

## **ATRIUM REAL ESTATE INVESTMENT TRUST**

(Established in Malaysia)

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

Minutes of the Thirteenth Annual General Meeting (“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 Tuesday, 29 April 2025 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	
		- Acting Chief Executive Office (“CEO”) cum Chief Financial Officer (“CFO”)
		- Chief Operations Officer of the Manager (“COO”)
In Attendance	: Ms Shirley Fong Seah Lih Ms Wong Si Ning Ms Lim Evon	} 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 the attendees, comprising his fellow Board members, the Acting CEO cum CFO, the COO, and the Company Secretary together with the auditors and the Trustee, who were also in attendance.

### **2. QUORUM AND NOTICE OF MEETING**

There being no objection, the notice convening the meeting dated 27 March 2025 (“Notice”), 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 would be voted on by poll, which would be conducted electronically via the Tricor e-Vote system provided by Tricor Investor & Issuing House Services Sdn. Bhd. (“TIIH”). In accordance with Paragraph 8.29A of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, 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 would be conducted after all items on the Agenda had been deliberated .

TIIH then explained the voting procedure 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 the overall performance of Atrium REIT for the financial year 2024.

Thereafter, the Chairman invited Ms. Ng Bee Eng, the COO of the Manager, to present an update on the Proposed Asset Enhancement Initiatives for Atrium Shah Alam 5 and its progress.

#### **4. AUDITED FINANCIAL STATEMENTS OF ATRIUM REIT FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024 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**

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The Audited Financial Statements of Atrium REIT for the financial year ended 31 December 2024, 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 27 March 2025, 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**

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The Chairman informed that the full text of Ordinary Resolution 1 was set out in the Notice 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 on Ordinary Resolution 1.

The Chairman further informed the meeting that the passing of Ordinary Resolution 1 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 general meeting to obtain unitholders' approval, which will incur additional cost and cause further delays.

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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 Board and the management addressed the questions raised by the unitholders during the AGM.

**7. POLLING AND RESULTS OF POLL**

After dealing with all the business on the Agenda, the meeting proceeded to 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**

<u>Result On Voting By Poll</u>							
<u>Vote For</u>				<u>Vote Against</u>			
<u>No. of Units</u>	<u>%</u>	<u>No. of Proxy/ Unitholders</u>	<u>%</u>	<u>No. of Units</u>	<u>%</u>	<u>No. of Proxy/ Unitholders</u>	<u>%</u>
55,216,560	99.9938	9	90.0000	3,400	0.0062	1	10.0000
<u>Total Votes</u>							
<u>No. of Units</u>	<u>%</u>	<u>No. of Proxy/ Unitholders</u>	<u>%</u>				
55,219,960	100.0000	10	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").

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

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- (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: 28 May 2025

**CONFIRMED AS CORRECT RECORD**



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**CHAIRMAN OF THE MEETING**

TKS:SF:WSN:LE

Minutes re: 13th AGM of Atrium REIT