

MRCB-Quill REIT (“MQREIT”)

AMENDMENTS TO THE RESTATED DEED OF TRUST CONSTITUTING MRCB-QUILL REIT DATED 2 DECEMBER 2019 ENTERED INTO BETWEEN MRCB QUILL MANAGEMENT SDN BHD (“MANAGER”) AND MAYBANK TRUSTEES BERHAD (“TRUSTEE”) (REFERRED AS THE “TRUST DEED”) (“AMENDMENTS TO THE TRUST DEED”)

1. INTRODUCTION

Pursuant to Paragraph 9.43(j) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad (“**Listing Requirements**”), the board of directors of the Manager (“**Board**”) wishes to announce that on 11 November 2020, the Board has approved the Amendments to the Trust Deed. The Manager and the Trustee had on 24 December 2020 entered into a supplemental trust deed to incorporate the Amendments to the Trust Deed (“**Supplemental Trust Deed**”), which was stamped on 28 December 2020.

2. DETAILS OF AND RATIONALE FOR THE PROPOSED AMENDMENTS AND RESTATEMENTS

The Amendments to the Trust Deed are for the following purposes:

- a) to effect the change of name from MQREIT to Sentral REIT; and
- b) to amend to Clause 23.1.1 of the Trust Deed to enable MQREIT to send abridged annual report or full annual report (“Change in Distribution of Annual Report”)

3. EFFECTS OF THE AMENDMENTS TO THE TRUST DEED

The Amendments to the Trust Deed will not have any effect on the issued unit capital and substantial unitholders’ unitholdings in MQREIT as the Amendments to the Trust Deed does not involve any issuance of new units.

Further, the Amendments to the Trust Deed will not have any material effect on the net asset value (“**NAV**”), NAV per unit, gearing, earnings and earnings per unit of MQREIT after taking into consideration the estimated expenses relating to the Amendments to the Trust Deed.

4. APPROVALS REQUIRED

The Manager and the Trustee certify that they are of the opinion that the Amendments to the Trust Deed does not materially prejudice the interests of the unitholders of MQREIT (“**Unitholders**”) and does not operate to release the Manager and the Trustee (as the case may be) from any responsibility to the Unitholders.

A written statement from the Manager and the Trustee certifying the aforesaid pursuant to Section 295 (4)(b) of the Capital Markets and Services Act 2007, has been issued and will be submitted together with the Supplemental Trust Deed to SC for registration and its lodgement thereafter.

Based on the above, the Amendments to the Trust Deed does not require the approval of the Unitholders. Nevertheless, the Supplemental Trust Deed shall not have effect unless it has been registered with the SC.

5. ADVISERS

The Manager has appointed Kadir Andri & Partners as the Legal Adviser for the Amendments of the Trust Deed.

6. ESTIMATED TIMEFRAME FOR COMPLETION

The Amendments to the Trust Deed are expected to be completed in the 1st quarter of 2021, subject to the registration of the Supplemental Trust Deed with the SC.

This announcement is dated 29 December 2020.