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PROPOSED PRIVATISATION OF PARAGON REIT BY WAY OF A TRUST SCHEME OF ARRANGEMENT

1. Introduction

Morgan Stanley Asia (Singapore) Pte. (“**MS Singapore**”) refers to the joint announcement dated 11 February 2025 made by PARAGON REIT Management Pte. Ltd., as manager of Paragon REIT (the “**Paragon Manager**”), and Times Properties Private Limited, a wholly-owned subsidiary of Cuscaden Peak Pte. Ltd. to privatise Paragon REIT by way of a trust scheme of arrangement (the “**Scheme**”) in accordance with the Singapore Code on Take-overs and Mergers (the “**Code**”).

MS Singapore is the financial adviser to the Paragon Manager in respect of the Scheme and is required under the Code to make these disclosures.

2. Dealings

Pursuant to Rule 12.1 of the Code and the Practice Statement on the Exemption of Connected Fund Managers and Principal Traders under the Code, MS Singapore wishes to report dealings by associates of MS Singapore in the securities of Paragon REIT (“**Relevant Securities**”) for their own account or for the account of discretionary investment clients, details of which are set out in the table below.

MS Singapore’s disclosures pursuant to Rule 12 of the Code (“**Rule 12 disclosures**”), including those below, are made in compliance with its obligations under the Code. **All trades in the Rule 12 disclosures are conducted in the ordinary course of business of the Morgan Stanley group, independent of the Scheme, and will not affect the scheme consideration under the Scheme.**

Trades on units of Paragon REIT:

| Trade Date | Name of MS Singapore's associate and whether dealing as principal or for discretionary investment client | Nature of dealing | | Number of units purchased or sold | Price per ordinary unit (SGD) | Price paid or received (SGD) | | Total amount paid or received (SGD) | Resultant total amount of Relevant Securities owned or controlled by the associate and investment accounts under discretionary management | Resultant total percentage of units in the capital of Paragon REIT acquired ¹ |
|------------------------------|--|----------------------------------|------|-----------------------------------|-------------------------------|------------------------------|--------|-------------------------------------|---|--|
| | | | | | | Highest | Lowest | | | |
| 2-May-2025 (US time zone) | Morgan Stanley & Co. International plc (dealing as principal) | ETF Creation (sale of shares) | Sell | 32,400 | 0.7543 | 0.7543 | 0.7543 | 24,439.32 | 250,496 | 0.0088% |

Issued by

Morgan Stanley Asia (Singapore) Pte.



Zhu An Lu

Executive Director

Copy (via email) to:

Paragon REIT

¹ Based on 2,839,010,006 units of Paragon REIT in issue