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CIRCULAR TO UNITHOLDERS

IN RELATION TO

**PROPOSED RENEWAL OF UNITHOLDERS’ MANDATE FOR RECURRENT RELATED PARTY
TRANSACTIONS OF A REVENUE OR TRADING NATURE**

The resolution in respect of the above proposal will be tabled at the forthcoming Annual General Meeting (“AGM”) of Tower Real Estate Investment Trust (“Tower REIT”) to be held at Wau Bulan Ballroom, Level 2, Sofitel Kuala Lumpur Damansara, No. 6, Jalan Damanlela, Bukit Damansara, 50490 Kuala Lumpur on Wednesday, 30 October 2024 at 2.30 p.m. or at any adjournment thereof. The Notice of AGM and the Form of Proxy are set out in the 2024 Annual Report of Tower REIT, which is available on Tower REIT’s website at <https://www.tower-reit.com/investor-information/reports>.

This Circular is dated 1 October 2024

DEFINITIONS

Except where the context otherwise requires, the following definitions apply throughout this Circular:

“Act”	:	Companies Act 2016, as amended from time to time and any re-enactment thereof
“AGM”	:	Annual General Meeting
“Board” or “Directors”	:	Board of Directors of the Manager
“Bursa Securities”	:	Bursa Malaysia Securities Berhad
“Deed”	:	Principal deed dated 17 February 2006 (as amended and restated by a restated deed dated 29 May 2014 and the second restated deed dated 23 October 2019) entered into between the Manager and MTrustee Berhad constituting Tower REIT
“GCA”	:	GuoLine Capital Assets Limited
“GLLM”	:	GLL (Malaysia) Pte Ltd
“GLM”	:	GuocoLand (Malaysia) Berhad
“GLM Group”	:	GLM and its subsidiaries
“HLCM”	:	Hong Leong Company (Malaysia) Berhad
“LPD”	:	2 September 2024, being the latest practicable date prior to the printing of this Circular
“Main Market Listing Requirements”	:	Main Market Listing Requirements of Bursa Securities, as amended from time to time
“Manager” or “GLM REIT”	:	GLM REIT Management Sdn Bhd, being the management company of Tower REIT
“Proposed Renewal of Unitholders’ Mandate”	:	Unitholders’ approval for a general mandate in relation to recurrent related party transactions of a revenue or trading nature which are necessary for the day-to-day operations of Tower REIT as set out in Section 2.3 herein
“Recurrent Related Party Transactions”	:	Related Party Transactions of a revenue or trading nature which are recurrent and necessary for the day-to-day operations of Tower REIT
“Related Party Transactions”	:	Transactions entered into by Tower REIT which involve the interest, direct or indirect, of a related party
“RM” and “sen”	:	Ringgit Malaysia and sen respectively
“Units”	:	Issued units in Tower REIT
“Tower REIT”	:	Tower Real Estate Investment Trust

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Registered Office:

Level 32, Menara Hong Leong
No. 6, Jalan Damanlela
Bukit Damansara
50490 Kuala Lumpur

1 October 2024

DIRECTORS OF THE MANAGER:

Mr Tang Hong Cheong (Chairman; Non-Executive/Non-Independent)
Mr Cheng Hsing Yao (Zheng Xinyao) (Non-Executive/Non-Independent)
Puan Noorbaizura binti Hermeyney (Executive/Non-Independent)
YBhg Dato' Tan Ang Meng (Non-Executive/Independent)
Ms Lim Tau Kien (Non-Executive/Independent)

To: The Unitholders of Tower Real Estate Investment Trust

Dear Sir/Madam

PROPOSED RENEWAL OF UNITHOLDERS' MANDATE FOR RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE

1. INTRODUCTION

At Tower REIT's AGM held on 16 October 2023, Tower REIT obtained mandates from its unitholders for Tower REIT to enter into Recurrent Related Party Transactions with related parties. The said mandates shall, in accordance with the Main Market Listing Requirements, expire at the conclusion of the forthcoming AGM of Tower REIT to be held on Wednesday, 30 October 2024 at 2.30 p.m. ("Said AGM"), unless they are renewed at the Said AGM.

In connection thereto, on 30 September 2024, the Board announced that Tower REIT proposes to seek its unitholders' approval for the Proposed Renewal of Unitholders' Mandate at the Said AGM.

