

The Securities and Futures Commission of Hong Kong, Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this notice, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this notice.



Link Real Estate Investment Trust

*(a collective investment scheme authorised under section 104
of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong))*
(stock code: 823)

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the annual general meeting of the unitholders (the **Unitholders**) of Link Real Estate Investment Trust (**Link REIT**) will be held at The Grand Ballroom, Lower Level 1, Kowloon Shangri-La, 64 Mody Road, Tsim Sha Tsui East, Kowloon, Hong Kong on Wednesday, 15 July 2026 at 10:00 a.m. for the purposes of considering and, if thought fit, passing with or without modifications, the following resolutions:

Words and expressions that are not expressly defined in this notice of annual general meeting shall bear the same meaning as that defined in the circular dated 12 June 2026 of Link REIT (the **Circular**).

1. To note the audited consolidated financial statements of Link REIT for the financial year ended 31 March 2026 together with the independent auditor's report thereon.
2. To note the appointment of KPMG as the auditor of Link REIT and the fixing of its remuneration.

ORDINARY RESOLUTIONS

3. To re-elect, each as a separate Ordinary Resolution, the following directors of Link Asset Management Limited (as manager of Link REIT) (**Link**) who retire by rotation pursuant to Articles 125 and 126 of the Articles of Association of Link:
 - 3.1. To re-elect Mr Duncan Gareth OWEN as an independent non-executive director of Link;
 - 3.2. To re-elect Mr Barry David BRAKEY as an independent non-executive director of Link; and
 - 3.3. To re-elect Ms Jenny GU Jialin as an independent non-executive director of Link.
4. To elect Mr John Russell SAUNDERS, who retires pursuant to Article 121 of the Articles of Association of Link, as an executive director of Link.

5. To consider, and if thought fit, to pass (with or without modifications) the following resolution as an Ordinary Resolution:

“THAT:

- (A) subject to sub-paragraph (B) of this resolution, the exercise by Link during the Relevant Period (as defined below) of all the powers of Link REIT to buy back units of Link REIT (the **Units**) on The Stock Exchange of Hong Kong Limited (the **Stock Exchange**), subject to and in accordance with the trust deed constituting Link REIT (as amended and supplemented by supplemental deeds and amending and restating deeds from time-to-time) (the **Trust Deed**), the Rules Governing the Listing of Securities on the Stock Exchange (as amended, updated and supplemented from time-to-time), the Code on Real Estate Investment Trusts (the **REIT Code**), the circulars and guidelines issued by the Securities and Futures Commission of Hong Kong from time-to-time, and applicable laws of Hong Kong, be and is hereby generally and unconditionally approved;
- (B) the aggregate number of Units which may be bought back or agreed to be bought back by Link REIT pursuant to the approval in sub-paragraph (A) of this resolution during the Relevant Period (as defined below) shall not exceed ten per cent. (10%) of the total number of Units in issue (excluding any treasury units of Link REIT) as at the date of the passing of this resolution, and the authority pursuant to sub-paragraph (A) of this resolution shall be limited accordingly; and
- (C) for the purpose of this resolution, **Relevant Period** means the period from the date of the passing of this resolution until whichever is the earliest of:
- (i) the conclusion of the next annual general meeting of Unitholders following the passing of this resolution; or
 - (ii) the expiration of the period within which the next annual general meeting of Unitholders as referred to in (i) above is required to be held by the Trust Deed, the REIT Code or any applicable laws; or
 - (iii) the revocation or variation of the authority given under this resolution by the passing of an ordinary resolution of Unitholders in a general meeting of Link REIT.”

By order of the Board
Link Asset Management Limited
(as manager of Link Real Estate Investment Trust)
Robin HEALY
Company Secretary

Hong Kong, 12 June 2026

Notes:

