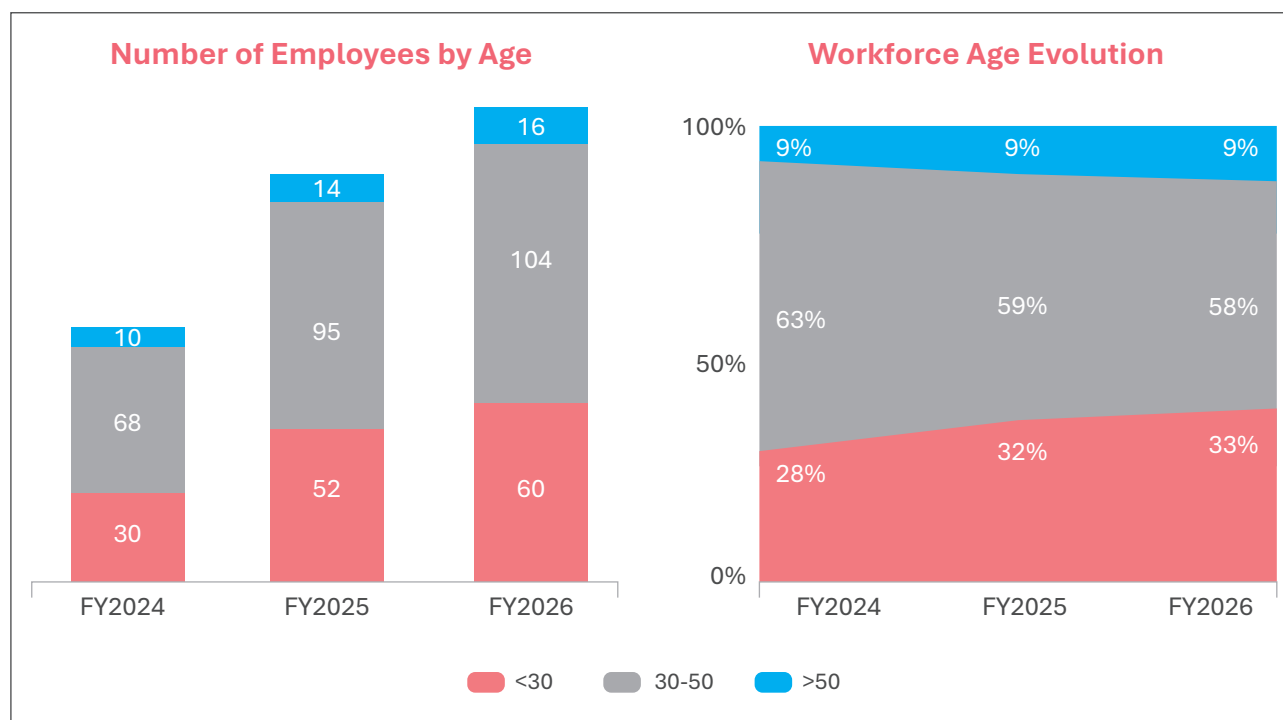
Senior Management	9 → 9	(+0%)
Management	16 → 27	(+69%)
Executive	36 → 69	(+92%)
Non-Executive	47 → 75	(+60%)

Our workforce composition has remained broadly stable across the three financial years even as total headcount grew from 108 to 180. Senior management has been held constant at nine throughout the period, so that the growth has been absorbed at the executive and non-executive levels, which together now account for 80% of the Group in FY2026. This reflects a lean management structure in which portfolio expansion is supported by operational capacity at the Managed Assets rather than by additions to the Senior Management team.

A detailed breakdown of our workforce by job category for FY2024 to FY2026 is set out in the Performance Data Table on pages 152 and 153.

DIVERSITY, EQUITY AND INCLUSION

Employment by Age (Group Level)



Group Age Category FY2024 → FY2026

< 30	30 → 60	(+100%)
30-50	68 → 104	(+53%)
> 50	10 → 16	(+60%)

Our age profile has remained well balanced across the three financial years. Employees aged between 30 and 50 continue to form the core of our workforce at 58% of the Group in FY2026, providing depth of industry experience, while the share of employees under 30 has increased from 28% in FY2024 to 33% in FY2026, reflecting the intake of younger talent as our portfolio has expanded. Employees above 50 have remained a consistent 9% of the workforce, contributing institutional knowledge and mentorship across our operations.

A detailed breakdown of our workforce by age group for FY2024 to FY2026 is set out in the Performance Data Table on pages 152 and 153.

EMPLOYEE WELLNESS AND WELLBEING

Wellbeing at the Heart of Our Workplace

Employees today work in an environment of continuous notifications, tasks, emails and competing demands. Where those demands are left unmanaged, the effects are felt in concentration, productivity, absence and retention, which is why we treat employee wellbeing as a matter material to our business rather than a discretionary benefit.

KIP REIT places employee wellbeing at the heart of our people practices, and we treat it as a commitment rather than a series of activities. Our **Employee Handbook** sets out our undertaking to protect and promote the physical health, mental health and general wellbeing of everyone who works with us, at every level and in every location. Responsibility for giving effect to that undertaking rests with our Group Human Resources Department, which plans and delivers a calendar of wellbeing initiatives each year, monitors participation and feedback, and reports on outcomes to the Executive Director / Chief Executive Officer.

Wellbeing sits alongside remuneration, leave entitlements, bonuses and other benefits as part of how we look after our people. Our aim is that employees feel valued and supported throughout their journey with us, and that we sustain the productive and collaborative workforce on which our operational performance and long-term value creation depend.

How We Support Our People

Our approach is delivered across six dimensions :

1. Work-life balance

We support employees in balancing their professional and personal commitments through annual leave entitlements above the statutory minimum, flexible working arrangements, compassionate and marriage leave, and parental leave. Employees who are able to meet their commitments outside work remain more engaged, productive and resilient in it.

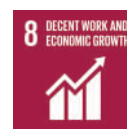
2. Physical health

We provide employees with access to preventive health care and practical health education, delivering dental screenings and nutrition workshops during FY2026 which reached 17 and 138 employees respectively. We also extend medical and hospitalisation insurance as well as outpatient benefits to all employees.

3. Career growth

We invest in the growth of our employees so that they can build meaningful careers with us. We discuss development needs openly with each employee during the annual performance review and provide access to learning opportunities that keep them adaptable as industry practices and technology evolve. Our training and development activities are set out in Human Capital Development section.

Creating a positive and supportive workplace that prioritises employees' mental and physical wellbeing, while providing fair remuneration, benefits and leave provisions to support employees in thriving and contributing to organisational success.



GRI | 3-3, 404-1, 404-2

4. Social connection

We maintain a workplace in which every employee feels respected and valued regardless of race, gender, ethnicity or background, and we create occasions for employees to come together through engagement activities, festive celebrations and team events. Familiarity and trust between colleagues encourage the collaboration, mutual support and knowledge sharing on which our work depends.

5. Financial security

We benchmark remuneration against the market, reward performance through annual bonuses, and contribute to employees' retirement savings through statutory contributions. Employees who feel secure in their finances are better able to manage present needs and plan ahead.

6. Mental health

We give mental health the same weight as physical health. We provide employees with opportunities to pause, recharge and reset through mindfulness and stress management sessions and mental health awareness briefings, and with confidential support through the channel by which an employee may raise a personal concern in confidence. This matters in an environment of continuous demands, information overload and prolonged screen exposure.

Benefits Provided to Our Employees

Financial

- Annual / Performance Bonuses
- Handphone allowance
- Motor Allowance
- Toll Allowance
- Medical Claims
- Dental Claims
- EPF contributions
- SOCSO and EIS contributions

Events

- Bi-Monthly Staff Lunches
- Staff's Birthday Celebrations
- Annual Dinner
- Townhall Meetings
- KIP Sports & Welfare Club

Development

- Study / Examination Leaves
- Training Programmes
- Annual Performance Review
- Professional Membership Subscriptions

Time Off and Flexibility

- Flexible Work Hours
- Annual Leaves
- Emergency Leaves
- Sick Leaves
- Hospitalisation Leaves
- Marriage Leaves
- Maternity Leaves
- Paternity Leaves
- Compassionate Leaves

Wellbeing

- Healthy Awards
- Wellness Programmes
- Stress Workshops
- Mental Health Support

Insurance and Protection

- Medical Insurance
- Personal Accident Insurance
- Group Term Life Insurance

EMPLOYEE WELLNESS AND WELLBEING

How Each Benefit Supports Our Wellbeing Dimensions

Work-Life Balance

- Flexible Work Hours
- Annual Leaves
- Emergency Leaves
- Marriage Leaves
- Maternity Leaves
- Paternity Leaves
- Compassionate Leaves

Financial Security

- Annual / Performance Bonuses
- Handphone allowance
- Motor Allowance
- Toll Allowance
- EPF contributions
- SOCSSO and EIS contributions
- Medical Insurance
- Personal Accident Insurance
- Group Term Life Insurance

Physical Health

- Sick Leaves
- Hospitalisation Leaves
- Medical Claims
- Dental Claims
- Medical Insurance I
- Personal Accident
- Healthy Awards
- Wellness Programmes
- KIP Sports & Welfare Club

Social Connection

- Bi-Monthly Staff Lunches
- Staff's Birthday Celebrations
- Annual Dinner
- Townhall Meetings
- KIP Sports & Welfare Club

Mental Health

- Stress Workshops
- Mental Health Support
- Emergency Leaves
- Compassionate Leaves

Career Growth

- Training Programmes
- Study / Examination Leaves
- Annual Performance Review
- Professional Membership Subscriptions

Benefits Legend

- Financial
- Time Off and Flexibility
- Events

- Wellbeing
- Insurance and Protection
- Development

EMPLOYEE WELLNESS AND WELLBEING

Our Wellbeing Initiatives in FY2026

Mini Gardening Session

A desk is not the most obvious place to start a garden. Our first wellbeing initiative of the year set out to change that, introducing employees to basic gardening skills and to what a plant on the desk can do for the space around it, from air quality and humidity to the simple effect of having something living to look at.

Employees were given pots, soil and gloves and planted their own. They then painted and decorated the pots, turning what began as a lesson in indoor plants into an hour of quiet, hands-on work away from screens and inboxes.

Outcome: 131 employees took part, each leaving with a plant they had potted themselves. Months later those plants remain on desks across the office, watered and cared for by the employees who planted them, giving the session a presence in the workplace that outlasted the hour it occupied.



Nutrition Workshop

Most people know they should eat better. Fewer know how to read a nutrition label, or what a balanced plate actually looks like. Working with **Vealth.me**, this workshop dealt with the practical end of healthy eating: proportioning carbohydrates, protein and fibre, recommended daily intake of fruit and vegetables, and how to interpret what is printed on the packet. Its central message was that a balanced diet does not require restrictive dieting.



Employees then made Vietnamese spring rolls from rice paper, cooked shrimp, cucumber and carrots, which put the morning's theory to immediate use and gave colleagues an informal hour together in the process. Healthy eating became something demonstrated rather than described.

Outcome: 138 employees gained practical guidance on portioning, daily fruit and vegetable intake and label interpretation, and applied it directly in the preparation session.

EMPLOYEE WELLNESS AND WELLBEING

Health Screening with LifeCare Medical Centre

Chronic disease rarely announces itself. This programme, delivered with **LifeCare Medical Centre**, was built around early detection, focusing on cardiovascular health and the management of chronic disease risks. An awareness session was followed by assessments covering Body Mass Index, body composition, blood glucose and cholesterol.

Outcome: 17 employees received individual health reports setting out their own indicators. Where the findings warranted it, employees were given specific guidance on managing stress and protecting cardiovascular health, and were advised to seek follow-up care. For many participants this was the first time these indicators had been measured, which is the purpose of screening.



Dental Check-up with ST Tiew Dental

Oral health is among the most commonly deferred forms of preventive care, usually until something hurts. Delivered with **ST Tiew Dental**, this programme began with a talk on maintaining good oral hygiene, the conditions that most often go unnoticed and the precautions that prevent them.

Outcome: 17 employees received a complimentary dental assessment at the workplace, with individual advice given where concerns were identified. Bringing the dentist to the office removed the two reasons most often given for deferring a check-up, being time and inconvenience.



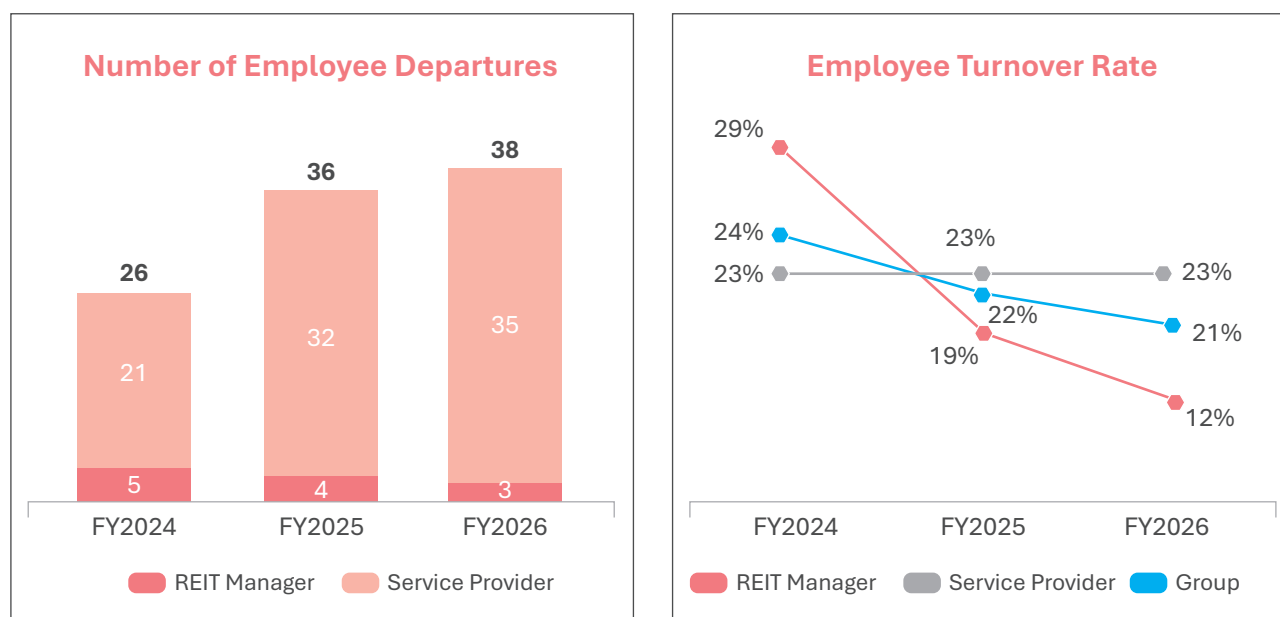
Effective Communication at the Workplace

Work rarely fails for want of effort. More often it fails because something was not said, or was said in a way the other person could not hear. Delivered with **The Wolf Trainer**, this programme worked through four modules covering why workplace communication breaks down, how to adapt across different communication styles, how to hold a courageous conversation and how to communicate effectively across teams.

