KIP
REIT

KIP REAL ESTATE INVESTMENT TRUST

(Established in Malaysia under the Trust Deed dated 2 November 2016 and amended and restated by the Restated Trust Deed dated 12 December 2019 and a Supplementary Trust Deed dated 29 September 2020 entered into between KIP REIT Management Sdn Bhd and Pacific Trustees Berhad)

NOTICE OF UNITHOLDERS' MEETING

NOTICE IS HEREBY GIVEN THAT the meeting of unitholders of KIP Real Estate Investment Trust ("**KIP REIT**") ("**Unitholders' Meeting**") will be conducted at Function Room, Level UG, Dpulze Shopping Centre, Persiaran Multimedia, Cyber 12, 63000 Cyberjaya, Selangor on Thursday, 23 July 2026 at 10:00 a.m., or at any adjournment thereof, for the purpose of considering and if thought fit, passing with or without modification, the following resolutions:

ORDINARY RESOLUTION 1

PROPOSED ACQUISITION BY PACIFIC TRUSTEES BERHAD ("TRUSTEE"), ACTING SOLELY IN ITS CAPACITY AS THE TRUSTEE FOR AND ON BEHALF OF KIP REIT OF A THREE (3) STOREY SHOPPING MALL TOGETHER WITH A BASEMENT CARPARK KNOWN AS SETAPAK CENTRAL MALL LOCATED AT NO. 67, JALAN TAMAN IBU KOTA, 53300 SETAPAK, KUALA LUMPUR, HELD UNDER STRATA TITLE NO. PAJAKAN NEGERI 46795/M1/B1/1 TOGETHER WITH FORTY-SEVEN (47) ACCESSORY PARCELS NOS. A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12, A13, A14, A15, A16, A17, A18, A19, A20, A21, A22, A23, A24, A25, A26, A27, A28, A29, A30, A31, A32, A33, A34, A35, A36, A37, A38, A39, A40, A41, A42, A43, A44, A45, A46, A286, LOT 30119, MUKIM OF SETAPAK, DISTRICT OF KUALA LUMPUR, FEDERAL TERRITORY OF KUALA LUMPUR ("SUBJECT PROPERTY"), FROM FESTIVA MALL SDN BHD, FOR A CASH CONSIDERATION OF RM435 MILLION ("PROPOSED ACQUISITION")

"**THAT** subject to the passing of Ordinary Resolution 2 and the fulfilment of the conditions precedent under the conditional sale and purchase agreement dated 27 April 2026 between the Trustee and Festiva Mall Sdn Bhd ("**SPA**") and the approvals of all relevant authorities and/ or parties (where required) being obtained, approval be and is hereby given to the Trustee, acting solely in its capacity as the trustee for and on behalf of KIP REIT, to acquire the Subject Property in accordance with the terms and conditions of the SPA;

AND THAT the board of directors of KIP REIT Management Sdn Bhd ("**Board**"), being the management company of KIP REIT ("**Manager**") and the Trustee, acting solely in its capacity as the trustee for and on behalf of KIP REIT, be and is hereby authorised to:-

(a) enter into any arrangements, transactions and/ or undertakings and to execute (including where necessary, by way of affixation of the common seal of the Trustee in accordance with the provisions of its Constitution or Memorandum and Articles of Association), sign and deliver for and on behalf of KIP REIT, all such agreements (including the SPA), instruments (including instrument of transfer in Form 14A of the National Land Code [Act 828]), documents and/ or deed as the Board and the Trustee may from time to time deem fit, necessary, expedient and/ or appropriate for or in connection with the Proposed Acquisition;

(b) assent and/ or give effect to any terms, conditions, modifications, variations and/ or amendments in respect of the Proposed Acquisition (including but not limited to the SPA) as may be required and/ or as the Board may in its discretion deem fit, necessary, expedient or appropriate and/ or as may be required by the relevant regulatory authorities; and

(c) take all such steps and do all such acts, deeds and things in any manner as the Board and the Trustee may from time to time deem fit, necessary, expedient and/ or appropriate to perform, implement, finalise and/ or give full effect to and complete the Proposed Acquisition.

