

LISTING STATISTICS

List Price (RM)	1.00 per restricted offering price Institutional price to be determined by bookbuilding
Fund Raised (RM million)	Up to 945.00 from restricted offering Min 130.00 from institutional offering (assuming price @ RM1.00) No new unit issuance
Total number of units in issue (million)	2,307.3
Expected Market Capitalisation upon Listing (RM million)	2,307.3 (based on restricted offering price)
Pro forma NAV	RM1.00
Manager	IGB REIT Management Sdn Bhd
Trustee	MTrustee Berhad

REIT OVERVIEW

Subject Properties (Appraised Value in RM'000)

MVC Subject Properties:

- Menara IGB & IGB Annexe (188,900)
- Centrepoint South (190,500)
- Centrepoint North (196,500)
- Boulevard Properties (78,000)
- Gardens South Tower (391,500)
- Gardens North Tower (382,100)
- Southpoint Properties (573,500)

Golden Triangle Subject Properties:

- Menara Tan & Tan (239,100)
- GTower (739,800)
- Hampshire Place Office (180,600)

Average Occupancy Rates

Subject Properties	FY2018 (%)	FY2019 (%)	FY2020 (%)
Menara IGB & IGB Annexe	73.1	73.9	69.3
Centrepoint South	97.2	97.6	87.0
Centrepoint North	93.9	92.8	91.0
Boulevard Properties	93.5	92.6	92.0
Gardens South Tower	93.2	92.4	89.2
Gardens North Tower	94.0	82.3	79.5
Southpoint Properties	20.6	39.9	48.8
Menara Tan & Tan	67.6	70.5	73.0
GTower	82.0	78.1	85.5
Hampshire Place Office	87.1	67.5	63.4

Competitive Advantages

- Exposure in Malaysia's largest standalone office REIT - 6th largest Malaysian REIT and the largest standalone office REIT by market capitalization
- Portfolio of prominent commercial properties strategically located in prime commercial districts of Kuala Lumpur
- Multi-pronged growth potential
- Strong, reputable, and committed Sponsor with proven track record of delivering value
- Resilient and well-balanced portfolio
- Prudent capital structure coupled with active capital management

Net Property Income

Subject Properties	FY2018 (RM mil)	FY2019 (RM mil)	FY2020 (RM mil)
Menara IGB & IGB Annexe	8.023	7.970	7.252
Centrepoint South	11.302	11.961	10.435
Centrepoint North	11.967	11.475	11.080
Boulevard Properties	3.894	3.754	3.344
Gardens South Tower	24.081	22.611	23.604
Gardens North Tower	20.968	19.003	18.931
Southpoint Properties	(0.479)	4.055	6.852
Menara Tan & Tan	10.596	9.398	8.632
GTower	42.762	33.109	36.256
Hampshire Place Office	9.902	6.648	6.162

Investment Strategies

Proactive asset management and asset enhancement

- Maintain and improve operational performance of the subject properties, optimize rental rates and occupancy rates to achieve growth in NPI and value
- Drive organic growth, encourage strong relationships with tenants, implement asset management strategies to ensure continued relevance of subject properties and facilitate property enhancement and redevelopment opportunities

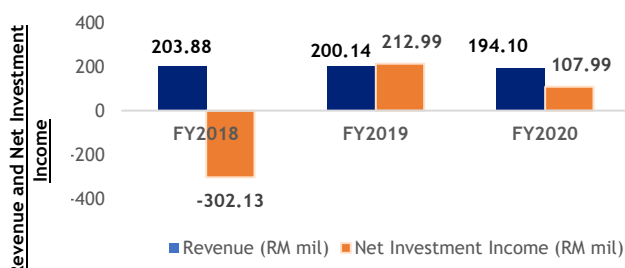
Potential yield accretive investment and acquisition growth

- Achieve portfolio growth through income-producing properties to enhance unitholders returns and to pursue opportunities that are potentially yield accretive for future income and capital growth

Capital and risk management

- Employ an appropriate mix of debt and equity to finance acquisitions
- Optimize cost of debt financing and utilize interest rate hedging strategies to optimize risk-adjusted returns to unitholders

FINANCIAL PERFORMANCE (Unaudited Pro Forma Basis)



SUBSTANTIAL UNITHOLDERS

Substantial Unitholder	Unitholding at Minimum Scenario	
	Direct	Indirect
IGB Corporation	-	-
IGB	52.7	-
Tan Chin Nam Sendirian Berhad	9.9	54.3
Tan Kim Yeow Sendirian Berhad	3.9	52.9
Dato' Seri Robert Tan Chung Meng	0.1	56.8
Pauline Tan Suet Ming	0.2	56.8
Tony Tan Choon Keat	-	56.8

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