

AMANAHRAYA ■ REIT

RESILIENCE THROUGH STRATEGIC AGILITY

ANNUAL REPORT 2023

Abridged Version



PERFORMANCE AT A GLANCE

(As at 31 December 2023)

No. of Properties Owned

12
PROPERTIES

Total Asset Value (TAV)

RM1.399
Billion

Gearing Ratio

39.9%

Sector



Office



Education



Industrial



Retail



Hospitality

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ANNUAL
GENERAL
MEETING



Date

18 April 2024, Thursday



Time

10.00 a.m.



Broadcast Venue

First Floor, Wisma AmanahRaya

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Digital Reports
Available in



AmanahRaya REIT is committed to making a difference in the environment. Play your part by opting to download a softcopy of our reports at <https://www.amanahrayareit.com.my> or by scanning the QR code.

52%

OFFICE

Total FMV

RM710.5 Million

Total Revenue

RM28.2 Million

VISTA TOWER

DANA 13

WISMA COMCORP

CONTRAVES

25%

EDUCATION

Total FMV

RM334.0 Million

Total Revenue

RM24.6 Million

SEGi UNIVERSITY

HELP UNIVERSITY

SEGi COLLEGE

4%

INDUSTRIAL

Total FMV

RM57.8 Million

Total Revenue

RM1.7 Million

RHF STONE FACTORY

TOSHIBA TEC

10%

RETAIL

Total FMV

RM139.0 Million

Total Revenue

RM14.9 Million

SELANG MALL

9%

HOSPITALITY

Total FMV

RM129.7 Million

Total Revenue

RM2.9 Million

HOLIDAY VILLA LANGKAWI

EX-HOLIDAY VILLA ALOR SETAR



What We Do

ABOUT AMANAHRAYA REIT

AmanahRaya Real Estate Investment Trust ("AmanahRaya REIT" or "the Trust") is a Malaysia domiciled real estate investment trust constituted pursuant to the Trust Deed dated 10 October 2006 (as varied by the Supplemental Trust Deed dated 4 January 2007, the Novation Agreement dated 27 August 2009 and the Second Supplemental Trust Deed dated 27 August 2009) (collectively be referred to as "the Trust Deed") between AmanahRaya-Kenedix REIT Manager Sdn. Bhd. ("the Manager") and CIMB Islamic Trustee Berhad ("the Trustee"). The Trust Deed is regulated by the Securities Commission's Guidelines on Listed Real Estate Investment Trusts, the Listing Requirements of Bursa Malaysia Securities Berhad, the Rules of the Depository and taxation laws and rulings. AmanahRaya REIT will continue its operations until such time as determined by the Trustee and the Manager as provided under the provision of Clause 26 of the Trust Deed dated 10 October 2006.

AmanahRaya REIT is listed on the Main Market of Bursa Malaysia Securities Berhad. On 13 May 2019, the Manager, CIMB Islamic Trustee Berhad and Pacific Trustees Berhad entered into a Supplementary Deed to effect the change of trustee of AmanahRaya REIT from CIMB Islamic Trustee Berhad to Pacific Trustees Berhad ("the Trustee"). The change of trustee took effect on 21 May 2019 upon registration with the Securities Commission and lodgement was made on 24 May 2019.

Subsequently, the Manager has entered into an Amended and Restated Trust Deed dated 5 December 2019 with the Trustee which has been registered and lodged with the Securities Commission on 10 January 2020 and 16 January 2020 respectively in compliance with the amendments made to the Securities Commission's Guidelines on Listed Real Estate Investment Trusts. The Amended and Restated Trust Deed dated 5 December 2019 supersedes the Trust Deed.



For more information about us, please visit <https://www.amanahrayareit.com.my> or scan the QR code beside.

ABOUT AMANAHRAYA-KENEDIX REIT MANAGER SDN. BHD.

AmanahRaya-Kenedix REIT Manager Sdn. Bhd. ("the Manager"), (License No: CMSL/A0309/2013) is a jointly owned entity by Amanah Raya Berhad and KDA Capital Malaysia Sdn. Bhd. ("KDA Capital"). The Manager was formed on 8 May 2009 and took over the management of AmanahRaya REIT from AmanahRaya Investment Management Sdn. Bhd. on 27 August 2009. Kenedix Asia Pte. Ltd. via KDA Capital became the first Japanese firm to invest in a Malaysian REIT with the acquisition of 15% of the units of AmanahRaya REIT. KDA Capital also bought 49% of the shares of the Manager with Amanah Raya Berhad maintaining the controlling stake of 51% of the shares of the Manager.