Outcome: 14 employees completed the four-module programme, contributing 112 training hours to our FY2026 total. Participants left with practical techniques for adapting to different communication styles and for handling difficult conversations directly rather than avoiding them.

EMPLOYEE WELLNESS AND WELLBEING

Employee Wellness and Wellbeing Performance



A detailed breakdown of employee turnover is set out in the Performance Data Table on pages 155 and 156.

Parental Leaves

Performance Indicators	FY2024	FY2025	FY2026
Employees applied for parental leaves	7	6	2
Employees returned after parental leaves	7	6	2
Employees returned to work after parental leaves ended that were still employed 12 months after their return to work	7	4	1

Long Service Employees FY2026

Performance Indicators	Male	Female	Total
Service Provider	10 – 15 years	10	5
	16 – 20 years	1	4
	More than 20 years	4	2

Employee Net Promoter Score

Performance Indicators	FY2024	FY2025	FY2026
REIT Manager	62%	76%	69%
Service Provider	54%	70%	73%
Average	58%	73%	71%

HUMAN CAPITAL DEVELOPMENT

KIP REIT is committed to the continuous learning and personal development of every employee. This commitment is set out in our **Training & Development Policy**, is endorsed by the Senior Management and applies to all employees across our operations, at all levels and grades, and regardless of gender, age, employment type or length of service. We commit to identifying the development needs of each employee, providing access to relevant training, and supporting employees in building the technical and soft skills required to perform effectively and to progress in their careers.

Continuous learning is important in building the capabilities required for employees to contribute to the long-term success of KIP REIT. In a rapidly evolving business environment, technological advancements including the growing adoption of artificial intelligence (“AI”), changes in regulatory requirements and the transition towards more sustainable business practices present new risks and opportunities for which our workforce shall be prepared.

How the commitment is implemented

Our approach to human capital development is delivered through the following:

Training needs assessment

Development needs are identified annually through the performance appraisal process and through discussions between employees and their Heads of Department, taking into account job requirements, regulatory obligations and individual career aspirations.

Annual training plan and budget

An annual training plan is prepared and supported by a dedicated training budget, overseen by the Group Human Resources Department with oversight from the Executive Director / Chief Executive Officer.

Access to external and internal programmes

Employees are provided with access to a range of external training and development programmes, complemented by internally conducted training designed to strengthen technical competencies, professional capabilities and interpersonal skills.

Evaluation of effectiveness

Training outcomes are reviewed through post-training feedback and evaluation forms so that future programmes remain relevant to business and employee needs.

We are committed to providing all our employees with access to training and development opportunities that enhance their skills and support their career progression.



GRI | 3-3, 404-1, 404-2, 404-3

Training and development programmes provided

During FY2026, employees participated in programmes covering technical and job-specific skills, leadership and management, communication and interpersonal skills, digital capabilities, sustainability and ESG awareness, and compliance and workplace-related matters. These programmes support employees in keeping ahead of emerging industry trends, regulatory developments and sustainability-related matters, while enabling them to apply relevant knowledge and skills in their respective roles.

In addition to skills-based development, we conduct internal policy briefings and awareness programmes so that employees understand the policies, responsibilities and standards that guide our workplace practices. These include briefings on anti-bribery and corruption, sexual harassment and sustainability, which support employees in understanding their rights and responsibilities and in maintaining appropriate conduct in the workplace.

Focus Training Areas	Training Contents	Objective	Purposes
Employee Wellbeing & Engagement	Healthy lifestyle awareness, workplace relationships, nature education programmes.	Promoting employee health, wellbeing and nurturing a positive workplace culture.	- Enhance awareness of healthy lifestyle practices. - Encourage employee participation and social connection.
Finance	CFO conferences, digital finance, financial markets and AI applications.	Strengthen financial expertise while enhancing the integration of sustainable finance and emerging financial practices.	- Understand emerging financial instruments, capital market and economic trends. - Apply relevant financial reporting, tax and REIT knowledge in business decision-making.
Sustainability	National Sustainability Reporting Framework (NSRF), IFRS Sustainability Standards (ISSB/IFRS S1 & S2), climate and sustainability accelerator programmes, ESG fundamentals	Integrate sustainability into core business strategy and operations	- Master emerging climate and sustainability reporting standards, including IFRS S1 and S2. - Strengthen ESG strategy, implementation and sustainability reporting capabilities. - Build awareness of sustainable finance, climate action and stakeholder expectations.
Legal & Compliance	Legal Summit, Data to Disclosures (D2D), Data Protection Impact Assessment (DPIAs), Personal Data Breach Simulation, Anti-Bribery and Anti-Corruption Policy, Personal Data Protection Policy, Sexual Harassment Policy, Sustainability Policy	Strengthen awareness of legal, regulatory and internal compliance requirements.	- Promote ethical conduct and responsible business practices. - Strengthen knowledge of corporate governance, directors' duties and regulatory compliance.

HUMAN CAPITAL DEVELOPMENT

Focus Training Areas	Training Contents	Objective	Purposes
HR Management	AIA application briefing, No Gift Policy briefing, Employment law and industrial relations, Employee termination and employment management, Workplace inclusivity	- Strengthen employees' understanding of HR policies and employment practices. - Strengthen people management capabilities and promote fair, inclusive and compliant workplace practices.	- Improve awareness of employee benefits and HR processes. - Develop practical skills for managing employee lifecycle matters and workplace conduct. - Promote an inclusive, respectful and supportive workplace culture.
Leasing Management	RRPTS refresher training	Strengthen knowledge of leasing-related processes and requirements.	Improve leasing administration and operational effectiveness.
Operations Management	Mall Facilities Operations Policy, Energy Data Collection for BEI, ServeDeck review and webinars, Asset and Contract Management	Strengthen operational and facilities management capabilities.	Enhance operational efficiency and data management.
Property Management	SDSAS briefing, property and construction risk agility for tax and ESG	- Enhance employees' understanding of property management systems and processes. - Strengthen property risk management capabilities while integrating tax, ESG and insurance considerations.	- Enhance understanding of property, construction and operational risks. - Build awareness of emerging tax, ESG and insurance considerations affecting property management.
Occupational Health & Safety	AED & CPR training, Emergency Response Team (ERT) training, OSH Policy briefings, OSH Coordinator training	Strengthen workplace safety awareness and emergency preparedness.	- Equip employees with basic emergency response skills. - Improve readiness to manage workplace emergencies.
Cybersecurity	AI prompting and practical workflows for every role	Build practical digital and AI capabilities to improve workplace productivity and technology adoption.	- Develop practical prompt engineering skills for day-to-day work. - Use AI tools more effectively to streamline workflows and support productivity.
Leadership & Management	KIP REIT strategic retreat and leadership	Strengthen leadership effectiveness, strategic alignment and workplace communication.	- Enhance leadership and decision-making capabilities. - Improve communication, collaboration and alignment across teams.
Microsoft Office Skills	Microsoft Excel, Microsoft Word training	Enhance technical proficiency for improved operational efficiency.	Enhance efficiency in data management, analysis and document preparation.
Townhall	KIP Townhall 2025	Strengthen communication and engagement between management and employees.	Share organisational updates and priorities.

HUMAN CAPITAL DEVELOPMENT

Youth employment, apprenticeships and graduate placements

KIP REIT recognises the importance of providing young individuals with opportunities to gain meaningful workplace experience and to develop the skills required for future employment. Our commitment to youth employment is delivered through internships and entry-level recruitment.

During FY2026, we supported youth employment through internship opportunities, with one intern engaged under the REIT Manager and two interns engaged through the Service Provider. Interns are assigned to a designated supervisor, given defined scopes of work and provided with feedback on their performance so that the placement delivers genuine developmental value.

We also continued to provide employment opportunities to younger members of our workforce. The number of employees below the age of 30 increased from 52 in FY2025 to 60 in FY2026, an increase of 15%. Through these opportunities, young individuals gain practical experience, build workplace capabilities and develop their career pathways.

KIP REIT does not currently operate a formal apprenticeship or structured graduate placement programme. We intend to assess the feasibility of establishing a structured graduate placement programme by FY2028.

HUMAN CAPITAL PERFORMANCE

Group Level Highlights

- KIP REIT delivered an average of 23 training hours per employee in FY2026.
- By gender, male employees received an average of 19 training hours while female employees received an average of 27 training hours.
- Training expenditure rose from RM 73,551.90 in FY2025 to RM 190,893.58 in FY2026 an increase of 159.5%.
- Total training hours delivered increased from 2974.5 in FY2025 to 4,967.25 in FY2026 an increase of 67%.

Average Training Hours

Average Training Hours	REIT Manager		Service Provider		Group	
	FY2025	FY2026	FY2025	FY2026	FY2025	FY2026
Total Employees*						
Per Employee	28	39	13	20	15	23
Gender						
Male	46	37	10	17	13	19
Female	20	41	18	24	18	27
Job Categories						
Senior Management	22	28	20	23	21	26
Management	40	67	17	23	25	33
Executive	23	38	15	23	17	25
Non-executive	20	11	11	18	11	18

* Total employees refers to all individuals employed at any point during FY2026, comprising employees in service as at 30 June 2026 together with those who joined or left during the financial year.

HUMAN CAPITAL DEVELOPMENT

Total Amount Invested in Training

Total Amount Invested (RM)	FY2024	FY2025	FY2026
REIT Manager	30,974.05	62,407.90	70,791.56
Service Provider	29,344.00	11,144.00	120,102.02
Group	60,318.05	73,551.90	190,893.58

Total Training Hours by Entities

Entities (Hours)	FY2024	FY2025	FY2026
REIT Manager	397	723.5	1,089
Service Provider	2,011	2,251	3,878.25
Group	2,408	2,974.5	4,967.25

Total Training Hours by Gender

Gender (Hours)		FY2024	FY2025	FY2026
REIT Manager	Male	90	369.5	477
	Female	307	354	612
Service Provider	Male	1,033	952.5	1,698.5
	Female	978	1,298.5	2,179.75
Group	Male	1,123	1,322	2,175.5
	Female	1,285	1,652.5	2,791.75

Total Training Hours by Job Category

Job Categories (Hours)		FY2024	FY2025	FY2026
REIT Manager	Senior Management	50	87.5	197.5
	Management	147	320	470.5
	Executive	200	296	378
	Non-executive	0	20	43
Service Provider	Senior Management	126	79	17.75
	Management	334	271.5	619.5
	Executive	592	1,012.5	1,593
	Non-executive	959	888	1,648
Group	Senior Management	176	166.5	215.25
	Management	481	591.5	1,090
	Executive	792	1,308.5	1,971
	Non-executive	959	908	1,691

HUMAN CAPITAL DEVELOPMENT



OCCUPATIONAL SAFETY AND HEALTH

KIP REIT's operations involve a broad range of stakeholders, including employees, contractors, service providers, tenants, shoppers and members of the public. Activities carried out across our Managed Assets may give rise to occupational and operational hazards, particularly in relation to building maintenance, asset enhancement initiatives ("AEI"), construction and rectification works, and emergency response.

Governance and policy

Our **Occupational Safety and Health ("OSH")** Policy sets out our commitment to preventing work related injury and ill health across all Managed Assets. The Policy is approved by the Board of Directors and applies to employees, contractors and service providers working on our premises. Accountability for implementation rests with the Chief Operating Officer, supported by the mall management team at each Managed Asset.

OSH Management System

We have established an OSH Management System to provide a structured framework for identifying, assessing and managing OSH risks arising from our operations. The system is supported by policies, procedures, guidelines and operational controls that are applied according to the nature and risk profile of the activities undertaken at each Managed Assets, so that safety considerations are built into operational planning and day-to-day property management.

Responsibilities under the system are assigned to personnel across our operations for monitoring safety conditions, identifying hazards, implementing control measures and escalating material safety concerns through the appropriate management channels. Safety and health committees at each Managed Asset, comprising management and employee representatives, meet quarterly to review incidents, near misses, inspection findings and the closure of corrective actions.

Hazard Identification, Risk Assessment and Incident Investigation

We identify and manage OSH risks through documented hazard identification, risk assessment and risk control, applied to routine building operations and to higher risk activities including works at height, hot works and confined space entry. Our approach follows three steps.

Step 1

Hazard Identification

Hazards are identified through workplace and site inspections, operational and maintenance activities, contractor works, incident observations and other monitoring processes. The assessment considers the nature of the activity, the working environment, the equipment and machinery involved and the persons who may be exposed.

Particular attention is given to maintenance and repair works, works at height, electrical works, the use of equipment and machinery, and AEI, construction and rectification activities.

OUR COMMITMENT

We are committed to providing a safe and healthy environment for our employees, contractors, tenants and shoppers across all Managed Assets, and we treat the prevention of workplace injury and ill health as a core operating responsibility.

UN SDGS



GRI | 3-3, 403-1, 403-2, 403-3, 403-4, 403-5, 403-6, 403-7, 403-8, 403-9

Step 2

Risk Assessment and Control

Identified risks are assessed by reference to likelihood and potential severity, which determines the level of control required. Controls may include engineering or physical measures, administrative procedures, personal protective equipment (“PPE”), restricted access, warning signage, safe work procedures and supervision. Controls are reviewed when an activity, plant item or work method changes, so that they remain appropriate to the risk.

Step 3

Incident Investigation and Corrective Action

Where an incident or near miss occurs, an investigation is undertaken to establish what happened, identify the contributing and underlying causes and determine the corrective or preventive measures required. Findings are used to strengthen existing controls, and corrective actions are tracked to closure by the responsible personnel, with material matters escalated to management.

Contractor Management

Contractors are required to comply with our OSH requirements as a condition of appointment. Before works commence, we require submission of method statements and risk assessments, evidence of competency certification and attendance at a site safety induction, with a permit to work system governing higher risk activities. Safety performance forms part of our evaluation of contractors for future engagement.

Emergency preparedness

Emergency response arrangements are maintained at each Managed Asset, supported by documented procedures, defined communication channels and coordination with responsible personnel and, where appropriate, external emergency response agencies.

Regulatory Compliance and Review

Our practices are aligned with the Occupational Safety and Health Act 1994, including the duties introduced by the Occupational Safety and Health (Amendment) Act 2022, and with the Fire Services Act 1988. We treat legal compliance as a minimum, and we review our controls each year against incident data, changes in operating conditions and emerging risks.

