

ATRIUM REAL ESTATE INVESTMENT TRUST

(a real estate investment trust constituted under the laws of Malaysia)

NOTICE OF GENERAL MEETING OF UNITHOLDERS

NOTICE IS HEREBY GIVEN THAT the General Meeting of the unitholders of Atrium Real Estate Investment Trust (“**Atrium REIT**”) (“**Unitholder(s)**”) (“**Unitholders’ Meeting**”) will be conducted on a virtual basis through live streaming and online remote voting using Remote Participation and Voting facilities (“**RPV**”) from the broadcast venue at Tricor Business Centre, Gemilang Room, Unit 29-02, Level 29, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur (“**Broadcast Venue**”) on Tuesday, 6 February 2024 at 11.00 a.m., or any adjournment thereof, for the purpose of considering and if thought fit, passing with or without modification, the following resolution:-

ORDINARY RESOLUTION

PROPOSED ACQUISITION BY PACIFIC TRUSTEES BERHAD (“TRUSTEE”), ACTING AS THE TRUSTEE OF ATRIUM REIT, OF A LEASEHOLD LAND HELD UNDER TITLE NO. H.S.(D) 324738, PT -, TEMPAT INDUSTRIAL SITE AT BATU TIGA, MUKIM DAMANSARA, DAERAH PETALING, NEGERI SELANGOR DARUL EHSAN MEASURING 24,295.208 SQUARE METRES TOGETHER WITH ALL THE BUILDINGS AND STRUCTURES ERECTED THEREON FROM A RELATED PARTY, AMAZING BLITZ SDN BHD (“ABSB”), FOR A TOTAL CASH CONSIDERATION OF RM41.00 MILLION (“PROPOSED ACQUISITION”)

“THAT, subject to the approvals of all relevant authorities and/or parties (if required) being obtained, approval be and is hereby given to the Trustee, for and on behalf of Atrium REIT, to undertake the Proposed Acquisition (details of which are set out in the circular to the Unitholders dated 16 January 2024 (“**Circular**”)) in accordance with the terms and conditions as stipulated in the conditional sale and purchase agreement dated 2 November 2023 entered into between the Trustee and ABSB (salient terms of which are set out in **Appendix I** of the Circular (“**SPA**”)), and on such other terms and conditions as the parties to the SPA may mutually agree upon in writing or which are imposed by the relevant authorities;

AND THAT approval be and is hereby given to the Board of Directors of Atrium REIT Managers Sdn Bhd (“**Manager**”) (“**Board**”) and the Trustee, on behalf of Atrium REIT, to give effect to the Proposed Acquisition with full powers and authority to:-

- (i) enter into any arrangement, transaction, agreement and/or undertaking and to execute, sign and deliver for and on behalf of Atrium REIT, all such agreements, instruments, documents and/or deeds as the Board may from time to time deem necessary, expedient or appropriate for or in connection with the Proposed Acquisition;
- (ii) assent and/or give effect to any condition, variation, modification, addition and/or amendment in respect of the Proposed Acquisition and/or any provision, term and condition thereof as may be required or permitted by any relevant authorities and to deal with matters relating thereto and/or as the Board may in its absolute discretion deem necessary, expedient or appropriate for or in connection with the Proposed Acquisition in the best interest of Atrium REIT; and
- (iii) take all such steps and do all such acts, deeds and things including giving undertakings as the Board may from time to time deem necessary, expedient or appropriate in order to implement, finalise, give full effect to and complete all transactions contemplated under the Proposed Acquisition.”

By order of the Board

ATRIUM REIT MANAGERS SDN BHD (Registration No.: 200501028391 (710526-V))
(as the Manager of Atrium Real Estate Investment Trust)

WONG WAI FOONG (MAICSA 7001358) (SSM PC No.: 202008001472)

FONG SEAH LIH (MAICSA 7062297) (SSM PC No.: 202008000973)

Company Secretaries

Kuala Lumpur
16 January 2024

Notes:-

1. **IMPORTANT NOTICE**

The Broadcast Venue is strictly for the purpose of complying with Paragraph 13.20 of the Guidelines on Listed Real Estate Investment Trusts. Unitholders **will not be allowed** to attend this Unitholders’ Meeting in person at the Broadcast Venue on the day of the Unitholders’ Meeting.

The Unitholders are only allowed to attend, speak (including posing questions to the Board via real time submission of typed texts) and vote (collectively, “**participate**”) remotely at this Unitholders’ Meeting via RPV provided by Tricor Investor & Issuing House Services Sdn Bhd via its **TIIH Online** website at <https://tiih.online>.

