NOTICE OF PROVISIONAL OFFER

Terms defined in the Prospectus of IOIPG Malaysia Real Estate Investment Trust ("IOIPG REIT") dated 3 November 2026 ("Prospectus") shall have the same meaning when used in this Notice of Provisional Offer ("NPO") unless they are otherwise stated. Bursa Securities has prescribed the Restricted Offer Units as contained in this NPO as securities to be deposited with Bursa Depository under Section 14(1) of Securities Industry (Central Depositories) Act, 1991 ("SICDA") and therefore, the SICDA and the Rules of Bursa Depository shall apply in respect of dealings in the Restricted Offer Units.

IOIPG Malaysia REIT

IOIPG MALAYSIA REAL ESTATE INVESTMENT TRUST

(A REAL ESTATE INVESTMENT TRUST CONSTITUTED IN MALAYSIA UNDER THE DEED OF TRUST DATED 9 SEPTEMBER 2026 ("**DEED**") AND REGISTERED WITH THE SECURITIES COMMISSION MALAYSIA ("**SC**") ON 11 SEPTEMBER 2026, ENTERED INTO BETWEEN IOIPG REIT MANAGEMENT SDN BHD (REGISTRATION NO. 202501026083 (1627496-A)) ("**MANAGER**") AND MTRUSTEE BERHAD (REGISTRATION NO. 198701004362 (163032-V)) ("**TRUSTEE**"), BOTH COMPANIES INCORPORATED UNDER THE LAWS OF MALAYSIA)

THE OFFERING OF UP TO 2,200,000,000 UNITS IN IOIPG REIT ("UNITS") ("OFFER UNITS") BY IOI PROPERTIES GROUP BERHAD ("IOIPG") COMPRISING:

(A) RETAIL OFFERING OF 715,614,537 OFFER UNITS, SUBJECT TO CLAWBACK AND REALLOCATION PROVISIONS IN THE FOLLOWING MANNER:

- **(I) RESTRICTED OFFERING OF 550,614,537 OFFER UNITS ("RESTRICTED OFFER UNITS") TO THE ENTITLED SHAREHOLDERS OF IOIPG ("ENTITLED IOIPG SHAREHOLDERS") ON THE BASIS OF 1 RESTRICTED OFFER UNIT FOR EVERY 10 EXISTING ORDINARY SHARES IN IOIPG HELD BY THE ENTITLED IOIPG SHAREHOLDERS ON THE ENTITLEMENT DATE (AS DEFINED IN THE PROSPECTUS) ("RESTRICTED OFFERING");**
- **(II) RESTRICTED OFFERING OF 55,000,000 OFFER UNITS TO THE ELIGIBLE DIRECTORS OF THE MANAGER AND IOIPG, THE ELIGIBLE EMPLOYEES OF THE MANAGER AND IOIPG AND ITS SUBSIDIARIES ("IOIPG GROUP") AND THE ELIGIBLE BUSINESS ASSOCIATES OF THE IOIPG GROUP ("RESTRICTED PINK FORM OFFERING"); AND**
- **(III) PUBLIC OFFERING OF 110,000,000 OFFER UNITS FOR APPLICATION BY THE MALAYSIAN PUBLIC, OF WHICH 55,000,000 OFFER UNITS ARE RESERVED FOR APPLICATION BY THE BUMIPUTERA PUBLIC ("PUBLIC OFFERING"),**

AT THE RETAIL PRICE OF RM0.96 PER OFFER UNIT PAYABLE IN FULL UPON APPLICATION AND SUBJECT TO REFUND OF THE DIFFERENCE BETWEEN THE RETAIL PRICE AND THE FINAL RETAIL PRICE (AS DEFINED IN THE PROSPECTUS) IF THE FINAL RETAIL PRICE IS LESS THAN THE RETAIL PRICE; AND

(B) INSTITUTIONAL OFFERING OF UP TO 1,484,385,463 OFFER UNITS, SUBJECT TO CLAWBACK AND REALLOCATION PROVISIONS AS WELL AS THE OVER-ALLOTMENT OPTION, IN THE FOLLOWING MANNER:

