



Annual Report **2026**



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Form of Proxy

TOWER REAL ESTATE INVESTMENT TRUST



ABOUT TOWER REIT

Tower Real Estate Investment Trust ("Tower REIT") was constituted under the Deed dated 17 February 2006 (as amended and restated by the restated deed dated 29 May 2014 and the second restated deed dated 23 October 2019) entered into between the Manager and MTrustee Berhad, acting as the Trustee of Tower REIT, and listed on the Main Market of Bursa Malaysia Securities Berhad on 12 April 2006.



INVESTMENT OBJECTIVE

The investment objective of Tower REIT is to invest primarily in a portfolio of real estate including quality office buildings, commercial properties, residential properties and industrial properties in order to:

01

provide unitholders with stable distribution per unit as well as sustainable long term growth of such distribution; and

02

achieve medium- to long-term growth in the net asset value per unit.

CORPORATE INFORMATION

BOARD OF DIRECTORS

MR TANG HONG CHEONG

(Chairman, Non-Independent Non-Executive)

MR CHENG HSING YAO (ZHENG XINYAO)

(Non-Independent Non-Executive Director)

YBHG DATO' TAN ANG MENG

(Independent Non-Executive Director)

MS LIM TAU KIEN

(Independent Non-Executive Director)

MS WONG SHAO LING

(Non-Independent Non-Executive Director)

MR DOUGLAS RICHARD FYVIE CRICHTON

(Chief Executive Officer/Executive Director)

MANAGER

GLM REIT Management Sdn Bhd
Registration No. 200401020808
(659312-H)

MANAGER'S PRINCIPAL ADDRESS

Level 13, Menara Guoco
Damansara City
No. 6, Jalan Damanlela
Bukit Damansara
50490 Kuala Lumpur
Tel No. : 03-2726 1000
Fax No. : 03-2726 1001

MANAGER'S REGISTERED ADDRESS

Level 32, Menara Hong Leong
No. 6, Jalan Damanlela
Bukit Damansara
50490 Kuala Lumpur
Tel No. : 03-2088 8818
Fax No. : 03-2088 8990
Email address : cosec-glm@guocoland.com

COMPANY SECRETARY OF THE MANAGER

Chin Min Yann (MAICSA 7034011)
(SSM PC No. 202008002583)
Level 32, Menara Hong Leong
No. 6, Jalan Damanlela
Bukit Damansara
50490 Kuala Lumpur
Tel No. : 03-2088 8818
Fax No. : 03-2088 8990

TRUSTEE
MTrustee Berhad

2nd Floor, Plaza Armada
Lot 6, Lorong Utara C, Section 52
46200 Petaling Jaya
Selangor Darul Ehsan
Tel No. : 03-7931 1119
Fax No. : 03-7931 1135
Email address : inquiry@mtrustee.com

PROPERTY MANAGER
**Appraisal Property Management
Sdn Bhd (Part of the JLL Network)**

No. 26-A, Menara IQ
Lot C7.11, Persiaran TRX
Tun Razak Exchange
55188 Kuala Lumpur
Tel No. : 03-2260 0777

REGISTRAR
**Hong Leong Share Registration
Services Sdn Bhd**

Level 25, Menara Hong Leong
No. 6, Jalan Damanlela
Bukit Damansara
50490 Kuala Lumpur
Tel No. : 03-2088 8818
Fax No. : 03-2088 8990
Email address : hlsrs@hongleong.com

AUDITORS
KPMG PLT

(LLP0010081-LCA & AF 0758)
Chartered Accountants
Level 10, KPMG Tower
8, First Avenue, Bandar Utama
47800 Petaling Jaya
Selangor Darul Ehsan
Tel No. : 03-7721 3388
Fax No. : 03-7721 3399

PRINCIPAL BANKERS OF THE TRUST

Hong Leong Bank Berhad
Level 1, Wisma Hong Leong
18, Jalan Perak
50450 Kuala Lumpur

Public Bank Berhad
Level 27, Menara Public Bank
146, Jalan Ampang
50450 Kuala Lumpur

WEBSITE

<https://www.tower-reit.com>

FUND INFORMATION

Name of Trust	Tower Real Estate Investment Trust ("Trust")
Trust Type	Income and growth
Trust Category	Real Estate Investment Trust ("REIT")
Term of Trust	The Trust has no fixed termination date. However, the Deed provides a number of circumstances under which the Trust may be terminated.
Investment Objectives	To invest in a portfolio of real estate including quality office buildings, commercial properties, residential properties and industrial properties in order to: • provide unitholders with stable distributions per unit as well as sustainable long term growth of such distributions; and • achieve medium- to long-term growth in the net asset value per unit.
Fund Performance Benchmark	The benchmark of a fund should ideally be representative of the investment universe of the fund. Where it is not possible, returns from a directly competing investment product may be used. A REIT's performance may be domestically benchmarked against any existing REIT listed on the Main Market of Bursa Malaysia Securities Berhad ("Bursa Securities"). Other common domestic benchmarks that can be used as a guide when assessing the performance of a REIT are the FBM Bursa Malaysia KLCI and Kuala Lumpur Properties Index.
Distribution Policy	The Manager intends to distribute at least 90% of the Distributable Income for the relevant financial years. The Manager intends to make semi-annual distributions to unitholders with the amount calculated as at 30 June and 31 December each year or such other percentages and at such other intervals as determined by the Manager at its discretion.
Authorised Investments	i) At least 75% of Total Assets Value ("TAV") are invested in real estate and/or single purpose companies at all times; and ii) the aggregate investments in property development activities (property development costs) and real estate under construction must not exceed 15% of TAV, or such other limits as may be prescribed or permitted by the Securities Commission ("SC") Guidelines on Listed REITs.
Financial Year End	30 June
Borrowing Limitations	Total borrowings of the Trust shall not exceed 50% of the TAV at the time the borrowings are incurred or such other levels as may be permitted by the SC Guidelines on Listed REITs.
Total Number of Units Issued	490,875,000 units
No Redemption By Unitholders	Unitholders have no right to request the Manager to repurchase or redeem the units while the units are listed on Bursa Securities. It is intended that unitholders may only deal with their listed units through trading on Bursa Securities.
Revaluation Policy	The properties are revalued annually pursuant to the Malaysian Financial Reporting Standards ("MFRS") 140 and Clause 10.02 of the SC Guidelines on Listed REITs.

OVERVIEW OF PORTFOLIO

Tower REIT's portfolio consists of three prime commercial buildings with a combined appraised value of approximately RM807 million as at 30 June 2026. The combined total net lettable area of the portfolio is 966,657 sq. ft. These assets provide strong and sustainable income stream of the Trust.

MENARA HLX

No. 3, Jalan Kia Peng
50450 Kuala Lumpur



PLAZA ZURICH

No. 12, Jalan Gelenggang
Bukit Damansara
50490 Kuala Lumpur



MENARA GUOCO

No. 6, Jalan Damanlela
Bukit Damansara
50490 Kuala Lumpur



Real Estate	Net Lettable Area sq. ft.	Market Value RM'000	% of Total Real Estate Portfolio
Menara HLX	383,189	328,000	41%
Plaza Zurich	351,335	228,000	28%
Menara Guoco	232,133	251,000	31%
	966,657	807,000	100%

ASSETS PROFILE



Menara HLX

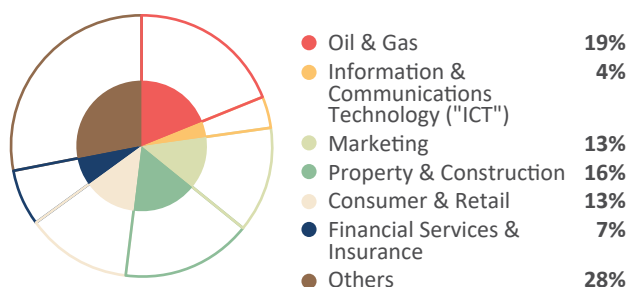
Menara HLX, a 32-storey office tower in Kuala Lumpur's Golden Triangle, is strategically located just 200m from Pavilion Shopping Centre in Bukit Bintang. Menara HLX offers a host of retail, dining options and lifestyle amenities. The tower is also easily accessible, within walking distance of the Raja Chulan monorail, Bukit Bintang and Conlay MRT stations, with a connection to KLCC via the KLCC-Bukit Bintang elevated walkway.

FY2026 saw some enhancement being carried out in Menara HLX such as fire alarm system upgrading to strengthen the reliability of the building's life safety system. The upgrading is expected to be completed in October 2026.

Anchor tenants of Menara HLX include IPC Malaysia B.V., Maritime Institute of Malaysia and South African Embassy. Menara HLX also extended its welcome to new tenants in the financial year under review such as Matsumotokiyoshi (Malaysia) Sdn Bhd, Qatar Airways and Its Beattiya International Sdn Bhd.

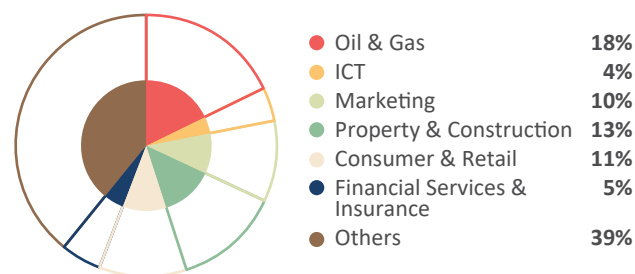
TENANT MIX BY NET LETTABLE AREA

as at 30 June 2026



TENANT MIX BY GROSS RENTAL INCOME

For the Month of June 2026

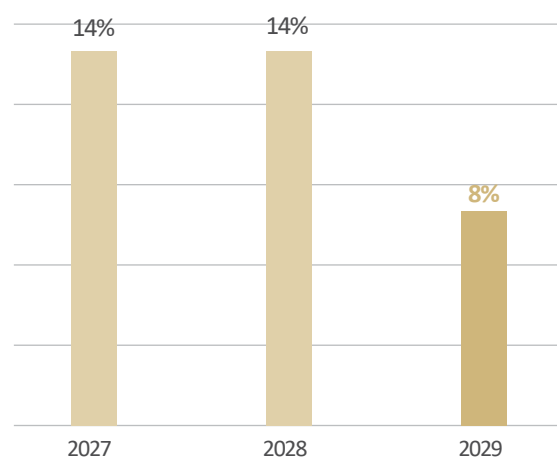


ASSETS PROFILE

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EXPIRY PROFILE

as at 30 June 2026



MAJOR TENANTS

as at 30 June 2026

Name	Trade Sector	% of Total Net Lettable Area
IPC Malaysia B.V.	Oil & Gas	4.5%
Maritime Institute of Malaysia	Others	2.7%
South African Embassy	Others	2.3%
		9.5%

Address

Menara HLX, No. 3, Jalan Kia Peng,
50450 Kuala Lumpur.

Description

A 32 storey high-rise stratified office building with a 4-level basement car park

Property type/use

Commercial Office Building

Year of completion

2003

Title details

Lot No. 1286, Section 57,
Title No. Geran 43969/M1/B4/1
Town and District of Kuala Lumpur

Encumbrances

Nil

Limitation in title/interest

Nil

Tenure

Freehold

Net Lettable area

383,189 sq. ft.

Occupancy rates*

39.6%

Parking space

698 car park bays

Date of acquisition

17 April 2006

Acquisition price

RM221,000,000

Market value

RM328,000,000

Date of latest valuation

30 June 2026

Name of Valuer

Rahim & Co International Sdn Bhd

Net Book value

RM328,000,000 *

Property Manager

Appraisal Property Management
Sdn Bhd

*As at 30 June 2026

ASSETS PROFILE

cont'd



Plaza Zurich

Nestled in the upmarket suburb of Bukit Damansara and only 5km from Kuala Lumpur City Centre, Plaza Zurich is a neighbourhood landmark that conveniently resides adjacent to the Semantan MRT station. It is also within walking distance from the lively and trendy Plaza Batai enclave and DC Mall.

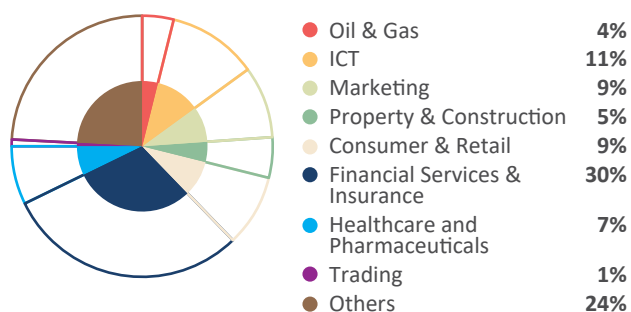
Plaza Zurich comprises two office blocks and a retail podium, and features functional, practical office space with easy access and ample parking. The triple-volume lobby extends a sophisticated welcome to tenants and visitors, while secure access to office areas and 24-hour security ensures occupant safety and complete peace of mind. On the ground floor, an outdoor amphitheater offers a pleasant, tree-shaded green space for tenants and visitors to enjoy. Plaza Zurich underwent upgrades during the financial year under review including the replacement of vacuum circuit breaker to improve the reliability and safety of the building's high voltage electrical distribution system. Lift modernisation programme was also carried out to enhance tenant experience and is scheduled for completion in the second quarter of 2027.

Plaza Zurich's anchor tenants include Zurich Life Insurance Malaysia Bhd, Hong Leong Investment Bank Berhad, Hong Leong Asset Management Bhd and HP PPS Sales Sdn Bhd, while the retail podium features a vibrant selection of F&B tenants, including The Hub Coffee Roasters and Limóné Café.

The financial year under review saw the addition of reputable tenants in Plaza Zurich such as Teleport Platforms Sdn Bhd, Aisling Consulting Sdn Bhd and Konzepte Asia Sdn Bhd.

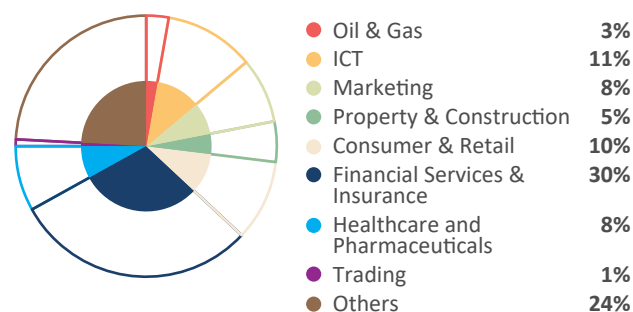
TENANT MIX BY NET LETTABLE AREA

as at 30 June 2026



TENANT MIX BY GROSS RENTAL INCOME

For the Month of June 2026

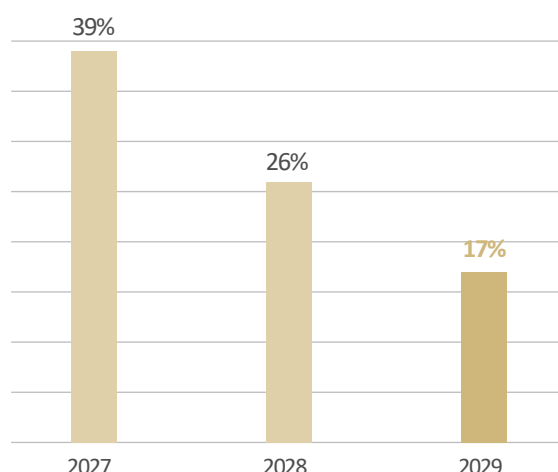


ASSETS PROFILE

cont'd

EXPIRY PROFILE

as at 30 June 2026



MAJOR TENANTS

as at 30 June 2026

Name	Trade Sector	% of Total Net Lettable Area
Zurich Life Insurance Malaysia Bhd	Financial Services & Insurance	11.6%
Hong Leong Investment Bank Bhd & Hong Leong Asset Management Bhd	Financial Services & Insurance	11.3%
HP PPS Sales Sdn Bhd	ICT	7.8%
Teleport Platforms Sdn Bhd	Others	7.1%
Stream Enterprise (M) Sdn Bhd	Consumer & Retail	3.9%
		41.7%

Address

Plaza Zurich, No. 12, Jalan Gelenggang, Bukit Damansara 50490 Kuala Lumpur

Description

2 blocks of 9 and 21-storey office buildings with 3-level of connecting podium and 4-level of basement car park

Property type/use

Commercial Office Building

Year of completion

1996

Title details

Lot No. 481091, Title No. Geran 80304 Mukim and District of Kuala Lumpur

Encumbrances

First party legal charge to Public Bank Berhad

Limitation in title/interest

Nil

Tenure

Freehold

Net Lettable area

351,335 sq. ft.

Occupancy rates*

84.6%

Parking space

546 car park bays

Date of acquisition

17 April 2006

Acquisition price

RM130,000,000

Market value

RM228,000,000

Date of latest valuation

30 June 2026

Name of Valuer

Rahim & Co International Sdn Bhd

Net Book value

RM228,000,000 *

Property Manager

Appraisal Property Management Sdn Bhd

*As at 30 June 2026

ASSETS PROFILE

cont'd



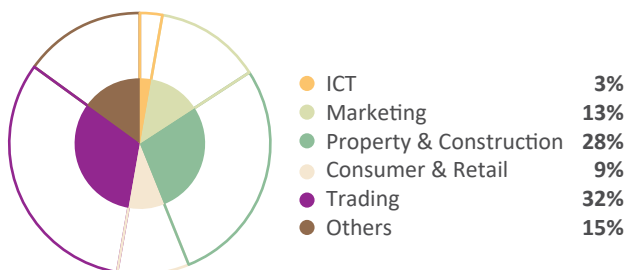
Located within Damansara City, Menara Guoco is a 19-storey premium Grade A office tower, connected to Sofitel Kuala Lumpur Damansara, DC Mall and Menara Hong Leong. It is Green Building Index (GBI) certified, Gold LEED 2009 Core & Shell Development-accredited and will soon be achieving Malaysia Digital Nexus status.

Its modern and contemporary main lobby features impressive triple volume ceilings, granite interiors, a glass façade and a sheltered porte cochère. The building has a three-tier security system and a designated smart lift solution for the safety and convenience of tenants and visitors. Strategically located just 5km from Kuala Lumpur City Centre, Menara Guoco is a part of Damansara City – a RM2.5 billion integrated development in the upscale neighbourhood of Bukit Damansara. With easy access to major road networks and within walking distance from the Pusat Bandar Damansara MRT station, Damansara City is a confluence of premium office and commercial space, upscale residences and hospitality services.

It brings together a full suite of amenities, from retail to lifestyle services, and fine dining to everyday eateries, that are continually refreshed, making it a vibrant place to live, work and play. Menara Guoco's anchor tenants include British American Tobacco (Malaysia) Berhad, Dentsu Holdings Malaysia Sdn Bhd, Aecom Perunding Sdn Bhd and Guocoland (Malaysia) Berhad. During the financial year under review, Chery Corporate Malaysia Sdn Bhd, an existing tenant, expanded its space by close to 7,000 sqft.

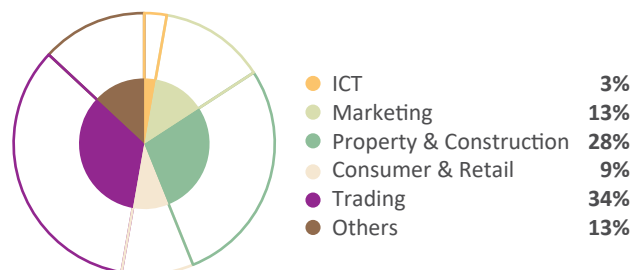
TENANT MIX BY NET LETTABLE AREA

as at 30 June 2026



TENANT MIX BY GROSS RENTAL INCOME

For the Month of June 2026

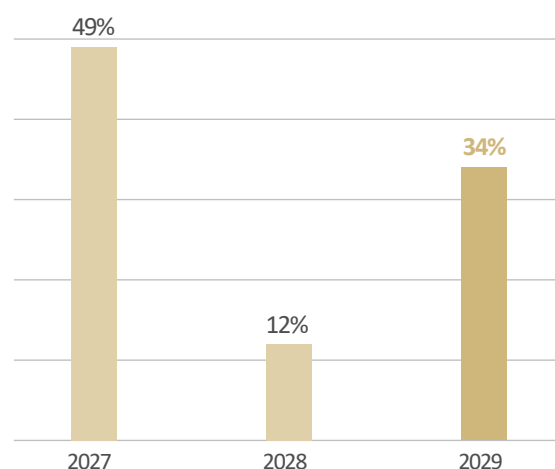


ASSETS PROFILE

cont'd

EXPIRY PROFILE

as at 30 June 2026



MAJOR TENANTS

as at 30 June 2026

Name	Trade Sector	% of Total Net Lettable Area
British American Tobacco (Malaysia) Berhad	Trading	27.6%
GuocoLand (Malaysia) Bhd	Property & Construction	12.7%
Dentsu Holdings Malaysia Sdn Bhd	Marketing	12.5%
Aecom Perunding Sdn Bhd	Property & Construction	11.7%
		64.5%

Address

Menara Guoco, No. 6, Jalan Damanlela, Bukit Damansara 50490 Kuala Lumpur

Description

Stratified 19 storey office building

Property type/use

Commercial Office Building

Year of completion

2018

Title details

Lot No. 58303, Title No. Geran 74955/ M1/B6/4, Mukim and District of Kuala Lumpur

Encumbrances

First party legal charge to Public Bank Berhad

Limitation in title/interest

Nil

Tenure

Freehold

Net Lettable area

232,133 sq. ft.

Occupancy rates*

94.8%

Date of acquisition

19 August 2020

Acquisition price

RM242,100,000

Market value

RM251,000,000

Date of latest valuation

30 June 2026

Name of Valuer

Rahim & Co International Sdn Bhd

Net Book value

RM251,000,000 *

Property Manager

Appraisal Property Management Sdn Bhd

*As at 30 June 2026

CHAIRMAN'S STATEMENT

Dear Unitholders,

On behalf of the Board of Directors and Management of GLM REIT Management Sdn Bhd ("Manager"), the Manager of Tower Real Estate Investment Trust ("Tower REIT" or the "Trust"), I am pleased to present the Annual Report and Audited Financial Statements of Tower REIT for the financial year ended 30 June 2026 ("FY2026").



The global economy is expected to expand at a more moderate pace as higher tariffs, policy uncertainty and geopolitical tensions continue to weigh on trade and investment sentiment. Nevertheless, resilient domestic demand, supportive fiscal and monetary policies, as well as continued investment in technology and digitalisation are expected to support economic activity.

Malaysia registered 6.0% economic growth in the second quarter of the year, bolstered by resilient domestic demand and robust exports. Household spending continued to be supported by stable income growth and ongoing policy support. Investment growth was strengthened by continued spending on structures and machinery & equipment.

In the commercial office segment, the continued flight to quality benefited premium-grade, well connected and ESG-compliant office buildings. Tower REIT capitalised on this trend to improve occupancy and rental contributions despite intense competition arising from excess office supply. Rental growth and lower financing costs also contributed to the Trust's improved profitability in FY2026.

DELIVERING SUSTAINABLE VALUE WITH RESILIENCE

The Financial Stability Review – Second Half 2025 published by Bank Negara Malaysia (BNM) noted that office space supply is expected to remain in surplus over the medium term as hybrid work arrangements and flexible workspaces continue to shape occupier demand. Vacancy rates have improved from the highs recorded in 2022, although they remain higher than 2019 levels.

Against this backdrop, Tower REIT delivered a stronger financial performance in FY2026, recording higher profitability and distributions to unitholders. The enhanced results reflected stronger rental contributions and lower financing costs, while positive leasing momentum led to improved occupancy across the portfolio.

The Trust continued to strengthen its position as a landlord of choice for quality office properties in the Klang Valley, benefiting from tenant preferences for accessible office buildings that meet their evolving requirements. Proactive tenancy renewals, ongoing capital improvements and asset enhancement efforts preserved the quality and competitiveness of its properties.

Tenant engagement remained a priority, with the Trust focused on maintaining high service standards, offering flexible solutions and responding to the requirements of its corporate tenants. These efforts strengthened relationship with tenants and contributed to long-term occupancy and retention.

CHAIRMAN'S STATEMENT

cont'd

Sustainability considerations also continued to form part of the Trust's asset management approach, with efforts to improve energy efficiency and reduce waste, hence enhancing the appeal and long-term value of its properties. Through these initiatives, Tower REIT remains committed to delivering sustainable value to unitholders while maintaining its competitiveness in the Klang Valley office market.

BUSINESS AND FINANCIAL REVIEW

Tower REIT delivered a commendable financial performance in FY2026, with gross revenue rising by 7.9% to RM42.0 million from RM38.9 million in the preceding financial year. The increase was attributable to stronger contributions from the portfolio, higher occupancy and improved rental rates.

An independent valuation of the investment properties was undertaken, resulting in a net fair value gain of RM0.45 million. Total comprehensive income increased to RM12.5 million from RM7.2 million in FY2025, an improvement of 73% reflecting improved operating performance, firmer rental rates, lower financing costs and prudent cost management. Earnings per unit also improved significantly due to stronger realised income, while net asset value per unit remained stable and gearing was maintained at a prudent level. Initiatives to enhance Facilities Management systems and implement energy reduction programmes also contributed to greater operating efficiency and improved margins while maintaining service standards.

Detailed discussions of Tower REIT's performance can be found in the Management Discussion and Analysis section of this Annual Report on pages 14 to 26.

INCOME DISTRIBUTION

Consistent with Tower REIT's objective of delivering sustainable returns to unitholders, the Manager declared a total distribution of RM9.3 million or 1.90 sen per unit for FY2026. This comprised an interim income distribution of 1.30 sen per unit paid on 10 June 2026 and a final income distribution of 0.60 sen per unit amounting to RM2.9 million. The total distribution represented approximately 97.4% of the taxable total income for the financial year.

The increase from 1.22 sen per unit in FY2025 to 1.90 sen per unit in FY2026 marked an improvement of approximately 56%, reflecting Tower REIT's stronger profitability and ability to provide higher returns to unitholders.

OUR PROSPECTS

The outlook for 2027 is positive, with Tower REIT well positioned to capitalise on leasing opportunities across its portfolio of quality office assets in established and well-connected commercial locations. Demand for well-maintained office space, particularly within the Bukit Bintang and Semantan micro markets, is expected to support leasing activity and occupancy across our portfolio.

Moving forward, Tower REIT will focus on strengthening leasing performance, improving operating margins, and enhancing the long-term competitiveness of our assets through improved Facilities Management systems, energy efficiency initiatives and targeted asset enhancement efforts. These priorities are expected to support sustainable value creation for our unitholders.

APPRECIATION

On behalf of the Board of Directors and Management, I would like to extend my sincere appreciation to our unitholders, tenants and business partners. Their invaluable support and confidence in Tower REIT have contributed significantly to our progress.

My appreciation also goes to Pn Noorbaizura Binti Hermeyney who has resigned as a Director for her contribution over the years. I also take this opportunity to welcome Ms Wong Shao Ling, our newly appointed Director and Mr Douglas Richard Fyvie Crichton, the new Chief Executive Officer and Director of GLM REIT Management Sdn Bhd. I look forward to their contributions as the Trust strengthens its position for the future.

My sincere thanks also go to my fellow Board members, Management and employees for their dedication, professionalism and commitment throughout the year. I am confident that Tower REIT will continue to create sustainable value for our unitholders in the years ahead.

TANG HONG CHEONG

Chairman

MANAGEMENT DISCUSSION AND ANALYSIS

The financial year ended 30 June 2026 ("FY2026") saw Tower Real Estate Investment Trust ("Tower REIT" or the "Trust") strengthen its operating performance amid a competitive office market as tenants became increasingly selective in terms of location, building quality and connectivity.

Throughout the year, the Manager prioritised proactive leasing, closer tenant engagement and prudent cost management. These initiatives primarily focused on building portfolio strength, occupancy gains and financial resilience. The cessation of the withholding tax ("WHT") concession was also a notable regulatory development during the year, with implications for investors' tax obligations and sentiment across different income brackets.

This Management Discussion and Analysis reviews Tower REIT's financial and operational performance in FY2026, the key factors influencing its results and significant developments across the portfolio. It also outlines the Manager's priorities for maintaining this progress in the year ahead.

BUSINESS OVERVIEW

Tower REIT is a real estate investment trust listed on the Main Market of Bursa Malaysia Securities Berhad since 12 April 2006. Its portfolio comprises three strategically located commercial office properties in Kuala Lumpur, namely Menara HLX, Plaza Zurich and Menara Guoco. As at 30 June 2026, the portfolio had a combined net lettable area of approximately 966,657 sq. ft. and a total market value of RM807.0 million.

Situated within established and well-connected commercial precincts, the properties benefit from convenient access to major transport links and surrounding business amenities. These advantages, complemented by a diverse tenant base, support recurring rental income and the Manager's efforts to improve occupancy, preserve asset value and deliver sustainable returns to unitholders.

Market Value as at 30 June 2026

Real Estate	Net Lettable Area sq. ft.	Market Value RM'000	% of Total Real Estate Portfolio
Menara HLX	383,189	328,000	41
Plaza Zurich	351,335	228,000	28
Menara Guoco	232,133	251,000	31
	966,657	807,000	100

MANAGEMENT DISCUSSION AND ANALYSIS

cont'd

INVESTMENT OBJECTIVE

Tower REIT is committed to delivering sustainable value to its unitholders by investing in a diversified portfolio of high-quality commercial assets. The Trust's principal objective is to provide regular and sustainable income distributions while achieving medium to long term growth in Net Asset Value ("NAV") per unit. The Trust pursues this objective through disciplined asset management, strategic portfolio enhancements and prudent capital allocation, with a focus on strengthening income resilience and preserving long-term asset value.

INVESTMENT STRATEGIES

To achieve its investment objective, the Manager adopts a strategic approach guided by the following principles:

- Financial stability: Maintaining prudent financial management to preserve net asset value and deliver consistent distributions to unitholders.
- Strategic asset enhancement: Proactively identifying and implementing enhancement initiatives to strengthen asset value and improve the tenant experience.
- Operational efficiency: Optimising property management and operational processes to improve and sustain occupancy while maintaining effective cost control.

The Manager makes decisions based on relevant data and a careful assessment of potential risks and opportunities, with the aim of maximising portfolio value.

In accordance with its distribution policy, the Manager intends to distribute at least 90% of the Trust's distributable income for each financial year to unitholders.

OPERATING LANDSCAPE

The Malaysian economy maintained its growth momentum during the year under review, expanding by 5.2% in 2025 before recording gross domestic product ("GDP") growth of 5.4% in the first quarter of 2026 and 6.0% in the second quarter of 2026.¹ In the commercial office sector, the growing adoption of hybrid working arrangements and flexible workspaces is expected to create a surplus of office space over the medium term.²

Purpose-built office space continued to perform steadily in 2025, with an average occupancy rate of 78.1%.³ Rental rates remained broadly stable. However, continued office availability strengthened tenants' negotiating position and intensified competition among landlords.

Across the Klang Valley office market, leasing take-up slightly exceeded the amount of space vacated in FY2026. Demand was led by technology, consulting and business services companies seeking to optimise their space requirements or relocate to higher specification buildings with convenient access to public transport. Professional services firms, particularly those in the legal and technology sectors, also contributed to leasing activity.

¹ <https://www.bnm.gov.my/-/gdp2q26pr>

² <https://www.bnm.gov.my/publications/fsr2025h2/ch1b>

³ <https://www.jpoh.gov.my/myebook/V1/ebook/eBook%20Laporan%20Pasaran%20Harta%202025>

MANAGEMENT DISCUSSION AND ANALYSIS

cont'd

Tenant preferences continued to favour premium Grade A and ESG-compliant buildings offering quality facilities, efficient layouts and good connectivity. Demand from domestic and regional oil and gas businesses also strengthened, while companies serving the beauty and medical tourism segments were particularly active within the Bukit Bintang micro market.

Tower REIT's established locations and asset quality enabled the Trust to improve overall portfolio occupancy and achieve rental growth, despite elevated vacancy levels which continued to exert pressure on rental rates. Migration by existing tenants to lower priced buildings remained minimal.

In FY2026, the Manager maintained its focus on tenant engagement and flexible leasing arrangements to improve occupancy and encourage tenant retention. These efforts were complemented by effective property management and targeted enhancement initiatives aimed at improving building performance, enhancing the tenant experience and preserving the long-term value of the properties.

REVIEW OF FINANCIAL RESULTS

FY2026 marked a turnaround year for Tower REIT, with stronger profitability and higher income distributions driven by occupancy gains, improved rental contributions and lower financing costs:

- **Gross Revenue:** Increased to RM42.0 million from RM38.9 million in FY2025, driven by stronger rental contributions from Menara HLX and Menara Guoco.
- **Net Property Income:** Rose to RM23.9 million from RM21.6 million in FY2025, reflecting higher occupancy and prudent cost management.
- **Property Operating Expenses:** Stood at RM18.1 million compared with RM17.3 million in FY2025.
- **Total Comprehensive Income:** Increased by 73% to RM12.5 million from RM7.2 million in FY2025, reflecting higher rental income and lower financing costs.
- **NAV per unit:** Increased to RM1.1685 from RM1.1601 in FY2025, reflecting the resilience of the Trust's asset values.

The Trust lowered its gearing ratio to 27.5% as at 30 June 2026, compared to 27.7% in the previous financial year, reflecting prudent capital management and a stable financial position.

The improved financial performance translated into a higher income distribution of 1.90 sen per unit compared with 1.22 sen per unit in FY2025, an increase of approximately 56%.

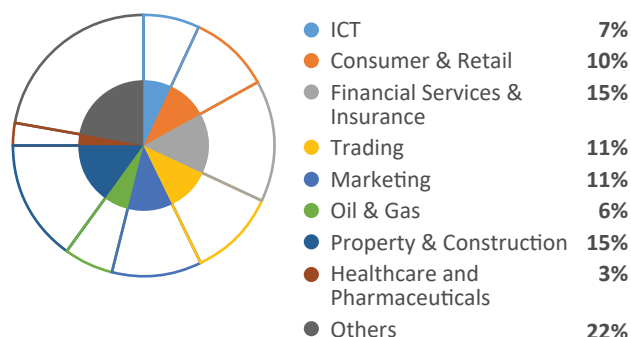
	Net Lettable Area	Acquisition Date	Acquisition Cost	Incidental cost/ Addition/ Enhancement	Carrying Value at 30-Jun-26 (prior to revaluation)	At Market Value 30-Jun-26	Fair Value Adjustment	% of Portfolio
	sq. ft.		RM'000	RM'000	RM'000	RM'000	RM'000	%
Menara HLX	383,189	17-Apr-06	221,000	20,552	241,552	328,000	86,448	41
Plaza Zurich	351,335	17-Apr-06	130,000	16,554	146,554	228,000	81,446	28
Menara Guoco	232,133	19-Aug-20	242,100	3,610	245,710	251,000	5,290	31
Total	966,657		593,100	40,716	633,816	807,000	173,184	100

MANAGEMENT DISCUSSION AND ANALYSIS

cont'd

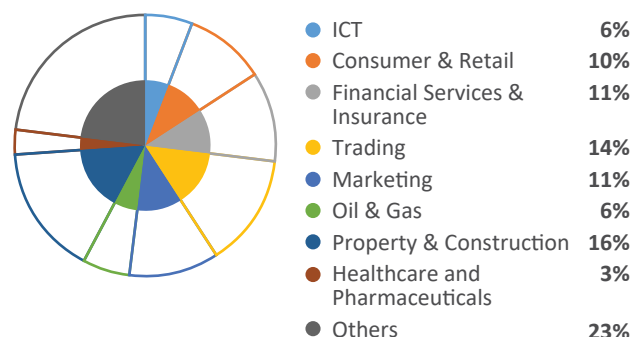
TENANT MIX BY NET LETTABLE AREA

as at 30 June 2026



TENANT MIX BY GROSS RENTAL INCOME

For the Month of June 2026



Major Tenants as at 30 June 2026	Trade Sector	% of Portfolio's Net Lettable Area
British American Tobacco (Malaysia) Berhad	Trading	6.6%
Zurich Life Insurance Malaysia Berhad	Financial Services & Insurance	4.2%
Hong Leong Investment Bank Berhad & Hong Leong Asset Management Berhad	Financial Services & Insurance	4.1%
GuocoLand (Malaysia) Berhad	Property & Construction/Others	3.2%
Dentsu Holdings Malaysia Sdn Bhd	Marketing	3.0%
Total		21.1%

LEASE EXPIRY PROFILE

	2027		2028		2029	
	No. of Tenants	% of Net Lettable Area	No. of Tenants	% of Net Lettable Area	No. of Tenants	% of Net Lettable Area
Menara HLX	14	14%	12	14%	12	8%
Plaza Zurich	19	39%	14	26%	10	17%
Menara Guoco	9	49%	2	12%	5	34%

INCOME DISTRIBUTION

For FY2026, Tower REIT declared a total income distribution of 1.90 sen per unit amounting to RM9.3 million. This comprised a first interim income distribution of 1.30 sen per unit amounting to RM6.4 million which was paid on 10 June 2026 and a final income distribution of 0.60 sen per unit amounting to RM2.9 million. The total distribution represented approximately 97.4% of the Trust's taxable total income for FY2026, consistent with its policy of distributing at least 90% of its distributable income for the financial year to unitholders.

