

THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION.

If you are in any doubt as to the course of action to be taken, you should consult your stockbroker, bank manager, solicitor, accountant, or other professional adviser immediately.

Bursa Malaysia Securities Berhad ("Bursa Securities") has conducted a limited review on the contents of this Circular in respect of the Proposed RRPT Mandate (as defined herein) and has not perused the contents of this Circular in respect of the Proposed RRPT Mandate.

Bursa Securities takes no responsibility for the contents of this Circular, makes no representation as to its accuracy or completeness and expressly disclaims any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this Circular.

al-salām

REAL ESTATE INVESTMENT TRUST
AL-SALĀM REAL ESTATE INVESTMENT TRUST

(Established in Malaysia under the trust deed dated 26 March 2015 and as amended and restated by the Restated Trust Deed dated 25 November 2019, entered into between JLG REIT Managers Sdn Bhd (*formerly known as Damansara REIT Managers Sdn Berhad*) and AmanahRaya Trustees Berhad, both companies incorporated in Malaysia under the laws of Malaysia)

CIRCULAR TO UNITHOLDERS IN RELATION TO THE
PROPOSED NEW AND RENEWAL OF UNITHOLDERS' MANDATE FOR
RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE
IN CONJUNCTION WITH THE SPECIAL BUSINESS
AT THE TENTH ANNUAL GENERAL MEETING

Adviser



INVESTMENT BANK BERHAD
Registration No. 197401003530 (20657-W)

The Notice of the Tenth (10th) Annual General Meeting ("**AGM**") of Al-Salām Real Estate Investment Trust to be held physically at Convention Hall 303, Persada Johor International Convention Centre, Jalan Abdullah Ibrahim, 80888 Ibrahim International Business District, Johor, on Wednesday, 25 June 2025 at 12:30 p.m. together with the Form of Proxy set out in the Notice of AGM.

A member is entitled to attend and vote at the AGM and is entitled to appoint not more than two (2) proxies to attend and vote on his/her behalf. The Form of Proxy should be lodged at Mega Corporate Services Sdn Bhd, Level 15-2, Bangunan Faber Imperial Court, Jalan Sultan Ismail, 50250 Kuala Lumpur, Malaysia not less than twenty-four (24) hours before the time of the AGM. The last day and time for lodging the Form of Proxy is on Tuesday, 24 June 2025 at 12:30 p.m. The lodgement of the Form of Proxy will not preclude you from attending and voting in person at the AGM should you subsequently wish to do so.

IMPORTANT DATES

Last date and time for lodging the Proxy Form	: Tuesday, 24 June 2025 at 12:30 p.m.
Date and time for the AGM	: Wednesday, 25 June 2025 at 12:30 p.m.

This Circular is dated 27 May 2025

DEFINITIONS

For the purpose of this Circular, except where the context otherwise requires, the following words and abbreviations shall have the following meaning:

AGM	: Annual General Meeting
Al-Salām or REIT	: Al-Salām Real Estate Investment Trust, a real estate investment trust constituted by the Deed
ART or Trustee	: AmanahRaya Trustees Berhad (Registration No.: 200701008892 (766894-T)), being the trustee of Al-Salām
Board Audit and Risk Committee	: Board Audit and Risk Committee of the Manager
Board	: Board of Directors of the Manager
Bursa Securities	: Bursa Malaysia Securities Berhad (Registration No.: 200301033577 (635998-W))
Circular	: This circular to unitholders of Al-Salām dated 27 May 2025
DASB	: Damansara Assets Sdn Bhd (Registration No.: 199401015289 (300969-V))
DASBPMSB	: DASB Property Management Sdn Bhd (Registration No.: 201001022192 (905962-U))
JRMSB or Manager	: JLG REIT Managers Sdn Bhd (<i>formerly known as Damansara REIT Managers Sdn Berhad</i>) (Registration No.: 200501035558 (717704-V)), being the manager of Al-Salām
Deed	: The trust deed dated 26 March 2015 and as amended and restated by the Restated Trust Deed dated 25 November 2019, entered into between the Manager and the Trustee, constituting Al-Salām as amended, varied or supplemented from time to time
Director	: Shall have the same meaning given in Section 2(1) of the Capital Market 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 director or chief executive officer of the listed issuer, its subsidiary or holding company
FYE	: Financial year ended or ending 31 December, as the case may be
Interested Directors	: Collectively, Dato' Haji Mohd Redza Shah bin Abdul Wahid, Shamsul Anuar bin Abdul Majid, Datuk Sr. Akmal bin Ahmad and Dato' Mohammed Ridha bin Dato' Abd Kadir
Interested Major Unitholders	: The major unitholders of Al-Salām who are deemed interested in the Proposed RRPT Mandate as disclosed in Section 7 of this Circular
JCorp	: Johor Corporation, being a major unitholder of Al-Salām
JCorp Group	: JCorp, its subsidiaries and its associated companies
JLG	: JLG Investment Holdings Sdn Bhd (<i>formerly known as JLand Group Sdn Bhd</i>), (Registration No.: 201601019314 (1190251-T))

DEFINITIONS (Cont'd)

JLG Group	: JLG, its subsidiaries and its associated companies
KAF IB or Adviser	: KAF Investment Bank Berhad (Registration No.: 197401003530 (20657-W)), the adviser for the Proposed RRPT Mandate
KPJ	: KPJ Healthcare Berhad (Registration No.: 199201015575 (247079-M))
KPJ Group	: KPJ, its subsidiaries and its associated companies
Listed REIT Guidelines	: Guidelines on Listed Real Estate Investment Trusts issued by the SC
Listing Requirements	: Main Market Listing Requirements of Bursa Securities
LPD	: 30 April 2025, being the latest practicable date prior to the printing of this Circular
NAV	: Net assets value
Proposed RRPT Mandate	: Proposed new and renewal of unitholders' mandate for RRPT
QSR	: QSR Brands (M) Holdings Bhd (Registration No.: 201101011105 (939235-W))
QSR Group	: QSR, its subsidiaries and associated companies
Related Party/(ies)	: A director, major unitholder and/or person(s) connected with such director or major unitholder as defined under the Listing Requirements
RM and sen	: Ringgit Malaysia and sen respectively
RRPT	: Recurrent related party transactions of a revenue or trading nature which are necessary for the day-to-day operations of the REIT and which are in the ordinary course of business of the REIT
SC	: Securities Commission of Malaysia
Unitholder(s)	: Holder(s) of units in Al-Salām

Unless specifically referred to, words denoting the singular shall, where applicable, include the plural and vice versa, and words denoting the masculine gender shall, where applicable, include the feminine and/or neuter genders, and vice versa. Reference to persons shall include corporations, unless otherwise specified.