- **(I) 687,500,000 OFFER UNITS ARE RESERVED FOR BUMIPUTERA INVESTORS APPROVED BY THE MINISTRY OF INVESTMENT, TRADE AND INDUSTRY OF MALAYSIA; AND**
- **(II) UP TO 796,885,463 OFFER UNITS TO OTHER MALAYSIAN AND FOREIGN INSTITUTIONAL AND SELECTED INVESTORS,**

AT THE INSTITUTIONAL PRICE TO BE DETERMINED BY WAY OF BOOKBUILDING ("INSTITUTIONAL PRICE"),

IN CONNECTION WITH THE LISTING OF AND QUOTATION FOR 5,500,000,000 UNITS ON THE MAIN MARKET OF BURSA MALAYSIA SECURITIES BERHAD ("BURSA SECURITIES").

THE FINAL RETAIL PRICE WILL BE EQUAL TO THE LOWER OF (I) THE RETAIL PRICE; OR (II) THE INSTITUTIONAL PRICE.

Manager

IOIPG Malaysia REIT

IOIPG REIT MANAGEMENT SDN BHD
(Registration No. 202501026083 (1627496-A))

Trustee

MTRUSTEE BERHAD SINCE 1987

MTRUSTEE BERHAD
(Registration No. 198701004362 (163032-V))

Joint Principal Advisers, Joint Global Coordinators, Joint Bookrunners, Joint Managing Underwriters and Joint Underwriters

Maybank Investment Bank
Company Registration No. 197301002412
(A Participating Organisation of Bursa Malaysia Securities Berhad)

AmInvestment Bank

AmInvestment Bank Berhad
(Registration No. 197501002220 (23742-V))
(A Participating Organisation of Bursa Malaysia Securities Berhad)

Joint Global Coordinator and Joint Bookrunner

DBS

DBS Bank Ltd.
(Company Registration No. 196800306E)

Joint Bookrunners and Joint Underwriters *(in alphabetical order)*

CIMB Investment Bank Berhad
(Registration No. 197401001266 (18417-M))
(A Participating Organisation of Bursa Malaysia Securities Berhad)

Hong Leong Investment Bank Berhad
(Registration No. 197001000928 (10209-W))
(A Participating Organisation of Bursa Malaysia Securities Berhad)

RHB Investment Bank Berhad
(Registration No. 197401002639 (19663-P))
(A Participating Organisation of Bursa Malaysia Securities Berhad)

UOB Kay Hian (M) Sdn Bhd
(Registration No. 199001003423 (194990-K))
(A Participating Organisation of Bursa Malaysia Securities Berhad)

Joint Bookrunner

Oversea-Chinese Banking Corporation Limited
(Company Registration No. 193200032W)

To: Entitled IOIPG Shareholders

Dear Sir/ Madam,

The IOIPG Board has provisionally offered to you, in accordance with the approval by the shareholders of IOIPG ("**IOIPG Shareholders**") at the extraordinary general meeting ("**EGM**") of IOIPG held on 30 September 2026, the number of Restricted Offer Units as indicated below. The Restricted Offering is non-renounceable and the Restricted Offer Units provisionally offered to the Entitled IOIPG Shareholders are non-tradeable and non-transferable. The number of Restricted Offer Units provisionally offered to you will not be credited into your Central Depository System ("**CDS**") account and there will not be any trading of the Restricted Offer Units during the offer period. The Restricted Offer Units are offered to you subject to the terms and conditions stated in the Prospectus and the Offer Acceptance Form ("**OAF**") issued by IOIPG.

If you wish to accept all or part of your entitlement to the Restricted Offering, please complete Parts I and II of the OAF. Please read the accompanying notes and instructions in the OAF for further details on how to complete the OAF. Please do not detach this NPO from the OAF.

Your application for the Restricted Offer Units shall be deemed as consent to receive such Restricted Offer Units as deposited securities and subject to such application being successful, the Restricted Offer Units will be credited into your CDS account before the Listing. No physical Unit certificate will be issued.

In determining the Entitled IOIPG Shareholders' entitlement to the Restricted Offer Units, fractional entitlements to Restricted Offer Units, if any, will be disregarded and the aggregate of such will be dealt with in such manner and on such terms as the Manager Board and the IOIPG Board may in their absolute discretion deem fit, necessary and/or expedient, fair and equitable and in the best interests of IOIPG REIT (including without limitation, to disregard such fractional entitlements).