The purpose of this Circular is to provide you with details of the Proposed Renewal of Unitholders' Mandate and to seek your approval for the proposed ordinary resolution pertaining to the Proposed Renewal of Unitholders' Mandate to be tabled at the Said AGM.

The Notice of the Said AGM together with the Form of Proxy are set out in the 2024 Annual Report of Tower REIT, which is available on Tower REIT's website at <https://www.tower-reit.com/investor-information/reports>.

2. DETAILS OF THE PROPOSED RENEWAL OF UNITHOLDERS' MANDATE

2.1 Provisions under the Main Market Listing Requirements

Paragraph 10.09(2) of the Main Market Listing Requirements provides that a listed issuer may seek a mandate from its unitholders for related party transactions which are recurrent, of a revenue or trading nature and which are necessary for the day-to-day operations of a listed issuer or its subsidiaries subject to, inter-alia, the following:

- (a) the transactions are in the ordinary course of business and are on terms not more favourable to the related party than those generally available to the public;
- (b) the unitholder mandate is subject to annual renewal and disclosure is made in the annual report of the aggregate value of transactions conducted pursuant to the unitholder mandate during the financial year where the aggregate value is equal to or more than the threshold prescribed under paragraph 10.09(1) of the Main Market Listing Requirements;
- (c) the listed issuer's circular to unitholders for the unitholder mandate includes the information as may be prescribed by Bursa Securities. The draft circular must be submitted to Bursa Securities together with a checklist showing compliance with such information, where applicable;
- (d) in a meeting to obtain unitholder mandate, the relevant related party must comply with the requirements set out in paragraph 10.08(7) of the Main Market Listing Requirements; and
- (e) the listed issuer immediately announces to Bursa Securities when the actual value of a recurrent related party transaction entered into by the listed issuer, exceeds the estimated value of the recurrent related party transaction disclosed in the circular to unitholders by 10% or more and must include the information as may be prescribed by Bursa Securities in its announcement.

Where a listed issuer has procured a unitholder mandate pursuant to the above, the provisions of paragraph 10.08 of the Main Market Listing Requirements will not apply with regard to transactions as detailed in Section 2.3 of this Circular.

Tower REIT proposes to seek the Proposed Renewal of Unitholders' Mandate from its unitholders to enter into Recurrent Related Party Transactions on terms not more favourable to the related parties than those generally available to and/or from the public, where applicable, and are not detrimental to the minority unitholders.

The Proposed Renewal of Unitholders' Mandate, if approved at the Said AGM, will take immediate effect upon conclusion of the Said AGM and will continue to be in force until the conclusion of the next AGM of Tower REIT, unless revoked or varied by Tower REIT in a general meeting, whichever is the earlier.

2.2 Classes of related parties

Unitholders' approval is sought for the Proposed Renewal of Unitholders' Mandate involving recurrent related party transactions which are carried out by Tower REIT with HLCM (a major unitholder of Tower REIT), GCA (the ultimate holding company of the Manager and a major unitholder of Tower REIT) and persons connected with them (collectively referred to as "Hong Leong Group") including but not limited to those as listed in Appendix II of this Circular.

The details of the unit holdings of HLCM and GCA in Tower REIT are set out in Section 5 of this Circular.

2.3 Nature of Recurrent Related Party Transactions contemplated

The principal activity of Tower REIT is to own and invest in real estate and real estate- related assets with the primary objectives of achieving an attractive level of return from rental income and of achieving medium to long term capital growth.

The Hong Leong Group is involved in a diverse range of industries including, inter-alia, the following:

- manufacturing, procuring and assembling of motorcycles, scooters, motorcycle engines and related parts and products; distribution of motorcycles and motorcycle components; provision of maintenance and repair services for motorcycles; provision of research and development services for motorcycles;
- distribution, trading and provision of services in marine related products;
- manufacturing and sale of ceramic tiles; provision of research and development services for ceramic tiles;
- trading and distribution of automotive spare parts and components;
- provision of information technology related products, solutions and services;
- manufacturing services of semiconductor packaging and testing;
- manufacturing and sale of cement and cement related products; manufacturing, marketing and sale of concrete and concrete related products;
- manufacturing, sale and trading in billets, steel bars, wire rods, wire mesh, pre-stressed concrete strands, bars and wires, steel pipes, steel wires and other related products;
- provision of management services; property investment;
- commercial banking business and provision of related services which include Islamic banking business, property investment and management, investment holding and nominee services;
- underwriting of life and general insurance businesses; Family Takaful business including investment-linked business;
- investment banking, stockbroking business, futures broking and related financial services; nominee and custodian services; investment activities; unit trust management, fund management including Islamic fund management and sale of unit trusts;
- property investment and development; provision of project, property and related management services; hotel operations; and
- provision of management and healthcare services.