OCCUPATIONAL SAFETY AND HEALTH

OSH Training and Awareness

During FY2026, we delivered OSH training and policy briefings across our mall operations, our corporate office and our service providers. The programme recorded 402 training attendances, comprising 294 attendances at OSH policy briefings and 108 at Emergency Response Team (“ERT”) training. Attendances exceed the number of individuals trained, as certain personnel attended more than one session.

Course Name	Topics/Coverage	Participants	Number of Participants
OSH Policy Briefing	Briefing on the OSH Policy (Mall Operations)	Employees of the Service Provider	198
	Briefing on the OSH Policy (Office)	Employees of the Service Provider	78
		Employees of the REIT Manager	18
Emergency Response Team	Training on ERT’s roles and responsibilities to ensure preparedness during emergency and fire situation	Employees of the Service Provider	108



OCCUPATIONAL SAFETY AND HEALTH

Work-related Injuries

We monitor work related injuries and safety incidents across our Managed Assets for our employees and tenants, and for vendors, service providers, contractors and suppliers working on our premises. Monitoring allows us to assess whether our OSH controls are working, identify areas requiring attention and strengthen preventive measures. All reported incidents are subject to investigation and corrective action as set out above.

For FY2026, no work related fatalities, high consequence work related injuries or recordable work related injuries were recorded within our reporting scope. This is the third consecutive year in which no injuries have been recorded.

Performance Indicators	FY2024	FY2025	FY2026
REIT Manager			
Number of hours worked	24,156	43,680	52,000
Number of fatalities	0	0	0
Number of lost time injuries (LTIs)	0	0	0
Number of restricted work cases (RWCs)	0	0	0
Number of medical treatment cases (MTCs)	0	0	0
Number of minor first-aid cases	0	0	0
Lost time incident rate	0%	0%	0%
Service Provider			
Number of hours worked	178,980	320,320	354,640
Number of fatalities	0	0	0
Number of LTIs	0	0	0
Number of RWCs	0	0	0
Number of MTCs	0	0	0
Number of minor first-aid cases	0	0	0
Lost time incident rate	0%	0%	0%

A clean record does not by itself demonstrate that our controls are adequate, particularly across a portfolio in which maintenance, AEI and contractor works are carried out alongside continuing public access. We therefore continue to rely on hazard identification, inspection findings, near miss reporting and training coverage as leading indicators of safety performance, rather than on injury counts alone.

Our target for FY2027 is to maintain zero fatalities and zero lost time injuries across the REIT Manager and the Service Provider.

SUPPLY CHAIN MANAGEMENT

KIP REIT is committed to managing our supply chain responsibly, transparently and effectively to support the continuity, efficiency and sustainability of our operations. Our vendors, service providers, contractors and suppliers (collectively, “**Suppliers**”), particularly those providing cleaning, security, mechanical and electrical maintenance, waste management and fit-out services, contribute directly to the quality, safety and reliability of our Managed Assets.

Our approach comprises supplier selection and evaluation, onboarding due diligence, performance monitoring and ongoing engagement. Suppliers are required to meet applicable contractual, regulatory and operational requirements, and to maintain the standards of quality, safety and service delivery specified in their engagement terms. We work with our Suppliers to identify and address risks that may affect the continuity, resilience and performance of our operations, and procurement is undertaken by the mall management under a common set of requirements.

Suppliers’ Code of Conduct

The **Suppliers’ Code of Conduct** (“**SCC**”) is incorporated into our standard procurement documentation, and acknowledgement of the SCC is a condition of supplier onboarding.

Under the SCC, Suppliers are required to observe the following commitments:

Ethical business conduct and integrity

Conducting business honestly, fairly and transparently, and complying with all applicable laws, regulations and requirements.

Anti-corruption and anti-bribery

Maintaining a zero-tolerance approach towards bribery, corruption, facilitation payments and other improper practices, and disclosing actual or potential conflicts of interest.

Respect for human rights and labour standards

Upholding human and labour rights consistent with the International Labour Organisation core conventions and the United Nations Guiding Principles on Business and Human Rights, promoting fair and equitable treatment, paying lawful wages, and prohibiting forced labour, child labour and any form of discrimination or harassment.

Occupational safety and health

Providing and maintaining safe and healthy working conditions, and identifying, assessing and managing workplace safety and health risks in accordance with applicable requirements.

OUR COMMITMENT

UN SDGS

We are committed to conducting our procurement and supplier management activities with integrity, fairness and accountability, while seeking to work with suppliers and business partners who uphold appropriate standards of ethical conduct, occupational safety and health, environmental responsibility and labour practices.



GRI | 2-6, 2-23, 2-24, 3-3, 204-1, 308-1, 308-2, 414-1, 414-2

Environmental responsibility

Complying with applicable environmental requirements and taking active measures to minimise adverse environmental impacts arising from their business activities, including the responsible use of resources and the proper management of waste.

Responsible data and information management

Protecting confidential information and personal data and complying with the Personal Data Protection Act 2010 (“PDPA 2010”).

Responsible supply chain practices

Maintaining consistent standards of conduct within their own operations and supply chains, and requiring responsible practices of their employees, agents, subcontractors and business partners.

Suppliers, their employees and other third parties may raise concerns regarding suspected breaches of the SCC through our whistleblowing channel, and reports may be made in confidence and without fear of reprisal. Where non-compliance is identified, we engage the Supplier concerned to agree corrective action within an appropriate timeframe. KIP REIT reserves the right to suspend or terminate an engagement in the event of a material or unremedied breach.

The SCC was approved by the Board of Directors on 27 April 2026 and will be reviewed as and when necessary to ensure it remains aligned with regulatory developments and evolving stakeholder expectations. For the full provisions of our SCC, please scan the QR code.



Supplier Communication and Engagement

KIP REIT communicates its expectations on ethical and responsible business conduct through both contractual and operational channels.

Our standard service agreements incorporate an integrity declaration, under which service providers undertake to conduct their activities ethically and in compliance with applicable laws, regulations and SCC. The declaration operates as a contractual mechanism reinforcing our zero-tolerance approach towards corruption and unethical conduct, and applies throughout the duration of the engagement.

Expectations are further reinforced operationally. Suppliers engaged at our Managed Assets undergo site induction prior to commencing work, covering safety requirements, site rules and conduct standards. Ongoing engagement takes place through performance review meetings and operational briefings, which provide an opportunity to communicate our requirements, address operational matters and receive feedback from our suppliers.

SUPPLY CHAIN MANAGEMENT

Supplier Training and Awareness

Beyond communicating our expectations, KIP REIT provides awareness and training to Suppliers on matters relevant to their engagements.

During FY2026, awareness initiatives covered anti-corruption requirements and obligations under the PDPA 2010. These initiatives are intended to strengthen Suppliers' understanding of their responsibilities, promote ethical business practices and enhance awareness of the importance of protecting personal data handled on our behalf. The sessions were delivered by our legal and compliance function through online sessions.

Local Suppliers

KIP REIT recognises that engaging local suppliers contributes to the economic development of the communities and markets in which we operate. Local sourcing supports local employment and business activity, shortens supply chain lead times and strengthens the resilience of our procurement network. We engage local suppliers and service providers that meet our requirements in terms of quality, capability, pricing, safety, reliability and compliance.

For this purpose, local Suppliers are defined as vendors, service providers, contractors and suppliers that are registered and operating in Malaysia.

In FY2026, 100% of our supplier spending was directed to local Suppliers, a level maintained in each year since we began reporting this indicator in FY2024.

Supplier Environmental Due Diligence and Risk Management

The environmental performance of our suppliers and service providers influences the environmental outcomes of our operations and Managed Assets, particularly in respect of energy consumption, water use and waste management. Environmental considerations are therefore incorporated into our supplier selection and assessment processes, applied on a basis proportionate to the nature and risk profile of the procurement activity.

Environmental due diligence considers a Supplier's compliance with applicable environmental requirements, its environmental management practices, and the environmental impacts associated with the goods or services provided. Procurement categories with the most direct environmental relevance to our operations include waste collection and disposal, and cleaning services. In respect of waste contractors, we verify that the service provider is licensed by the Department of Environment or the relevant local authority and that waste is directed to authorised disposal or recovery facilities.

Where environmental risks are identified, these are addressed through supplier evaluation criteria, contractual requirements, ongoing monitoring or direct engagement with the supplier concerned.

SUPPLY CHAIN MANAGEMENT

Supply Chain Management Performance

Performance Indicators	FY2024	FY2025	FY2026
Existing suppliers assessed annually	100%	100%	100%
New suppliers screened using environmental criteria	43%	100%	100%

The consistent proportion of local suppliers and local supplier spending reflects KIP REIT's continued support for the local economy and contributes to the resilience of our supply chain. The annual assessment of existing suppliers enables us to maintain oversight of supplier performance and identify areas requiring follow-up or improvement.

In FY2027, we intend to further integrate ESG considerations into our procurement and supplier assessment processes. These efforts are intended to strengthen supply chain resilience and support responsible procurement across our value chain.

COMMUNITY INVESTMENT AND DEVELOPMENT

Engagement with Local Communities

KIP REIT's business model is built on community-centric retail. Our Managed Assets are neighbourhood malls that serve the daily needs of the catchment populations in which they are located, and their commercial performance depends on their continued relevance to those communities. Engagement with local communities is therefore embedded in the way we position, operate and enhance our assets.

KIP REIT is committed to maintaining structured and ongoing engagement with the communities surrounding each of our nine Managed Assets. This commitment is given effect through our stakeholder engagement process, under which local communities are identified as a key stakeholder group and engaged on the social issues that affect them.

The social issues within the scope of this engagement comprise accessibility and inclusion for persons with disabilities (Orang Kurang Upaya, or “OKU”) and other groups with specific needs, the safety and security of visitors, local economic participation and livelihood opportunities for small businesses and local vendors, community health and wellbeing, and the provision of safe and accessible shared community space.

Engagement is carried out at asset level by our mall management teams and is supported at the corporate level through our sustainability governance structure. The principal channels comprise direct feedback from shoppers and tenants through mall management and customer service channels, partnerships with non-governmental organisations (“NGOs”), schools and local organisations, local vendor markets and pop-up initiatives, engagement with the relevant local authorities, and our community investment and development programmes.

Matters raised through these channels are reviewed by mall management and, where they carry wider operational or reputational implications, are escalated to the Chief Operating Officers and considered in asset planning, tenant mix decisions and asset enhancement initiatives. This enables community expectations to be reflected in operational decisions rather than addressed only through standalone programmes.

Linkage to Business Strategy and Value Creation

Community relationships are a component of the commercial resilience of our Managed Assets, and community engagement is accordingly treated as a driver of long-term value creation rather than a discretionary activity. Sustained engagement supports shopper footfall and dwell time, which in turn supports tenant sales performance, occupancy and tenant retention, and ultimately rental income and asset value.

Constructive relationships with local communities and local authorities also support our social licence to operate, facilitate the delivery of asset enhancement initiatives with minimal disruption to surrounding neighbourhoods, and support the integration of newly acquired assets into their catchments. Community engagement therefore contributes directly to the stability of our income base and to the execution of our growth strategy.

OUR COMMITMENT

UN SDGS

We are committed to serving the communities in which our Managed Assets are located through structured engagement, targeted community investment and the maintenance of safe, accessible and inclusive environments.



GRI | 3-3, 413-1

Social Issues Identified and Addressed

Accessibility and inclusion are addressed as an operational standard across the portfolio in our *Operational Performance* section. All nine Managed Assets are equipped with dedicated facilities for persons with disabilities, including OKU toilets and designated OKU parking bays, in order to ensure that our Managed Assets remain accessible to all segments of the surrounding community.

The safety and security of visitors is maintained through security personnel deployed at each Managed Asset, surveillance coverage of common areas, and regular inspection and maintenance of common area facilities, supported by the emergency preparedness arrangements described in our *Occupational Safety and Health* section.

Local economic participation is addressed through the provision of space and platforms for local vendors and small businesses, including bazaars and short-term retail opportunities in our *Operational Performance* section. These arrangements lower the barrier to entry for local entrepreneurs, allow them to access the footfall generated by our Managed Assets, and strengthen the local character and tenant diversity of each mall.

Community health and wellbeing are addressed through programmes and activities conducted at our Managed Assets in collaboration with community partners, which provide surrounding communities with access to awareness, health and educational initiatives within a familiar and accessible setting.

Our Managed Assets also function as shared community space, accommodating events and activities organised with community partners and local organisations for the benefit of the surrounding neighbourhood.

Our Community Investment Approach

Our community investment and development programmes are the principal means by which the social issues set out above are addressed on a planned and recurring basis. Programmes are directed towards the communities within the catchment areas of our Managed Assets and are structured to deliver benefit to the recipient community while supporting the continued relevance of our Managed Assets to the neighbourhoods they serve.

Programmes are proposed by our mall management teams, drawing on the community engagement channels described above and on approaches received from prospective community partners. Proposals are assessed against our five focus areas, the needs of the relevant catchment area, the suitability and standing of the proposed partner, and the resources required. Approved programmes are implemented at asset level, with participation, reach and outcomes recorded, monitored and reviewed to inform future programming.

COMMUNITY INVESTMENT AND DEVELOPMENT

Our Community Investment Focus Areas

Our community investment and development programmes are structured around five focus areas. Each focus area is linked to KIP REIT's business strategy as set out below.

Theme	Defined Area	Business Strategy
Advance Health Awareness	Improving the health and wellbeing of our stakeholders through health awareness, preventive care and health screening initiatives, delivered in collaboration with clinics, hospitals and healthcare partners.	Positions our Managed Assets as accessible points of access to health services within their catchment areas, drawing recurring visitation from the surrounding community and reinforcing the role of our malls as everyday neighbourhood destinations.
Support the Underprivileged	Providing donations and support to underprivileged and vulnerable communities, including assistance with financial and food needs, to improve their quality of life.	Builds and sustains the community relationships and social licence to operate on which the long-term performance of neighbourhood retail assets depends, particularly in catchments serving lower and middle income households.
Increase Environmental Awareness	Supporting green building and certification efforts, recycling initiatives and sustainable practices among tenants, shoppers and the wider community.	Extends KIP REIT's decarbonisation and resource efficiency objectives beyond our direct operations by engaging tenants and shoppers, whose behaviour materially affects the energy and waste performance of our Managed Assets.
Promote Public Awareness	Promoting financial, social, health and cultural awareness, including education on basic financial literacy, health topics and cultural heritage.	Strengthens the identity of each Managed Asset within its local community and supports the distinctive local character that differentiates our malls from competing retail offerings within the same catchment.
Empower Younger Generation	Supporting sports, education and enrichment programmes that encourage personal development and nurture talent among young people.	Builds affinity with younger shoppers and family households, supporting footfall from a demographic segment that is central to the tenant mix and long-term catchment relevance of our Managed Assets.