The Manager Board and IOIPG Board reserve the right to allocate any Excess Restricted Offer Units to the Entitled IOIPG Shareholders who have made an Excess Restricted Offer Application, on a fair and equitable basis and in such manner as it deems fit and expedient and in the best interest of IOIPG REIT. It is the intention of the Manager Board and the IOIPG Board to allocate the Excess Restricted Offer Units, if any, in the following priority:

(a) firstly, to minimise odd lots; and

(b) secondly, allocation on a pro-rata basis to the Entitled IOIPG Shareholders based on the number of Excess Restricted Offer Units applied for.

NAME, ADDRESS AND CDS ACCOUNT NUMBER OF ENTITLED IOIPG SHAREHOLDER

NUMBER OF IOIPG SHARES HELD AT 5.00 P.M. ON 30 OCTOBER 2026	NUMBER OF RESTRICTED OFFER UNITS PROVISIONALLY OFFERED TO YOU	AMOUNT PAYABLE IN FULL UPON ACCEPTANCE AT RM0.96 PER RESTRICTED OFFER UNIT (RM)

By order of the Manager Board

Suzanna Tai (SSM Practising Certificate No. 202508000414)
Company Secretary

Registrar:
BOARDROOM SHARE REGISTRARS SDN BHD
11th Floor, Menara Symphony
No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13
46200 Petaling Jaya, Selangor Darul Ehsan
Malaysia
Telephone No.: +603 7890 4700
Website: www.boardroomlimited.com

THIS NOTICE OF PROVISIONAL OFFER IS DATED 3 NOVEMBER 2026

OFFER ACCEPTANCE FORM

Terms defined in the Prospectus of IOIPG Malaysia Real Estate Investment Trust ("IOIPG REIT") dated 3 November 2026 ("Prospectus") shall have the same meaning when used in this Offer Acceptance Form ("OAF") unless they are otherwise stated. This OAF is for the purpose of accepting the Restricted Offer Units pursuant to the Restricted Offering. You should read and understand the notes and instructions as set out in this OAF and the contents of the Prospectus before completing this OAF. The closing date for acceptance and payment is 5.00 p.m. on 10 November 2026 or such other date or dates as IOIPG and the Manager may decide in their absolute discretion.

This OAF together with the notes and instructions printed herein are accompanied by the Prospectus and must not be circulated unless accompanied by the Prospectus. Investors are advised against completing this OAF without first having read, understood and carefully considered the contents of the Prospectus.

IOIPG Malaysia REIT

IOIPG MALAYSIA REAL ESTATE INVESTMENT TRUST

(A REAL ESTATE INVESTMENT TRUST CONSTITUTED IN MALAYSIA UNDER THE DEED OF TRUST DATED 9 SEPTEMBER 2026 ("**DEED**") AND REGISTERED WITH THE SECURITIES COMMISSION MALAYSIA ("**SC**") ON 11 SEPTEMBER 2026, ENTERED INTO BETWEEN IOIPG REIT MANAGEMENT SDN BHD (REGISTRATION NO. 202501026083 (1627496-A)) ("**MANAGER**") AND MTRUSTEE BERHAD (REGISTRATION NO. 198701004362 (163032-V)) ("**TRUSTEE**"), BOTH COMPANIES INCORPORATED UNDER THE LAWS OF MALAYSIA)

THE OFFERING OF UP TO 2,200,000,000 UNITS IN IOIPG REIT ("UNITS") ("OFFER UNITS") BY IOI PROPERTIES GROUP BERHAD ("IOIPG") COMPRISING:

(A) RETAIL OFFERING OF 715,614,537 OFFER UNITS, SUBJECT TO CLAWBACK AND REALLOCATION PROVISIONS IN THE FOLLOWING MANNER:

