



KIP REAL ESTATE INVESTMENT TRUST

(Established in Malaysia under the Trust Deed dated 2 November 2016, an amended and restated deed dated 12 December 2019 and a supplementary deed dated 29 September 2020 between KIP REIT Management Sdn Bhd and Pacific Trustees Berhad)

NOTICE OF UNITHOLDERS' MEETING

NOTICE IS HEREBY GIVEN THAT the meeting of unitholders (“**Meeting**”) of KIP Real Estate Investment Trust (“**KIP REIT**”) which will be convened on a virtual basis via live streaming and online voting through Remote Participation Electronic Voting (“**RPEV**”) facilities for the purpose of considering and, if thought fit, to pass with or without modification, the following resolutions:

- Online Meeting Platform : <https://meeting.boardroomlimited.my>
(Domain Registration No. with MYNIC – D6A357657)
Provided by Boardroom Share Registrars Sdn Bhd
- Day and date : Wednesday, 4 October 2023
- Time : 11:45 a.m. or immediately after the conclusion of the Seventh Annual General Meeting of the unitholders to be held on the same day at 10:30 a.m. whichever is later, or at any adjournment thereof
- Broadcast Venue : 12th Floor, Menara Symphony, No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan

ORDINARY RESOLUTION 1

PROPOSED ACQUISITION BY PACIFIC TRUSTEES BERHAD, ACTING AS THE TRUSTEE FOR AND ON BEHALF OF KIP REIT (“TRUSTEE”), OF A PIECE OF FREEHOLD LAND HELD UNDER GRN 336020, LOT NO. 109945, MUKIM OF DENGKIL, DISTRICT OF SEPANG, STATE OF SELANGOR, ON WHICH IS ERECTED A ONE AND A HALF (1½)-STOREY RETAIL CENTRE COMPRISING A SINGLE STOREY COMMERCIAL CENTRE WITH A MEZZANINE FLOOR, A DRIVE-THRU FAST FOOD RESTAURANT, A REFUSE CHAMBER AND A BIN CENTRE AND ALL THE FACILITIES TO BE USED OR CAPABLE OF BEING USED, TOGETHER WITH TENANCIES OF RETAIL UNITS (REFERRED TO AS “KIPMALL KOTA WARISAN”) FROM CAHAYA SERIJAYA SDN BHD (“VENDOR”) FOR A CASH PURCHASE CONSIDERATION OF RM80.0 MILLION (“PROPOSED ACQUISITION”)

“**THAT**, subject to the passing of Ordinary Resolution 2, and approvals of all relevant parties and/or authorities being obtained, approval be and is hereby given to the Trustee, for and on behalf of KIP REIT, to acquire KIPMall Kota Warisan upon the terms and conditions contained in the conditional sale and purchase agreement dated 16 June 2023 entered into between the Trustee and the Vendor (“**SPA**”);

AND THAT, the Board of Directors (“**Board**”) of KIP REIT Management Sdn Bhd, the management company of KIP REIT (“**Manager**”) (save for the interested directors) and the Trustee, for and on behalf of the KIP REIT, be and are authorised to –

- (a) enter into any arrangements, transactions and/or undertakings and to execute, sign and deliver for and on behalf of KIP REIT, all such instruments, documents and/or deed as the Board of the Manager (save for the interested directors) may from time to time deem necessary, expedient or appropriate for or in connection with the Proposed Acquisition;
- (b) assent and/or give effect to any condition, variation, modification, addition and/or amendment in respect of the Proposed Acquisition (including but not limited to the SPA) and/or any provision, term and condition thereof as may be required and/or as the Board of the Manager (save for the interested directors) may in its discretion deem necessary, expedient or appropriate and/or as may be imposed or permitted by any relevant regulatory authorities; and
- (c) take all such steps and do all such acts, deeds and things in any manner as the Board of the Manager (save for the interested directors) may from time to time deem necessary, expedient or appropriate to implement, finalise and give full effect to and complete all transactions contemplated under the Proposed Acquisition.”

