IOI PROPERTIES
Trusted.

IOI PROPERTIES GROUP BERHAD
Company Registration No. 201301005964 (1035807-A)
(Incorporated in Malaysia)

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT an Extraordinary General Meeting ("**EGM**" or "**Meeting**") of IOI Properties Group Berhad ("**IOIPG**" or the "**Company**") will be convened and held physically (Physical Meeting) at Millennium Ballroom 1, Level 1, Le Méridien Putrajaya, Lebuh IRC, IOI Resort City, 62502 Putrajaya, Malaysia ("**Meeting Venue**") and by way of electronic means (Virtual Meeting) via Boardroom Smart Investor Portal ("**BSIP**") at https://investor.boardroomlimited.com ("**Meeting Platform**") on Thursday, 27 August 2026 at 10:00 a.m. (Malaysia time) or any adjournment thereof, for the purpose of considering and, if thought fit, passing with or without modifications the ordinary resolution set out below:

ORDINARY RESOLUTION

PROPOSED ACQUISITION BY IOI MARINA VIEW PTE. LTD. ("IOIMV"), A WHOLLY-OWNED SUBSIDIARY OF IOI PROPERTIES GROUP BERHAD, OF THE ENTIRE ISSUED SHARE CAPITAL OF MVKIMI (BVI) LIMITED ("MVKIMI") FROM HSBC INSTITUTIONAL TRUST SERVICES (SINGAPORE) LIMITED ("HSBCITS"), IN ITS CAPACITY AS TRUSTEE OF CAPITALAND COMMERCIAL TRUST ("CCT"), BEING A WHOLLY-OWNED SUB-TRUST OF CAPITALAND INTEGRATED COMMERCIAL TRUST ("CICT"), FOR A PURCHASE CONSIDERATION OF SGD1,196.78 MILLION (EQUIVALENT TO RM3,773.93 MILLION), SUBJECT TO ADJUSTMENTS, TO BE SATISFIED ENTIRELY IN CASH ("PROPOSED ACQUISITION")

"**THAT,** subject to the conditions precedent stipulated under the put and call option agreement dated 17 April 2026 entered into between IOIMV and HSBCITS in respect of the Proposed Acquisition ("**PCOA**") being fulfilled or waived (as the case may be), approval be and is hereby given to the Company, through IOIMV, to acquire one ordinary share in MVKimi, representing 100% of the issued share capital of MVKimi, from HSBCITS, for a purchase consideration of SGD1,196.78 million (equivalent to RM3,773.93 million), subject to adjustments, as may be applicable, in the sale and purchase agreement which shall be deemed to be entered into between IOIMV and HSBCITS on the exercise date of the put option or call option granted under the PCOA ("**SPA**"), to be satisfied entirely in cash and as part of and in connection with the Proposed Acquisition, to procure payment of the SH Loans Repayment Amount (as defined in the circular to shareholders dated 31 July 2026), in accordance with the terms and conditions of the SPA.

AND THAT, the Board of Directors of the Company ("**Board**") be and is hereby authorised and empowered to do all acts, deeds and things and to execute, sign, deliver and cause to be delivered on behalf of the Company, all such agreements, arrangements and documents as the Board may deem fit, necessary, expedient and/or appropriate in order to implement, finalise, give full effect to and complete the SPA and/or the Proposed Acquisition (including without limitation, to delegate such authority to designated officer(s)), with full powers to assent to and/or accept any conditions, variations, modifications and/or amendments in any manner as may be imposed or permitted by any relevant authorities and/or parties and/or as the Board may deem fit in connection with the SPA and/or the Proposed Acquisition in the best interest of the Company.

By Order of the Board

Joanne Swee Hui Cheng
Company Secretary
(SSM PC 201908003976) (MAICSA 7063907)

Putrajaya
31 July 2026

Notes:

A. Hybrid EGM

1. The EGM of the Company will be held on a hybrid mode whereby shareholders, proxies and corporate representatives will have the option to attend the EGM:

   (a) physically (in person) at the Meeting Venue ("**Physical Attendance**"); or

   (b) virtually using Remote Participation and Electronic Voting (RPEV) facilities available on the Meeting Platform at https://investor.boardroomlimited.com ("**Virtual Attendance**").