The Manager is principally responsible for the management of AmanahRaya REIT investment strategies to meet its investment objectives. Its primary investment objective is to provide and administer AmanahRaya REIT on behalf of the unitholders in accordance with the Amended and Restated Deed dated 5 December 2019 and the Guidelines on Listed Real Estate Investment Trusts by the Securities Commission and Bursa Malaysia Securities Berhad. The Manager's main role is to ensure stable and sustainable return to AmanahRaya REIT unitholders.



Salient Features of AmanahRaya REIT



FUND CATEGORY

Real Estate Investment Trust



FUND TYPE

Income and Growth



DURATION OF FUND/ TERMINATION DATE

The earlier of:

- The occurrence of any termination events set out under the provisions of the Trust Deed
- 80 years after 20 October 2006 or until such further period as the law may permit



APPROVED FUND SIZE

573,219,858



INVESTMENT OBJECTIVE

To provide unitholders with stable and growth potential returns over a long term period



PERFORMANCE BENCHMARK

- Management expense ratio
- Total returns
- Average annual return
- Distribution yield
- Net asset value (NAV)



DISTRIBUTION POLICY

- Semi-annual income distribution
- Distribution of at least 90% (or such percentage as determined by the Manager at its absolute discretion)



REVALUATION POLICY

The investment properties is revalued annually by the registered independent valuers