- **(I) RESTRICTED OFFERING OF 550,614,537 OFFER UNITS ("RESTRICTED OFFER UNITS") TO THE ENTITLED SHAREHOLDERS OF IOIPG ("ENTITLED IOIPG SHAREHOLDERS") ON THE BASIS OF 1 RESTRICTED OFFER UNIT FOR EVERY 10 EXISTING ORDINARY SHARES IN IOIPG HELD BY THE ENTITLED IOIPG SHAREHOLDERS ON THE ENTITLEMENT DATE (AS DEFINED IN THE PROSPECTUS) ("RESTRICTED OFFERING");**
- **(II) RESTRICTED OFFERING OF 55,000,000 OFFER UNITS TO THE ELIGIBLE DIRECTORS OF THE MANAGER AND IOIPG, THE ELIGIBLE EMPLOYEES OF THE MANAGER AND IOIPG AND ITS SUBSIDIARIES ("IOIPG GROUP") AND THE ELIGIBLE BUSINESS ASSOCIATES OF THE IOIPG GROUP ("RESTRICTED PINK FORM OFFERING"); AND**
- **(III) PUBLIC OFFERING OF 110,000,000 OFFER UNITS FOR APPLICATION BY THE MALAYSIAN PUBLIC, OF WHICH 55,000,000 OFFER UNITS ARE RESERVED FOR APPLICATION BY THE BUMIPUTERA PUBLIC ("PUBLIC OFFERING"),**

AT THE RETAIL PRICE OF RM0.96 PER OFFER UNIT PAYABLE IN FULL UPON APPLICATION AND SUBJECT TO REFUND OF THE DIFFERENCE BETWEEN THE RETAIL PRICE AND THE FINAL RETAIL PRICE (AS DEFINED IN THE PROSPECTUS) IF THE FINAL RETAIL PRICE IS LESS THAN THE RETAIL PRICE; AND

(B) INSTITUTIONAL OFFERING OF UP TO 1,484,385,463 OFFER UNITS, SUBJECT TO CLAWBACK AND REALLOCATION PROVISIONS AS WELL AS THE OVER-ALLOTMENT OPTION, IN THE FOLLOWING MANNER:

- **(I) 687,500,000 OFFER UNITS ARE RESERVED FOR BUMIPUTERA INVESTORS APPROVED BY THE MINISTRY OF INVESTMENT, TRADE AND INDUSTRY OF MALAYSIA; AND**
- **(II) UP TO 796,885,463 OFFER UNITS TO OTHER MALAYSIAN AND FOREIGN INSTITUTIONAL AND SELECTED INVESTORS,**

AT THE INSTITUTIONAL PRICE TO BE DETERMINED BY WAY OF BOOKBUILDING ("INSTITUTIONAL PRICE"),

IN CONNECTION WITH THE LISTING OF AND QUOTATION FOR 5,500,000,000 UNITS ON THE MAIN MARKET OF BURSA MALAYSIA SECURITIES BERHAD ("BURSA SECURITIES").

THE FINAL RETAIL PRICE WILL BE EQUAL TO THE LOWER OF (I) THE RETAIL PRICE; OR (II) THE INSTITUTIONAL PRICE.

NAME AND ADDRESS OF ENTITLED IOIPG SHAREHOLDER	
NRIC NO./ PASSPORT NO. (STATE COUNTRY)/ REGISTRATION NO.	
CDS ACCOUNT NO.	

NUMBER OF IOIPG SHARES HELD AT 5.00 P.M. ON 30 OCTOBER 2026	NUMBER OF RESTRICTED OFFER UNITS PROVISIONALLY OFFERED TO YOU	AMOUNT PAYABLE IN FULL UPON ACCEPTANCE AT RM0.96 PER RESTRICTED OFFER UNIT (RM)

To: The Board of Directors of IOIPG REIT Management Sdn Bhd

PART I – ACCEPTANCE OF RESTRICTED OFFER UNITS AND EXCESS RESTRICTED OFFER UNITS APPLICATION

In accordance with the terms of this OAF, the NPO and the Prospectus, I/we hereby irrevocably accept/apply the number of Restricted Offer Units as stated below, which were provisionally offered to me/us and/or apply the number of Excess Restricted Offer Units as stated below in addition to the aforementioned.