ORDINARY RESOLUTION 2

PROPOSED PLACEMENT OF UP TO 220,000,000 NEW UNITS IN KIP REIT ("UNITS") ("PLACEMENT UNITS"), REPRESENTING APPROXIMATELY 22.95% OF THE EXISTING ISSUED UNITS OF KIP REIT, AT AN ISSUE PRICE TO BE DETERMINED LATER ("PROPOSED PLACEMENT"), TO THE FOLLOWING PARTIES:-

(A) ALLOCATION OF UP TO 30,000,000 UNITS TO DATO' ONG CHOO MENG;

(B) ALLOCATION OF UP TO 10,000,000 UNITS TO DATO' ONG KOOK LIONG; AND

(C) ALLOCATION OF UP TO 180,000,000 UNITS TO INDEPENDENT INVESTORS TO BE IDENTIFIED AT A LATER DATE, WHERE SUCH INVESTORS SHALL FALL WITHIN SCHEDULES 6 AND 7 OF THE CAPITAL MARKETS AND SERVICES ACT 2007

"**THAT** subject to the approvals of all relevant parties and/ or authorities being obtained, approval be and is hereby given to the Board and the Trustee to issue and allot up to 220,000,000 Placement Units, representing approximately 22.95% of the existing total issued Units, at an issue price to be determined later by way of bookbuilding exercise;

THAT the Placement Units shall, upon issuance and allotment, rank pari passu in all respects with the then existing Units in issue, save and except that the Placement Units shall not be entitled to any advance distribution of KIP REIT's distributable income for the period commencing on the day immediately after the relevant distribution up to such date to be determined by the Board, which is before the date on which the Placement Units are allotted to identified investors, and shall also 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 and the Trustee to utilise the proceeds to be derived from the Proposed Placement for the purposes as set out in Section 3.6 of the circular to unitholders dated 8 July 2026;

AND THAT the Board and the Trustee be and are hereby authorised to sign and execute all documents, do all such acts, deeds and things as they may consider necessary, expedient or appropriate to give effect to the Proposed Placement with full powers to assent to any condition, variation, modification, addition and/ or amendment that may be required or imposed by any regulatory authority, and to deal with all matters relating thereto and to take all such steps and do all acts and things in any manner as they may deem necessary or expedient and in the best interests of KIP REIT to implement, finalise and give full effect to the Proposed Placement."

ORDINARY RESOLUTION 3

PROPOSED ALLOTMENT OF UP TO 30,000,000 PLACEMENT UNITS TO DATO' ONG CHOO MENG PURSUANT TO THE PROPOSED PLACEMENT ("PROPOSED ALLOTMENT TO DATO' ONG CHOO MENG")

"**THAT** subject to the passing of Ordinary Resolution 2 and the approvals of all relevant parties and/ or authorities being obtained, approval be and is hereby given to the Board and the Trustee to issue and allot up to 30,000,000 Placement Units, representing approximately 3.13% of the existing total issued Units, to Dato' Ong Choo Meng and/ or any nominee(s) designated by him, if applicable, for purpose of subscribing the Placement Units, at an issue price to be determined later by way of bookbuilding exercise pursuant to the Proposed Placement;

THAT the Placement Units shall, upon issuance and allotment, rank pari passu in all respects with the then existing Units in issue, save and except that the Placement Units shall not be entitled to any advance distribution of KIP REIT's distributable income for the period commencing on the day immediately after the relevant distribution up to such date to be determined by the Board, which is before the date on which the Placement Units are allotted to identified investors, and shall also 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;

AND THAT the Board and the Trustee be and are hereby authorised to sign and execute all documents, do all such acts, deeds and things as they may consider necessary, expedient or appropriate to give effect to the Proposed Allotment to Dato' Ong Choo Meng with full powers to assent to any condition, variation, modification, addition and/ or amendment that may be required or imposed by any regulatory authority, and to deal with all matters relating thereto and to take all such steps and do all acts and things in any manner as they may deem necessary or expedient and in the best interests of KIP REIT to implement, finalise and give full effect to the Proposed Allotment to Dato' Ong Choo Meng."