FINANCIAL YEAR END

31 December



LISTING

Main Market of Bursa Malaysia Securities Berhad



STOCK NAME

ARREIT



STOCK CODE

5127



DATE OF LISTING

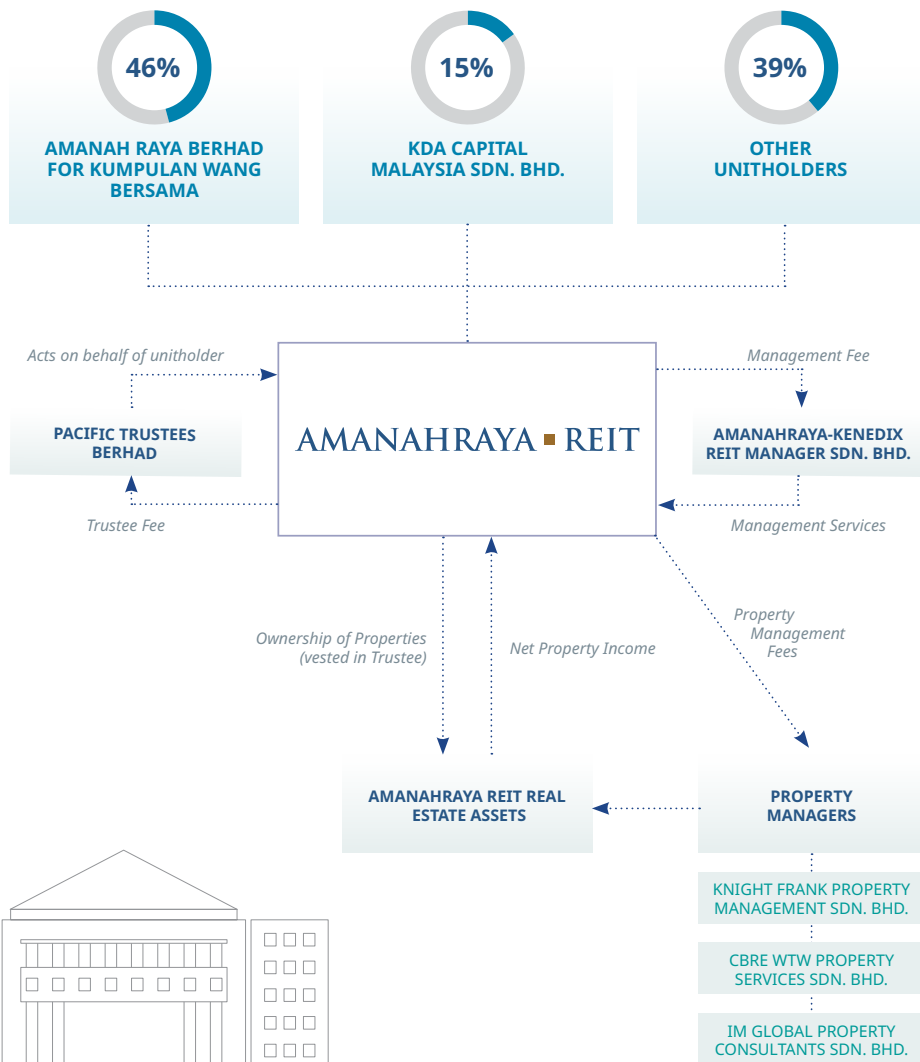
26 February 2007



INITIAL PUBLIC OFFERING PRICE

- RM0.895 - retail
- RM0.94 - institutional

AmanahRaya REIT'S Structure



Manager's Structure



Organisation Chart



Financial Highlights

Snapshot of AmanahRaya REIT as at 31 December 2023

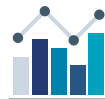
TOTAL ASSET VALUE (TAV)

RM1.399 BIL



PRICE AS AT 31 DEC 2023

RM0.40 SEN (PER UNIT)



MARKET CAPITALISATION

RM226,421,844



TOTAL NO. OF PROPERTIES

12



TOTAL UNIT ISSUED

573,219,858



TRADING VOLUME (UNIT)
(JAN-DEC 2023)

25,496,200



NET ASSET VALUE (NAV) PER UNIT

RM1.266



DPU 2023 (SEN)

1.198



GEARING RATIO

39.92%



LOWEST PRICE 2023

RM0.40

HIGHEST PRICE 2023

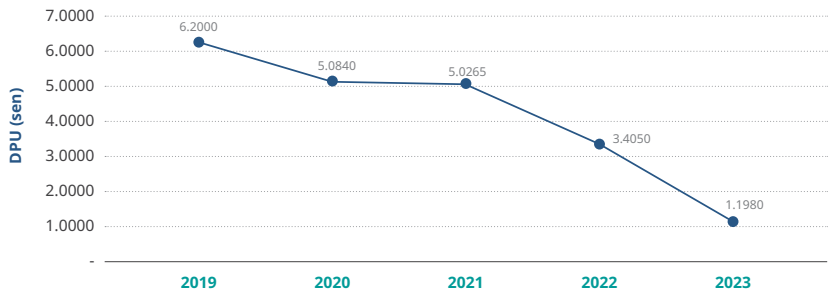
RM0.60



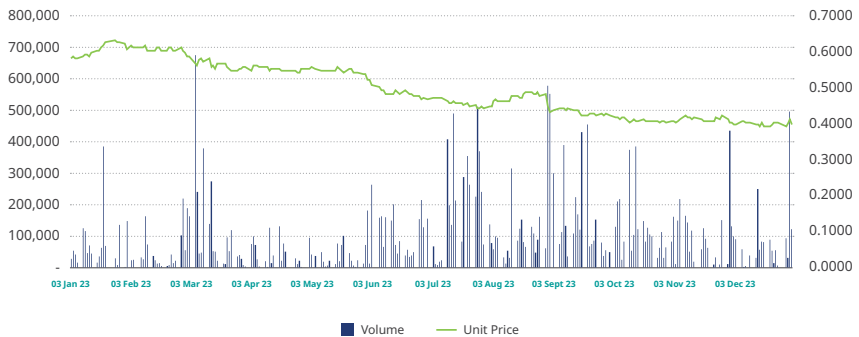
Financial Highlights

Snapshot of AmanahRaya REIT as at 31 December 2023

Distribution Per Unit (sen)



AmanahRaya REIT Volume vs Price

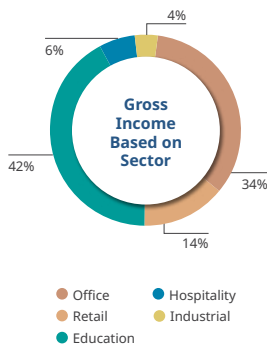
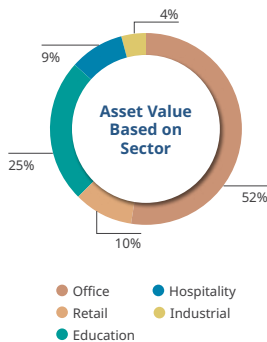
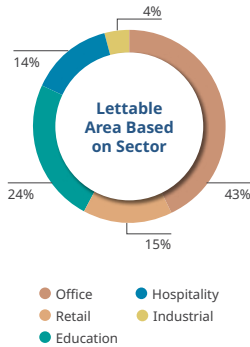