ORDINARY RESOLUTION 2

PROPOSED PRIVATE PLACEMENT OF UP TO 12,269,900 NEW UNITS IN KIP REIT (“PLACEMENT UNITS”), AT AN ISSUE PRICE TO BE DETERMINED LATER, TO RAISE APPROXIMATELY RM10.0 MILLION (“PROPOSED PRIVATE PLACEMENT”)

“THAT, subject to the passing of Ordinary Resolution 1, and the approvals of all relevant authorities being obtained, approval be and is hereby given to the Board of the Manager (save for the interested directors) and the Trustee to implement the Proposed Private Placement and allot and issue up to 12,269,900 Placement Units, at an issue price to be determined later to such investors to be identified later to raise approximately RM10.0 million;

THAT, the Placement Units shall, upon allotment and issue, rank equally in all respects with the then existing units in KIP REIT in issue, save and except that the Placement Units shall not be entitled to any distributable income, rights, benefits, entitlements and/or any other distributions, unless the allotment of the Placement Units were made on or prior to the entitlement date of such distributable income, rights, benefits, entitlements and/or any other distributions;

THAT, approval be and is hereby given to the Board of the Manager (save for the interested directors) and the Trustee to utilise the proceeds of the Proposed Private Placement for the purposes set out in the circular to unitholders dated 5 September 2023;

AND THAT, the Board of the Manager (save for the interested directors) and the Trustee be and are hereby authorised to do all such acts, deeds and things as they may consider necessary, expedient or appropriate in the best interest of KIP REIT with full powers to assent to any condition, variation, modification, addition and/or amendment that may be required, or that may be imposed by any regulatory authority, and to issue and execute all declarations, confirmations, agreements, instruments and such other documents and arrangements as may be necessary or expedient to give full effect to, implement and complete the Proposed Private Placement.”

BY ORDER OF THE BOARD OF KIP REIT MANAGEMENT SDN BHD

Registration No. 201501044317 (1169638-M)
(the Manager for KIP REIT)

FOO SIEW LOON (MAICSA7006874)
(SSM Practising Certificate No. 202008002104)
Company Secretary

Kuala Lumpur
5 September 2023

Notes:

1. The Meeting will be conducted on a virtual basis through online meeting platform using the RPEV facilities. Please follow the procedures provided in the Administrative Guide for the Meeting in order to register, participate and vote remotely via RPEV facilities.
2. A unitholder who is entitled to participate in the Meeting is entitled to appoint not more than 2 proxies to participate instead of him/her. A proxy need not be a unitholder. Where a unitholder appoints more than 1 proxy, the appointments shall be invalid unless he/she specifies the proportions of his/her holding (expressed as a percentage of the whole) to be represented by each proxy.
3. Where a unitholder is a corporation, its duly authorised representative shall be entitled to participate in the meeting and shall be entitled to appoint another person (whether a unitholder or not) as its proxy to participate and vote.
4. Where a unitholder is an authorised nominee as defined under the Securities Industry (Central Depositories) Act 1991, it may appoint not more than 2 proxies in respect of each securities account it holds with units standing to the credit of the said securities account. Where a unitholder appoints more than 1 proxy, the appointments shall be invalid unless it specifies the proportions of its holdings (expressed as a percentage of the whole) to be represented by each proxy.
5. The instrument appointing a proxy shall be in writing under the hand of the appointor or of his/her attorney duly authorised in writing, or if such appointor is a corporation, either under its common seal or under the hand of an officer or attorney so authorised.
6. The form of proxy and the power of attorney or other authority (if any) under which it is signed or a notarial certified copy of such power or authority shall be deposited at the registered office of the Manager at Unit 27.2, Menara IMK, Kompleks 1 Mont Kiara, No. 1, Jalan Kiara, Mont Kiara, 50480 Kuala Lumpur, no later than Tuesday, 3 October 2023 at 11:45 a.m. being 24 hours before the time appointed for holding the Meeting or any adjournment thereof. Alternatively, you may choose to submit the proxy appointment via electronic means through Boardroom Smart Investor Portal at <https://investor.boardroomlimited.com> before the form of proxy submission cut-off time as mentioned above.
7. Only unitholders registered in the Record of Depositors of KIP REIT as at 26 September 2023 shall be entitled to participate, vote and speak at the Meeting or appoint proxy(ies) to participate and vote on his/her behalf.
8. Pursuant to Paragraph 8.29A(1) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the ordinary resolutions set out in the Notice of the Meeting will be put to vote by way of a poll.
9. The Circular is available on KIP REIT’s website at www.kipreit.com.my which unitholders can view or download at their convenience.



