

TERM SHEET

RELATING TO THE OFFERING OF UP TO

35,000,000 EUROPEAN STYLE NON-COLLATERALISED CASH-SETTLED PUT WARRANTS OVER THE ORDINARY SHARES OF IOI PROPERTIES GROUP BERHAD (“IOIPG”) (“IOIPG SHARES”) WITH AN EXERCISE RATIO OF 6 PUT WARRANTS : 1 IOIPG SHARE (“PUT WARRANTS”) AT AN ISSUE PRICE OF RM0.150 PER PUT WARRANT

Issuer and Liquidity Provider

KENANGA INVESTMENT BANK BERHAD

(Company No.: (197301002193 (15678-H)))

(A Participating Organisation of Bursa Malaysia Securities Berhad)

(Incorporated in Malaysia under the Companies Act 2016)

This Term Sheet is published in connection with the offering of the Put Warrants to be issued by Kenanga Investment Bank Berhad (“**Issuer**”) for the purpose of providing information on the Put Warrants. This Term Sheet is supplemental to and should be read in conjunction with the Base Prospectus dated 21 May 2021 (“**Base Prospectus**”) which sets out the information on the Issuer and the Structured Warrants (as defined herein).

We may update or amend the Base Prospectus from time to time by way of supplementary documents. You should ask us if any supplement to the Base Prospectus has been issued. The Base Prospectus and any supplement to the Base Prospectus will be available on Bursa Malaysia Securities Berhad’s (“**Bursa Securities**”) website at www.bursamalaysia.com. These documents will also be available for inspection at our registered office during our office hours for a period of twelve (12) months from the date of the Base Prospectus.

You are warned that the price of the underlying financial instruments and Put Warrants may fall in value as rapidly as it may rise and you may sustain a total loss of your investment. You should therefore make sure you understand the terms and conditions of the Put Warrants offered, the risk factors involved, and where necessary seek professional advice before investing in the Put Warrants. **YOU ARE ADVISED TO READ AND UNDERSTAND THE CONTENTS OF THE BASE PROSPECTUS AND THIS TERM SHEET. IF IN DOUBT, PLEASE CONSULT A PROFESSIONAL ADVISER. THERE ARE CERTAIN RISK FACTORS WHICH PROSPECTIVE INVESTORS SHOULD CONSIDER. TURN TO PAGE 3 OF THIS TERM SHEET AND PAGE 18 OF THE BASE PROSPECTUS FOR RISK FACTORS.**

The Put Warrants constitute general unsecured contractual obligations of the Issuer and of no other person. Therefore, if you purchase the Put Warrants, you are relying on the creditworthiness of the Issuer and have no recourse/rights against IOIPG.

The Put Warrants are to be listed and traded on the Structured Warrants Board of Bursa Securities.

We have applied to Bursa Securities for permission to list and quote the Put Warrants on the Official List of the Structured Warrants Board of Bursa Securities. As at the date of this Term Sheet, Bursa Securities has granted the said permission.

The date of this Term Sheet is 8 July 2021

kenanga

Kenanga Investment Bank Berhad
Company No. 15678-H

RESPONSIBILITY STATEMENTS

OUR DIRECTORS HAVE SEEN AND APPROVED THIS TERM SHEET. OUR DIRECTORS COLLECTIVELY AND INDIVIDUALLY ACCEPT FULL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS TERM SHEET AND CONFIRM, HAVING MADE ALL REASONABLE ENQUIRIES, THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF, THERE ARE NO FALSE OR MISLEADING STATEMENTS OR OTHER FACTS THE OMISSION OF WHICH WOULD MAKE ANY STATEMENT IN THIS TERM SHEET FALSE OR MISLEADING.

WE ACKNOWLEDGE THAT, BASED ON ALL AVAILABLE INFORMATION, AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE BASE PROSPECTUS AND THIS TERM SHEET CONSTITUTE A FULL AND TRUE DISCLOSURE OF ALL MATERIAL FACTS CONCERNING THE OFFERING OF THE PUT WARRANTS (“**OFFER**”).

NOTWITHSTANDING THE FOREGOING, OUR DIRECTORS DO NOT ACCEPT RESPONSIBILITY FOR THE CONTENTS OF INFORMATION ON IOIPG OR IOIPG SHARES, SAVE FOR THE FACT THAT THE INFORMATION IS AN ACCURATE EXTRACT OR SUMMARY OF RELEVANT PUBLICLY RELEASED INFORMATION.