COMMUNITY INVESTMENT AND DEVELOPMENT

Advance Health Awareness

COMMUNITY FOCUS

Area 01

• Blood Donation Campaigns



Blood donation campaigns were conducted at KIPMall Masai, KIPMall Kota Tinggi, KIPMall Melaka, KIPMall Bangi, KIPMall Kota Warisan, KIPMall Desa Coalfields, and DPulze Shopping Centre, in collaboration with the **National Blood Centre, Hospital Sultanah Aminah, Public Bank Melaka, Hospital Besar Melaka and Hospital Sultan Ismail**. The campaigns recorded an estimation of **1,708 participants** at a cost of **RM1,029.27**.

Outcome: The campaigns contributed to local blood reserves in the states in which our Managed Assets operate, supporting the availability of blood for transfusion and emergency use. Recurring campaigns at the same locations have established our Managed Assets as accessible collection points for the national blood supply network.



• Complimentary Health Screening

Complimentary health screening was provided at KIPMall Masai, KIPMall Kota Tinggi, KIPMall Senawang, KIPMall Bangi, KIPMall Kota Warisan and DPulze Shopping Centre, in partnership with **eight local medical providers**. Screening covered basic eye and dental checks, Body Mass Index ("BMI"), blood pressure and blood sugar assessments, and reached **513 beneficiaries** at a cost of **RM827.76**.

Outcome: Beneficiaries received preventive health assessments at no cost and without the need to attend a clinic, with participants presenting elevated readings advised to seek follow-up care. The programme extended access to basic preventive screening within the catchment communities of the participating Managed Assets.



COMMUNITY INVESTMENT AND DEVELOPMENT

• Community Fitness Programmes

Fitness programmes were conducted at KIPMall Desa Coalfields, KIPMall Bangi and KIPMall Kota Warisan in collaboration with **Fitforia, SAIEF and an appointed fitness instructor**. The programmes comprised Pound Fitness, combining cardiovascular exercise, strength training and rhythmic drumming, and Aero Dance Workout, incorporating aerobic dance movement. A total of **273 participants** took part at a cost of **RM2,500.00**.

Outcome: The programmes provided structured physical activity at no cost to participants within their immediate neighbourhoods, supporting physical wellbeing and encouraging continued participation in regular exercise.



• Chronic Disease Awareness Programmes

Chronic disease awareness programmes were conducted across three Managed Assets in collaboration with public healthcare providers and local pharmacy and dialysis operators:

- ❑ KIPMall Senawang hosted Diabetes Awareness and Breast Cancer Awareness programmes addressing diabetes and breast cancer prevention and early detection, in collaboration with **Klinik Kesihatan Senawang** and **Hospital Salam**, reaching an estimated **380 participants**.
- ❑ KIPMall Kota Warisan hosted the Together Less Sugar talk with **Healthland Pharmacy** as part of Health Month, addressing the health risks of excessive sugar intake and providing guidance on sugar content labelling and dietary habits.
- ❑ KIPMall Kota Tinggi hosted the Kidney Health Awareness Programme twice, in September and November 2025, in collaboration with **Pusat Dialisis Ikhlas**, reaching **136 participants** at a cost of **RM225.00**.



COMMUNITY INVESTMENT AND DEVELOPMENT

- **National Immunisation Programme (Measles and Rubella)**

KIPMall Senawang supported the National Immunisation Programme by hosting free measles and rubella (“MR”) immunisation for children aged 6 to 59 months, in collaboration with **Klinik Kesihatan Senawang** and administered by qualified medical personnel.

Outcome: A total of **25 children** received MR immunisation, contributing to vaccination coverage in the Senawang area and extending access to childhood immunisation for families who may not otherwise attend a clinic appointment.



Outcome: The programmes delivered information on the prevention and early detection of diabetes, breast cancer and kidney disease directly to shoppers in a non-clinical setting, addressing conditions that carry a high prevalence in Malaysia and where early detection materially affects outcomes.

COMMUNITY INVESTMENT AND DEVELOPMENT

Support the Underprivileged

COMMUNITY FOCUS

Area 02

• Ramadhan Food Distribution

Essential food supplies, bubur lambuk and kurma were distributed at KIPMall Masai, KIPMall Kota Tinggi, KIPMall Melaka, KIPMall Senawang, KIPMall Kota Warisan, KIPMall Desa Coalfields, and DPulze Shopping Centre. The initiatives reached **1,807 beneficiaries** at a cost of **RM8,853.40**.

At KIPMall Desa Coalfields, 1,000 servings of bubur lambuk were prepared and distributed with sponsorship of ingredients from **Adabi Consumer Industries Sdn Bhd** and the participation of **20 student volunteers** from **Universiti Teknologi MARA Puncak Alam and Sungai Buloh**. At KIPMall Masai, rice, cooking oil, sugar and other necessities were provided to **Asnaf families** in collaboration with **eight local welfare organisations, charity groups and businesses**.

Outcome: Recipient households received food supplies during a period of elevated household expenditure, reducing the cost of meal provision for the duration of the fasting month. The programme also drew participation from student volunteers and local businesses, extending the reach of the initiative beyond KIP REIT's own contribution.



COMMUNITY INVESTMENT AND DEVELOPMENT



• Back to School Programmes

KIPMall Masai supported families preparing for the 2026 academic session through two programmes. The Cut & Go CSR Programme, conducted with **MK 2 Hair Beauty Salon**, provided free haircuts to **60 children aged 12 and below** at a cost of **RM969.60**. Program Senyuman Kembali ke Sekolah, conducted with **Permata Kasih Pasir Gudang** and **Style Vision**, provided school bags and stationery to **50 underprivileged students**, including **Asnaf children** and orphans, with KIPMall Masai contributing **30 school bags** at a cost of **RM870.00**.

Outcome: A total of **110 children** received practical support ahead of the new academic year, addressing costs that recur annually and fall due within a short period. The programmes were directed at grooming and school supplies, being items that affect a child's readiness and confidence at the start of the school year.

• Festive Care Packages

KIPMall Masai provided essential food supplies, daily necessities and festive care packages to underprivileged families in conjunction with Deepavali and Christmas, in collaboration with **Persatuan Semangat Ibu Tunggal Negeri Johor** and **Permata Kasih Pasir Gudang**. The initiatives reached **40 beneficiaries** at a cost of **RM2,217.25**.

Outcome: Recipient families, including single parent households, were able to meet festive preparation costs that would otherwise have placed additional pressure on household budgets. Delivering the programme across two festive periods ensured that support was extended to families of different faiths within the same catchment.



COMMUNITY INVESTMENT AND DEVELOPMENT



• Orang Asli Community Programme

KIPMall Melaka conducted Warisan Asli: Sehari Bersama Orang Asli Kampung Gapam Baru Jasin in August 2025, comprising traditional cooking activities and cultural performances by members of the **Orang Asli (indigenous people) community**. Hampers were distributed to families in **Kampung Gapam Baru**. Total investment was **RM3,045.00**.

Outcome: The programme provided an audience and a platform for Orang Asli cultural practitioners to present traditional cooking and performance to a wider public, supporting the transmission and visibility of indigenous heritage. Participating families additionally received hampers.

• Elderly Community Support

KIPMall Masai, in collaboration with **Permata Kasih Pasir Gudang** and **Style Vision**, conducted spring cleaning activities at **Rumah Sejahtera Masai**, a nursing home for the elderly, in conjunction with Chinese New Year. Work included cleaning of the premises and replacement of damaged light fixtures. Daily necessities were provided to support the home's operational requirements over the festive period, at a cost of **RM518.00**, with meals sponsored by Permata Kasih Pasir Gudang and mandarin oranges and beverages contributed by Style Vision.

Outcome: Residents benefited from improved lighting and cleanliness within the home, and the home reduced its operational expenditure on necessities during the festive period. Replacement of damaged light fixtures addressed a fall risk within a residential setting for elderly persons.



• Donation to Soserv Welfare Malaysia

KIP REIT donated **RM3,000.00** to Soserv Welfare Malaysia, a care centre for children with disabilities. The donation funded food and groceries, toiletries, laundry detergent and other basic care supplies.

Outcome: The contribution met a portion of the centre's recurring operating costs, allowing its own resources to be directed towards the daily care of resident children.



COMMUNITY INVESTMENT AND DEVELOPMENT

Increase Environmental Awareness

COMMUNITY FOCUS

Area 03

• Tree Planting Programme

KIPMall Kota Tinggi conducted Legasi Hijau: Tanam Pokok Bersama! with **Sekolah Kebangsaan (FELDA) Air Tawar 1**, comprising tree planting within the school premises together with educational sharing on the ecological function of trees. Total investment was **RM1,404.00**.

Outcome: Trees were established within a school compound where they will provide shade and greenery over the long term, and participating students received direct instruction on the ecological role of trees alongside the planting activity.



• Composting Programme

KIPMall Kota Tinggi conducted Program Complant with **Sekolah Kebangsaan Datuk Usman Awang**, under which unsold and discarded fruit and vegetables from the Fresh Market were converted into organic compost. The programme was supported by Fresh Market tenants **Siang Heng Marketing** and **QQFMLY Sdn Bhd**, and involved students and teachers in the collection, processing and management of compost bins over a period of several months.

Outcome: Ten compost bins were filled and buried within the school premises for use in the school's gardening activities, diverting organic waste from the general waste stream at KIPMall Kota Tinggi. The programme established a working diversion route for Fresh Market organic waste in collaboration with tenants, and demonstrated circular waste management to participating students through direct involvement over the full composting cycle.

COMMUNITY INVESTMENT AND DEVELOPMENT

- **Community Clean-Up and Recycling Programme**

KIPMall Masai participated in the community clean-up programme organised by **Jawatankuasa Penduduk Zon Bukit Dahlia** in collaboration with **Pasir Gudang City Council** and **SWCorp Malaysia**, in conjunction with World Cleanup Day 2025. The programme comprised cleaning of the mall car park followed by waste segregation and collection, with designated recyclables bins provided by SWCorp Malaysia. The programme also included a mudball demonstration by Pasir Gudang City Council on the use of effective microorganisms to break down organic pollutants in waterways.

Outcome: An estimated **40 participants** took part and **151.4 kg** of waste was collected and segregated for recycling or disposal. Participation alongside the local residents committee, the city council and SWCorp Malaysia established a working relationship with the relevant local authorities in the Pasir Gudang area.



COMMUNITY INVESTMENT AND DEVELOPMENT

Recycled Materials Design Competition

KIPMall Masai organised a building design competition in which participants worked in teams of two to construct architectural models from recycled materials, including cardboard, plastic bottles and paper. Total investment was **RM496.60**.

Outcome: Participants applied recycled materials to a practical design exercise, demonstrating the reuse potential of materials that would otherwise be discarded. The models were displayed within the mall, extending exposure to the recycling message beyond the participants to shoppers visiting KIPMall Masai during the competition period.



Textile Recycling Programme

KIPMall Kota Tinggi conducted Project Almari Hijau: Reduce Waste, Multiply Impact with **Sekolah Kebangsaan Datuk Usman Awang** and **Second Cloth Matter Sdn Bhd**, a specialist textile recovery and recycling operator, collecting pre-loved clothing and household textiles for a period of approximately one week.

Outcome: The programme collected and diverted **4,810 kg of textiles** from landfill, together with a further **230 kg of unrecyclable material** channelled to proper disposal. Collection and processing were undertaken by an appointed specialist operator, providing assurance that the material collected was in fact recovered rather than redirected to disposal. The programme also gave students and the surrounding community a practical disposal route for textiles, being a waste stream for which household recycling options are limited.



COMMUNITY INVESTMENT AND DEVELOPMENT

Promote Public Awareness

COMMUNITY FOCUS

Area 04



• Mental Wellbeing Programmes

KIPMall Masai conducted A Day with PSLC: From the Community, for the Community in collaboration with **Penawar Special Learning Centre** and **Hospital Penawar**, comprising health screening, child development guidance, therapeutic activities and talk sessions delivered by therapists and psychologists. DPulze Shopping Centre also conducted a mental wellbeing session addressing emotional awareness, stress management, empathy and active listening.

Outcome: An estimated **130 participants** took part across the two programmes. The programmes made access to therapists, psychologists and child development guidance available in a retail setting rather than a clinical one, lowering the barrier to engagement on a subject that carries continuing social stigma in Malaysia.

• Heritage and Cultural Programmes

KIPMall Kota Tinggi and KIPMall Masai conducted a series of heritage focused programmes comprising traditional dance workshops featuring Zapin and Joget, Indian cultural performances including Kollattam and Oyillattam, the Henna Art Deepavali Competition, and Jejak Warisan Borneo, which presented traditional dance, costume, handicraft and cuisine from Sabah and Sarawak. Total investment was approximately **RM3,897.40**.

Outcome: The Ritma Seni Warisan workshop recorded **83 participants** and the Henna Art Deepavali Competition attracted **12 competing groups**. The programmes provided performance and instruction platforms for practitioners of Malay, Indian and East Malaysian traditions within the same venue over the reporting period, giving shoppers exposure to cultural forms outside their own communities.



COMMUNITY INVESTMENT AND DEVELOPMENT



Outcome: A total of **50 hospital staff** competed across **10 teams**, with mall visitors observing the competition and the accompanying commentary on healthier preparation methods. Presenting the message through familiar local dishes rather than dietary instruction demonstrated healthier preparation of food that shoppers already eat.

• Healthy Eating Awareness Programme

KIPMall Senawang hosted Street Food Showdown: Battle of the Bites, organised by the **Emergency and Trauma Department of Hospital Tuanku Ja'afar Seremban**, in which teams prepared healthier versions of popular street food using nutritious ingredients and cooking methods.

• Community Skills Development Programme

KIPMall Senawang hosted a sewing and culinary skills programme organised by the **Department of Community Development ("KEMAS")**, delivered by **six KEMAS instructors** and covering basic sewing techniques, cooking skills, food preparation and hygiene practices.

Outcome: An estimated **90 participants** received hands on instruction in skills applicable to household self-sufficiency and to potential income generation through home-based work. Hosting a government skills programme within the mall extended its reach to shoppers who would not have attended a dedicated KEMAS venue.



COMMUNITY INVESTMENT AND DEVELOPMENT

Financial Literacy and Retirement Planning Programme

KIPMall Senawang hosted the Employees Provident Fund (“EPF”) mobile service counter, staffed by **four EPF officers** and providing account enquiries, i-Akaun registration, retirement savings advisory and basic financial education to the local community, mall employees and tenants.