MANAGEMENT DISCUSSION AND ANALYSIS

cont'd

Annualised Distribution Yield over the Past 5 Years

DISTRIBUTION YIELD	2022	2023	2024	2025	2026
Annualised Distribution Yield	3.33%	1.26%	2.68%	4.02%	6.42%
Annualised Distribution Yield of the Trust is derived by:	Gross Distribution per Unit of the year				
	Average Unit price of the year ¹				

Note:

⁽¹⁾ Average unit price is derived from the average of the daily market closing price for the respective years.

CAPITAL MANAGEMENT

During the year under review, the Manager maintained a prudent approach to capital management to preserve financial flexibility and maintain a stable funding position. The Trust's gearing ratio was lowered to 27.5% as at 30 June 2026, compared to 27.7% in the previous financial year.

The Trust extended its borrowings for seven years with a reducing financing spread. This strengthened its funding stability and is expected to lower financing costs over time, providing greater flexibility to pursue asset enhancements and other portfolio initiatives.

On 6 May 2026, Tower REIT announced an extension of the utilisation period for proceeds from its earlier Rights Issue exercise to 28 May 2028. The extension allows the Manager to align the deployment of these proceeds with prevailing market conditions, asset enhancement requirements and tenant needs.

UTILISATION OF PROCEEDS RAISED FROM ANY ISSUANCE OF NEW UNITS

Tower REIT received total proceeds of RM65.2 million from the Rights Issue exercise. As at 30 June 2026, RM46.4 million of the proceeds had been utilised, as set out below:

DETAILS OF UTILISATION	Proposed Utilisation	Actual Utilisation	Intended timeframe for Utilisation
	RM'000	RM'000	
Refurbishment of existing properties	23,865	5,249	Within 48 months
Repayment of bank borrowings	40,000	40,000	Within 12 months
Expenses in relation to the Corporate Exercises	1,351	1,197	Within 1 month
Total	65,216	46,446	

The balance of the rights issue proceeds of RM18.8 million is placed in Public Qualifying Money Market Deposit account with a commercial bank pending their utilisation.

MANAGEMENT DISCUSSION AND ANALYSIS

cont'd

FUND PERFORMANCE

	2022	2023	2024	2025	2026
	RM'000	RM'000	RM'000	RM'000	RM'000
STATEMENT OF FINANCIAL POSITION					
Total Asset Value	827,077	808,234	837,618	840,604	845,724
Total Borrowings	269,175	271,292	232,312	232,531	232,593
NAV before income distribution	521,364	501,071	570,080	569,478	573,596
NAV after income distribution	519,541	500,314	566,300	567,514	570,651
Units in Circulation/Listed	280,500,000	280,500,000	490,875,000	490,875,000	490,875,000
NAV Per Unit (RM)					
- Before income distribution	1.8587	1.7863	1.1614	1.1601	1.1685
- After income distribution	1.8522	1.7836	1.1537	1.1561	1.1625
- Highest NAV per unit (ex-distribution)	1.8628	1.8556	1.7874	1.1625	1.1739
- Lowest NAV per unit (ex-distribution)	1.8549	1.7863	1.1614	1.1577	1.1618
STATEMENT OF COMPREHENSIVE INCOME					
Total Revenue	32,608	33,871	37,036	38,912	42,000
Income After Taxation					
- Realised and distributable	5,712	1,780	3,197	7,278	12,060
- Unrealised from fair value adjustment	165	(19,380)	2,534	(75)	403
	5,877	(17,600)	5,731	7,203	12,463
Earnings Per Unit (sen) ⁽¹⁾					
- Realised	2.04	0.63	1.07	1.48	2.46
- Unrealised	0.06	(6.91)	0.85	(0.01)	0.08
	2.10	(6.28)	1.92	1.47	2.54
Income Distribution					
- 1st Interim	3,366	870	645	4,025	6,381
- Final	1,823	757	3,780	1,964	2,945
	5,189	1,627	4,425	5,989	9,326
Distribution Per Unit (sen)					
- 1st Interim	1.20	0.31	0.23	0.82	1.30
- Final	0.65	0.27	0.77	0.40	0.60
	1.85	0.58	1.00	1.22	1.90
Date of Distribution					
- 1st Interim	28-Feb-22	28-Feb-23	28-Feb-24	28-Feb-25	10-Jun-26
- Final	30-Aug-22	30-Aug-23	30-Aug-24	28-Aug-25	28-Aug-26

MANAGEMENT DISCUSSION AND ANALYSIS

cont'd

	2022	2023	2024	2025	2026
	RM'000	RM'000	RM'000	RM'000	RM'000
RATIOS					
Management expenses ratio ("MER") ⁽²⁾ (%)	0.56	0.57	0.70	0.68	0.74
Interest expenses	9,538	12,064	13,374	12,466	10,255
Interest Cover Ratio ⁽³⁾ (times)	1.6	1.1	1.2	1.6	2.2
Gearing Ratio ⁽⁴⁾ (%)	33	34	28	28	28

Notes:

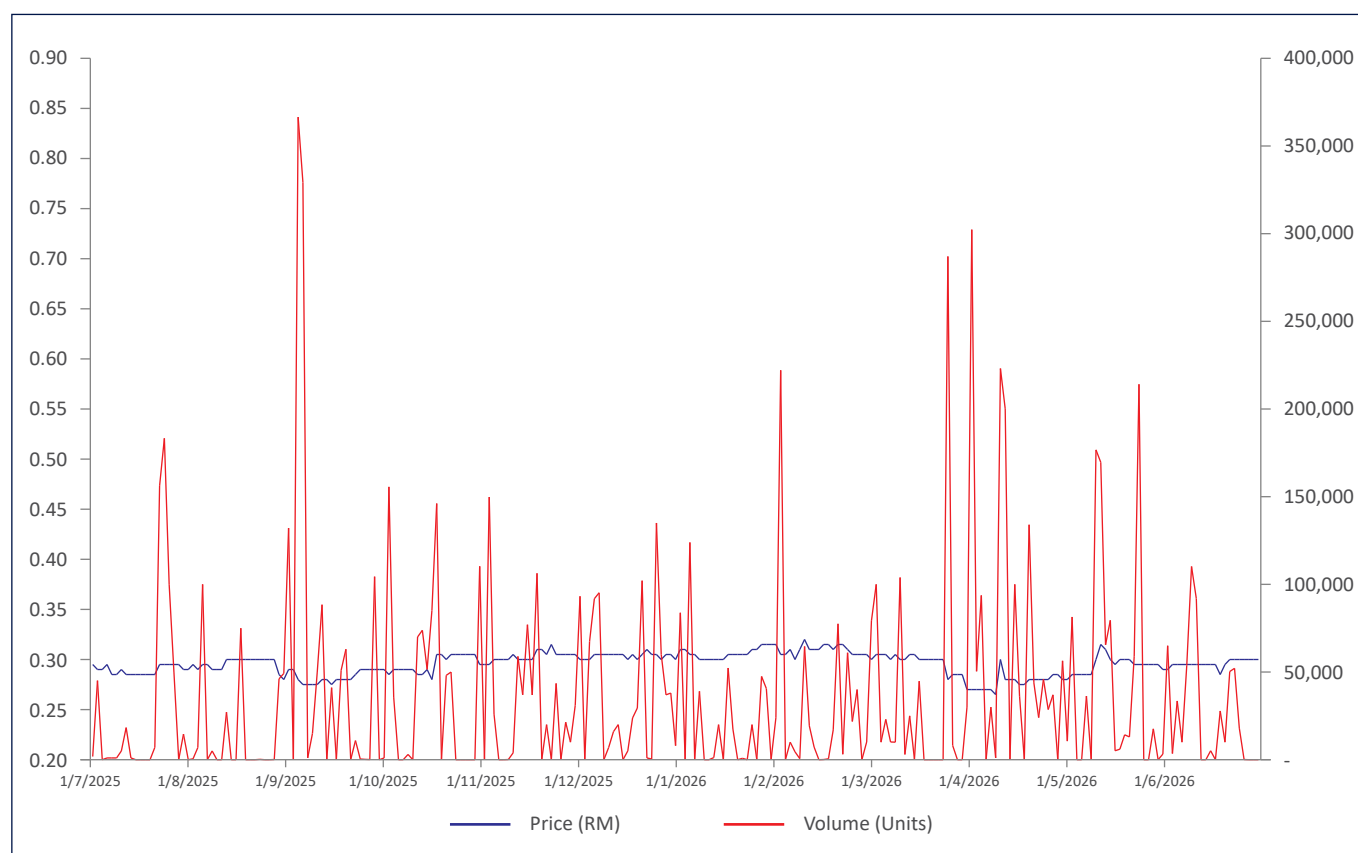
⁽¹⁾ Based on weighted average number of units in issue during the respective financial years.

⁽²⁾ Based on total fees, including Manager's fees, Trustee's fees, audit fees, tax agent's fees and administration expenses, to the average NAV during the respective financial years.

⁽³⁾ Based on realised net income before interest and tax (realised) over interest expenses.

⁽⁴⁾ Based on total borrowings over total assets.

MARKET UNIT PRICE AND TRADING PERFORMANCE



MANAGEMENT DISCUSSION AND ANALYSIS

cont'd

	IPO	2022	2023	2024	2025	2026
UNIT PRICE PERFORMANCE	RM'000	RM	RM	RM	RM	RM
Unit price per unit at close of respective years	1.07	0.45	0.42	0.33	0.29	0.30
Highest traded price during the years		0.62	0.53	0.45	0.33	0.32
Lowest traded price during the years		0.45	0.41	0.31	0.26	0.27
Average unit price for the years ⁽¹⁾		0.56	0.46	0.37	0.30	0.30

ANNUAL TOTAL RETURN	2022	2023	2024	2025	2026
Total Return for the years	-6%	-19%	-21%	-19%	4%

Total Return of the Trust for the year is derived by:

Gross Distribution per unit + Net Change in Average Unit Price
Average Unit Price

AVERAGE TOTAL RETURN	2022	2023	2024	2025	2026
1 year	-6%	-19%	-21%	-19%	4%
3 years	-18%	-17%	-15%	-20%	-12%
Since inception	2%	0%	-1%	-2%	-2%

Average Total Return of the Trust is derived by:

Total Return over the year
Number of Years under review

Note:

⁽¹⁾ Average unit price is derived from the average of the daily market closing price for the respective years.

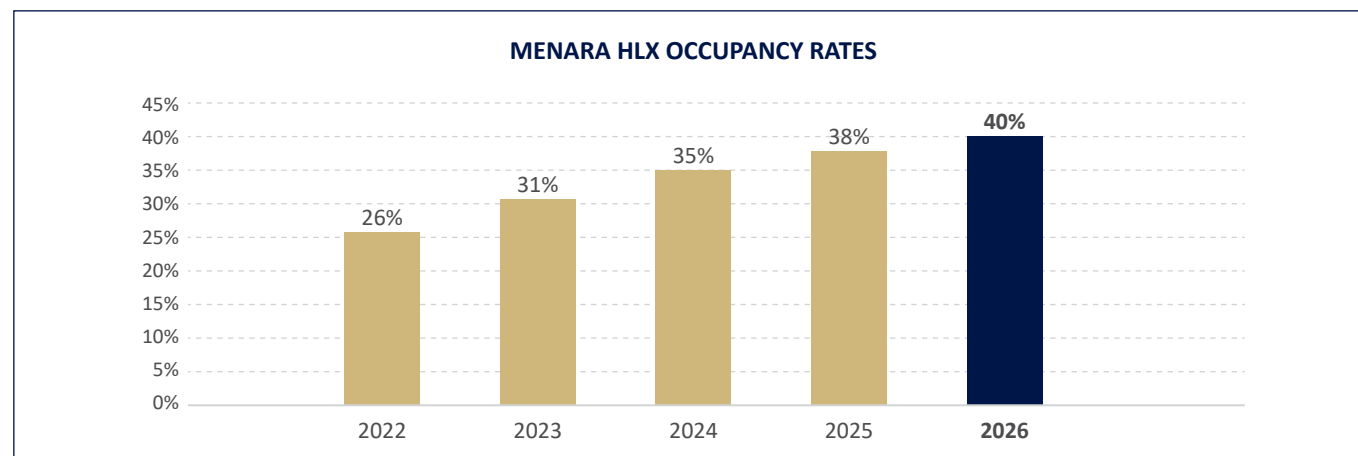
OPERATIONS REVIEW

For the financial year under review, the Manager focused on securing new leases, retaining existing tenants, and improving building operations. Targeted initiatives were carried out to strengthen occupancy, sustain rental income and maintain building competitiveness. The performance and key activities of each property are presented in the following pages.

MANAGEMENT DISCUSSION AND ANALYSIS

cont'd

MENARA HLX

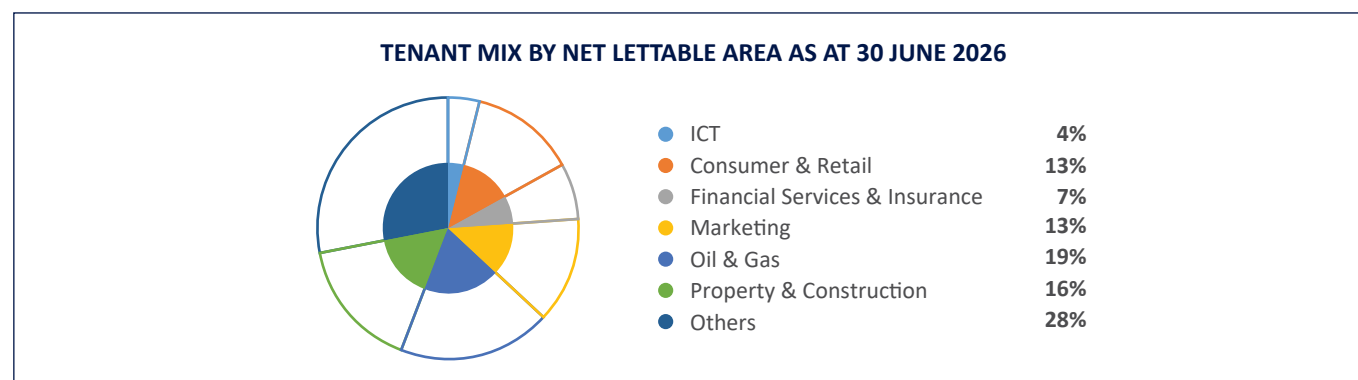


Menara HLX, a 32-storey office tower positioned within Kuala Lumpur's Golden Triangle, remains a key commercial asset in Tower REIT's portfolio.

Strategically located, Menara HLX offers excellent connectivity and convenience, within 200 metres of Pavilion Kuala Lumpur and within walking distance of major transit hubs such as Raja Chulan Monorail, Bukit Bintang and Conlay MRT stations. In addition, Menara HLX enjoys direct access to the KLCC precinct through the KLCC Bukit Bintang elevated walkway, further enhancing its connectivity and appeal to a large tenant base.

During the financial year, upgrading works commenced on the building's fire alarm system to enhance safety, operational reliability and regulatory compliance. The project is scheduled for completion in October 2026.

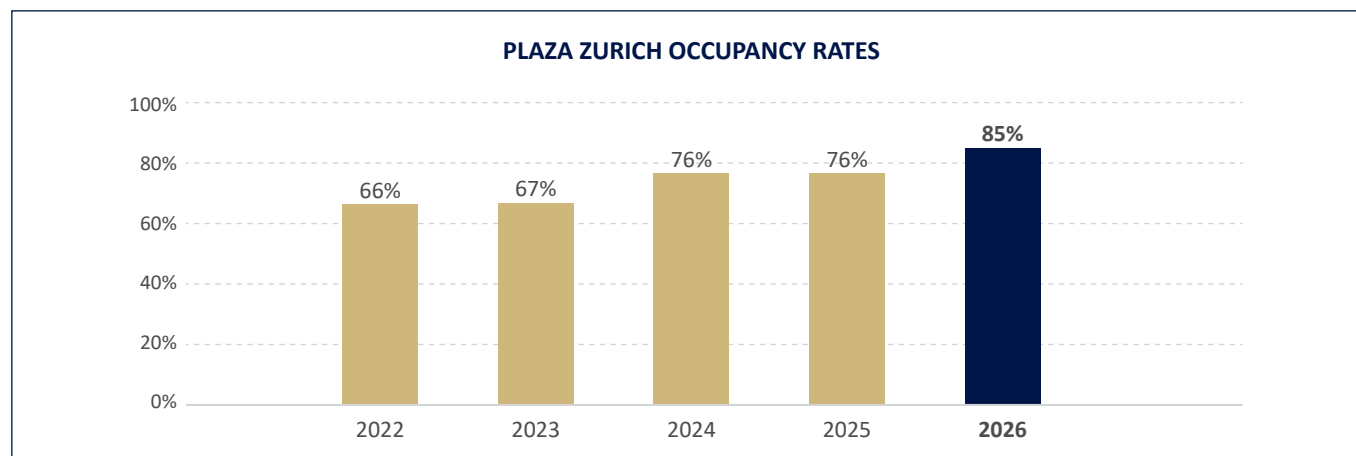
The building continues to enjoy increasing occupancy through established tenants such as IPC Malaysia B.V., the Maritime Institute of Malaysia and the South African Embassy. During the financial year, the Manager continued to attract new tenants while retaining existing tenants through active leasing and tenant engagement, improving the building's performance and strengthening its contribution towards sustainable income generation for unitholders.



MANAGEMENT DISCUSSION AND ANALYSIS

cont'd

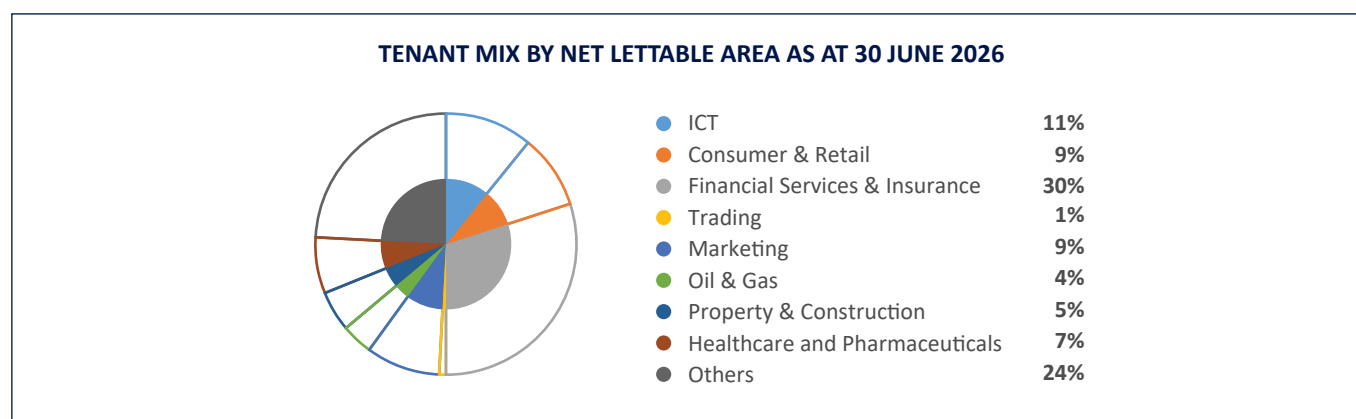
PLAZA ZURICH



Plaza Zurich, a prominent commercial building, strategically situated in the mature and affluent Bukit Damansara township, remains a high-quality asset and a key contributor to Tower REIT's portfolio.

Asset enhancement initiatives which included planned upgrading works to the electrical distribution system to improve safety and reliability, were completed in June 2026. Meanwhile, the lift modernisation programme to enhance operational efficiency, passenger comfort and energy efficiency, has commenced with completion scheduled for second quarter of 2027.

Anchor tenants include Zurich Life Insurance Malaysia Berhad, Hong Leong Investment Bank Berhad and Hong Leong Asset Management Berhad, Teleport Platforms Sdn Bhd (a new tenant), HP PPS Sales Sdn Bhd. Plaza Zurich also welcomed new tenants such as Aisling Consulting Sdn Bhd and Konzepte Asia Sdn Bhd.

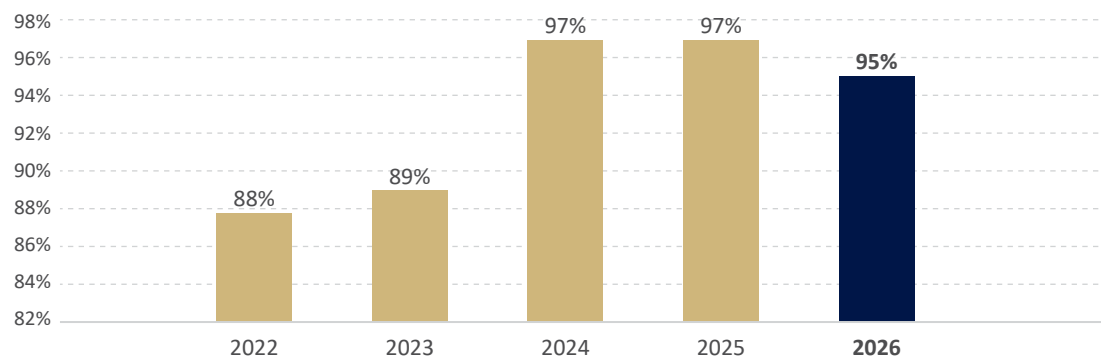


MANAGEMENT DISCUSSION AND ANALYSIS

cont'd

MENARA GUOCO

MENARA GUOCO OCCUPANCY RATES



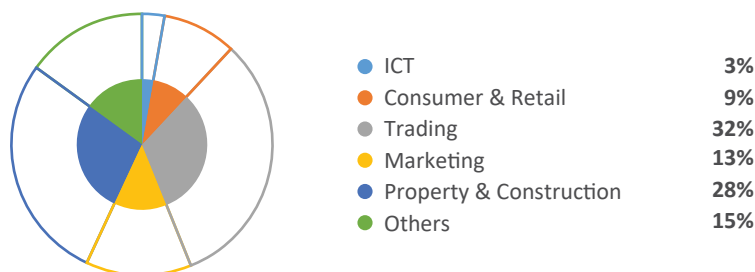
Menara Guoco is a 19-storey premium Grade A office building prominently located within the Damansara City integrated development, conveniently adjacent to the Pusat Bandar Damansara MRT station. The building has GBI Certified status and LEED Core & Shell Gold accreditation. Menara Guoco has applied for MDEC's MD (Malaysia Digital) Nexus Status providing digital ready and technology supportive business premises which will attract digital-sector tenants.

In FY2026, Menara Guoco continued to record high occupancy, backed by an established tenant base. The continued presence of notable anchor tenants, including British American Tobacco (Malaysia) Berhad, GuocoLand (Malaysia) Berhad, Dentsu Holdings Malaysia Sdn Bhd and Aecom Perunding Sdn Bhd further reinforces the building's status as a premier corporate headquarters.

With consistent high occupancy, Menara Guoco continues to serve as a key income generating asset within Tower REIT's portfolio, delivering stable cash flows and contributing to the Trust's long term objective of generating sustainable returns and enhancing capital value for unitholders.

In FY2026, the Manager continued to provide quality service and regular tenant engagement to address occupier requirements and enhance the overall experience. These efforts strengthened tenant retention, helping Menara Guoco consistently to maintain its high occupancy status.

TENANT MIX BY NET LETTABLE AREA AS AT 30 JUNE 2026



MANAGEMENT DISCUSSION AND ANALYSIS

cont'd

ACHIEVEMENTS

During the financial year under review, the Manager delivered commendable progress across its portfolio, with overall occupancy continuing to improve. Menara Guoco recorded the highest occupancy among the Trust's three commercial assets at 95%, demonstrating sustained leasing demand for high-quality premium office spaces. The Trust also recorded higher net property income and realised income compared with the previous financial year, attributed to effective leasing and disciplined cost management.

RISK MANAGEMENT

Effective risk management is integral to Tower REIT's ability to preserve asset value, maintain stable operations and deliver sustainable returns to unitholders. In FY2026, the Manager continued to monitor the REIT's principal financial, market, tenant, regulatory and operational risks and implemented measures to mitigate their potential impact.

Interest Rate Risk

Exposure to interest rate changes may increase financing costs and affect distributable income. To manage this risk, Tower REIT extended its borrowings for seven years with a reducing financing spread and lowered its gearing ratio to 27.5%. The reduction in the Overnight Policy Rate during FY2026 also contributed to lower financing costs.

Tenant Concentration Risk

Reliance on major tenants may expose Tower REIT to income volatility if tenants do not renew or terminate leases early. The Manager continued to engage tenants proactively and offer fitted office units and tailor leasing solutions to encourage retention and attract new occupiers. The Manager also implemented strategic rental adjustments at Menara HLX to strengthen its competitiveness and occupancy.

Regulatory Risk

The cessation of the withholding tax concession affected the net yields received by certain categories of unitholders. The Manager continued to monitor the regulatory environment and maintain compliance with the applicable requirements. Tower REIT also delivered a higher distribution of 1.90 sen per unit for FY2026 compared with 1.22 sen per unit in FY2025, reflecting improved profitability and distributable income.

Market Competition and Excess Supply

Excess office supply in the Klang Valley continued to exert pressure on rental rates and occupancy. Tower REIT responded by positioning its assets to meet growing demand for high-quality, well-connected and ESG-compliant office space. Ongoing leasing initiatives and asset enhancements also strengthened the portfolio's appeal in a competitive market.

MANAGEMENT DISCUSSION AND ANALYSIS

cont'd

Operational Risk

Higher maintenance and utility costs may affect the operating performance of the properties. The Manager maintained cost discipline and pursued energy efficiency and asset enhancement initiatives to improve operational reliability and manage expenses. These measures contributed to an increase in net property income to RM23.9 million in FY2026 from RM21.6 million in FY2025.

Further information on Tower REIT's risk management framework, governance structure, internal controls and oversight mechanisms is provided in the Corporate Governance Overview, Risk Management and Internal Control Statement of this Annual Report on pages 85 to 97.

SUSTAINABLE GROWTH

The Manager remains committed to embedding environmental, social and governance ("ESG") considerations in Tower REIT's long term growth strategy and asset management practices. This commitment is reflected in its efforts to improve operational efficiency, reduce the environmental impact of the portfolio and create sustainable value for unitholders.

Electricity consumption and building data were analysed across the Tower REIT's assets, with the results showing that all three properties outperformed Suruhanjaya Tenaga's minimum energy compliance threshold of 2-star Building Energy Intensity ("BEI") rating under the Energy & Conservation Act 2024. Both Menara Guoco and Menara HLX attained 5-star ratings, while Plaza Zurich achieved a 4-star rating. The Manager will be implementing an action plan for Plaza Zurich to achieve a 5-star rating in 2027. Key performance metrics are monitored and reported monthly by the Facilities Management team and Building Managers, with annual targets to reduce BEI scores moving forward.

Further information on our sustainability practices is provided in the Sustainability Statement of this Annual Report on pages 35 to 84.

MOVING FORWARD

Office supply in the Klang Valley is expected to increase in the second half of 2026 as major developments are completed. Against this backdrop, demand is expected to remain selective, favouring prime, high-quality, and well-connected properties that are better placed to improve occupancy and maintain rental performance.

The Manager is encouraged by the level of leasing enquiries and tenant expansion opportunities across Tower REIT's portfolio. Menara HLX is benefiting from its prime location within the regenerating Bukit Bintang area, with interest from medical tourism services, wellness and lifestyle businesses and international tenant representative offices. Plaza Zurich is expected to exceed 90% occupancy as prime floors in Tower B are released to the market, benefiting from continued demand within the established Semantan micro market.

The formalisation of Menara Guoco's MD Nexus Status is expected to strengthen its appeal to digital economy businesses and international corporations. The Manager will continue to prioritise tenant relationships and pursue established blue-chip tenants to strengthen portfolio occupancy, rental income and long-term value creation for unitholders.

MANAGER'S REPORT

GLM REIT Management Sdn Bhd (the “Manager”), the Manager of Tower Real Estate Investment Trust (“Tower REIT” or the “Trust”), is pleased to submit the Manager’s Report and the audited financial statements of Tower REIT for the financial year ended 30 June 2026.

THE TRUST

Tower REIT was constituted under the principal deed dated 17 February 2006 (as amended and restated by the restated deed dated 29 May 2014 and the second restated deed dated 23 October 2019) (the “Deed”) entered into between the Manager and MTrustee Berhad, acting as the Trustee of Tower REIT. Tower REIT was listed on the Main Market of Bursa Malaysia Securities Berhad (“Bursa Securities”) on 12 April 2006.

The principal activity of the Trust 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. There has been no significant change in the principal activity of the Trust during the year and up to the date of this Manager’s Report.

THE MANAGER

The Manager is responsible for the overall management and administration of the Trust, including its investments, asset enhancement and capital management initiatives. The Manager, incorporated in Malaysia, is a joint venture between GuocoLand (Malaysia) Berhad and HL Management Co Sdn Bhd. The principal activity of the Manager is the provision of management services to real estate investment trusts. There has been no significant change in the principal activity of the Manager during the year under review.

MANAGER’S FEES AND COMMISSION

Pursuant to the Deed constituting the Trust, the Manager’s fees consist of a base fee (excluding any goods and services tax payable) of up to 0.75% per annum of the gross asset value (“GAV”) and a performance fee (excluding any goods and services tax payable) of up to 4.00% per annum of the net property income, but before deduction of property management fee. During the financial year under review, the Manager charged 0.20% and 3.35% for the base fee and performance fee respectively.

In addition, the Manager will also be entitled to the following fees for any acquisition or disposal of real estate by Tower REIT:

- i) an acquisition fee of 1.00% of the acquisition price of any real estate or single-purpose company which principal assets comprise real estate, purchased for Tower REIT (pro-rate if applicable to the proportion of the interest of Tower REIT in the asset acquired); and
- ii) a divestment fee of 0.50% of the sale price of any real estate or a single-purpose company which principal assets comprise real estate, sold or divested by Tower REIT (pro-rate if applicable to the proportion of the interest of Tower REIT in the asset sold).

MANAGER'S REPORT

cont'd

SOFT COMMISSION

During the financial year ended 30 June 2026, the Manager did not receive any soft commission from its broker by virtue of transactions conducted by Tower REIT.

DIRECTORS

The Directors who served on the Board of the Manager during the year under review and at the date of this report are:

- Mr Tang Hong Cheong – Chairman (Non-Independent Non-Executive Director)
- Mr Cheng Hsing Yao (Zheng Xinyao) (Non-Independent Non-Executive Director)
- Ms Wong Shao Ling (Non-Independent Non-Executive Director)
(Appointed on 25 June 2026)
- YBhg Dato' Tan Ang Meng (Independent Non-Executive Director)
- Ms Lim Tau Kien (Independent Non-Executive Director)
- Puan Noorbaizura Binti Hermeyney (Non-Independent Executive Director)
(Resigned on 24 January 2026)

DIRECTORS' BENEFITS

During the financial year under review, there were no arrangements for the Directors of the Manager to acquire benefits by means of the acquisition of units in or debentures of Tower REIT.

Since the establishment of Tower REIT, no Director has received or become entitled to receive any benefit by reason of a contract made by the Manager for Tower REIT or a related corporation with the Director or with a firm of which he is a member, or with a company in which he has a substantial financial interest, except as disclosed in the notes to the financial statements.

DIRECTORS' INTERESTS

The following Director of GLM REIT, holding office at the end of the financial year had, according to the register of unitholdings, interest in the units of Tower REIT as follows:

	Number of Units			
	As at 01.07.2025	Acquired	Sold	As at 30.6.2026
YBhg Dato' Tan Ang Meng (Direct)	63,000	-	-	63,000

Other than as disclosed above, the other Directors who held office at the end of the financial year did not have interests in the units of Tower REIT.

MANAGER'S REPORT

cont'd

OTHER INFORMATION

- a) Before the statement of comprehensive income and statement of financial position of Tower REIT were made out, the Manager took reasonable steps:
 - i. to ascertain that proper action had been taken in relation to the writing off of bad debts and the making of provision for doubtful debts and satisfied themselves that all known bad debts had been written off and that adequate provision has been made for doubtful debts; and
 - ii. to ensure that any current assets which were unlikely to realise their value as shown in the accounting records in the ordinary course of business had been written down to an amount which they might be expected so to realise.
- b) At the date of this report, the Manager is not aware of any circumstances which would render:
 - i. the amount written off for bad debts or the amount of the provision for doubtful debts in the financial statements of Tower REIT inadequate to any substantial extent;
 - ii. the values attributed to the current assets in the financial statements of Tower REIT misleading; and
 - iii. adherence to the existing method of valuation of assets or liabilities of Tower REIT misleading or inappropriate.
- c) As at the date of this report, there does not exist:
 - i. any charge on the assets of Tower REIT which has arisen since the end of the financial year which secures the liabilities of any other person; and
 - ii. any contingent liability of Tower REIT which has arisen since the end of the financial year.
- d) No contingent or other liability has become enforceable or is likely to become enforceable within the period of 12 months after the end of the financial year which will or may affect the ability of Tower REIT to meet its obligations as and when they fall due.
- e) At the date of this report, the Manager are not aware of any circumstances not otherwise dealt with in this report or financial statements of Tower REIT, which would render any amount stated in financial statements misleading.
- f) In the opinion of the Manager:
 - i. the results of the operations of Tower REIT during the financial year were not substantially affected by any item, transaction or event of a material and unusual nature; and
 - ii. no item, transaction or event of a material and unusual nature has arisen in the interval between the end of the financial year and the date of this report which is likely to affect substantially the results of the operations of Tower REIT for the financial year in which this report is made.

MANAGER'S REPORT

cont'd

STATEMENT BY MANAGER

We, GLM REIT Management Sdn Bhd, being the Manager of Tower REIT, are responsible for the preparation of the annual financial statements of Tower REIT.

We are satisfied that in preparing the financial statements of the Trust for the financial year ended 30 June 2026, the Trust has used appropriate accounting policies and applied them consistently. We are also of the view that relevant approved accounting standards have been followed in the preparation of these financial statements.

Signed in accordance with a resolution of the Directors of GLM REIT Management Sdn Bhd.