I/We enclose herewith the appropriate remittance(s) for the payment stated below being the full amount payable for the said number of Restricted Offer Units accepted and/or for the said number of the Excess Restricted Offer Units applied, and hereby request for the said Restricted Offer Units to be credited into my/our valid and subsisting CDS account as stated above:

NO. OF RESTRICTED OFFER UNITS ACCEPTED/EXCESS APPLIED		AMOUNT PAYABLE BASED ON RM0.96 PER RESTRICTED OFFER UNIT (RM)	BANKER'S DRAFT/CASHIER'S ORDER/MONEY ORDER/POSTAL ORDER NO./BANK TRANSFER REFERENCE NO.	PAYABLE TO
(A) ACCEPTANCE				**IOIPG REIT RSTD OFFER A/C**
(B) EXCESS				**IOIPG REIT EXCESS RSTD OFFER A/C**

PART II – DECLARATION

I/We hereby confirm and declare that:

(i) all information provided by me/us is true and correct;

(ii) all information is identical with the information in the records of Bursa Depository and further agree and confirm that in the event the said information differs from Bursa Depository's record, the exercise of my/our rights may be rejected; and

- * I am 18 years of age or over.
- * I am/We are resident(s) of Malaysia.
- * I am/We are resident(s) of ……..…….. (country) and having…….. citizenship.
- * I am/We are nominee(s) of a person who is a *Bumiputera/*Non-Bumiputera/*Non Citizen resident in ……..…. (country) and having ……..…….. citizenship.
- * *Please delete whichever is not applicable*

I/We consent to the Manager, IOIPG and the Registrar for the Restricted Offering collecting the information and personal data (collectively "**Data**") required herein, to process and disclose such Data to any person for the purposes of implementing the Restricted Offering and storing such Data in any servers located in Malaysia or outside Malaysia in accordance with the relevant laws and regulations.

I/We hereby have read and understood and hereby accept all the terms and conditions set out in this OAF, the NPO and the Prospectus and further confirm compliance with all requirements for acceptance and payment as set out therein.

Signature/Authorised Signatory(ies)
(Corporate Body must affix Common Seal)

STAMP CERTIFICATE OF RM10.00 TO BE ATTACHED

Date

Contact Telephone No.

Closing date for:
Acceptance and payment.....: 10 November 2026 at 5.00 p.m.#
Excess application and payment.....: 10 November 2026 at 5.00 p.m.#

Or such later date or dates as the Manager and IOIPG may in their absolute discretion mutually decide and announce. Any material change to this timetable will be announced by way of advertisement in a widely circulated Bahasa Malaysia and English newspaper within Malaysia and an announcement will be made on the website of Bursa Securities.

NOTES AND INSTRUCTIONS FOR COMPLETING THIS OAF

THIS OAF IS NOT A TRANSFERABLE OR NEGOTIABLE INSTRUMENT.

If you are in any doubt as to the action you should take, you should consult your stockbroker, bank manager, solicitor, accountant or other professional advisers immediately. All enquiries concerning the Listing should be addressed to the Registrar, 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 (Telephone No.: +603 7890 4700). You should read and understand the notes and instructions as set out in this OAF and the contents of the Prospectus before completing this OAF.

This OAF, together with the NPO and the Prospectus, are despatched only to the Entitled IOIPG Shareholders (with an address in Malaysia), whose names appear in the Record of Depositors of IOIPG as at **5.00 p.m. on 30 October 2026** or at their address as shown in the Record of Depositors of IOIPG. The Prospectus, NPO and OAF are not intended to be (and will not be) issued to comply with the laws of any jurisdictions other than Malaysia, and have not been and will not be lodged, registered or approved pursuant to or under any applicable securities legislation, or with or by any regulatory authorities or other relevant bodies, of any jurisdictions other than Malaysia.

Neither the Manager, IOIPG, the Registrar, Joint Principal Advisers nor any other experts ("**Parties**") to the Restricted Offering shall, in connection with the Restricted Offering, be responsible for any breach of the laws of jurisdictions other than Malaysia to which a foreign addressed shareholder is or may be subject to and he/she shall be solely responsible to seek advice as to the laws of jurisdiction to which he/she is or may be subject to. The Parties shall not accept any responsibility or liability whatsoever to any party in the event that any subscription for Restricted Offer Units under the Restricted Offering by a foreign addressed shareholder is or shall become illegal, unenforceable, voidable or void in any country or jurisdiction.

IOIPG Shareholders have approved the Restricted Offering at the EGM of IOIPG held on 30 September 2026. The relevant approvals from the relevant authorities have also been obtained in relation to the Listing.

A copy of the Prospectus has been registered by the SC. A copy of the Prospectus (together with the NPO and this OAF) has been lodged with SC. The SC does not take any responsibility for the contents of the said documents.