- (a) For the purpose of ascertaining Unitholders' right to attend the 2026 AGM, the register of Unitholders will be closed from Friday, 10 July 2026 to Wednesday, 15 July 2026, both days inclusive, during which period no transfer of Units will be registered. In order for Unitholders to be eligible to attend and vote at the 2026 AGM, all transfer documents accompanied by the relevant Unit certificates must be lodged with the unit registrar of Link REIT, Computershare Hong Kong Investor Services Limited, at Shops 1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong, for registration not later than 4:30 p.m. on Thursday, 9 July 2026.
- (b) Any Unitholder entitled to attend and vote at the 2026 AGM is entitled to appoint one proxy or two separate proxies to attend and vote on poll in his/her stead. A proxy need not be a Unitholder. If more than one proxy is appointed, the relevant proxy form(s) must specify the number of Units in respect of which each such proxy is appointed.
- (c) In the case of joint Unitholders, the vote of the senior who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other joint Unitholders and for this purpose, seniority shall be determined by the order in which the names of the joint Unitholders stand in the register of Unitholders in respect of the relevant Unit(s).
- (d) In order to be valid, the instrument appointing a proxy, together with any power of attorney or other authority, if any, under which it is signed or a notarially certified copy of such power of attorney or other authority, if any, must be lodged with the unit registrar of Link REIT, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong not less than 48 hours before the time appointed for holding the 2026 AGM or any adjournment thereof.
- (e) Unitholders not attending the 2026 AGM in person may view a live webcast of the 2026 AGM proceedings at linkreit.com/en/agm/webcast and cast their votes by submitting their proxy forms appointing the chair of the 2026 AGM as their proxy. The webcast will be open for Unitholders to log in approximately 10 minutes prior to the commencement of the 2026 AGM and can be accessed via smartphone, tablet device or computer with an internet connection. Registered Unitholders will receive the designated login name and password in the Reply Form accompanied with Link REIT's letter to Registered Unitholders dated 12 June 2026.

Non-registered Unitholders who wish to view a live webcast of the 2026 AGM proceedings should (1) contact and instruct their banks, brokers, custodians, nominees or HKSCC Nominees Limited through which their Units are held (together, **Intermediary**) to appoint themselves as proxy or corporate representative to attend the 2026 AGM; and (2) provide their email addresses to their Intermediary before the time limit required by the relevant Intermediary. Details regarding the 2026 AGM arrangements including login details for the webcast will be sent by the unit registrar of Link REIT to the email addresses of the Non-registered Unitholders provided by the Intermediary.

Please keep the login name and password in safe custody for use on the day of the 2026 AGM and do not disclose them to any other person. **The use of login name and password is strictly limited to Unitholders and Link REIT reserves the right to take any prosecutive actions for any misuse of login names or passwords or any unauthorised access to the webcast.** Link REIT will, on or about Tuesday, 30 June 2026, post a user guide for the webcast at linkreit.com/en/investor-relations/general-meeting.

- (f) Unitholders will not be able to raise questions online during the webcast. Questions can be sent by email from Monday, 6 July 2026 (9:00 a.m.) to Wednesday, 8 July 2026 (6:00 p.m.) to 2026AGM@laml.com. The required login name for Registered Unitholders to submit questions has been provided in the Reply Form accompanied with the letter to the Registered Unitholders dated 12 June 2026. Non-registered Unitholders are requested to state their full name and/or reference number provided in the Reply Form accompanied with the letter to the Non-registered Unitholders dated 12 June 2026, when submitting questions.
- (g) With regard to agenda items no. 3 and no. 4, biographies of the four retiring directors offering themselves for election or re-election at the 2026 AGM are set out in Appendix I to the Circular.
- (h) With regard to agenda item no. 5, an explanatory statement providing further information on the proposed grant of the general mandate to buy back Units is set out in Appendix II to the Circular.
- (i) The voting on all the proposed resolutions as set out in this notice will be taken by poll at the 2026 AGM.
- (j) If a Typhoon Signal No. 8 (or above) or a Black Rainstorm Warning Signal or “extreme conditions” announced by the Government of the HKSAR is/are in force at or at any time after 6:00 a.m. on the date of the 2026 AGM, the meeting will be postponed or adjourned. Link REIT will post an announcement on Hong Kong Exchanges and Clearing Limited’s website (hkexnews.hk) and Link REIT’s corporate website (linkreit.com) to notify Unitholders of the date, time and place of the rescheduled meeting.

The 2026 AGM will be held as scheduled if an Amber or a Red Rainstorm Warning Signal is in force. Unitholders will need to decide independently whether they will attend the meeting under bad weather conditions bearing in mind their own situations.

- (k) As at the date of this notice, the board of directors of Link comprises Mr Duncan Gareth OWEN as the Chair and also an Independent Non-Executive Director; Mr NG Kok Siong (Chief Financial Officer) and Mr John Russell SAUNDERS (Chief Investment Officer) as Executive Directors; Mr Ian Keith GRIFFITHS as a Non-Executive Director; Mr Christopher John BROOKE as the Chair Alternate and also an Independent Non-Executive Director; and Ms Jana ANDONEGUI SEHNALOVA, Mr Barry David BRAKEY, Mrs ENG-KWOK Seat Moey, Ms Jenny GU Jialin, Mrs Ann KUNG YEUNG Yun Chi and Ms Melissa WU Mao Chin as Independent Non-Executive Directors.
- (l) In the event of any inconsistency, the English version of this notice shall prevail over the Chinese version.