Any reference in this Circular to any statutes, rules, regulations or rules of the stock exchange is a reference to such statutes, rules, regulations or rules of the stock exchange currently in force and as may be amended from time to time or re-enacted thereof. Any reference to a time of day in this Circular shall be a reference to Malaysian time, unless otherwise stated.

All references to "you" in this Circular are to the Unitholders of Al-Salām.

Certain amounts and percentage figures included in this Circular have been subject to rounding adjustments. Any discrepancy in the figures or tables included in this Circular between the amounts stated, actual figures and the totals thereof are due to rounding.

DEFINITIONS (Cont'd)

Certain statements in this Circular may be forward-looking in nature, which are subject to uncertainties and contingencies. Forward-looking statements may contain estimates and assumptions made by our Board after due enquiry, which are nevertheless subject to known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements to differ materially from the anticipated results, performance or achievements expressed or implied in such forward-looking statements. In light of these and other uncertainties, the inclusion of a forward-looking statement in this Circular should not be regarded as a representation or warranty that our plans and objectives will be achieved.

THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK

TABLE OF CONTENTS

CIRCULAR TO UNITHOLDERS OF AL-SALĀM IN RELATION TO THE PROPOSED RRPT MANDATE

	PAGE
1. INTRODUCTION	1
2. PROPOSED RRPT MANDATE	2
3. RATIONALE FOR THE PROPOSED RRPT MANDATE	10
4. VALIDITY PERIOD FOR THE PROPOSED RRPT MANDATE	11
5. EFFECTS OF THE PROPOSED RRPT MANDATE	11
6. APPROVAL REQUIRED	11
7. DIRECTORS' AND MAJOR UNITHOLDERS' INTERESTS	11
8. DIRECTORS' RECOMMENDATION	12
9. AGM	13
10. FURTHER INFORMATION	13

APPENDIX

I. FURTHER INFORMATION	14
------------------------	----

EXTRACT OF NOTICE OF AGM**ENCLOSED**

THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK



JLG REIT MANAGERS SDN BHD
(FORMERLY KNOWN AS DAMANSARA REIT MANAGERS SDN BERHAD)
(MANAGER OF AL-SALĀM REAL ESTATE INVESTMENT TRUST)

(Company No. 200501035558 (717704-V))

(Incorporated in Malaysia under the Companies Act, 1965 and deemed registered under Companies Act, 2016)

Registered Office:

Suite 1, Level 17,
Menara KOMTAR,
Johor Bahru City Centre,
80888 Ibrahim International Business District,
Johor Darul Ta'zim Malaysia

27 May 2025

Board of Directors

Datuk Hashim bin Wahir	<i>(Chairman, Independent Non-Executive Director)</i>
Abdullah bin Abu Samah	<i>(Independent Non-Executive Director)</i>
Lailatul Azma binti Abdullah	<i>(Independent Non-Executive Director)</i>
Shamsul Anuar bin Abdul Majid	<i>(Non-Independent Non-Executive Director)</i>
Datuk Sr. Akmal bin Ahmad	<i>(Non-Independent Non-Executive Director)</i>
Dato Haji Mohammed Ridha bin Abd Kadir	<i>(Non-Independent Non-Executive Director)</i>
Goh Tian Sui	<i>(Independent Non-Executive Director)</i>
Datin Ungku Suseelawati binti Ungku Omar	<i>(Independent Non-Executive Director)</i>

To: The Unitholders

Dear Sir/Madam,

PROPOSED NEW AND RENEWAL OF UNITHOLDERS' MANDATE FOR RRPT

1. INTRODUCTION

On 9 May 2025, the Board had announced that Al-Salām will be seeking its unitholders' approval for a general mandate in relation to RRPT in line with Paragraph 10.09 of the Listing Requirements at its forthcoming Tenth (10th) AGM.

THE PURPOSE OF THIS CIRCULAR IS TO PROVIDE YOU WITH THE RELEVANT INFORMATION IN RELATION TO THE PROPOSED RRPT MANDATE AND TO SEEK YOUR APPROVAL FOR THE ORDINARY RESOLUTION PERTAINING TO THE PROPOSED RRPT MANDATE TO BE TABLED AS A SPECIAL BUSINESS AT THE FORTHCOMING AGM. THE NOTICE OF AGM AND PROXY FORM ARE ENCLOSED IN THIS CIRCULAR.

YOU ARE ADVISED TO READ AND CAREFULLY CONSIDER THE CONTENTS OF THIS CIRCULAR BEFORE VOTING ON THE ORDINARY RESOLUTION PERTAINING TO THE PROPOSED RRPT MANDATE TO BE TABLED AT THE FORTHCOMING AGM.

2. PROPOSED RRPT MANDATE

2.1 Details of the Proposed RRPT Mandate

Pursuant to Paragraph 10.09(2) of the Listing Requirements, Al-Salām proposes to seek a general mandate from the unitholders of Al-Salām for Al-Salām to enter into arrangements or transactions with the Related Parties.