CHENG HSING YAO
Director

YBHG DATO' TAN ANG MENG
Director

3 August 2026

DIRECTORS' PROFILE

MR TANG HONG CHEONG

Chairman

Non-Executive Director/Non-Independent

Age : 71
Gender : Male
Nationality : Malaysian

Mr Tang Hong Cheong is a Member of The Malaysian Institute of Accountants. He has over 40 years of broad-based and C-suite expertise in finance, treasury, risk management, operations and strategic planning. He possesses in-depth knowledge in investment, manufacturing, financial services, property development, gaming and hospitality industry. He has held various senior management positions in different companies within the Hong Leong Group, prior to his retirement as President & Chief Executive Officer of Guoco Group Limited in December 2020.

Mr Tang Hong Cheong is the Chairman of GLM REIT Management Sdn Bhd ("GLM REIT") and was appointed to the Board of Directors of GLM REIT on 1 July 2021.

He is a Director of Hong Leong Islamic Bank Berhad, a public company.

MR CHENG HSING YAO (ZHENG XINYAO)

Non-Executive Director/Non-Independent

Age : 55
Gender : Male
Nationality : Singaporean

Mr Cheng Hsing Yao holds a Master in Design Studies from Harvard University, Bachelor of Architecture from Newcastle University, United Kingdom and a Bachelor of Arts from National University of Singapore.

Mr Cheng is the Group Chief Executive Officer of GuocoLand Limited ("GLL"), GuocoLand (Malaysia) Berhad ("GLM")'s holding company listed on the Singapore Stock Exchange. Mr Cheng has extensive experience in the real estate sector including developing and managing integrated mixed developments, premium Grade A offices, high-end residential projects as well as in urban planning.

He joined the GLL Group in October 2012 and his last posting was Group Managing Director of GuocoLand Singapore which commenced in 2014. Prior to joining the GLL Group, he was with the Singapore public service at the Urban Redevelopment Authority and the Centre for Liveable Cities. Both agencies are under the purview of the Singapore Ministry of National Development.

Mr Cheng is the Chairman of Centre for Liveable Cities Limited and a Board Member of the Land Transport Authority of Singapore. He is also Co-opted Member, Executive Committee on Airport Development of Changi Airport Group (Singapore) Pte Ltd, and a member of the Singapore Building and Construction Authority's Action Team to Improve Built Environment Productivity Main Committee.

Mr Cheng was appointed to the Board of GLM REIT on 1 July 2021. He is a member of the Board Audit & Risk Management Committee and Nominating Committee of GLM REIT.

He is also a Director of GLM, a public company.

DIRECTORS' PROFILE

cont'd

YBHG DATO' TAN ANG MENG

Non-Executive Director/Independent

Age : 70
Gender : Male
Nationality : Malaysian

YBhg Dato' Tan Ang Meng is a certified public accountant and was admitted to the membership of the Malaysian Institute of Certified Public Accountants in 1980.

YBhg Dato' Tan started his career in 1975 with Price Waterhouse, Kuala Lumpur in the audit division. He left the firm in 1981 to join UMW. In 1983, he joined Guinness Malaysia Berhad. Following the merger between Guinness Malaysia Berhad and Malayan Breweries (M) Sdn Bhd, he was transferred to Malayan Breweries Limited in 1991 (which later changed its name to Asia Pacific Breweries Ltd) and served within the Group until January 2001. During that period, he held various senior management positions with his last position as Regional Director based in Singapore with responsibility for the brewery operations in China, Vietnam, Cambodia and Myanmar. In March 2001, he was appointed as Chief Executive Officer of Fraser & Neave Holdings Bhd, a position he held until his retirement in November 2010.

YBhg Dato' Tan was appointed to the Board of GLM REIT on 1 September 2020. He is the Chairman of the Board Audit & Risk Management Committee and a member of the Nominating Committee of GLM REIT.

YBhg Dato' Tan is also a Director of Southern Steel Berhad, a company listed on the Main Market of Bursa Malaysia Securities Berhad.

MS LIM TAU KIEN

Non-Executive Director/Independent

Age : 70
Gender : Female
Nationality : Malaysian

Ms Lim Tau Kien graduated from the University of Glasgow and is a member of the Institute of Chartered Accountants of Scotland and the Malaysian Institute of Accountants.

Ms Lim began her career with Ernst & Young, United Kingdom, before serving the Ministry of Finance and Prime Minister's Department as a Federal Accountant in Malaysia. She subsequently joined the Royal Dutch Shell Group where she held various senior roles over a period of 25 years in Malaysia, Australia and China, her last position being the Country Chief Financial Officer/Finance Director/Country Controller of the Shell Companies of China from 2004 to 2008.

Ms Lim has been a director of listed and non-listed companies since 1997. She was appointed to the Board of GLM REIT on 25 July 2019. She is the Chairperson of the Nominating Committee and a member of the Board Audit & Risk Management Committee of GLM REIT.

She is a Director of Malakoff Corporation Berhad, a company listed on the Main Market of Bursa Malaysia Securities Berhad. She is also a director of Asia OneHealthcare Berhad, a public company.

DIRECTORS' PROFILE

cont'd

MS WONG SHAO LING

Non-Executive Director/Non-Independent

Age : 43
Gender : Female
Nationality : Malaysian

Ms Wong Shao Ling graduated with a Bachelor of Laws (Hon) from Bond University, Australia. She was admitted to the Malaysian Bar in 2005.

She is currently the General Counsel of HL Management Co Sdn Bhd ("HLMC"). Prior to joining HLMC, she was with Khazanah Nasional Berhad for 12 years where she last served as Senior Vice President, Legal.

She has over 20 years of experience in legal practice, specialising in advising on complex, cross-border investments, with expertise in merger and acquisition, debt capital markets, private equity and governance.

Ms Wong was appointed to the Board of GLM REIT on 25 June 2026.

MR DOUGLAS RICHARD FYVIE CRICHTON

Chief Executive Officer/Executive Director

Age : 54
Gender : Male
Nationality : British

Mr Douglas Richard Fyvie Crichton holds a Master of Business Administration in Construction and Real Estate from University of Reading, United Kingdom and a Bachelor of Science (Hons) in Valuation and Estate Management from University of the West of England, Bristol, United Kingdom. He is a member of the Royal Institution of Chartered Surveyors.

He has over 25 years of real estate experience in portfolio and project management in Hong Kong, Indonesia, Singapore and Malaysia. He has held senior positions in various companies, among others, Director of Asset Manager of Low Yat Management Services Sdn Bhd and Head of Asset Management of Savills (Malaysia) Sdn Bhd.

Mr Crichton was appointed as the Chief Executive Officer and Executive Director of GLM REIT on 25 June 2026 and 24 August 2026 respectively.

Notes:

1. Family Relationship with Directors and/or Major Unitholders

None of the Directors has any family relationship with any Director and/or major unitholder of Tower REIT.

2. Conflict of Interest or Potential Conflict of Interest

None of the Directors has any conflict of interest or potential conflict of interest, including any interest in any competing business with Tower REIT or GLM REIT.

3. Conviction of Offences

None of the Directors has been convicted of any offences (exclude traffic offences) within the past 5 years and there were no public sanctions or penalties imposed by the relevant regulatory bodies during the financial year ended 30 June 2026.

4. Attendance of Directors

Details of Board meeting attendance of each Director are disclosed in the Corporate Governance Overview, Risk Management And Internal Control Statement in this Annual Report.



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SUSTAINABILITY STATEMENT

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Chapter 1: Future-Proofing Prime Office in a Changing Market

Message from Leadership

Statement from the Chief Executive Officer:

Dear Valued Stakeholders,

This year marks a pivotal transformation for Tower REIT as we execute a strategic refocus of our portfolio operations, laying a disciplined foundation for sustaining long-term unitholder value and environmental resilience.

By integrating technology, peer benchmarking, and transparent energy management into our core operations, we are enhancing our portfolio's efficiency while reinforcing our unwavering commitment to sustainability.

As the commercial real estate landscape rapidly evolves shaped by macroeconomic shifts, rising operational costs, and tightening environmental regulations, we remain steadfast in building a resilient, future-ready Trust.

Direction of Our Sustainability Reporting

FY2026 is a significant year as we align our sustainability disclosures with industry best practices as well as Malaysia's regulatory requirements. This year, we consolidated our materiality matrix to 12 material topics across GuocoLand Group's four sustainability pillars. Our disclosure approach also references international standards, including Global Reporting Initiative (GRI) and IFRS S1 and S2 standards to prepare for Bursa Malaysia's National Sustainability Reporting Framework (NSRF).

Building Resilience for a Low Carbon Economy

Decarbonisation is central to maintaining competitive, high-performing assets, and reflects both Malaysia's regulatory direction and its international climate commitments. Our approach aligns with Malaysia's Nationally Determined Contribution 3.0 (NDC 3.0) which sets a national target for reducing economy-wide carbon intensity, and the Energy Efficiency and Conservation Act 2024 (EECA 2024). By establishing a realistic, science-based decarbonisation pathway aligned with these requirements, our immediate priority is to establish baselines for our Scope 2 emissions (purchased electricity).

As part of our energy baseline-setting process, we are working with an Energy Service Company ("ESCO") to apply for the Sustainable Energy Development Authority's (SEDA) Energy Audit Conditional Grant (EACG) under the 13th Malaysia Plan (RMK-13), covering our three assets. Once secured, the resulting audits will establish our performance baseline and provide structured, phased action plans for targeted building improvements in the subsequent years.

Moving forward, we will be benchmarking our assets against GreenRE standards and MS 1525 — Energy Efficiency and Use of Renewable Energy for Non-Residential Buildings: Code of Practice — in our continued efforts to improve our portfolio's energy efficiency to meet the ever-changing regulatory requirements and tenant expectations.

This year's Sustainability Statement is a milestone for us as it is not only just a reporting tool but also a platform for us to demonstrate our commitments and efforts in leading our sustainability agenda. My utmost appreciation goes to the Board of Directors for their leadership and guidance. I would also like to take this opportunity to extend my sincere appreciation to my colleagues and the management team for their contribution as well as our tenants for their unwavering support.

Douglas Richard Fyvie Crichton

Chief Executive Officer

SUSTAINABILITY STATEMENT

cont'd

About This Statement

Reporting Period and Boundary

This Sustainability Statement covers the operations and performance of Tower REIT's three assets, Menara HLX, Plaza Zurich and Menara Guoco, for the financial year ended 30 June 2026 ("FY2026"), covering the period from 1 July 2025 to 30 June 2026. Unless otherwise specified, references to "the Manager," "the Trust," "the REIT," "we" or "our" refer collectively to Tower REIT.

Reporting Guidelines and Principles

This Statement is prepared with reference to the Global Reporting Initiative (GRI) Universal Standards as its principal guideline, supplemented by:

- Bursa Malaysia's Sustainability Reporting Guide
- International Financial Reporting Standards ("IFRS") Sustainability Disclosure Standards, including S1 General Requirements for Disclosure of Sustainability-related Financial Information and S2 Climate-related Disclosures

Data Collection and References

The data presented in this Statement is checked and verified to ensure accuracy, relevance and consistency. Where practical, comparative figures are included to support meaningful year-on-year reporting. Certain measurement uncertainties may arise due to estimation methods or data limitations; where applicable, these sources of uncertainty are disclosed together with the steps taken to address them, including the adoption of improved methodologies and enhanced data systems.

Feedback

We welcome feedback and suggestions as part of our ongoing efforts to strengthen our journey. Unitholders are encouraged to share their views by contacting us at glmreit@guocoland.com.

SUSTAINABILITY STATEMENT

cont'd

Our Sustainability Strategy

Tower REIT's sustainability strategy is organised around four pillars, carried forward from the existing strategy and tightened for FY2026 reporting.

Aligning with GuocoLand's Group Sustainability Framework: Since 2019, GuocoLand's sustainability journey has been anchored by a comprehensive four-pillar framework – a strategic blueprint that guides employees across the Group in their work towards the corporate mission of "Guoco Sustainability Value Creation". As a member of the GuocoLand group of companies, Tower REIT's sustainability strategy is aligned to, and cascades from, this Group-wide framework.

Pillar

1



Towards a Greener Future

We aim to reduce waste and improve efficiency in energy and use of resources, covering every facet of our operations and seek to entrench the philosophy into a Group-wide awareness and culture of caring for the environment as a community corporate citizen.

Pillar

2



Empowering Our People

We aim to create a diverse, welcoming culture and a safe working environment in which our people are engaged, nurtured and empowered to reach their full potential.

Pillar

3



Conducting Business with Honour

We aim to uphold good business ethics and integrity, and to develop long-term relationships with our business partners based upon fairness, mutual trust and benefits.

Pillar

4

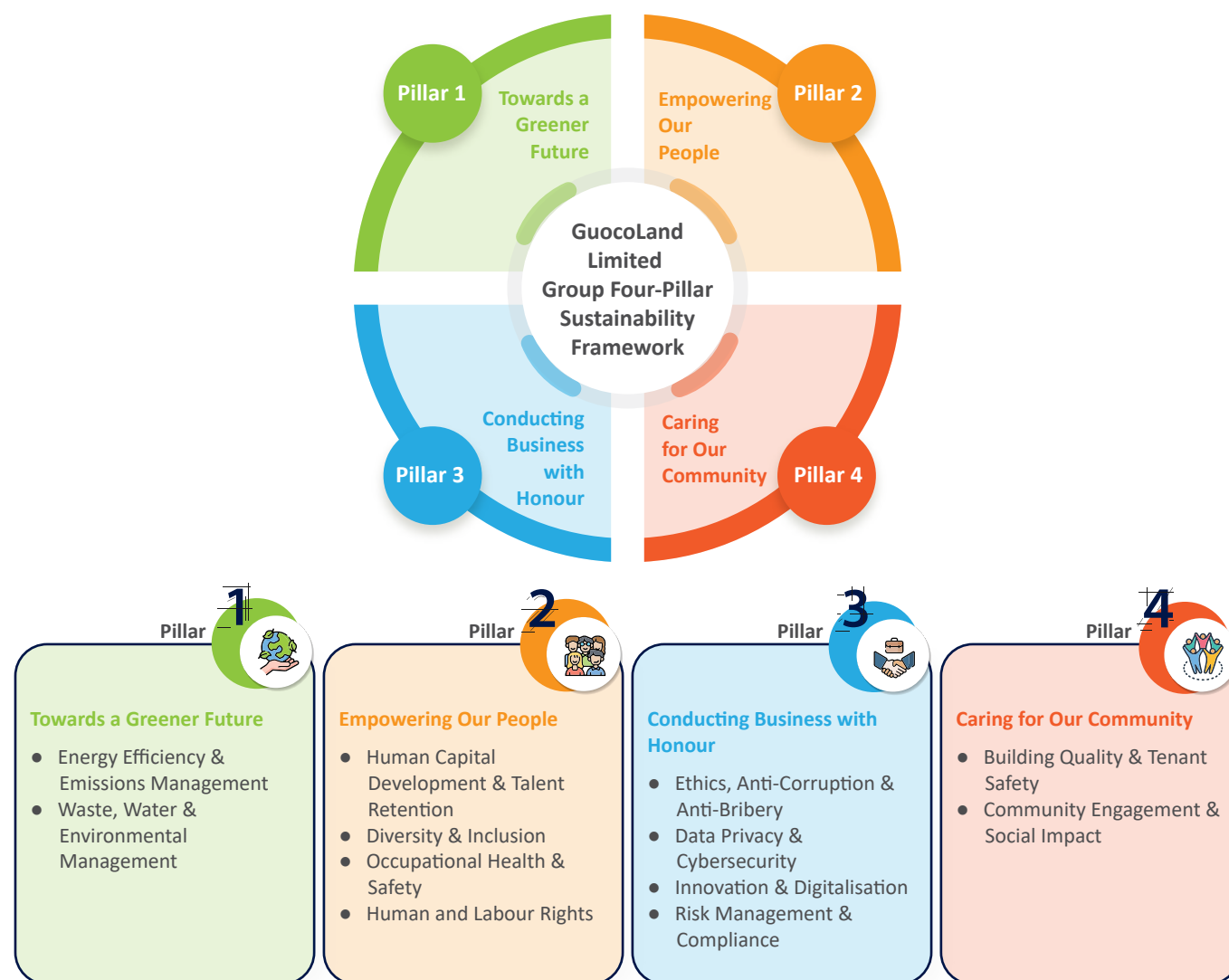


Caring for Our Community

We aim to contribute to the betterment of our society, to create collective advancement and harmonious community relationships.

SUSTAINABILITY STATEMENT

cont'd



Sustainability Governance

Tower REIT anchors its sustainability efforts through ongoing and transparent execution of its Economic, Environmental, Social and Governance (“EESG”) pillars, supported by a four-tier governance structure spanning the Board of Directors, the Board Audit and Risk Management Committee (“BARMC”), the Chief Executive Officer as Chairman of the Sustainability Committee of Tower REIT, and the Sustainability Committee of Tower REIT.

Board of Directors

The Board of Directors holds overall accountability for Tower REIT’s sustainability agenda. It approves sustainability commitments, strategy and initiatives undertaken by Tower REIT, and reviews and endorses the Sustainability Statement and its contents before publication.

SUSTAINABILITY STATEMENT

cont'd

Board Audit and Risk Management Committee ("BARMC")

The BARMC supports the Board in the management of overseeing sustainability strategy and EESG risks.

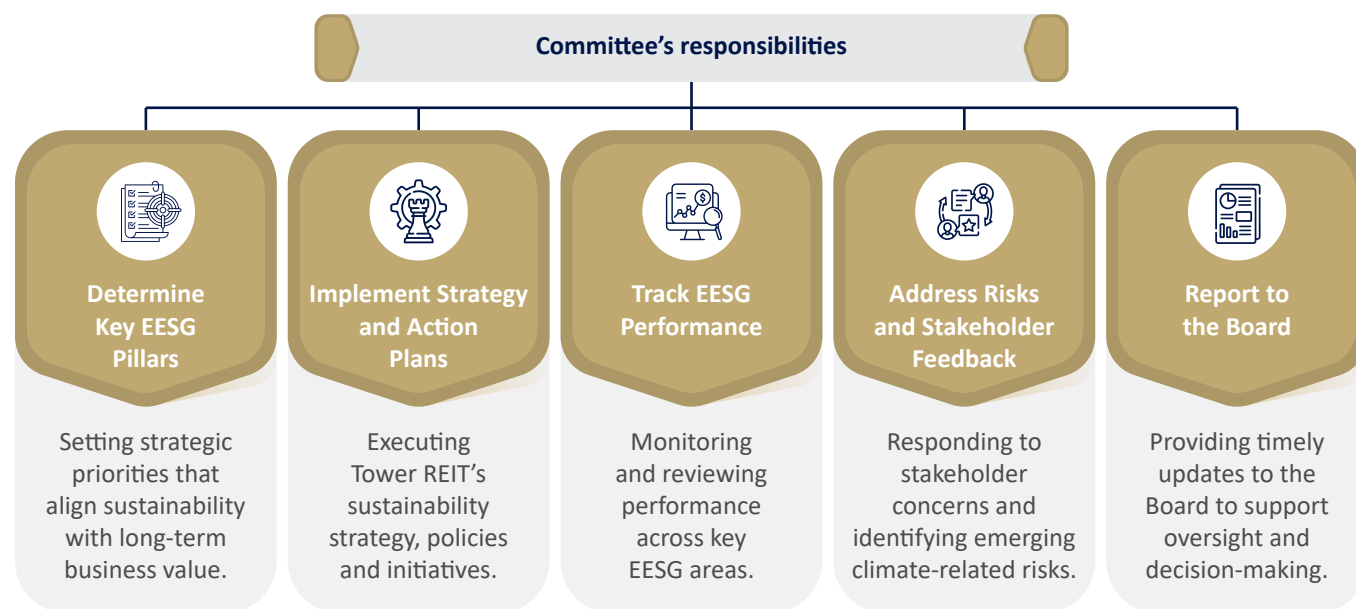
Chief Executive Officer, as Chairman of Tower REIT's Sustainability Committee

The Chief Executive Officer ("CEO") oversees the implementation of sustainability initiatives and measures. He is accountable for execution, recommending sustainability commitments, strategy and initiatives to the Board.

Tower REIT's Sustainability Committee (the "Committee")

Tower REIT's Sustainability Committee comprises senior representatives from key operational and functional divisions, reflecting a cross-disciplinary approach to sustainability management. The Committee implements sustainability initiatives and actions on the ground, identifies areas for improvement in sustainability performance, and recommends initiatives to resolve gaps.

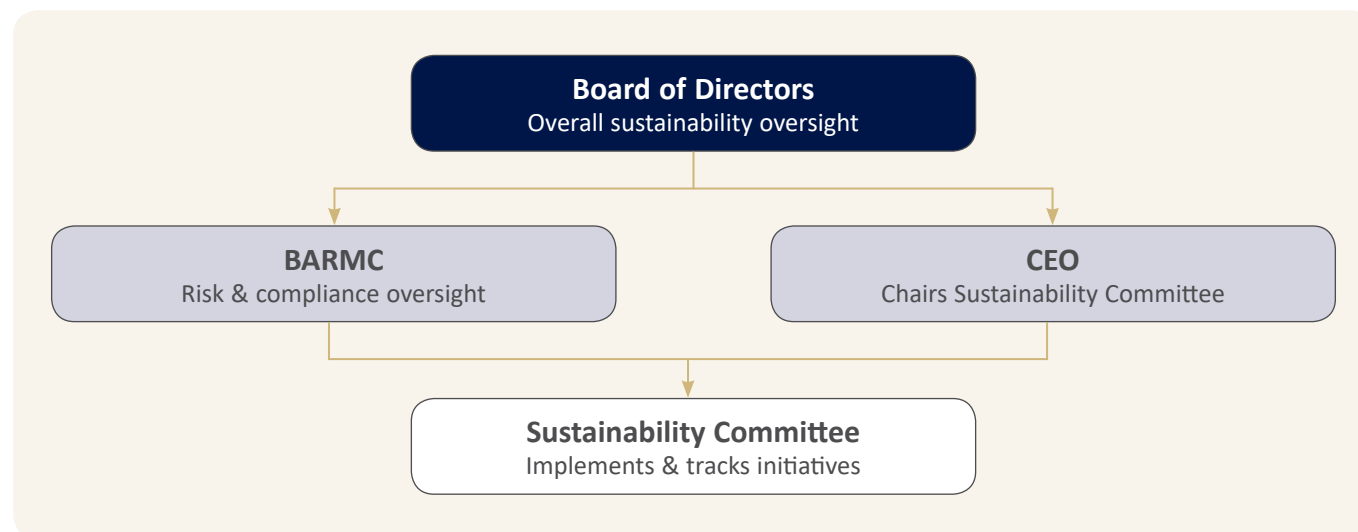
The Committee's responsibilities span five areas:



SUSTAINABILITY STATEMENT

cont'd

Sustainability Governance Structure in a Nutshell



Stakeholder Engagement

Tower REIT is committed to fostering transparent, open and meaningful communication with its stakeholders. Our engagement strategy centres around understanding the diverse interests of each stakeholder group, seeking their feedback, and incorporating it into our decision-making process.

Frequency

A

Annually

Q

Quarterly

R

As required

O

Ongoing



Investors and Unitholders

A

Q

R

Engagement Objectives

To instill confidence through transparent reporting on financial and sustainability performance.

Method

- Annual General Meetings
- Quarterly results announcements

Key Interests

- Business plan and strategy
- Financial performance and income distributions
- Sustainability and ESG initiatives

Our Response

- Providing transparent, timely and relevant financial information
- Aligning strategy with long-term value creation
- Proactively addressing concerns and market expectations

SUSTAINABILITY STATEMENT

cont'd



Trustees

A R

Engagement Objectives

To involve the Trustee in key governance and decision-making processes and ensure transparent reporting.

Method

- Annual General Meetings
- Regular strategy and governance discussions

Key Interests

- Financial health and governance
- Long-term asset management and sustainable returns.

Our Response

- Involving trustees in key decision-making processes
- Ensuring transparent reporting on financials and growth.



Regulatory Bodies

A R

Engagement Objectives

To maintain full compliance and open, proactive communication with regulators.

Method

- Formal meetings and consultations
- Annual reports and compliance disclosures
- Audits and reviews

Key Interests

- Compliance with laws and regulations
- Environmental and social impact
- Industry standards

Our Response

- Maintaining open communication channels
- Proactively addressing regulatory changes



Tenants

A R

Engagement Objectives

To understand and respond to tenant needs, ensuring safe, well-maintained and cost-effective premises.

Method

- Regular surveys and feedback sessions
- Safety seminars and tenant meetings
- Ongoing communication through notices and newsletters

Key Interests

- Quality of facilities and amenities
- Building safety and maintenance
- Cost-effective lease terms

Our Response

- Addressing tenant concerns promptly
- Providing safe and well-maintained facilities

SUSTAINABILITY STATEMENT

cont'd



Employees

A R O

Engagement Objectives

To foster a supportive, safe and growth-oriented workplace.

Method

- Annual performance appraisals
- Internal communication platforms
- Training and development programmes

Key Interests

- Career development
- Workplace health and safety
- Competitive compensation and benefits

Our Response

- Fostering a culture of feedback and growth
- Prioritising employee well-being and safety



Suppliers and Contractors

O R

Engagement Objectives

To build fair, transparent and mutually accountable procurement relationships.

Method

- Tender and quotation exercises
- Procurement clarifications and commercial evaluations

Key Interests

- Fair procurement practices
- Transparent evaluation and clear procurement requirements

Our Response

- Applying transparent and fair sourcing processes and communicating clear tender and award requirements
- Post-award performance and payment administration are managed by the relevant operational and contract-owning functions

SUSTAINABILITY STATEMENT

cont'd



Industry Peers

A R

Engagement Objectives

To exchange market insight and support collaborative, sustainable innovation across the sector.

Method

- Conferences, networking events and webinars
- Industry reports and publications
- Industry partnerships and memberships

Key Interests

- Market insights and trends
- Networking and industry growth
- Collaborative innovations

Our Response

- Sharing knowledge and market trends
- Encouraging collaboration for sustainable innovation

Double Materiality Assessment

Overview

Tower REIT conducted a Double Materiality Assessment (DMA) for FY2026 to identify the sustainability topics most significant to its business and its stakeholders. The assessment considers two dimensions: (1) impact materiality, which looks at how Tower REIT's activities affect the economy, environment and people; and (2) financial materiality, which looks at how sustainability-related risks and opportunities may affect Tower REIT's financial performance and unitholder value. The outcome is 12 material topics, organised under GuocoLand Limited's four sustainability pillars, which form the basis of this Statement's disclosure structure.

Methodology

The assessment was conducted in four stages. Firstly, a universe of topics relevant to Tower REIT's operating context was identified through benchmarking against MSCI ESG Ratings and S&P Global CSA criteria, together with the disclosures of regional REITs and real estate. Secondly, impact materiality was assessed through a FY2026 stakeholder survey. Thirdly, financial materiality was assessed through a structured management risk workshop, scoring of sustainability-related risk and opportunity scenarios against Tower REIT's three-asset portfolio and Master Financial Risk Register. Fourthly, the two assessments were reviewed by management and integrated into the double materiality position. The process resulted in the final 12 material topics presented in this Statement.

SUSTAINABILITY STATEMENT

cont'd

Financial Materiality

Financial materiality assesses the sustainability-related risks and opportunities that may reasonably be expected to affect Tower REIT's business model, cash flow, financial performance and unitholder value over the short, medium and long term. This perspective is aligned with the IFRS S1 and IFRS S2 approach to materiality.

Financial materiality was assessed across the 12 material topics. Each topic's financial risk score, expressed as a percentage of the maximum achievable score, is banded into one of three rating categories:

Rating Band		Score Range	Description
	HIGH	16 - 25	Topics presenting the highest potential financial impact on Tower REIT, warranting active risk management, structured monitoring and prioritised disclosure.
	MEDIUM	9 - 15	Topics with moderate financial materiality, warranting ongoing monitoring and proportionate management.
	LOW	1 - 8	Topics with currently lower assessed financial impact, monitored for change in priority.

Financial Materiality Results



Across the 12 topics assessed, no topic was rated HIGH. Six topics were rated MEDIUM: Energy Efficiency & Emissions Management, Waste, Water & Environmental Management, Occupational Health & Safety, Ethics, Anti-Corruption & Anti-Bribery, Innovation & Digitalisation, and Building Quality & Tenant Safety. The remaining six topics were rated LOW.

Energy Efficiency & Emissions Management is Tower REIT's highest financially material topic, reflecting sustained electricity consumption and tariff exposure across three energy-intensive office assets. Building Quality & Tenant Safety ranks second, reflecting ageing infrastructure at Plaza Zurich and Menara HLX.

SUSTAINABILITY STATEMENT

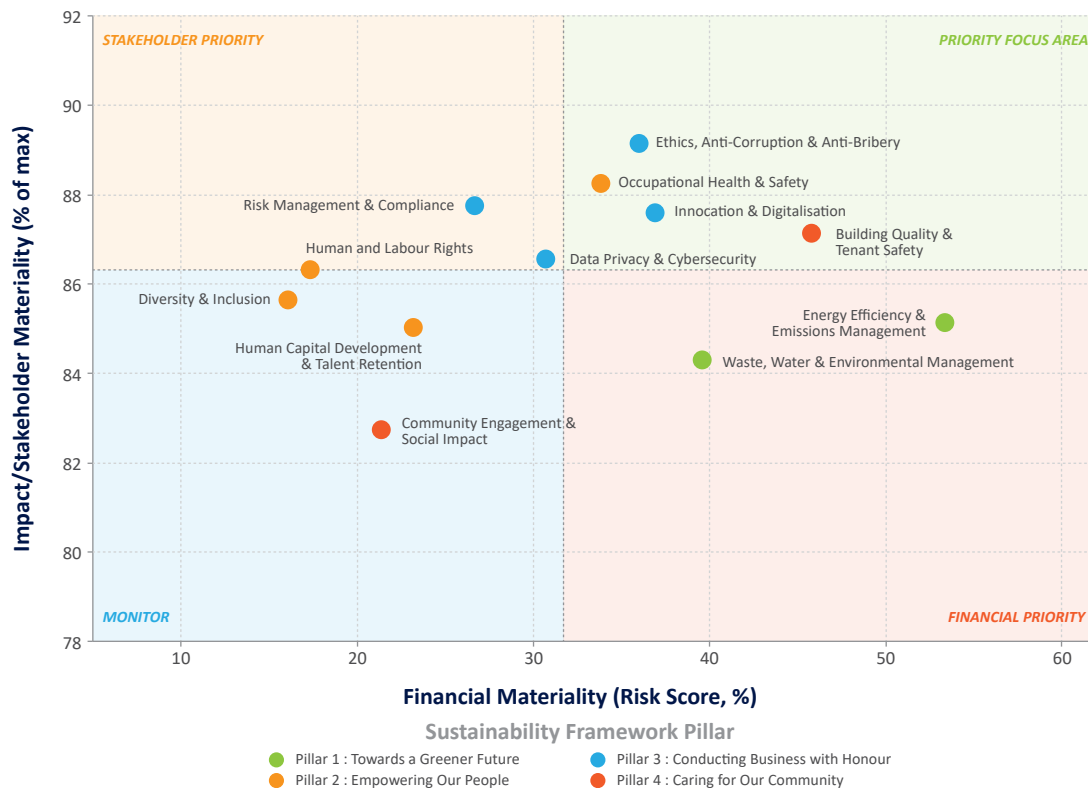
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Double Materiality Integration

The matrix below plots all 12 material topics against financial materiality (X-axis) and impact/stakeholder materiality (Y-axis). Four topics rank above average on both dimensions: Occupational Health & Safety, Ethics, Anti-Corruption & Anti-Bribery, Innovation & Digitalisation, and Building Quality & Tenant Safety.

Energy Efficiency & Emissions Management and Waste, Water & Environmental Management rank above average on financial materiality but below average on stakeholder materiality. Risk Management & Compliance, Data Privacy & Cybersecurity, and Human and Labour Rights rank above average on stakeholder materiality but below average on financial materiality. Human Capital Development & Talent Retention, Diversity & Inclusion, and Community Engagement & Social Impact rank below average on both dimensions.

Tower REIT FY2026 Double Materiality Matrix



SUSTAINABILITY STATEMENT

cont'd

Climate-Related Risks and Opportunities

This section presents Tower REIT's climate-related governance, strategy and risk management approach, structured around the four pillars of the IFRS S2 Climate-related Disclosures framework: Governance, Strategy, Risk Management, and Metrics and Targets.

Governance

Climate-related risks and opportunities are overseen through the same governance structure set out in the Sustainability Governance section on page 38. The table below sets out each governance level's climate-related roles and responsibilities.

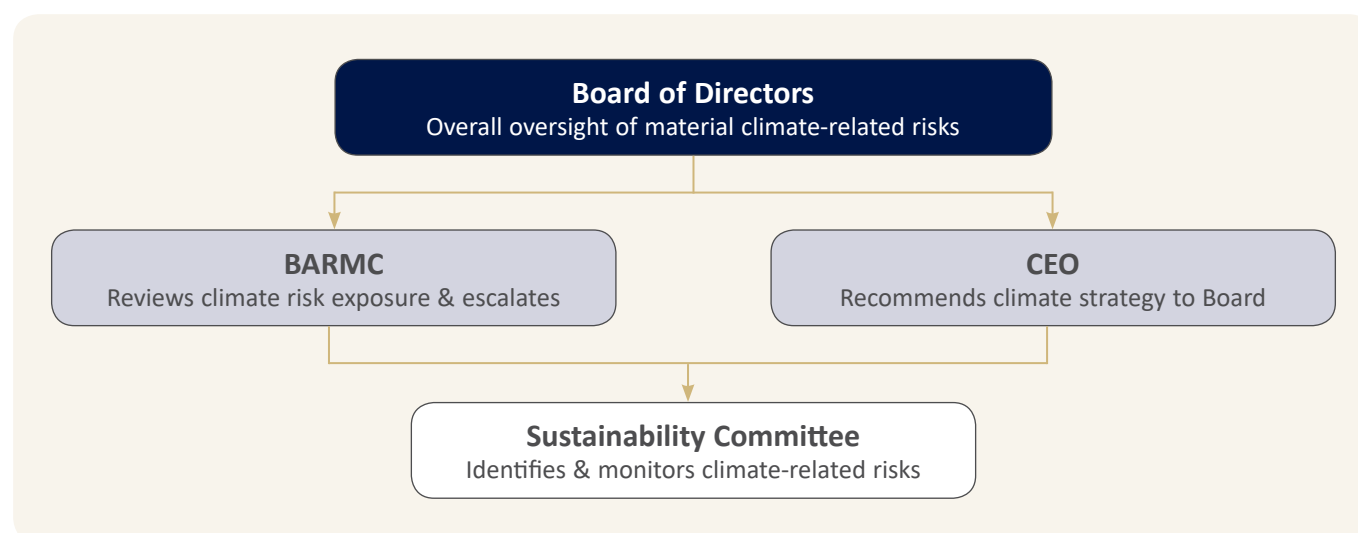
Board of Directors	
Climate-Related Risks and Opportunities ("CRRO")-related Roles and Responsibilities	
- Provides overall oversight of Tower REIT's sustainability agenda, including material climate-related risks and opportunities that may affect operations, financial performance and long-term resilience. - Approves sustainability commitments, strategy and initiatives, and reviews and endorses the Sustainability Statement, including climate-related disclosures, before publication.	
Frequency of Engagement	
At least annually, as part of Sustainability Statement approval	
Board Audit and Risk Management Committee (BARMC) CRRO-related Roles and Responsibilities - Supports the Board in overseeing internal control systems, regulatory compliance and audit functions, including the identification and management of material sustainability risks. - Reviews EESG risks, including climate-related risks, and the sustainability strategy on behalf of the Board. Frequency of Engagement At least annually, as part of Sustainability Statement approval Chief Executive Officer (Chairman of Sustainability Committee) CRRO-related Roles and Responsibilities - Chairs the Sustainability Committee and is accountable for execution. - Recommends sustainability commitments, strategy and initiatives, including climate-related matters, to the Board. Frequency of Engagement Throughout the year	
Sustainability Committee	
CRRO-related Roles and Responsibilities	
Implements sustainability initiatives on the ground, tracks EESG performance, including climate-related risks identified across the portfolio and recommends areas for improvement to resolve any current gaps.	
Frequency of Engagement	
Throughout the year	

SUSTAINABILITY STATEMENT

cont'd

This governance structure ensures that climate-related risks and opportunities are subject to oversight at multiple levels, from day-to-day identification by Tower REIT's Sustainability Committee through to accountability at the Board level, consistent with the broader sustainability governance structure set out in the Sustainability Governance section on page 38.