STATEMENTS OF DISCLAIMER

A COPY OF THIS TERM SHEET HAS BEEN REGISTERED WITH THE SECURITIES COMMISSION MALAYSIA (“**SC**”). THE REGISTRATION OF THIS TERM SHEET SHOULD NOT BE TAKEN TO INDICATE THAT THE SC RECOMMENDS THE OFFER OR ASSUMES RESPONSIBILITY FOR THE CORRECTNESS OF ANY STATEMENT MADE OR OPINION OR REPORT EXPRESSED IN THIS TERM SHEET.

THE SC IS NOT LIABLE FOR ANY NON-DISCLOSURE ON OUR PART AND TAKES NO RESPONSIBILITY FOR THE CONTENTS OF THIS TERM SHEET, MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THIS TERM SHEET AND EXPRESSLY DISCLAIMS ANY LIABILITY WHATSOEVER FOR ANY LOSS HOWSOEVER ARISING FROM OR IN RELIANCE UPON THE WHOLE OR ANY PART OF THE CONTENTS OF THIS TERM SHEET.

YOU SHOULD RELY ON YOUR OWN EVALUATION TO ASSESS THE MERITS AND RISKS OF THE INVESTMENT. IN CONSIDERING THIS INVESTMENT, IF YOU ARE IN ANY DOUBT AS TO THE ACTION TO BE TAKEN, YOU SHOULD CONSULT YOUR STOCKBROKER, BANK MANAGER, SOLICITOR, ACCOUNTANT OR OTHER PROFESSIONAL ADVISERS IMMEDIATELY.

APPROVAL HAS BEEN OBTAINED FROM BURSA MALAYSIA SECURITIES BERHAD (“**BURSA SECURITIES**”) FOR THE LISTING OF AND QUOTATION FOR THE PUT WARRANTS BEING OFFERED. ADMISSION OF THE PUT WARRANTS TO THE OFFICIAL LIST OF BURSA SECURITIES IS NOT TO BE TAKEN AS AN INDICATION OF THE MERITS OF THE OFFER, THE PUT WARRANTS, IOIPG OR IOIPG SHARES.

*A COPY OF THIS TERM SHEET HAS ALSO BEEN LODGED WITH THE REGISTRAR OF COMPANIES, WHO TAKES NO RESPONSIBILITY FOR THE CONTENTS OF THIS TERM SHEET.

OTHER STATEMENTS

YOU ARE ADVISED TO NOTE THAT RECOURSE FOR FALSE OR MISLEADING STATEMENTS OR ACTS MADE IN CONNECTION WITH THIS TERM SHEET IS DIRECTLY AVAILABLE THROUGH SECTIONS 248, 249 AND 357 OF THE CAPITAL MARKETS AND SERVICES ACT 2007 (“**CMSA**”).

SECURITIES LISTED ON BURSA SECURITIES ARE OFFERED TO THE PUBLIC PREMISED ON FULL AND ACCURATE DISCLOSURE OF ALL MATERIAL INFORMATION CONCERNING THE ISSUE FOR WHICH ANY OF THE PERSONS SET OUT IN SECTION 236 OF THE CMSA, E.G. DIRECTORS AND ADVISERS, ARE RESPONSIBLE.

THE DISTRIBUTION OF THIS TERM SHEET AND THE SALE OF PUT WARRANTS IN CERTAIN JURISDICTIONS OUTSIDE MALAYSIA MAY BE RESTRICTED BY LAW. YOU ARE REQUIRED TO BE AWARE AND OBSERVE THE LAWS OF COUNTRIES OR JURISDICTIONS OTHER THAN MALAYSIA THAT YOU ARE OR MIGHT BE SUBJECT TO.

** Note: Due to the implementation of the Movement Control Order 3.0 total lockdown period from 1 June 2021, a copy of this Term Sheet will be lodged with the Registrar of Companies within two (2) weeks after lodgement is able to be made with the Registrar of Companies.*

INDICATIVE TIMETABLE

The indicative timing of events leading up to the listing of and quotation for the Put Warrants on the Structured Warrants Board of Bursa Securities are as follows:-

	Tentative dates
Launch of the Put Warrants	8 July 2021
Allotment of the Put Warrants	8 July 2021
Listing of the Put Warrants on the Structured Warrants Board of Bursa Securities	9 July 2021

Note:

The Price-Fixing Date for the Put Warrants is 18 June 2021.