Outcome: An estimated **80 beneficiaries** accessed EPF services, including account registration and retirement savings advisory, without the need to attend an EPF branch. The programme provided a point of access to statutory retirement services within the Senawang catchment and extended it to our own employees and to tenant staff working at KIPMall Senawang.



Aerofly 2026 Exhibition

KIPMall Masai hosted the Aerofly 2026 Exhibition in collaboration with **Johor Aeromodellers Club**, comprising model aircraft displays, interactive demonstrations on the basic principles of aerodynamics, and the Aeroplane Challenge Recycle, under which participants designed model aircraft from recycled materials. Total investment was **RM739.80**.



Outcome: Children, youth and families received informal instruction in aerodynamics and aeronautical science through demonstration and hands on design activity. The programme provided exposure to a specialist technical field that is not otherwise readily accessible within the Masai catchment.



COMMUNITY INVESTMENT AND DEVELOPMENT

Empower Younger Generation

COMMUNITY FOCUS

Area 05

• Chess Tournaments

Chess tournaments were conducted at KIPMall Kota Tinggi, KIPMall Senawang, KIPMall Desa Coalfields, KIPMall Melaka, KIPMall Bangi and DPulze Shopping Centre, in collaboration with **DIDIK Catur, Cerdik Catur Enterprise** and **Gioko Chess Academy**. Total investment was **RM6,320.67**.

Outcome: The tournaments recorded **1,105 participants** in aggregate. Participation in competitive play developed strategic thinking, concentration and decision making under time pressure, and provided children and youth with access to organised competition at four Managed Assets where structured chess events are not otherwise regularly available.



• Music and Performing Arts Programmes

Music and performing arts programmes were conducted at KIPMall Kota Tinggi and KIPMall Senawang in collaboration with **TunasTari, Pejabat Pendidikan Daerah Kota Tinggi** and the **Seremban Youth Office**, comprising musical performances, singing competitions and a Battle of the Bands.

Outcome: The programmes engaged **33 contestants** in the Genta Suara Generasi Madani 2026 singing competition and **six school bands** in the Battle of the Bands. Participants gained live performance experience before a public audience, with the competing bands performing as ensembles. The programmes were delivered in collaboration with the district education office and the state youth office, extending performance opportunities to school students through established educational channels.



COMMUNITY INVESTMENT AND DEVELOPMENT



• Cake Decoration Contest

KIPMall Bangi conducted the Merdeka Kids Cake Decoration Contest in collaboration with **Dulcens Baking Academy**, in which **children aged 4 to 14** decorated Merdeka themed cakes and doughnuts under instructor guidance.

Outcome: A total of **40 children** participated, acquiring basic cake decorating technique through supervised hands on instruction and applying national colours and Merdeka motifs to their designs. The contest introduced younger children to a practical skill in a supervised setting and drew accompanying family participation.



• Silat Exhibition

KIPMall Desa Coalfields hosted the SCCA Silat Exhibition, comprising demonstrations of Bunga Silat and self-defence technique together with an introductory session at which members of the public were taught basic movements. Total investment was **RM820.00**.

Outcome: A total of **85 participants** took part in the demonstrations and introductory session. The exhibition gave local silat practitioners a public platform to present a traditional Malay martial art, and provided younger attendees with direct instruction in basic technique from practitioners, supporting the transmission of the practice to a younger generation.



COMMUNITY INVESTMENT AND DEVELOPMENT

Community Investment Performance

Performance Indicators	FY2024	FY2025	FY2026
Total number of beneficiaries ⁽¹⁾	7,002	17,248	8,294
Total amount invested in the community (RM)	22,406.00	59,241.53	71,494.64
Investment per beneficiary (RM)	3.20	3.44	8.62

⁽¹⁾ Beneficiary numbers for FY2024 and FY2025 were derived substantially from event level estimates. With effect from FY2026, beneficiary numbers are recorded at programme level by our mall management teams. Where programmes are conducted in open mall areas and individual registration is not practicable, participation continues to be estimated. The FY2026 figure is therefore not directly comparable with prior years, and the reduction against FY2025 is attributable principally to this change in measurement basis rather than to a reduction in the scale of our community programmes.

Total community investment increased by 20.7% to RM71,494.64 in FY2026, reflecting the expansion of our portfolio to nine Managed Assets and the delivery of programmes of greater depth, including health screening, skills development and structured youth development initiatives. We regard the tightening of our beneficiary measurement basis in FY2026 as an improvement in the quality of our community investment reporting, and FY2026 will serve as the baseline against which our community reach is measured in subsequent reporting periods.



FY2027 Portfolio-wide Target

5% increase

in the total number of beneficiaries
against FY2026



FY2027 Portfolio-wide Target

5% increase

in the total amount invested in the
community against FY2026

CORPORATE GOVERNANCE AND ANTI-CORRUPTION

CORPORATE GOVERNANCE OVERVIEW STATEMENT

Sound corporate governance and effective anti-corruption management underpin KIP REIT’s sustainable growth and competitive positioning. Governance quality directly influences our ability to attract and retain quality tenants, secure favourable financing terms and sustain the confidence of unitholders. Institutional investors and lenders increasingly integrate governance performance into their credit and investment assessments, and our standards in this area therefore bear directly on our access to capital markets and our cost of borrowing. Conversely, a governance failure could give rise to regulatory investigation, disrupt property operations and impair the tenant relationships on which our revenue depends.

This is reinforced by our legal obligations. Under section 17A of the Malaysian Anti-Corruption Commission Act 2009, KIP REIT bears direct corporate liability for corrupt acts committed by associated persons, being employees, agents and other persons who perform services for or on our behalf. Robust anti-bribery controls are accordingly a statutory imperative and not merely a matter of good practice.

KIP REIT maintains a zero-tolerance stance against bribery, corruption, fraud and other unethical conduct, and we hold both ourselves and our business partners to the same standard. Our commitment is not confined to bribery alone. It extends to the forms of corruption relevant to our business as a REIT operating retail and industrial real estate, comprising bribery in its various forms, including facilitation payments, kickbacks, and improper gifts, entertainment and hospitality, together with money laundering, conflicts of interest, embezzlement and misappropriation, extortion and coercion, fraud and financial deception, and obstruction of justice. This commitment applies across the full range of our activities, including tenant negotiations, vendor selection, property management and investor relations.

The Board of Directors retains ultimate oversight of our anti-corruption framework and approves the policies that give effect to it. The Audit and Risk Management Committee (“**ARMC**”) reviews the effectiveness of those policies and the adequacy of the supporting controls on a quarterly basis. The Compliance Officer supports day to day implementation and proposes policy enhancements for the Board of Directors’ review and approval, while the outsourced Internal Audit function provides independent assurance to the ARMC. Senior Management additionally monitors developments in the political, economic, technological and socio-environmental environment, including digital transformation, cybersecurity, evolving workplace expectations and climate change, so that our governance framework remains current and responsive.

Our governance expectations extend across the value chain. Suppliers, contractors and tenants are bound by anti-bribery and compliance requirements through our Suppliers’ Code of Conduct and through contractual provisions, with 100% of service providers, vendors and suppliers bound by anti-corruption clauses as at FY2026.



ZERO

Gift Declarations
Exceeding RM500
Threshold



ZERO

Political
Contributions



ZERO

Staff Disciplined or
Dismissed due to
Anti-Corruption



ZERO

Fines, Penalties or
Settlements relating
to Corruption

We are committed to a business free of bribery and corruption in all its forms, and to holding ourselves and those who act for us to that standard in every dealing we enter into.



GRI | 2-15, 2-23, 2-24, 2-25, 2-26, 2-27, 3-3, 205-1, 205-2, 205-3

ANTI-CORRUPTION

Policy commitment

KIP REIT maintains an explicit anti-corruption policy commitment approved by the Board of Directors and anchored in our Anti-Bribery and Corruption (“ABC”) Policy, which forms the cornerstone of our Anti-Bribery Management System (“ABMS”). The ABC Policy establishes a zero-tolerance position against corruption in all its forms and applies to all directors, employees and representatives of KIP REIT, as well as to persons who perform services for or on our behalf. Together with our Employees’ Code of Conduct, Suppliers’ Code of Conduct, Whistleblowing Policy, and Gift, Hospitality, Donations and Similar Benefits Policy, it constitutes our anti-corruption policy framework.

Money laundering

KIP REIT does not tolerate the use of our business activities, assets or relationships for the concealment, conversion or transfer of proceeds derived from unlawful activity. Our Employees’ Code of Conduct carries an express financial integrity commitment to prevent money laundering and terrorism financing, and money laundering is recognised as a governance risk inherent in tenant and vendor transactions, reflecting the reality that high volume retail leasing and vendor payments may present channels for illicit funds. The risk is managed through enhanced due diligence on prospective tenants and vendors, including background checks, financial assessment and verification of business practices.

Embezzlement and misappropriation

The financial integrity commitment under our Employees’ Code of Conduct prohibits the misuse of company or stakeholder funds and property. This is supported by internal control safeguards over assets and financial transactions and by discretionary authority limits which restrict the authorisation power of any individual, so that no single person is able to commit KIP REIT’s resources without independent review.



100%

Service Providers,
Vendors and
Suppliers Bound
by Anti-Corruption
Contractual
Undertakings



100%

Operations Assessed
for Corruption Risk



100%

Directors Attending
Anti-Bribery and
Corruption Training



100%

Employees Attending
Anti-Bribery and
Corruption Training

CORPORATE GOVERNANCE AND ANTI-CORRUPTION

Extortion and coercion

KIP REIT prohibits the solicitation of, and submission to, coercive demands in any dealing involving our business. Employees, tenants and vendors may report such demands through our confidential Whistleblowing Policy without fear of retaliation, and our due diligence process screens counterparties for integrity and compliance risk before a business relationship is formalised.

Obstruction of justice

Our Employees' Code of Conduct expressly prohibits the falsification of records and provides for disciplinary action including termination of employment. Any reported attempt to conceal, destroy or interfere with evidence of misconduct is subject to the investigation protocol under our Whistleblowing Policy, with material cases escalated to the ARMC.

Fraud and financial deception

Fraud and financial deception fall squarely within the zero-tolerance stance of the ABC Policy. Exposure is assessed through the corruption risk assessments conducted under our Enterprise Risk Management ("ERM") Framework, and the adequacy of internal controls and financial reporting processes is independently tested by our outsourced Internal Audit function on behalf of the ARMC.

Conflicts of interest

Directors and employees are required to declare any actual or potential conflict of interest and to abstain from participation in decisions in which they have a personal interest, in accordance with the Directors' Conflict of Interest Policy and the Employees' Conflict of Interest Policy, and the related party transaction procedures applicable to us as a listed REIT.

BRIBERY



Policy commitment

The ABC Policy establishes a zero-tolerance position against bribery in all its forms and applies to all directors, employees and representatives of KIP REIT, as well as to persons who perform services for or on our behalf. It prohibits the offering, giving, soliciting or acceptance of any improper advantage, whether directly or through an intermediary, in dealings with private sector counterparties and public officials alike. The prohibition applies across tenant negotiations, vendor appointment, procurement, property management and real estate transactions.



Gifts, entertainment and hospitality

Our Gifts, Hospitality, Donations and Similar Benefits Policy operates on a no-gift default. Directors, employees and representatives may not accept gifts, entertainment or hospitality from tenants, vendors, contractors or public officials, subject only to limited and clearly defined exceptions. Where an exception applies, the courtesy must be modest, serve a genuine business purpose and carry no expectation of reciprocity, and it requires prior approval and declaration in the register maintained by the Compliance Department. **In FY2026, no gift declarations exceeding the RM500 threshold were recorded.**



Facilitation payments

Payments made to expedite routine official processes are treated as bribery and attract the same zero-tolerance stance. Employees receive training to identify and decline such demands where they arise in leasing, licensing and vendor related dealings.



Political contributions

KIP REIT does not make contributions to political parties or candidates, and charitable or community giving may not be applied for that purpose. **In FY2026, KIP REIT recorded zero political contributions.**



Charitable donations and sponsorships

Donations and sponsorships are subject to the same safeguards. Recipients are approved in advance, each contribution is recorded, and the application of funds is monitored to confirm that support reaches its intended cause and is not used to secure improper advantage.

CORPORATE GOVERNANCE AND ANTI-CORRUPTION



Kickbacks

The ABC Policy prohibits kickbacks and unauthorised commissions in the award or performance of leasing, procurement and property management contracts. Enhanced due diligence on vendors and contractors, comprising background checks and verification of business practices, is designed to identify arrangements under which value could be improperly returned to the individual responsible for the award.



Third party and intermediary payments

Our anti-corruption requirements are communicated to the intermediaries who act for or on behalf of KIP REIT. Third parties are assessed for integrity, compliance history and corruption exposure before engagement, with enhanced scrutiny applied to higher-risk categories such as contractors. **As at FY2026, all service providers, vendors and suppliers were bound by anti-corruption contractual undertakings.**

BOARD OVERSIGHT

The Board of Directors holds ultimate responsibility for our anti-corruption framework. Its remit is not confined to bribery. The suite of policies falling within the Board of Directors' formal review and approval covers the corruption risks relevant to our business as a whole, comprising the ABC Policy, the Whistleblowing Policy, the Gifts, Hospitality, Donations and Similar Benefits Policy, the Directors' Conflict of Interest Policy, the Employees' Conflict of Interest Policy and the Employees' Code of Conduct.

Oversight operates on several levels. The Board of Directors review and approve the policies themselves, together with any revision arising from regulatory development or an identified control gap. The ARMC reviews the effectiveness of the ABC Policy and the adequacy of the supporting controls on a quarterly basis and reports its findings to the Board of Directors, supported by independent assessment from the outsourced Internal Audit function.

Corruption risk assessments conducted under our ERM Framework are escalated to the Board of Directors through the ARMC, extending oversight beyond policy approval to the risk exposures the policies are intended to address. **Directors undergo annual anti-bribery and corruption training, with a 100% completion rate recorded for FY2026**, so that oversight is exercised on an informed basis and the standard is set from the top.

CORRUPTION RISK ASSESSMENT

Corruption risk is assessed through our ERM Framework rather than as a standalone exercise, so that it is identified, rated and monitored alongside the other principal risks facing KIP REIT. **In FY2026, 100% of our operations were assessed for corruption risk.**

The assessment is structured around the corruption typologies recognised in our ABC Policy and is not confined to bribery. It examines exposure to bribery in its various forms, including facilitation payments and kickbacks, together with money laundering, conflicts of interest, fraud and financial deception, extortion and collusion.