Climate-related Governance Structure



Strategy

Tower REIT's three assets span across central Kuala Lumpur: Menara HLX in the Golden Triangle, and Plaza Zurich and Menara Guoco within the Bukit Damansara precinct. Both areas are subject to periodic heavy rainfall and localised flooding, as well as rising average temperatures that increase cooling demand across the portfolio. To ensure consistency in assessing climate-related risks and opportunities, three distinct periods are used.

Time Horizons

Time Horizon	Years	Rationale
Short-term 	Up to 2030	Aligned with typical lease renewal cycles, near-term asset enhancement planning, and capital expenditure decisions for Tower REIT's three assets.
Medium-term 	2031 - 2040	Period during which stricter green building, energy efficiency and climate-related disclosure regulations are expected to take effect, alongside increased tenant and investor scrutiny.
Long-term 	2041 - 2050	Longer-term structural shifts affecting the Klang Valley office market, including energy transition, cumulative physical climate impacts, and potential asset repositioning or redevelopment needs.

SUSTAINABILITY STATEMENT

cont'd

Physical Risks



Flooding and
extreme
rainfall

Type : Acute

Time Horizon : Short to medium-term

Description

Heavy rainfall events may affect basement carparks, building access and surrounding infrastructure at Menara HLX, Plaza Zurich and Menara Guoco, with potential disruption to tenant operations and facilities management.

Impacted Business Activities and Value Chain

- Midstream: property operations and facilities management.
- Downstream: tenant access and business continuity.

Business Model/Operational Impact

Potential disruption to building access, facilities damage and tenant dissatisfaction.

Current Mitigation/Adaptation Measures

Standard drainage infrastructure is in place at all three assets and each building is covered by insurance that extends to weather- and flood-related events. At Menara HLX, dedicated flood barriers are in place.

Potential Financial Implications (Qualitative)

Potential repair costs, tenant compensation claims, and reputational impact.



Extreme heat
and rising
average
temperatures

Type : Chronic

Time Horizon : Medium to long-term

Description

Rising average temperatures increase cooling demand across the portfolio's office towers, raising energy consumption and operating costs, particularly for non-certified buildings.

Impacted Business Activities and Value Chain

Midstream: building operations and energy management.

Business Model/Operational Impact

Higher energy operating expenditure ("OPEX") and increased strain on cooling systems.

Current Mitigation/Adaptation Measures

Continuous monitoring of energy efficiency of chiller plants across all three assets.

Potential Financial Implications (Qualitative)

- Higher energy OPEX.
- Potential capital expenditure for cooling system upgrades.

SUSTAINABILITY STATEMENT

cont'd

Transition Risks and Opportunities



Risk

Tightening green building and energy efficiency requirements

Time Horizon : Medium to long-term

Description

Evolving regulatory expectations around building energy performance may require further investment in retrofits for Menara HLX and Plaza Zurich, which do not currently hold green building certification.

Impacted Business Activities and Value Chain

Midstream: building operations and capital expenditure planning.

Business Model/Value Chain Effect

Increased compliance and retrofit costs for non-certified assets.

Current Mitigation/Strategic Response

Menara Guoco already holds GBI Certified certification and Gold LEED 2009 Core & Shell accreditation.

Potential Financial Implications (Qualitative)

- Potential capital expenditure for retrofits.
- Risk of tenant attrition.



Risk

Carbon pricing and energy cost escalation

Time Horizon : Medium-term

Description

Potential introduction of carbon pricing mechanisms, or continued increases in electricity tariffs, may raise operating costs across the portfolio, particularly for older, less energy-efficient buildings.

Impacted Business Activities and Value Chain

Midstream: building operations and utility management.

Business Model/Value Chain Effect

Higher utility operating expenditure, with disproportionate impact on non-certified assets.

Current Mitigation/Strategic Response

Electricity supply solely from national grid.

Potential Financial Implications (Qualitative)

Higher energy OPEX and potential compression of net property income for less efficient assets.

SUSTAINABILITY STATEMENT

cont'd



Risk

Investor and tenant ESG expectations affecting asset valuations

Time Horizon : Short to medium-term

Description

Growing investor and tenant scrutiny of climate resilience and green building credentials may influence asset valuations, financing terms and leasing competitiveness for non-certified assets over time.

Impacted Business Activities and Value Chain

Downstream: tenant acquisition, unitholder relations and financing.

Business Model/Value Chain Effect

Potential valuation or financing impact for assets without recognised green credentials.

Current Mitigation/Strategic Response

Menara Guoco's existing green certification marketed to prospective tenants.

Potential Financial Implications (Qualitative)

Potential impact on asset valuations, financing costs, or unitholder sentiment.



Opportunity

Tenant demand for certified, energy-efficient space

Time Horizon : Short to medium-term

Description

Prime tenants increasingly favour green-certified buildings. Menara Guoco's existing certification and low Building Energy Index position Tower REIT to capture this demand.

Impacted Business Activities and Value Chain

Downstream: tenant acquisition and retention.

Business Model/Value Chain Effect

Differentiation and potential rental premium for certified space.

Current Mitigation/Strategic Response

Menara Guoco's existing green certification marketed to prospective tenants.

Potential Financial Implications (Qualitative)

Supports rental premiums and stronger occupancy at Menara Guoco.

SUSTAINABILITY STATEMENT

cont'd



Opportunity

Access to sustainable financing

Time Horizon : Medium-term

Description

Improved climate-related disclosures and green building credentials may support access to green loans, sustainability-linked financing, or preferential financing terms.

Impacted Business Activities and Value Chain

Group-wide: finance and governance.

Business Model/Value Chain Effect

Potential reduction in financing costs and strengthened investor confidence.

Current Mitigation/Strategic Response

No sustainable financing arrangements in place.

Potential Financial Implications (Qualitative)

Potential reduction in financing costs and improved access to capital.



Opportunity

Asset value resilience through green retrofits

Time Horizon : Medium to long-term

Description

Proactive retrofit investment in Menara HLX and Plaza Zurich may protect long-term asset value and rental competitiveness compared to non-certified peers in the Klang Valley office market.

Impacted Business Activities and Value Chain

- Midstream: capital expenditure planning.
- Downstream: leasing competitiveness.

Business Model/Value Chain Effect

Potential to preserve or enhance asset value and rental income over the medium to long term.

Current Mitigation/Strategic Response

- Additional chiller unit at Menara HLX installed to strengthen cooling capacity and operational efficiency.
- Transition to cast resin transformers to reduce explosion and fire risk.
- Lift modernisation at Plaza Zurich to improve reliability and energy performance.

Potential Financial Implications (Qualitative)

Retrofit capital expenditure offset by potential improvement in asset value and rental resilience.

SUSTAINABILITY STATEMENT

cont'd

Risk Management

Climate-related risks are identified, assessed and managed through Tower REIT's existing sustainability governance and risk management processes.

Stage	Tower REIT Climate Risk Management Process	Governance Integration	Documentation
Identification	Climate-related physical and transition risks are identified by the Sustainability Committee, drawing on operational reviews of Menara HLX, Plaza Zurich and Menara Guoco, and emerging regulatory developments.	The Sustainability Committee consolidates input and reports material risks to the Board through the BARMC.	Climate Risk Assessment records
Assessment & Prioritisation	Identified risks are assessed qualitatively based on likelihood and potential operational, financial and compliance impacts across the defined time horizons.	The BARMC supports the Board in overseeing the assessment of material sustainability risks, including climate-related risks.	Climate Risk Assessment records
Monitoring & Management	Climate-related risks are monitored through the Sustainability Committee's ongoing review of portfolio performance and emerging issues.	The Sustainability Committee reports progress to the Board through regular updates.	Yearly Risk Review meetings
Integration into Enterprise Risk Management	Climate-related risks are considered alongside other operational and financial risks reviewed by the BARMC, rather than managed in isolation.	The BARMC reviews climate-related risks together with other principal risks and reports to the Board.	Yearly Risk Review meetings
Reporting & Communication	Material climate-related matters are reported to the Board through the Sustainability Committee's regular updates, and disclosed to stakeholders through this Statement.	The Board reviews climate-related disclosures as part of its oversight responsibilities before the Statement is published.	Annual Report and Sustainability Statement disclosures

This structured process is intended to ensure climate-related risks are managed consistently with Tower REIT's broader enterprise risk management approach. As Tower REIT's climate governance maturity develops, this process is expected to be enhanced with a more structured scoring, expanded monitoring indicators, and closer integration with capital planning.

SUSTAINABILITY STATEMENT

cont'd

Metrics and Targets

Greenhouse Gas ("GHG") Emissions

Metric	FY2026
Total GHG emissions (Scope 1 + 2 + 3)	6,277.19 tCO ₂ e
Scope 1	0.67 tCO ₂ e
Scope 2 (location-based)	6,274.34 tCO ₂ e
Scope 3 (business travel + employee commute)	2.18 tCO ₂ e
Emissions intensity — per RM million revenue	149.5 tCO ₂ e / RM million
Emissions intensity — per m ² NLA	0.070 tCO ₂ e/m ² (69.9 kgCO ₂ e/m ²)

Energy

In FY2026, Menara HLX recorded a Building Energy Index (BEI) of 72.06 kWh/m², Plaza Zurich 137.15 kWh/m², and Menara Guoco 135.72 kWh/m². Portfolio-wide, Tower REIT consumed a total of 35,896.33 GJ of energy, comprising 9,968,627 kWh of electricity purchased from Tenaga Nasional Berhad and 260 litres of diesel, equivalent to an intensity of 0.40 GJ/m² of NLA.

Targets

Tower REIT's near-term priority is establishing a robust GHG emissions reduction target. This target-setting process will anchor future energy intensity targets to baselines established under the Energy Efficiency and Conservation Act 2024 and will align the Trust's carbon trajectory with Malaysia's Nationally Determined Contribution (NDC 3.0), which targets peak national emissions by 2030 and an absolute reduction of 15 to 30 million tonnes of CO₂e by 2035 from peak levels.

SUSTAINABILITY STATEMENT

cont'd

Chapter 2: Climate Resilience and Environmental Stewardship

GHG Emissions

Climate change is a growing regulatory and financial consideration for Tower REIT's three Kuala Lumpur commercial assets. Purchased electricity for cooling, lighting and lift systems is the dominant driver of our carbon footprint while Malaysia's regulatory direction — the National Sustainability Reporting Framework (NSRF), the Energy Efficiency and Conservation Act 2024, and a prospective carbon tax on energy-intensive sectors — is moving carbon performance toward mandatory disclosure and assurance. In FY2026, Tower REIT quantified its Scope 1, Scope 2 and partial Scope 3 emissions across all three assets for the first time, establishing a baseline year against which future performance will be measured. This disclosure is prepared with reference to the GRI Universal Standards, IFRS S2 and the Taskforce on Climate-related Financial Disclosures ("TCFD") recommendations. As a Group 2 issuer under the NSRF, our IFRS S1/S2 disclosure obligations phase in from reporting periods on or after 1 January 2026, making this baseline a timely foundation. Emissions performance is monitored by the Manager's Operations and Facilities Management Team and reported to Tower REIT's Sustainability Committee.

FY2026 GHG Emissions Summary — Tower REIT Portfolio

Scope	Sources	Emissions (tCO ₂ e)
Scope 1	Diesel Vehicles	0.67
	Total Scope 1	0.67
Scope 2	Purchased Electricity	6,274.34
	Total Scope 2 (Location-based method)	6,274.34
Scope 3	Business Travel	0.18
	Employee Commute	2.00
	Total Scope 3	2.18
Grand Total		6,277.19

In FY2026, Tower REIT's portfolio generated total GHG emissions of 6,277.19 tCO₂e across Scope 1, 2 and 3. Measured against revenue, this represents an emissions intensity of 149.46 tCO₂e per RM million of gross revenue. Measured against Net Lettable Area (NLA), the equivalent intensity is 0.070 tCO₂e/m² (69.9 kgCO₂e/m²), based on the latest valuation report's portfolio NLA of approximately 89,805 m².

Data sources and methodology

- Scope 1 is limited to diesel consumption from backup generators; no mobile equipment, vehicle or refrigerant emissions were recorded during the period.
- Scope 2 is reported on a location-based method using the national grid emission factor; a market-based figure is not currently tracked.
- Scope 3 currently covers Category 6 (Business Travels) and Category 7 (employee commuting).

Purchased electricity accounts for over 99% of our measured footprint, making energy efficiency our lever for emissions reduction, and the initiatives detailed under Energy Management are already delivering measurable reductions against this baseline.

SUSTAINABILITY STATEMENT

cont'd

GHG data disclosed in this Statement is compiled from internal utility billing and management records and reviewed by internal auditor and Tower REIT's Sustainability Committee as part of our ongoing data governance process.

Energy Management

Purchased electricity, driven by cooling load, is both our largest operating cost line and the source of over 99% of our measured carbon footprint. Under Malaysia's Energy Efficiency and Conservation Act 2024, all three of our buildings exceed the 8,000 m² gross floor area threshold and are classified as "applicable buildings", requiring an annual Building Energy Intensity (BEI) star rating, with a minimum of 2-star rating becoming binding five years after each building's first label is issued. Our approach is guided by GRI 302 (Energy), IFRS S2 and TCFD-aligned disclosure practice, embedded within the Manager's environmental governance framework under the Board and Sustainability Committee oversight.

Energy performance across all three assets is monitored by the Manager's Facilities Management team, which tracks consumption, conducts site inspections and fine-tunes chillers, air-handling units, lighting and lift systems against a customised environmental management plan for each property, and is reported to Tower REIT's Sustainability Committee as part of its regular EESG tracking.



Energy — Current Performance

	Menara HLX	Plaza Zurich	Menara Guoco
Energy – BEI (kWh/m ² /yr)	72.06	137.15	135.72
Energy – Chiller COP (MS1525/GreenRE)	6.0	2.88	5.9
Energy – kW/RT (MS1525/GreenRE)	0.6	1.22	0.6

In FY2026, Tower REIT's portfolio consumed a total of 35,896.3 GJ of energy, comprising electricity purchased from Tenaga Nasional Berhad (9,968,627 kWh) and 260 litres of diesel for backup equipment; no petrol was consumed. Electricity accounted for 99.97% of total energy consumption. Expressed on an intensity basis, this represents 0.40 GJ/m² of NLA and 854.7 GJ per RM million of revenue.

Source	Consumption	Net Calorific Value	GJ
Electricity (TNB)	9,968,627 kWh	0.0036 GJ/kWh	35,887.06
Diesel	260 litres	9.905 kWh/L	9.27
Total Energy Consumption			35,896.33 GJ

Water and Waste Management

Water and waste management support Tower REIT's operating cost containment and regulatory compliance. Our approach is guided by GRI 303 (Water and Effluents) and GRI 306 (Waste), embedded within the Manager's environmental governance framework under the Board and Tower REIT's Sustainability Committee oversight.

Water consumption is tracked by property managers at each asset, who monitor usage, inspect taps and flushing systems, and maintain water-efficient fittings for optimal performance. Waste management is overseen by the Head of Facilities Management, with all appointed waste contractors licensed to dispose of waste exclusively at authorised local facilities.

SUSTAINABILITY STATEMENT

cont'd



Water Use Intensity (WUI) — Current Performance

	Menara HLX	Plaza Zurich	Menara Guoco
Water Use Intensity – WUI (m ³ /m ² /yr)	1.63	1.36	0.83

Our portfolio consumed a total of 120,192 m³ of municipal (Syabas) water in FY2026, equivalent to a portfolio-wide intensity of 1.34 m³/m² of NLA. Consumption profiles vary meaningfully across our three assets, reflecting differences in occupancy, tenant mix and building age.

Property	Total Water Consumption (m ³)
Menara HLX	57,941
Plaza Zurich	44,329
Guoco Tower	17,922
Portfolio Total	120,192



Waste Management

The portfolio generated 316.07 tonnes of non-hazardous waste directed to landfill, equivalent to 3.52 kg per square metre of NLA. No hazardous waste was recorded across any of our three assets during the year.

Property	Non-Hazardous Landfill Waste (Tonnes)	NLA (m ²)	Intensity (kg/m ²)
Menara HLX	34.40	35,599	0.97
Plaza Zurich	125.17	32,640	3.83
Guoco Tower	156.50	21,566	7.26
Portfolio Total	316.07	89,805	3.52

No refrigerant use or renewable/recycled materials were recorded across the portfolio in FY2026. Tower REIT's target is 100% compliance with statutory waste disposal requirements, tracked on an ongoing basis by the Head of Facilities Management, through licensed waste contractors and authorised disposal sites.



Water

- **Fitting upgrades** — dual-flush toilet systems installed at Plaza Zurich; self-closing taps and dual-flush systems introduced at Menara Guoco.
- **Leak prevention** — regular inspection of tanks, valves and pipes, and replacement of rusty or leaking pipes at Plaza Zurich and Menara HLX.
- **Cooling system optimisation** — condenser pump speeds reduced and water diverted to additional cooling towers to minimise evaporation losses.
- **Stakeholder engagement** — conservation messaging to employees and tenants.

SUSTAINABILITY STATEMENT

cont'd



Waste

- **Segregation and recycling** — centralised collection points across properties, segregated by material (paper, plastic, glass, aluminium, e-waste and batteries) wherever feasible.
- **Recycling partnership** — a recycling vending machine launched in partnership with a multinational corporation to encourage tenant participation.

Sustainability-Related Risks and Opportunities Summary

This section consolidates sustainability-related risks and opportunities across the material topics covered in this chapter: Energy Efficiency & Emissions Management and Waste, Water & Environmental Management.



Energy Efficiency & Emissions Management

Risk	
Event	High electricity use and TNB tariff increases may raise operating costs, affect distributable income and reduce competitiveness against newer energy-efficient buildings.
Time Horizon	Short to Medium-term
Rating	MEDIUM
Opportunity	
Event	Energy efficiency upgrades and energy intensity targets can reduce operating costs, support financing and certification, and improve tenant retention.
Time Horizon	Short to Medium-term



Waste, Water & Environmental Management

Risk	
Event	Water tariff increases, supply disruptions, poor waste segregation and limited environmental disclosure may increase costs, regulatory risks and reporting gaps.
Time Horizon	Short to Medium-term
Rating	MEDIUM
Opportunity	
Event	Water efficiency, better waste segregation and improved environmental data can reduce costs and strengthen certification and investor confidence.
Time Horizon	Short to Medium-term

SUSTAINABILITY STATEMENT

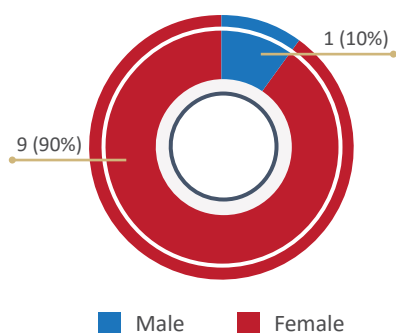
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Chapter 3: People, Tenants, and Community Across Tower REIT's Portfolio

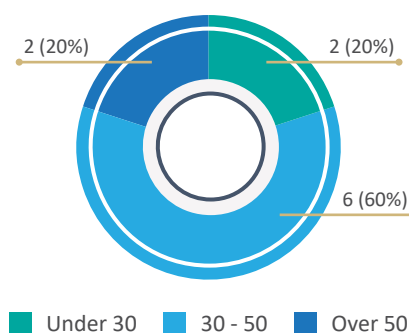
Workforce Profile, Human & Labour Rights

As of 30 June 2026, the workforce (employed under GLM REIT Management Sdn Bhd ("GLM REIT"), the Manager of Tower REIT) comprised 10 employees across its three managed assets, Menara HLX, Plaza Zurich and Menara Guoco.

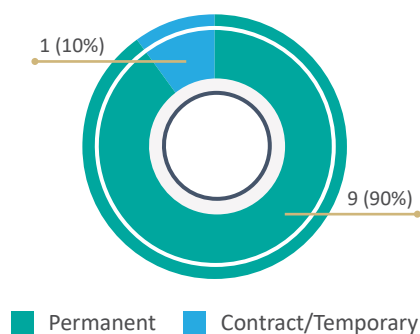
Workforce by Gender



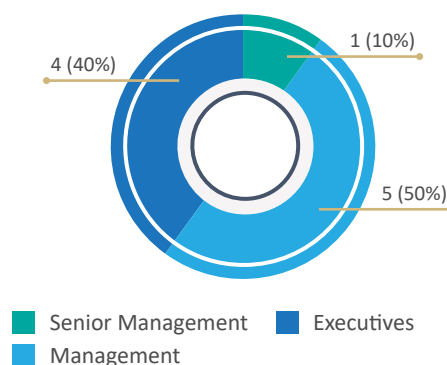
Workforce by Age Group



Workforce by Employment Type



Workforce by Employment Category



GLM REIT complies with the Children and Young Persons (Employment) Act 1966 in respect of the prohibition of child labour, and maintains a firm stance against forced labour across its operations. GLM REIT requires the same commitment from its contractors and service providers engaged at its managed properties.

Employees and other stakeholders may raise concerns, including those relating to human rights, through GLM REIT's Whistleblowing Policy, which is published on the Tower REIT website.

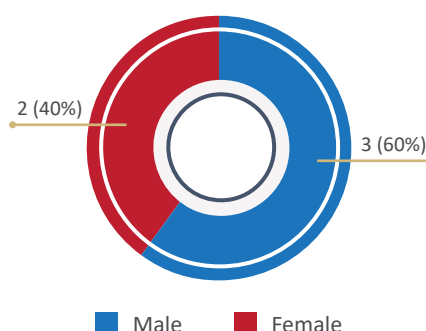
SUSTAINABILITY STATEMENT

cont'd

Diversity & Inclusion

GLM REIT's workforce gender profile is set out on page 58. This section focuses on Board-level diversity, pay equity, and the organisation's diversity and anti-discrimination commitments.

Board Gender



GLM REIT's Board gender composition of 40% female representation as at 30 June 2026 is reported as a point-in-time figure for FY2026, rather than against a formally adopted diversity target.

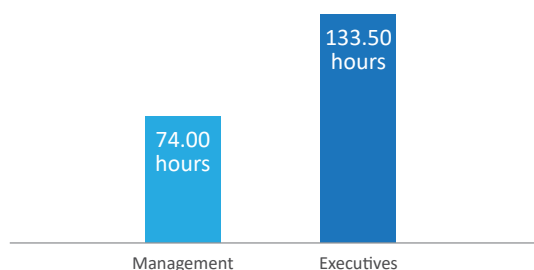
GLM REIT does not disclose an internal gender pay equity ratio. Remuneration positioning is instead benchmarked against Willis Towers Watson compensation survey data, which presents market rates by role and grade across the industry.

GLM REIT's anti-discrimination commitment is set out under the Hong Leong Group Recruitment Policy, which provides that the most suitable candidate will be selected regardless of race, religion or disability, and companies under the group shall comply with applicable anti-discrimination laws in the countries in which they operate. Candidate selection is based on qualifications, experience and potential, supported where applicable by structured competency and psychometric assessment.

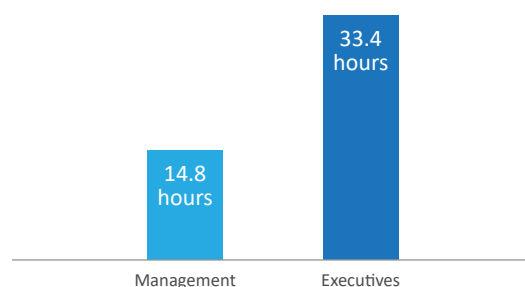
Human Capital Development & Talent Retention

GLM REIT encouraged employees to undergo training during the reporting year, delivering 207.50 training hours across the organisation.

**Training Hours by
Employment Category**
(Total : 207.50 hours)



**Average Hours per Employee by
Employment Category**
(Average : 20.75 hours)



SUSTAINABILITY STATEMENT

cont'd

Training delivered during the year is structured into non-optional courses compulsory for all employees, and a further range of role-specific categories comprising Accounting & Finance, Information Technology, Soft Skills, Specific Skills and Knowledge, Architecture, Construction, Facilities Management, Customer Service, Contract and Procurement, Marketing and Sales, and Computer Skills, supplemented by additional courses as needed.

Total training hours
207.50
hours



Average training hours per Employees
20.75
hours

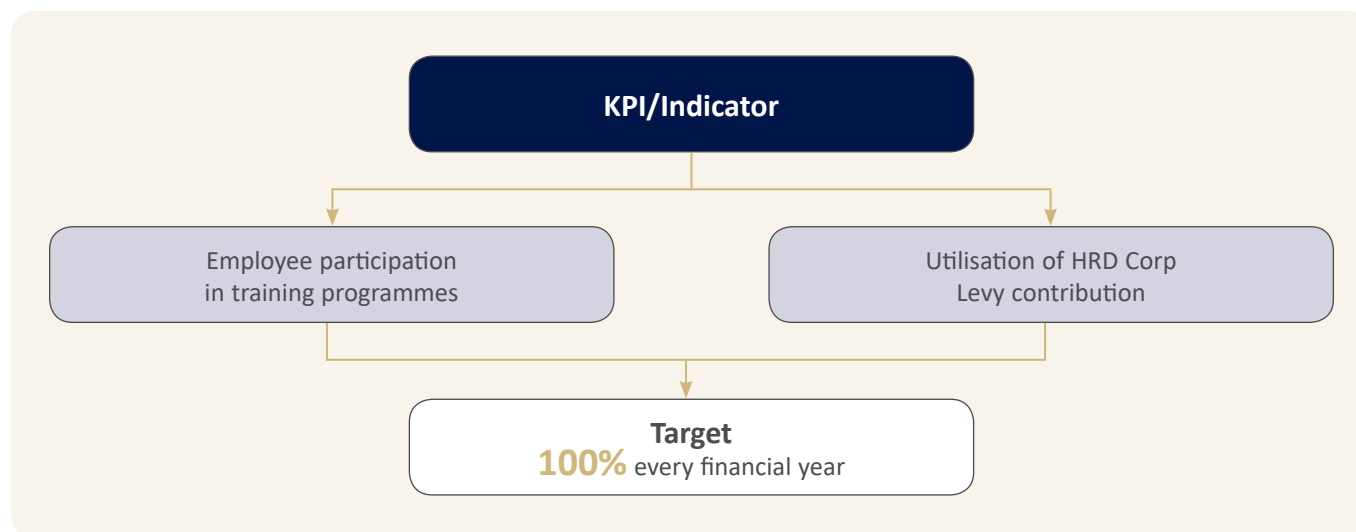


Employee Wellbeing & Benefits

Mandatory annual training, covering areas such as compliance and internal policy requirements, achieved 90.0% completion coverage across the workforce for the reporting year.

GLM REIT's learning and development approach follows the training plan established at the GuocoLand (Malaysia) Berhad Group level, rather than a standalone GLM REIT framework. Professional membership support is provided to employees where required for the nature of their role and associated responsibilities.

GLM REIT tracks training performance against the following internally set KPIs:



GLM REIT provides its employees with a medical benefits package covering outpatient, inpatient and dental treatment. Optical coverage is not currently included. Medical coverage is extended to eligible dependents. Employees are further protected under the company's insurance programmes, comprising Excess of Loss Medical Insurance, Group Term Life Insurance, and Group Personal Accident Insurance. Annual medical check-ups are provided for employees at managerial level and above.

GLM REIT provides parental leave entitlements to eligible employees, comprising 98 days of paid maternity leave and 7 days of paid paternity leave, in line with the Employment Act 1955.

SUSTAINABILITY STATEMENT

cont'd

Employee Engagement & Retention

GLM REIT recorded a total employee turnover of 3 employees during the reporting year, against 5 new hires.

Employee Turnover by
Gender



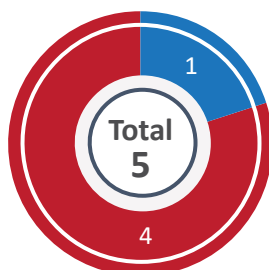
Male Female

Employee Turnover by
Age Group



Under 30 30 - 50 Over 50

Employee New Hires by
Gender



Male Female

Employee New Hires by
Age Group



Under 30 30 - 50 Over 50

GLM REIT maintains regular engagement with employees through CEO dialogue sessions held with all departments at least once a quarter, supplemented by ad hoc sessions as needed.

Employees may raise workplace grievances through GLM REIT's grievance procedure. Grievances may first be addressed informally, by raising the matter directly with the person responsible or, where unresolved, through mediation by the employee's line manager or Human Resource representative. Where a grievance remains unresolved through the informal approach, or where the employee elects to proceed directly to a formal process, a written grievance may be submitted within two weeks of the alleged incident. Human Resource, or a delegate appointed by the BARMC where the grievance concerns Human Resource itself, then acknowledges the grievance, conducts a fact-finding investigation, and communicates an outcome to both parties, with a right of appeal available on limited grounds. The procedure prohibits retaliation against any employee who raises grievance or participates in an investigation.

SUSTAINABILITY STATEMENT

cont'd

Occupational Health & Safety

GLM REIT recorded zero work-related fatalities and zero lost time injuries during the reporting year. Four employees received training on health and safety standards during the reporting year. This training was directed at the Occupational Safety and Health Committee (OSH-C) representative for each of Tower REIT's three managed buildings.



Occupational health and safety oversight sits within Tower REIT's broader internal audit and risk management framework. Fire drills and emergency response exercises are conducted at each of Tower REIT's three managed buildings at least once a year. Contractors engaged at Tower REIT's properties are required to attend a safety induction meeting prior to commencing work on site.

Tenant Engagement & Satisfaction

GLM REIT tracks tenant satisfaction against the following internally set target:

KPI/Indicator	Target	Owner	Monitoring
Service rating from tenants at Menara HLX, Plaza Zurich and Menara Guoco	Minimum 3.0 for each asset	Building Management	Review of survey responses

Tenant satisfaction is assessed through a half-yearly survey distributed physically to tenants at each managed building, structured around a Likert-scale assessment (Poor, Fair, Good, Excellent) of individual services and facilities, supplemented by an open-ended section for tenant comments and suggestions.

Community Investment & Social Impact

GLM REIT tracks community activity against the following internally set target:

KPI/Indicator	Original Target/Revised Target	Owner	Monitoring
No. of CSR programmes	At least 1 every financial year and 2 programmes by year 2028	Human Resource	End of financial year

GLM REIT actively supports and promotes employee participation in blood donation campaigns organised by Group Human Resource (Hong Leong Group), with the most recent campaign conducted on 24 July 2025.

SUSTAINABILITY STATEMENT

cont'd

Sustainability-Related Risks and Opportunities Summary



Occupational Health & Safety

Risk	
Event	High-risk maintenance, asset enhancement initiative ("AEI") activities, indoor air quality and DOSH compliance gaps may lead to workplace injuries, regulatory action, tenant complaints and temporary building closure.
Time Horizon	Short to Medium-term
Rating	MEDIUM 
Opportunity	
Description	Contractor safety inductions and permit-to-work systems, indoor air quality and Heating, Ventilation and Air-Conditioning ("HVAC") management, and regular compliance and fire-safety audits reduce safety and enforcement risks.
Time Horizon	Short to Medium-term



Human Capital Development & Talent Retention

Risk	
Event	Lean management structure creates key-person dependency and limited career progression, making it harder to attract and retain skilled asset management and technical talent.
Time Horizon	Medium-term
Rating	LOW 
Opportunity	
Description	Succession planning, staff development and competitive remuneration reduce key-person dependency, retain talent and support operational continuity.
Time Horizon	Medium-term

SUSTAINABILITY STATEMENT

cont'd



Diversity & Inclusion

Risk

Event	Limited diversity disclosure and measurable targets may fall short of investor ESG expectations, while homogeneous management may limit perspectives in decision-making.
Time Horizon	Medium-term
Rating	LOW 

Opportunity

Description	Reporting diversity metrics and targets and improving management diversity can support inclusive governance and investor expectations.
Time Horizon	Medium-term



Building Quality & Tenant Safety

Risk

Event	Ageing assets require increasing mechanical, electrical and structural maintenance, while occupant comfort and compliance with the Uniform Building By-Laws ("UBBL"), fire safety and accessibility standards must be actively managed.
Time Horizon	Short to Medium-term
Rating	MEDIUM 

Opportunity

Description	Preventive maintenance, timely AEIs, occupant comfort assessments and compliance audits reduce repair costs and improve tenant satisfaction and retention.
Time Horizon	Short to Medium-term

SUSTAINABILITY STATEMENT

cont'd



Community Engagement & Social Impact

Risk

Event	Limited community engagement and AEI-related noise, dust and access disruption may affect local goodwill, approvals and tenant satisfaction.
Time Horizon	Short to Medium-term
Rating	LOW 

Opportunity

Description	Community engagement and clear communication on AEIs and disruptions can improve stakeholder relationships and support approvals.
Time Horizon	Short to Medium-term



Human and Labour Rights

Risk

Event	Limited oversight of contractors and vendors may expose Tower REIT to labour-rights violations, inconsistent service quality and investor or lender due diligence.
Time Horizon	Short to Medium-term
Rating	LOW 

Opportunity

Description	Contractor labour screening, audits, fair wage and working-condition standards can reduce labour risks and improve contractor stability and service quality.
Time Horizon	Medium-term

SUSTAINABILITY STATEMENT

cont'd

Chapter 4: Governance That Protects and Grows Long-Term Value

Governance Structure & Sustainability Oversight

Tower REIT's governance structure is built on a clear separation of responsibilities between the Manager, the Trustee and the Board. As Manager, GLM REIT is responsible for setting and executing the Trust's investment strategy and managing its assets, while the Trustee, MTrustee Berhad, acts independently to safeguard the interests of unitholders. Overall responsibility for Tower REIT's strategy, performance and risk oversight rests with the Board.

The Manager and the Trustee

Tower REIT is managed by GLM REIT, a joint venture between GuocoLand (Malaysia) Berhad ("GLM") and HL Management Co Sdn Bhd. The Manager holds a Capital Markets Services Licence issued by the Securities Commission Malaysia to carry out the regulated activity of asset management in relation to Tower REIT. The Manager determines investment policy and strategic direction, manages the portfolio and its financing, and prepares this Statement — always with the obligation to act honestly, with due care, and in the best interests of unitholders. MTrustee Berhad acts as Trustee, holding the assets of Tower REIT on trust and monitoring the Manager's compliance with the Deed, the Securities Commission's ("SC") Licensing Handbook, Guidelines on Listed REITs ("SC Guidelines"), the Capital Markets and Services Act 2007 and Bursa Malaysia's Main Market Listing Requirements ("MMLR"). Together, these two roles provide the dual layer of accountability that distinguishes REIT governance from that of a conventional listed company.

Ethics, Anti-Corruption & Anti-Bribery

GLM REIT is committed to conducting business with transparency and integrity. In accordance with the GLM Group Anti-Bribery and Corruption Policy, which applies to Tower REIT, the Trust maintains a zero-tolerance position on bribery and corruption in all forms, including kickbacks, fraud, money laundering and facilitation payments.

