

## ATRIUM REAL ESTATE INVESTMENT TRUST

(Established in Malaysia)

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

**NOTES IN RESPECT OF THE QUESTION-AND-ANSWER SESSION AT THE GENERAL MEETING OF UNITHOLDERS OF ATRIUM REAL ESTATE INVESTMENT TRUST (“ATRIUM REIT”) CONDUCTED ON A VIRTUAL BASIS THROUGH LIVE STREAMING AND ONLINE REMOTE VOTING USING REMOTE PARTICIPATION AND VOTING (“RPV”) FACILITIES 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, ON 6 FEBRUARY 2024, TUESDAY AT 11.00 A.M.**

### Live Questions

- |   |   |
|---|---|
| Unitholder  | Q1: The distribution per unit (“DPU”) of Atrium REIT declined by 29% from 9.75 cents in the financial year 2021 to 6.9 cents in the financial year 2023.<br><br>(i) What is the expected rental income per month for Atrium Shah Alam 4 (“ASA4”)?<br><br>(ii) When is DHL expected to start paying rental, excluding the rent-free period?<br><br>(iii) Will it increase the DPU significantly? |
| Mr Chan Kum Chong<br>(The Chief Executive<br>Officer of the Manager)<br>(“The CEO”) | A1: (i) The rental income for ASA4 is based on the prevailing market rate.<br><br>(ii) The rental is expected to commence in the first quarter of 2024.<br><br>(iii) The rental income will contribute positively to the earnings per unit (“EPU”) and DPU for the financial year 2024 and beyond.  |
| Unitholder  | Q2: ASA4 is adjacent to the property being acquired. What is the expected rental yield of this property compared to the rental yield of ASA4?   |
| The CEO   | A2: The average yield of ASA4 is approximately 8.5%. As we are still identifying the tenant(s), we are unable to ascertain the expected yield at this juncture.   |
| Unitholder  | Q3: Since many countries have imposed visa-free entry for 30 days, has there been any increase in foreign tenants? Is there any benefit from the new law implemented by the Government?   |
| The CEO   | A3: We are solely involved in the industrial property industry. Therefore, this new visa ruling does not have any impact on Atrium REIT.  |

Unitholder	Q4: (i) How much does this virtual General Meeting of Unitholders (“Meeting”) cost?  (ii) Please explain the rationale of the Proposed Acquisition.
The CEO	A4: (i) The cost of this virtual Meeting is approximately RM15,000.  (ii) The rationale of this Proposed Acquisition has been presented by the Independent Adviser. Kindly refer to the Circular to Unitholders dated 16 January 2024 for more information.
Unitholder	Q5: Please consider having physical meetings in future for better interaction between the Board, Senior Management team and the unitholders.
The CEO	A5: We will take this suggestion into consideration and choose the best option.
Unitholder	Q6: As the subject property is next to ASA4, will Atrium REIT negotiate for a rental rate equal to or higher than that of ASA4?
The CEO	A6: The rental rate is based on the specifications and facilities of the building. We will negotiate with the tenants for the best rental rate at favourable terms.
Unitholder	Q7: How much will Atrium REIT invest in the Asset Enhancement Initiatives (“AEI”) of this subject property other than its land cost? What is the forecast return of this investment?
The CEO	A7: It is too premature to ascertain the budget for the AEI and forecast a return on investment as it depends on the final specifications and build-up of the new building as well as the costs of the raw materials, which are constantly fluctuating.