Please read these Notes carefully and follow the procedures in the Administrative Guide for the Unitholders’ Meeting which will be made available on Atrium REIT’s website at <https://ir2.chartnexus.com/atriumreit/unitholders-meeting.php> in order to participate remotely via RPV.

2. For the purpose of determining who shall be entitled to participate in this Unitholders’ Meeting via RPV, Atrium REIT shall be requesting Bursa Malaysia Depository Sdn Bhd to make available to Atrium REIT, the **Record of Depositors as at 29 January 2024**. Only a Unitholder whose name appears on the Record of Depositors shall be entitled to participate in this Unitholders’ Meeting via RPV.
3. A Unitholder who is entitled to participate in this Unitholders’ Meeting via RPV is entitled to appoint a proxy or attorney or in the case of a corporation, to appoint a duly authorised representative to participate in his/her place. A proxy may but need not be a Unitholder of Atrium REIT.
4. A Unitholder who is entitled to participate at the Unitholders’ Meeting may appoint not more than two (2) proxies to participate instead of the Unitholder at the Unitholders’ Meeting.
5. If two (2) proxies are appointed, the entitlement of those proxies to vote on a show of hands shall be in accordance with the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.
6. Where a Unitholder is an authorised nominee as defined in the Securities Industry (Central Depositories) Act 1991 (“**Central Depositories Act**”), it may appoint at least one (1) proxy in respect of each securities account it holds in ordinary units of Atrium REIT standing to the credit of the said securities account.
7. Where a Unitholder is an exempt authorised nominee which holds ordinary units in Atrium REIT for multiple beneficial owners in one securities account (“**omnibus account**”), there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each omnibus account it holds. An exempt authorised nominee refers to an authorised nominee defined under the Central Depositories Act which is exempted from compliance with the provisions of Section 25A(1) of the Central Depositories Act.
8. Where a Unitholder appoints more than one (1) proxy, the proportion of unitholdings to be represented by each proxy must be specified in the instrument appointing the proxies.
9. A Unitholder who has appointed a proxy or attorney or authorised representative to participate at the Unitholders’ Meeting via RPV **must request his/her proxy or attorney or authorised representative to register himself/herself for RPV** via TIIH Online website at <https://tiih.online>. Procedures for RPV can be found in the Administrative Guide for the Unitholders’ Meeting.
10. The appointment of a proxy may be made in a hard copy form and the Form of Proxy must be deposited at the office of the Manager at No. 36-2, Jalan 5/101C, Off Jalan Kaskas, Jalan Cheras, 56100 Kuala Lumpur. All Form of Proxy submitted must be received by Atrium REIT not less than forty-eight (48) hours before the time appointed for holding the Unitholders’ Meeting or adjourned general meeting at which the person named in the appointment proposes to vote.
11. Please ensure ALL the particulars as required in the Form of Proxy are completed, signed and dated accordingly.
12. Last date and time for lodging the Form of Proxy is **Sunday, 4 February 2024 at 11.00 a.m.**
13. Any authority pursuant to which such an appointment is made by a power of attorney must be deposited at the office of the Manager at No. 36-2, Jalan 5/101C, Off Jalan Kaskas, Jalan Cheras, 56100 Kuala Lumpur not less than forty-eight (48) hours before the time appointed for holding the Unitholders’ Meeting or adjourned general meeting at which the person named in the appointment proposes to vote. A copy of the power of attorney may be accepted provided that it is certified notarially and/or in accordance with the applicable legal requirements in the relevant jurisdiction in which it is executed.
14. For a corporate Unitholder who has appointed an authorised representative, please deposit the **ORIGINAL** certificate of appointment of authorised representative at the office of the Manager at No. 36-2, Jalan 5/101C, Off Jalan Kaskas, Jalan Cheras, 56100 Kuala Lumpur. The certificate of appointment of authorised representative should be executed in the following manner:-
 - (i) If the corporate Unitholder has a common seal, the certificate of appointment of authorised representative should be executed under seal in accordance with the constitution of the corporate Unitholder.
 - (ii) If the corporate Unitholder does not have a common seal, the certificate of appointment of authorised representative should be affixed with the rubber stamp of the corporate Unitholder (if any) and executed by:-
 - (a) at least two (2) authorised officers, of whom one shall be a director; or
 - (b) any director and/or authorised officers in accordance with the laws of the country under which the corporate member is incorporated.