In view of the diversity of the Hong Leong Group's businesses, it is envisaged that in the normal course of business of Tower REIT, transactions in respect of goods and/or services between Tower REIT and the Hong Leong Group will occur with some degree of frequency from time to time and may arise at any time.

Details of Recurrent Related Party Transactions contemplated shall include, but not limited to, those described below:

Recurrent Related Party Transactions with the Hong Leong Group are as follows:

Transaction	Vendor/ Provider	Purchaser/ Recipient	Interested related parties	Estimated aggregate value as disclosed in the Circular to Unitholders dated 30 August 2023 (“Estimated Value”) (RM’million)	Actual value transacted (from date of AGM on 16 October 2023 up to the LPD) (“Actual Value”) (RM’million)	*Estimated aggregate value during the validity period of the Proposed Renewal of Unitholders’ Mandate (“Current Estimated Value”) (RM’million)
(a) Provision of management services	GLM Group	Tower REIT	YBhg Tan Sri Quek Leng Chan, Mr Kwek Leng Beng, Kwek Holdings Pte Ltd, Hong Realty (Private) Limited, Hong Leong Investment Holdings Pte Ltd (“HLIH”), Davos Investment Holdings Private Limited, Mr Kwek Leng Kee, Mr Quek Leng Chye, GuocoLand Limited, GuocoLand Assets Pte Ltd, Guoco Group Limited, GuoLine Overseas Limited and GCA (collectively referred to as “Upstream Shareholders of GLLM”) and GLLM	1.00	Nil	1.00
(b) Rental of properties such as the following business premises from Tower REIT:** (i) Menara HLX, 3 Jalan Kia Peng, Kuala Lumpur (ii) Plaza Zurich, 12 Jalan Gelenggang, Bukit Damansara, Kuala Lumpur (iii) Menara Guoco, Damansara City, Bukit Damansara, Kuala Lumpur	Tower REIT	Hong Leong Group	GuocoLand (Malaysia) Berhad, GLLM and Upstream Shareholders of GLLM, Hong Leong Assurance Berhad (“HLA”), Mitsui Sumitomo Insurance Company, Limited, HLA Holdings Sdn Bhd and Hong Leong Financial Group Berhad (“HLFG”)	6.10	3.99	6.10

Recurrent Related Party Transactions with the Hong Leong Group are as follows: (cont'd)

Transaction	Vendor/ Provider	Purchaser/ Recipient	Interested related parties	Estimated aggregate value as disclosed in the Circular to Unitholders dated 30 August 2023 ("Estimated Value") (RM'million)	Actual value transacted (from date of AGM on 16 October 2023 up to the LPD) ("Actual Value") (RM'million)	*Estimated aggregate value during the validity period of the Proposed Renewal of Unitholders' Mandate ("Current Estimated Value") (RM'million)
(c) Provision of property and related management services	GLM Group	Tower REIT	GLLM and Upstream Shareholders of GLLM	1.00	Nil	1.00

Notes:

* The Estimated Value of the transactions is based on the actual value transacted and/or management's estimate of the value to be transacted during the validity period of the Proposed Renewal of Unitholders' Mandate. The Estimated Value of these transactions may be subject to changes.

** The rental of properties will be for a tenure of up to three (3) years with option to renew and payment of rental is on monthly basis.

None of the Actual Value of the recurrent related party transactions as disclosed above has exceeded the Estimated Value by 10% or more.

2.4 Amount due and owing by related parties

As at the financial year ended 30 June 2024, there is no amount due and owing to Tower REIT by its related parties arising from the recurrent related party transactions as set out in Section 2.3 of this Circular, which exceeded the credit term.