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TABLE OF CONTENTS

	PAGE
CORPORATE DIRECTORY	iv
DEFINITIONS	v
1. TERMS AND CONDITIONS OF THE PUT WARRANTS	1
2. RISK FACTORS	3
3. SUPPLEMENTAL GENERAL INFORMATION	5

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CORPORATE DIRECTORY

- Registered Office/Head Office : Level 17, Kenanga Tower
237, Jalan Tun Razak
50400 Kuala Lumpur
Wilayah Persekutuan
Telephone no.: (03) 2172 2888
Facsimile no.: (03) 2172 2999
Email: kenanga@kenanga.com.my
Website: www.kenanga.com.my
- Issuer : Kenanga Investment Bank Berhad (197301002193 (15678-H))
Level 17, Kenanga Tower
237, Jalan Tun Razak
50400 Kuala Lumpur
Wilayah Persekutuan
Telephone no.: (03) 2172 2888
Facsimile no.: (03) 2172 2999
- Warrant Registrar : Boardroom Share Registrars Sdn. Bhd. (199601006647
(378993-D))
11th Floor, Menara Symphony
No.5, Jalan Semangat (Jalan Professor Khoo Kay Kim)
Seksyen 13
46200 Petaling Jaya
Selangor, Malaysia
Telephone no.: (03) 7890 4700
Facsimile no.: (03) 7890 4670
- Listing Sought : Structured Warrants Board of Bursa Securities

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DEFINITIONS

All references to “our Company” or “the Issuer” or “the Bank” or “KIBB” in this Term Sheet are to Kenanga Investment Bank Berhad (197301002193 (15678-H)), references to “our Group” or “KIBB Group” are to our Company and our subsidiaries, and references to “we”, “us”, “our” and “ourselves” are to our Company and, except where the context otherwise requires, our subsidiaries. Unless the context otherwise requires, references to “Management” are to our Directors and key management personnel as at the latest practicable date, and statements as to our beliefs, expectations, estimates and opinions are those of our Management.

References to “Ringgit”, “Ringgit Malaysia”, “RM” or “sen” are to the lawful currency of Malaysia, and references to a time of day are to Malaysian time, unless otherwise stated. Words importing the singular shall, where applicable, include plural and vice versa, and words importing the masculine gender shall, where applicable, include the feminine and neuter genders and vice versa. References to persons shall include companies and corporations. References to a “series” of Structured Warrants are to each type of Structured Warrants to be issued by us based on the Base Prospectus and the term sheets to be issued in support of each series of Structured Warrants.

The following terms in this Term Sheet bear the same meanings as set out below, unless the term is defined otherwise or the context otherwise requires:-

Base Prospectus	: Base Prospectus dated 21 May 2021 relating to the offering of Structured Warrants to be issued by us, as supplemented from time to time
Bursa Depository	: Bursa Malaysia Depository Sdn Bhd (198701006854 (165570-W))
Bursa Securities	: Bursa Malaysia Securities Berhad (200301033577 (635998-W))
Bull ELS	: Bull equity-linked structures
CBBCs	: Callable bull/bear certificates
Deed Poll	: Deed Poll dated 19 May 2021 executed by us for the Structured Warrants, as supplemented from time to time. The Term Sheet to be issued for the Structured Warrants will form a new schedule in and supplement the Deed Poll
ETF	: Exchange-traded fund
IOIPG	: IOI Properties Group Berhad (201301005964 (1035807-A))
IOIPG Share(s)	: Ordinary share(s) in IOIPG
KIBB or the Issuer or the Bank or Company	: Kenanga Investment Bank Berhad (197301002193 (15678-H))
KIBB Group or Group	: KIBB and its subsidiaries
Listing	: Listing of and quotation for the Put Warrants on the Structured Warrants Board of Bursa Securities
LPD	: 18 June 2021, being the latest practicable date before the registration of this Term Sheet
Market Day	: A day (other than Saturday, Sunday or public holiday) on which Bursa Securities is open for trading during the normal trading hours in Kuala Lumpur where the IOIPG Shares and Put Warrants are quoted and traded
Offer	: Our offering of the Put Warrants

