

NOTICE OF ANNUAL GENERAL MEETING

PAVILION

REAL ESTATE INVESTMENT TRUST

(Established in Malaysia under the First Amended and Restated Deed dated 18 February 2019 entered into between MTrustee Berhad [198701004362 (163032-V)] and Pavilion REIT Management Sdn Bhd [201101011359 (939490-H)])

NOTICE IS HEREBY GIVEN that the Fourteenth Annual General Meeting (“**14th AGM**”) of Pavilion Real Estate Investment Trust (“**Pavilion REIT**”) will be held at Pavilion Ballroom, Level 7, Pavilion Hotel Kuala Lumpur Managed by Banyan Tree, 170, Jalan Bukit Bintang, 55100 Kuala Lumpur, Malaysia on Tuesday, 12 May 2026 at 10.00 a.m. to transact the following businesses:-

ORDINARY BUSINESS

1. To lay the Audited Financial Statements of Pavilion REIT for the financial year ended 31 December 2025 together with the Trustee’s Report to the Unitholders issued by MTrustee Berhad, as trustee of Pavilion REIT, and the Report and Statement by the Manager issued by Pavilion REIT Management Sdn Bhd, as the Manager of Pavilion REIT, and the Auditors’ Report thereon.

(Please refer to Explanatory Note I)

SPECIAL BUSINESS

To consider and, if thought fit, to pass the following resolution as an Ordinary Resolution, with or without any modifications:

2. **PROPOSED AUTHORITY TO ALLOT AND ISSUE NEW UNITS OF UP TO 20% OF THE TOTAL NUMBER OF ISSUED UNITS (“PROPOSED AUTHORITY”)**

*Ordinary Resolution
(Please refer to Explanatory Note II)*

“**THAT** pursuant to the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and the approval of the relevant regulatory authorities, where such approval is required, authority be and is hereby given to the Directors of Pavilion REIT Management Sdn Bhd (“**the Manager**”) to allot and issue new units of Pavilion 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 in the best interest of Pavilion REIT, provided that the aggregate number of New Units to be issued pursuant to this resolution, when aggregated with the number of units in Pavilion REIT issued during the preceding 12 months does not exceed 20% of the total number of units issued in Pavilion REIT, and the placement to any single placee for the number of units to be issued pursuant to this resolution does not exceed 10% of the total number of units issued;

THAT the Proposed Authority shall continue to be in force until:

- (a) the conclusion of the next annual general meeting (“**AGM**”) of the Unitholders, at which time it shall lapse, unless by a resolution is passed at the meeting to renew the authority; or
- (b) the expiration of the period within which the next AGM of the Unitholders is required by law to be held; or
- (c) the Proposed Authority is revoked or varied by a resolution passed by the Unitholders in a Unitholders’ meeting;

whichever occurs first (“**Validity Period**”);

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THAT the New Units to be issued pursuant to the Proposed Authority shall, upon allotment and issuance, rank pari passu in all respects with the existing Units except that the New Units will not be entitled to any distributable income, right, benefit, entitlement, and/or any other distributions that may be declared before the date of allotment and issuance of such New Units;

THAT authority be and is hereby given to the Directors of the Manager and the Trustee, acting for and on behalf of Pavilion REIT, to give effect to the Proposed Authority with full powers to assent to any condition, variation, modification, and/or amendment in any manner as the Manager and the Trustee may deem fit in the best interest of Pavilion REIT and/or as may be imposed by the relevant authorities, and to deal with all matters relating thereto;

AND THAT authority be and is hereby given to the Directors of the Manager and the Trustee, acting for and on behalf of Pavilion REIT, to take all such steps and do all acts, deeds, and things in any manner (including the execution of such documents as may be required) as they may deem necessary or expedient to implement, finalise, complete, and give full effect to the Proposed Authority.”

By Order of the Board of
Pavilion REIT Management Sdn Bhd [201101011359 (939490-H)]
(as the Manager of Pavilion Real Estate Investment Trust)

Lim Mei Yoong (LS0002201)
(SSM PC No. 201908003397)

Teh Peng Peng (MAICSA 7021299)
(SSM PC No. 202008000736)

Joint Company Secretaries

Kuala Lumpur
31 March 2026

Notes:

1. A unitholder who is entitled to attend at the meeting is entitled to appoint not more than 2 proxies to attend instead of him. A proxy need not be a unitholder. Where a unitholder appoints 2 proxies, the appointments shall be invalid unless the proportions to be represented by each proxy is specified (expressed as a percentage of the whole).
2. Where a unitholder is a corporation, its duly authorised representative shall be entitled to attend the meeting and shall be entitled to appoint another person (whether a unitholder or not) as its proxy to attend.
3. Where a unitholder is an authorised nominee as defined under the Securities Industry (Central Depositories) Act 1991, it may appoint not more than 2 proxies in respect of each securities account it holds with units standing to the credit of the said securities account. Where a unitholder appoints 2 proxies, the appointments shall be invalid unless the proportions to be represented by each proxy is specified (expressed as a percentage of the whole).
4. The proxy form shall be in writing under the hand of the appointor or of its attorney duly authorised in writing or if such appointor is a corporation, either under its common seal or under the hand of an officer or attorney so authorised.

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5. The original proxy form or certificate of appointment of corporate representative or power of attorney must be deposited at the Registered Office of the Manager of Pavilion REIT i.e. Pavilion REIT Management Sdn Bhd either by hand or by post at Unit 6-3A, Level 6, Pavilion Tower, 75 Jalan Raja Chulan, 50200 Kuala Lumpur, Malaysia not later than **Sunday, 10 May 2026 at 10.00 a.m.**, being 48 hours before the time appointed for holding the meeting or any adjournment thereof.
6. Only unitholders registered in the Record of Depositors as at 5 May 2026 shall be entitled to attend and vote at the meeting or appoint proxies to attend and vote on his/her behalf.
7. Pursuant to Paragraph 8.29A(1) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the Proposed Ordinary Resolution set out in the Notice of the 14th AGM will be put to vote by way of poll.

Explanatory Note on Ordinary Business:

- (I) The Audited Financial Statements are laid before the unitholders for discussion only pursuant to the provision of the Guidelines on Listed Real Estate Investment Trusts ("Listed REITs Guidelines"). The Audited Financial Statements do not require formal approval of the unitholders. Hence, this matter will not be put to vote.

Explanatory Note on Special Business:

- (II) **Proposed Authority to Allot and Issue New Units of up to 20% of the Total Number of Issued Units**

The Proposed Ordinary Resolution, if passed, would enable the Directors of the Manager to allot and issue New Units from time to time provided that the aggregate number of the New Units to be issued during the Validity Period, when aggregated with the number of units issued during the preceding 12 months does not exceed 20% of the total number of units issued in Pavilion REIT.

The Proposed Authority will allow the Manager the flexibility to allot and issue New Units to raise funds to finance future investments, acquisitions, and/or capital expenditure, to enhance the value of Pavilion REIT and/or to refinance existing debt as well as for working capital purposes, subject to the relevant laws and regulations. With the Proposed Authority, delays and further costs involved in convening separate general meetings to approve such issue of New Units to raise funds can be avoided.

The Manager may, subject to relevant laws and regulations, use the net proceeds from the issuance of New Units under the Proposed Authority at its absolute discretion for other purposes as permitted for under the Listed REITs Guidelines.

Any allotment and issuance of New Units pursuant to the Proposed Authority will be subject to the relevant approvals of the Securities Commission Malaysia and Bursa Malaysia Securities Berhad.