Risk is evaluated by reference to the activities through which such exposure arises, being leasing and tenancy, procurement and vendor appointment, property management, real estate acquisition and disposal, and recruitment. Third parties and intermediaries are separately profiled, with contractors and other higher-risk categories subject to closer examination.

CORPORATE GOVERNANCE AND ANTI-CORRUPTION

PROCEDURES FOR HIGH-RISK OPERATIONS

Where an activity is rated high risk, our ABC Policy prescribes controls specific to the exposure identified rather than relying on the general prohibition alone.



Leasing, tenancy and property management

Transactions require approval at multiple levels against documented proposals, with any departure from procedure recorded and justified. Payments and receipts must be supported by the letter offer, tenancy agreement and invoice and processed through approved channels. Lease terms and rental negotiations are determined on commercial merit and market conditions, and contracts are subject to periodic review and audit to detect improper inducement or the return of value to decision makers.



Procurement

Opportunities are opened to qualified suppliers through tender, request for proposal or request for quotation. Bids are evaluated against criteria set and communicated in advance, and the rationale for supplier selection is documented.



Real estate acquisition and disposal

Proposals originate with the business development team, which conducts site inspection and preliminary assessment. The legal and finance functions then complete legal and financial due diligence on the asset and the counterparty. The proposal is presented to the Investment Steering Committee ("ISC") for approval, and any transaction exceeding the thresholds set by the Board of Directors is escalated for Board approval.

Where the transaction constitutes a related party transaction, it is referred to the ARMC before proceeding. At each stage, parties involved in the transaction are required to declare any relationship or financial interest, and any interested member of the Investment Steering Committee or interested director abstains from deliberation and voting on the matter.



Gifts, hospitality and similar benefits

Permitted courtesies require prior approval and declaration, with entries recorded in the register maintained by the Compliance Department.



Recruitment and appointment

Selection is made on qualification, competency and suitability. Postings, interview evaluations, candidate assessments, reference checks and approval justifications are documented and retained, and any deviation from the process requires justification and prior approval.

CORPORATE GOVERNANCE AND ANTI-CORRUPTION

DUE DILIGENCE ON NEW BUSINESS PARTNERS

Due diligence is completed before a business relationship is established, renewed or expanded. Counterparties are required to cooperate with the process and to furnish accurate and complete information when requested.

Screening is not confined to bribery indicators. It comprises background checks on the counterparty and its financial assessment, and verification of how the counterparty conducts its business, so that the exercise captures financial irregularity, reputational concern and compliance history alongside bribery exposure, being the red flags through which fraud, money laundering and other improper conduct typically present. Findings determine whether the relationship proceeds and whether enhanced conditions attach to it.

Enhanced due diligence applies to categories carrying greater exposure, in particular contractors appointed for Asset Enhancement Initiatives (“AEI”), where transaction value and frequency heighten the risk of improper payment, kickback or facilitation demand.

INTERMEDIARIES, CONTRACTORS AND AGENTS

The ABC Policy applies in its own terms to persons who perform services for or on behalf of KIP REIT, and it is issued to them together with our Suppliers’ Code of Conduct so that our requirements are communicated rather than assumed. Contractual undertakings give those requirements binding effect.

Intermediaries are assessed for corruption risk before appointment on the same basis as other counterparties, with contractors treated as a higher-risk category. Where an intermediary acts in dealings with public authorities, including in permitting and licensing, the exposure to facilitation demands is specifically addressed. Breach of our anti-corruption requirements entitles KIP REIT to terminate the engagement and, where warranted, to refer the matter to the regulatory authorities.

Intermediaries may report suspected improper conduct through our whistleblowing channel on the same confidential basis as employees.

ANTI-CORRUPTION COMMUNICATION

The ABC Policy and its supporting policies are issued to all employees on appointment and are available at all times through our internal channels and, in the case of policies published for external stakeholders, on our corporate website. Employees acknowledge that they have read and understood the policies applicable to them.

Where a policy is revised or a regulatory development affects our obligations, the change is communicated to the workforce rather than left to be discovered at the next training cycle. Guidance is available on request from the relevant Head of Department or from the Compliance Department, and employees are required to seek clarification before acting where a situation is unclear.

Communication covers the corruption typologies relevant to our business and is not confined to bribery. It addresses bribery in its various forms, including gifts and hospitality, facilitation payments and kickbacks, together with money laundering, conflicts of interest, fraud and financial deception, extortion and coercion, and the falsification of records, alongside the reporting obligations and whistleblowing protections that attach to each.

CORPORATE GOVERNANCE AND ANTI-CORRUPTION

ANTI-CORRUPTION TRAINING

Anti-bribery and corruption training is mandatory for all employees and is conducted annually. The curriculum is structured around the ABC Policy and its supporting policies, comprising the Gifts, Hospitality, Donations and Similar Benefits Policy, the Whistleblowing Policy, the Employees' Code of Conduct and the Employees' Conflict of Interest Policy. It is delivered through digital platforms by the Compliance Department in conjunction with Human Resources.

Training content follows the same breadth. Participants are taken through bribery in its various forms, including gifts and hospitality, facilitation payments and kickbacks, together with money laundering, conflicts of interest, fraud and financial deception, and the protections available under our whistleblowing arrangements.

Case studies and practical scenarios drawn from leasing, procurement and vendor dealings are used to illustrate how these risks arise in practice, alongside the legal and regulatory consequences of breach, in particular the corporate liability imposed by section 17A of the Malaysian Anti-Corruption Commission Act 2009. Refresher sessions are delivered in response to regulatory developments, policy revisions and emerging risks.

In FY2026, KIP REIT achieved full coverage across all employee categories.

Percentage of employees who have received anti-corruption training		FY2024	FY2025	FY2026
REIT Manager	Senior Management	100%	100%	100%
	Management	100%	100%	100%
	Executive	100%	100%	100%
	Non-Executive	0%	0%	100%
Service Provider	Senior Management	100%	100%	100%
	Management	100%	100%	100%
	Executive	100%	100%	100%
	Non-Executive	100%	100%	100%
Group	Senior Management	100%	100%	100%
	Management	100%	100%	100%
	Executive	100%	100%	100%
	Non-Executive	100%	100%	100%

In FY2026, we also extended ABC training beyond our own workforce for the first time, opening the digital programme to service providers, vendors and suppliers. Participation was voluntary and take-up was partial in this initial cycle. We intend to build on this in the coming year by encouraging wider attendance across our supplier base.

CORPORATE GOVERNANCE AND ANTI-CORRUPTION

WHISTLEBLOWING

Our Whistleblowing Policy provides a confidential channel through which employees, service providers, vendors, suppliers, business partners and members of the public may report improper conduct. Reports may be submitted by email to whistleblower@kipreit.com.my, through the dedicated page on our corporate website or by post to the registered office, and are directed to the Chairman of the ARMC and the Compliance Officer. Routing disclosures to the ARMC Chairman places the channel outside the management line, so that a report may be made without recourse to the individuals whose conduct is in question.

Reports may be made anonymously, provided sufficient detail is furnished to permit a proper investigation. Where a whistleblower identifies themselves, their identity and the contents of the report are held in confidence. Good faith reports attract protection against retaliation, including harassment, intimidation, discrimination, demotion, suspension or dismissal, and this protection applies irrespective of whether the allegation is ultimately substantiated. Retaliation against a whistleblower is itself treated as a serious breach of policy.

The channel is available for the full range of corruption typologies within our framework and is not confined to bribery. Reports may concern bribery in any of its forms, including gifts and hospitality outside policy, facilitation payments and kickbacks, together with money laundering, conflicts of interest, fraud and financial deception, extortion and coercion, and the falsification or concealment of records. The obligation to report is not discretionary. Failure to report improper conduct, or the withholding of information relating to it, is a breach of the ABC Policy.

Performance Indicators	FY2024	FY2025	FY2026
Total amount of political contributions made (RM)	0	0	0
Number of staff disciplined or dismissed due to non-compliance with Anti-bribery and Corruption Policy	0	0	0
Cost of fines, penalties or settlements in relation to bribery and corruption (RM)	0	0	0

KEY GOVERNANCE POLICIES



Board Charter



Fit and Proper Policy



Anti-bribery and Corruption Policy



Gifts, Hospitality, Donations and Similar Benefits Policy



Directors' Conflict of Interest Policy



Employees' Conflict of Interest Policy



Whistleblowing Policy



Personal Data Protection Policy



Suppliers' Code of Conduct



Enterprise Risk Management Framework Policy and Procedures

CYBERSECURITY AND DATA PRIVACY

PERSONAL DATA PROTECTION AND PRIVACY

KIP REIT collects and processes personal data in the ordinary course of our operations, including data relating to employees, tenants, shoppers, business partners and other stakeholders. Sound data protection practice protects those individuals from harm arising from unauthorised access, disclosure, misuse or loss of their personal data. It also supports our compliance with applicable law, sustains stakeholder trust and reduces the operational and reputational exposure that data incidents create. As our use of digital systems across the portfolio continues to expand, we regard data privacy governance as an integral part of our risk management framework rather than a standalone compliance obligation.

Our Framework

We handle personal data in accordance with the Personal Data Protection Act 2010 (“**PDPA**”). During the year under review, we took three steps to strengthen our data protection framework:

- We issued our first **Personal Data Protection Policy**, which formalises the principles, responsibilities and safeguards governing how personal data is collected, used, stored, disclosed and disposed of. The Policy establishes internal accountability for data handling and provides a single reference point for employees across all functions.
- We revised the Privacy Statement published on our corporate website so that the information provided to tenants, investors and members of the public reflects our current collection and processing practices.
- We revised our internal Privacy Notice, and all employees have signed and returned the updated Notice, confirming their acknowledgement of our data protection obligations and of their individual responsibilities when handling personal data.

Regulatory Developments

The Personal Data Protection (Amendment) Act 2024 introduced a mandatory requirement for data controllers and data processors meeting prescribed thresholds to appoint a Data Protection Officer (“**DPO**”). We assess our operations against these thresholds, having regard to the scale and nature of the personal data we process, and will appoint a DPO if and when the thresholds are met. This assessment is kept under review as our operations and the regulatory requirements evolve.

OUR COMMITMENT

We are committed to protecting the personal data entrusted to us and the digital systems that support our operations, through responsible data handling practices and robust technology and cyber security controls.

UN SDGS



GRI | 2-23, 3-1, 3-3, 418-1

INFORMATION TECHNOLOGY AND CYBERSECURITY

KIP REIT relies on digital systems to support property management, tenant engagement, financial management and day-to-day operations. Cyber threats, including unauthorised access, malware, phishing and ransomware, may cause system disruption, financial loss, compromise of personal data and reputational harm, with consequences for our ability to operate our Managed Assets and serve our tenants. Effective technology risk management therefore underpins both our operational resilience and our compliance with data protection obligations, and it supports our capacity to respond as threats and regulatory expectations evolve.

Governance and Regulatory Framework

As a capital market entity licensed by the Securities Commission Malaysia (“**SC**”), we are subject to the SC’s **Guidelines on Technology Risk Management** (“**GTRM**”). The revised GTRM came into effect on 19 August 2024 and superseded the earlier Guidelines on Management of Cyber Risk, extending the regulatory scope beyond cyber security to technology risk more broadly. The GTRM addresses change management, oversight of technology service providers, incident reporting, technology audit, and board oversight and accountability for technology risk.

We complied with the GTRM during FY2026. Our technology risk framework establishes Board level oversight, with day-to-day accountability resting with the Chief Financial Officer, and covers technology risk identification and assessment, access and change controls, management of technology service providers, cyber security management, incident response and reporting, and periodic technology audit.

Systems and Resilience

During FY2026, we upgraded our employees’ laptops from Microsoft Office Business to Microsoft Office Business Premium, which extends our threat protection and identity security capabilities.

Performance Indicators	FY2024	FY2025	FY2026
Reported cybersecurity incidents	0	1	0
Substantiated complaints concerning breaches of customer privacy or losses of customer data	0	0	0
IT disaster recovery exercise completion rate	100%	100%	100%

RISK MANAGEMENT

Effective risk management is fundamental to KIP REIT's resilience, business continuity and long-term sustainability. As a real estate investment trust, we are exposed to strategic, financial, operational, regulatory, environmental, technological and emerging risks that may affect our financial performance, asset values and stakeholder confidence. A robust enterprise risk management ("ERM") framework enables these exposures to be anticipated and addressed proactively, supporting informed decision making and the achievement of our strategic objectives.

During FY2026, we strengthened our risk management practices through the development of a new Risk Register and the implementation of an enhanced **ERM Framework Policy and Procedures**. Together, these initiatives provide a more structured and systematic basis for managing risk across KIP REIT, while sharpening accountability and oversight of our risk profile.

The Risk Register serves as the central record of the key risks identified across our operations and investment portfolio. It applies a consistent basis of assessment by reference to potential impact and likelihood, and assigns mitigating measures, risk owners and monitoring mechanisms to each risk recorded. It also supports the periodic review and escalation of material risks, so that emerging exposures and changes in our risk profile are surfaced and addressed on a timely basis.

The enhanced ERM Framework Policy and Procedures set out clearer principles, processes and responsibilities, and embed risk considerations into business planning, operational activities and strategic decision making. The framework strengthens governance and reporting across each stage of the risk management cycle, with oversight exercised by the Audit and Risk Management Committee and the Board of Directors. In doing so, it reinforces a risk aware culture in which risk ownership is understood and exercised at every level of the organisation.

These enhancements reflect our commitment to a forward looking approach to risk. By continuing to refine our ERM practices, KIP REIT seeks to respond effectively to an evolving risk landscape, protect stakeholder interests and support sustainable value creation over the long term.

Further information on KIP REIT's key risks, risk governance and mitigation measures is set out in the Integrated Annual Report FY2026.

OUR COMMITMENT

We are committed to embedding sound risk management practices across KIP REIT so that risks are identified early, managed effectively and aligned with the delivery of our strategic objectives.

UN SDGS



GRI CONTENT INDEX

Statement of Use

KIP REIT has reported the information cited in this GRI content index for the period 1 July 2025 until 30 June 2026 with reference to the GRI Standards.