2.5 Methods or procedures on which transaction prices are determined/review procedures for Recurrent Related Party Transactions

To ensure that the Recurrent Related Party Transactions are conducted on commercial terms consistent with Tower REIT's usual business practices and policies and on transaction prices and terms not more favourable to the related party than those generally available to and/or from the public, where applicable, and are not, in the Manager's opinion, detrimental to the minority unitholders of Tower REIT, the following principles will apply:

- (i) the rental of properties shall be at the prevailing market rates for the same or substantially similar properties and shall be on commercial terms; and
- (ii) receipt of property-related and management services shall be determined based on prevailing rates/prices of the services (including where applicable, preferential rates/prices/discounts accorded to a class or classes of customers) according to commercial terms, business practices and policies or otherwise in accordance with other applicable industry norms/considerations.

At least two (2) other contemporaneous transactions with unrelated third parties for similar products or services and/or quantities will be used as comparison, wherever possible, for consideration to determine whether the price and terms offered to/by the related parties are fair and reasonable and comparable to those offered to/by other unrelated third parties for the same or substantially similar type of products or services and/or quantities while the price alone shall not be the sole factor in the selection of the service provider or supplier.

In the event that quotation or comparative pricing from unrelated third parties cannot be obtained, the Board Audit & Risk Management Committee of the Manager, in its review of the Recurrent Related Party Transactions may, as it deems fit and whenever available, request for additional information pertaining to the transactions from independent sources or advisers.

To monitor, track and identify the Recurrent Related Party Transactions, the following review procedures have been implemented:

- (i) A register is maintained to record all RRPT which are entered into pursuant to the Proposed Renewal of Unitholders' Mandate; and
- (ii) The Board Audit & Risk Management Committee of the Manager will undertake a quarterly review of Recurrent Related Party Transactions to ensure that such Recurrent Related Party Transactions are undertaken on commercial terms and on transaction prices and terms not more favourable to the related party than those generally available to and/or from the public, where applicable, and are not detrimental to the minority unitholders and are in the best interest of Tower REIT.

There are no specific thresholds for approval of Recurrent Related Party Transactions. However, all Recurrent Related Party Transactions are subject to the approval of the Chief Executive Officer or such other persons to whom he may delegate such power subject always to any Tower REIT's policies that may be issued from time to time.

The Board Audit & Risk Management Committee of the Manager will review the existing procedures and processes, on an annual basis and as and when required, to ensure that the Recurrent Related Party Transactions are at all times carried out on commercial terms consistent with the Tower REIT's usual business practices and policies.

The Board Audit & Risk Management Committee of the Manager has reviewed the above procedures and is satisfied that the said procedures are adequate to monitor, track and identify Recurrent Related Party Transactions in a timely and orderly manner and are sufficient to ensure that the Recurrent Related Party Transactions will be carried out on commercial terms consistent with the Tower REIT's usual business practices and policies and on terms not more favourable to the related parties than those generally available to and/or from the public, where applicable, and are not detrimental to the minority unitholders of Tower REIT. Any member of the Board Audit & Risk Management Committee who is interested in any transaction shall abstain from reviewing and deliberating on such transaction.

2.6 Validity period of the Proposed Renewal of Unitholders' Mandate

The Proposed Renewal of Unitholders' Mandate, if approved at the Said AGM, shall take immediate effect and shall continue to be in force until:

- (i) the conclusion of the next AGM of Tower REIT, at which time it will lapse, unless by a resolution passed at the meeting, the authority is renewed; or
 - (ii) revoked or varied by resolution passed by the unitholders in general meeting,
- whichever is the earlier.

The Proposed Renewal of Unitholders' Mandate is subject to satisfactory review by the Board Audit & Risk Management Committee of the Manager of its continued application to Recurrent Related Party Transactions.

2.7 Disclosure

Disclosure will be made in the Tower REIT's Annual Report of the breakdown of the aggregate value of the Recurrent Related Party Transactions made during the financial year, types of transactions made, names of the related parties involved and their relationships with Tower REIT pursuant to the Proposed Renewal of Unitholders' Mandate in accordance with paragraph 10.09(2) and Practice Note No. 12 of the Main Market Listing Requirements.