Asset Under Management

Real Estate(s)	Location	Type of Building	Cost of Acquisition (RM '000)	Appreciation in Value (RM '000)	Occupancy	Unexpired Lease / Tenancy Period (approximate)	Investment in Real Estate Value* (RM '000) (a)	Value over Total Asset Value (%) (a/b)
Office								
Wisma Comcorp	Glenmarie, Shah Alam	Office Building	30,000	6,800	65%	Multiple Period	36,800	2.63%
Dana 13, Dana 1 Commercial Centre	Ara Damansara, Petaling Jaya, Selangor	Office Building	99,120	11,880	45%	Multiple Period	111,000	7.93%
Vista Tower	The Intermark, Kuala Lumpur	Office Building	455,000	66,000	35%	Multiple Period	521,000	37.24%
Contraves	Cyberjaya, Selangor	Office Building	40,000	2,500	100%	0.25 yrs	42,500	3.04%
Education								
SEGi College, Subang Jaya	Subang Jaya, Selangor	Higher Education Building	52,500	17,500	100%	0.17 yrs	70,000	5.00%
SEGi University College, Kota Damansara	Petaling Jaya, Selangor	Higher Education Building	145,000	41,000	100%	4.01 yrs	186,000	13.30%
HELP University, Jalan Semantan	Damansara Heights, Kuala Lumpur	Higher Education Building	53,000	25,100	100%	15.76 yrs	78,100	5.58%
Industrial								
RHF Stone Factory	Nusajaya, Johor	Industrial Factory	24,000	2,850	100%	4.62 yrs	26,850	1.92%
Toshiba TEC	Glenmarie, Shah Alam	Office Building	32,000	-1,000	Vacant	Vacant	31,000	2.22%
Retail								
Selayang Mall	Selayang, Selangor	Retail Mall	128,165	10,835	96%	Multiple Period	139,000	9.94%
Hospitality								
Holiday Villa Alor Setar *	Alor Setar, Kedah	Hotel	31,000	-6,000	Vacant	Vacant	25,000	1.79%
Holiday Villa Langkawi *	Langkawi, Kedah	Resort Hotel	55,000	45,000	100%	2.53 yrs	100,000	7.15%
Real Estate-Related Assets							1,367,250	97.73%
Cash and Security Deposits							26,620	1.90%
Others (Trade and Other Receivables)							5,074	0.36%
Total Asset Value (RM '000) (b)							1,398,944	100.00%

* Classified as assets held for sale

Property Portfolio



TOP PROPERTIES: GROSS RENTAL INCOME

Vista Tower, KL



2023:
RM15.65 mil

2022 : RM19.55 mil

2021 : RM26.95 mil

SEGI University, Kota Damansara



2023:
RM14.36 mil

2022 : RM12.92 mil

2021 : RM13.88 mil

Selayang Mall



2023:
RM14.18 mil

2022 : RM12.26 mil

2021 : RM10.73 mil

Help University



2023:
RM5.44 mil

2022 : RM4.97 mil

2021 : RM5.70 mil

Dana 13



2023:
RM5.32 mil

2022 : RM5.08 mil

2021 : RM6.57 mil

Notice of Twelfth Annual General Meeting

NOTICE IS GIVEN THAT the Twelfth Annual General Meeting ("12th AGM") of AmanahRaya Real Estate Investment Trust ("**AmanahRaya REIT**") will be convened and held on a virtual basis through live streaming and online remote voting from the broadcast venue, First Floor, Wisma AmanahRaya, No 2, Jalan Ampang, 50508 Kuala Lumpur on Thursday, 18 April 2024 at 10.00 a.m. to consider the following businesses:-

AS ORDINARY BUSINESS

1. To receive the Audited Financial Statements for the financial year ended 31 December 2023 of AmanahRaya REIT together with the Reports of the Directors and Auditors thereon.