ORDINARY RESOLUTION 4

PROPOSED ALLOTMENT OF UP TO 10,000,000 PLACEMENT UNITS TO DATO' ONG KOOK LIONG PURSUANT TO THE PROPOSED PLACEMENT ("PROPOSED ALLOTMENT TO DATO' ONG KOOK LIONG")

"**THAT** subject to the passing of Ordinary Resolution 2 and the approvals of all relevant parties and/ or authorities being obtained, approval be and is hereby given to the Board and the Trustee to issue and allot up to 10,000,000 Placement Units, representing approximately 1.04% of the existing total issued Units, to Dato' Ong Kook Liong and/ or any nominee(s) designated by him, if applicable, for purpose of subscribing the Placement Units, at an issue price to be determined later by way of bookbuilding exercise pursuant to the Proposed Placement;

THAT the Placement Units shall, upon issuance and allotment, rank pari passu in all respects with the then existing Units in issue, save and except that the Placement Units shall not be entitled to any advance distribution of KIP REIT's distributable income for the period commencing on the day immediately after the relevant distribution up to such date to be determined by the Board, which is before the date on which the Placement Units are allotted to identified investors, and shall also 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;

AND THAT the Board and the Trustee be and are hereby authorised to sign and execute all documents, do all such acts, deeds and things as they may consider necessary, expedient or appropriate to give effect to the Proposed Allotment to Dato' Ong Kook Liong with full powers to assent to any condition, variation, modification, addition and/ or amendment that may be required or imposed by any regulatory authority, and to deal with all matters relating thereto and to take all such steps and do all acts and things in any manner as they may deem necessary or expedient and in the best interests of KIP REIT to implement, finalise and give full effect to the Proposed Allotment to Dato' Ong Kook Liong."

BY ORDER OF THE BOARD OF
KIP REIT MANAGEMENT SDN BHD
Registration No. 201501044317 (1169638-M)
(the Manager for KIP REIT)

TAI YIT CHAN (MAICSA 7009143) (SSM PC No. 202008001023)
CHIN CHOOI WEI (MAICSA 7062555) (SSM PC No. 202308000544)
Company Secretaries

Selangor Darul Ehsan
8 July 2026

Notes:

1. *A unitholder who is entitled to participate in the Unitholders' 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 holdings (expressed as a percentage of the whole) to be represented by each proxy.*
2. *Where a unitholder is a corporation, its duly authorised representative shall be entitled to participate in the Unitholders' Meeting and shall be entitled to appoint another person (whether a unitholder or not) as its proxy to participate and vote.*
3. *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.*
4. *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.*
5. *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 12th Floor, Menara Symphony, No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan, no later than Tuesday, 21 July 2026 at 10:00 a.m. being 48 hours before the time appointed for holding the Unitholders' 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.*
6. *Only unitholders registered in the Record of Depositors of KIP REIT as at 16 July 2026 shall be entitled to participate, vote and speak at the Unitholders' Meeting or appoint proxy(ies) to participate and vote on his/ her behalf.*
7. *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 Unitholders' Meeting will be put to vote by way of a poll.*
8. *The Circular is available on KIP REIT's website at www.kipreit.com.my which unitholders can view or download at their convenience.*

KIP REAL ESTATE INVESTMENT TRUST

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Administrative Guide for Unitholders' Meeting of KIP Real Estate Investment Trust ("KIP REIT")

Date and Time	:	Thursday, 23 July 2026, at 10.00 a.m. or at any adjournment thereof
Venue	:	Function Room, Level UG, Dpulze Shopping Centre, Persiaran Multimedia, Cyber 12, 63000 Cyberjaya, Selangor
Mode	:	Physical Attendance

(1) Digital Copies of Unitholders' Meeting Documents

As part of our commitment to environmental sustainability by encouraging digital access to reduce paper consumption, the following documents are available on our website at www.kipreit.com.my:

(a) Circular to Unitholders dated 8 July 2026 in relation to the Proposals.

