

ATRIUM REAL ESTATE INVESTMENT TRUST

(Established in Malaysia)

(Managed by Atrium REIT Managers Sdn Bhd 200501028391 (710526-V))

Minutes of the Fourteenth Annual General Meeting (“14th AGM”) of Atrium Real Estate Investment Trust (“Atrium REIT”) duly held at Cahaya Room, 4th Floor, Flamingo Hotel, 5, Tasik Ampang, Jalan Hulu Kelang, 68000 Ampang, Selangor Darul Ehsan on Monday, 27 April 2026 at 10.00 a.m.

Present	:	Dato’ Dr Ir Mohamad Khir bin Harun [Chairman of the Meeting/Atrium REIT Managers Sdn Bhd (“the Manager”)]	
		Others as per attendance list	
By Invitation	:	Ms Wong Sui Ee Ms Lydia Foong Wai Leng Mr Chng Boon Huat Mr Chan Wan Seong Mr Patrick Ho Hock Heng Mr Mark Lee Hooi Hoong	} Directors of the Manager
		Ms Ng Bee Eng	
In Attendance	:	Ms Shirley Fong Seah Lih Ms Wong Si Ning Ms Lim Evon	- Company Secretary } Representatives of Tricor } Corporate Services Sdn Bhd

1. CHAIRMAN OF MEETING

Dato’ Dr Ir Mohamad Khir bin Harun presided as the Chairman of the meeting. On behalf of the Board of the Manager, the Chairman welcomed and thanked the unitholders and authorised representatives for participating the meeting.

The Chairman then introduced his fellow Board members, the Acting CEO cum CFO, the COO, and the Company Secretary who were with him at the meeting, and the auditors and the Trustee who were attending the meeting.

2. QUORUM AND NOTICE OF MEETING

There being no objection, the notice convening the meeting dated 26 March 2026, having been circulated to all the unitholders of Atrium REIT within the statutory period, was taken as read.

Upon confirming a quorum pursuant to Schedule 2 of the Second Restated Deed of Atrium REIT by the Secretary, the Chairman called the meeting to order at 10.00 a.m.

Thereafter, the Chairman informed the meeting that the resolution set out in the Notice of meeting would be voted by poll, which would be conducted electronically via the Tricor e-Vote system provided by Tricor Investor & Issuing House Services Sdn Bhd (“TIH”) in accordance with Paragraph 8.29A of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, and that Atrium REIT was required to appoint at least one scrutineer to validate the votes cast at the general meeting.

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The Chairman then announced Scrutineer Solutions Sdn Bhd as the scrutineer for the poll.

The unitholders were informed that the voting on the resolutions will be conducted after the meeting has deliberated on all items on the Agenda.

TIIH then presented a video that explained the voting procedures through the Tricor e-Vote system.

3. PRESENTATION BY MANAGEMENT

The Chairman invited Mr Mark Lee Hooi Hoong, the Acting CEO cum CFO of the Manager, to present a review of Atrium REIT for the financial year 2025.

4. AUDITED FINANCIAL STATEMENTS OF ATRIUM REIT FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025 TOGETHER WITH THE TRUSTEE'S REPORT ISSUED BY PACIFIC TRUSTEES BERHAD, AS TRUSTEE OF ATRIUM REIT AND THE MANAGER'S REPORT ISSUED BY ATRIUM REIT MANAGERS SDN BHD, AS THE MANAGER OF ATRIUM REIT AND THE AUDITORS' REPORT THEREON

The Audited Financial Statements of Atrium REIT for the financial year ended 31 December 2025, together with the Trustee's Report issued by Pacific Trustees Berhad, as Trustee of Atrium REIT, and the Manager's Report issued by the Manager and the Auditors' Report thereon ("Audited Financial Statements"), which were dispatched to all the unitholders of Atrium REIT on 26 March 2026, were tabled for discussion.

It was noted that pursuant to the provision under the Guidelines on Listed Real Estate Investment Trusts issued by the Securities Commission Malaysia, this agenda item did not require approval from the unitholders of Atrium REIT.

5. ORDINARY RESOLUTION 1 (SPECIAL BUSINESS) PROPOSED UNITHOLDERS' MANDATE TO ISSUE AND ALLOT NEW UNITS OF UP TO 20% OF ITS TOTAL NUMBER OF UNITS ISSUED OF ATRIUM REIT

The meeting continued to consider the special business in respect of the unitholders' mandate to issue and allot new units of up to 20% of its total number of units issued of Atrium REIT ("Proposed Mandate").