Please refer to
Explanatory
Note 1

AS SPECIAL BUSINESS

To consider and if thought fit, to pass, with or without modification, the following Ordinary Resolution:-

2. **PROPOSED RENEWAL OF THE AUTHORITY TO ALLOT AND ISSUE NEW UNITS PURSUANT TO PARAGRAPH 6.59 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD ("PROPOSED RENEWAL OF AUTHORITY")**

Please refer to
Explanatory
Note 2

"**THAT** pursuant to the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and subject to the approvals from the relevant regulatory authorities, where such approval is required, the Directors of AmanahRaya-Kenedix REIT Manager Sdn Bhd, the Manager of AmanahRaya REIT ("the Manager"), be and are hereby authorised to allot and issue new units in AmanahRaya REIT ("New Units") at any time to any such persons, and upon such terms and conditions as the Directors of the Manager may in their absolute discretion, deem fit and in the best interest of AmanahRaya REIT, provided that the aggregate number of the New Units to be allotted and issued pursuant to this resolution, when the aggregated number of units issued during the preceding twelve (12) months, does not exceed 20% of the issued fund size of AmanahRaya REIT.

THAT such authority shall continue to be in force until:-

- i. the conclusion of the next Annual General Meeting ("AGM") of AmanahRaya REIT at which time it shall lapse, unless by a resolution passed at the meeting, the authority is renewed;
- ii. the expiration of the period within which the next AGM of the Unitholders is required by law to be held; or
- iii. the Proposed Renewal of Authority is revoked or varied by the Unitholders in a Unitholders' meeting.

whichever is the earliest;

Notice of Twelfth Annual General Meeting

THAT such New Units to be issued pursuant to the Proposed Renewal of Authority shall, upon allotment and issuance, rank equally in all respects with the existing Units except that the New Units will not be entitled to any distributable income, right, benefit, entitlement and/or any other distributions that may be declared, made or paid before the date of allotment and issuance of the New Units;

AND THAT authority be and is hereby given to the Directors of the Manager and Pacific Trustees Berhad ("the Trustee") (acting for and on behalf of AmanahRaya REIT), to give effect to the Proposed Renewal of Authority with full power to assent to any conditions, variations, modifications, arrangements and/or amendments in relation to the Proposed Renewal of Authority as they may deem fit in the best interests of the Unitholders and/or as may be imposed by the relevant authorities

AND FURTHER THAT the Directors of the Manager and the Trustee (acting for and on behalf of AmanahRaya REIT) 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 to implement, finalise and give full effect to the Proposed Renewal of Authority."

AS SPECIAL RESOLUTION

To consider and if thought fit, to pass, with or without modification, the following Special Resolutions:-

SPECIAL RESOLUTION 1

3. PROPOSED ESTABLISHMENT OF ACQUISITION FEE, DIVESTMENT FEE AND PERFORMANCE FEE

"**THAT** the establishment of the following fees by the Trustee for AmanahRaya REIT payable to Manager be and are hereby approved:-

- a) Acquisition Fee of up to 1.0% of the acquisition price of the assets to be acquired or purchased by the Trustee for AmanahRaya REIT;
- b) Divestment Fee of up to 0.5% of the sale price of the assets to be disposed by the Trustee for AmanahRaya REIT; and
- c) Performance Fee of up to 3.0% of the Net Property Income before deduction of property management fee.

AND THAT the Directors of the Manager and the Trustee be and are hereby authorised to take steps and to enter into all such agreements, arrangements, undertakings, indemnities, transfers, assignments, deeds and/or guarantees with any party or parties and to carry out any other matters as they may deem necessary or expedient to implement, finalise and give full effect to the Proposed Establishment of Acquisition Fee, Divestment Fee and Performance Fee."

Notice of Twelfth Annual General Meeting

SPECIAL RESOLUTION 2

4. PROPOSED AMENDMENTS TO THE AMENDED AND RESTATED TRUST DEED

“**THAT** the amendments to the Amended and Restated Deed constituting the AmanahRaya Real Estate Investment Trust dated 5 December 2019 and Supplemental Trust Deed dated 13 May 2019 entered into between the Manager and Trustee constituting AmanahRaya REIT (“Deed”) to reflect the changes resulting from the Proposed Establishment of Acquisition Fee, Divestment Fee and Performance Fee as well as administrative amendments made to the Deed in accordance with applicable laws, regulations and guidelines are hereby approved;

AND THAT the Directors of the Manager and Trustee be and are hereby authorised to carry out all the necessary formalities in effecting the Proposed Amendments.”

