Kintyre Holdings (JA) Limited

(KNTYR)

December 8, 2025

– Notice of Establishment of Kintyre Real Estate Investment Trust (Kintyre REIT)

Kintyre Holdings (JA) Limited ("the Company") advises that it has acquired two real estate properties—one located in Discovery Bay, St. Ann, Jamaica, and the other in the luxurious five islands, located at Trinidad and Tobago. The combined value of these assets exceeds **US$1 million**, increasing the Company's total real estate holdings across the group to **over J$350 million**.

These two new properties will form the initial asset base of the **Kintyre Real Estate Investment Trust ("Kintyre REIT")**, a newly formed entity within the Company. The REIT will be established through a Special Purpose Vehicle (SPV) and will operate independently of Parallel Real Estate Ventures. Its mandate will be to acquire, develop, and manage income-generating rental properties across Jamaica, the wider Caribbean and North America.

The Kintyre REIT is being structured to provide long-term, stable returns to investors through rental income and asset appreciation. Upon Board approval, the Kintyre REIT is expected to implement a dividend distribution policy whereby a minimum of **eighty percent (80%)** of profits will be paid to shareholders, consistent with international REIT standards.

Further announcements will be made as the structure is finalized and the REIT is formally launched.

Tyrone Wilson

Chairman, President & CEO

On Behalf of the Board of Directors