The Chairman informed that the full text of proposed resolution was set out in the notice of meeting and the same was taken as read.

The meeting was informed that the Manager and its related corporations, namely Glory Blitz Industries Sdn Bhd, Sparkle Skyline Sdn Bhd and Realco Sdn Bhd, would abstain from voting in respect of their unitholdings in Atrium REIT on the Proposed Mandate.

The Chairman further informed the meeting that the passing of the proposed resolution pertaining to the unitholders' mandate to issue and allot new units of up to 20% of its total number of units issued of Atrium REIT would provide flexibility to the Manager to issue and allot new units to raise funds to finance future investments, acquisitions, capital expenditure and/or to refinance existing debt as well as for working capital purposes, subject to the relevant laws and regulations, without the need of convening a separate

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general meeting to obtain unitholders' approval, which will incur additional cost and cause further delays.

The authority shall, unless revoked or varied by the unitholders at a unitholders' meeting, expire at the conclusion of the next Annual General Meeting of Atrium REIT.

6. QUESTIONS & ANSWERS SESSION

The Chairman and his fellow Board members addressed the questions received from the unitholders during the AGM.

7. POLLING AND RESULTS OF POLL

After dealing with all the business on the Agenda, the meeting proceeded with poll voting.

The meeting was adjourned for 20 minutes for the submission and verification of votes.

Upon completion of the verification of votes by poll, the Chairman called the meeting to order and the poll results were announced as follows:-

ORDINARY RESOLUTION 1 – PROPOSED UNITHOLDERS' MANDATE TO ISSUE AND ALLOT NEW UNITS OF UP TO 20% OF ITS TOTAL NUMBER OF UNITS ISSUED OF ATRIUM REIT

Result On Voting By Poll							
No. of Units	Vote For			No. of Units	Vote Against		
	%	No. of Proxy/ Unitholders	%		%	No. of Proxy/ Unitholders	%
4,939,921	98.4338	29	98.4338	78,600	1.5662	3	1.5662
Total Votes							
No. of Units	%	No. of Proxy/ Unitholders	%				
5,018,521	100.0000	32	100.0000				

Based on the poll result, the Chairman declared the following motion carried:-

“THAT pursuant to the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and subject to the approvals from all relevant regulatory authorities and/or parties, where required, the Directors of Atrium REIT Managers Sdn Bhd, the Manager of Atrium REIT (“the Manager”), be and are hereby authorised to issue and allot new units in Atrium REIT (“New Units”) from time to time to such persons and for such purposes as the Directors of the Manager may in their absolute discretion deem fit and in the best interest of Atrium REIT, provided that the aggregate number of New Units to be issued pursuant to this resolution, when aggregated with the number of units in Atrium REIT issued during the preceding 12 months, does not exceed 20% of its total number of units issued of Atrium REIT for the time being (“Proposed Mandate”).

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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;
- (ii) the expiration of the period within which the next Annual General Meeting of the unitholders is required by law to be held; or
- (iii) revoked or varied by resolution passed by the unitholders in a unitholders' meeting, whichever is the earlier.

THAT the New Units to be issued pursuant to the Proposed Mandate shall, upon issuance and allotment, rank pari passu in all respects with the existing units of Atrium REIT, 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 prior to the date of allotment of such New Units.

THAT the Directors of the Manager and Pacific Trustees Berhad ("the Trustee"), acting for and on behalf of Atrium REIT, be and are hereby authorised to give effect to the Proposed Mandate with full powers to assent to any condition, modification, variation and/or amendment as they may deem fit in the best interest of Atrium REIT and/or as may be imposed by the relevant authorities.

AND THAT the Directors of the Manager and the Trustee, acting for and on behalf of Atrium REIT, be and are hereby authorised to take all necessary steps and do all such acts, deeds and things as they may deem necessary or expedient to implement, finalise and to give full effect to the Proposed Mandate."

8. CLOSURE

There being no further business, the meeting closed at 11.37 a.m. with a vote of thanks to the Chair.

Dated: 1 June 2026

CONFIRMED AS CORRECT RECORD

CHAIRMAN OF THE MEETING