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	2-3 Reporting period, frequency and contact point	
UNSDGs Scorecard		
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	2-10 Nomination and selection of the highest governance body	
	2-11 Chair of the highest governance body	
	2-12 Role of the highest governance body in overseeing the management of impacts	
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GRI 406: Non-Discrimination 2016	406-1 Incidents of discrimination and corrective actions taken	
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	308-2 Negative environmental impacts in the supply chain and actions	
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PERFORMANCE DATA TABLE

Performance Indicators	FY2024	FY2025	FY2026
Economic Performance (RM'000)			
Revenue	102,159	136,133	177,100
Operating Costs	23,342	39,310	47,236
Profit after Taxation	47,314	115,135	145,302
Distribution to Unitholders	39,497	45,483	64,848
Operational Performance			
Net Lettable Area (sq ft)			
KIPMall Bangi	287,456	292,450	292,531
KIPMall Masai	156,791	157,531	157,467
KIPMall Kota Tinggi	78,071	78,071	78,071
KIPMall Tampoi	170,526	170,526	171,350
KIPMall Melaka	199,094	202,506	202,506
KIPMall Senawang	119,767	122,065	122,242
KIPMall Kota Warisan	191,986	192,864	206,005
KIPMall Desa Coalfields	N/A	N/A	145,565
DPulze Shopping Centre	N/A	323,260	326,037
Average Occupancy Rate			
KIPMall Bangi	83.9%	87.4%	91.8%
KIPMall Masai	96.2%	97.2%	96.0%
KIPMall Kota Tinggi	91.4%	93.1%	96.5%
KIPMall Tampoi	97.4%	97.7%	95.8%
KIPMall Melaka	95.3%	98.1%	97.3%
KIPMall Senawang	62.9%	85.1%	99.0%
KIPMall Kota Warisan	99.5%	99.2%	99.6%
KIPMall Desa Coalfields	N/A	N/A	99.2%
DPulze Shopping Centre	N/A	99.7%	99.6%
Energy Efficiency and GHG Management			
Energy Consumption (GJ)			
Grid Electricity Consumption (GJ)	33,543	32,537	49,882
Solar PV Consumption (GJ)	17,334	17,216	11,247
Fuel Consumption (GJ)	248	219	225
Total Energy Consumption (GJ)	51,125	49,972	61,354
Carbon Emissions			
GHG Scope 1 Emissions (tCO ₂ e)	1.07	14.45	13.47
GHG Scope 2 Emissions (tCO ₂ e)	7,062	6,964	10,254
GHG Scope 3 Emissions (tCO ₂ e) (Category 6: Business Travel and Category 7: Employee Commuting)	103.87	168.61	201.42
Total GHG Emissions (Scope 1, 2 and 3) (tCO ₂ e)	7,166.94	7,147.06	10,468.89
Water Stewardship			
Water Withdrawal (m ³)	341,583	375,096	668,118
Water Consumption (m ³)	204,883	216,576	304,281
Water Use Intensity (m ³ /m ²)	1.83	1.92	1.92

PERFORMANCE DATA TABLE

Performance Indicators		FY2024		FY2025		FY2026	
Waste Management							
Waste Disposed to Landfill (Tonne)		5,760		5,247		7,112.06	
Waste Diverted from Disposal (Tonne)		96.59		195.77		313.78	
Total Waste Generated (Tonne)		5,856.59		5,442.77		7,425.84	
Human Rights and Labour Standards							
Local Employment							
Percentage of Local Employees		100%		100%		100%	
Percentage of New Local Hires		100%		100%		100%	
Procurement							
Percentage of local suppliers		100%		100%		100%	
Proportion of procurement budget spent on local suppliers		100%		100%		100%	
Labour Standards Non-Compliance and Human Rights Grievances							
Incidents of labour standards non-compliance		0		0		0	
Substantiated complaints concerning human rights violations		0		0		0	
Incidents of violations involving rights of indigenous people		0		0		0	
Diversity, Equity and Inclusion							
Board Diversity							
Gender	Male	4	67%	4	67%	4	57%
	Female	2	33%	2	33%	3	43%
Age	< 30	0	0%	0	0%	0	0%
	30-50	2	33%	2	33%	3	43%
	> 50	4	67%	4	67%	4	57%
Years of Tenure	0 – 3	1	17%	1	17%	1	14%
	4 – 6	2	33%	2	33%	1	14%
	7 – 9	3	50%	3	50%	2	29%
	10 – 12	0	0%	0	0%	3	43%
Nationality	Malaysian	6	100%	6	100%	7	100%
Total Number of Employees							
REIT Manager		17	16%	21	13%	25	14%
Service Provider		91	84%	140	87%	155	86%
Group		108	100%	161	100%	180	100%
Employees by Job Category, Age and Gender – REIT Manager							
Job Category	Senior Management	7	41%	7	33%	7	28%
	Management	3	18%	3	14%	4	16%
	Executive	7	41%	10	48%	10	40%
	Non-executive	0	0%	1	5%	4	16%
Age	< 30	0	0%	5	24%	3	12%
	30-50	15	88%	14	68%	20	80%
	> 50	2	12%	2	9%	2	8%
Gender	Male	4	24%	8	38%	12	48%
	Female	13	76%	13	62%	13	52%

PERFORMANCE DATA TABLE

Performance Indicators			FY2024		FY2025		FY2026	
Employees by Job Category, Age and Gender – Service Provider								
Job Category	Senior Management	2	2%	2	2%	2	1%	
	Management	13	14%	20	14%	23	15%	
	Executive	29	32%	52	37%	59	38%	
	Non-executive	47	52%	66	47%	71	46%	
Age	< 30	30	33%	47	33.5%	57	37%	
	30-50	53	58%	81	58%	84	54%	
	> 50	8	9%	12	8.5%	14	9%	
Gender	Male	47	52%	78	56%	79	51%	
	Female	44	48%	62	44%	76	49%	
Employees by Job Category, Age and Gender – Group								
Job Category	Senior Management	9	8%	9	6%	9	5%	
	Management	16	15%	23	14%	27	15%	
	Executive	36	33%	62	38%	69	38%	
	Non-executive	47	44%	67	42%	75	42%	
Age	< 30	30	28%	52	32%	60	33%	
	30-50	68	63%	95	59%	104	58%	
	> 50	10	9%	14	9%	16	9%	
Gender	Male	51	47%	86	53%	91	51%	
	Female	57	53%	75	47%	89	49%	
Employees by Gender for each Job category - REIT Manager								
Senior Management	Male	3	43%	3	43%	3	43%	
	Female	4	57%	4	57%	4	57%	
Management	Male	0	0%	1	33%	2	50%	
	Female	3	100%	2	67%	2	50%	
Executive	Male	1	14%	3	30%	3	30%	
	Female	6	86%	7	70%	7	70%	
Non-Executive	Male	0	0%	1	100%	4	100%	
	Female	0	0%	0	0%	0	0%	
Employees by Gender for each Job category - Service Provider								
Senior Management	Male	2	100%	2	100%	2	100%	
	Female	0	0%	0	0%	0	0%	
Management	Male	10	77%	12	60%	13	57%	
	Female	3	23%	8	40%	10	43%	
Executive	Male	10	34%	19	37%	18	31%	
	Female	19	66%	33	63%	41	69%	
Non-Executive	Male	25	53%	45	68%	46	65%	
	Female	22	47%	21	32%	25	35%	

PERFORMANCE DATA TABLE

Performance Indicators		FY2024		FY2025		FY2026	
Employees by Gender for each Job category - Group							
Senior Management	Male	5	56%	5	56%	5	56%
	Female	4	44%	4	44%	4	44%
Management	Male	10	62.5%	13	57%	15	56%
	Female	6	37.5%	10	43%	12	44%
Executive	Male	11	31%	22	35%	21	30%
	Female	25	69%	40	65%	48	70%
Non-Executive	Male	25	53%	46	69%	50	67%
	Female	22	47%	21	31%	25	33%
New Hires Rate							
REIT Manager		47%		43%		32%	
Service Provider		40%		55%		24%	
Group		41%		53%		25%	
Number of New Hires							
REIT Manager		8		9		8	
Service Provider		36		77		37	
Group		44		86		45	
New Hires by Job Category, Age and Gender – REIT Manager							
Job Category	Senior Management	3	37.5%	0	0%	0	0%
	Management	2	25%	2	22%	3	37.5%
	Executive	3	37.5%	6	67%	2	25%
	Non-executive	0	0%	1	11%	3	37.5%
Age	< 30	1	12.5%	6	67%	1	12.5%
	30-50	7	87.5%	3	33%	7	87.5%
	> 50	0	0%	0	0%	0	0%
Gender	Male	2	25%	4	44%	5	62.5%
	Female	6	75%	5	56%	3	37.5%
New Hires by Job Category, Age and Gender – Service Provider							
Job Category	Senior Management	0	0%	0	0%	0	0%
	Management	3	9%	10	13%	3	8%
	Executive	12	33%	24	31%	10	27%
	Non-executive	21	58%	43	56%	24	65%
Age	< 30	17	47%	36	47%	26	70%
	30-50	18	50%	40	52%	10	27%
	> 50	1	3%	1	1%	1	3%
Gender	Male	19	53%	48	62%	21	57%
	Female	17	47%	29	38%	16	43%

PERFORMANCE DATA TABLE

Performance Indicators			FY2024		FY2025		FY2026	
New Hires by Job Category, Age and Gender – Group								
Job Category	Senior Management	3	7%	0	0%	0	0%	
	Management	5	11%	12	14%	6	13%	
	Executive	15	34%	30	35%	12	27%	
	Non-executive	21	48%	44	51%	27	60%	
Age	< 30	18	41%	42	49%	27	60%	
	30-50	25	57%	43	50%	17	38%	
	> 50	1	2%	1	1%	1	2%	
Gender	Male	21	48%	52	60%	26	58%	
	Female	23	52%	34	40%	19	42%	
Employment Structure								
REIT Manager	Permanent Staff	16	94%	21	100%	25	100%	
	Contract Staff	1	6%	0	0%	0	0%	
Service Provider	Permanent Staff	81	89%	126	90%	137	88%	
	Contract Staff	10	11%	14	10%	18	12%	
Group	Permanent Staff	97	90%	147	91%	162	90%	
	Contract Staff	11	10%	14	9%	18	10%	
Employee Wellness and Wellbeing								
Parental Leaves								
Employees applied for parental leaves		7		6		2		
Employees returned after parental leaves		7		6		2		
Employees returned to work after parental leaves ended that were still employed 12 months after their return to work		7		4		1		
Employee Turnover Rate								
REIT Manager		29%		19%		12%		
Service Provider		23%		23%		23%		
Group		24%		22%		21%		
Number of Employee Departures								
REIT Manager		5		4		3		
Service Provider		21		32		35		
Group		26		36		38		
Employee Turnover by Job Categories, Age and Gender - REIT Manager								
Job Category	Senior Management	1	20%	0	0%	0	0%	
	Management	2	40%	2	50%	3	100%	
	Executive	2	40%	2	50%	0	0%	
	Non-executive	0	0%	0	0%	0	0%	
Age	< 30	1	20%	1	25%	0	0%	
	30-50	3	60%	3	75%	3	100%	
	> 50	1	20%	0	0%	0	0%	
Gender	Male	1	20%	0	0%	1	33%	
	Female	4	80%	4	100%	2	67%	

PERFORMANCE DATA TABLE

Performance Indicators		FY2024		FY2025		FY2026	
Employee Turnover by Job Categories, Age and Gender - Service Provider							
Job Category	Senior Management	1	5%	0	0%	0	0%
	Management	0	0%	3	9.5%	1	3%
	Executive	7	33%	10	31%	13	37%
	Non-executive	13	62%	19	59.5%	21	60%
Age	< 30	7	33%	17	53%	18	51%
	30-50	13	62%	15	47%	17	49%
	> 50	1	5%	0	0%	0	0%
Gender	Male	12	57%	22	69%	21	60%
	Female	9	43%	10	31%	14	40%
Employee Turnover by Job Categories, Age and Gender - Group							
Job Category	Senior Management	2	7.5%	0	0%	0	0%
	Management	2	7.5%	5	14%	4	11%
	Executive	9	35%	12	33%	13	34%
	Non-executive	13	50%	19	53%	21	55%
Age	< 30	8	31%	18	50%	18	47%
	30-50	16	61%	18	50%	20	53%
	> 50	2	8%	0	0%	0	0%
Gender	Male	13	50%	22	61%	22	58%
	Female	13	50%	14	39%	16	42%
Employee Net Promoter Score							
REIT Manager		62%		76%		69%	
Service Provider		54%		70%		73%	
Average		58%		73%		71%	
Human Capital Development							
Total Amount Invested in Training (RM)							
REIT Manager		30,974.05		62,407.90		70,791.56	
Service Provider		29,344.00		11,144.00		120,102.02	
Group		60,318.05		73,551.90		190,893.58	
Total Training Hours by Entities							
REIT Manager		397		723.5		1,089	
Service Provider		2,011		2,251		3878.25	
Group		2,408		2,974.5		4,967.25	
Total Training Hours by Gender							
REIT Manager	Male	90		369.5		477	
	Female	307		354		612	
Service Provider	Male	1,033		952.5		1698.5	
	Female	978		1,298.5		2,179.75	
Group	Male	1,123		1,322		2,175.5	
	Female	1,285		1,652.5		2,791.75	

PERFORMANCE DATA TABLE

Performance Indicators		FY2024	FY2025	FY2026
Total Training Hours by Job Category				
REIT Manager	Senior Management	50	87.5	197.5
	Management	147	320	470.5
	Executive	200	296	378
	Non-executive	0	20	43
Service Provider	Senior Management	126	79	17.75
	Management	334	271.5	619.5
	Executive	592	1,012.5	1,593
	Non-executive	959	888	1,648
Group	Senior Management	176	166.5	215.25
	Management	481	591.5	1,090
	Executive	792	1,308.5	1,971
	Non-executive	959	908	1,691
Occupational Safety and Health				
REIT Manager				
Number of hours worked		24,156	43,680	52,000
Number of fatalities		0	0	0
Number of lost time injuries (LTIs)		0	0	0
Number of restricted work cases (RWCs)		0	0	0
Number of medical treatment cases (MTCs)		0	0	0
Number of minor first-aid cases		0	0	0
Lost time incident rate		0%	0%	0%
Service Provider				
Number of hours worked		178,980	320,320	354,640
Number of fatalities		0	0	0
Number of LTIs		0	0	0
Number of RWCs		0	0	0
Number of MTCs		0	0	0
Number of minor first-aid cases		0	0	0
Lost time incident rate		0%	0%	0%
Supply Chain Management				
Existing suppliers assessed annually		100%	100%	100%
New suppliers screened using environmental criteria		43%	100%	100%
Community Investment and Development				
Total number of beneficiaries		7,002	17,248	8,294
Total amount invested in the community (RM)		22,406	59,241.53	71,494.64
Investment per beneficiary (RM)		3.20	3.44	8.62
Corporate Governance and Anti-Corruption				