Under Paragraph 10.09(2) of the Listing Requirements, a listed issuer may seek a mandate from its unitholders for RRPT subject to the following:

- (i) 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;
- (ii) The Proposed RRPT Mandate is subject to annual renewal and disclosure is made in the annual report of the aggregate value of transactions conducted pursuant to the Proposed RRPT Mandate during the financial year where the aggregate value is equal to or more than the following threshold:
 - (a) The consideration, value of the assets, capital outlay or costs of the RRPT is RM1 million or more; or
 - (b) The percentage ratio of such RRPT is 1% or more,whichever is the higher;
- (iii) The circular for the Proposed RRPT 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;
- (iv) In a meeting to obtain unitholder mandate, the relevant related party must comply with the requirements set out below:
 - (a) A Related party with any interest, direct or indirect ("**Interested Related Party**"), must not vote on the resolution in respect of the Proposed RRPT Mandate;
 - (b) An Interested Related Party who is:
 - (aa) In the case of a corporation, a director or major shareholder;
 - (bb) In the case of a business trust, a trustee-manager, a director or major shareholder of the trustee-manager or major unit holder of the business trust;
 - (cc) In the case of a closed-end fund, a director or major shareholder of the closed-end fund, the managers or a director or major shareholder of the managers; or
 - (dd) In the case of a real estate investment trust, a management company, a trustee, a director or major shareholder of the management company or major unitholder of the real estate investment trust,must ensure that persons connected with it abstain from voting on the resolution in respect of the related party transaction; and

- (c) Where the Interested Related Party is a person connected with:
- (aa) In the case of a corporation, a director or major shareholder;
 - (bb) In the case of a business trust, a trustee-manager, a director or major shareholder of the trustee-manager or major unit holder of the business trust;
 - (cc) In the case of a closed-end fund, a director or major shareholder of the closed-end fund, the managers or a director or major shareholder of the managers; or
 - (dd) In the case of a real estate investment trust, a management company, a trustee, a director or major shareholder of the management company or major unit holder of the real estate investment trust,

such persons stated in subparagraphs (aa), (bb), (cc) or (dd) above, as the case may be, must not vote on the resolution in respect of the related party transaction.

- (v) The Manager shall immediately announce to Bursa Securities when the actual value of a RRPT entered into by Al-Salām, exceeds the estimated value of the RRPT disclosed in this Circular by 10% or more and must include the information as may be prescribed by Bursa Securities in its announcement.

2.2 Key investment objective of Al-Salām and principal activities of the subsidiary

The objectives of Al-Salām is to invest, directly and indirectly in a diversified Shariah-compliant portfolio of real estate which include but are not limited to industrial properties, office buildings, shopping mall, college building and food and beverage retail outlets (save and except for healthcare real estate and healthcare related real estate) ("**Permissible Investment**") that will provide unitholders with stable distributions per unit with the potential for sustainable long-term growth of such distributions.

The objective is sought to be achieved by optimising the performance and enhancing the overall quality of a large and geographically diversified portfolio of Permissible Investment through various investment and business strategies.

Details of the subsidiary of Al-Salām as at the LPD are set out below:

<u>Name of company</u>	<u>Country of Incorporation</u>	<u>Equity interest (%)</u>	<u>Principal activities</u>
ALSREIT Capital Sdn Bhd	Malaysia	100.0	Special purpose company for the purpose of raising Islamic financing for Al-Salām

THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK

2.3 Classes of RRPT for the Proposed RRPT Mandate

The Proposed RRPT Mandate applies to the following classes of Related Parties:

Nature of RRPT	Transacting Party	Classes of Related Party and Nature of Interest
<ul style="list-style-type: none"> Registrar expenses Rental income for renting of office at Menara KOMTAR Building management and maintenance related costs at Menara KOMTAR, KOMTAR JBCC and @MART KEMPAS⁽¹⁾ 	JCorp Group	<p>JCorp is a major unitholder of Al-Salām. The Manager is also indirectly wholly-owned by JCorp.</p> <p>The Interested Directors (save for Dato' Haji Mohd Redza Shah bin Abdul Wahid) are deemed interested by virtue of them being the Directors of JRMSB and being part of the Board and/or senior management of JCorp Group.</p>
Property services fee which includes, inter-alia, building management and maintenance and lease and tenancy administration	DASBPMSB	<p>DASBPMSB is an 82.67% owned subsidiary of DASB, the holding company of the Manager. DASB is a wholly-owned subsidiary of JCorp. DASB and JCorp are also the major unitholders of Al-Salām. The Manager is also indirectly wholly-owned by JCorp.</p> <p>The Interested Directors (save for Dato' Haji Mohd Redza Shah bin Abdul Wahid) are deemed interested by virtue of them being the Directors of JRMSB and being part of the Board and/or senior management of JCorp Group.</p> <p>Datuk Sr. Akmal bin Ahmad is the Director of JRMSB, Director of DASB and also part of the senior management of JCorp Group.</p>
Rental income for renting of a college building at Bandar Dato' Onn, Johor ⁽²⁾	KPJ Group	<p>JCorp has a direct and indirect interest of 35.9% and 9.1% respectively in KPJ. KPJ (through JCorp) and JCorp are also the major unitholders of Al-Salām. The Manager is also indirectly wholly-owned by JCorp.</p> <p>The Interested Directors (save for Dato' Haji Mohd Redza Shah bin Abdul Wahid) are deemed interested by virtue of them being the Directors of JRMSB and being part of the Board and/or senior management of JCorp Group.</p> <p>Shamsul Anuar bin Abdul Majid is a Director of JRMSB and also a Director of KPJ.</p> <p>Dato' Haji Mohd Redza Shah bin Abdul Wahid was the former Independent Non-Executive Director of JRMSB who resigned on 31 December 2024, is also the Senior Independent Non-Executive Director of KPJ.</p>
<ul style="list-style-type: none"> Technical advisory in relation to the project management 	JLG Group	<p>JCorp (via indirect shareholdings) is a major unitholder of Al-Salām.</p>

Nature of RRPT	Transacting Party	Classes of Related Party and Nature of Interest
<ul style="list-style-type: none"> Rental income for renting of offices and food court at Menara KOMTAR and KOMTAR JBCC⁽³⁾ Contractor services for infrastructure works⁽⁴⁾ Waste management⁽⁴⁾ 		<p>JLG is a wholly-owned subsidiary of JCorp.</p> <p>The Manager, is also indirectly wholly-owned by JCorp.</p> <p>The Interested Directors (save for Dato' Haji Mohd Redza Shah bin Abdul Wahid) are deemed interested by virtue of them being the Directors of JRMSB and being part of the Board and/or senior management of JCorp Group.</p> <p>Shamsul Anuar bin Abdul Majid and Datuk Sr. Akmal bin Ahmad are Directors of JRMSB and also Directors of JLG nominated by JCorp.</p>