DEFINITIONS (Cont'd)

Price-Fixing Date	:	Date on which the exercise price and issue price for the Put Warrants is determined. The Price-Fixing Date is 18 June 2021.
Put Warrants	:	Up to 35,000,000 European style non-collateralised cash-settled Put Warrants over IOIPG Shares with an Exercise Ratio of 6 Put Warrants for 1 IOIPG Share
Record of Depositors	:	The record provided by Bursa Depository to us or the Warrant Registrar under chapter 24.0 of the Rules of Bursa Depository
RM and sen	:	Ringgit Malaysia and sen, respectively
Rules of Bursa Depository	:	The Rules of Bursa Depository as issued under the Securities Industry (Central Depositories) Act 1991
SC	:	Securities Commission Malaysia
Structured Warrants	:	<p>Non-collateralised structured warrants proposed to be issued by KIBB which include the following:</p> <ul style="list-style-type: none">(i) American style cash settled call/put warrants over a single equity;(ii) American style cash settled call/put warrants over a basket of equities;(iii) American style cash settled call/put warrants over a single index;(iv) American style cash settled call/put warrants over an ETF;(v) European style cash settled call/put warrants over a single equity;(vi) European style cash settled call/put warrants over a basket of equities;(vii) European style cash settled call/put warrants over a single index;(viii) European style cash settled call/put warrants over an ETF;(ix) European style cash settled CBBCs over a single equity;(x) European style cash settled CBBCs over a single index;(xi) European style cash settled CBBCs over an ETF; and(xii) Bull ELS, <p>where the equity(ies) and ETF are listed on, and indices are based on Bursa Securities and/or Securities Exchanges outside Malaysia which are members of the World Federation of Exchanges or are approved by Bursa Securities.</p> <p>Reference to “Structured Warrants” may mean any one of the Structured Warrants in this definition</p>
Terms	:	Terms and conditions of the Put Warrants
VWAP	:	Volume weighted average price
Warrantholder(s)	:	The person or persons whose names for the time being appear on the Record of Depositors for the Structured Warrants
Warrant Registrar	:	Boardroom Share Registrars Sdn. Bhd. (199601006647 (378993-D)), being the registrar for the Structured Warrants

1. TERMS AND CONDITIONS OF THE PUT WARRANTS

The following is only part of the terms and conditions of the Put Warrants and should be read together with the Terms as set out in the Base Prospectus. Copies of the Deed Poll are available for inspection at our registered office during our office hours. Warranholders are bound by and are deemed to have notice of all provisions contained in the Deed Poll.

Issuer	:	KIBB
Liquidity provider	:	KIBB
Instrument	:	Non-collateralised cash-settled Put Warrants over IOIPG Shares
Issue size	:	Up to 35,000,000 Put Warrants
Board lot	:	100 Put Warrants
Exercise Ratio	:	6 Put Warrants : 1 IOIPG Share
Exercise Amount	:	The amount of Put Warrants to be exercised, subject to the minimum of 100 Put Warrants
Exercise Expenses	:	Charges or expenses including taxes or duties which are incurred in respect of or in connection with the exercise of the Structured Warrants. Such expenses shall include without limitation any transaction fee charged by Bursa Depository, stamp duty, processing fee charged by Warrant Registrar and administrative cost.
Exercise Style	:	European style, i.e. may be exercised only on the Expiry Date
Exercise Price	:	RM1.20 , being 93.75% of the closing price of IOIPG Shares on the Price-Fixing Date of RM1.28. The Exercise Price shall be rounded to the nearest two (2) decimals, subject to adjustments in accordance with the provisions of the Deed Poll
Issue Price	:	RM0.150 , being an amount equal to (i) 70.31% of the closing price of IOIPG Shares on the Price-Fixing Date of RM1.28 (ii) divided by 6 (being the Exercise Ratio), rounded to the nearest half sen
Expiry Date	:	17 January 2022
Settlement Currency	:	RM
Settlement	:	Cash settlement only

The Cash Settlement Amount in respect of the Exercise Amount shall be an amount in cash (if greater than zero) payable in Settlement Currency and, calculated as follows less Exercise Expenses:-

$$\text{Cash Settlement Amount} = \text{Exercise Amount} \times \frac{1}{\text{Exercise Ratio}} \times (\text{Exercise Price} - \text{Closing Price}) - \text{Exercise}^* \text{ Expenses}$$