(b) Notice of the Unitholders' Meeting, Form of Proxy and Administrative Guide.

Or you can scan the QR code to download the above documents.

You may request for a printed copy of the Circular to Unitholders by logging in to at https://investor.boardroomlimited.com by selecting "Request for Circular to Unitholders" under the "Investor Services", or email to info@kipreit.com.my. We will send to you by ordinary post within 7 working days from the date of receipt of your request.

(2) Entitlement to Participate the Unitholders' Meeting

In respect of deposited securities, only Unitholders whose names appear on the Record of Depositors on 16 July 2026 shall be eligible to participate the meeting or appoint proxy(ies) to participate and vote on his/her behalf.

(3) Registration

(a) Registration will start at 8.00 a.m. at the meeting venue and will end at time directed by the Chairman of the Meeting.

(ii) Please present your original MYKAD or Passport [for foreigners] during registration for verification. No photocopy of MYKAD or Passport will be accepted. No person will be allowed to register on behalf of another person even with the original MYKAD or Passport of that other person. Please make sure you collect your MYKAD or Passport thereafter.

(iii) Upon verification and registration, you will be provided with a barcoded wristband for electronic voting purposes. If you are attending the Unitholders' Meeting as a Unitholder as well as Proxy, you will be registered once and will only be given one wristband to enter the meeting hall. No person will be allowed to enter the meeting hall without wearing the wristband. The wristband must be worn throughout the Unitholders' Meeting. There will be no replacement in the event that you lose/misplace the wristband.

(4) Lodgement of Form of Proxy

The appointment of Proxy may be made in a hardcopy form or by electronic means as follows:

In Hardcopy Form

The Hardcopy Form of 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 shall be deposited at the registered office of the Manager at 12th Floor, Menara Symphony, No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan, no later than Tuesday, 21 July 2026 at 10.00 a.m. being 48 hours before the time appointed for holding the Unitholders' Meeting or any adjournment thereof.

By Electronic Means (following the steps below)

For Individual Unitholders, Corporate Shareholders

(a) Open an internet browser. Latest versions of Chrome, Firefox, Safari, Edge or Opera are recommended.
(b) Log in to BSIP website at https://investor.boardroomlimited.com
(c) Login your BSIP account with your registered email address and password.
(d) Enter the OTP sent to your registered email address to verify your identity
(e) Click "**Meeting Event**" and select "**KIP REAL ESTATE INVESTMENT TRUST UNITHOLDERS' MEETING**" from the list of companies and click "**Enter**".

By Shareholder and Corporate Holder	**By Nominees Company**
• Select the Company that you are representing - *for **Corporate Account user only***. • Go to "**PROXY**" and click on "**Submit eProxy Form**". • Click on "**Submit eProxy Form**" • Enter your 9 digits CDS account number and number of securities held. • Select your proxy/proxies appointment – either the Chairman of the meeting or individual named proxy/proxies. • Read and accept the Terms and Conditions and click "**Next**". • Enter the required particulars of your proxy/proxies. • Indicate your voting instructions for each Resolution – FOR, AGAINST, ABSTAIN or DISCRETIONARY. If DISCRETIONARY is selected, your proxy/proxies will decide on your votes during poll at the meeting. • Review and confirm your proxy/proxies appointment and click "**Submit**". • Download or print the eProxy Form as acknowledgement.	• Select the Nominees Company that you are representing. • Go to "**PROXY**" and click on "**Submit eProxy Form**". • Click on "Download Excel Template" to download. • Insert the appointment of proxy/proxies for each CDS account with the necessary data and voting instructions in the downloaded excel file template. Ensure inserted data is correct and orderly. • Proceed to upload the duly completed excel file. • Review and confirm your proxy/proxies appointment and click "**Submit**". • Download or print the eProxy form as acknowledgement.