The Prospectus has been reviewed and approved by the Directors and the directors of IOIPG and they collectively and individually accept full responsibility for the accuracy of the information contained in the Prospectus. Having made all reasonable inquiries, they confirm to the best of their knowledge and belief, there are no false or misleading statements, or omission of other facts which would make any statement in the Prospectus (together with the NPO and this OAF) false or misleading. The Directors and the directors of IOIPG accept full responsibility for the profit projection included in the Prospectus and confirm that the profit projection has been prepared based on the assumptions made.

The information pertaining to the Trustee and the Property Manager was provided by the management and/or directors of the Trustee and the Property Manager respectively. The responsibility of the Directors and the directors IOIPG are therefore restricted to the accurate reproduction of such relevant information as included in the Prospectus.

In respect of such information extracted from publicly available sources, the responsibility of the Directors and the directors of IOIPG is restricted to the accurate reproduction of such relevant information as included in the Prospectus.

INSTRUCTIONS:

(I) LAST DATE AND TIME FOR ACCEPTANCE AND PAYMENT (TO BE READ IN CONJUNCTION WITH THE PROSPECTUS OF WHICH THIS OAF IS A PART OF)

You are required to submit your completed OAF together with the relevant payment using either of the following methods:

(a) despatched by **ORDINARY POST, COURIER or DELIVERED BY HAND** in the official envelope provided (at your own risk) to the following address:

Boardroom Share Registrars Sdn Bhd
(Registration No.: 199601006647 (378993-D))
11th Floor, Menara Symphony
No. 5, Jalan Prof. Khoo Kay Kim
Seksyen 13 46200 Petaling Jaya
Selangor Darul Ehsan
Malaysia
Telephone No.: +603 7890 4700

(b) via e-Subscription through Boardroom Smart Investor Portal ("**BSIP**") at https://investor.boardroomlimited.com

so as to arrive no later than **5.00 p.m. on 10 November 2026**, or such later date or dates as the Manager and IOIPG may decide in their absolute discretion.

(II) PROCEDURES FOR FULL SUBSCRIPTION

Subscription and payment for the Restricted Offer Units offered to you must be made with this OAF enclosed with the Prospectus and must be completed in accordance with the notes and instructions contained therein.

The amount payable in full upon application is RM0.96 per Restricted Offer Unit.

Each completed OAF together with the relevant payment must be despatched by **ORDINARY POST, COURIER** or **DELIVERED BY HAND** in the official envelope provided (at your own risk) to the address of the **Boardroom Share Registrars Sdn Bhd** or sent via **e-Subscription through the link** as provided in **Paragraph (I)** above, so as to arrive no later than **5.00 p.m. on 10 November 2026**, or such later date or dates as the Manager and IOIPG may decide in their absolute discretion.

The minimum number of securities that can be subscribed for is one (1) Restricted Offer Unit. You should take note that a trading board lot will comprise 100 Units. In determining your entitlement to the Restricted Offer Units, any fractional entitlements to the Restricted Offer Units will be disregarded and the aggregate of such fractions will be dealt with in such manner or such terms as the Manager Board and IOIPG Board may in their absolute discretion deem fit, necessary and/ or expedient, fair and equitable and in the best interest of IOIPG REIT (including without limitation to disregard such fractional entitlements).

Payment must be made in the exact amount. Any subscription with excess or insufficient payment may be rejected at the absolute discretion of the Manager Board and IOIPG Board. Cheques or any other mode of payments will not be accepted and will be rejected.

If subscription and payment for the Restricted Offer Units offered to you are not received by the Registrar by **5.00 p.m. on 10 November 2026** or such later date or dates as the Manager and IOIPG may in their absolute discretion mutually decide and announce, you will be deemed to have declined such offer and it will be cancelled. Restricted Offer Units not taken up will be allotted firstly to applicants who apply for Excess Restricted Offer Units and if undersubscribed, will be subject to the Clawback and Reallocation as set out in the Prospectus.