Notes:

- (1) *The building management and maintenance related costs are payable on a monthly basis and the current term will expire between 1 month to 2 years.*

The details of the properties are as follows:

No.	Properties	Location
(i)	KOMTAR JBCC	Suite 1, Level 17, Menara KOMTAR, Johor Bahru City Centre, 80888 Ibrahim International Business District, Johor Bahru Darul Ta'zim Malaysia
(ii)	Menara KOMTAR	Suite 1, Level 17, Menara KOMTAR, Johor Bahru City Centre, 80888 Ibrahim International Business District, Johor Bahru Darul Ta'zim Malaysia
(iii)	@MART KEMPAS	No. 10, Jalan Persiaran Tanjung, Taman Cempaka, 81200 Johor Bahru, Johor

The Manager intends to renew the abovementioned services upon expiry.

- (2) *The rental of a college building by KPJ Group known as KPJ Healthcare College Johor Bahru located at No.1, Jalan Dato' Onn 1, Bandar Dato' Onn, 81100 Johor Bahru, Johor. The rental is payable on a monthly basis. The current rental term will expire in October 2025. The Manager intends to renew the rental of KPJ Healthcare College Johor Bahru upon expiry. The rental of KPJ Healthcare College Johor Bahru is not subject to Paragraph 3.2 (c) of Practice Note 12 of the Listing Requirements because the tenancy arrangements are expected to be less than 3 years and the payments are made on monthly basis.*

- (3) *The rental of the offices and food court are payable on a monthly basis. The current tenancy arrangements of the offices have various tenancy terms and expiry date. The Manager intends to renew the tenancy arrangements of the offices upon their expiry.*

The rental of food court has expired in March 2025 and the rental is renewed on month-to-month basis and is expected to be renewed up until end of 2025.

The rentals of offices and food court are not subject to Paragraph 3.2 (c) of Practice Note 12 of the Listing Requirements because:

- (i) *For the offices, the renewal of the tenancy arrangements are expected to be less than 3 years and the payments are made on a monthly basis; and*
 - (ii) *Whereas, for the food court, the remaining rental term is less than 3 years and the payments are made on a monthly basis.*
- (4) *New Recurrent Related Party Transaction.*

THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK

2.4 Nature of RRPT for the Proposed RRPT Mandate

Transacting party	Nature of the RRPT	Names of Interested Director(s), Interested Major Unitholder(s) and/or persons connected to the Interested Director(s) and Major Unitholder(s)	Estimated value from the date of the forthcoming AGM to the date of next AGM (RM'000)	Estimated value approved on the last AGM "Estimated Value" (RM'000)	Actual value transacted from 25 April 2024 (date of the last AGM) to the LPD "Actual Value" (RM'000)
<u>Provider</u> JCorp Group	Registrar expenses	<p><u>Interested Director(s)</u></p> <ol style="list-style-type: none"> Shamsul Anuar bin Abdul Majid Datuk Sr. Akmal bin Ahmad Dato' Mohammed Ridha bin Dato' Abd Kadir Dato' Haji Mohd Redza bin Abdul Wahid⁽³⁾ <p><u>Interested Major Unitholder(s)</u></p> <ol style="list-style-type: none"> JCorp DASB 	340	340	191
<u>Recipient</u> Al-Salām					
<u>Lessee</u> JCorp Group	Rental income for renting of office at Menara KOMTAR		3,347	(2)4,138	2,810
<u>Lessor</u> ART ⁽¹⁾					
<u>Provider</u> JCorp Group	Building management and maintenance related costs at Menara KOMTAR, KOMTAR JBCC and @ MART KEMPAS		(4)3,114	2,970	2,656
<u>Recipient</u> Al-Salām					
<u>Provider</u> DASBPM/SB	Property services fee which includes, inter-alia, building management and maintenance and lease and tenancy administration		4,325	4,119	4,159
<u>Recipient</u> Al-Salām					
<u>Lessee</u> KPJ Group	Rental income for renting of college building known as KPJ Healthcare College Johor Bahru at Bandar Dato' Onn, Johor		2,417	2,302	2,340
<u>Lessor</u> ART ⁽¹⁾					

Transacting party	Nature of the RRPT	Names of Interested Director(s), Interested Major Unitholder(s) and/or persons connected to the Interested Director(s) and Major Unitholder(s)	Estimated value from the date of the forthcoming AGM to the date of next AGM (RM'000)	Estimated value approved on the last AGM "Estimated Value" (RM'000)	Actual value transacted from 25 April 2024 (date of the last AGM) to the LPD "Actual Value" (RM'000)
<u>Provider</u> JLG Group	Technical advisory in relation to the project management	<u>Interested Director(s)</u> 1. Shamsul Anuar bin Abdul Majid 2. Datuk Sr. Akmal bin Ahmad 3. Dato' Mohammed Ridha bin Dato' Abd Kadir 4. Dato' Haji Mohd Redza bin Abdul Wahid ⁽³⁾ <u>Interested Major Unitholder(s)</u> 1. JCorp 2. DASB	344	1,458	-
<u>Recipient</u> Al-Salām					
<u>Lessee</u> JLG Group	Rental income for renting of office and food court at Menara KOMTAR and KOMTAR JBCC		1,681	(2)975	976
<u>Lessor</u> ART ⁽¹⁾					
<u>Provider</u> JLG Group ⁽⁵⁾	Contractor services for infrastructure works		11,465	-	-
<u>Recipient</u> Al-Salām					
<u>Provider</u> JLG Group ⁽⁵⁾	Waste management		88	-	-
<u>Recipient</u> Al-Salām					
Total			27,120	35,633	32,546

Notes:

- (1) Acting solely in its capacity as trustee for and on behalf on Al-Salām.
- (2) The rental income for renting of office at Menara KOMTAR by companies under the "JCorp Group" and "JLG Group" were previously combined under "JCorp Group". However, as a result of a restructuring exercise undertaken by JCorp in year 2023, JCorp had consolidated its real estate businesses and other businesses under JLG. Since the tenants of the offices at Menara KOMTAR either fall under JCorp Group or JLG Group, the Manager has decided that the rental income for renting of offices at Menara KOMTAR would have to be segregated under two (2) separate categories namely "JCorp Group" and "JLG Group".