** The Exercise Expenses will be borne by KIBB unless affected by the occurrence of a settlement disruption event. Should there be an occurrence of a settlement disruption event, for avoidance of doubt, the Warranholder shall not be required to pay or top up the Exercise Expenses as the case may be, where the Cash Settlement Amount after deduction of the Exercise Expenses is less than zero*

Closing Price	:	The average daily VWAP of IOIPG Shares (subject to any adjustment as may be necessary to reflect any capitalisation, rights issue, distribution or
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1. TERMS AND CONDITIONS OF THE PUT WARRANTS (Cont'd)

- others) for five (5) Market Days prior to and including the Market Day immediately before the Expiry Date
- Implied volatility : 328.70%
- Delta : -11.06%
- Gearing : 1.42 times
- Effective gearing : 0.16 times
- Premium : 76.56%
- Automatic Exercise : The Warranholders are not required to serve any notice of exercise. All Put Warrants shall be deemed to have been exercised automatically on the Expiry Date at 9.00 a.m. In the event the Cash Settlement Amount is less than or equal to zero, all Put Warrants shall be deemed to have expired on the Expiry Date and all rights of the Warranholders and our obligations with respect to such Put Warrants shall cease and the Warranholders shall not be entitled to receive any payment from us in respect of the Put Warrants
- For avoidance of doubt, the Warranholder shall not be required to pay or top up the Exercise Expenses as the case may be, where the Cash Settlement Amount after deduction of the Exercise Expenses is less than zero
- Mode of Exercise : The aggregate Cash Settlement Amount (less Exercise Expenses) shall be paid by cheque drawn in favour of the Warranholder or such other mode as may be approved by Bursa Securities and as determined by us no later than seven (7) Market Days following the Expiry Date. In the event that the Cash Settlement Amount is paid by way of cheque drawn in favour of the Warranholder, the cheque shall be delivered by ordinary post to the Warranholder's address last recorded in the Record of Depositors at the Warranholder's own risk. The amount of such Cash Settlement Amount shall be final and conclusive and we shall be discharged from our obligation upon making such payment in accordance with these Terms
- Listing : Structured Warrants Board of Bursa Securities

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2. RISK FACTORS

BEFORE INVESTING IN THE PUT WARRANTS, YOU SHOULD CAREFULLY CONSIDER THE FOLLOWING RISK FACTORS (WHICH MAY NOT BE EXHAUSTIVE) IN ADDITION TO OTHER INFORMATION CONTAINED ELSEWHERE IN THIS TERM SHEET AND RISK FACTORS AND OTHER INFORMATION CONTAINED IN THE BASE PROSPECTUS.

INVESTMENTS IN THE PUT WARRANTS INVOLVE DIFFERENT RISKS INCLUDING MARKET RISK, LIQUIDITY RISK, CREDIT RISK AND THE RISK THAT YOU MAY SUSTAIN TOTAL LOSS OF YOUR INVESTMENT IN THE PUT WARRANTS.

YOU SHOULD CONSIDER CAREFULLY WHETHER THE PUT WARRANTS ARE SUITABLE FOR YOU TAKING INTO ACCOUNT YOUR EXPERIENCE, OBJECTIVES, FINANCIAL POSITION AND OTHER RELEVANT CIRCUMSTANCES. YOU SHOULD POSSESS ADEQUATE KNOWLEDGE OF THE PUT WARRANTS BEFORE INVESTING.

2.1 No warranty of thorough investigation on IOIPG

We make no warranty to have conducted comprehensive and exhaustive research or investigation on the business operations and prospects of IOIPG. Therefore, you should not assume that the issue of Put Warrants represents a recommendation by us to invest in IOIPG Shares.

2.2 Value of Put Warrants may be affected by inherent risk of IOIPG's business

IOIPG is principally engaged in investment holding. The principal activities of IOIPG's subsidiaries include residential, commercial and industrial properties development, property investment in shopping malls and office complex, building maintenance services, as well as hospitality and leisure services such as hotels, resorts and golf course. IOIPG is also involved in cultivation of plantation produce, treasury management services and general contractor for the construction of real estates.

IOIPG is subject to risks inherent to the abovementioned sectors. You should note that material and adverse impact in the industry in which IOIPG operates may affect the performance of IOIPG Shares on Bursa Securities and consequently affect the value of the Put Warrants.