The completed OAF together with the payment are to be made in the following method:

(a) remittance in RM for the full amount payable in the form of Banker's Draft or Cashier's Order or Money Order or Postal Order drawn on a bank or post office in Malaysia and made out in favour of "**IOIPG REIT RSTD OFFER A/C**" and crossed "**A/C PAYEE ONLY**" and endorsed on the reverse side with the name, address and CDS Account number of the applicant in block letters,

(b) remittance in RM for the full amount payable for e-Subscription for each CDS Account via internet bank transfer to the following account:

Bank : MALAYAN BANKING BERHAD
Account name : IOIPG REIT RSTD OFFER A/C Account number : 514057964205

THE INTERNET BANK TRANSFER MUST BE FROM THE BANK ACCOUNT REGISTERED IN YOUR OWN NAME (FOR E-SUBSCRIPTION).

The proof of payment must be received by the Registrar no later than **5.00 p.m. on 10 November 2026**, or such later date or dates as the Manager and IOIPG may decide in their absolute discretion. Cheques or any other modes of payment will not be accepted and will be rejected.

APPLICATIONS ACCOMPANIED BY PAYMENT OTHER THAN IN THE MANNER STATED ABOVE OR WITH EXCESS OR INSUFFICIENT REMITTANCES MAY NOT BE ACCEPTED AT THE ABSOLUTE DISCRETION OF THE MANAGER BOARD AND IOIPG BOARD. DETAILS OF THE REMITTANCE MUST BE FILLED IN THE APPROPRIATE BOXES PROVIDED IN THE OAF.

THIS OAF IS FOR USE ONLY BY PERSON(S) TO WHOM THE FORM IS ADDRESSED AND IS NOT TRANSFERABLE.

No acknowledgement of the receipt of the OAF or applications monies will be made by the Manager, IOIPG or the Registrar for the Restricted Offering. However, notice of allotment will be issued and despatched by ordinary post to the applicant at the applicant's own risk to the address stated in the records of Bursa Depository before the Listing.

IN RESPECT OF UNSUCCESSFUL OR PARTIALLY SUCCESSFUL APPLICATIONS OR EXCESS APPLICATIONS, THE FULL AMOUNT OR THE SURPLUS APPLICATION MONIES, AS THE CASE MAY BE, SHALL BE REFUNDED WITHOUT INTEREST TO THE APPLICANTS WITHIN 15 MARKET DAYS FROM THE DATE OF THE FINAL BALLOTS OF THE PUBLIC OFFERING VIA WHITE APPLICATION FORMS BY ORDINARY POST TO THE ADDRESS STATED IN THE RECORD OF DEPOSITORS PROVIDED BY BURSA DEPOSITORY AT THE APPLICANTS' OWN RISK.

(III) PROCEDURES FOR PART SUBSCRIPTION

You are entitled to accept part of your entitlement to the Restricted Offer Units PROVIDED ALWAYS that (i) the minimum number of Restricted Offer Units that may be accepted is one (1) Restricted Offer Unit; and (ii) any part subscription shall be in the proportion of one (1) Restricted Offer Unit.

You must complete this OAF by specifying the number of Restricted Offer Units which you are subscribing for (in the stipulated proportions) and deliver or email the completed and signed OAF together with the relevant payment to the Registrar in the manner set out in "Procedures for Full Subscription" above, or in **Appendix F** of the Prospectus.

(IV) PROCEDURES FOR EXCESS RESTRICTED OFFER UNITS

If you wish to apply for the Excess Restricted Offer Units, please complete Part I(B) of this OAF (in addition to Parts I(A) and II of this OAF). The completed OAF together with the relevant payment must be despatched to the Registrar (at the address set out above in **Paragraph (I)**) or sent via e-Subscription through the link as provided in **Paragraph (I)**) so as to arrive no later than **5.00 p.m. on 10 November 2026**, or such later date or dates as the Manager and IOIPG may decide in their absolute discretion.

The Manager Board and IOIPG Board reserve the right to allocate any Excess Restricted Offer Units to Entitled IOIPG Shareholders who have made an Excess Restricted Offer Units Application, in a fair and equitable basis and in such manner as it deems fit and expedient and in the best interest of IOIPG REIT. It is the intention of the Manager Board and IOIPG Board to allocate the Excess Restricted Offer Units in the following priority:

(a) firstly, to minimise odd lots; and

(b) secondly, allocation on a pro-rata basis to the Entitled IOIPG Shareholders based on the number of Excess Restricted Offer Units applied for.

