

AL-`AQAR HEALTHCARE REIT (“AL-`AQAR”)

AMENDMENT TO THE LEASE FOR THE PROPERTIES OWNED BY AL-AQAR AUSTRALIA PTY LTD IN RESPECT OF THE RENTAL RATE REVISION

(Unless otherwise stated, all definitions and terms used in this announcement shall have the same meaning as defined in the announcement dated 15 October 2021 in relation to the Rental Revision.)

We refer to the announcement on the Rental Revision dated 15 October 2021. On behalf of the Manager, CIMB wishes to announce the following additional information:

1. The rental formula:

<u>Period</u>	<u>Base rental formula</u>
Before 2 October 2021	8.5% per annum x the market value of the JG Properties of AUD45.5 million (or RM131.9 million) as at 7 March 2011 (as set out in the circular to Al-`Aqar's unitholders dated 28 July 2011)
2 October 2021 until 1 November 2023	6.5% per annum x the market value of the JG Properties of AUD28.5 million as agreed between the parties to the Amendment to Lease
2 November 2023 until 1 November 2026	6.5% per annum x the market value of the JG Properties to be agreed between the parties

2. The sum of rental payable before and after the Rental Revision from 2 October 2021 until 1 November 2026 are as follows:

<u>Period</u>	<u>Sum of Rental Payable according to the base rental formula</u>		<u>Difference RM million</u>
	<u>Before the Rental Revision⁽¹⁾</u>	<u>After the Rental Revision⁽²⁾</u>	
	<u>RM million</u>	<u>RM million</u>	
2 October 2021 until 31 December 2021	2.8	1.4	1.4
1 January 2022 until 31 December 2022	11.4	5.7	5.7
1 January 2023 until 31 December 2023	11.4	5.7	5.7
1 January 2024 until 31 December 2024	11.4	5.7	5.7
1 January 2025 until 31 December 2025	11.4	5.7	5.7
1 January 2026 until 1 November 2026	9.6	4.8	4.8
Total	58.0	29.0	29.0

Notes:

- (1) Computed based on the base rental rate of 8.5% per annum multiplied by the market value of the JG Properties of AUD45.5 million (or RM131.9 million) as at 7 March 2011.
- (2) Computed based on the base rental rate of 6.5% per annum multiplied by the market value of the JG Properties as at 30 June 2021 of AUD28.5 million (or RM88.1 million based on the exchange rate of AUD1.00:RM3.0921 as agreed between the parties to the Amendment to Lease) as appraised by CBRE. For illustrative purposes, the market value of the JG Properties for the period 2 November 2023 to 1 November 2026 is also assumed to be AUD28.5 million.

This Announcement is dated 21 October 2021.