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Administrative Guide for UNITHOLDERS' MEETING of KIP Real Estate Investment Trust ("KIP REIT")

Online Meeting Platform:	https://meeting.boardroomlimited.my (Domain Registration No. with MYNIC - D6A357657) Provided by Boardroom Share Registrars Sdn. Bhd.
Day, Date & Time:	Wednesday, 4th October 2023, 11:45 a.m. or immediately after the conclusion of the Seventh Annual General Meeting of the unitholders to be held on the same day at 10:30 a.m. whichever is later, or at any adjournment thereof
Broadcast Venue:	12th Floor, Menara Symphony, No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan, Malaysia

Dear Unitholders of KIP REIT,

KIP REIT's Unitholders' Meeting ("UM") will be conducted virtually via the Meeting Platform, via remote participation and electronic voting ("RPEV") facilities, in accordance with the Guidance Note on the Conduct of General Meetings for Listed Issuers ("Guidance") issued by the Securities Commission Malaysia ("SC")

In line with the Malaysian Code on Corporate Governance Practice 13.3, conducting a virtual General Meeting would facilitate greater Unitholders' participation as it facilitates Remote Participation Electronic Voting virtually. With this facility, Unitholders may exercise their rights to participate (including to pose questions to the Board of Directors of the Manager) and vote at the UM. Alternatively, the Unitholder may also appoint the Chairman of the Meeting as proxy to attend and vote on the Unitholder's behalf.

Kindly ensure that you are connected to the internet at all times in order to participate and vote when the virtual Unitholders' Meeting has commenced. Therefore, it is your responsibility to ensure that connectivity for the duration of the meeting is maintained. Kindly note that the quality of the live webcast is dependent on the bandwidth and stability of the internet connection of the participants.

(1) Digital Copies of Unitholders' Meeting Documents

As part of our commitment to reduce paper usage, the following documents are available on our website.

- (a) Circular to Unitholders in relation to the Proposed Acquisition and Proposed Private Placement at www.kipreit.com.my
- (b) Notice of the Unitholders' Meeting, Form of Proxy and Administrative Guide at www.kipreit.com.my

Should you require a printed copy of the above documents, you may call Ms Jo Lynn at telephone No. +603 6259 1133 or email to info@kipreit.com.my. The requested documents will be forwarded to you by ordinary post within 7 working days from the date of receipt of your request.

(2) Broadcast Venue

The Broadcast Venue is strictly for the purpose of complying with Section 327(2) of the Companies Act 2016 which requires the Chairman of the Meeting to be present at the main venue of the Meeting. No Unitholders / proxies / corporate representatives from the public shall be physically present at the Broadcast Venue on the day of the Meeting.

(3) Entitlement to Participate the Unitholders' Meeting

In respect of deposited securities, only Unitholders whose names appear on the Record of Depositors on 26 September 2023 shall be eligible to participate the meeting or appoint proxy(ies) to participate and vote on his/her behalf.

(4) Form of Proxy

Unitholders are encouraged to go online, participate and vote at the Unitholders' Meeting using RPEV facilities. If you are not able to participate, you can appoint the Chairman of the meeting as your proxy and indicate the voting instructions in the Form of Proxy.