2.3 Risk of "European Style" Structured Warrants

European style Structured Warrants are only exercisable on its Expiry Date. The price of such Structured Warrants in the secondary market may be traded at a discount (or premium, as the case may be) to its estimated fair value under certain circumstances, including supply and demand factors. Accordingly on the expiry date, if the cash settlement amount is zero or negative, you will lose the value of your investment.

2.4 The Base Prospectus and Term Sheet are not the sole basis for making an investment decision

The Base Prospectus and this Term Sheet do not take into account your investment objectives, financial situation or particular needs. Nothing in the Base Prospectus and this Term Sheet should be construed as a recommendation by us or our affiliates to invest in the Put Warrants or IOIPG Shares.

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2. RISK FACTORS (Cont'd)

2.5 Risks related to the Covid-19 pandemic

The outbreak of the Covid-19 pandemic has had, and continues to have, significant economic ramifications, such as contractions in economic growth rates across the world. The slowdown in global and domestic consumption due to the implementation of movement restrictions and lockdowns may adversely affect the operations of IOIPG, which could in turn affect the financial position and future prospects of IOIPG.

Should the Covid-19 outbreak continue to cause disruptions to global and domestic economic activity, KIBB Group's financial position may be adversely impacted. Prolonged and material impact on KIBB Group's financial position may also cause a downward rating in KIBB Group credit rating profile, which could in turn affect the ability to meet our financial commitments as a Structured Warrants issuer.

In order to assess the severity of the Covid-19 pandemic, KIBB Group is actively monitoring and evaluating this fluid situation and shall take any additional actions as necessary. KIBB Group has also taken reasonable steps to prevent any severe communicable disease, such as Covid-19 pandemic, from significantly affecting its operational performance and financial position.

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3. SUPPLEMENTAL GENERAL INFORMATION

3.1 Basis of arriving at the issue price

The issue price of the Put Warrants of RM0.150 was based on the Exercise Ratio and the warrant pricing model which takes into account the Exercise Price of the Put Warrants, volatility of IOIPG Shares, tenure of the Put Warrants, expected dividend yield of IOIPG Shares and interest rates.

3.2 Details on use of gross proceeds

We will use the indicative total gross proceeds arising from the Offer of up to RM5.25 million, based on the issue price of RM0.150, in the following manner:-

	Note	RM
Working capital	(i)	5,000,000
Estimated expenses	(ii)	250,000
Total		5,250,000

Notes:

- (i) *This amount will be utilised for our general working capital purposes during the tenure of the Put Warrants.*
- (ii) *The estimated expenses include professional fees, fees to authorities, selling fees and printing fees which will be used as and when the expenses are incurred.*
- (iii) *The financial impact of the Offer on our earnings depends on certain factors including, but not limited to, the performance of IOIPG Shares vis-à-vis the market as well as the costs relating to risk management i.e. hedging and its associated costs.*

3.3 Break-even analysis

Warrantheolders may calculate the break-even level of their investments in the Put Warrants as follows:

Break-even level = Exercise Price - [(Purchase Cost ⁽ⁱ⁾ x Exercise Ratio) + Exercise Expenses ⁽ⁱⁱ⁾]

Notes:

- (i) *This is the amount a Warrantheolder pays for every unit of Put Warrant in the primary or secondary market, including where relevant, transaction costs such as brokerage fees, clearing fees and stamp duty.*
- (ii) *The Exercise Expenses will be borne by KIBB unless affected by the occurrence of a settlement disruption event.*

Warrantheolders will obtain positive gain only if the price of IOIPG Shares falls below the break-even level upon exercise of the Put Warrants.

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3. SUPPLEMENTAL GENERAL INFORMATION (Cont'd)

3.4 Further Issue

The Deed Poll allows KIBB to create and issue further Structured Warrants in respect of the same series of Structured Warrants under the Base Prospectus ("**Further Issue**") without the consent or sanction of the existing Warrantholders. The Further Issue will form part of the existing Structured Warrants in issue ("**Existing Issue**").

For the purpose of facilitating Market Making, KIBB may apply for a Further Issue in respect of the Structured Warrants subject to the following conditions:

- (i) the Further Issue is for the purpose of facilitating Market Making;
- (ii) the terms and conditions of the Existing Issue either permit the Further Issue or have been properly amended to give us the right to issue and list one or more Further Issues;
- (iii) the terms and conditions of the Further Issue and the Existing Issue must be identical except for the size and tenure of the issue; and
- (iv) the Issuer holds not more than 50% of the Existing Issue at the time of application for the Further Issue.