- (3) *Dato' Haji Mohd Redza Shah bin Abdul Wahid was the former Independent Non-Executive Director of JRMSB who resigned on 31 December 2024, is also the Senior Independent Non-Executive Director of KPJ. As such, Dato' Haji Mohd Redza Shah bin Abdul Wahid is also deemed interested for the six (6) months period preceding his resignation date.*
- (4) *Excluding the building management and maintenance related cost at KPJ Healthcare College Johor Bahru at Bandar Dato' Onn, Johor as no transactions is expected to be undertaken.*
- (5) *New Recurrent Related Party Transaction.*

2.5 Details of the sums due and owing to Al-Salām by its Related Parties pursuant to a RRPT which exceeded the credit terms as at FYE2024

As at the 31 December 2024, the outstanding amount due to Al-Salām by the Related Parties pursuant to the RRPT, which exceeded the credit term for the following periods, are as follows:

Principal sum (RM'000)	Late payment charges (RM'000)	Total outstanding amount (RM'000)	Ageing analysis			
			1 year or less (RM'000)	More than 1 year but less than 3 years (RM'000)	More than 3 years but less than 5 years (RM'000)	More than 5 years (RM'000)
8,875	-	8,875	8,483	188	204	-

No late payment charges were imposed on the outstanding amounts due as a matter of goodwill gesture in view of the active on-going transactions between the parties. The Manager has and will continue to meet and discuss with the Related Parties to actively pursue for early settlement of the outstanding amounts due and owing by the Related Parties to Al-Salām. The Board is of the opinion that the outstanding amounts are recoverable.

From FYE 2024 up to the LPD, the Group has collected the overdue amount of RM8.65 million from Related Parties. As at the LPD, the total amount outstanding from its Related Parties is RM0.22 million*.

Note:

- * *Total amount outstanding consist of, among others, the following major debts:*
- (i) *RM0.19 million is related to rental payable from QSR Stores Sdn Bhd.*

2.6 Review procedures in relation to RRPT

The Manager has established the following internal control systems to ensure that the RRPT are undertaken on an arm's length basis and on normal commercial terms consistent with Al-Salām's usual business practices and policies, which are not more favourable to the Related Parties than those extended to third parties/public and are not to the detriment of the minority unitholders of Al-Salām. The policy contained herein shall be subject to the provisions of the Listing Requirements, the Act, the Malaysian Code on Corporate Governance and other relevant legislations of Malaysia.

Procedures

- (i) In determining the pricing for the RRPT of a revenue or trading nature, Al-Salām transacts at the prevailing market rates/prices for services or products, on the service or product providers' usual commercial terms, and otherwise in accordance with applicable industry norms. Other than pricing, the level of service, quality of products and other factors are also considered, such as past performance, track records and past working relationship. The proposed transaction must be in the best interest of Al-Salām and the unitholders and adequately disclosed to the unitholders and the Trustee in accordance with the Listing Requirements;

- (ii) At least two (2) other contemporaneous transactions with unrelated third parties for similar products/services and/or quantities will be used as comparison, wherever possible, 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 produces/services and/or quantities. In the event that quotation or comparative pricing from unrelated third party cannot be obtained, the transaction price will be determined by Al-Salām based on that offered by/to other unrelated third parties for the same or substantially similar type of transaction to ensure that the RRPT of a revenue or trading nature is not detrimental to Al-Salām;
- (iii) For the award of contracts and any other services, the Manager will prepare an internal RRPT budget that will be evaluated and approved by the Board Audit and Risk Committee. The projects will be evaluated based on pricing as well as technical and financial capabilities of the tenderers by a person/a party appointed by the Board Audit and Risk Committee. The whole process of project budgeting, tendering, evaluation and selection of tenderer must comply with the Manager's standard operating procedures for procurements and reviewed and approved by an appointed person/committee as approved by the Chief Financial Officer;
- (iv) Proper records will be maintained by Al-Salām to capture all RRPT entered into pursuant to the Proposed RRPT Mandate to ensure that relevant approvals have been obtained and review procedures for such transactions are adhered to;
- (v) RRPT that meets the following criteria requires the review by the Board Audit and Risk Committee and approval by the Board:

Transactions that are categorised as operating expenditure and capital expenditure

Budgeted	:	RM500,000 and above
Unbudgeted	:	RM250,000 and above

Transactions involving award for the appointment of service providers

Budgeted	:	RM250,000 and above
Unbudgeted	:	RM100,000 and above

Any RRPT with value below the abovementioned threshold will be approved and carried out in accordance with the Limit of Authority Policy and the Procurement Policy and Procedures. In the case where the management team and/or the chief executive officer of the Manager has an interest in the transaction, recommendation/approval from the Board Audit and Risk Committee and Trustee will be sought;

- (vi) In the event of any new RRPT of revenue or trading nature, the recommendation of the Board Audit and Risk Committee will be sought and approval from the Board and Trustee will be obtained and to ensure compliance with Listing Requirements;
- (vii) If any Director or personnel has a direct or indirect interest in any particular transaction, he or she will have to abstain from any deliberation and also voting in respect of the said transaction. If a member of the Board Audit and Risk Committee is interested in any particular transaction, that Board Audit and Risk Committee member shall abstain from deliberation and voting in any matter relating to any decision to be taken by the Board Audit and Risk Committee with respect to such transactions;
- (viii) Proper records shall be maintained to capture all RRPT of a revenue or trading nature entered into pursuant to the unitholders' mandate to ensure accurate disclosure thereof;
- (ix) The Board Audit and Risk Committee shall have overall responsibility for the determination of the review procedures;

The Board Audit and Risk Committee shall review the relevant RRPT of a revenue or trading nature and the existing procedures to ascertain that they have been complied with; and

- (x) If during the review, the Board Audit and Risk Committee is of the view that the abovementioned procedures are no longer sufficient to ensure that the RRPT of a revenue or trading nature are undertaken on an arm's length basis and on normal commercial terms that are not more favourable to the Related Party than those normally available to the public, the Board Audit and Risk Committee shall have the discretion to request for additional procedures to be imposed on all the RRPT of a revenue or trading nature.