This commitment is supported by an Anti-Bribery and Corruption Management System and Anti-Bribery and Corruption Policy, aligned with the Malaysian Anti-Corruption Commission Act 2009, and by GLM REIT's Code of Conduct and Ethics ("Code"), which governs interactions with tenants, suppliers, employees and other stakeholders. Implementation is structured around four principles: continuous training, regular review of the Code, safe and confidential reporting channels, and accountability at all levels of the organisation. In FY2026, all of Tower REIT's operations were assessed for corruption-related risk, representing full coverage across the portfolio, with no incidents of corruption reported. Ethics and integrity training continued across the workforce during the year detailed in the performance panel below:

Anti-Corruption Training Completion Rate (%)

Management

80%

Executive

75%

SUSTAINABILITY STATEMENT

cont'd

Speaking Up: Whistleblowing and Conflicts of Interest

The GLM REIT Whistleblowing Policy enables employees and external stakeholders to report suspected misconduct, unethical behaviour or breaches of policy through a confidential channel, with the option to remain anonymous. Reports are directed to the Chairman of the BARMC and investigated by an independent party, and retaliation, discrimination or harassment against a whistleblower is not tolerated. Directors and employees are required to declare any conflict of interest, and the independence of GLM REIT's independent directors is assessed annually.

Related Party Transactions

The related party transactions are managed with care to protect unitholders. Recurrent related party transactions are conducted under a unitholders' mandate renewed at the Annual General Meeting, with oversight from the BARMC and the Trustee, ensuring these dealings are carried out at arm's length, on normal commercial terms, and in the best interests of unitholders.

Key KPIs across our governance practices



Governance Readiness

KPI/Indicator

The Board and its committees' involvement in governance, audit and risk oversight; compliance with MCCG, SC Licensing Handbook, SC Guidelines, Bursa Sustainability Reporting Guide and MMLR.

Target

Keep Board and its committees' participation active and stay compliant with MCCG, SC Licensing Handbook, SC Guidelines, Bursa Sustainability Reporting Guide and MMLR.



Compliance Readiness

KPI/Indicator

Compliance with Malaysian Anti-Corruption Commission Act 2009, Anti-Money Laundering, Anti-Terrorism Financing and Proceeds of Unlawful Activities Act 2001 (AMLA), Personal Data Protection Act 2010 (PDPA) and GLM REIT's Code of Conduct & Ethics.

Target

Ensure 100% of all GLM REIT employees, Management and Board undergo briefings and training every year.

SUSTAINABILITY STATEMENT

cont'd



Assurance Readiness

KPI/Indicator

Internal Audit's yearly ESG assurance statement, reviewed by BARMC.

Target

Issue external assurance statement by FY2028 on limited sustainability matters. Issue external assurance statement on GHG scope 1 and 2 data by FY2027.

Risk Management & Compliance

Effective risk management is fundamental to safeguarding Tower REIT's asset value and sustaining performance in an uncertain market environment. Tower REIT adopts a structured and disciplined approach that embeds risk considerations into strategic decision-making and day-to-day operations, ensuring that significant risks are identified early, evaluated consistently, and mitigated.

Enterprise Risk Management and Oversight

Our enterprise risk management is embedded within our governance structure. Guided by the KPMG Board Assurance Framework, we identify risks, assess their likelihood and impact, and rate each risk on a single current-state scale — from Insignificant through to Severe — against a defined risk appetite. The BARMC reviews the enterprise risk profile at least twice a year, with reference to a detailed risk register, and reports to the Board, which retains overall responsibility for the adequacy and effectiveness of our system of internal controls. Climate-related risks are integrated into this same process, as described on page 46 and consistent with IFRS S2.

Principal Risks for an Office REIT

The Manager manages the most relevant risks as below:

- Credit and tenant concentration risk, managed through tenant screening, balanced leasing and lease-expiry management.
- Interest rate and refinancing risk, managed through prudent capital management and refinancing.
- Market and demand risk — including the shift in office demand towards Grade A, ESG-compliant space and the widening gap between well-certified and older stock — managed through selective asset enhancement and flexible leasing, particularly at Menara HLX.
- Operational risk, managed through regular revaluations, facility upgrades and property-management oversight.

During FY2026 these risks were actively managed with no material change in our overall risk exposure, keeping the portfolio resilient while we pursue opportunities to strengthen it.

SUSTAINABILITY STATEMENT

cont'd

Internal Audit, Assurance and Sustainability Reporting

Our internal audit function is provided by GLM Group Internal Audit Department on a risk-based basis and reports to the BARMC, while KPMG PLT acts as external auditor. The sustainability's Material Matters and Indicators disclosure were subject to internal review by the Group Internal Audit Department, consistent with the approach adopted in prior years. As reporting progresses towards alignment with IFRS S1 and S2 and MMLR, the assurance framework will continue to evolve in line with group-level governance practices.

Data Privacy & Cybersecurity

Tower REIT has identified cybersecurity and data privacy as a material topic for the Trust. Tower REIT complies with the Personal Data Protection Act 2010 (PDPA) in how it handles personal data, and cybersecurity awareness is included in ongoing training for the Board and employees.

For FY2026, cybersecurity was managed at the GuocoLand Limited Group level, supported by the GLM Infrastructure Support team. While Tower REIT does not hold an independent information-security certification (such as ISO/IEC 27001), the third-party cybersecurity solutions it uses are certified.

Cybersecurity training completion rates exceeded 80%, and phishing-simulation exercises were conducted under the group platform. No data-privacy complaints or cybersecurity breaches were reported during FY2026, consistent with the group's record of zero breaches in FY2025. These practices reflect Tower REIT's commitment to maintaining robust data-protection standards and strengthening cybersecurity governance in alignment with GuocoLand Limited's enterprise-level risk management framework.



**Cybersecurity
training**
completion rates
exceeded
80%



ZERO
data-privacy
complaints or
cybersecurity breaches
in FY2026

Sustainability-Related Risks and Opportunities Summary

This section consolidates sustainability-related risks and opportunities across the material topics covered in this chapter: Ethics, Anti-Corruption & Anti-Bribery, Innovation & Digitalisation, Risk Management & Compliance, and Data Privacy & Cybersecurity.



Innovation & Digitalisation

Risk	
Event	Slower adoption of smart building systems and ESG data platforms may increase operating costs, weaken tenant satisfaction and make sustainability reporting less reliable.
Time Horizon	Medium-term
Rating	MEDIUM

SUSTAINABILITY STATEMENT

cont'd



Ethics, Anti-Corruption & Anti-Bribery

Risk	
Event	Weak procurement, leasing, related-party transaction, anti-money laundering ("AML") and record-keeping controls may increase regulatory, reputational and financial risks.
Time Horizon	Short to Medium-term
Rating	MEDIUM 
Opportunity	
Description	Existing conflict-of-interest, code of conduct, anti-bribery and whistleblowing policies strengthen governance and ethical practices.
Time Horizon	Short to Medium-term



Data Privacy & Cybersecurity

Risk	
Event	Increased digitalisation may widen cyberattack risks, while inadequate protection of lease data may result in data breaches and PDPA liability.
Time Horizon	Short to Medium-term
Rating	LOW 
Opportunity	
Description	Cybersecurity and data-governance controls aligned with PDPA help protect building and tenant data.
Time Horizon	Short to Medium-term

SUSTAINABILITY
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Risk Management & Compliance

Risk	
Event	Limited integration of ESG and climate risks into investment decisions and monitoring of tenant, credit and interest rate exposures may lead to poor capital allocation and losses.
Time Horizon	Short to Long-term
Rating	LOW 
Opportunity	
Description	Integration of ESG and climate-related risks into Board-level risk oversight.
Time Horizon	Short to Long-term

SUSTAINABILITY STATEMENT

cont'd

Sustainability Performance Table

Date & Time: 2026-09-25_11:49:57
Main Market | Group 2 | FYE 30/06/2026

TOWER REIT
BMLR Transition Period

Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance
Anti-Corruption	Percentage of employees who have received training on anti-corruption in Senior Management employee category	Percentage (%)	0	0	—	Internal
Anti-Corruption	Percentage of employees who have received training on anti-corruption in Management employee category	Percentage (%)	100	80	—	Internal
Anti-Corruption	Percentage of employees who have received training on anti-corruption in Executive employee category	Percentage (%)	75	75	—	Internal
Anti-Corruption	Percentage of employees who have received training on anti-corruption in non-Executive employee category	Percentage (%)	0	0	—	Internal
Anti-Corruption	Percentage of operations assessed for corruption-related risks	Percentage (%)	100	100	—	Internal
Anti-Corruption	Confirmed incidents of corruption and action taken	Number	0	0	—	Internal
Diversity	Percentage of employee category Senior Management under 30	%	0	0	—	Internal
Diversity	Percentage of employee category Senior Management between 30-50	%	0	0	—	Internal

SUSTAINABILITY
STATEMENT
cont'd

TOWER REIT
BMLR Transition Period

Date & Time: 2026-09-25_11:49:57
Main Market | Group 2 | FYE 30/06/2026

Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance
Diversity	Percentage of employee category Senior Management above 50	%	0	100	—	Internal
Diversity	Percentage of employee category Management under 30	%	0	20	—	Internal
Diversity	Percentage of employee category Management between 30-50	%	100	80	—	Internal
Diversity	Percentage of employee category Management above 50	%	0	0	—	Internal
Diversity	Percentage of employee category Executive under 30	%	25	50	—	Internal
Diversity	Percentage of Employee category Executive between 30- 50	%	75	50	—	Internal
Diversity	Percentage of employee category Executive above 50	%	0	0	—	Internal
Diversity	Percentage of employee category Non-Executive under 30	%	0	0	—	Internal
Diversity	Percentage of employee category Non-Executive between 30-50	%	0	0	—	Internal
Diversity	Percentage of employee category Non-Executive above 50	%	0	0	—	Internal
Diversity	Percentage of employee category Senior Management Male	%	0	100	—	Internal

SUSTAINABILITY STATEMENT

cont'd

Date & Time: 2026-09-25_11:49:57
Main Market | Group 2 | FYE 30/06/2026

TOWER REIT
BMLR Transition Period

Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance
Diversity	Percentage of employee category Senior Management Female	%	0	0	—	Internal
Diversity	Percentage of employee category Management Male	%	0	0	—	Internal
Diversity	Percentage of employee category Management Female	%	100	100	—	Internal
Diversity	Percentage of employee category Executive Male	%	0	0	—	Internal
Diversity	Percentage of employee category Executive Female	%	100	100	—	Internal
Diversity	Percentage of employee category Non-Executive Male	%	0	0	—	Internal
Diversity	Percentage of employee category Non-Executive Female	%	0	0	—	Internal
Diversity	Percentage of Directors Male	%	60	60	—	Internal
Diversity	Percentage of Directors Female	%	40	40	—	Internal
Diversity	Percentage of Directors under 30	%	0	0	—	Internal
Diversity	Percentage of Directors between 30-50	%	20	20	—	Internal
Diversity	Percentage of Directors above 50	%	80	80	—	Internal
Health & Safety	Number of work-related fatalities	Number	0	0	—	Internal
Health & Safety	Lost time incident rate (LTIR)	Rate	0	0	—	Internal

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SUSTAINABILITY STATEMENT

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TOWER REIT
BMLR Transition Period

Date & Time: 2026-09-25_11:49:57
Main Market | Group 2 | FYE 30/06/2026

Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance
Health & Safety	Number of employees trained on health and safety standards	Number	4	4	—	Internal
Community/Society	Total amount invested in the community where the target beneficiaries are external to the listed issuer	MYR	0	0	—	Internal
Community/Society	Total number of beneficiaries of the investment in communities	Number	0	0	—	Internal
Data Privacy & Security	Number of substantiated complaints concerning breaches of customer privacy and losses of customer data	Number	0	0	—	Internal
Water	Total volume of water used	Megaliters	122,343,450	120,192	—	Internal
Waste Management	Total waste generated	Metric tonnes	331,85	316.07	—	Internal
Waste Management	Total waste diverted from disposal	Metric tonnes	0	—	—	Internal
Waste Management	Total waste directed to disposal	Metric tonnes	331,85	316.07	—	Internal
Labour Practices & Standards	Total hours of training by employee category Senior Management	Hour	3	0	—	Internal
Labour Practices & Standards	Total hours of training by employee category Management	Hour	47	74	—	Internal
Labour Practices & Standards	Total hours of training by employee category Executive	Hour	29	133,50	—	Internal
Labour Practices & Standards	Total hours of training by employee category Non-Executive	Hour	0	0	—	Internal

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SUSTAINABILITY STATEMENT

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Main Market | Group 2 | FYE 30/06/2026

TOWER REIT
BMLR Transition Period

Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance
Labour Practices & Standards	Percentage of employee that are contractors or temporary staff	%	0	0	—	Internal
Labour Practices & Standards	Total number of employee turnover by employee category Senior Management	Number	2	0	—	Internal
Labour Practices & Standards	Total number of employee turnover by employee category Management	Number	1	1	—	Internal
Labour Practices & Standards	Total number of employee turnover by employee category Executive	Number	1	2	—	Internal
Labour Practices & Standards	Total number of employee turnover by employee category Non-Executive	Number	0	0	—	Internal
Labour Practices & Standards	Number of substantiated complaints concerning human rights violations	Number	0	0	—	Internal
Supply Chain Management	Proportion of spending on local suppliers	Percentage	100	100	—	Internal
Energy Management	Total energy consumption	Megawatt/Hour	7989.02	9,988.627	—	Internal
Emission Management	Scope 1 emissions in tonnes of CO ₂ e	Metric tonnes	2.20	0.67	—	Internal
Emission Management	Scope 2 emissions in tonnes of CO ₂ e	Metric tonnes	6177.30	6274.34	—	Internal
Emission Management	Scope 3 emissions in tonnes of CO ₂ e (at least for the category of business travel and employee commuting)	Metric tonnes	3914.48	218	—	Internal

SUSTAINABILITY STATEMENT

cont'd

IFRS S2 Content Index — Tower REIT Sustainability Statement 2026

Reference No.	Disclosure Description	Annual Report Location
Governance		
IFRS S2-6(a)	The governance body(s) or individual(s) responsible for oversight of climate-related risks and opportunities, including: (i) how responsibilities are reflected in terms of reference; (ii) how skills and competencies are determined; (iii) how and how often the body is informed; (iv) how climate risks are taken into account in overseeing strategy and major transactions; (v) how the body oversees target-setting and monitors progress, including whether performance metrics are included in remuneration policies.	Sustainability Governance, Page 38; Governance, Page 46; Board Leadership and Effectiveness, Page 86
IFRS S2-6(b)	Management's role in the governance processes, controls and procedures used to monitor, manage and oversee climate-related risks and opportunities, including: (i) whether the role is delegated to a specific management-level position or committee; (ii) whether management uses controls and procedures integrated with other internal functions.	Chief Executive Officer, as Chairman of Tower REIT's Sustainability Committee, Page 39; Governance, Page 46; Enterprise Risk Management and Oversight, Page 68
Strategy		
IFRS S2-9	Specifically, an entity shall disclose information to enable users to understand: (a) climate-related risks and opportunities; (b) current and anticipated effects on business model and value chain; (c) effects on strategy and decision-making including transition plan; (d) effects on financial position, performance and cash flows; (e) climate resilience of the entity's strategy and business model.	Climate-Related Risks and Opportunities, Page 46
Climate-related Risks and Opportunities		
IFRS S2-10	(a) Describe climate-related risks and opportunities. (b) For each risk, whether it is physical or transition. (c) For each risk and opportunity, the time horizon over which effects could occur. (d) How the entity defines short, medium and long term and how these link to planning horizons.	Strategy, Page 47
IFRS S2-12	In identifying climate-related risks and opportunities, the entity shall refer to and consider the applicability of the industry-based disclosure topics defined in the industry-based Guidance on Implementing IFRS S2.	Message from Leadership, Page 35
Business Model and Value Chain		
IFRS S2-13	(a) A description of the current and anticipated effects of climate-related risks and opportunities on the entity's business model and value chain. (b) A description of where in the entity's business model and value chain climate-related risks and opportunities are concentrated.	Strategy, Page 47

SUSTAINABILITY STATEMENT

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Reference No.	Disclosure Description	Annual Report Location
Strategy and Decision-Making		
IFRS S2-14	(a) How the entity has responded to, and plans to respond to, climate-related risks and opportunities in its strategy and decision-making, including: (i) current and anticipated changes to business model; (ii) current and anticipated direct mitigation and adaptation efforts; (iii) indirect mitigation and adaptation efforts; (iv) any climate-related transition plan; (v) how the entity plans to achieve any climate-related targets. (b) How the entity is resourcing activities. (c) Quantitative and qualitative information about progress against plans.	Energy Management, Page 55; Water and Waste Management, Page 55
Financial Position, Financial Performance and Cash Flows		
IFRS S2-15	(a) The effects of climate-related risks and opportunities on the entity's financial position, financial performance and cash flows for the reporting period. (b) The anticipated effects over the short, medium and long term.	Strategy, Page 47
IFRS S2-16	(a) Quantitative and qualitative information about current financial effects. (b) Climate-related risks for which there is significant risk of material adjustment to carrying amounts within the next annual reporting period. (c) How the entity expects its financial position to change over the short, medium and long term. (d) How financial performance and cash flows are expected to change.	Strategy, Page 47
IFRS S2-17	In providing quantitative information, an entity may disclose a single amount or a range.	Disclosed qualitatively in FY2026
IFRS S2-18	In preparing disclosures about anticipated financial effects, an entity shall: (a) use all reasonable and supportable information available without undue cost or effort; (b) use an approach commensurate with the skills, capabilities and resources available.	Strategy, Page 47
IFRS S2-19	An entity need not provide quantitative information about current or anticipated financial effects if: (a) those effects are not separately identifiable; or (b) the level of measurement uncertainty is so high that the resulting quantitative information would not be useful.	Disclosed qualitatively in FY2026
IFRS S2-21	If an entity does not provide quantitative financial effects, it shall: (a) explain why; (b) provide qualitative information about financial effects, identifying line items likely to be affected; (c) provide quantitative information about combined financial effects unless not useful.	In FY2026 we have qualitatively identified physical and transitional risks. In FY2027 we aim to conduct more thorough asset walkthroughs and inspection and apply scenario analysis to deduce quantitative financial effects of these risks

SUSTAINABILITY STATEMENT

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Reference No.	Disclosure Description	Annual Report Location
Risk Management		
IFRS S2-25	(a) The processes and related policies the entity uses to identify, assess, prioritise and monitor climate-related risks, including: (i) inputs and parameters; (ii) whether and how scenario analysis is used; (iii) how nature, likelihood and magnitude of effects are assessed; (iv) whether and how climate risks are prioritised relative to other risks; (v) how climate risks are monitored; (vi) whether processes have changed. (b) Processes to identify, assess, prioritise and monitor climate-related opportunities. (c) How processes are integrated into the entity's overall risk management process.	Risk Management, Page 52; Enterprise Risk Management and Oversight, Page 68
Metrics and Targets		
IFRS S2-27	The objective of climate-related financial disclosures on metrics and targets is to enable users to understand an entity's performance in relation to its climate-related risks and opportunities, including progress towards any climate-related targets it has set, and any targets it is required to meet by law or regulation.	Metrics and Targets, Page 53
IFRS S2-28	To achieve this objective, an entity shall disclose: (a) cross-industry metric categories; (b) industry-based metrics; (c) targets set by the entity, and any targets required by law or regulation.	Metrics and Targets, Page 53
Climate-related Metrics		
IFRS S2-29(a)	Greenhouse gases — the entity shall disclose: (i) absolute gross GHG emissions (Scope 1, 2, 3); (ii) measure emissions per GHG Protocol; (iii) disclose measurement approach, inputs and assumptions, and any changes; (iv) disaggregate Scope 1 and 2 between consolidated group and other investees; (v) for Scope 2, disclose location-based emissions and contractual instruments; (vi) for Scope 3, disclose categories included and financed emissions if applicable.	GHG Emissions, Page 54
IFRS S2-29(f)	Internal carbon prices — whether and how the entity applies a carbon price in decision-making, and the price per metric tonne of GHG emissions.	Malaysia's carbon tax rollout is delayed, hence we will wait before we can set an internal carbon price
IFRS S2-29(g)	Remuneration — whether and how climate-related considerations are factored into executive remuneration, and the percentage of executive remuneration linked to climate-related considerations.	Not factored in

SUSTAINABILITY STATEMENT

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Reference No.	Disclosure Description	Annual Report Location
Climate-related Targets		
IFRS S2-33	An entity shall disclose quantitative and qualitative climate-related targets it has set, and any targets required by law or regulation, including GHG emissions targets. For each target: (a) metric used; (b) objective; (c) part of entity covered; (d) period; (e) base period; (f) milestones and interim targets; (g) whether absolute or intensity; (h) how latest international climate agreement informed the target.	Metrics and Targets, Page 53
IFRS S2-34	An entity shall disclose its approach to setting and reviewing each target and how it monitors progress, including: (a) whether validated by third party; (b) process for reviewing; (c) metrics used to monitor progress; (d) any revisions.	Metrics and Targets, Page 53
IFRS S2-35	An entity shall disclose information about its performance against each climate-related target and an analysis of trends or changes in performance.	Information unavailable. Steps are being taken to obtain the information to be included in the report.
IFRS S2-36	For each GHG emissions target, an entity shall disclose: (a) GHGs covered; (b) whether Scope 1, 2 or 3; (c) gross or net target; (d) whether derived using sectoral decarbonisation approach; (e) planned use of carbon credits.	Information unavailable. Steps are being taken to obtain the information to be included in the report.
IFRS S2-37	In identifying metrics used to set and monitor progress towards targets, an entity shall refer to and consider the applicability of cross-industry metrics and industry-based metrics.	Information unavailable. Steps are being taken to obtain the information to be included in the report.

SUSTAINABILITY STATEMENT

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GRI Content Index

Statement of use	Tower REIT has reported the information cited in this GRI content index for the period from 1 July 2025 to 30 June 2026 with reference to the GRI Standards.
GRI 1 used	GRI 1: Foundation 2021

GRI STANDARD	DISCLOSURE	LOCATION
GRI 2: General Disclosures 2021	2-1 Organizational details	About Tower REIT, Page 2; Corporate Information, Page 3
	2-2 Entities included in the organization's sustainability reporting	Overview of Portfolio, Page 5; Assets Profile, Pages 6 - 11
	2-3 Reporting period, frequency and contact point	Reporting Period and Boundary, Page 36; Feedback, Page 36
	2-6 Activities, value chain and other business relationships	The Manager and the Trustee, Page 66
	2-7 Employees	Workforce Profile, Human & Labour Rights, Page 58
	2-9 Governance structure and composition	Sustainability Governance, Page 38; The Manager and the Trustee, Page 66
	2-10 Nomination and selection of the highest governance body	Corporate Governance Overview, Risk Management and Internal Control Statement, Page 85
	2-11 Chair of the highest governance body	Corporate Information, Page 3
	2-12 Role of the highest governance body in overseeing the management of impacts	Board of Directors, Page 38
	2-13 Delegation of responsibility for managing impacts	Board Audit and Risk Management Committee ("BARMC"), Page 39; Chief Executive Officer, Page 39; Tower REIT's Sustainability Committee (the "Committee"), Page 39
	2-14 Role of the highest governance body in sustainability reporting	Board of Directors, Page 38
	2-15 Conflicts of interest	Ethics, Anti-Corruption & Anti-Bribery, Page 66
	2-16 Communication of critical concerns	Ethics, Anti-Corruption & Anti-Bribery, Page 66
	2-22 Statement on sustainable development strategy	Message from Leadership, Page 35

SUSTAINABILITY STATEMENT

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GRI STANDARD	DISCLOSURE	LOCATION
	2-23 Policy commitments	Diversity & Inclusion, Page 59; Ethics, Anti-Corruption & Anti-Bribery, Page 66
	2-24 Embedding policy commitments	GHG Emissions, Page 54; Energy Management, Page 55; Water and Waste Management, Page 55; Ethics, Anti-Corruption & Anti-Bribery, Page 66
	2-25 Processes to remediate negative impacts	Employee Engagement & Retention, Page 61; Ethics, Anti-Corruption & Anti-Bribery, Page 66
	2-26 Mechanisms for seeking advice and raising concerns	Workforce Profile, Human & Labour Rights, Page 58; Employee Engagement & Retention, Page 61; Ethics, Anti-Corruption & Anti-Bribery, Page 66
	2-27 Compliance with laws and regulations	Water and Waste Management, Page 55; Workforce Profile, Human & Labour Rights, Page 58; Data Privacy & Cybersecurity, Page 69
	2-29 Approach to stakeholder engagement	Stakeholder Engagement, Page 40
GRI 3: Material Topics 2021	3-1 Process to determine material topics	Double Materiality Assessment, Page 43
	3-2 List of material topics	Our Sustainability Strategy, Page 37; Double Materiality Assessment, Page 43
	3-3 Management of material topics	See Chapters 2 - 4, Pages 54 - 71
GRI 102: Climate Change 2025	102-2 Climate change adaptation plan	Strategy, Page 47
	102-4 GHG emissions reduction targets and progress	Metrics and Targets, Page 53
	102-5 Scope 1 GHG emissions	GHG Emissions, Page 54
	102-6 Scope 2 GHG emissions	GHG Emissions, Page 54
	102-7 Scope 3 GHG emissions	GHG Emissions, Page 54
	102-8 GHG emissions intensity	GHG Emissions, Page 54
GRI 103: Energy 2025	103-1 Energy policies and commitments	Energy Management, Page 55
	103-2 Energy consumption and self-generation within the organization	Energy Management, Page 55
	103-4 Energy intensity	Energy Management, Page 55
GRI 201: Economic Performance 2016	201-1 Direct economic value generated and distributed	Review of Financial Results, Page 16
	201-2 Financial implications and other risks and opportunities due to climate change	Strategy, Page 47; Enterprise Risk Management and Oversight, Page 68

SUSTAINABILITY STATEMENT

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GRI STANDARD	DISCLOSURE	LOCATION
GRI 205: Anti-corruption 2016	205-1 Operations assessed for risks related to corruption	Ethics, Anti-Corruption & Anti-Bribery, Page 66
	205-2 Communication and training about anti-corruption policies and procedures	Ethics, Anti-Corruption & Anti-Bribery, Page 66
	205-3 Confirmed incidents of corruption and actions taken	Ethics, Anti-Corruption & Anti-Bribery, Page 66
GRI 301: Materials 2016	301-2 Recycled input materials used	Water and Waste Management, Page 55
GRI 303: Water and Effluents 2018	303-1 Interactions with water as a shared resource	Water and Waste Management, Page 55
	303-3 Water withdrawal	Water and Waste Management, Page 55
	303-5 Water consumption	Water and Waste Management, Page 55
GRI 306: Waste 2020	306-1 Waste generation and significant waste-related impacts	Water and Waste Management, Page 55
	306-2 Management of significant waste-related impacts	Water and Waste Management, Page 55
	306-3 Waste generated	Water and Waste Management, Page 55
	306-5 Waste directed to disposal	Water and Waste Management, Page 55
GRI 401: Employment 2016	401-1 New employee hires and employee turnover	Employee Engagement & Retention, Page 61
	401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	Human Capital Development & Talent Retention, Page 59
	401-3 Parental leave	Human Capital Development & Talent Retention, Page 59
GRI 403: Occupational Health and Safety 2018	403-1 Occupational health and safety management system	Occupational Health & Safety, Page 62
	403-3 Occupational health services	Human Capital Development & Talent Retention, Page 59; Occupational Health & Safety, Page 62
	403-4 Worker participation, consultation, and communication on occupational health and safety	Occupational Health & Safety, Page 62
	403-5 Worker training on occupational health and safety	Occupational Health & Safety, Page 62
	403-6 Promotion of worker health	Human Capital Development & Talent Retention, Page 59; Occupational Health & Safety, Page 62

SUSTAINABILITY STATEMENT

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GRI STANDARD	DISCLOSURE	LOCATION
	403-7 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	Occupational Health & Safety, Page 62
	403-9 Work-related injuries	Occupational Health & Safety, Page 62
	403-10 Work-related ill health	Occupational Health & Safety, Page 62
GRI 404: Training and Education 2016	404-1 Average hours of training per year per employee	Human Capital Development & Talent Retention, Page 59
	404-2 Programs for upgrading employee skills and transition assistance programs	Human Capital Development & Talent Retention, Page 59
GRI 405: Diversity and Equal Opportunity 2016	405-1 Diversity of governance bodies and employees	Workforce Profile, Human & Labour Rights, Page 58; Diversity & Inclusion, Page 59; Board Leadership and Effectiveness, Page 86
	405-2 Ratio of basic salary and remuneration of women to men	Diversity & Inclusion, Page 59
GRI 406: Non-discrimination 2016	406-1 Incidents of discrimination and corrective actions taken	None
GRI 408: Child Labor 2016	408-1 Operations and suppliers at significant risk for incidents of child labor	Workforce Profile, Human & Labour Rights, Page 58
GRI 409: Forced or Compulsory Labor 2016	409-1 Operations and suppliers at significant risk for incidents of forced or compulsory labor	Workforce Profile, Human & Labour Rights, Page 58
GRI 413: Local Communities 2016	413-1 Operations with local community engagement, impact assessments, and development programs	Community Investment & Social Impact, Page 62
	413-2 Operations with significant actual and potential negative impacts on local communities	Sustainability-Related Risks and Opportunities Summary, Page 69
GRI 415: Public Policy 2016	415-1 Political contributions	Not Applicable
GRI 416: Customer Health and Safety 2016	416-1 Assessment of the health and safety impacts of product and service categories	Occupational Health & Safety, Page 62
	416-2 Incidents of non-compliance concerning the health and safety impacts of products and services	Not Applicable
GRI 418: Customer Privacy 2016	418-1 Substantiated complaints concerning breaches of customer privacy and losses of customer data	Data Privacy & Cybersecurity, Page 69

CORPORATE GOVERNANCE OVERVIEW, RISK MANAGEMENT AND INTERNAL CONTROL STATEMENT

GLM REIT Management Sdn Bhd (the “Manager”), the Manager of Tower Real Estate Investment Trust (“Tower REIT” or the “Trust”), has adopted an overall corporate governance framework that is designed to meet best practice principles and which recognises that an effective culture to sustain its value propositions is critical to the performance of the Manager and consequently, to the success of Tower REIT which it manages.

In particular, the Manager has an obligation to act honestly, with due care and diligence, and in the best interest of unitholders. This obligation ties in with the Manager’s primary responsibility to manage the assets and liabilities of Tower REIT for the benefit of unitholders. In this regard, the Manager will endeavour to continue enhancing returns to unitholders.

Tower REIT is regulated by the Securities Commission (“SC”) pursuant to the provisions of the Guidelines on Listed Real Estate Investment Trusts (“REIT Guidelines”) and Capital Markets and Services Act 2007 (“CMSA”) as well as Bursa Malaysia Securities Berhad (“Bursa Securities”) Main Market Listing Requirements (“MMLR”). This Corporate Governance Overview, Risk Management and Internal Control Statement (“Statement”) outlines the Manager’s corporate governance practices during the financial year ended 30 June 2026 (“FY2026”) as guided by the principles set out in the Malaysian Code on Corporate Governance 2021 (“MCCG”).

THE MANAGER OF TOWER REIT

The Manager’s primary responsibility is to manage and administer Tower REIT in accordance with the investment policy of the Trust for the benefit of the unitholders. Amongst others, the Manager will be responsible for the following matters of Tower REIT:

- determine its investment policies;
- formulate its strategic direction;
- review and approve strategic initiatives and ensure they support long-term value creation and take into account economic, environmental, social and governance considerations underpinning sustainability;
- develop business plans and budgets for investments and outlays in the short, medium and long-term;
- formulate risk management policies;
- recommend acquisition, divestment or asset enhancement to the Trustee;
- devise the strategies for leasing and tenancy management;
- ensure compliance with the applicable provisions of the Deed constituting Tower REIT (as amended and restated by the restated deed dated 29 May 2014 and the second restated deed dated 23 October 2019) (the “Deed”), the REIT Guidelines, the SC Guidelines on Unit Trust Funds, Bursa Securities MMLR and other relevant rules, guidelines and laws;
- supervise the property manager (Appraisal Property Management Sdn Bhd) for its buildings; and
- perform any other duties and obligations as provided under the Deed, the REIT Guidelines and the SC Guidelines on Unit Trust Funds.

The Manager holds a Capital Markets Services Licence issued by the SC to carry out the regulated activity of asset management in relation to Tower REIT.

CORPORATE GOVERNANCE OVERVIEW, RISK MANAGEMENT AND INTERNAL CONTROL STATEMENT

cont'd

BOARD LEADERSHIP AND EFFECTIVENESS

A. Roles and Responsibilities of the Board

The Board of Directors of the Manager (the “Board”) assumes responsibility for effective stewardship and control of Tower REIT and the Manager and has established terms of reference (“TOR”) to assist in the discharge of this responsibility.

In discharging its responsibilities, the Board has established functions which are reserved for the Board and those which are delegated to management. The key roles and responsibilities of the Board are set out in the Board Charter, which is reviewed annually by the Board and published on the Tower REIT website. The key roles and responsibilities of the Board broadly cover reviewing and approving corporate policies and strategies; overseeing and evaluating the performance and conduct of the Manager; identifying principal risks and ensuring the implementation of appropriate systems to manage those risks; and reviewing and approving key matters such as financial results, major capital expenditure as well as acquisitions and disposals.

The day-to-day business of Tower REIT and the Manager is managed by the Chief Executive Officer (“CEO”) who is assisted by a management team. The CEO and the management team are accountable to the Board for the performance of Tower REIT and the Manager. In addition, the Board delegates certain of its responsibilities to Board Committees, which operate within clearly defined TOR primarily to support the Board in the performance of its duties and responsibilities.

To discharge its oversight roles and responsibilities more effectively, the Board has delegated the independent oversight over, inter alia, internal and external controls and risk management to the Board Audit & Risk Management Committee. The Nominating Committee is delegated the authority to, inter alia, assess and review the (i) appointments of new Directors, members of the Board Committees and the CEO; (ii) re-election of Directors and (iii) the performance of Directors, Board Committees members and the CEO.

Although the Board has granted such authorities to the Board Committees, the ultimate responsibility and the final decision rest with the Board. The Chairs of Board Committees report to the Board on matters dealt with at their respective Board Committee meetings. Minutes of Board Committee meetings are also tabled at Board meetings.

There is a clear division of responsibilities between the Chairman of the Board and the CEO. This division of responsibilities between the Chairman and the CEO ensures an appropriate balance of roles, responsibilities and accountability.

The Chairman leads the Board and ensures its smooth and effective functioning.

The CEO is responsible for formulating the vision and recommending policies and the strategic direction of Tower REIT and the Manager for approval by the Board, implementing the decisions of the Board, initiating business ideas and corporate strategies to create competitive edge and enhancing unitholders’ wealth, providing management of the day-to-day operations of Tower REIT and the Manager and tracking compliance and business progress.

CORPORATE GOVERNANCE OVERVIEW, RISK MANAGEMENT AND INTERNAL CONTROL STATEMENT

cont'd

BOARD LEADERSHIP AND EFFECTIVENESS cont'd

A. Roles and Responsibilities of the Board cont'd

Independent Non-Executive Directors (“ID” or “IDs”) are responsible for providing insights, unbiased and independent views, advice and judgment to the Board and bring impartiality to Board deliberations and decision-making. They also ensure effective checks and balances with regular reviews of strategies, plans and risks, including a focus on environmental, social and governance (“ESG”) aspects, to ensure achievement of a solid equality between value creation and corporate responsibility. There are no relationships or circumstances that could interfere with or are likely to affect the exercise of ID’s uninfluenced judgment or their ability to act in the best interests of Tower REIT, the Manager and the unitholders of Tower REIT.