AS OTHER BUSINESS

5. To transact any other business for which due notice shall have been given in accordance with the Deed of Trust constituting AmanahRaya REIT.

By Order of the Board

AMANAHRAYA-KENEDIX REIT MANAGER SDN. BHD.

REGISTRATION NO. 200901013113 (856167-A)

Management Company of AmanahRaya REIT

Jerry Jesudian a/l Joseph Alexander (MAICSA 7019735) (SSM PC No. 201908003018)

Rizana Binti Ahmad Rithauddeen (f) (LS 0009663) (SSM PC No. 20191224000019)

Leong Shiak Wan (f) (MAICSA 7012855) (SSM PC No. 202008002757)

Company Secretaries

Kuala Lumpur

22 March 2024

NOTES:

1. Mode of Meeting

The Twelfth Annual General Meeting (“12th AGM”) of AmanahRaya REIT will be conducted on a virtual basis through live streaming and online remote voting by Unitholders via the Remove Participation and Voting (“RPV”) Platform at <https://meeting.boardroomlimited.my>. Please follow the steps and procedures provided in the Administrative Notes for the 12th AGM of AmanahRaya REIT in order to register, participate and vote remotely via the RPV Platform. The primary mode of communication by Unitholders for the 12th AGM is via text messaging facilities provided under the RPV Platform. In the event of any technical glitch in the primary mode of communication, all other reasonable modes of communication is acceptable for the 12th AGM.

Notice of Twelfth Annual General Meeting

2. Venue

The venue of the 12th AGM is the Online Meeting Platform which is located in Malaysia being the main venue and is strictly for the purpose of compliance with Section 327(2) of the Companies Act 2016 which requires the Chairman of the Meeting to be present at the main venue. In a virtual general meeting, all meeting participants including the Chairman of the meeting, Board members, Senior Management and Unitholders are required to participate in the meeting online through the Online Meeting Platform only.

3. Voting

All resolutions in the Notice of the 12th AGM are to be conducted by poll voting as per Paragraph 8.29A(1) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities") via the RPV Platform.

4. Proxy(ies)

- a) A Unitholder/Proxy/Corporate Representative of AmanahRaya REIT ("**Unitholders**") **WILL NOT BE ALLOWED** to attend the forthcoming 12th AGM in person at the broadcast venue on the day of the meeting.
- b) Unitholders are to participate, speak (in the form of real time submission of typed texts) and vote remotely at the 12th AGM using the Remote Participation and Voting ("RPV") facility provided by AmanahRaya REIT's Share Registrar. Please follow the procedures for RPV facility provided in the Administrative Guide for the 12th AGM at <http://amanahrayareit.com.my/investor-relations/>.
- c) A Unitholder shall be entitled to attend and vote at any meeting of Unitholders and shall be entitled to appoint up to two (2) persons, whether a Unitholder or not, as its proxy to attend and vote. As the 12th AGM will be conducted on a virtual basis, an individual Unitholder who is unable to attend and vote via the remote participation and electronic voting facilities at the AGM, can appoint the Chairman of the meeting as his/her proxy.
- d) Where a Unitholder is a corporation, its duly authorised representative shall be entitled to attend and vote at the meeting and shall be entitled to appoint up to two (2) persons (whether a Unitholder or not) as its proxy to attend and vote.
- e) Where a Unitholder appoints two (2) proxies, the appointment shall be invalid unless it specifies the proportions of its holdings to be represented by each proxy.
- f) If the Unitholder is an authorised nominee as defined under the Securities Industry (Central Depositories) Act, 1991 ("**Authorised Nominee**"), it may appoint at least one (1) proxy (but not more than two (2)) in respect of each securities account it holds with units of AmanahRaya REIT standing to the credit of the said securities account.
- g) If the Unitholder is an exempt Authorised Nominee which holds Units for multiple beneficial owners in one securities account ("**Omnibus Account**"), there is no limit to the number of proxies which the exempt Authorised Nominee may appoint in respect of each Omnibus Account it holds.
- h) Only a depositor whose name appears in the Record of Depositors of AmanahRaya REIT as at 5 April 2024 shall be regarded as a Unitholder and entitled to attend, speak and vote at this 12th AGM of AmanahRaya REIT or appoint proxy(ies) to attend and vote on his/her behalf.