Monitoring and reporting

- (i) All RRPT must be recorded and monitored by the Compliance and Finance department;
- (ii) The Board Audit and Risk Committee shall review a summary of RRPT on a quarterly basis; and
- (iii) RRPT are to be disclosed in the annual report and the announcement to Bursa Malaysia where required.

Disclosure

- (i) Make immediate announcements to Bursa Malaysia when the RRPT exceeds the prescribed thresholds by 10% or more; and
- (ii) Disclose the breakdown of RRPT in the Annual Report as required under Paragraph 10.09(2) and 10.09(3) of the Listing Requirements.

Review and audit

- (i) The Internal Auditor or Compliance Officer will periodically review RRPT processes and ensure compliance with the policy and applicable regulations.
- (ii) The findings will be reported to the Board Audit and Risk Committee.
- (iii) The RRPT Policy will be reviewed at least once every two (2) years or when there are material changes in relevant laws and regulations.

2.7 Statement of Board Audit and Risk Committee

The Board Audit and Risk Committee has seen and reviewed the procedures set out in Section 2.6 above and is of the view that the procedures are sufficient to ensure that the RRPT are not more favourable to the Related Parties than those generally available to the public and are not to the detriment of the minority unitholders of Al-Salām.

The Manager has in place adequate procedures and processes to monitor, track and identify RRPT of Al-Salām in a timely and orderly manner. The Board Audit and Risk Committee reviews these procedures on an annual basis.

3. RATIONALE FOR THE PROPOSED RRPT MANDATE

The Proposed RRPT Mandate will eliminate the need to make announcement and convene separate general meetings on each occasion to seek unitholders' prior approval for the entry by Al-Salām into such transactions. This will reduce the associated expenses, improve administrative efficiency and allow manpower, resources and time to be better channelled towards achieving other corporate objectives.

The RRPT entered into by Al-Salām are intended to meet business needs at the best possible terms. It also enhances the ability of Al-Salām to explore beneficial business opportunities and promote cross-selling between Al-Salām and its related parties.

4. VALIDITY PERIOD FOR THE PROPOSED RRPT MANDATE

The Proposed RRPT Mandate, if approved at the forthcoming AGM, will continue to be in force until:

- (i) the conclusion of the next AGM of Al-Salām, at which time it will lapse, unless renewed by a resolution passed at the meeting;
 - (ii) the expiration of the period within which the next AGM of Al-Salām is required to be held pursuant to the law; or
 - (iii) revoked or varied by resolution passed by the unitholders in a general meeting,
- whichever is earlier.

5. EFFECTS OF THE PROPOSED RRPT MANDATE

The Proposed RRPT Mandate will not have any material effects on the unitholders' capital of Al-Salām, substantial unitholders' unitholdings in Al-Salām, NAV, NAV per unit, gearing, earnings per unit and income distribution of Al-Salām.

Nevertheless, the Proposed RRPT Mandate is in relation to transactions which relate to Al-Salām's day to day operation and have impact on Al-Salām's financial performance.

6. APPROVAL REQUIRED

The Proposed RRPT Mandate is subject to and conditional upon approval being obtained from the unitholders of Al-Salām at the forthcoming AGM.

7. DIRECTORS' AND MAJOR UNITHOLDERS' INTERESTS

Save and except as disclosed below, none of the Directors, major unitholders and persons connected to them, have any interests, direct or indirect in the Proposed RRPT Mandate:

7.1 Major Unitholders' Interest

JCorp and DASB, being the Interested Major Unitholders, will abstain from voting in respect of their direct and indirect interests in Al-Salām on the resolution pertaining to the Proposed RRPT Mandate at the forthcoming AGM. JCorp and DASB have undertaken to ensure that persons connected with them shall abstain from voting on the resolution pertaining to the Proposed RRPT Mandate at the forthcoming AGM in respect of their direct or indirect interests in Al-Salām.

7.2 Directors' Interests

Shamsul Anuar bin Abdul Majid is deemed interested in the Proposed RRPT Mandate by virtue of him being a Director of the Manager and also a Director of KPJ nominated by JCorp. Datuk Sr. Akmal bin Ahmad is deemed interested in the Proposed RRPT Mandate by virtue of him being the Director of the Manager nominated by JCorp and part of the senior management of JCorp Group.

Shamsul Anuar bin Abdul Majid and Datuk Sr. Akmal bin Ahmad are deemed interested in the Proposed RRPT Mandate by virtue of them being Directors of JLG nominated by JCorp.

Dato' Mohammed Ridha bin Dato' Abd Kadir is deemed interested in the Proposed RRPT Mandate by virtue of him being the Director of the Manager nominated by JCorp and also the Director of JCorp.

Dato' Haji Mohd Redza Shah bin Abdul Wahid was the former Independent Non-Executive Director of the Manager who resigned on 31 December 2024, is also the Senior Independent Non-Executive Director of KPJ. As such, Dato' Haji Mohd Redza Shah bin Abdul Wahid is also deemed in the Proposed RRPT Mandate for the six (6) months period preceding his resignation as the Independent Non-Executive Director of the Manager.

Accordingly, the Interested Directors have abstained and will continue to abstain from deliberations and voting on the Proposed RRPT Mandate at all Board meetings. They will also abstain from voting in respect of their direct and indirect interests, if any, on the resolution pertaining to the Proposed RRPT Mandate at the forthcoming AGM.

In addition, the Interested Directors have undertaken to ensure that persons connected with them shall abstain from voting on the resolution pertaining to the Proposed RRPT Mandate at the forthcoming AGM in respect of their direct and indirect interests in Al-Salām.