Please ensure that the original form is deposited at the registered office of the Manager at Unit 27.2, Menara 1MK, Kompleks 1 Mont Kiara, No. 1 Jalan Kiara, Mont Kiara, 50480 Kuala Lumpur Malaysia no later than 3 October 2023 at 11.45 a.m. being 24 hours before the time appointed for holding the meeting or any adjournment thereof.

Alternatively, you may deposit your Form of Proxy by electronic means through Boardroom Smart Investor Portal at <https://investor.boardroomlimited.com> to login and deposit your Form of Proxy electronically, also 24 hours before the meeting.

(Kindly refer to step 2 under “Virtual Meeting Facilities” below).

(5) Revocation of Proxy

If you have submitted your Form of Proxy and subsequently decide to appoint another person or wish to participate in our virtual Unitholders’ Meeting by yourself, please write in to bsr.helpdesk@boardroomlimited.com to revoke the earlier appointed proxy 24 hours before the meeting.

(6) Voting Procedures



Pursuant to Paragraph 8.29A of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, voting at general meeting will be conducted by poll. Poll Administrator and Independent Scrutineers will be appointed to conduct the polling process and verify the results of the poll respectively.

(7) Virtual Meeting Facilities

Procedure		Action
Before the day of the UM		
1.	Register Online with Boardroom Smart Investor Portal	<p>[Note: If you have already signed up with Boardroom Smart Investor Portal, you are not required to register. You may proceed to Step 2.]</p> <ol style="list-style-type: none"> Access website https://investor.boardroomlimited.com Click <<Login>> and click <<Register>> to sign up as a user. Complete registration and upload softcopy of MyKAD (front and back) or Passport. Please enter a valid email address. Your registration will be verified and approved within one business day and an email notification will be provided. For corporate holder, kindly upload the authorization letter as well. Click “sign UP”. You will receive an email from Boardroom for email address verification. Click “Verify Email Address” from the email received to continue with the registration. Once your email address is verified, you will be re-directed to Boardroom Smart Investor Portal for verification of mobile number. Click “Request OTP Code” and an OTP code will be sent to the registered mobile number. You will need to enter the OTP code and click “Enter” to complete the process. Your registration will be verified and approved within one (1) business day and an email notification will be provided to you.

Procedure		Action
Before the day of the UM		
2.	Submit request for remote participation	<p>Registration for remote access will be opened at 11.45 a.m. on 5 September 2023. Please note that the closing time to submit your request is at 11.45 a.m. on 3 October 2023 (24 hours before the commencement of the Unitholders' Meeting).</p> <p>Individual Member</p> <ol style="list-style-type: none"> Log into website https://investor.boardroomlimited.com Select "Meeting Event" from main menu and select the correct Meeting Event "KIP REIT UNITHOLDERS' MEETING" and click "Enter". Click on "Register for RPEV". Read and accept the General Terms & Conditions and click "Next". Enter your CDS Account Number and thereafter submit your request. <p>Appointment of Proxy</p> <ol style="list-style-type: none"> Log in to https://investor.boardroomlimited.com using your user ID and password from Step 1 above. Select "KIP REIT UNITHOLDERS' MEETING" from the list of meeting events and click "Enter". Click on "Submit eProxy Form". For Corporate Shareholder, select the company(ies) you would like to represent. If you wish to appoint more than one (1) company, please click the home button and select "Edit Profile" in order to add the company's name. Read and accept the General Terms & Conditions and click "Next". Enter your CDS Account Number and number of securities held. Select your proxy - either the Chairman of the meeting or individual named proxy(ies) and enter the required particulars of your proxy(ies). Indicate your voting instructions - FOR or AGAINST, otherwise your proxy will decide your vote. Review and confirm your proxy appointment. Click "Apply". Download or print the eProxy form as acknowledgement. <p>Authorised Nominee and Exempt Authorised Nominee</p> <p>1) Via Email</p> <ol style="list-style-type: none"> Write in to bsr.helpdesk@boardroomlimited.com by providing the name of Member, CDS Account Number accompanied with the Certificate of Appointment of Corporate Representative or Form of Proxy to submit the request. Please provide a copy of Corporate Representative's MyKad (Front and Back) or Passport as well as his/her email address. <p>2) Via Boardroom Smart Investor Portal</p> <ol style="list-style-type: none"> Login to https://investor.boardroomlimited.com using your user ID and password from Step 1 above. Select "KIP REIT UNITHOLDERS' MEETING" from the list of Meeting Event and click "Enter". Click on "Submit eProxy Form". Select the company you would like to represent. Proceed to download the file format for "Submission of Proxy Form" from the investor portal. Prepare the file for the appointment of proxies by inserting the required data. Proceed to upload the duly completed proxy appointment file. Review and confirm your proxy appointment and click "Submit". Download or print the eProxy form as acknowledgement.