3. RATIONALE FOR AND BENEFITS OF THE PROPOSED RENEWAL OF UNITHOLDERS' MANDATE

The rationale for and the benefits of the Proposed Renewal of Unitholders' Mandate to Tower REIT are as follows:

- (i) The Proposed Renewal of Unitholders' Mandate will facilitate transactions with related parties which are in the ordinary course of business of Tower REIT and undertaken on commercial terms and on terms not more favourable to the related parties than those generally available to and/or from the public, where applicable, and are not, in the Board's opinion, detrimental to the minority unitholders;
- (ii) The Proposed Renewal of Unitholders' Mandate will enhance Tower REIT's ability to pursue business opportunities which are time-sensitive in nature and will eliminate the need for the Board to convene separate general meetings to seek unitholders' approval for each transaction;
- (iii) For certain transactions, where it is vital that confidentiality be maintained, it would not be viable to obtain unitholders' prior approval, as releasing details of the transactions prematurely may adversely affect and prejudice Tower REIT's interests and place Tower REIT at a disadvantage as compared to its competitors who may not require unitholders' approval to be obtained; and
- (iv) The Proposed Renewal of Unitholders' Mandate will substantially reduce the expenses associated with convening of general meetings on an ad hoc basis, improve administrative efficiency considerably and allow resources to be channelled towards attaining other corporate objectives.

4. CONDITION OF THE PROPOSED RENEWAL OF UNITHOLDERS' MANDATE

The Proposed Renewal of Unitholders' Mandate is subject to the approval of the unitholders of Tower REIT at the Said AGM.

5. DIRECTORS', MAJOR SHAREHOLDERS' AND MAJOR UNITHOLDERS' INTERESTS

GLM REIT is a wholly-owned subsidiary of GLM. HLCM is a major unitholder of Tower REIT through some of its subsidiaries. GCA is the ultimate holding company of GLM REIT through GLM and a major unitholder of Tower REIT. YBhg Tan Sri Quek Leng Chan, a major shareholder of GLM and a major unitholder of Tower REIT, is a director and major shareholder of HLCM and GCA. Mr Kwek Leng Beng is a director of HLCM, a major shareholder of GLM, HLCM and GCA, and a major unitholder of Tower REIT. Mr Kwek Leng Kee is a major shareholder of GLM, HLCM and GCA, and a major unitholder of Tower REIT. Mr Quek Leng Chye, a major unitholder of Tower REIT, is a brother of YBhg Tan Sri Quek Leng Chan.

The unit holdings of the major unitholders of Tower REIT as at LPD are as follows:

	No. of Units held			
	Direct	%	Indirect	%
GLM Equities Sdn Bhd	163,548,350	33.32	-	-
HLA	101,974,250	20.77	-	-
Associated Land Sendirian Berhad (“ALSB”)	41,466,200	8.45	-	-
HLA Holdings Sdn Bhd	-	-	101,974,250	20.77#
Mitsui Sumitomo Insurance Company, Limited	-	-	101,974,250	20.77#
HLCM Assets Sdn Bhd	-	-	41,466,200	8.45@
HLFG	-	-	112,276,500	22.87*
GLM	-	-	163,548,350	33.32**
GLLM	-	-	163,548,350	33.32**
GuocoLand Limited	-	-	163,548,350	33.32**
GuocoLand Assets Pte Ltd	-	-	163,548,350	33.32**
Guoco Group Limited	-	-	300,324,850	61.18^
GuoLine Overseas Limited	-	-	300,324,850	61.18^
GCA	-	-	300,324,850	61.18^
HLCM	-	-	153,742,700	31.32*
HL Holdings Sdn Bhd	-	-	153,742,700	31.32~
Tan Sri Quek Leng Chan	-	-	341,791,050	69.63^
Kwek Leng Beng	-	-	341,791,050	69.63^
Kwek Holdings Pte Ltd	-	-	341,791,050	69.63^
Hong Realty (Private) Limited	-	-	341,791,050	69.63^
HLIH	-	-	341,791,050	69.63^
Kwek Leng Kee	-	-	341,791,050	69.63^
Davos Investment Holdings Private Limited	-	-	341,791,050	69.63^
Quek Leng Chye	-	-	341,791,050	69.63^

Notes:

Held through HLA

@ Held through ALSB

* Held through subsidiaries

** Held through GLM Equities Sdn Bhd

^ Held through subsidiaries and companies in which the major unitholder has an interest

~ Held through HLCM

GLM Equities Sdn Bhd, HLA, HLCM, GCA, YBhg Tan Sri Quek Leng Chan, Mr Kwek Leng Beng, Mr Quek Leng Chye and Mr Kwek Leng Kee will abstain and will ensure that persons connected with them will also abstain from voting, in respect of their direct and/or indirect interests, on the proposed ordinary resolution pertaining to the Proposed Renewal of Unitholders' Mandate at the Said AGM.