Tower REIT and the Manager continue to operate in a sustainable manner and seeks to contribute positively to the well-being of unitholders and other stakeholders. Tower REIT and the Manager take a progressive approach in integrating sustainability into its business as set out in the Sustainability Statement which forms part of the Annual Report.

The Board observes the Code of Ethics for Company Directors established by the Companies Commission of Malaysia, which has been adopted by the Board and published on the Tower REIT website.

B. Board Composition

The Board currently comprises six (6) Directors, two (2) of whom are IDs. The number of IDs is in line with MMLR and REIT Guidelines. The profiles of the members of the Board are set out in the Annual Report.

The recommendation in MCCG to have at least half of the board comprising IDs has been considered by the Board. The Board is of the view that the current composition of the IDs is adequate for the Board to function objectively and effectively. The IDs are able to exercise sound judgement without fear or favour and provide check and balance with their unbiased views so as to foster objectivity in Board’s deliberations and decisions. The IDs have performed their oversight role effectively and understood their responsibilities to all stakeholders.

The Board recognises the merits of Board diversity in adding value to the collective skills, perspectives and strengths of the Board. There are two (2) women Directors, representing 33% of women participation, on the Board. This aligns with MCCG and complies with the requirement prescribed by the Corporate Governance Guidelines for Capital Market Intermediaries.

Based on the review of the Board composition in August 2026, the Board is of the view that the current size and composition of the Board are appropriate and effective for the control and direction of the Manager’s business.

C. Board Committees

Two (2) Board Committees have been established by the Board to assist in the discharge of its duties.

- Board Audit & Risk Management Committee (“BARMC”)

The composition of BARMC and a summary of its activities in the discharge of its functions and duties for FY2026 are set out in the Board Audit & Risk Management Committee Report in the Annual Report.

The TOR of the BARMC are published on the Tower REIT website.

CORPORATE GOVERNANCE OVERVIEW, RISK MANAGEMENT AND INTERNAL CONTROL STATEMENT

cont'd

BOARD LEADERSHIP AND EFFECTIVENESS cont'd

C. Board Committees cont'd

- Nominating Committee ("NC")

The NC was established on 24 June 2022. The TOR of the NC are published on the Tower REIT website.

The composition of the NC is as follows:-

Ms Lim Tau Kien
Chair, Independent Non-Executive Director

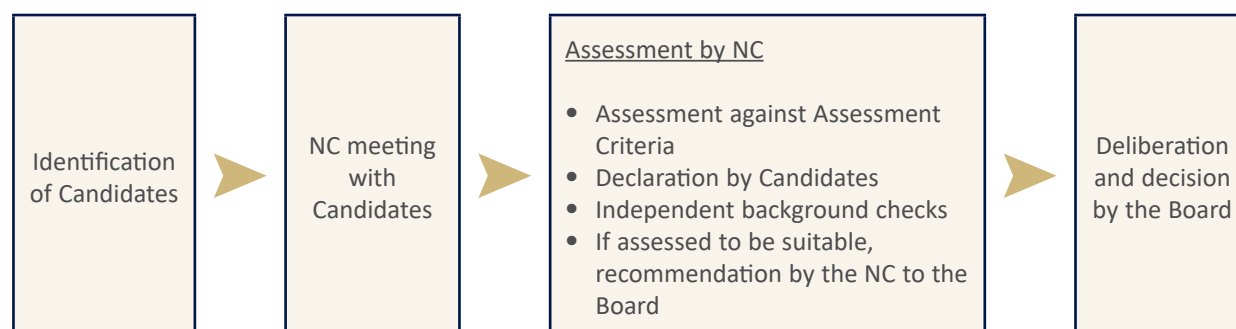
Mr Cheng Hsing Yao
Non-Independent Non-Executive Director

YBhg Dato' Tan Ang Meng
Independent Non-Executive Director

The Manager has in place the Directors' Fit and Proper ("F&P") Policy as a guide for the assessment of the (i) appointment of new Directors and Board Committee members; and (ii) re-election of Directors and the criteria and guidelines used for such assessments. The F&P Policy is published on the Tower REIT website.

(i) New Appointments

The nomination, assessment and approval process for new appointments is as follows:



In assessing the candidates for Board appointments, the NC will take into account, inter alia, the strategic and effective fit of the candidates for the Board, the overall desired composition for optimal Boardroom diversity and the mix of expertise and experience of the Board as a whole and the candidates' attributes, qualifications and their F&P Declarations. The Manager will also conduct independent background checks to verify the information disclosed in the F&P Declarations, covering, inter alia, probity, personal integrity, financial integrity, reputation and conflict of interest or potential conflict of interest. The Manager maintains a pool of potential Board candidates from internal and external introductions as well as independent sources with director databases to aid in its search for suitable Board candidates.

CORPORATE GOVERNANCE OVERVIEW, RISK MANAGEMENT AND INTERNAL CONTROL STATEMENT

cont'd

BOARD LEADERSHIP AND EFFECTIVENESS cont'd

C. Board Committees cont'd

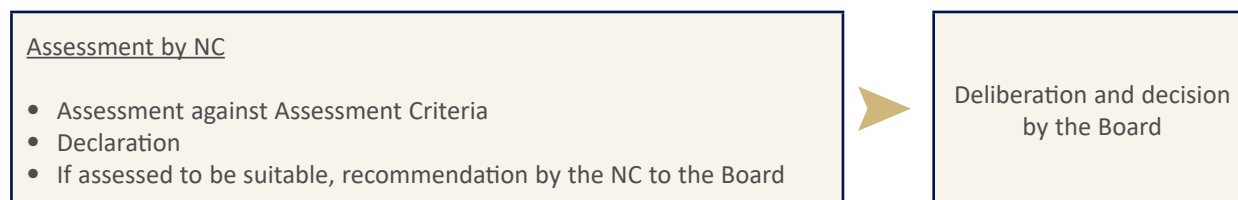
(i) New Appointments cont'd

In evaluating any new appointment of the CEO and other key positions, the Manager is guided by the Hong Leong Group Recruitment Policy where candidates are assessed based on qualifications, experience and potential, with no discrimination based on gender, age, ethnicity or religion.

In the case of the CEO, the NC will take into account the candidate's management and leadership qualities as well as knowledge and experience in the industry, market and segment.

(ii) Re-election of Director

The assessment and approval process for re-election of a Director is as follows:



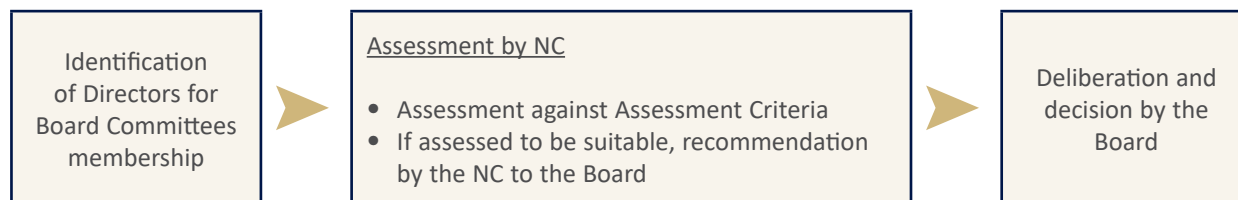
For re-elections, the Chairman and Directors will be evaluated on their performance in the discharge of duties and responsibilities effectively, including, inter alia, contribution to Board deliberations, time commitment as well as the Annual Assessment (as defined below) results, contributions during the term of office, attendance at Board meetings and F&P Declarations; and for IDs, their continued independence.

(iii) Removal of Director

For removal of Directors, the Manager shall carry out such removal in accordance with the provisions of the Companies Act 2016 and any other relevant regulatory requirements. The NC may recommend to the Board the removal of a Director who is ineligible, disqualified, incapacitated or who has failed in the discharge of fiduciary duties.

(iv) Board Committee Appointments

For Board Committee appointments, the nomination, assessment and approval process shall be as follows:



The assessment for Board Committee appointments will be based on the Directors' potential contributions and value-add to the Board Committees with regard to Board Committees' roles and responsibilities.

CORPORATE GOVERNANCE OVERVIEW, RISK MANAGEMENT AND INTERNAL CONTROL STATEMENT

cont'd

BOARD LEADERSHIP AND EFFECTIVENESS cont'd

C. Board Committees cont'd

In addition, a formal evaluation process has been put in place to assess the (i) effectiveness of the Board as a whole, (ii) each Board Committee as a whole; and (iii) the contribution and performance of each Director, Board Committee member and the CEO on an annual basis ("Annual Assessment").

For newly appointed Chairman, Directors and CEO, the Annual Assessment will be conducted at the next annual assessment exercise following the completion of one (1) year of service.

For management succession planning, it has been embedded in the Manager's process over the years to identify, groom and develop continuously key talents from within the Manager.

The NC meets at least once in each financial year and additional meetings may be called at any time as and when necessary. Recommendations and decisions may also be taken by way of circular resolutions.

The NC met three (3) times during FY2026. All NC members attended every NC meeting, except for one meeting.

The NC has carried out its duties in accordance with its TOR for FY2026. The NC has considered and reviewed, inter alia, the following:

- NC Charter;
- Policies on Directors' F&P, Independence of Directors and Directors' Training;
- The performance of the Board, Board Committees, each Director and each Board Committee member;
- Composition of the Board and Board Committees and their existing skillsets, qualifications, experience and other attributes of the Directors;
- Independence of IDs and their tenure;
- Trainings undertaken by Directors and recommendation of training programmes for Directors;
- Re-election of Directors;
- Appointment of Director; and
- Appointment of CEO.

Having reviewed the Board composition, the NC was satisfied that the current Board comprises a good mix of skills and that the current size and composition of the Board are appropriate and effective in discharging its functions.

At the annual assessment conducted for FY2026, the NC has evaluated the performance of the Board, Board Committees, each Director and each Board Committee member, benchmarked against the applicable TOR and assessment criteria. The NC was satisfied that they have continued to operate effectively in discharging their duties and responsibilities. They have also fulfilled their responsibilities and are suitably qualified to hold their positions.

D. Remuneration

Tower REIT, constituted as a trust, is externally managed by the Manager and accordingly, it has no personnel of its own. The Manager, led by an experienced Board with wide-ranging qualifications and breadth of experience and expertise, appoints experienced and well-qualified management personnel to handle the day-to-day operations. All Directors and employees of the Manager are remunerated by the Manager and not by Tower REIT.

CORPORATE GOVERNANCE OVERVIEW, RISK MANAGEMENT AND INTERNAL CONTROL STATEMENT

cont'd

BOARD LEADERSHIP AND EFFECTIVENESS cont'd

E. Independence

The Manager has in place an Independence of Directors Policy ("ID Policy") which sets out the criteria for assessing the independence of IDs. The Board will apply these criteria upon admission, annually and when any new interest or relationship develops.

The ID Policy states that the tenure of an ID shall not exceed a cumulative term of 9 years from the date of his or her first appointment in the Manager.

The IDs have declared their independence, and the NC and the Board have determined, at the annual assessment carried out for FY2026, that the IDs have continued to bring independent and objective judgment to Board deliberations and decision-making.

Currently, none of the IDs has tenure of service that exceeds 9 years.

F. Commitment

The Directors are aware of their responsibilities and devote sufficient time to carry out such responsibilities. In line with the MMLR, Directors are required to comply with the restrictions on the number of directorships in listed issuers as defined in the MMLR. Board meetings are scheduled a year ahead in order to enable full attendance at Board meetings. The Board meets quarterly with timely notices of issues to be discussed. Additional meetings may be convened on an ad-hoc basis as and when necessary. Where appropriate, decisions are also taken by way of Directors' Circular Resolutions. Directors are required to attend at least 50% of Board meetings held in each financial year pursuant to the MMLR.

All Directors are supplied with adequate and timely information prior to the Board meetings. The Manager has moved towards electronic Board reports. Board reports are circulated electronically prior to the Board meetings and the reports provide, amongst others, financial and corporate information, significant operational, financial and corporate issues, updates on the performance of Tower REIT and the Manager as well as matters requiring the approval of the Board.

All Directors have access to the advice and services of a qualified and competent Company Secretary to facilitate the discharge of their duties effectively. The Company Secretary is qualified to act under Section 235 of the Companies Act 2016. She is an Associate Member of the Malaysian Institute of Chartered Secretaries and Administrators (MAICSA) and hold practising certificate issued by the Companies Commission of Malaysia. The Company Secretary supports the effective functioning of the Board, provide advice and guidance to the Board on policies and procedures, relevant rules, regulations and laws in relation to corporate secretarial and governance functions and facilitates effective information flow between the Board, Board Committees and Senior Management. The Company Secretary attend programmes and seminars to keep herself abreast with, inter-alia, regulatory requirements, company and corporate governance.

All Directors also have access to the advice and services of the internal and external auditors and in addition, to independent professional advice, where necessary, at the Manager's expense, in consultation with the Chairman of the Board.

CORPORATE GOVERNANCE OVERVIEW, RISK MANAGEMENT AND INTERNAL CONTROL STATEMENT

cont'd

BOARD LEADERSHIP AND EFFECTIVENESS cont'd

F. Commitment cont'd

At Board meetings, active deliberations of issues by Board members are encouraged and such deliberations, decisions and conclusions are recorded by the Company Secretary accordingly. Any Director who has an interest in the subject matter to be deliberated is required to declare such interest and abstain from deliberation and voting on the same during the meetings.

The Board met four (4) times during FY2026. Details of attendance of each Director are as follows:

Directors	Attendance
Mr Tang Hong Cheong	4/4
Mr Cheng Hsing Yao	4/4
YBhg Dato' Tan Ang Meng	4/4
Ms Lim Tau Kien	4/4
Ms Wong Shao Ling (<i>Appointed on 25 June 2026</i>)	0/0*
Puan Noorbaizura binti Hermeyney (<i>Resigned on 24 January 2026</i>)	2/2*

* Reflects the attendance and the number of meetings held during the period the Directors held office.

The Board recognises the importance of continuous professional development and training for its Directors. All Directors are aware of the continuing education programme requirements pursuant to the MMLR.

The Manager is guided by a Directors' Training Policy, which covers an Induction Programme and Continuing Professional Development ("CPD") for Directors of the Manager. An Induction Programme which includes meetings with Senior Management of the Manager is organised for newly appointed Directors to provide knowledge of the properties and business of Tower REIT. The CPD encompasses areas related to the industry and business of Tower REIT, governance, sustainability, risk management, accounting, laws and relevant regulations. A training budget is allocated for the CPD.

All Directors of the Manager have completed Mandatory Accreditation Programme ("MAP") Part I and II as prescribed by Bursa Securities except two (2) newly appointed Directors. The two (2) newly appointed Directors have been advised to complete MAP Part I and II within the prescribed timeframe for the training. As at to date, one (1) of the newly appointed Directors has completed MAP Part I.

The Board is updated on any material changes to relevant laws, regulations and accounting standards during Board meetings and is kept informed of available training programmes, seminars and briefings including any talks organised by the regulatory bodies.

In assessing the training needs of Directors, upon recommendation by the NC, the Board has determined that appropriate training programmes covering matters on corporate governance, legal and regulatory framework, ESG, risk management, information technology, cyber security, statutory and regulatory compliance, and matters related to the industry or business of Tower REIT, be recommended and arranged for the Directors to enhance their contributions to the Board.

CORPORATE GOVERNANCE OVERVIEW, RISK MANAGEMENT AND INTERNAL CONTROL STATEMENT

cont'd

BOARD LEADERSHIP AND EFFECTIVENESS cont'd

F. Commitment cont'd

In FY2026, the Directors of the Manager received regular internal briefings and updates on the Manager's businesses, strategies, operations, risk management and compliance, internal controls, cyber security and resilience, finance/accounting, anti-bribery and corruption, ESG, industry-related and material changes to relevant legislations, rules and regulations.

During FY2026, the Directors of the Manager, collectively or on their own, attended various external training programmes, seminars, briefings and/or workshops covering a range of pertinent matters including Sustainability, ESG, Corporate Liability and Adequate Procedures, Artificial Intelligence, Climate Governance, Strategic Oversight in Strategy Implementation and other regulatory developments.

G. Strengthening Corporate Governance Culture

- Whistleblowing Policy

A policy on whistleblowing has been established by the Manager and it provides a structured channel for all employees of the Manager and any other persons providing services to, or having a business relationship with, Tower REIT and the Manager, to report any concern about improper conduct or wrongful act committed involving Tower REIT and the Manager. The Whistleblowing Policy is published on the Tower REIT website.

The Board has identified the Chairman of the BARMC as the person to whom reports of any such concerns may be conveyed.

- Anti-Bribery and Corruption Policy

An Anti-Bribery and Corruption ("ABC") Policy has been established by the Manager and it provides a guidance on how to prevent, deal with and combat bribery and corrupt activities and issues that may arise in the course of business.

The ABC Policy which applies to all employees of the Manager, Directors and any person who performs services for or on behalf of Tower REIT and the Manager, is published on the Tower REIT website.

The Board has identified the Chairman of the BARMC as the person to whom reports of any concerns about or suspicion of ABC breaches may be conveyed.

EFFECTIVE AUDIT AND RISK MANAGEMENT

The Board recognises its overall responsibility for the adequacy and effectiveness of Tower REIT's system of internal controls and risk management framework as set up by the Manager to safeguard the assets of Tower REIT and interest of the unitholders.

The Board is supported by the BARMC, chaired by an ID who is not the Chairman of the Board.

CORPORATE GOVERNANCE OVERVIEW, RISK MANAGEMENT AND INTERNAL CONTROL STATEMENT

cont'd

EFFECTIVE AUDIT AND RISK MANAGEMENT cont'd

Accountability and Audit

A. Financial Reporting

The Board is responsible for ensuring the proper maintenance of accounting records of Tower REIT including the presentation of a balanced, clear and meaningful assessment of the financial position and overall performance of Tower REIT. The Directors are satisfied that in preparing the financial statements of Tower REIT for FY2026, Tower REIT has used the appropriate accounting policies and applied them consistently. The Directors are also of the view that relevant approved accounting standards have been followed in the preparation of these financial statements. The Manager's responsibility in respect of the preparation of the financial statements of Tower REIT for FY2026 is set out in the Manager's Report of the Annual Report.

B. Relationship with Auditors

The external auditors are nominated by the Manager and appointed by the Trustee. The auditors appointed must be independent of the Manager and the Trustee. The remuneration of the auditors is approved by the Trustee.

The Board, through the BARMC, maintains a formal and professional relationship with the external auditors, KPMG PLT. The BARMC reviews the performance, suitability, independence and objectivity of the external auditors annually. The BARMC also reviews the nature and fees of non-audit services provided by the external auditors in assessing the independence of the external auditors. In accordance with the Malaysian Institute of Accountants By-Laws (On Professional Ethics, Conduct and Practice), KPMG PLT rotates its engagement partner once every 7 years to ensure objectivity, independence and integrity of the audit opinions.

At least once a year, the BARMC will have a private session with the external auditors without the presence of Senior Management. Audit and group reporting fees payable to the external auditors of Tower REIT for FY2026 amounted to RM80,000 and RM15,000 respectively, and there was no non-audit fee incurred.

For FY2026, the BARMC has conducted an annual assessment on the performance, suitability, independence and objectivity of the external auditors, and no major concerns were noted. The external auditors also gave their assurance confirming their independence and objectivity throughout the conduct of the audit engagement including the internal processes undertaken by them to determine their independence.

C. Internal Control

The Board is committed to maintain a sound and effective system of internal controls and has set procedures and processes to ensure that Tower REIT will achieve its objectives to safeguard the interest of the unitholders including reliability of financial reporting, compliance with applicable laws and regulations and effectiveness and efficiency of operations.

The Manager does not have its own in-house Internal Audit ("IA") function. The IA function is outsourced to the IA Department of GuocoLand (Malaysia) Berhad ("GLM"), to assist the Board in discharging its duties and responsibilities.

CORPORATE GOVERNANCE OVERVIEW, RISK MANAGEMENT AND INTERNAL CONTROL STATEMENT

cont'd

EFFECTIVE AUDIT AND RISK MANAGEMENT cont'd

Accountability and Audit cont'd

C. Internal Control cont'd

The key elements of Tower REIT's system of internal controls are described below:

- A management structure exists with clearly defined delegation of responsibilities to the Management of the Manager, including authorisation levels for all aspects of the business and operations;
- Documented corporate policies and procedures covering various aspects of the business and operations of Tower REIT;
- Promotion of a strong internal control culture through the Manager's values and ethics and also the "tone at the top";
- Diligent review of the quarterly financial results and reports and identifying the reasons for any unusual variances;
- Risk-based internal audits carried out by the GLM's IA Department focusing on key risk areas; and
- Periodic reporting to the BARMC on the results of control assurance and audit activities and also the management of risks by Tower REIT and the Manager.

The Manager takes cognisance of recommendations to enhance internal controls made by the external auditors, KPMG PLT, and by the internal auditor in respect of the accounting and operational controls in their audit reports issued during FY2026.

D. Management and Decision-Making Processes

The internal control and risk management processes embedded within the operations of Tower REIT and the Manager are in place for FY2026 and up to the date of approval of this Statement for inclusion in the Annual Report for FY2026, and have been reviewed periodically by the BARMC. These processes are intended to manage and mitigate rather than eliminate all risks of failure to achieve business objectives. Accordingly, they can only provide reasonable and not absolute assurance against material misstatement of management and financial information or against financial losses and fraud.

The Board has appraised and is of the view that internal controls and risk management in place for FY2026 were adequate and effective. The Board has received assurances from the Director of the Manager and the Chief Financial Officer of GLM that Tower REIT's system of internal controls and risk management framework are operating adequately and effectively, in all material aspects, based on the internal control system and risk management framework of Tower REIT.

E. Risk Management

Risk management of Tower REIT involves an iterative process for identifying, evaluating, managing, reviewing and reporting any changes in significant risks including emerging risks that may have impact on the achievement of business objectives and strategies of Tower REIT.

Risks identified are systematically evaluated with appropriate mitigating actions in place, developed to manage the risks to an acceptable level and monitored on a continuous basis. Risk governance includes adoption of reasonable risk appetite based on a review by the BARMC on the Enterprise Risk Management risk profile for Tower REIT and the Manager at least twice a year with reference to the detailed risk register as and when required.

CORPORATE GOVERNANCE OVERVIEW, RISK MANAGEMENT AND INTERNAL CONTROL STATEMENT

cont'd

EFFECTIVE AUDIT AND RISK MANAGEMENT cont'd

Accountability and Audit cont'd

E. Risk Management cont'd

The Manager has adopted KPMG Board Assurance Framework as a structured process in making risk-based strategies and decisions in respect of Tower REIT to:

- establish the context of risk in relation to risk appetite;
- identify the risks faced or may encounter in the operating environment;
- assess the likelihood and impact of such risks identified and hence its risk levels;
- evaluate the priority to be given to managing each risk based on its respective risk level;
- assess the adequacy and effectiveness of the existing risk mitigating measures;
- evaluate risk treatment options (i.e. changing the likelihood or consequence of the risk; and sharing, retaining or avoiding the risk) in relation to its context of risk;
- develop any necessary further measures to manage these risks; and
- monitor and review risk mitigating measures, risk levels and emerging risks.

On an on-going basis, each department/division of the Manager has clear accountabilities to:

- monitor its existing risks, identify emerging risks and hence update the enterprise-wide risk registers;
- maintain the adequacy, effectiveness and relevance of action plans and control systems developed to manage risks; and
- assess the likelihood and impact of such risks identified, using qualitative and also quantitative measures where applicable, to determine the risk level, i.e. "Severe", "Major", "Moderate", "Minor" or "Insignificant".

F. Related party transactions

The Manager has established procedures that will ensure that related party transactions are undertaken in full compliance with the REIT Guidelines, the Deed and the MMLR, on an arm's length basis and on terms which are not more favourable than those extended to unrelated parties.

Directors are under fiduciary duties to Tower REIT to act in its best interest in relation to decisions affecting Tower REIT when voting as a member of the Board and to refrain from any deliberation or decision which concerns their personal, commercial or professional interests. In addition, the Directors and the officers of the Manager are expected to act with honesty and integrity at all times.

All related party transactions entered into by Tower REIT are subject to regular periodic reviews by the BARMC.

Information on transactions entered with related party during FY2026 is disclosed in the Annual Report under Notes to the Financial Statements.

CORPORATE GOVERNANCE OVERVIEW, RISK MANAGEMENT AND INTERNAL CONTROL STATEMENT

cont'd

INTEGRITY IN CORPORATE REPORTING AND MEANINGFUL RELATIONSHIP WITH STAKEHOLDERS

A. Disclosure

The Board believes in providing prompt and accurate disclosure of material information to unitholders. All disclosures and material information documents will be posted on the Tower REIT website after release to Bursa Securities.

B. Dialogue with Unitholders and Investors

The Board acknowledges the importance of regular communication with unitholders and investors via the annual reports, quarterly financial reports and the various announcements made during the year, through which unitholders and investors can have an overview of Tower REIT's performance and operation.

Notices of general meetings and the accompanying explanatory notes are provided within the prescribed notice period on the Tower REIT website, Bursa Securities website, in the media and by post to unitholders. This allows unitholders to make the necessary arrangements to attend and participate in the general meetings either in person, by corporate representative, by proxy or by attorney.

Unitholders can access information on Tower REIT's website which includes corporate information, announcements, financial information and summary of key pertinent matters discussed at the general meetings.

In addition, unitholders and investors can have the following channel of communication with the Director of the Manager to direct queries and provide feedback to the Manager:-

Name	: Mr Douglas Richard Fyvie Crichton
Tel No.	: 603-2726 1000
Fax No.	: 603-2726 1001
Email address	: glmreit@guocoland.com

C. Annual General Meeting ("AGM") and other Unitholders' Meetings (collectively the "General Meetings")

The Board regards the General Meetings as important forums for effective communication and proactive engagement between the Board and unitholders of Tower REIT.

The AGM provides an opportunity for the unitholders to seek and clarify any issues and to have a better understanding of the performance of Tower REIT. Unitholders are encouraged to meet and communicate with the Board of Directors of the Manager at the AGM and to vote on all resolutions. Senior Management and the external auditors are also available to respond to unitholders' queries during the AGM. All Directors (save for one Director) during their tenure of service, attended the last AGM held on 10 October 2025 to engage with unitholders and address issues of concern raised by the unitholders. The minutes and a summary of key pertinent matters discussed during the AGM are published on the Tower REIT website.

Pursuant to Paragraph 8.29A(1) of the MMLR, all resolutions tabled at General Meetings will be put to vote by way of a poll and the voting results will be announced at General Meetings and through Bursa Securities.

Tower REIT has adopted electronic voting for the conduct of poll on all resolutions at General Meetings.

This Statement is made in accordance with the resolution of the Board.

BOARD AUDIT & RISK MANAGEMENT COMMITTEE REPORT

CONSTITUTION

The Board Audit & Risk Management Committee (“Committee”) of GLM REIT Management Sdn Bhd (“GLM REIT” or the “Manager”), the Manager of Tower Real Estate Investment Trust (“Tower REIT”) was established on 31 July 2018 in compliance with the revamped Main Market Listing Requirements (“MMLR”) of Bursa Malaysia Securities Berhad (“Bursa Securities”) that came into effect on 9 April 2018 where the establishment of an audit committee in a management company of a real estate investment trust is now mandatory.

The Committee has the delegated oversight responsibilities on the financial reporting process, the management of risk and system of internal controls, the audit process of Tower REIT and the Manager as well as to review conflicting interest situations and related party transactions, from the Board of Directors of the Manager (“Board”) to ensure that the interests of the unitholders of Tower REIT are safeguarded.

COMPOSITION

The Committee comprises three (3) members, all of whom are Non-Executive Directors as follows:

YBhg Dato’ Tan Ang Meng
Chairman, Independent Non-Executive Director

Ms Lim Tau Kien
Independent Non-Executive Director

Mr Cheng Hsing Yao
Non-Independent Non-Executive Director

SECRETARY

The Secretary to the Committee is Ms Chin Min Yann who is the Company Secretary of GLM REIT.

AUTHORITY

The Committee is authorised by the Board to review any activity of the Manager in managing Tower REIT within its Terms of Reference, details of which are available on Tower REIT’s website at <https://www.tower-reit.com>. The Committee is authorised to seek any information it requires from any director or member of management, and all employees of the Manager are directed to co-operate with any request made by the Committee.

The Committee is authorised by the Board to obtain independent legal or other professional advice if it considers necessary and reasonable resources to enable it to discharge its functions properly.

The Committee is also authorised to convene meetings with internal and external auditors without the attendance of executives and to meet exclusively among itself whenever deemed necessary.

BOARD AUDIT & RISK MANAGEMENT COMMITTEE REPORT

cont'd

MEETINGS

The Committee meets at least four (4) times in each financial year and additional meetings may be called at any time as and when necessary. All meetings to review the quarterly reports and annual financial statements of Tower REIT are held prior to such quarterly reports and annual financial statements being submitted to the Board for approval.

The Chief Executive Officer, Head of Finance, Head of Internal Audit and senior management of the Manager may attend Committee meetings, on the invitation of the Committee, to provide information and clarification required on items on the agenda. Representatives of the external auditors are also invited to attend the Committee meetings to present their audit scope and plan, audit report and findings together with management's response thereto, and to brief the Committee members on significant audit and accounting areas which they noted in the course of their audit.

Issues raised, discussions, deliberations, decisions and conclusions made at the Committee meetings are recorded in the minutes of the Committee meetings. Where the Committee is considering a matter in which a Committee member has an interest, such member abstains from reviewing and deliberating on the subject matter.

Two (2) members of the Committee, who shall be independent, shall constitute a quorum and the majority of members present must be Independent Directors.

After each Committee meeting, the Chairman of the Committee shall report and update the Board on significant issues and concerns discussed during the Committee meetings and where appropriate, make the necessary recommendations to the Board.

The Committee meets with the external auditors and internal auditors, without the presence of management at least once annually.

ACTIVITIES

During the financial year ended 30 June 2026 ("FY2026"), four (4) Committee meetings were held and the attendance of the Committee members were as follows:

Member	Attendance
YBhg Dato' Tan Ang Meng	4/4
Ms Lim Tau Kien	4/4
Mr Cheng Hsing Yao	4/4

BOARD AUDIT & RISK MANAGEMENT COMMITTEE REPORT

cont'd

ACTIVITIES cont'd

The Committee carried out the following key activities for FY2026:

- Reviewed the quarterly reports and annual financial statements of Tower REIT, and accompanying announcements prior to submission to the Board for consideration and approval.
- Reviewed the Internal Audit Charter as part of its annual review and recommended to the Board for approval.
- Reviewed the Enterprise Risk Management risk profiles.
- Reviewed the Terms of Reference of the Committee and recommended amendments to the Board for approval.
- Held two (2) separate sessions with the external auditors without the presence of the management. During the separate sessions, no critical issues were raised and the external auditors conveyed that they had been maintaining a good professional Auditor-Client working relationship.
- Met with the external auditors and discussed the Annual Audit Plan 2026 on the nature and scope of the audit, considered significant changes in accounting and auditing issues, where relevant, reviewed the management letter and management's response, reviewed pertinent issues which had significant impact on the results of Tower REIT and discussed applicable accounting and auditing standards.
- Evaluated the suitability, performance, independence and objectivity of the external auditors and their services.
- Reviewed and recommended to the Board for approval the audit and non-audit fees payable to the external auditors in respect of services provided to Tower REIT.
- Reviewed the quarterly report on recurrent related party transactions of Tower REIT.
- Reviewed the proposed Unitholders' Mandate involving recurrent related party transactions which are carried out by Tower REIT with Hong Leong Company (Malaysia) Berhad ("HLCM") (a major unitholder of Tower REIT), GuoLine Capital Assets Limited ("GCA") (the ultimate holding company of the Manager and a major unitholder of Tower REIT) and persons connected with HLCM and GCA.
- Met with the internal auditors and approved the annual audit plan and also reviewed the internal audit findings and recommendations, including management's responses, progress updates and status of management's action plans related to the audit findings and recommendations thereto.
- Reviewed the Board Audit & Risk Management Committee Report, the Statement on Risk Management and Internal Control, the Sustainability Statement and recommended to the Board for inclusion in the Tower REIT's Annual Report.
- Reviewed the compliance policies and overseeing the management's implementation of the same.
- Reviewed the quarterly report of Compliance Officer and Compliance Plan 2026.
- Reviewed the quarterly report on Environmental, Social and Governance.
- Reviewed and recommended to the Board on the appointment of new Compliance Officer.
- Assessed the annual performance of the Head of Internal Audit and Compliance Officer.

There were no situations of conflict of interest or potential conflict of interest reported to the Committee.

BOARD AUDIT & RISK MANAGEMENT COMMITTEE REPORT

cont'd

INTERNAL AUDIT ("IA")

The IA function is undertaken by an in-house IA Department of GuocoLand (Malaysia) Berhad. The IA Department, led by the Head of IA, reports directly to the Committee. The IA Department supports the Committee in the effective discharge of its responsibilities in respect of governance, internal controls and the risk management framework of the Manager in managing Tower REIT. The Committee takes cognisance of the fact that an independent and adequately resourced internal audit function is essential in obtaining the assurance it requires regarding the effectiveness of the system of internal controls.

The IA activities carried out during FY2026 include, inter alia, the following:

- Ascertained the extent of compliance with the established policies, procedures and statutory requirements;
- Reviewed the system of internal controls and key operating processes based on the approved annual IA plan by adopting a risk-based approach and recommending improvements to the existing system of controls;
- Reviewed selected disclosures in the Sustainability Statement as part of the internal validation process; and
- Observed and witnessed tender opening processes during the year.

Arising from the above activities, IA reports, incorporating the audit findings, audit recommendations and management's responses were presented to the Committee. Follow-up audit was also conducted and the status of implementation on the agreed recommendations was reported to the Committee.

The cost incurred for the IA function is included in the management fees paid by the Manager which amounted to RM180,000 for FY2026.

This Board Audit & Risk Management Committee Report is made in accordance with the resolution of the Board of Directors.

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STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2026

	Note	2026 RM'000	2025 RM'000
Assets			
Plant and equipment	2	5,201	4,020
Investment properties	3	807,000	806,000
Total non-current assets		812,201	810,020
Trade and other receivables	4	1,730	3,741
Cash and cash equivalents	5	31,793	26,843
Total current assets		33,523	30,584
Total assets		845,724	840,604
Represented by:			
Unitholders' funds			
Unitholders' capital	6	350,025	350,025
Undistributed income - realised		65,078	61,363
Undistributed income - unrealised	7	158,493	158,090
		573,596	569,478
Liabilities			
Trade and other payables	8	6,769	8,437
Borrowings	9	232,593	232,531
Deferred tax liability	10	17,328	17,283
Total non-current liabilities		256,690	258,251
Trade and other payables	8	15,438	12,875
Total current liability		15,438	12,875
Total liabilities		272,128	271,126
Total unitholders' funds and liabilities		845,724	840,604
Net asset value		573,596	569,478

STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2026

cont'd

	Note	2026 RM'000	2025 RM'000
Net asset value ("NAV")			
Before income distribution		573,596	569,478
After income distribution*		570,651	567,514
Number of units in circulation ('000)	6	490,875	490,875
NAV per unit (RM)			
- Before income distribution		1.1685	1.1601
- After income distribution*		1.1625	1.1561

* after proposed final income distribution of 0.60 sen per unit (2025: 0.40 sen per unit).

The notes on pages 108 to 134 are an integral part of these financial statements.