   Please refer to the registration procedures provided in the Administrative Guide for both Physical Attendance and Virtual Attendance.

2. Only shareholders whose names appear in the Record of Depositors and Register of Members as at 14 August 2026 shall be eligible to participate and vote at the EGM or to appoint proxy to participate and vote on his or her behalf.

3. All shareholders, proxies and corporate representatives who wish to attend the EGM are **required to pre-register** their attendance at Meeting Platform to verify their eligibility to attend the EGM based on the Record of Depositors and Register of Members as at 14 August 2026 and to confirm their mode of attendance, either Physical Attendance or Virtual Attendance.

4. The ordinary resolution will be carried if more than half of the votes cast are in favour of this resolution. Pursuant to Paragraph 8.29A(1) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the ordinary resolution shall be put to vote by way of a poll.

B. Appointment of Proxy

1. A shareholder may appoint any person to be his or her proxy and there shall be no restriction as to the qualification of the proxy.

2. If an instrument appointing a proxy is submitted in hard copy, it must be in writing under the hand of the appointor or of his or her attorney duly authorised in writing or, if the appointor is a corporation, either under seal or under the hand of 2 authorised officers, 1 of whom shall be a director, or of its attorney duly authorised in writing.

3. A shareholder of the Company *[including an authorised nominee as defined under the Securities Industry (Central Depositories) Act 1991 and Exempt Authorised Nominee who holds ordinary shares in the Company for multiple beneficial owners in 1 securities account (Omnibus Account)]* may appoint more than 1 proxy, provided that the shareholder specifies the proportion of his or her shareholdings to be represented by each proxy. When 2 valid but differing appointments of proxy are delivered or received for the same share for use at the same meeting, the one which is last validly delivered or received (regardless of its date or the date of its execution) shall be treated as replacing and revoking the other or others in respect of that share. If the Company is unable to determine which appointment was last validly delivered or received, none of them shall be treated as valid in respect of that share.

4. An instrument appointing a proxy may specify the manner in which the proxy is to vote in respect of a particular resolution and, where an instrument of proxy so provides, the proxy is not entitled to vote on the resolution except as specified in the instrument.

5. The Proxy Form may be submitted in hard copy or by electronic means, not less than 48 hours before the time for holding the EGM or any adjournment thereof, as follows:

   (i) **In hard copy form**

   The Proxy Form must be deposited at the office of our Administration and Polling Agent, 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.

   (ii) **By electronic means**

   The Proxy Form can also be lodged electronically through BSIP at https://investor.boardroomlimited.com. *Please follow the procedures provided in the Administrative Guide on how to deposit the Proxy Form electronically.*

6. Any corporation which is a shareholder can appoint 1 or more corporate representatives who may exercise on its behalf all of its power as a shareholder in accordance with the Companies Act 2016.

Personal data privacy:

By submitting an instrument appointing proxy and/or representative to participate and vote at the EGM and/or any adjournment thereof, a shareholder of the Company (i) consents to the collection, use and disclosure of the shareholder's personal data by the Company (or its agents) for the purpose of the processing and administration by the Company (or its agents) of proxy(ies) and representative(s) appointed for the EGM (including any adjournment thereof), and the preparation and compilation of the attendance lists and other documents relating to the EGM (including any adjournment thereof), and in order for the Company (or its agents) to comply with any applicable laws, listing requirements, regulations and/or guidelines (collectively, the "**Purposes**"), (ii) warrants that where the shareholder discloses the personal data of the shareholder's proxy(ies) and/or representative(s) to the Company (or its agents), the shareholder has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by the Company (or its agents) of the personal data of such proxy(ies) and/or representative(s) for the Purposes, and (iii) agrees that the shareholder 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.