Payment must be made in the exact amount. Any subscription with excess or insufficient payment may be rejected at the absolute discretion of the Manager and IOIPG. Cheques or any other mode of payments will not be accepted and will be rejected.

The completed OAF, together with the payment which may be made in the following method:

(a) remittance in RM for the full amount payable in the form of Banker's Draft or Cashier's Order or Money Order or Postal Order drawn on a bank or post office in Malaysia and made out in favour of "**IOIPG REIT EXCESS RSTD OFFER A/C**" and crossed "**A/C PAYEE ONLY**" and endorsed on the reverse side with the name, address and CDS Account number of the applicant in block letters,

(b) remittance in RM for the full amount payable via internet bank transfer to the following account:

Bank : MALAYAN BANKING BERHAD
Account name : IOIPG REIT EXCESS RSTD OFFER A/C
Account number : 514057964212

THE INTERNET BANK TRANSFER MUST BE FROM THE BANK ACCOUNT REGISTERED IN YOUR OWN NAME (FOR E-SUBSCRIPTION).

The proof of payment must be received by the Registrar no later than **5.00 p.m. on 10 November 2026**, or such later date or dates as the Manager and IOIPG may decide in their absolute discretion. Cheques or any other modes of payment will not be accepted and will be rejected.

APPLICATIONS ACCOMPANIED BY PAYMENT OTHER THAN IN THE MANNER STATED ABOVE WITH EXCESS OR INSUFFICIENT REMITTANCES MAY NOT BE ACCEPTED AT THE ABSOLUTE DISCRETION OF THE MANAGER AND IOIPG. DETAILS OF THE REMITTANCE MUST BE FILLED IN THE APPROPRIATE BOXES PROVIDED IN THE OAF.

No acknowledgement of the receipt of the OAF or Excess Restricted Offer Units Application or applications monies will be made by the Manager, IOIPG or the Registrar for the Restricted Offering. However, notices of allotment will be issued and forwarded by ordinary post to the accepting Entitled IOIPG Shareholders at their own risk to the address stated in the Records of Bursa Depository before the Listing.

IN RESPECT OF UNSUCCESSFUL OR PARTIALLY SUCCESSFUL APPLICATIONS OR EXCESS APPLICATIONS, THE FULL AMOUNT OR THE SURPLUS APPLICATION MONIES, AS THE CASE MAY BE, SHALL BE REFUNDED WITHOUT INTEREST TO THE APPLICANTS WITHIN 15 MARKET DAYS FROM THE DATE OF THE FINAL BALLOTS OF THE PUBLIC OFFERING VIA WHITE APPLICATION FORMS BY ORDINARY POST TO THE ADDRESS STATED IN THE RECORD OF DEPOSITORS PROVIDED BY BURSA DEPOSITORY AT THE APPLICANTS' OWN RISK.

(V) GENERAL INSTRUCTIONS

(a) All documents submitted together with this OAF constitute part and parcel of the application. Incomplete applications will not be accepted.

(b) OAF defaced by erasures or any kind of correcting fluid may result in the application being not accepted at the discretion of the Manager and IOIPG. Every amendment must be clearly legible and should be countersigned in full by the applicant.

(c) All applicants must sign on this OAF. All corporate bodies must affix their Common Seal. Attach a stamp certificate of RM10.00 on each of the OAF submitted.

(d) The Restricted Offer Units applied by you will be credited into your CDS account as stated in this OAF or the exact account appearing in the Bursa Depository's Record of Depositors.

(e) Any interest or other benefit accruing on or arising from or in connection with any remittances shall be for the benefit of IOIPG REIT and IOIPG REIT shall not be under any obligation to account for such interest or other benefit to you.

(f) The contract arising from the acceptance of the Restricted Offer Units by you shall be governed by and construed in accordance with the laws of Malaysia and you shall be deemed to have irrevocably and unconditionally submitted to the exclusive jurisdictions of the courts of Malaysia in respect of any matter in connection with this OAF and the contract arising therefrom.

(g) Applications shall not be deemed to have been accepted by reason of the appropriate remittance being presented for payment. IOIPG and the Manager reserve the right to accept or reject any acceptance and/or application that do not strictly adhere to the instructions stated above or in the Prospectus or which are illegible.