Save as disclosed above, none of the other Directors of the Manager, major shareholder of the Manager, major unitholders of Tower REIT or persons connected with them, has any interest, direct or indirect, in the resolution pertaining to the Proposed Renewal of Unitholders' Mandate.

6. DIRECTORS' RECOMMENDATION

Your Board, having taken into consideration all aspects of the Proposed Renewal of Unitholders' Mandate, is of the opinion that the Proposed Renewal of Unitholders' Mandate are in the best interest of Tower REIT and accordingly, your Board recommends that you vote in favour of the proposed ordinary resolution relating to the Proposed Renewal of Unitholders' Mandate to be tabled at the Said AGM.

7. RESOLUTION ON THE PROPOSED RENEWAL OF UNITHOLDERS' MANDATE AND AGM

The proposed ordinary resolution on the Proposed Renewal of Unitholders' Mandate will be tabled at the Said AGM to be held at Wau Bulan Ballroom, Level 2, Sofitel Kuala Lumpur Damansara, No. 6, Jalan Damanlela, Bukit Damansara, 50490 Kuala Lumpur on Wednesday, 30 October 2024 at 2.30 p.m. or at any adjournment thereof. The said resolution is set out in the 2024 Annual Report of Tower REIT.

The Notice of the Said AGM and the Form of Proxy are enclosed in the 2024 Annual Report of Tower REIT, which is available on Tower REIT's website at <https://www.tower-reit.com/investor-information/reports>.

If you are unable to attend the Said AGM in person and wish to appoint other person(s) to be your proxy, please complete the Form of Proxy and deposit it at the Registered Office of the Manager at Level 32, Menara Hong Leong, No. 6, Jalan Damanlela, Bukit Damansara, 50490 Kuala Lumpur, so as to arrive not later than forty-eight (48) hours before the time appointed for holding of the Said AGM or at any adjournment thereof.

The completion and deposit of the Form of Proxy will not preclude you from attending and voting at the Said AGM in person should you wish to do so. The Form of Proxy should be completed strictly in accordance with the instructions contained therein.

8. FURTHER INFORMATION

Unitholders are requested to refer to the attached Appendix III of this Circular for further information.

Yours faithfully,
For and on behalf of the Board

DATO' TAN ANG MENG
Independent Non-Executive Director

DEFINITIONS PURSUANT TO THE MAIN MARKET LISTING REQUIREMENTS

- “related party(ies)”
- (a) in relation to a corporation, means a director, major shareholder or person connected with such director or major shareholder;
 - (b) in relation to a business trust, means the trustee-manager, a director or major shareholder of the trustee-manager, a major unit holder of the business trust or person connected with any of the aforesaid persons;
 - (c) in relation to a closed-end fund, means the Managers, a director or major shareholder of the Managers or the closed-end fund, or person connected with any of the aforesaid persons; or
 - (d) in relation to a real estate investment trust (“REIT”), means the management company, the trustee, a director or major shareholder of the management company, major unit holder of the REIT, or person connected with any of the aforesaid persons.

For the purpose of this definition, “director”, “major shareholder” and “major unit holder” have the meanings given in paragraph 10.02 of the Main Market Listing Requirements and “Managers” has the meaning given in paragraph 1.01 of the Main Market Listing Requirements.

- “director”
- has the meaning given in Section 2(1) of the Capital Markets and Services Act 2007 and includes any person who is or was within the preceding 6 months of the date on which the terms of the transaction were agreed upon:
- (a) a director of the listed issuer, its subsidiary or holding company;
 - (b) a chief executive of the listed issuer, its subsidiary or holding company;
 - (c) in relation to a special purpose acquisition company (“SPAC”), a member of the SPAC’s management team;
 - (d) in relation to a business trust, a director or chief executive of the trustee-manager, its subsidiary or holding company;
 - (e) in relation to a closed-end fund, in addition to a director or chief executive of the closed-end fund, a director or chief executive of the Managers, its subsidiary or holding company; and
 - (f) in relation to a REIT, a director or chief executive of the management company.

- “major shareholder”
- includes any person who is or was within the preceding 6 months of the date on which the terms of the transaction were agreed upon, a person who has an interest or interests in one or more voting shares in a corporation and the number or aggregate number of those shares, is:
- (a) 10% or more of the total number of voting shares in the corporation; or
 - (b) 5% or more of the total number of voting shares in the corporation where such person is the largest shareholder of the corporation.