Procedure		Action
Before the day of the UM		
3	Email notification	a. You will receive notification(s) from Boardroom that your request(s) has/have been received and is/are being verified. b. Upon system verification against the General Meeting Record of Depositories as at 26 September 2023, you will receive an email from Boardroom either approving or rejecting your registration for remote participation. If your registration for remote participation is approved, you will receive an email notification from Boardroom with the Meeting ID together with your remote access user ID and password.

Procedure		Action
On the day of the UM		
4.	Login to Meeting Platform	a. The Meeting Platform will be open for login one (1) hour before the commencement of the UM. b. The Meeting Platform can be accessed via one of the following: <ul style="list-style-type: none"> - Scan the QR Code provided in the email notification; - Navigate to the website at https://meeting.boardroomlimited.my c. Insert the Meeting ID and sign in with the user ID and password provided to you via the email notification in Step 3.
5.	Participate	[Note: Please follow the User Guides provided in the confirmation email above to view the live web- cast, submit questions and vote. Questions submitted online will be moderated before being sent to the Chairman to avoid repetition. All question and messages will be presented with the full name and identity of the participant raising the question.] <ul style="list-style-type: none"> a. If you would like to view the live webcast, select the broadcast icon.  b. If you would like to ask a question during the meeting, select the messaging icon.  c. Type your message within the chat box, once completed click the send button.
6.	Voting	a. Once voting has been opened, the polling icon will appear with the resolutions and your voting choices until the Chairman declares the end of the voting session. b. To vote simply select your voting direction from the options provided. A confirmation message will appear to show your vote has been received. c. To change your vote, simply select another voting direction. d. If you wish to cancel your vote, please press "Cancel".
7.	End of Participation	Upon the announcement by the Chairman on the closure of the meeting, the live webcast will end and the Messaging window will be disabled.

(8) No Distribution of Door Gifts, Food and Beverages

There will be no distribution of food voucher or door gift to Unitholders.

(9) Enquiry

If you have any enquiries on the virtual Unitholders' Meeting facilities (technical assistance) prior to the meeting, please contact the following during office hours from Mondays to Fridays (8.30 a.m. to 5.30 p.m.):

Boardroom Share Registrars Sdn. Bhd.

Address : 11th Floor, Menara Symphony
 No. 5, Jalan Prof. Khoo Kay Kim
 Sekyen 13, 46200 Petaling Jaya
 Selangor Darul Ehsan
 Malaysia

General Line : 603-7890 4700

Fax Number : 603-7890 4670

Email : bsr.helpdesk@boardroomlimited.com

(10) Mode of Communication of the virtual Unitholders' Meeting

- (a) Typed text in the Meeting Platform
- (b) Email questions to ir@kipreit.com.my prior to the meeting
- (c) Unitholders may submit questions by logging into the Boardroom Smart Investor Portal at <http://investor.boardroomlimited.com> prior to the meeting.

(11) Personal Data Privacy

By registering for the RPEV meeting and/or submitting the instrument appointing proxy(ies) and/or representative(s), the Unitholder has consented to the use of such data for purposes of processing and administration by KIP REIT (or its agents); and to comply with any laws, listing rules, regulations and/or guidelines. The Unitholder agrees that he/she will indemnify KIP REIT in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the Unitholder's breach of warranty.

