

PARAGON REIT

PARAGON REIT

(a real estate investment trust constituted on 9 July 2013
under the laws of the Republic of Singapore)

27 March 2025

Dear Unitholders,

(1) **PROPOSED PARAGON TRUST DEED AMENDMENTS; AND**

(2) **PROPOSED PRIVATISATION OF PARAGON REIT BY WAY OF A TRUST SCHEME OF ARRANGEMENT**

NOTICE OF EGM, NOTICE OF SCHEME MEETING, PROXY FORMS AND ELECTRONIC DISSEMINATION OF SCHEME DOCUMENT

We are pleased to enclose printed copies of the following documents:

- (a) the Notice of EGM and the Proxy Form A (EGM) in relation to the extraordinary general meeting of Unitholders to be convened to approve the Paragon Trust Deed Amendments (the “**EGM**”); and
- (b) the Notice of Scheme Meeting and the Proxy Form B (Scheme Meeting) in relation to the meeting of Minority Unitholders to be convened by order of Court to approve the Scheme (the “**Scheme Meeting**”),

(collectively, the “**Notices and Proxy Forms**”). Unless otherwise defined, all capitalised terms used and not defined herein shall have the same meanings given to them in the scheme document dated 27 March 2025 (the “**Scheme Document**”) containing details of the Paragon Trust Deed Amendments and the Scheme.

Printed copies of the Scheme Document will not be despatched to Unitholders. Instead, the Scheme Document has been made available to Unitholders by electronic means via publication on PARAGON REIT’s website at <https://www.paragonreit.com.sg/proposed-privatisation/> and on SGXNet at <https://www.sgx.com/securities/company-announcements>, by selecting the company name “PARAGON REIT MANAGEMENT PTE. LTD.” and the announcement titled “Court Meeting::Voluntary” dated 27 March 2025. You will need an internet browser and PDF reader to view the Scheme Document and its related documents on SGXNet and/or the website of PARAGON REIT.

The Notices and Proxy Forms are also available on PARAGON REIT’s website at <https://www.paragonreit.com.sg/proposed-privatisation/> and on the SGXNet at <https://www.sgx.com/securities/company-announcements>.

The EGM and the Scheme Meeting will be held at Simpor Junior Ballroom, Level 4, Sands Expo & Convention Centre, 10 Bayfront Avenue, Singapore 018956 on the following date and times:

- (a) **EGM:** 22 April 2025, 2.30 p.m.; and
- (b) **Scheme Meeting:** 22 April 2025, 3.00 p.m. (or as soon thereafter following the conclusion of the EGM).

We encourage you to read the electronic copy of the Scheme Document. However, should you wish to receive a printed copy of the Scheme Document, please complete the Request Form below and return it to the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, Keppel Bay Tower #14-07, Singapore 098632 or via e-mail to srs.requestform@boardroomlimited.com, which should reach us by no later than 5.00 p.m. on 14 April 2025. A printed copy of the Scheme Document will then be sent to the address in Singapore specified by you by ordinary post at your own risk.

The Paragon Directors (including those who may have delegated detailed supervision of this letter) have taken all reasonable care to ensure that the facts stated and opinions expressed in this letter are fair and accurate and that there are no other material facts not contained in this letter, the omission of which would make any statement in this letter misleading. The Paragon Directors jointly and severally accept responsibility accordingly. Where any information has been extracted or reproduced from published or otherwise publicly available sources or obtained from a named source, the sole responsibility of the Paragon Directors has been to ensure through reasonable enquiries that such information is accurately extracted from such sources or, as the case may be, reflected or reproduced in this letter in its proper form and context.

By completing, signing and submitting the Request Form to us, you agree and acknowledge that we and/or our service providers may collect, use and disclose your personal data, as contained in your Request Form, for the purpose of processing and effecting your request for a printed copy of the Scheme Document.

Yours Sincerely,
For and on behalf of
PARAGON REIT Management Pte. Ltd.
(in its capacity as manager of PARAGON REIT)
(Company Registration No. 201305497E)

Huang Jinyang, Brent
Company Secretary

REQUEST FORM

To: **PARAGON REIT Management Pte. Ltd. (in its capacity as manager of PARAGON REIT) (Company Registration No. 201305497E) c/o Boardroom Corporate & Advisory Services Pte. Ltd. at 1 Harbourfront Avenue, Keppel Bay Tower #14-07, Singapore 098632**

Note: Please complete and sign this Request Form and send it by e-mail to srs.requestform@boardroomlimited.com, or post it with the envelope enclosed, by no later than 5.00 p.m. on 14 April 2025. We regret that incomplete or improperly completed Request Forms will not be processed.

Please send me a printed copy of the Scheme Document at the address in Singapore specified below.

Name(s) of Unitholder(s): _____

NRIC/Passport/Company Registration No.: _____

Address: _____

Signature: _____ Date: _____

1st fold (This flap for sealing) - Glue all slides firmly. Stapling or spot sealing is disallowed

2nd fold here

**BUSINESS REPLY SERVICE
PERMIT NO. 09059**



PARAGON REIT Management Pte. Ltd.
(as Manager of PARAGON REIT)
c/o Boardroom Corporate & Advisory Services Pte. Ltd.
1 HarbourFront Avenue
Keppel Bay Tower #14-07
Singapore 098632

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For posting in
Singapore only.

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