AmFIRST

Real Estate Investment Trust

AmFIRST REAL ESTATE INVESTMENT TRUST

(Established in Malaysia and constituted under the Trust Deed dated 28 September 2006 (Original Deed) (as amended by the First Supplemented, Revised and Restated Trust Deed dated 15 December 2006 (First Deed), the Second Restated Deed dated 13 September 2013 (Second Deed) and the Third Restated Deed dated 12 June 2020 (Third Deed or the Deed)) entered into between AmREIT Managers Sdn Bhd (Registration No. 200601011214 (730964-X)) and Maybank Trustees Berhad (Registration No. 196301000109 (5004-P)), both companies incorporated in Malaysia)

NOTICE OF UNITHOLDERS' MEETING

NOTICE IS HEREBY GIVEN THAT the meeting of the unitholders of AmFIRST Real Estate Investment Trust ("**AmFIRST REIT**") ("**Unitholders**") ("**Unitholders' Meeting**") will be held at Manhattan II, Level 14, Berjaya Times Square Hotel Kuala Lumpur, No.1 Jalan Imbi, 55100 Kuala Lumpur, Malaysia on Monday, 21 September 2026 at 11:00 a.m. or immediately following the conclusion of the 14th Annual General Meeting of the Unitholders that is scheduled to be held at the same venue and on the same date at 10:00 a.m., whichever is later, or at any adjournment thereof (as the case may be), for the purpose of considering and, if thought fit, passing with or without modifications, the following resolution:

ORDINARY RESOLUTION

PROPOSED DISPOSAL OF ONE (1) BLOCK OF 46-STOREY PURPOSE-BUILT OFFICE BUILDING WITH SEVEN (7) LEVELS OF ELEVATED CAR PARK ERECTED ON A PIECE OF FREEHOLD LAND HELD UNDER GERAN 52468, LOT NO. 140 SECTION 44, TOWN AND DISTRICT OF KUALA LUMPUR, STATE OF FEDERAL TERRITORY OF KUALA LUMPUR (COLLECTIVELY REFERRED TO AS "MENARA AMBANK"), BY MAYBANK TRUSTEES BERHAD, ACTING SOLELY IN THE CAPACITY AS TRUSTEE FOR AND ON BEHALF OF AmFIRST REIT ("TRUSTEE"), TO AMBANK (M) BERHAD ("AMB") FOR A TOTAL CASH CONSIDERATION OF RM331.00 MILLION ("PROPOSED DISPOSAL")

"**THAT** subject to the approvals of the relevant authorities and/or parties having been obtained (where required) for the Proposed Disposal and upon all the conditions precedent as set out in the conditional sale and purchase agreement dated 8 June 2026 entered into between the Trustee, for and on behalf of AmFIRST REIT (as vendor), and AMB (as purchaser) ("**SPA**"), having been obtained/fulfilled or waived (as the case may be), approval be and is hereby given to the Trustee, for and on behalf of AmFIRST REIT, to dispose Menara AmBank to AMB for a total cash consideration of RM331,000,000, upon the terms and conditions set out in the SPA.

AND THAT the Board of Directors of AmREIT Managers Sdn Bhd, being the manager of AmFIRST REIT ("**Board**") (save for Christopher Yap Huey Wen, Azlan Baqee Bin Abdullah and Lum Sing Fai (collectively, the "**Interested Directors**")) and the Trustee be and is hereby authorised and empowered to do all acts, deeds and things (including all applications and submissions to the relevant regulatory authorities and bodies) and to execute, sign, deliver and cause to be delivered on behalf of AmFIRST REIT, all such agreements, arrangements and documents as the Board (save for the Interested Directors) and/or the Trustee may deem fit, necessary or expedient in order to implement, finalise, give full effect to and complete the Proposed Disposal under the terms and conditions of the SPA, with full powers to assent to and/or accept any conditions, variations, modifications and/or amendments in any manner as may be imposed or required by any relevant authorities, including to enter into any supplemental agreement(s), if any, in connection with the Proposed Disposal and to deal with all matters relating thereto and to take all such steps and do all acts and things in any manner or as the Board (save for the Interested Directors) and/or the Trustee may deem fit, necessary or expedient in the best interest of AmFIRST REIT."