Please note that the closing date and time to submit your proxy/proxies form is by **Tuesday, 21 July 2026 at 10.00 a.m.**

Note: If you do not have an account with BSIP, please register with BSIP for free. For further information, kindly refer to:

How to register as individual holder
How to register as corporate holder

(5) Revocation of Proxy

If a unitholder has submitted his/her form of proxy prior to the Unitholders' Meeting and subsequently decides to appoint another person or wishes to participate in the Unitholders' Meeting by himself/herself, please revoke the appointment of proxy/proxies at least **forty-eight (48) hours** before the Unitholders' Meeting. Please find the below step for revocation on eProxy form or physical proxy form;-

eProxy Form	Physical Proxy Form
• Go to "**Meeting Event**" and select "**KIP REAL ESTATE INVESTMENT TRUST UNITHOLDERS' MEETING**" from the list of companies and click "**Enter**". • Go to "**PROXY**" and click on "**Submit Another eProxy Form**". • Go to "**Submitted eProxy Form List**" and click "**View**" for the eProxy form. • Click "**Cancel/Revoke**" at the bottom of the eProxy form. • Click "**Proceed**" to confirm.	• Please write in to bsr.proxy@boardroomlimited.com to revoke the appointment of proxy/proxies.

Upon revocation, proxy/proxies appointed earlier will not be allowed to participate at the Unitholders' Meeting. In such event, unitholders should advise their proxy/proxies accordingly.

(6) Voting At Meeting

(i) The voting at the Unitholders' Meeting will be conducted on a poll pursuant to Paragraph 8.29A of the MMLR of Bursa Malaysia. KIP REIT has appointed Boardroom as the Poll Administrator to conduct the poll by way of electronic voting (e-Voting) and SKY Corporate Services Sdn Bhd as Independent Scrutineers to verify the poll results.

(ii) E-Voting for all the resolutions set out in the Notice of Unitholders' Meeting will take place concurrently after the relevant questions in respect of these resolutions have been addressed.

(iii) Following the Chairman's announcement of the opening of the electronic voting, all unitholders and proxies are invited to cast their votes using the barcoded wristband provided upon registration. Kindly proceed to the designated voting kiosk and follow the instructions of the polling personnel.

(iv) The resolutions proposed at the Unitholders' Meeting and the results of the voting will be announced at the Unitholders' Meeting and subsequently via an announcement made by the KIP REIT through Bursa Malaysia at www.bursamalaysia.com.

(7) Submission Of Questions For The Unitholders' Meeting

(i) Prior to the Unitholders' Meeting

Members and proxies may submit questions before the Unitholders' Meeting to the Chairman or the Board of Directors via BSIP at https://investor.boardroomlimited.com using the same user ID and password provided by Boardroom **no later than Tuesday, 21 July 2026 at 10:00 a.m.** Click "**Submit Question**" after selecting "**KIP REAL ESTATE INVESTMENT TRUST UNITHOLDERS' MEETING**" from "**Meeting Event**" to submit your questions.

Alternatively, you may also send your questions for the Unitholders' Meeting to the following email address:

Investor Relations: info@kipreit.com.my

(ii) During the Unitholders' Meeting

Verified unitholder(s), proxy(ies) and corporate representative(s) will be able to ask questions in person at the Main Meeting Venue. The Chairman or the Board of Directors will endeavour to address all questions received in relation to the Unitholders' Meeting.

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

There will be no distribution of food voucher or door gift to Unitholders/proxies who join or participate in the Unitholders' Meeting.

(9) Enquiry

For enquiries and administrative details relating to the meeting, please contact Boardroom during office hours from Monday to Friday (8.30 a.m. to 5.30. p.m.), details as follows:

Boardroom Share Registrars Sdn. Bhd.