The direct and indirect unitholdings of the Interested Major Unitholders and Interested Directors in Al-Salām as at the LPD are as follows:

	Direct		Indirect	
	No. of Units '000	(%)(¹)	No. of Units '000	(%)(¹)
<u>Interested Major Unitholder</u>				
JCorp	24,437	4.21	⁽²⁾ 367,173	63.31
DASB	278,539	48.02	-	-
<u>Interested Directors</u>				
Shamsul Anuar bin Abdul Majid	-	-	-	-
Datuk Sr. Akmal bin Ahmad	-	-	-	-
Dato' Mohammed Ridha bin Dato' Abd Kadir	-	-	-	-
Dato' Haji Mohd Redza Shah bin Abdul Wahid	-	-	-	-
(resigned on 31 December 2024)				

Notes:

- (1) Based on the total number of issued units of Al-Salām.
- (2) Deemed interested by virtue of its interest in DASB, Kulim (Malaysia) Berhad, KPJ, JLG Land Berhad (formerly known as Johor Land Berhad), Kumpulan Bertam Plantations Berhad and Tenaga Utama (J) Berhad under Section 8 of the Companies Act 2016.

8. DIRECTORS' RECOMMENDATION

The Board (save for the Interested Directors), having considered all aspects of the Proposed RRPT Mandate, is of the opinion that the Proposed RRPT Mandate is in the best interests of Al-Salām.

Accordingly, the Board (save for the Interested Directors), recommends that you vote **in favour** of the ordinary resolution pertaining to the Proposed RRPT Mandate to be tabled at the forthcoming AGM.

9. AGM

The AGM (an extract of the Notice of AGM is also enclosed in this Circular) will be held physically at Convention Hall 303, Persada Johor International Convention Centre, Jalan Abdullah Ibrahim, 80888 Ibrahim International Business District, Johor, on Wednesday, 25 June 2025 at 12:30 p.m. for the purpose of considering, and if thought fit, passing the resolution to give effect to the Proposed RRPT Mandate.

If you are unable to attend and vote in person at the AGM, you may complete and return the Form of Proxy in the notice of AGM accordance with the instructions therein as soon as possible and in any event so as to arrive at Mega Corporate Services Sdn Bhd, Level 15-2, Bangunan Faber Imperial Court, Jalan Sultan Ismail, 50250 Kuala Lumpur, Malaysia at least twenty-four (24) hours before the time set for the AGM. The lodging of a Form of Proxy does not preclude you from attending and voting in person at the AGM should you subsequently wish to do so.

Please refer to the Notice of the Tenth (10th) AGM for further information on the meeting.

10. FURTHER INFORMATION

Unitholders are advised to refer to the attached **Appendix I** for further information.

Yours faithfully
For and on behalf of the Board of
JLG REIT MANAGERS SDN BHD
(formerly known as Damansara REIT Managers Sdn Berhad)
(as the Manager of Al-Salām Real Estate Investment Trust)

ABDULLAH BIN ABU SAMAH
Independent Non-Executive Director

1. RESPONSIBILITY STATEMENTS

This Circular has been seen and approved by the Board, and they collectively and individually accept full responsibility for the accuracy of the information contained herein and confirm that, after making all reasonable enquiries and to the best of their knowledge and belief, there are no false or misleading statements or other facts, the omission of which would make any statement herein misleading.

2. CONSENTS AND CONFLICT OF INTEREST

KAF IB, being the Adviser for the Proposed RRPT Mandate, has given and has not subsequently withdrawn its written consent to the inclusion in this Circular of its name and all references thereto in the form and context in which they appear in this Circular.

KAF IB is not aware of any conflict of interest which exist or is likely to exist in relation to its role as the Adviser for the Proposed RRPT Mandate.

3. MATERIAL CONTRACTS

- (a) Sale and Purchase Agreement dated 3 December 2024 (“**SPA**”) entered between ART (acting solely in its capacity as the Trustee for Al-Salām) (“**Vendor**”) with Winfar Builders Sdn Bhd (“**Purchaser**”) for the disposal of a parcel of commercial land accommodating a single-storey building with a drive-through facility and bearing the postal address of Lot 14083, Jalan Kuchai Lama, 58200 Kuala Lumpur (“**Kuchai Lama Property**”) on an ‘as-is where-is’ basis with legal possession and legal ownership free from any claims, charges, liens, encumbrances and equities whatsoever in accordance with the terms of the SPA for a disposal consideration of RM14,700,000 to be settled entirely in cash.

As at LPD, the disposal of the Kuchai Lama Property is ongoing.

- (b) Two (2) separate Sale and Purchase Agreements dated 5 March 2025 (“**SPAs**”) entered between ART (acting solely in its capacity as the Trustee for Al-Salām) (“**Vendor**”) with Lagi Tegas Sdn. Bhd. (“**Purchaser**”) for the disposal of the following properties of:
- (i) One (1) unit of four-storey intermediate terraced shop/office building bearing the postal address of No. 60, Jalan PJS 11/28A, Bandar Sunway, 47500 Subang Jaya (formerly 46150 Petaling Jaya), Selangor Darul Ehsan (“**Intermediate Lot**”); and
 - (ii) One (1) unit of four-storey corner terraced shop/office building bearing the postal address of No. 62, Jalan PJS 11/28A, Bandar Sunway, 47500 Subang Jaya (formerly 46150 Petaling Jaya), Selangor Darul Ehsan (“**Corner Lot**”).

(The Intermediate Lot and Corner Lot shall collectively be referred to as “**Properties**”), on an ‘as-is where-is’ basis with legal possession and legal ownership free from any claims, charges, liens, encumbrances and equities whatsoever in accordance with the terms of the SPAs for a total disposal consideration of the Properties of RM10,000,000 to be settled entirely in cash.

As at LPD, the disposal of the Properties are ongoing.

4. MATERIAL LITIGATION

As at the LPD, there are no material litigation, claims or arbitration, either as a plaintiff or a defendant, which will have a material and/or adverse effect on the financial position or business of Al-Salām and the Board is not aware of any proceedings pending or threatened against Al-Salām or of any fact which is likely to give rise to any proceedings which may materially and/or adversely affect the position or business of Al-Salām.