BY ORDER OF THE BOARD OF
AmREIT MANAGERS SDN BHD
(as the Manager of AmFIRST REIT)

Chan Sau Leng (MAICSA 7012211) (SSM PC No.: 202008002709)
Ruzeti Emar Binti Mohd Rosli (LS0010372) (SSM PC No.: 202008000974)
Company Secretaries

Kuala Lumpur
4 September 2026

Notes:

1. ***Unitholders entitled to participate***

   For the purposes of determining a Unitholder who shall be entitled to participate at the Unitholders' Meeting, AmFIRST REIT shall be requesting from Bursa Malaysia Depository Sdn Bhd, to issue a General Meeting Record of Depositors as at 14 September 2026. In respect of the deposited securities, only Unitholders whose names appear in the Record of Depositors of AmFIRST REIT on 14 September 2026 shall be entitled to participate at the meeting or appoint a Proxy to attend, participate, speak and vote on their behalf at the Unitholders' Meeting.

2. ***Proxy***

   (i) *Only depositors whose names appear in the Record of Depositors as at 14 September 2026 shall be regarded as Unitholders and be entitled to attend, participate, speak and vote at the Unitholders' Meeting.*

   (ii) *A Unitholder entitled to attend, participate, speak and vote at the meeting is entitled to appoint another person (whether a Unitholder or not) as its proxy to attend, participate, speak and vote instead of him/her. There shall be no restrictions as to the qualification of the proxy. A proxy appointed to attend, participate, speak and vote at the meeting shall have the same rights as the Unitholder to attend, participate, speak and vote at the meeting.*

   (iii) *Where a Unitholder appoints two (2) proxies, the appointment shall be invalid unless the Unitholder specifies the proportions of its holdings to be represented by each proxy in the Form of Proxy.*

   (iv) *Where a Unitholder is a corporation, its duly authorised representative shall be entitled to attend, participate, speak and vote at the meeting and shall be entitled to appoint another person (whether a Unitholder or not) as its proxy to attend, participate, speak and vote. The Form of Proxy shall be in writing under the hands of the appointor or of his/her attorney duly authorised in writing or if the appointor is a corporation either under its common seal, or the hand of its officer or its duly authorised attorney.*

   (v) *If a Unitholder is an authorised nominee as defined under the Securities Industry (Central Depositories) Act 1991, it may appoint at least one (1) proxy in respect of each securities account it holds with units of AmFIRST REIT standing to the credit of the said securities account.*

   (vi) *Where a Unitholder is an exempt authorised nominee who holds units in AmFIRST REIT for multiple beneficial owners in one (1) 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.*

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

   <u>In Hardcopy Form</u>

   The Hardcopy Form of Proxy shall be in writing under the hands of the appointor or of his/her attorney duly authorised in writing or if the appointor is a corporation either under its common seal, or the hand of its officer or its duly authorised attorney.

   The Form of Proxy shall be deposited at the office of the Share Registrar of AmFIRST REIT, Boardroom Share Registrars Sdn Bhd at 11th Floor, Menara Symphony, No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan, Malaysia no later than forty-eight (48) hours before the time for holding the meeting or any adjourned meeting.

   <u>By Electronic Means</u>

   The Form of Proxy may be submitted:

   (a) *to the Share Registrar of AmFIRST REIT, Boardroom Share Registrars Sdn Bhd via email to bsr.proxy@boardroomlimited.com, no later than forty-eight (48) hours before the time for holding the meeting or any adjourned meeting at which the person named in the Form of Proxy; or*

   (b) *via electronic means (e-Proxy) through Boardroom Smart Investor Portal (BSIP) at https://investor.boardroomlimited.com by logging in and selecting "Submit e-Proxy Form" under "AmFIRST REAL ESTATE INVESTMENT TRUST EXTRAORDINARY GENERAL MEETING" from the list of Meeting Event no later than forty-eight (48) hours before the time for holding the meeting or any adjourned meeting (please refer to the Administrative Guide for further information on submission via e-Proxy).*

3. ***Registration of Unitholders/Proxies***

   Registration of Unitholders/Proxies is opened from the date of the Notice of Unitholders' Meeting on Friday, 4 September 2026 onwards. Please follow the registration procedures provided in the Administrative Guide.

4. ***Voting***

   Pursuant to Paragraph 8.29A(1) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, any resolution set out in the Notice of Unitholders' Meeting will be put to vote by poll. Poll Administrator and Independent Scrutineer will be appointed to conduct the poll via e-voting process and to verify the poll results. Upon completion of the voting session for the meeting, the Independent Scrutineer will verify and announce the poll results followed by the Chairman of the meeting's declaration whether the resolution is duly passed.

5. ***Personal Data Privacy***

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