3.5 Liquidity provision

We will be acting as the liquidity provider for the trading of the Put Warrants on Bursa Securities. The process of market making is set out in Section 5 of the Base Prospectus.

As an Issuer, it is our business policy to stand by our products by providing liquidity. As stipulated by the Bursa Securities, we will maintain a minimum market presence of 70% of trading hours on each day that Bursa Securities is open for trading and a maximum spread between bid and offer prices of twenty-five (25) bids.

The process of providing liquidity involves maintaining bid and offer prices on the trading system of Bursa Securities on each Market Day, over the life of the Put Warrants. Although we endeavour to provide liquidity for the Put Warrants on Bursa Securities, the level of liquidity will depend on competitive forces and the price at which the Put Warrants will trade on Bursa Securities upon or subsequent to its listing. Besides the supply and demand for the Put Warrants in the secondary market, there are other factors affecting the price of the Put Warrants such as, without limitation, the underlying unit price, intrinsic value, dividend expectations, expected volatility, prevailing interest rates and the time left to the expiry of the Put Warrants.

As liquidity provider, we would need to maintain a certain number of Put Warrants as inventory for the purposes of liquidity provision during the tenure of the Put Warrants. The minimum quantity of Put Warrants for which liquidity will be provided is ten (10) board lots (1,000 units of Put Warrants). We may during the tenure of the Base Prospectus issue additional Put Warrants in a particular series subject to the approval of Bursa Securities.

However, you should note that there would be circumstances under which we are unable and could not be obliged to provide liquidity, due to reasons beyond our control. Such circumstances are set out in Section 5.2 of the Base Prospectus.

You may obtain bid/offer prices for the Put Warrants (in respect of prices that appear on the trading system of Bursa Securities, and/or in respect of direct business transactions) from us at the following contact details:-

KIBB
Equity Derivatives
Telephone no: 03-2172 2615

3. SUPPLEMENTAL GENERAL INFORMATION (Cont'd)

3.6 Information on IOIPG

Information on IOIPG may be obtained from the following sources:-

- (i) IOIPG's website www.ioiproperties.com.my; and
- (ii) Bursa Securities' website at www.bursamalaysia.com.

3.7 Agreement, arrangement and understanding

As at the LPD, there are no agreements, arrangements or understanding that are in place between us, KIBB and our subsidiaries and associated companies, and any substantial shareholders of IOIPG in relation to the Put Warrants or which will have an effect on the issuance of the Put Warrants.

3.8 Consent

The Warrant Registrar has given and has not subsequently withdrawn its written consent to the inclusion in this Term Sheet of its name in the form and context in which its name appears.

3.9 Documents for inspection

Copies of the following documents may be inspected at our registered office during our office hours for a period of twelve (12) months from the date of the Base Prospectus:-

- (i) Base Prospectus;
- (ii) Our Memorandum and Articles of Association;
- (iii) Deed Poll dated 19 May 2021;
- (iv) Warrant Agency Agreement dated 19 May 2021;
- (v) Our audited financial statements for the past three (3) financial years ended 31 December 2018 to 2020 and the unaudited consolidated financial statements for the three (3)-months financial period ended 31 March 2021; and
- (vi) The letter of consent referred to in Section 3.8 of this Term Sheet.

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3. SUPPLEMENTAL GENERAL INFORMATION (Cont'd)

3.10 Responsibility statements

Our Directors have seen and approved this Term Sheet. Our Directors collectively and individually accept full responsibility for the accuracy of the information contained in this Term Sheet and confirm, having made all reasonable enquiries that to the best of their knowledge and belief, there are no false or misleading statements or other facts the omission of which would make any statement in this Term Sheet false or misleading.

We acknowledge that, based on all available information, and to the best of our knowledge and belief, the Base Prospectus and this Term Sheet constitute a full and true disclosure of all material facts concerning the offering of the Put Warrants.

Notwithstanding the foregoing, our Directors do not accept responsibility for the contents of information on IOIPG or IOIPG Shares, save for the fact that the information is an accurate extract or summary of relevant publicly released information.

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