Notice of Twelfth Annual General Meeting

- i) The Instrument of Proxy shall be in writing under the hand of the appointor or of its attorney duly authorised in writing or if the appointor is corporation, the Instrument of Proxy must be executed under the corporation's seal or under the hand of an officer or attorney duly authorised.
- j) To be valid, the original Instrument of Proxy duly completed and signed must be deposited with the Manager at **AmanahRaya-Kenedix REIT Manager Sdn. Bhd. at Level 46, Vista Tower, The Intermark, 348 Jalan Tun Razak, 50400 Kuala Lumpur** no later than forty-eight (48) hours before the time for holding the meeting or adjourned meeting at which the person named in the Instrument of Proxy proposes to vote; in default of this provision, the Instrument of Proxy shall not be treated as valid.

5. Corporate Representatives

As an alternative to the appointment of a proxy, a corporate member may appoint its corporate representative to attend the 12th AGM pursuant to Section 333 of the Companies Act 2016. For this purpose and pursuant to Section 333(5) of the Companies Act 2016, the corporate member shall provide a certificate under its common seal as prima facie evidence of the appointment of the corporate representative.

EXPLANATORY NOTES:

(1) Ordinary Business

This Agenda is meant for discussion only as under the provisions of Section 340(1)(a) of the Companies Act 2016 and the Company's Constitution, the Audited Financial Statements ("the Accounts"), need not be approved by the Unitholders and hence, the matter will not be put forward for voting. It is also in accordance with Paragraph 13.18(b) of Guidelines on Listed Real Estate Investment Trust issued by the Securities Commission Malaysia.

The Accounts of AmanahRaya REIT are contained in the 2023 Annual Report of AmanahRaya REIT issued to all Unitholders of AmanahRaya REIT on 22 March 2024 pursuant to Paragraph 9.45(1) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

If any Unitholder does not have a copy of the 2023 Annual Report, you may download from the corporate website of AmanahRaya REIT at <http://www.amanahrayareit.com.my> or request via telephone requisition at +603-2380 0606 from the principal place of business of the Manager.

(2) Special Business

Subject to the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, if passed, the proposed Ordinary Resolution is for the purpose of granting a renewal mandate and would enable the Manager to issue up to a maximum of 20% of units of AmanahRaya REIT as at the date of such issuance ("Renewed Mandate"). The Renewed Mandate, unless revoked or varied at a unitholder's meeting, will expire at the conclusion of the next AGM of AmanahRaya REIT.

The Renewed Mandate will enable the Manager to take swift action in case of a need for fund raising exercises including but not limited to further placement of units for purpose of funding current and/or future investment projects, working capital and/or acquisitions of investment assets.

Dear Unitholders,

Should you wish to have a copy of the printed Annual Report, please send us the completed requisition form and we will forward the report within 7 market days of receipt of your request.

Alternatively, you may email to us:

Attention to : Investor Relations Manager
Email : investorrelations@akrm.com.my

Thank you for your continued support.

Particulars of Unitholders

Name of Unitholder:

IC No. / Passport No. / Company No.:

Mailing Address:

.....

.....

CDS Account No.:

Tel. No.:

Signature of Unitholder:

Date:

Fold this flap for sealing

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STAMP

AmanahRaya-Kenedix REIT Manager Sdn. Bhd.
Level 46, Vista Tower
The Intermark
348 Jalan Tun Razak
50400 Kuala Lumpur

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I/We
(Full Name as per NRIC /Passport /Certificate of Incorporation in Capital Letters)

NRIC No./Passport No./Registration No.

of
(Full Address)

being a Unitholder of **AMANAHRAYA REAL ESTATE INVESTMENT TRUST**, do hereby appoint the following:

Full Name (In block letters):	MyKad/Passport No.:	Proportion of Unitholdings	
		No. of Units	Percentage (%)
Address:			
Email address:	Contact No.:		

*OR failing him/her/AND,

Full Name (In block letters):	MyKad/Passport No.:	Proportion of Unitholdings	
		No. of Units	Percentage (%)
Address:			
Email address:	Contact No.:		

or failing *him/her, the CHAIRMAN OF THE MEETING, as *my/our proxy, to vote for *me/us and on *my/our behalf at the Twelfth Annual General Meeting of AmanahRaya REIT to be held on a virtual basis at the broadcast venue, First Floor, Wisma AmanahRaya, No. 2, Jalan Ampang, 50508 Kuala Lumpur on Thursday, 18 April 2024 at 10.00 a.m. or at any adjournment thereof.