(12) Communication Guidance

We may be required to change the arrangements of our Unitholders' Meeting at short notice. Kindly check the website or announcements of KIP REIT for the latest updates on the status of the Unitholders' Meeting.



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FORM OF PROXY

No. of Units held	
CDS Account No.	

I/We.....(name of unitholder as per NRIC, in capital letters) NRIC No./Passport No./Company No.....
 Tel/Mobile No.....of.....
(full address) being a unitholder(s) of KIP REAL ESTATE INVESTMENT TRUST ("KIP REIT") and entitled to vote hereby appoint:

FIRST PROXY 'A'

Full name	NRIC No./Passport No./ Company No.	Proportion of unitholdings represented	
Email address		No. of units	%

and/or failing *him/her

SECOND PROXY 'B'

Full name	NRIC No./Passport No./ Company No.	Proportion of unitholdings represented	
Email address		No. of units	%

100%

or failing *him/her, the Chairman of the Meeting as *my/our proxy to vote for *me/us on *my/our behalf at the Meeting of KIP REIT to be conducted on a virtual basis via RPEV facilities on the following Meeting Platform, set out below and at any adjournment thereof:

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 (Domain Registration No. with MYNIC - D6A357657)
 Provided by Boardroom Share Registrars Sdn Bhd
- Day and date : Wednesday, 4 October 2023
- Time : 11:45 a.m. or immediately after the conclusion of the Seventh Annual General Meeting of the Unitholders to be held on the same day at 10:30 a.m. whichever is later, or at any adjournment thereof
- Broadcast Venue : 12th Floor, Menara Symphony, No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor

* Strike out whichever not applicable

Ordinary Resolution		For	Against
1.	Proposed Acquisition		
2.	Proposed Private Placement		

(Please indicate with an "X" in the space provided above on how you wish to direct your proxy to cast his/her/their vote. If you do not do so, the proxy(ies) will vote or abstain from voting at his/her/their discretion.)

Dated this.....day of2023 Signature of Unitholder/Common Seal (if Unitholder is a Corporation)

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- Where a unitholder is an authorised nominee as defined under the Securities Industry (Central Depositories) Act 1991, it may appoint not more than 2 proxies in respect of each securities account it holds with units standing to the credit of the said securities account. Where a unitholder appoints more than 1 proxy, the appointments shall be invalid unless it specifies the proportions of its holdings (expressed as a percentage of the whole) to be represented by each proxy.
- The instrument appointing a proxy shall be in writing under the hand of the appointor or of his/her attorney duly authorised in writing, or if such appointor is a corporation, either under its common seal or under the hand of an officer or attorney so authorised.
- The form of proxy and the power of attorney or other authority (if any) under which it is signed or a notarial certified copy of such power or authority shall be deposited at the registered office of the Manager at Unit 27.2, Menara 1MK, Kompleks 1 Mont Kiara, No. 1, Jalan Kiara, Mont Kiara, 50480 Kuala Lumpur, no later than Tuesday, 3 October 2023 at 11:45 a.m. being 24 hours before the time appointed for holding the Meeting or any adjournment thereof. Alternatively, you may choose to submit the proxy appointment via electronic means through Boardroom Smart Investor Portal at <https://investor.boardroomlimited.com> before the form of proxy submission cut-off time as mentioned above.
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- Pursuant to Paragraph 8.29A(1) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the ordinary resolutions set out in the Notice of the Meeting will be put to vote by way of a poll.
- The Circular is available on KIP REIT's website at www.kipreit.com.my which unitholders can view or download at their convenience.

FOLD THIS FLAP FOR SEALING

THEN FOLD HERE

Affix
stamp

The Company Secretary
KIP REIT MANAGEMENT SDN BHD
(The Manager for KIP Real Estate Investment Trust)
UNIT 27.2, MENARA 1MK, KOMPLEKS 1 MONT KIARA
NO. 1, JALAN KIARA, MONT KIARA
50480 KUALA LUMPUR

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