Address	:	11TH Floor, Menara Symphony No. 5 Jalan Professor Khoo Kay Kim Seksyen 13, 46200 Petaling Jaya Selangor Darul Ehsan Malaysia
General Line	:	603-7890 4700 (Helpdesk)
Fax Number	:	603-7890 4670
Email	:	**bsr.helpdesk@boardroomlimited.com**

(10) Personal Data Policy

By registering for the meeting and/or submitting the instrument appointing a proxy(ies) and/or representative(s), the member of the Company has consented to the use of such data by the Company (or its agents) for the following purposes:

(i) for registration;
(ii) communicating with unitholders and proxy holders who participate at the Unitholders' Meeting for redemption of door gift;
(iii) responding to unitholders' and proxy holders' enquiries;
(iv) for internal record keeping;
(v) sending promotional materials, advertisement for marketing purposes;
(vi) publication of your personal information in any minutes, website, newsletter, brochure or any other materials which may be published internally or externally;
(vii) for processing and administration by the Company (or its agents); and
(viii) complying with any laws, listing rules, regulations and/or guidelines.

The member agrees that he/she will indemnify the Company in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the shareholder's breach of warranty.

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FORM OF PROXY

(Before completing this form please refer to the notes below)

CDS Account No.	
No. of Units held	

I/ We ____ Tel/ Mobile No.: ___________________

[Full name in block, NRIC/ Passport/ Company No.]

of ____

____

being unitholder(s) of KIP Real Estate Investment Trust ("**KIP REIT**") hereby appoint the following person(s) as my/ our proxy to attend on my/our behalf at the Unitholders' Meeting:-

Full Name (in Block)	NRIC/ Passport No.	No. of units to be represented by proxy	
Email Address & Tel No.		No. of Units	%

and/ or* (*delete as appropriate)

Full Name (in Block)	NRIC/ Passport No.	No. of units to be represented by proxy	
Email Address & Tel No.		No. of Units	%
			100%

or failing him/her, the Chairman of the Unitholders' Meeting, as my/ our proxy for me/ us on my/ our behalf at the Unitholders' Meeting to be conducted at Function Room, Level UG, Dpulze Shopping Centre, Persiaran Multimedia, Cyber 12, 63000 Cyberjaya, Selangor on Thursday, 23 July 2026 at 10:00 a.m. or at any adjournment thereof. My/our proxy is to vote as indicated below:-

No.	Ordinary Resolutions	FIRST PROXY		SECOND PROXY	
		FOR	**AGAINST**	**FOR**	**AGAINST**
1	Proposed Acquisition				
2	Proposed Placement				
3	Proposed Allotment to Dato' Ong Choo Meng				
4	Proposed Allotment to Dato' Ong Kook Liong				

Dated this______________day of_________________2026

____

Signature/ Common Seal of Unitholder(s)

Notes:-

1. *A unitholder who is entitled to participate in the Unitholders' 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 holdings (expressed as a percentage of the whole) to be represented by each proxy.*

2. *Where a unitholder is a corporation, its duly authorised representative shall be entitled to participate in the Unitholders' Meeting and shall be entitled to appoint another person (whether a unitholder or not) as its proxy to participate and vote.*

3. *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.*

4. *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.*

5. *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 12th Floor, Menara Symphony, No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan, no later than Tuesday, 21 July 2026 at 10:00 a.m. being 48 hours before the time appointed for holding the Unitholders' 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.*

6. *Only unitholders registered in the Record of Depositors of KIP REIT as at 16 July 2026 shall be entitled to participate, vote and speak at the Unitholders' Meeting or appoint proxy(ies) to participate and vote on his/ her behalf.*

7. *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 Unitholders' Meeting will be put to vote by way of a poll.*

8. *The Circular is available on KIP REIT's website at www.kipreit.com.my which unitholders can view or download at their convenience.*

Please fold here

Stamp

The Company Secretary
KIP REIT MANAGEMENT SDN BHD
(The Manager for KIP Real Estate Investment Trust)

12th Floor, Menara Symphony
No. 5, Jalan Prof. Khoo Kay Kim
Seksyen 13
46200 Petaling Jaya
Selangor Darul Ehsan

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