Please indicate with an "X" in the space provided below how you wish your vote to be casted. If no specific direction is given, the proxy will vote or abstain from voting at his/her discretion.

RESOLUTIONS		FOR	AGAINST
SPECIAL BUSINESS ORDINARY RESOLUTION	Proposed Renewal of Authority		
SPECIAL RESOLUTION 1	Proposed Establishment of Acquisition Fee, Divestment Fee and Performance Fee		
SPECIAL RESOLUTION 2	Proposed Amendments to the amended and restated Trust Deed		

CDS Account No.	
Total number of units held	

Dated this day of 2024

(*Delete if not applicable)

.....
Signature/Common Seal of Unitholder(s)

NOTES:

- (1) A Unitholder/Proxy/Corporate Representative of AmanahRaya REIT ("**Unitholders**") **WILL NOT BE ALLOWED** to attend the forthcoming 12th AGM in person at the broadcast venue on the day of the meeting.
- (2) Unitholders are to participate, speak (in the form of real time submission of typed texts) and vote remotely at the 12th AGM using the Remote Participation and Voting ("RPV") facility provided by AmanahRaya REIT's Share Registrar. Please follow the procedures for RPV facility provided in the Administrative Guide for the 12th AGM at <http://amanahrayareit.com.my/investor-relations>.
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- (4) Where a Unitholder is a corporation, its duly authorised representative shall be entitled to attend and vote at the meeting and shall be entitled to appoint up to two (2) persons (whether a Unitholder or not) as its proxy to attend and vote.
- (5) Where a Unitholder appoints two (2) proxies, the appointment shall be invalid unless it specifies the proportions of its holdings to be represented by each proxy.
- (6) If the Unitholder is an authorised nominee as defined under the Securities Industry (Central Depositories) Act, 1991 ("**Authorised Nominee**"), it may appoint at least one (1) proxy (but not more than two (2)) in respect of each securities account it holds with units of AmanahRaya REIT standing to the credit of the said securities account.

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STAMP

AmanahRaya-Kenedix REIT Manager Sdn. Bhd.
Level 46, Vista Tower
The Intermark
348 Jalan Tun Razak
50400 Kuala Lumpur

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- (7) If the Unitholder is an exempt Authorised Nominee which holds Units for multiple beneficial owners in one securities account ("**Omnibus Account**"), there is no limit to the number of proxies which the exempt Authorised Nominee may appoint in respect of each Omnibus Account it holds.
- (8) Only a depositor whose name appears in the Record of Depositors of AmanahRaya REIT as of 5 April 2024 shall be regarded as a Unitholder and entitled to attend, speak and vote at this 12th AGM of AmanahRaya REIT or appoint proxy(ies) to attend and vote on his/her behalf.
- (9) The Instrument of Proxy shall be in writing under the hand of the appointor or of its attorney duly authorised in writing or if the appointor is corporation, the Instrument of Proxy must be executed under the corporation's seal or under the hand of an officer or attorney duly authorised.
- (10) To be valid, the original Instrument of Proxy duly completed and signed must be deposited with the Manager at **AmanahRaya-Kenedix REIT Manager Sdn. Bhd. at Level 46, Vista Tower, The Intermark, 348 Jalan Tun Razak, 50400 Kuala Lumpur** no later than forty-eight (48) hours before the time for holding the meeting or adjourned meeting at which the person named in the Instrument of Proxy proposes to vote; in default of this provision, the Instrument of Proxy shall not be treated as valid.

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www.amanahrayareit.com.my

AmanahRaya-Kenedix REIT Manager Sdn. Bhd.

Company No. 200901013113 (856167-A)

(The Manager of AmanahRaya Real Estate Investment Trust)

Level 46, Vista Tower

The Intermark

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