(For the purpose of this definition, “interest” shall have the meaning of “interest in shares” given in Section 8 of the Act)

DEFINITIONS PURSUANT TO THE MAIN MARKET LISTING REQUIREMENTS (Cont'd)

- “major unit holder” includes any person who is or was within the preceding 6 months of the date on which the terms of the transaction were agreed upon, a person who has an interest or interests in one or more units in a unit trust scheme and the number or aggregate number of those units, is:
- (a) 10% or more of the total number of the units in the unit trust scheme; or
 - (b) 5% or more of the total number of the units in the unit trust scheme where such person is the largest unit holder of the unit trust scheme.
- (For the purpose of this definition, “interest in units” shall have the meaning given in Section 4 of the Capital Markets and Services Act 2007)
- “person connected” in relation to any person (referred to as “said Person”) means such person who falls under any one of the following categories:
- (a) a family member of the said Person;
 - (b) a trustee of a trust (other than a trustee for a share scheme for employees or pension scheme) under which the said Person, or a family member of the said Person, is the sole beneficiary;
 - (c) a partner of the said Person;
 - (d) a person, or where the person is a body corporate, the body corporate or its directors, who is/are accustomed or under an obligation, whether formal or informal, to act in accordance with the directions, instructions or wishes of the said Person;
 - (e) a person, or where the person is a body corporate, the body corporate or its directors, in accordance with whose directions, instructions or wishes the said Person is accustomed or is under an obligation, whether formal or informal, to act;
 - (f) a body corporate in which the said Person, or persons connected with the said Person are entitled to exercise, or control the exercise of, not less than 20% of the votes attached to voting shares in the body corporate; or
 - (g) a body corporate which is a related corporation of the said Person.

PERSONS CONNECTED WITH HLCM AND GCA AS AT LPD

(1) Persons Connected With HLCM

Company	Interest of HLCM as at LPD (%)	Nature of business
1. HL Management Co Sdn Bhd and its subsidiaries and/or its related corporations	100.00	Provision of management services; and investment holding
2. Hong Leong Share Registration Services Sdn Bhd	100.00	Provision of share registration services
3. Hong Leong Manufacturing Group Sdn Bhd and its unlisted subsidiaries and associated corporations	100.00	Investment holding; provision of management services; and property investment
4. Hong Leong Financial Group Berhad and its unlisted subsidiaries and associated corporations	51.94	Investment holding; provision of services to its subsidiaries to enhance group value; underwriting of life and general insurance businesses; and Family Takaful business including investment-linked business
5. Hong Leong Bank Berhad and its subsidiaries and associated corporations	64.37	Commercial banking business and provision of related services which include Islamic banking business, property investment and management, investment holding and nominee services
6. Hong Leong Capital Berhad and its subsidiaries and associated corporations	70.40	Investment holding; investment banking, stockbroking business, futures broking and related financial services; nominee and custodian services; investment activities; and unit trust management, fund management including Islamic fund management and sale of unit trusts
7. Hong Leong Industries Berhad and its subsidiaries and associated corporations	75.20	Investment holding; manufacturing, procuring and assembling of motorcycles, scooters, motorcycle engines and related parts and products; distribution of motorcycles and motorcycle components; provision of maintenance and repair services for motorcycles; distribution, trading and provision of services in marine related products; manufacturing and sale of ceramic tiles; provision of research and development services for motorcycles and ceramic tiles; trading and distribution of automotive spare parts and components; and provision of information technology related products, solutions and services

(1) Persons Connected With HLCM (Cont'd)

Company	Interest of HLCM as at LPD (%)	Nature of business
8. Malaysian Pacific Industries Berhad and its subsidiaries and associated corporations	57.78	Investment holding; and manufacturing services of semiconductor packaging and testing
9. Hume Cement Industries Berhad and its subsidiaries and associated corporations	72.77	Investment holding; manufacturing and sale of cement and cement related products; and manufacturing, marketing and sale of concrete and concrete related products
10. Southern Steel Berhad and its subsidiaries and associated corporations	69.97	Investment holding; and manufacturing, sale and trading in billets, steel bars, wire rods, wire mesh, pre-stressed concrete strands, bars and wires, steel pipes, steel wires and other related products
11. BIB Insurance Brokers Sdn Bhd and its subsidiaries	30.00	Investment holding; insurance brokers and consultants; commission agents; and rent-a-captive insurance business
12. Asia OneHealthcare Pte Ltd (formerly known as Columbia Asia Healthcare Pte Ltd) and its subsidiaries	31.27	Investment holding; operating hospitals; and provision of healthcare related activities
13. IMU Health Sdn Bhd and its subsidiaries	38.66	Investment holding; provision of management and healthcare services; managing educational institutions, colleges, schools and other centres of learning, research and education; provision of educational programs and training courses for healthcare and related fields; and managing dialysis centre for the provision of haemodialysis services