STATEMENT OF COMPREHENSIVE INCOME

FOR THE YEAR ENDED 30 JUNE 2026

	Note	2026 RM'000	2025 RM'000
Revenue	11	42,000	38,912
Property operating expenses	12	(18,063)	(17,251)
Net rental income		23,937	21,661
Change in fair value of investment properties	3	448	(83)
Net reversal of loss/(loss) on impairment of trade receivables		214	(481)
Other income		1,281	932
Interest income		1,105	991
Total income		26,985	23,020
Manager's fees	13	(2,650)	(2,418)
Trustee's fee	14	(182)	(171)
Auditors' fees		(125)	(117)
Administrative expenses		(1,185)	(599)
Valuation fee		(80)	(54)
Finance costs	15	(10,255)	(12,466)
Total expenses		(14,477)	(15,825)
Income before tax		12,508	7,195
Taxation	16	(45)	8
Net income and total comprehensive income for the year		12,463	7,203
Total comprehensive income for the year is made up as follows:			
Realised		12,060	7,278
Unrealised		403	(75)
		12,463	7,203
Earnings/(Loss) per unit (sen)			
Realised		2.46	1.48
Unrealised		0.08	(0.01)
	17	2.54	1.47

The notes on pages 108 to 134 are an integral part of these financial statements.

STATEMENT OF CHANGES IN NET ASSET VALUE

FOR THE YEAR ENDED 30 JUNE 2026

	Note	Undistributed income			Total RM'000
		Unitholders' capital RM'000	Non- Distributable - unrealised RM'000	Distributable - realised RM'000	
At 1 July 2024		350,025	158,165	61,890	570,080
Operations for the year ended 30 June 2025					
Net income for the year		-	(75)	7,278	7,203
Total comprehensive income for the year		-	(75)	7,278	7,203
Unitholders' transactions					
Distribution to unitholders					
- 2024 final	18	-	-	(3,780)	(3,780)
- 2025 interim	18	-	-	(4,025)	(4,025)
Decrease in net assets resulting from unitholders' transactions		-	-	(7,805)	(7,805)
At 30 June 2025/1 July 2025		350,025	158,090	61,363	569,478
Operations for the year ended 30 June 2026					
Net income for the year		-	403	12,060	12,463
Total comprehensive income for the year		-	403	12,060	12,463
Unitholders' transactions					
Distribution to unitholders					
- 2025 final	18	-	-	(1,964)	(1,964)
- 2026 interim	18	-	-	(6,381)	(6,381)
Decrease in net assets resulting from unitholders' transactions		-	-	(8,345)	(8,345)
At 30 June 2026		350,025	158,493	65,078	573,596
		Note 6	Note 7		

The notes on pages 108 to 134 are an integral part of these financial statements.

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 30 JUNE 2026

	Note	2026 RM'000	2025 RM'000
Cash flows from operating activities			
Income before tax		12,508	7,195
<i>Adjustments for:</i>			
Change in fair value of investment properties		(448)	83
Change in present value of tenants' deposits		247	(496)
Depreciation		946	820
Interest expense		10,008	12,466
Interest income		(1,105)	(991)
(Net reversal of loss)/loss on impairment of trade receivables		(214)	481
Operating profit before changes in working capital		21,942	19,558
Changes in working capital:			
Trade and other receivables		2,225	(375)
Trade and other payables		1,110	2,762
Net cash from operating activities		25,277	21,945
Cash flows from investing activities			
Acquisition of plant and equipment		(3,141)	(3,998)
Interest received		1,105	991
Net cash used in investing activities		(2,036)	(3,007)
Cash flows from financing activities			
Distribution paid to unitholders		(8,345)	(7,805)
Interest paid		(9,946)	(11,136)
Net cash used in financing activities		(18,291)	(18,941)
Net increase/(decrease) in cash and cash equivalents		4,950	(3)
Cash and cash equivalents at beginning of year		26,843	26,846
Cash and cash equivalents at end of year	5	31,793	26,843

The notes on pages 108 to 134 are an integral part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS

Tower Real Estate Investment Trust (“Tower REIT”) is a Malaysian-domiciled real estate investment trust constituted pursuant to the principal Deed dated 17 February 2006 as amended and restated by the restated Deed dated 29 May 2014 and the second restated Deed dated 23 October 2019 (“the Deed”) between GLM REIT Management Sdn. Bhd. (“the Manager”) and MTrustee Berhad (“the Trustee”). The Deed is regulated by the Securities Commission (“SC”) Guidelines on Listed Real Estate Investment Trusts (“REITs”), the Main Market Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa Securities”), the Rules of the Depository and taxation laws and rulings. Tower REIT was listed on the Main Market of Bursa Malaysia Securities on 12 April 2006.

The address of the principal place of business of the Manager is at Level 13, Guoco Tower, Damansara City, 6 Jalan Damanlela, Bukit Damansara, 50490 Kuala Lumpur.

The principal activity of Tower REIT is to own or invest in real estate and real estate-related assets, whether directly or indirectly through the ownership of single-purpose companies of which principal assets comprise real estate with the primary objectives of achieving an attractive level of return from rental income and of achieving medium to long term capital growth. There has been no significant change in the nature of this activity during the year.

The financial statements were approved by the Board of Directors of GLM REIT Management Sdn. Bhd. on 3 August 2026.

1. BASIS OF PREPARATION

(a) Statement of compliance

The financial statements of Tower REIT have been prepared in accordance with the provisions of the Deed dated 17 February 2006 as amended and restated by the restated Deed dated 29 May 2014 and the second restated deed dated 23 October 2019, the SC Guidelines on Listed REITs, applicable securities laws, MFRS Accounting Standards as issued by the Malaysian Accounting Standards Board (“MFRS Accounting Standards”) and IFRS Accounting Standards as issued by the International Accounting Standards Board (“IFRS Accounting Standards”). These financial statements also comply with the applicable disclosure provisions of the Main Market Listing Requirements of Bursa Securities.

The following are accounting standards, interpretations and amendments of the MFRS Accounting Standards that have been issued by the Malaysian Accounting Standards Board (“MASB”) but have not been adopted by Tower REIT:

MFRS Accounting Standards, interpretations and amendments effective for annual periods beginning on or after 1 January 2026

- Amendments to MFRS 9, *Financial Instruments* and MFRS 7, *Financial Instruments: Disclosures – Classification and Measurement of Financial Instruments*
- Amendments that are part of Annual Improvements – Volume 11:
 - Amendments to MFRS 1, *First-time Adoption of Malaysian Financial Reporting Standards*
 - Amendments to MFRS 7, *Financial Instruments: Disclosures*
 - Amendments to MFRS 9, *Financial Instruments*
 - Amendments to MFRS 10, *Consolidated Financial Statements*
 - Amendments to MFRS 107, *Statement of Cash Flows*
- Amendments to MFRS 9, *Financial Instruments* and MFRS 7, *Financial Instruments: Disclosures – Contracts Referencing Nature-dependent Electricity*

NOTES TO THE FINANCIAL STATEMENTS

cont'd

1. BASIS OF PREPARATION cont'd

(a) Statement of compliance cont'd

MFRS Accounting Standards, interpretations and amendments effective for annual periods beginning on or after 1 January 2027

- MFRS 18, *Presentation and Disclosure in Financial Statements*
- MFRS 19, *Subsidiaries without Public Accountability: Disclosures*
- Amendments to MFRS 121, *The Effects of Changes in Foreign Exchange Rates – Translation to a Hyperinflationary Presentation Currency*

MFRS Accounting Standards, interpretations and amendments effective for annual periods beginning on or after a date yet to be confirmed

- Amendments to MFRS 10, *Consolidated Financial Statements* and MFRS 128, *Investments in Associates and Joint Ventures – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

Tower REIT plans to apply the abovementioned accounting standards, interpretations and amendments; as applicable:

- from the annual period beginning on 1 July 2026 for the amendments that are effective for annual periods beginning on or after 1 January 2026.
- from the annual period beginning on 1 July 2027 for the accounting standards and amendments that are effective for annual periods beginning on or after 1 January 2027, except for MFRS 19, *Subsidiaries without Public Accountability: Disclosures*.

The initial application of the accounting standards, interpretations or amendments are not expected to have any material financial impacts to the current period and prior period financial statements of Tower REIT, except as mentioned below:

MFRS 18, *Presentation and Disclosure in Financial Statements*

MFRS 18 will replace MFRS 101, *Presentation of Financial Statements* and applies for annual periods beginning on or after 1 January 2027. The new accounting standard introduces the following key requirements:

- Entities are required to classify all income and expenses into five categories in the statement of profit or loss, namely the operating, investing, financing, discontinued operations and income tax categories. Entities are also required to present a newly defined operating profit subtotal.
- Management-defined performance measures (“MPMs”) are disclosed in a single note in the financial statements.
- Enhanced guidance is provided on how to group information in the financial statements.

In addition, all entities are required to use the operating profit subtotal as the starting point for the statement of cash flows when presenting operating cash flows under the indirect method.

Tower REIT is currently assessing the impact of adopting MFRS 18.

NOTES TO THE FINANCIAL STATEMENTS

cont'd

1. BASIS OF PREPARATION cont'd

(b) Basis of measurement

The financial statements have been prepared on the historical cost basis except for investment properties which are measured at its fair value with any change therein recognised in profit or loss for the period in which they arise.

(c) Functional and presentation currency

These financial statements are presented in Ringgit Malaysia ("RM"), which is Tower REIT's functional currency. All financial information presented in RM has been rounded to the nearest thousand, unless otherwise stated.

(d) Use of estimates and judgements

The preparation of the financial statements in conformity with MFRS Accounting Standards requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the year in which the estimates are revised and in any future periods affected.

There are no significant areas of estimation uncertainty and critical judgements in applying accounting policies that have significant effect on the amounts recognised in the financial statements other than those significant unobservable inputs as disclosed in Note 3 - Investment properties.

2. PLANT AND EQUIPMENT

	Note	Fittings RM'000	Capital work-in- progress RM'000	Total RM'000
Cost				
At 1 July 2024		8,180	150	8,330
Additions		65	3,933	3,998
Transfer to investment properties	3	-	(4,083)	(4,083)
At 30 June 2025/1 July 2025		8,245	-	8,245
Additions		1,568	1,573	3,141
Transfer to investment properties	3	-	(552)	(552)
Other adjustment		(1,107)	-	(1,107)
At 30 June 2026		8,706	1,021	9,727

NOTES TO THE FINANCIAL STATEMENTS

cont'd

2. PLANT AND EQUIPMENT cont'd

	Note	Fittings RM'000	Capital work-in- progress RM'000	Total RM'000
Accumulated depreciation				
At 1 July 2024		3,405	-	3,405
Charge for the year		820	-	820
At 30 June 2025/1 July 2025		4,225	-	4,225
Charge for the year		946	-	946
Other adjustment		(645)	-	(645)
At 30 June 2026		4,526	-	4,526
Carrying amounts				
At 1 July 2024		4,775	150	4,925
At 30 June 2025/1 July 2025		4,020	-	4,020
At 30 June 2026		4,180	1,021	5,201

Fittings is related to the fitting work carried out on the investment properties as disclosed in Note 3.

2.1 Material accounting policy information

(a) Recognition and measurement

Items of plant and equipment are measured at cost less any accumulated depreciation and any accumulated impairment losses.

Purchased software that is integral to the functionality of the related equipment is capitalised as part of that equipment.

(b) Depreciation

Depreciation is recognised in profit or loss on a straight-line basis over the estimated useful lives of each component of an item of plant and equipment from the date that they are available for use. Capital work-in-progress are not depreciated until the assets are ready for their intended use.

The estimated useful lives for the current and comparative periods are as follows:

- Fittings 3 to 10 years

NOTES TO THE FINANCIAL STATEMENTS

cont'd

3. INVESTMENT PROPERTIES

	Note	2026 RM'000	2025 RM'000
At 1 July		806,000	802,000
Transfer from plant and equipment	2	552	4,083
Changes in fair value of investment properties		448	(83)
At 30 June		807,000	806,000

Description of property	Tenure of land	Location	Existing use	Fair value RM'000	At cost RM'000	Percentage of fair value to net asset value %
2026						
Menara HLX	Freehold	Kuala Lumpur	Office and Retail	328,000	241,552	57
Plaza Zurich*	Freehold	Kuala Lumpur	Office and Retail	228,000	146,554	40
Menara Guoco*	Freehold	Kuala Lumpur	Office	251,000	245,710	44
				807,000	633,816	
2025						
Menara HLX	Freehold	Kuala Lumpur	Office and Retail	328,000	241,552	57
Plaza Zurich*	Freehold	Kuala Lumpur	Office and Retail	227,000	146,002	40
Menara Guoco*	Freehold	Kuala Lumpur	Office	251,000	245,710	44
				806,000	633,264	

* These properties have been charged as security to the bank for borrowings as disclosed in Note 9.

The operating lease payments to be received are as follows:

	2026 RM'000	2025 RM'000
Less than one year	17,087	18,697
One to two years	10,053	6,878
Two to three years	2,518	1,742
Total undiscounted lease payments	29,658	27,317

NOTES TO THE FINANCIAL STATEMENTS

cont'd

3. INVESTMENT PROPERTIES cont'd

The following are recognised in profit or loss in respect of investment properties:

	2026 RM'000	2025 RM'000
Revenue	42,000	38,912
Direct operating expenses of income generating investment properties	(18,063)	(17,251)

Fair value information

	Level 1 RM'000	Level 2 RM'000	Level 3 RM'000	Total RM'000
2026				
Menara HLX	-	-	328,000	328,000
Plaza Zurich	-	-	228,000	228,000
Menara Guoco	-	-	251,000	251,000
	-	-	807,000	807,000
2025				
Menara HLX	-	-	328,000	328,000
Plaza Zurich	-	-	227,000	227,000
Menara Guoco	-	-	251,000	251,000
	-	-	806,000	806,000

Level 3 fair value

The following table shows a reconciliation of Level 3 fair values:

	2026 RM'000	2025 RM'000
At 1 July	806,000	802,000
Enhancements	552	4,083
Changes in fair value recognised in profit or loss	448	(83)
At 30 June	807,000	806,000

NOTES TO THE FINANCIAL STATEMENTS

cont'd

3. INVESTMENT PROPERTIES cont'd

The following are the valuation techniques used in the determination of fair values within Level 3, as well as the significant unobservable inputs used in the valuation models:

Valuation techniques	Significant unobservable inputs	Inter-relationship between significant unobservable inputs and fair value measurement
The investment method entails the determination of the probable gross annual rental the property is capable of producing and deducting therefrom the outgoings to arrive at the annual net income. The annual net income is capitalised using yield rate to arrive at the capital value of the property.	Expected monthly market rental rate (p.s.f): i) Office: RM4.20 - RM7.00 (2025: RM4.20 - RM7.00) ii) Retail: RM2.50 - RM6.50 (2025: RM2.50 - RM7.50) Outgoing (p.s.f): RM 1.50 - RM1.65 (2025: RM1.50 - RM1.70) Term yield: 5.25% - 5.75% (2025: 5.25% - 5.50%) Reversionary yield: 5.50% - 6.00 % (2025: 5.50% - 5.75%) Void periods: 5.00% - 10.00% (2025: 5.00% - 10.00%)	The estimated fair value would increase/(decrease) if: • Expected net rental income were higher/(lower); • Void periods were shorter/ (longer); and • Expected yield were lower/ (higher).

Valuation processes applied by the Manager for Level 3 fair value

The fair value of investment properties is determined by external, independent property valuers, having appropriate recognised professional qualifications and recent experience in the location and category of property being valued. In relying on the valuation reports, the Manager has exercised its judgement and is satisfied that the valuation method and estimates are reflective of current market condition.

The last valuations by an independent valuer were done on 30 June 2026 for Menara HLX, Menara Guoco and Plaza Zurich and are compliant with the requirements of the SC Guidelines on Listed REITs to perform valuation at least once a financial year.

Highest and best use

Tower REIT's investment properties are office buildings. The valuation of each property reflects the highest and best use as these properties are located on prime land in the city centre.

NOTES TO THE FINANCIAL STATEMENTS

cont'd

3. INVESTMENT PROPERTIES cont'd

3.1 Material accounting policy information

Investment properties are measured subsequently at fair value with any changes therein recognised in profit or loss for the period in which they arise.

4. TRADE AND OTHER RECEIVABLES

	Note	2026 RM'000	2025 RM'000
Trade receivables		517	328
Other receivables and deposits		1,082	774
Prepayments		131	215
Real Property Gains Tax ("RPGT") refundable	16.1	-	2,424
		1,730	3,741

5. CASH AND CASH EQUIVALENTS

	2026 RM'000	2025 RM'000
Short-term deposits	31,400	26,090
Cash and bank balances	393	753
	31,793	26,843

Included in the cash and bank balances are balances arising from normal business transactions with a company related to the Manager, amounting to:

	2026 RM'000	2025 RM'000
Cash and bank balances	316	740

NOTES TO THE FINANCIAL STATEMENTS

cont'd

6. UNITHOLDERS' CAPITAL

	Number of Units 2026 '000	Amount 2026 RM'000	Number of units 2025 '000	Amount 2025 RM'000
Issued and fully paid-up units	490,875	350,025	490,875	350,025

As at 30 June 2026, the Manager did not hold any units in Tower REIT. The related parties of the Manager held units in Tower REIT as follows:

	2026		2025	
	Number of units '000	Market value RM'000	Number of units '000	Market value RM'000
Direct unitholdings in Tower REIT of the related parties of the Manager:				
GLM Equities Sdn. Bhd.	163,548	49,064	163,548	47,429
Hong Leong Assurance Berhad	101,974	30,592	101,974	29,572
Asia Fountain Investment Company Limited	24,500	7,350	24,500	7,105
Associated Land Sendirian Berhad	41,929	12,579	41,466	12,025
Hong Leong Investment Bank Berhad	10,302	3,091	10,302	2,988

The market value is determined by multiplying the number of units with the market closing price of RM0.30 (2025: RM0.29) per unit as at 30 June 2026.

7. UNREALISED UNDISTRIBUTED INCOME

	2026 RM'000	2025 RM'000
Cumulative net change arising from fair value movement of:		
- investment properties	158,493	158,090

NOTES TO THE FINANCIAL STATEMENTS

cont'd

8. TRADE AND OTHER PAYABLES

	Note	2026 RM'000	2025 RM'000
Non-current			
Tenants' deposits	8.1	6,769	8,437
Current			
Trade			
Trade payables		230	112
Tenants' deposits	8.1	8,234	5,353
Contract liabilities	8.3	675	772
		9,139	6,237
Non-trade			
Other payables and accrued expenses	8.2	6,299	6,638
Total current		15,438	12,875
Total		22,207	21,312

8.1 Included in tenants' deposits are rental deposits received from companies related to the Manager, amounting to:

	2026 RM'000	2025 RM'000
Payable within 12 months	877	22
Payable after 12 months	417	1,167
	1,294	1,189

8.2 Included in other payables and accrued expenses are amounts due to the Manager and the Trustee of RMNil (2025: RM213,316) and RM15,275 (2025: RM28,543) respectively which are unsecured, interest free and payable monthly in arrears.

8.3 The contract liabilities primarily relate to the advance consideration received from tenants, for which this is recognised as revenue over time. The contract liabilities are expected to be recognised as revenue over a period of 1 to 6 months.

Significant changes to contract liabilities balance

	2026 RM'000	2025 RM'000
Contract liabilities at the beginning of the period recognised as revenue	772	908

NOTES TO THE FINANCIAL STATEMENTS

cont'd

9. BORROWINGS

	Note	2026 RM'000	2025 RM'000
Term loan	9.1	232,971	232,971
Transaction costs for term loan		(378)	(440)
		232,593	232,531
Borrowing ratio		27.50%	27.66%

Plaza Zurich and Menara Guoco have been charged as securities to the bank for borrowings as disclosed in Note 3.

9.1 The interest on term loan are charged at rates ranging from 4.13% to 4.70% (2025: 4.70% to 4.85%) per annum.

9.2 Reconciliation of movement of liabilities to cash flows arising from financing activities:

	At 1 July RM'000	Amortisation of transaction costs RM'000	At 30 June RM'000
2026			
Term loan	232,531	62	232,593
2025			
Term loan	232,312	219	232,531

10. DEFERRED TAX LIABILITY

Deferred tax liability is attributable to the following:

	2026 RM'000	2025 RM'000
Investment properties	17,328	17,283

NOTES TO THE FINANCIAL STATEMENTS

cont'd

10. DEFERRED TAX LIABILITY cont'd

10.1 Movement of deferred tax liability during the year

	At 1 July 2024 RM'000	Recognised in profit or loss (Note 16) RM'000	At 30 June 2025/ 1 July 2025 RM'000	Recognised in profit or loss (Note 16) RM'000	At 30 June 2026 RM'000
Investment properties	17,291	(8)	17,283	45	17,328

10.2 Material accounting policy information

Where investment properties are carried at their fair value, the amount of deferred tax recognised is measured using the tax rates that would apply on sale of those assets at their carrying values at the reporting date unless the property is depreciable and is held with the objective to consume substantially all of the economic benefits embodied in the property over time, rather than through sale.

11. REVENUE

	2026 RM'000	2025 RM'000
Rental income	24,532	23,148
Service charge	12,688	11,263
Car park income	3,282	3,045
Others	1,498	1,456
	42,000	38,912

11.1 Transaction price allocated to the remaining performance obligations

The following table shows revenue from performance obligations that are unsatisfied (or partially unsatisfied) at the reporting date. The disclosure is only providing information for contracts that have a duration of more than one year.

	Less than 1 year RM'000	1 - 2 years RM'000	2 - 3 years RM'000	Total RM'000
Year ended 30 June 2026				
Service charge	9,233	5,242	1,372	15,847

NOTES TO THE FINANCIAL STATEMENTS

cont'd

11. REVENUE cont'd

11.1 Transaction price allocated to the remaining performance obligations cont'd

	Less than 1 year RM'000	1 - 2 years RM'000	2 - 3 years RM'000	Total RM'000
Year ended 30 June 2025				
Service charge	9,090	3,951	874	13,915

The REIT applies the following practical expedients:

- exemption on disclosure of information on remaining performance obligation that have original expected durations of one year or less.
- exemption not to adjust the promised amount of consideration for the effects of a significant financing component when the period between the transfer of a promised service to a customer and when the customer pays for that service is one year or less.

11.2 Material accounting policy information

(i) Rental income

Tower REIT recognises lease payments from operating leases as income on a straight-line basis over the lease term as part of "revenue".

(ii) Service charge

Service charge is recognised over time upon services being rendered to the tenants over the lease term.

(iii) Car park income

Car park income is recognised at point in time upon services being rendered.

(iv) Other revenue

Other revenue consists of income from hawker centre rental, naming right income and signage rental. Other revenue is recognised over time when services are delivered.

The tenants of Tower REIT are typically given a credit period of 7 days to settle the invoices billed. There are no variable elements in the lease payments or considerations for provision of services by Tower REIT.

NOTES TO THE FINANCIAL STATEMENTS

cont'd

12. PROPERTY OPERATING EXPENSES

	2026 RM'000	2025 RM'000
Assessment	3,992	3,843
Service contracts and maintenance	5,108	4,856
Property management fees	330	330
Utilities	4,785	4,885
Others	3,848	3,337
	<u>18,063</u>	<u>17,251</u>

Property management fees of RM330,480 (2025: RM330,480) were charged by property managers, in accordance with the Valuers, Appraisers and Estate Agent Acts 1981 with permissible discount.

13. MANAGER'S FEES

Pursuant to the Deed constituting Tower REIT, the Manager's fees consist of a base fee of up to 0.75% per annum of the gross asset value and a performance fee of up to 4% per annum of the net property income, but before deduction of property management fee, and an acquisition fee of 1% of acquisition price. These fees are based on the agreed scale rate.

	2026		2025	
	RM'000	%	RM'000	%
Base Fee and % of Gross Asset Value	1,745	0.20	1,641	0.20
Performance Fee and % of Net Property Income	905	3.35	777	3.35
	<u>2,650</u>		<u>2,418</u>	

14. TRUSTEE'S FEE

Pursuant to the Deed constituting Tower REIT, the Trustee is entitled to receive a fee of 0.03% (2025: 0.03%) per annum of the net asset value of Tower REIT with a cap of RM200,000 (2025: RM200,000).

	2026 RM'000	2025 RM'000
Year ended 30 June	182	171

NOTES TO THE FINANCIAL STATEMENTS

cont'd

15. FINANCE COSTS

	2026 RM'000	2025 RM'000
Interest expense of financial liabilities that are not at fair value through profit or loss	10,008	12,466
Other finance costs	247	-
	10,255	12,466

16. TAXATION

	Note	2026 RM'000	2025 RM'000
Deferred tax expense/(income)			
- current year		45	(8)
Reconciliation of taxation			
Income before tax		12,508	7,195
Income tax using Malaysian tax rate of 24% (2025: 24%)		3,002	1,727
Difference in tax rate arising from (gain)/loss on investment properties		(63)	12
Non-deductible expenses		235	545
Effect of income exempted from tax		(3,129)	(2,292)
Total taxation		45	(8)

Pursuant to Section 61A of the Income Tax Act, 1967, total income of the trust for a year of assessment shall be exempted from tax when the trust distributes 90% or more of its total income to its unitholders in the basis period for that year of assessment. Tower REIT fulfills the requirement and hence eligible for the tax exemption.

With effect from 1 January 2019, corporate RPGT rate on disposal of properties held more than 5 years is 10%.

16.1 The Inland Revenue Board ("IRB") had on 7 December 2021, appealed to the Court of Appeal against the decision of the High Court, which was in favour of Tower REIT on the assessment of RPGT of RM2,423,983 in relation to the disposal of Menara ING in year 2014. The IRB has subsequently on 5 March 2024 withdrawn the appeal against the decision of the High Court. On 23 April 2024, the IRB issued a notice of tax refund to Tower REIT amounting to RM2,423,983 which is recognised as a tax recoverable as at 30 June 2025. The tax recoverable of RM2,423,983 is received during the current financial year.

NOTES TO THE FINANCIAL STATEMENTS

cont'd

17. EARNINGS PER UNIT

The calculation of earnings/(loss) per unit is based on net income for the financial year of RM12,463,000 (2025: RM7,203,000) and the number of units in circulation during the financial year of 490,875,000 (2025: 490,875,000).

18. DISTRIBUTION TO UNITHOLDERS

	Gross/Net distribution per unit sen	Total amount RM'000	Date of payment
Year ended 30.06.2026			
2025 Final income distribution	0.40	1,964	28 August 2025
2026 Interim income distribution	1.30	6,381	10 June 2026
		<u>8,345</u>	
Year ended 30.06.2025			
2024 Final income distribution	0.77	3,780	30 August 2024
2025 Interim income distribution	0.82	4,025	28 February 2025
		<u>7,805</u>	

On 3 August 2026 the Directors of the Manager proposed a final income distribution of 0.60 sen (2025: 0.40 sen) per unit amounting to RM2,945,250 (2025: RM1,963,500) in respect of the financial year ended 30 June 2026. The distribution will be recognised in the subsequent year.

NOTES TO THE FINANCIAL STATEMENTS

cont'd

18. DISTRIBUTION TO UNITHOLDERS cont'd

The total income distribution for the financial year ended 30 June 2026 which comprises the first interim income distribution 1.30 sen (2025: 0.82 sen) per unit and the proposed final income distribution of 0.60 sen (2025: 0.40 sen) per unit are from the following sources:

	2026 RM'000	2025 RM'000
Revenue	42,000	38,912
Interest income	1,105	991
Other income	1,281	932
Reversal of loss on impairment of trade receivables	214	-
	44,600	40,835
Less: Expenses	(32,540)	(33,557)
Realised income for the period/year	12,060	7,278
Previous year undistributed realised income	59,399	58,110
Total realised income available for distribution	71,459	65,388
Less: Proposed/declared income distribution	(9,326)	(5,989)
Balance undistributed realised income	62,133	59,399
Net income distribution		
Interim income distribution of 1.30 sen per unit paid on 10 June 2026 (2025: 0.82 sen per unit paid on 28 February 2025)	6,381	4,025
Final income distribution declared after the end of reporting date of 0.60 sen per unit payable on 28 August 2026 (2025: 0.40 sen per unit payable on 28 August 2025)	2,945	1,964
	9,326	5,989

NOTES TO THE FINANCIAL STATEMENTS

cont'd

18. DISTRIBUTION TO UNITHOLDERS cont'd

	2026	2025
Income distribution per unit		
- First interim* (sen)	1.30	0.82
- Final* (sen)	0.60	0.40
	1.90	1.22

* Withholding tax will be deducted for distributions made to the following categories of unitholders:

	Withholding tax rate	
	2026	2025
<i>Resident corporate</i>	Nil [^]	Nil [^]
<i>Resident non-corporate</i>	Nil [^]	10%
<i>Non-resident individual</i>	Nil [^]	10%
<i>Non-resident corporate</i>	24%	24%
<i>Non-resident institutional</i>	Nil [^]	10%

[^] Subject to tax at the prevailing corporate and individual tax rates of the recipients.

19. MANAGEMENT EXPENSE RATIO

	2026	2025
Management expense ratio ("MER") (%)	0.74	0.68

The calculation of MER is based on total fees incurred by Tower REIT, including Manager's fees, Trustee's fees, audit fees, tax agent's fees and administrative expenses, to the average net asset value during the financial year. Since the average net asset value is calculated on a quarterly basis, comparison of the MER of Tower REIT with that of other real estate investment trusts which use different basis of calculation, may not be accurate.

20. TRANSACTIONS WITH RELATED PARTIES

For the purposes of these financial statements, parties are considered to be related to Tower REIT has the ability, directly or indirectly, to control or jointly control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where Tower REIT and the party are subject to common control. Related parties may be individuals or other entities.

Related parties also include key management personnel defined as those persons having authority and responsibility for planning, directing and controlling the activities of Tower REIT either directly or indirectly. The key management personnel include all the Directors of the Manager and the Trustee, and certain members of senior management of the Manager and the Trustee.

NOTES TO THE FINANCIAL STATEMENTS

cont'd

20. TRANSACTIONS WITH RELATED PARTIES cont'd

	2026 RM'000	2025 RM'000
Companies related to the Manager		
Rental charged	4,366	4,473
Interest income	50	302

The above transactions have been established based on negotiated terms. The outstanding balances arising from the above transactions have been disclosed in Note 5 and 8 to the financial statements.

21. FINANCIAL INSTRUMENTS

21.1 Categories of financial instruments

The table below provides an analysis of financial instruments categorised as follows:

- (a) Amortised cost ("AC"); and
- (b) Financial liability measured at amortised cost ("FL").

	Carrying amount RM'000	AC/ (FL) RM'000
2026		
Financial assets		
Trade receivables	517	517
Other receivables and deposits	1,082	1,082
Cash and cash equivalents	31,793	31,793
	33,392	33,392
Financial liabilities		
Borrowings	(232,593)	(232,593)
Trade and other payables *	(21,532)	(21,532)
	(254,125)	(254,125)

NOTES TO THE FINANCIAL STATEMENTS

cont'd

21. FINANCIAL INSTRUMENTS cont'd

21.1 Categories of financial instruments cont'd

The table below provides an analysis of financial instruments categorised as follows: cont'd

	Carrying amount RM'000	AC/ (FL) RM'000
2025		
Financial assets		
Trade receivables	328	328
Other receivables and deposits	774	774
Cash and cash equivalents	26,843	26,843
	27,945	27,945
Financial liabilities		
Borrowings	(232,531)	(232,531)
Trade and other payables *	(20,540)	(20,540)
	(253,071)	(253,071)

* Excluding contract liabilities.

21.2 Net gains and losses arising from financial instruments

	2026 RM'000	2025 RM'000
Net gains/(losses) arising on:		
Financial assets at amortised cost		
- Net reversal of loss/(loss) on impairment of trade receivables	214	(481)
- Interest income	1,105	991
	1,319	510
Financial liabilities at amortised cost		
- Interest expense	(10,008)	(12,466)
- Change in present value of tenants' deposit	(247)	496
	(10,255)	(11,970)
	(8,936)	(11,460)

NOTES TO THE FINANCIAL STATEMENTS

cont'd

21. FINANCIAL INSTRUMENTS cont'd

21.3 Financial risk management

Risk management is integral to the whole business of Tower REIT. Tower REIT has a system of controls in place to create an acceptable balance between the cost of risks occurring and the cost of managing the risks. The Manager continually monitors Tower REIT's risk management process to ensure that an appropriate balance between risk and control is achieved.

Tower REIT has exposure to the following risks from its use of financial instruments:

- Credit risk
- Liquidity risk
- Market risk

21.4 Credit risk

Credit risk is the risk of a financial loss resulting from the failure of a tenant or counterparty to settle its financial and contractual obligations to the Trust, as and when they fall due. Cash and bank deposits are placed with financial institutions which are regulated.

Receivables

Risk management objectives, policies and processes for managing the risk

The Manager monitors tenants' balances on an ongoing basis. Credit evaluations are performed by the Manager before lease agreements are entered into with tenants.

Exposure to credit risk, credit quality and collateral

As at the end of the reporting period, the maximum exposure to credit risk arising from receivables is represented by the carrying amounts in the statement of financial position.

Recognition and measurement of impairment loss

Management has taken reasonable steps to ensure that receivables that are neither past due nor impaired are measured at their realisable values. The Manager uses ageing analysis to monitor the credit quality of the receivables. Any receivables having significant balances past due more than 30 days, which are deemed to have higher credit risk, are monitored individually. There is no significant change as compared to prior year.

The write off policy are as follows:

- A review of receivables' delinquency must be conducted annually before the end of every financial period to ascertain any bad debts to be written off after reasonable steps for recovery have been taken and collectability is not probable or as dictated by regulatory requirements.
- For debts already written off, Lease Director and Finance Manager shall carry out an annual review of the customer's records (where applicable) to assess whether the pursuit of recovery shall continue.

NOTES TO THE FINANCIAL STATEMENTS

cont'd

21. FINANCIAL INSTRUMENTS cont'd

21.4 Credit risk cont'd

Receivables cont'd

The following table provides information about the exposure to credit risk and expected credit losses for trade receivables.

	Carrying amount RM'000	Loss allowance RM'000	Net balance RM'000
2026			
Not past due	195	-	195
Past due 31 - 60 days	10	-	10
Past due 61 - 90 days	70	-	70
Past due 91 - 120 days	130	(79)	51
>121 days	529	(338)	191
	934	(417)	517
2025			
Not past due	18	-	18
Past due 31 - 60 days	188	-	188
Past due 61 - 90 days	151	(29)	122
Past due 91 - 120 days	171	(171)	-
>121 days	431	(431)	-
	959	(631)	328

The movements in the allowance for impairment in respect of trade receivables during the year are shown below:

	2026 RM'000	2025 RM'000
At 1 July	631	150
Net remeasurement of loss allowance	147	536
Amount written off	(361)	(55)
At 30 June	417	631

NOTES TO THE FINANCIAL STATEMENTS

cont'd

21. FINANCIAL INSTRUMENTS cont'd

21.5 Liquidity risk

Liquidity risk is the risk that Tower REIT will not be able to meet its financial obligations as they fall due. Tower REIT's exposure to liquidity risk arises principally from its various payables and borrowings.

Tower REIT maintains a level of cash and cash equivalents and bank facilities deemed adequate by the management to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they fall due.

Maturity analysis

The table below analyses the maturity profile of Tower REIT's financial liabilities as at the end of the reporting period, based on undiscounted contractual payments.