5. DOCUMENTS AVAILABLE FOR INSPECTION

The copies of the following documents are available for inspection at the registered office of JRMSB at Suite 1, level 17, Menara KOMTAR, Johor Bahru City Centre, 80888 Ibrahim International Business District, Johor Darul Ta'zim Malaysia, following the date of this Circular from Mondays to Fridays (except public holidays) during business hours up to the date of the AGM:

- (i) the Deed;
- (ii) the audited consolidated financial statements of Al-Salām for the FYE 2023 and FYE 2024 and the unaudited consolidated financial statements of Al-Salām for the financial period ended 31 March 2025; and
- (iii) the letter of consent referred to in Section 2 above.
- (iv) the material contracts referred to in Section 3 above.

THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK



AL-SALĀM REAL ESTATE INVESTMENT TRUST

(Established in Malaysia under the deed dated 26 March 2015 and as amended and restated by the Restated Trust Deed dated 25 November 2019, entered into between JLG REIT Managers Sdn Bhd (*formerly known as Damansara REIT Managers Sdn Berhad*) and AmanahRaya Trustees Berhad, both companies incorporated in Malaysia under the laws of Malaysia)

EXTRACT OF NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the Tenth (10th) Annual General Meeting (“**AGM**”) of the holders of units of Al-Salām Real Estate Investment Trust (“**Al-Salām**”) (“**Unitholders**”) will be held physically at Convention Hall 303, Persada Johor International Convention Centre, Jalan Abdullah Ibrahim, 80888 Ibrahim International Business District, Johor, on Wednesday, 25 June 2025 at 12:30 p.m. to transact the following businesses:

AGENDA

Special Business

ORDINARY RESOLUTION 2

PROPOSED NEW AND RENEWAL OF UNITHOLDERS’ MANDATE FOR RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE (“PROPOSED RRPT MANDATE”)

“**THAT** subject always to the provisions of the Listing Requirements or the requirements and approvals of other regulatory authorities, approval be and is hereby given to Al-Salām, to enter into and give effect to the recurrent related party transactions of a revenue or trading nature which are necessary for the day-to-day operations of Al-Salām and which are in the ordinary course of business of Al-Salām (“**Recurrent Related Party Transaction**” or “**RRPT**”) as stated in Section 2.3 of the Circular to Unitholders dated 27 May 2025 (the “**Circular**”), provided that such transactions are:

- (i) Recurrent transactions of a revenue or trading nature;
- (ii) Necessary for the day-to-day operations of Al-Salām;
- (iii) Carried out in the ordinary course of business of Al-Salām, made on an arm’s length basis and on normal commercial terms not more favourable to the Related Parties than those generally available to the public; and
- (iv) Not detrimental to the minority Unitholders;

AND THAT the Proposed RRPT Mandate is subject to annual renewal and continue to be in force until:

- (a) The conclusion of the next AGM of Al-Salām following this 10th AGM, at which time the Proposed RRPT Mandate will lapse unless by a resolution passed by the Unitholders at the next AGM, such authority is renewed; or
 - (b) The expiration of the period within which the next AGM of Al-Salām after the date that is required to be held pursuant to the law; or
 - (c) Revoked or varied by a resolution passed by the Unitholders at a general meeting of Al-Salām;
- whichever is earlier;

AND THAT the Directors of the Manager and the Trustee be and are hereby authorised to do all acts, deeds and things and execute all necessary documents as they may consider necessary or expedient in the best interest of Al-Salām with full power to assent to any conditions, variations, modifications, arrangements and/or amendments in any manner as may be required or permitted under relevant authorities and to deal with all matters in relation thereto and to take 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 RRPT Mandate contemplated and/or authorised by this ordinary resolution.”

By Order of the Board

JLG REIT MANAGERS SDN BHD

(formerly known as Damansara REIT Managers Sdn Berhad)

(as Manager of Al-Salām Real Estate Investment Trust)

NURALIZA BINTI A. RAHMAN (MAICSA 7067934)

ROHAYA BINTI JAAFAR (LS 0008376)

Company Secretaries

Johor Bahru

27 May 2025

Notes:

1. *A Unitholder shall be entitled to attend and vote at this AGM, and shall be entitled to appoint another person (whether a Unitholder or not) as its proxy to attend and vote.*
2. *Where a Unitholder is a corporation, its duly authorised representative shall be entitled to attend and vote at the AGM, and shall be entitled to appoint another person (whether a Unitholder or not) as its proxy to attend and vote.*
3. *Where the 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 standing to the credit of the said securities account. 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. Such proxy shall have the same rights as the member to vote whether on a poll or a show of hands, to speak and to be reckoned in a quorum.*
4. *The instrument appointing a proxy shall be in writing under the hand of the appointor or of its attorney duly authorised in writing or if the appointor is a corporation either under its common seal or under the hand of an officer or attorney so authorised.*
5. *The instrument appointing a proxy must be deposited at the Office of the Poll Administrator at: Mega Corporate Services Sdn Bhd, Level 15-2, Bangunan Faber Imperial Court, Jalan Sultan Ismail, 50250 Kuala Lumpur, Malaysia at least twenty-four (24) hours before the time appointed for holding the AGM or any adjournment thereof or e-mail to mega-sharereg@megacorp.com.my*
6. *Only Unitholders registered in the Record of Depositors as at 18 June 2025 shall be entitled to attend and speak at the AGM or appoint proxy(ies) to attend on his/her behalf.*
7. *Pursuant to Paragraph 8.29A(1) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, all resolutions set out in this Notice will be put to vote by way of poll.*
 - 7.1 *Audited Financial Statements*

The Audited Financial Statements laid at this meeting pursuant to Clause 13.18(b) of the guidelines on Listed Real Estate Investment Trusts issued by the Securities Commission of Malaysia on 15 March 2018 and as revised on 28 November 2022 are meant for discussion only. It does not require Unitholders' approval and therefore, shall not be put forward for voting.

EXPLANATORY NOTES ON SPECIAL BUSINESS:

Proposed RRPT Mandate

The proposed Ordinary Resolution 2 if passed, is primarily to authorise Al-Salām to enter into RRPT with Related Parties, which are necessary for the day-to-day operations of the Group and are based on normal commercial terms that are not more favourable to the Related Parties than those generally made to the public.

The procurement of the Proposed RRPT Mandate would reduce substantially administrative time, effort and expenses associated with the convening of separate general meetings to seek Unitholders' approval as and when potential RRPT arise.