(2) Persons Connected With GCA

Company	Interest of GCA as at LPD (%)	Nature of business
1. GuoLine Group Management Company Pte Ltd	100.00	Provision of management services
2. GuoLine Intellectual Assets Limited	100.00	Intellectual properties holding company
3. Gaia Investment Partners Sdn Bhd	100.00	Provision of investment advisory services
4. Hong Leong Financial Group Berhad and its unlisted subsidiaries and associated corporations	25.37	Investment holding; provision of services to its subsidiaries to enhance group value; underwriting of life and general insurance businesses; and Family Takaful business including investment-linked business
5. Hong Leong Bank Berhad and its subsidiaries and associated corporations	64.50	Commercial banking business and provision of related services which include Islamic banking business, property investment and management, investment holding and nominee services
6. Hong Leong Capital Berhad and its subsidiaries and associated corporations	70.40	Investment holding; investment banking, stockbroking business, futures broking and related financial services; nominee and custodian services; investment activities; and unit trust management, fund management including Islamic fund management and sale of unit trusts
7. GuocoLand (Malaysia) Berhad and its subsidiaries and associated corporations	65.03	Investment holding; property development; property investment; hotel operations; trading in securities; provision of management and property-related services; and operation of oil palm estates
8. Guoco Group Limited and its non-Malaysian subsidiaries and associated corporations	71.88	Investment holding and management; principal investment; property development and investment; hospitality and leisure business; banking and insurance as well as production and distribution of honey and related products
9. Lam Soon (Hong Kong) Limited and its subsidiaries and associated corporations	57.53	Investment holding; importing, processing and trading of flour products; manufacturing, processing and trading of edible oils and specialty fats products and processing and trading of home care products

FURTHER INFORMATION**1. DIRECTORS' RESPONSIBILITY STATEMENT**

This Circular had been seen and approved by the Directors of the Manager who collectively and individually accept full responsibility for the accuracy of the information given and confirm that, having made all reasonable enquiries and to the best of their knowledge and belief, there are no other material facts, the omission of which would make any statement herein misleading.

2. MATERIAL LITIGATION, CLAIMS AND ARBITRATION

As at the LPD, save for the following, Tower REIT is not engaged in any material litigation, claims or arbitration either as plaintiff or defendant and is not aware of any proceeding pending or threatened against Tower REIT or any facts likely to give rise to any proceeding which might materially and adversely affect the business and financial position of Tower REIT:

On 19 November 2021, the High Court delivered its decision in favour of Tower REIT and dismissed the appeal by the Inland Revenue Board of Malaysia (“IRBM”) against the Special Commissioners of Income Tax’s decision on the assessment of real property gains tax (“RPGT”) in relation to the disposal of Menara ING in year 2014. The amount of claim (or RPGT involved) is RM2.4 million.

The IRBM has on 7 December 2021, appealed to the Court of Appeal against the decision of the High Court. The IRBM has subsequently on 5 March 2024 withdrawn the appeal against the decision of the High Court. On 23 April 2024, the IRBM has issued a notice on tax refund amounting to RM2.4 million which is recognised as a tax recoverable during the financial year.

3. MATERIAL CONTRACTS

There are no contracts which are material (not being contracts entered into in the ordinary course of business) which have been entered into by Tower REIT within the two (2) years immediately preceding the date of this Circular.

4. DOCUMENTS AVAILABLE FOR INSPECTION

Copies of the following documents are available for inspection at the Registered Office of the Manager at Level 32, Menara Hong Leong, No. 6, Jalan Damanlela, Bukit Damansara, 50490 Kuala Lumpur during normal office hours from Mondays to Fridays (except public holidays) from the date of this Circular to the date of the Said AGM:

- (i) the Deed;
- (ii) audited financial statements of Tower REIT for the past two (2) financial years ended 30 June 2023 and 2024; and
- (iii) relevant cause papers in respect of the material litigation, claims and arbitration referred to in Section 2 above.