	Carrying amount RM'000	Contractual interest rate %	Contractual cash flows RM'000	Under 1 year RM'000	1 - 2 years RM'000	2 - 5 years RM'000	More than 5 years RM'000
2026							
<i>Non-derivative financial liabilities</i>							
Term loan	232,593	4.13 to 4.70	291,436	9,621	9,621	28,865	243,329
Tenants' deposits	15,003	-	15,452	8,229	7,223	-	-
Trade and other payables	6,529	-	6,529	6,529	-	-	-
	<u>254,125</u>		<u>313,417</u>	<u>24,379</u>	<u>16,844</u>	<u>28,865</u>	<u>243,329</u>
2025							
<i>Non-derivative financial liabilities</i>							
Term loan	232,531	4.70 to 4.85	310,532	10,950	10,950	32,849	255,783
Tenants' deposits	13,790	-	14,501	6,229	8,272	-	-
Trade and other payables	6,750	-	6,750	6,750	-	-	-
	<u>253,071</u>		<u>331,783</u>	<u>23,929</u>	<u>19,222</u>	<u>32,849</u>	<u>255,783</u>

21.6 Market risk

Market risk is the risk that changes in market prices, such as interest rates and other prices will affect Tower REIT's financial position or cash flows.

NOTES TO THE FINANCIAL STATEMENTS

cont'd

21. FINANCIAL INSTRUMENTS cont'd

21.6 Market risk cont'd

21.6.1 Interest rate risk

Tower REIT's exposure to changes in interest rate relates primarily to interest-earning financial assets and interest-bearing financial liabilities. Interest rate risk is managed by the Manager on an ongoing basis with the primary objective of limiting the extent to which net interest expense could be affected by adverse movements in interest rates.

Where necessary, Tower REIT adopts an appropriate hedging policy to minimise interest rate exposure. This may involve fixing certain portion of the interest payable on its underlying debt liabilities via financial derivatives or other suitable financial products.

Exposure to interest rate risk

The interest rate profile of Tower REIT's significant interest-bearing financial instruments, based on carrying amounts as at the end of the reporting year was:

	2026 RM'000	2025 RM'000
Fixed rate instruments		
<i>Financial assets</i>		
Short-term deposits	31,400	26,090
Floating rate instruments		
<i>Financial assets</i>		
Cash and bank balances	393	753
<i>Financial liabilities</i>		
Term loan	(232,593)	(232,531)
	(232,200)	(231,778)

Interest rate risk sensitivity analysis

(a) Fair value sensitivity analysis for fixed rate instruments

Tower REIT does not account for any fixed rate instruments at fair value through profit or loss, and Tower REIT does not designate derivatives as hedging instruments under a fair value hedge accounting model. Therefore, a change in interest rate at the end of the financial period would not affect profit or loss.

NOTES TO THE FINANCIAL STATEMENTS

cont'd

21. FINANCIAL INSTRUMENTS cont'd

21.6 Market risk cont'd

21.6.1 Interest rate risk cont'd

Interest rate risk sensitivity analysis cont'd

(b) Cash flow sensitivity analysis for variable rate instruments

A change of 100 basis points ("bp") in interest rates at the end of the reporting period would have increased/(decreased) equity and post-tax profit or loss by the amounts shown below. This analysis assumes that all other variables, in particular foreign currency rate, remained constant.

	Equity/(Profit or loss)	
	100bp increase RM'000	100bp decrease RM'000
2026	(2,322)	2,322
2025	(2,318)	2,318

21.7 Fair value information

The carrying amount of cash and bank balances, trade and other receivables and trade and other payables reasonably approximate their fair values due to the relatively short-term nature of these financial instruments. There are no material differences between the carrying amount and fair value.

The table below analyses other financial instruments carried at fair value and those not carried at fair value for which fair value is disclosed, together with their fair values and carrying amounts shown in the statement of financial position.

	Fair value of financial instruments carried at fair value				Fair value of financial instruments not carried at fair value				Total fair value RM'000	Carrying amount RM'000
	Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total		
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000		
2026										
Financial liabilities										
Tenants' deposits	-	-	-	-	-	-	(15,003)	(15,003)	(15,003)	(15,003)
Borrowings	-	-	-	-	-	-	(232,593)	(232,593)	(232,593)	(232,593)
	-	-	-	-	-	-	(247,596)	(247,596)	(247,596)	(247,596)

NOTES TO THE FINANCIAL STATEMENTS

cont'd

21. FINANCIAL INSTRUMENTS cont'd

21.7 Fair value information cont'd

	Fair value of financial instruments carried at fair value				Fair value of financial instruments not carried at fair value				Total fair value	Carrying amount
	Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total		
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
2025										
Financial liabilities										
Tenants' deposits	-	-	-	-	-	-	(13,790)	(13,790)	(13,790)	(13,790)
Borrowings	-	-	-	-	-	-	(232,531)	(232,531)	(232,531)	(232,531)
	-	-	-	-	-	-	(246,321)	(246,321)	(246,321)	(246,321)

Level 3 fair value

The following table shows the valuation techniques used in the determination of fair values within Level 3, as well as the key unobservable inputs used in the valuation models.

Financial instruments not carried at fair value

Type	Description of valuation technique and inputs used
Borrowings	Discounted cash flows using a rate based on the current market rate of borrowing of Tower REIT at the reporting date.

The discount rates used above have incorporated credit risk of Tower REIT. The inputs for these risks are unobservable because there are no identical or similar instruments to benchmark to.

Fair value hierarchy

Tower REIT uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities that Tower REIT can access at the measurement date.

Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: unobservable inputs for the asset or liability.

NOTES TO THE FINANCIAL STATEMENTS

cont'd

22. CAPITAL MANAGEMENT

Tower REIT's objectives when managing capital are to safeguard Tower REIT's ability to continue as a going concern and to maintain an optimal capital structure so as to maximise unitholders' value.

The Manager monitors capital based on borrowing ratio. Under the SC Guidelines on REITs, Tower REIT is required to maintain a borrowing threshold of not exceeding 50% of total assets.

The borrowing ratio is calculated as gross borrowings divided by total assets, based on the latest valuations. Gross borrowings refer to the gross interest-bearing borrowings as set out in Note 9 to the financial statements.

	Note	2026 RM'000	2025 RM'000
Gross borrowings	9	232,593	232,531
Total assets		845,724	840,604
Borrowing ratio		27.50%	27.66%

23. OPERATING SEGMENTS

Segment information is presented based on the information reviewed by Tower REIT's Chief Operating Decision Maker ("CODM") for performance assessment and resource allocation. For the purpose of the assessment of segment performance, the Trust's CODM has focused on its investment properties. This forms the basis of identifying the operating segments of Tower REIT under MFRS 8, *Operating Segments*.

As each investment property is mainly used for commercial purposes, these investment properties are similar in terms of economic characteristics and nature of services. The CODM is of the view that Tower REIT only has one reportable segment – leasing of investment properties.

Accordingly, no operating segment information has been prepared as Tower REIT only has one reportable segment.

No geographical segment information has been prepared as all the investment properties of Tower REIT are located in Malaysia.

Major customers

The following is the major customer with revenue equal or more than 10% of the REIT's total revenue:

	Revenue		Property
	2026 RM'000	2025 RM'000	
British American Tobacco Malaysia	5,193	5,082	Menara Guoco

STATEMENT BY THE DIRECTORS OF THE MANAGER

In the opinion of the Directors of the Manager, the financial statements set out on pages 103 to 134 are drawn up in accordance with MFRS Accounting Standards as issued by the Malaysian Accounting Standards Board ("MFRS Accounting Standards") and IFRS Accounting Standards as issued by the International Accounting Standards Board ("IFRS Accounting Standards"), so as to give a true and fair view of the financial position of Tower REIT as at 30 June 2026 and of its financial performance and cash flows for the year then ended.

Signed for and on behalf of the Manager

GLM REIT Management Sdn. Bhd.

in accordance with a resolution of the Directors of the Manager

CHENG HSING YAO

YBHG DATO' TAN ANG MENG

Date: 3 August 2026

STATUTORY DECLARATION

I, Choo Chee Beng, being the person primarily responsible for the financial management of Tower Real Estate Investment Trust, do solemnly and sincerely declare that the financial statements set out on pages 103 to 134 are, to the best of my knowledge and belief, correct and I make this solemn declaration conscientiously believing the declaration to be true, and by virtue of the Statutory Declarations Act, 1960.

Subscribed and solemnly declared by the abovenamed Choo Chee Beng, MIA No.: 19087, at Kuala Lumpur on 3 August 2026.

Choo Chee Beng
Chief Financial Officer

Before me,

Pesuruhjaya Sumpah
Commissioner for Oaths
Kuala Lumpur

TRUSTEE'S REPORT

TO THE UNITHOLDERS OF TOWER REAL ESTATE INVESTMENT TRUST (Established in Malaysia)

We have acted as Trustee of Tower Real Estate Investment Trust ("Tower REIT") for the financial year ended 30 June 2026. To the best of our knowledge, GLM REIT Management Sdn. Bhd. ("the Manager") has managed Tower REIT in accordance with the following:

- (a) limitations imposed on the investment powers of the Manager and the Trustee under the Deed constituting Tower REIT (the "Deed"), the Securities Commission's Guidelines on Listed Real Estate Investment Trusts, the Capital Markets and Services Act 2007, and other applicable laws;
- (b) valuation/pricing is carried out in accordance with the Deed and relevant regulatory requirements; and
- (c) the distribution of returns of 1.90 sen per unit for the financial year ended 30 June 2026 by Tower REIT is tied to and reflects the objectives of the fund.

For and on behalf of the Trustee
MTrustee Berhad

SUFIAH AHMAD
SVP, RISK & COMPLIANCE

Petaling Jaya, Selangor

Date: 3 August 2026

INDEPENDENT AUDITORS' REPORT

TO THE UNITHOLDERS OF TOWER REAL ESTATE INVESTMENT TRUST
(Established in Malaysia)

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

Opinion

We have audited the financial statements of Tower Real Estate Investment Trust ("Tower REIT"), which comprise the statement of financial position as at 30 June 2026, and the statement of comprehensive income, changes in net asset value and cash flows for the year then ended, and notes to the financial statements, including material accounting policy information, as set out on pages 103 to 134.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Tower REIT as at 30 June 2026, and of its financial performance and its cash flows for the year then ended in accordance with MFRS Accounting Standards as issued by Malaysian Accounting Standards Board ("MFRS Accounting Standards") and IFRS Accounting Standards as issued by the International Accounting Standards Board ("IFRS Accounting Standards").

Basis for Opinion

We conducted our audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing. Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our auditors' report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence and Other Ethical Responsibilities

We are independent of Tower REIT in accordance with the *By-Laws (on Professional Ethics, Conduct and Practice)* of the Malaysian Institute of Accountants ("By-Laws") and the International Ethics Standards Board for Accountants' *International Code of Ethics for Professional Accountants (including International Independence Standards)* ("IESBA Code"), as applicable to audits of financial statement of public interest entities, and we have fulfilled our other ethical responsibilities in accordance with the By-Laws and the IESBA Code.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of Tower REIT for the current year. These matters were addressed in the context of our audit of the financial statements of Tower REIT as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Valuation of investment properties

Refer to *Note 3 – Investment properties*.

The key audit matter

Tower REIT owns investment properties comprising three commercial office buildings located in Malaysia. Investment properties represent the single largest category of assets on the statement of financial position.

These investment properties are measured at their fair values based on valuations performed by GLM REIT Management Sdn. Bhd. ("the Manager") with the assistance of an external valuer.

INDEPENDENT AUDITORS' REPORT

TO THE UNITHOLDERS OF TOWER REAL ESTATE INVESTMENT TRUST
(Established in Malaysia)
cont'd

Key Audit Matters cont'd

Valuation of investment properties cont'd

Refer to *Note 3 – Investment properties.* cont'd

The key audit matter cont'd

The valuation process involves significant judgment in determining the appropriate valuation methodology to be used, and the underlying assumptions to be applied. The fair values of the investment properties were derived using investment method, of which were highly sensitive to key assumptions, in particular those unobservable inputs as disclosed in Note 3 to the financial statements.

This is a key audit matter because of the complexities involved in the valuation and the significant judgement required from us to evaluate the unobservable inputs.

How the matter was addressed in our audit

We performed the following audit procedures, among others:

- a) considered the independence, qualifications and competence of the external valuer and assessed the scope of work of the external valuer to determine whether the valuations were appropriate to be applied for financial reporting purposes;
- b) read the valuation reports produced by the external valuer and challenged the key assumptions applied by comparing such information against internal and external sources;
- c) assessed the valuation methodology applied by Tower REIT against those applied by the external valuer for similar type of property;
- d) tested on a sampling basis that the rental data inputs used by the valuer are consistent with the terms contained in agreements with tenants;
- e) evaluated the limiting conditions included in the valuation reports for impact to our audit procedures; and
- f) considered the adequacy of the disclosures in the financial statements.

Information Other than the Financial Statements and Auditors' Report Thereon

The Manager of Tower REIT is responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements of Tower REIT and our auditors' report thereon. The annual report is expected to be made available to us after the date of this auditors' report.

Our opinion on the financial statements of Tower REIT does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements of Tower REIT, our responsibility is to read the other information when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements of Tower REIT or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

INDEPENDENT AUDITORS' REPORT

TO THE UNITHOLDERS OF TOWER REAL ESTATE INVESTMENT TRUST

(Established in Malaysia)

cont'd

Information Other than the Financial Statements and Auditors' Report Thereon cont'd

When we read the annual report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to the Manager and take appropriate actions in accordance with approved standards on auditing in Malaysia and International Standards on Auditing.

Responsibilities of the Manager for the Financial Statements

The Manager of Tower REIT is responsible for the preparation of financial statements of Tower REIT that give a true and fair view in accordance with MFRS Accounting Standards and IFRS Accounting Standards. The Manager is also responsible for such internal control as the Manager determine is necessary to enable the preparation of financial statements of Tower REIT that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements of Tower REIT, the Manager is responsible for assessing the ability of Tower REIT to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Manager either intend to liquidate Tower REIT or to cease operations, or have no realistic alternative but to do so.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements of Tower REIT as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with approved standards on auditing in Malaysia and International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements of Tower REIT, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control of Tower REIT.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Manager.

INDEPENDENT AUDITORS' REPORT

TO THE UNITHOLDERS OF TOWER REAL ESTATE INVESTMENT TRUST
(Established in Malaysia)
cont'd

Auditors' Responsibilities for the Audit of the Financial Statements cont'd

As part of an audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also: cont'd

- Conclude on the appropriateness of the Manager's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of Tower REIT to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements of Tower REIT or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause Tower REIT to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements of Tower REIT, including the disclosures, and whether the financial statements of Tower REIT represent the underlying transactions and events in a manner that gives a true and fair view.

We communicate with the Manager regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Manager with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the Manager, we determine those matters that were of most significance in the audit of the financial statements of Tower REIT for the current year and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our auditors' report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other Matter

This report is made solely to the unitholders of Tower REIT, in accordance with the Trust Deed of Tower REIT and for no other purpose. We do not assume responsibility to any other person for the content of this report.

KPMG PLT
(LLP0010081-LCA & AF 0758)
Chartered Accountants

Petaling Jaya, Selangor

Date: 3 August 2026

Hew Tsu Zhen
Approval Number: 03831/05/2028 J
Chartered Accountant

OTHER INFORMATION

ANALYSIS OF UNITHOLDINGS AS AT 1 SEPTEMBER 2026

DISTRIBUTION SCHEDULE OF UNITHOLDERS

Size of Holding	No. of Unitholders	% of Unitholders	No. of Units Held	% of Units Held
Less than 100	27	1.12	652	0.00
100 – 1,000	428	17.78	249,778	0.05
1,001 – 10,000	1,010	41.96	5,487,175	1.12
10,001 – 100,000	729	30.29	27,502,595	5.60
100,001 – less than 5% of issued units	210	8.73	166,505,775	33.92
5% and above of issued units	3	0.12	291,129,025	59.31
	2,407	100.00	490,875,000	100.00

LIST OF THIRTY LARGEST UNITHOLDERS

	Name of Unitholders	No. of Units	%
1.	GLM Equities Sdn. Bhd.	163,548,350	33.32
2.	Hong Leong Assurance Berhad - As Beneficial Owner (Life Non Par)	85,514,275	17.42
3.	Associated Land Sendirian Berhad	42,066,400	8.57
4.	Citigroup Nominees (Asing) Sdn Bhd - GSCO LLC for Asia Fountain Investment Company Limited	24,500,000	4.99
5.	CIMSEC Nominees (Asing) Sdn Bhd - CIMB for Yong Yoon Kiong (PB)	14,000,000	2.85
6.	Hong Leong Investment Bank Berhad - IVT (EPI) Account 1	10,302,250	2.10
7.	Hong Leong Assurance Berhad - As Beneficial Owner (Life Par)	10,163,475	2.07
8.	Lian Mong Yee @ Lian Mung Yee	6,900,000	1.41
9.	RHB Capital Nominees (Tempatan) Sdn Bhd - Pledged Securities Account for Poh Soon Sim (CEB)	5,397,875	1.10
10.	Loh Cheng Yean	4,600,000	0.94
11.	CIMB Group Nominees (Asing) Sdn. Bhd. - Exempt AN for DBS Bank Ltd (SFS)	4,255,675	0.87
12.	Hong Leong Assurance Berhad - As Beneficial Owner (S'holders NPar)	3,636,500	0.74

OTHER INFORMATION

cont'd

ANALYSIS OF UNITHOLDINGS AS AT 1 SEPTEMBER 2026 cont'd

LIST OF THIRTY LARGEST UNITHOLDERS cont'd

	Name of Unitholders	No. of Units	%
13.	CGS International Nominees Malaysia (Tempatan) Sdn. Bhd. - <i>Pledged Securities Account for Lim Chen Yik (Penang-CL)</i>	3,340,000	0.68
14.	Tew Peng Hwee @ Teoh Peng Hwee	3,118,600	0.63
15.	Maybank Nominees (Tempatan) Sdn Bhd - <i>Pledged Securities Account for Law Kiu Kiong</i>	3,117,000	0.63
16.	Liew Kon Mun	3,071,000	0.62
17.	Citigroup Nominees (Tempatan) Sdn Bhd - <i>MCIS Insurance Berhad (Life Par FD)</i>	2,254,700	0.46
18.	Chan Shao Perng	2,000,000	0.41
19.	Hong Leong Assurance Berhad - <i>As Beneficial Owner (Life Ann Par)</i>	1,785,000	0.36
20.	Tan Kim Chuan	1,774,100	0.36
21.	Mong Mei Sin	1,650,000	0.34
22.	IFast Nominees (Tempatan) Sdn Bhd - <i>Elizabeth Lau Sze Chuan</i>	1,551,900	0.32
23.	AllianceGroup Nominees (Tempatan) Sdn Bhd - <i>Pledged Securities Account for Law Kiu Kiong (6000710)</i>	1,454,800	0.30
24.	Lim Sheau Theng	1,430,000	0.29
25.	CGS International Nominees Malaysia (Asing) Sdn. Bhd. - <i>Exempt AN for CGS International Securities Singapore Pte. Ltd. (Retail Clients)</i>	1,411,200	0.29
26.	Chan Shao Hong	1,350,000	0.27
27.	RAM Holdings Berhad	1,231,900	0.25
28.	Michael Ng Hing Hiap @ Ng Heng Hock	1,133,000	0.23
29.	Citigroup Nominees (Tempatan) Sdn Bhd - <i>MCIS Insurance Berhad (Ann FD)</i>	1,074,000	0.22
30.	Lim Kew Seng	1,065,000	0.22
		408,697,000	83.26

OTHER INFORMATION

cont'd

ANALYSIS OF UNITHOLDINGS AS AT 1 SEPTEMBER 2026 cont'd

MAJOR UNITHOLDERS

	Name of Unitholders	Direct	No. of Units Held		
			%	Indirect	%
1.	GLM Equities Sdn Bhd	163,548,350	33.32	-	-
2.	Hong Leong Assurance Berhad	101,974,250	20.77	-	-
3.	Associated Land Sendirian Berhad	42,066,400	8.57	-	-
4.	HLA Holdings Sdn Bhd	-	-	101,974,250	20.77 #
5.	Mitsui Sumitomo Insurance Company, Limited	-	-	101,974,250	20.77 #
6.	HLCM Assets Sdn Bhd	-	-	42,066,400	8.57 @
7.	Hong Leong Financial Group Berhad	-	-	112,276,500	22.87 *
8.	GuocoLand (Malaysia) Berhad	-	-	163,548,350	33.32 **
9.	GLL (Malaysia) Pte Ltd	-	-	163,548,350	33.32 **
10.	GuocoLand Limited	-	-	163,548,350	33.32 **
11.	GuocoLand Assets Pte Ltd	-	-	163,548,350	33.32 **
12.	Guoco Group Limited	-	-	300,324,850	61.18 ^
13.	GuoLine Overseas Limited	-	-	300,324,850	61.18 ^
14.	GuoLine Capital Assets Limited	-	-	300,324,850	61.18 ^
15.	Hong Leong Company (Malaysia) Berhad	-	-	154,342,900	31.44 *
16.	HL Holdings Sdn Bhd	-	-	154,342,900	31.44 ~
17.	Tan Sri Quek Leng Chan	-	-	342,391,250	69.75 ^
18.	Kwek Leng Beng	-	-	342,391,250	69.75 ^
19.	Kwek Holdings Pte Ltd	-	-	342,391,250	69.75 ^
20.	Hong Realty (Private) Limited	-	-	342,391,250	69.75 ^
21.	Hong Leong Investment Holdings Pte Ltd	-	-	342,391,250	69.75 ^
22.	Kwek Leng Kee	-	-	342,391,250	69.75 ^
23.	Davos Investment Holdings Private Limited	-	-	342,391,250	69.75 ^
24.	Quek Leng Chye	-	-	342,391,250	69.75 ^

Notes:

Held through Hong Leong Assurance Berhad

@ Held through Associated Land Sendirian Berhad

* Held through subsidiaries

** Held through GLM Equities Sdn Bhd

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

~ Held through Hong Leong Company (Malaysia) Berhad

OTHER INFORMATION

cont'd

DIRECTORS' INTERESTS AS AT 1 SEPTEMBER 2026

Subsequent to the financial year ended 30 June 2026, there is no change in the Directors' interests in the units of Tower Real Estate Investment Trust ("Tower REIT") appearing in the Manager's Report.

MATERIAL CONTRACTS

There was no material contract entered into by Tower REIT that involved the Directors of the Manager or major unitholders of Tower REIT during the financial year under review.

SANCTION AND/OR PANALTIES

There was no public sanction or penalty imposed on the Manager by the relevant regulatory bodies during the financial year under review.

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the Fourteenth Annual General Meeting of the unitholders of Tower Real Estate Investment Trust ("Tower REIT") will be held at Wau Bulan Ballroom, Level 2, Sofitel Kuala Lumpur Damansara, No. 6, Jalan Damanlela, Bukit Damansara, 50490 Kuala Lumpur on Tuesday, 27 October 2026 at 10.00 a.m. in order:-

1. To lay before the meeting the audited financial statements of Tower REIT together with the reports of the Trustee and Auditors thereon for the financial year ended 30 June 2026.

SPECIAL BUSINESS

As special business, to consider and, if thought fit, pass the following motions as Ordinary Resolutions, with or without modifications:

2. **Ordinary Resolution 1**
Proposed Renewal Of Unitholders' Mandate To Allot And Issue Up To 98,175,000 New Units In Tower Real Estate Investment Trust ("Tower REIT"), Representing Up To 20% Of The Existing Total Number Of Units Issued Of Tower REIT Of 490,875,000 Units ("Proposed Renewal Of Authority Mandate")

"**THAT** pursuant to the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Main Market of Bursa Securities"), and subject to the passing of Ordinary Resolution 2 below and the requisite approvals being obtained, approval be and is hereby given to the Directors of GLM REIT Management Sdn Bhd, the Manager of Tower REIT (the "Manager"), to issue new units from time to time to such persons and for such purposes as the Directors of the Manager may deem fit provided that the aggregate number of the new units to be issued, when aggregated with the number of units issued during the preceding 12 months must not exceed 20% of the total number of units issued of Tower REIT for the time being comprising 490,875,000 units and the Directors of the Manager be and are hereby also empowered to obtain the approval for the listing of and quotation for such new units on the Main Market of Bursa Securities;

AND THAT such approval shall continue to be in force until:

- (i) the conclusion of the next Annual General Meeting of the unitholders 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 a unitholders' meeting,

whichever is the earlier;

AND THAT such new units shall, upon allotment and issue, rank equally in all respects with the existing units except that the new units will not be entitled to any income distribution, right, benefit, entitlement and/or any other distributions that may be declared before the date of allotment and issue of such new units;

AND THAT authority be and is hereby given to the Directors of the Manager and MTrustee Berhad, acting as Trustee of Tower REIT (the "Trustee"), acting for and on behalf of Tower REIT, to give effect to the Proposed Renewal Of Authority Mandate with full powers to assent to any condition, modification, variation and/or amendment as they may deem fit in the best interest of Tower REIT and/or as may be imposed by the relevant authorities; **AND FURTHER THAT** the Directors of the Manager and the Trustee, acting for and on behalf of Tower REIT, are to implement, finalise, complete and do all such acts and things (including executing such documents as may be required) in relation to the Proposed Renewal Of Authority Mandate."

(Resolution 1)

NOTICE OF ANNUAL GENERAL MEETING

cont'd

3. Ordinary Resolution 2

Proposed Increase In The Existing Total Number Of Units Issued Of Tower REIT From 490,875,000 Units To A Maximum Of 589,050,000 Units Pursuant To The Proposed Renewal Of Authority Mandate ("Proposed Increase In Units Issued")

"**THAT** subject to the passing of Ordinary Resolution 1 above and the requisite approvals being obtained, the total number of units issued of Tower REIT be and is hereby increased from 490,875,000 units to a maximum of 589,050,000 units by the creation of up to 98,175,000 new units;

AND THAT authority be and is hereby given to the Directors of the Manager and the Trustee, acting for and on behalf of Tower REIT, to give effect to the Proposed Increase In Units Issued, with full power to assent to any condition, modification, variation and/or amendment as they may deem fit in the best interest of Tower REIT and/or as may be imposed by the relevant authorities; **AND FURTHER THAT** the Directors of the Manager and the Trustee, acting for and on behalf of Tower REIT, are to implement, finalise, complete and do all such acts and things (including executing such documents as may be required) in relation to the Proposed Increase In Units Issued."

(Resolution 2)

4. Ordinary Resolution 3

Proposed Renewal Of Unitholders' Mandate For Recurrent Related Party Transactions Of A Revenue Or Trading Nature With Hong Leong Company (Malaysia) Berhad ("HLCM") And GuoLine Capital Assets Limited ("GCA"); And Persons Connected With HLCM And GCA ("Proposed Renewal Of RRPT Mandate")

"**THAT** approval be and is hereby given for Tower REIT to enter into recurrent related party transactions of a revenue or trading nature as set out in Section 2.3 of the Circular to Unitholders dated 28 September 2026 ("Circular"), with HLCM and GCA; and persons connected with HLCM and GCA provided that such transactions are undertaken in the ordinary course of business, on commercial terms which are 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;

AND THAT such approval shall continue to be in force until:

- (i) the conclusion of the next Annual General Meeting of the unitholders 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 a unitholders' meeting,

whichever is the earlier;

AND THAT authority be and is hereby given to the Directors of the Manager and the Trustee, acting for and on behalf of Tower REIT, to give effect to the Proposed Renewal Of RRPT Mandate, with full power to assent to any condition, modification, variation and/or amendment as they may deem fit in the best interest of Tower REIT and/or as may be imposed by the relevant authorities; **AND FURTHER THAT** the Directors of the Manager and the Trustee, acting for and on behalf of Tower REIT, are to implement, finalise, complete and do all such acts and things (including executing such documents as may be required) in relation to the Proposed Renewal Of RRPT Mandate."

(Resolution 3)

NOTICE OF ANNUAL GENERAL MEETING

cont'd

5. To consider any other business of which due notice shall have been given.

By Order of the Board of

GLM REIT Management Sdn Bhd

(The Manager of Tower Real Estate Investment Trust)

CHIN MIN YANN (SSM PC No. 202008002583) (MAICSA 7034011)

Company Secretary

Kuala Lumpur

28 September 2026

Notes

1. *For the purpose of determining unitholders' eligibility to attend this meeting, only unitholders whose names appear in the Record of Depositors as at 20 October 2026 shall be entitled to attend this meeting or appoint proxy(ies) to attend and vote on their behalf.*
2. *Save for a unitholder who is an exempt authorised nominee, a unitholder entitled to attend and vote at this meeting is entitled to appoint not more than two (2) proxies to attend, participate, speak and vote in his stead. A proxy may but need not be a unitholder of Tower REIT. A unitholder who is an authorised nominee as defined under the Securities Industry (Central Depositories) Act, 1991, may appoint not more than two (2) proxies in respect of each securities account it holds with units of Tower REIT standing to the credit of the said securities account. A unitholder who is an exempt authorised nominee which holds units of Tower REIT for multiple beneficial owners in one (1) securities account ("Omnibus Account") may appoint any number of proxies in respect of the Omnibus Account.*
3. *Where two (2) or more proxies are appointed, the proportions of unitholdings to be represented by each proxy must be specified in the instrument appointing the proxies, failing which, the appointments shall be invalid.*
4. *The Form of Proxy must be deposited at the Registered Office of GLM REIT Management Sdn Bhd at Level 32, Menara Hong Leong, No. 6, Jalan Damansara, Bukit Damansara, 50490 Kuala Lumpur not less than 48 hours before the time appointed for holding of the meeting or adjourned meeting.*
5. *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 a poll.*

Explanatory Notes

1. Ordinary Resolution 1 - Proposed Renewal Of Authority Mandate

The Proposed Renewal Of Authority Mandate, if passed, will give a renewed mandate to the Directors of the Manager of Tower REIT to issue units of Tower REIT from time to time provided that the aggregate number of the new units to be issued, when aggregated with the number of units issued during the preceding 12 months must not exceed 20% of the total number of issued units of Tower REIT for the time being. The Proposed Renewal Of Authority Mandate, unless revoked or varied at a unitholders' meeting, will expire at the conclusion of the next Annual General Meeting ("AGM") of the unitholders of Tower REIT.

As at to date, no new units of Tower REIT have been issued pursuant to the mandate granted to the Directors of the Manager at the last AGM of Tower REIT held on 10 October 2025 and which will lapse at the conclusion of the forthcoming Fourteenth AGM of Tower REIT.

The Proposed Renewal Of Authority Mandate will enable the Directors of the Manager to take swift action in case of, inter-alia, a need for corporate exercises or in the event business opportunities or other circumstances arise which involve the issue of new units, and to avoid delay and cost in convening unitholders' meetings to approve such issue of units.

NOTICE OF ANNUAL GENERAL MEETING

cont'd

2. Ordinary Resolution 2 - Proposed Increase In Units Issued

The purpose of the Proposed Increase In Units Issued is to accommodate the issuance of such new units pursuant to the Proposed Renewal Of Authority Mandate.

3. Ordinary Resolution 3 - Proposed Renewal Of RRPT Mandate

The Proposed Renewal Of RRPT Mandate, if passed, will give a renewed mandate to Tower REIT to enter into recurrent related party transactions of a revenue or trading nature which are necessary for the day-to-day operations of Tower REIT, subject to the transactions being in the ordinary course of business and on terms which are not more favourable to the related parties than those generally available to and/or from the public and are not, in the Manager's opinion, detrimental to the minority unitholders of Tower REIT.

Detailed information on the Proposed Renewal Of RRPT Mandate is set out in the Circular to Unitholders dated 28 September 2026 which is available on Tower REIT's website at <https://www.tower-reit.com/investor-information/reports>.

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I/We _____

NRIC/Passport/Company No. _____ of _____

being a unitholder of **Tower Real Estate Investment Trust** ("Tower REIT"), hereby appoint _____

NRIC/Passport No. _____ of _____

or failing him/her _____

NRIC/Passport No. _____ of _____

or failing him/her, the Chairman of the meeting as my/our proxy/proxies to vote for me/us and on my/our behalf at the Fourteenth Annual General Meeting of unitholders of 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 Tuesday, 27 October 2026 at 10.00 a.m. and at any adjournment thereof.

My/Our proxy/proxies is/are to vote on a poll as indicated below with an "X":

NO.	RESOLUTIONS	FOR	AGAINST
1.	As special business, to approve the ordinary resolution on the proposed renewal of unitholders' mandate to allot and issue new units in Tower REIT		
2.	As special business, to approve the ordinary resolution on the proposed increase in the existing total number of units issued of Tower REIT		
3.	As special business, to approve the ordinary resolution on the proposed renewal of unitholders' mandate for recurrent related party transactions of a revenue or trading nature with Hong Leong Company (Malaysia) Berhad ("HLCM") and GuoLine Capital Assets Limited ("GCA"); and persons connected with HLCM and GCA		

Dated this _____ day of _____ 2026

Number of units held

Signature(s) of Unitholder

CDS Account No.: _____

NOTES:

- For the purpose of determining unitholders' eligibility to attend this meeting, only unitholders whose names appear in the Record of Depositors as at 20 October 2026 shall be entitled to attend this meeting or appoint proxy(ies) to attend and to vote on their behalf.
- If you wish to appoint other person(s) to be your proxy, insert the name(s) and address(es) of the person(s) desired in the space so provided.
- If there is no indication as to how you wish your vote(s) to be cast, the proxy will vote or abstain from voting at his/her discretion.
- A proxy may but need not be a unitholder of Tower REIT.
- Save for a unitholder who is an exempt authorised nominee, a unitholder shall not be entitled to appoint more than two (2) proxies to attend, participate, speak and vote at the same meeting. Where a unitholder of Tower REIT is an authorised nominee as defined under the Securities Industry (Central Depositories) Act, 1991, it may appoint not more than two (2) proxies in respect of each securities account it holds with units of Tower REIT standing to the credit of the said securities account. A unitholder who is an exempt authorised nominee which holds units of Tower REIT for multiple beneficial owners in one (1) securities account ("Omnibus Account") may appoint any number of proxies in respect of the Omnibus Account.
- Where two (2) or more proxies are appointed, the proportions of unitholdings to be represented by each proxy must be specified in the instrument appointing the proxies, failing which, the appointments shall be invalid (please see note 9 below).
- In the case where a unitholder is a corporation, this Form of Proxy must be executed under its Common Seal or under the hand of its Attorney.
- All Forms of Proxy must be duly executed and deposited at the Registered Office of GLM REIT Management Sdn Bhd at Level 32, Menara Hong Leong, No. 6, Jalan Damanlela, Bukit Damansara, 50490 Kuala Lumpur not less than 48 hours before the time appointed for holding of the meeting or adjourned meeting.
- In the event two (2) or more proxies are appointed, please fill in the ensuing section:

Name of Proxies	% of unitholdings to be represented

- Pursuant to Paragraph 8.29A(1) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, all resolutions set out in the Notice of the Fourteenth Annual General Meeting will be put to vote by way of a poll.

Fold This Flap For Sealing

Then Fold Here

Affix
Stamp

The Company Secretary
GLM REIT MANAGEMENT SDN BHD
Registration No. 200401020808 (659312-H)
The Manager of Tower Real Estate Investment Trust
Level 32, Menara Hong Leong
No. 6, Jalan Damanlela
Bukit Damansara
50490 Kuala Lumpur
Malaysia

1st Fold Here

GLM REIT MANAGEMENT SDN BHD (Registration No. 200401020808 (659312-H))

The Manager of Tower Real Estate Investment Trust

Level 13, Menara Guoco

Damansara City

No. 6, Jalan Damanlela

Bukit Damansara

50490 Kuala Lumpur

Tel : 03-2726 1000

Fax : 03-2726 1001

<https://www.tower-reit.com>