PERFORMANCE DATA TABLE

Performance Indicators		FY2024	FY2025	FY2026
Percentage of employees who have received training on anti-corruption				
REIT Manager	Senior Management	100%	100%	100%
	Management	100%	100%	100%
	Executive	100%	100%	100%
	Non-executive	0%	0%	100%
Service Provider	Senior Management	100%	100%	100%
	Management	100%	100%	100%
	Executive	100%	100%	100%
	Non-executive	100%	100%	100%
Group	Senior Management	100%	100%	100%
	Management	100%	100%	100%
	Executive	100%	100%	100%
	Non-executive	100%	100%	100%
Anti-Bribery & Corruption Non-Compliance				
Total amount of political contributions made (RM)		0	0	0
Number of staff disciplined or dismissed due to non-compliance with Anti-bribery and Corruption Policy		0	0	0
Cost of fines, penalties or settlements in relation to bribery and corruption (RM)		0	0	0
Cybersecurity and Data Privacy				
Reported cybersecurity incidents		0	1	0
Substantiated complaints concerning breaches of customer privacy or losses of customer data		0	0	0
IT disaster recovery exercise completion rate		100%	100%	100%

PERFORMANCE DATA TABLE

Date & Time: 2026-09-11_12:47:44
FYE 30/06/2026

KIP REIT
BMLR Transition Period

Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance	Remarks
Anti-corruption	Percentage of employees who have received training on anti-corruption by employee category	Percentage	Senior Management: 100% Management: 100% Executive: 100% Non-Executive: 100%	Senior Management: 100% Management: 100% Executive: 100% Non-Executive: 100%	—	No assurance	
Anti-corruption	Percentage of operations assessed for corruption related risks	Percentage	100%	100%	—	No assurance	
Anti-corruption	Confirmed incidents of corruption and action take	Number	0	0	—	No assurance	
Community / Society	Total amount invested in the community where the target beneficiaries are external to the listed issuer	RM	59,241.53	71,494.64	—	No assurance	

PERFORMANCE DATA TABLE

KIP REIT

BMLR Transition Period

Date & Time: 2026-09-11 12:47:44
FYE 30/06/2026

Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance	Remarks
Community / Society	Total number of beneficiaries of the investment in communities	Number	17,248	8,294	—	No assurance	Beneficiary numbers for FY2025 were derived substantially from event level estimates. With effect from FY2026, beneficiary numbers are recorded at programme level by our mall management teams. Where programmes are conducted in open mall areas and individual registration is not practicable, participation continues to be estimated. The FY2026 figure is therefore not directly comparable with prior years, and the reduction against FY2025 is attributable principally to this change in measurement basis rather than to a reduction in the scale of our community programmes.
Diversity	Percentage of employees by gender group, for each employee category	Percentage	Senior Management Male: 56% Female: 44% Management Male: 57% Female: 43% Executive Male: 35% Female: 65% Non-Executive Male: 69% Female: 31%	Senior Management Male: 56% Female: 44% Management Male: 56% Female: 44% Executive Male: 30% Female: 70% Non-Executive Male: 67% Female: 33%	—	No assurance	

PERFORMANCE DATA TABLE

KIP REIT

BMLR Transition Period

Date & Time: 2026-09-11 12:47:44
FYE 30/06/2026

Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance	Remarks
Diversity	Percentage of employees by age group, for each employee category	Percentage	Senior Management <30: 0% 30-50: 67% >50: 33% Management <30: 0% 30-50: 83% >50: 17% Executive <30: 23% 30-50: 69% >50: 8% Non-Executive <30: 57% 30-50: 40% >50: 3%	Senior Management <30: 0% 30-50: 67% >50: 33% Management <30: 4% 30-50: 81% >50: 15% Executive <30: 16% 30-50: 75% >50: 9% Non-Executive <30: 64% 30-50: 32% >50: 4%	—	No assurance	
	Percentage of directors by gender group	Percentage	Male: 67% Female: 33%	Male: 57% Female: 43%	—	No assurance	For FY2026, the data was as at 23 July 2026.
	Percentage of directors by age group	Percentage	<30: 0% 30-50: 33% >50: 67%	<30: 0% 30-50: 43% >50: 57%	—	No assurance	For FY2026, the data was as at 23 July 2026.
	Total energy consumption	GJ	49,972	61,354	—	External (Limited)	Two new managed assets were added in FY2026, namely KIPMall Desa Coarfields and DPuze Shopping Centre.
Health and safety	Number of work-related fatalities	Number	0	0	—	No assurance	
Health and safety	Lost time incident rate	Percentage	0%	0%	—	No assurance	
Health and safety	Number of employees trained on health and safety standards	Number	118	96	—	No assurance	

This report was generated on the Bursa Malaysia CSI Platform on 2026-09-11 12:47:44

Page 3 of 4

PERFORMANCE DATA TABLE

KIP REIT

BMLR Transition Period

Date & Time: 2026-09-11_12:47:44
FYE 30/06/2026

Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance	Remarks
Labour practices and standards	Total hours of training by employee category	Hours	Senior Management: 166.5 Management: 591.5 Executive: 1,308.5 Non-Executive: 908	Senior Management: 215.25 Management: 1,090 Executive: 1,971 Non-Executive: 1,691	—	No assurance	
Labour practices and standards	Percentage of employees that are contractors or temporary staff	Percentage	9%	10%	—	No assurance	
Labour practices and standards	Total number of employee turnover by employee category	Number	Senior Management: 0 Management: 5 Executive: 12 Non-Executive: 19	Senior Management: 0 Management: 4 Executive: 13 Non-Executive: 21	—	No assurance	
Labour practices and standards	Number of substantiated complaints concerning human rights violations	Number	0	0	—	No assurance	
Supply chain management	Proportion of spending on local suppliers	Percentage	100%	100%	—	No assurance	
Data privacy and security	Number of substantiated complaints concerning breaches of customer privacy and losses of customer data	Number	0	0	—	No assurance	
Water	Total volume of water used	m3	216,576	304,281	—	External (Limited)	Two new managed assets were added in FY2026, namely KIPMail Desa Coafields and DPuze Shopping Centre.



SUSTAINABILITY ASSURANCE STATEMENT

Deloitte.

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INDEPENDENT PRACTITIONER'S LIMITED ASSURANCE REPORT ON SUBJECT MATTER INFORMATION IN KIP REAL ESTATE INVESTMENT TRUST SUSTAINABILITY REPORT FOR THE YEAR ENDED 30 JUNE 2026

To the Board of Directors of KIP REIT Management Sdn Bhd

We have been engaged by KIP Real Estate Investment Trust ("KIP REIT") to perform an independent limited assurance engagement on selected sustainability indicators (collectively, the "Subject Matter Information") as reported by KIP REIT in its Sustainability Report for the year ended 30 June 2026 (the "Sustainability Report 2026").

The Subject Matter Information in the Sustainability Report 2026 on which we provide limited assurance is included in the Appendix to this report which has been stamped for identification purposes.

Limited Assurance Conclusion

Based on the procedures we have performed as described under the "Summary of the work we performed as the basis of our assurance conclusion" and the evidence we have obtained, nothing has come to our attention that causes us to believe that the Subject Matter Information contained in KIP REIT's Sustainability Report 2026, has not been prepared, in all material respects, in accordance with the Applicable Criteria.

We do not express an assurance conclusion on information in respect of earlier periods included in, linked to, or from the Sustainability Report 2026 or any other information accompanying the said document.

Applicable Criteria

The Subject Matter Information as included to the attached Appendix needs to be read and understood together with the Applicable Criteria, which KIP REIT is exclusively responsible for selecting and applying.

The Applicable Criteria used for the reporting of the Subject Matter Information are as follows:

- The Global Reporting Initiative ("GRI") Universal Standards 2021 disclosures;
- Greenhouse Gas ("GHG") Protocol; and
- The Bursa's Sustainability Reporting Guide (3rd Edition).

Independence and Quality Management

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

(Forward)

SUSTAINABILITY ASSURANCE STATEMENT

The firm applies International Standard on Quality Management 1 (“ISQM-1”) Quality Management for Firms that Perform Audits or Reviews of Historical Financial Statements, or Other Assurance or Related Services Engagements, which requires the firm to design, implement and operate a system of quality management including policies and procedures regarding compliance with ethical requirements, professional standards, and applicable legal and regulatory requirements.

The Manager’s Responsibilities

KIP REIT Management Sdn Bhd, being the manager of KIP REIT (“Manager”) is responsible for:

- Selecting or establishing the suitable Applicable Criteria for preparing the Subject Matter Information;
- Preparing the Subject Matter Information included in the Sustainability Report 2026 in accordance with the Applicable Criteria;
- Designing, implementing, and maintaining internal control over information relevant to the preparation of the Subject Matter Information that is free from material misstatement, whether due to fraud or error; and
- Providing sufficient access and making available all necessary records, correspondence, information, and explanations to allow successful completion of services.

Our Responsibilities

Our responsibility is to form a conclusion whether, based on the procedures performed, anything has come to our attention that causes us to believe Subject Matter Information contained in KIP REIT’s Sustainability Report 2026, has not been prepared, in all material respects, in accordance with the Applicable Criteria. We conducted our engagement in accordance with the approved standard for assurance engagement in Malaysia; *International Standard on Assurance Engagements 3000 (Revised) Assurance Engagements other than Audits or Reviews of Historical Financial Information* (“ISAE 3000 (Revised)”). That standard requires that we plan and perform this engagement to obtain limited assurance about whether the Subject Matter Information is free from material misstatement.

A limited assurance engagement undertaken in accordance with ISAE 3000 (Revised) involves assessing the suitability in the circumstances of KIP REIT’s use of the Applicable Criteria as the basis for the preparation of the Subject Matter Information, assessing the risks of material misstatement whether due to fraud or error, responding to the assessed risks as necessary in the circumstances, and evaluating the overall presentation of Subject Matter Information. A limited assurance engagement is substantially less in scope than a reasonable assurance engagement in relation to both the risk assessment procedures, including an understanding of internal control, and the procedures performed in response to the assessed risks.

Summary of the work we performed as the basis of our assurance conclusion

Our engagement included such procedures as we consider necessary in the circumstances, including, but not limited to:

- Evaluated the suitability in the circumstances of KIP REIT’s use of the Applicable Criteria, as the basis for preparing the Subject Matter Information;
- Through inquiries, obtained an understanding of KIP REIT’s control environment, processes and information systems relevant to the preparation of the Subject Matter Information, but we did not evaluate the design, implementation, or operating effectiveness of any particular control activity;
- Evaluated whether KIP REIT’s methods for developing estimates are appropriate and had been consistently applied. Our procedures did not include testing the data on which the estimates were based, and we did not separately develop our own estimates against which to evaluate KIP REIT’s estimates;
- Tested a number of selected items to or from supporting records, as appropriate;
- Performed analytical procedures by comparing the expected targets to actual emissions or consumption, and by comparing current period to prior period, and made inquiries of management to obtain explanations for any significant differences we identified; and
- Considered the presentation and disclosure of the Subject Matter Information.

(Forward)

SUSTAINABILITY ASSURANCE STATEMENT

The procedures performed in a limited assurance engagement vary in nature, timing and form, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had we performed a reasonable assurance engagement. Accordingly, we do not express a reasonable assurance opinion about whether the Subject Matter Information report has been prepared, in all material respects, in accordance with the Applicable Criteria.

Inherent Limitations

The absence of a commonly used generally accepted reporting framework or a significant body of established practice on which to draw, to evaluate and measure the Subject Matter Information allows for different, but acceptable, measurement techniques that can affect comparability between entities and over time.

Consequently, the Subject Matter Information needs to be read and understood together with the Applicable Criteria and reporting standards, set out in the Sustainability Report 2026, which KIP REIT has used to prepare the Subject Matter Information.

Restriction on Use

This report is made solely to the Board of Directors of the Manager in accordance with the terms of our engagement. Our work has been undertaken for the purpose of providing a limited assurance conclusion on the Subject Matter Information. As a result, this report may not be suitable for another purpose. We consent to the inclusion of this report in KIP REIT's Sustainability Report 2026 and to be disclosed on the website of KIP REIT at www.kipreit.com. my to assist the Board of Directors in responding to their governance responsibilities by obtaining an independent limited assurance report on the Subject Matter Information for 2026.

We do not accept or assume responsibility to anyone other than the Board of Directors of the Manager for our work, for this limited assurance report, or for the conclusions we have reached.



DELOITTE MALAYSIA PLT (LLP0010145-LCA)
(formerly known as Deloitte PLT)
Chartered Accountants (AF 0080)

Kuala Lumpur
10 September 2026

SUSTAINABILITY ASSURANCE STATEMENT

Appendix A

List of Selected Subject Matter Information presented in the KIP REIT's Sustainability Report 2026 in accordance with GRI Universal Standards 2021

Common Sustainability Matters	Subject Matter Information	Business Units Subjected to Limited Assurance	Reported Amount	Reference to Sustainability Report (Page No.)
Environment				
Energy Management	GRI 302-1: Total Energy Consumption Within the Organisation	Kuala Lumpur - KIP REIT Management Sdn Bhd - KIP Property Services Sdn Bhd	61,354 GJ <i>Electricity Consumption: 49,882 GJ</i> <i>Fuel Consumption: 225 GJ</i> <i>Renewable Energy: 11,247 GJ</i>	Page 47, 50, 56-58
Water	GRI 303-3: Total Water Withdrawal		668,118 m ³	Page 47, 65, 69-70
	GRI 303-5: Water Consumption		304,281 m ³	Page 47, 65, 71
Waste Management	GRI 306: Total waste generated, and a breakdown of the following: - Total waste diverted from disposal; - Total waste directed to disposal.	Selangor - KIPMall Bangi - KIPMall Kota Warisan - KIPMall Desa Coalfields Cyberjaya - DPulze Shopping Centre	7425.84 tonne <i>Total waste diverted from disposal: 313.78 tonne</i> <i>Total waste directed to disposal: 7,112.06 tonne</i>	Page 47, 75-79
Emissions Management	GRI 305-1: Direct (Scope 1) GHG Emissions - Mobile Combustion	Seremban KIPMall Senawang	13.47 tCO ₂ e	Page 47, 50, 61
	GRI 305-2: Energy Indirect (Scope 2) GHG Emissions – Purchased Electricity	Melaka - KIPMall Melaka Johor - KIPMall Tampoi - KIPMall Masai - KIPMall Kota Tinggi	10,254 tCO ₂ e	Page 47, 50, 61
	GRI 305-3: Other indirect (Scope 3) GHG Emissions – Category 6 Business Travel		10.65 tCO ₂ e <i>REIT Manager: 0.47 tCO₂e</i> <i>Service Provider: 10.18 tCO₂e</i>	Page 61

KIP

REIT

KIP REAL ESTATE INVESTMENT TRUST

KIP REIT MANAGEMENT SDN BHD (1169638-M)
(The Manager for KIP REIT)

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