

PARAGON REIT MANAGEMENT PTE. LTD.

(Registration No: 201305497E)

(Incorporated in the Republic of Singapore)

NOTICE OF BOOKS CLOSURE AND DISTRIBUTION PAYMENT DATE

NOTICE IS HEREBY GIVEN THAT the Transfer Books and Register of Unitholders of PARAGON REIT will be closed on **19 February 2025 at 5.00 p.m.** (the “**Record Date**”) for the purpose of determining the entitlements of holders of units in PARAGON REIT (“**Units**” and holder of Units, “**Unitholders**”) to PARAGON REIT’s distribution for the period from **1 July 2024 to 31 December 2024** (“**Distribution**”).

The distribution comprises the two components of:-

- (a) taxable income distribution of **2.18 cents**; and
- (b) tax-exempt income distribution of **0.15 cents**.

Unitholders whose securities accounts with The Central Depository (Pte) Limited are credited with Units as at the Record Date will be entitled to the Distribution to be paid on **28 March 2025**.

DECLARATION FOR SINGAPORE TAX PURPOSES

The Distribution will comprise tax-exempt income and taxable income distribution.

A. Tax-exempt income

The tax-exempt income component of the distribution is exempt from tax in the hands of all Unitholders. No tax will be deducted at source for this component.

B. Taxable income

Tax will be deducted at source from the taxable income component in certain circumstances. The following sections describe the circumstances in which tax will or will not be deducted from such distribution.

Individuals

Unitholders who are individuals and who hold Units in their sole names or jointly with other individuals are not required to submit any forms and will receive a gross Distribution, i.e. no tax will be deducted at source. The Distribution received by individuals (whether Singapore tax resident or not) is exempt from tax if it is not derived through a partnership in Singapore or from the carrying on of a trade, business or profession in Singapore. Such individual Unitholders, i.e. to whom the exemption will not apply, must declare the Distribution received as income in their tax returns.

Qualifying Unitholders (other than individuals)

A Qualifying Unitholder (excluding individuals) refers to:

- (a) A company incorporated and tax resident in Singapore;
- (b) A Singapore branch of a foreign company;
- (c) Non-corporate entities (excluding partnerships) constituted or registered in Singapore, including a charity registered under the Charities Act 1994 or established by any written law, a town council, a statutory board, a co-operative society registered under the Co-operative Societies Act 1979 or a trade union registered under the Trade Unions Act 1940;
- (d) An international organisation that is exempt from tax on such distributions by reason of an order made under the International Organisations (Immunities and Privileges) Act 1948; and
- (e) A real estate investment trust exchange-traded fund which has been accorded the tax transparency treatment.

Qualifying Unitholders will receive a gross Distribution, but will have to pay income tax subsequently at their own applicable tax rates unless they are exempt from tax because of their own circumstances. Qualifying Unitholders must complete a prescribed form to declare their Singapore tax residence status – the “Declaration for Singapore Tax Purposes Form” (“**Form A**”). They will receive Form A from the Unit Registrar of PARAGON REIT, Boardroom Corporate & Advisory Services Pte. Ltd., and will have to complete and return Form A to Boardroom Corporate & Advisory Services Pte. Ltd. If a Qualifying Unitholder fails to return Form A or fails to properly complete Form A, DBS Trustee Limited, as trustee of PARAGON REIT (the “**Trustee**”), and PARAGON REIT Management Pte. Ltd., as manager of PARAGON REIT (the “**Manager**”), will be obliged to deduct tax at the rate of 17% from the Distribution to such Qualifying Unitholder.

CPFIS / SRS Funds

Unitholders who hold Units under the Central Provident Fund Investment Scheme (“**CPFIS**”) or Supplementary Retirement Scheme (“**SRS**”) will receive a gross Distribution paid to their respective CPFIS or SRS accounts, which is tax-exempt. There is no need for such Unitholders to complete any forms.

Foreign (non-individual) Unitholders / Foreign Funds

Foreign non-individual investors and foreign funds (i.e. a non-resident fund that qualifies for tax exemption under Section 13CA, 13X or 13Y of the Singapore Income Tax Act) will receive their Distribution net of 10% tax. A foreign non-individual investor or a foreign fund is one who is not a resident of Singapore for income tax purposes and:-

- (a) who does not have a permanent establishment in Singapore (other than a fund manager in Singapore); or
- (b) who carries on any operation in Singapore through a permanent establishment in Singapore (other than a fund manager in Singapore), where the funds used to acquire the Units are not obtained from that operation.

Such Unitholders must complete Form A to declare their status in relation to these conditions. They will receive Form A from the Unit Registrar of PARAGON REIT, Boardroom Corporate & Advisory Services Pte. Ltd., and will have to complete and return Form A to Boardroom

Corporate & Advisory Services Pte. Ltd. The Trustee and Manager will be obliged to deduct tax at the rate of 17% from the Distribution if Form A is not returned within the stipulated time limit or is not properly completed.

Nominee Unitholders

Nominees who hold their Units for the benefit of individuals and Qualifying Unitholders will receive a gross Distribution. Nominees who hold their Units for the benefit of qualifying foreign (non-individual) investors or foreign funds will receive a Distribution net of 10% tax. This is provided the nominees furnish certain particulars of the beneficiaries to the Trustee and Manager. These particulars are to be provided together with a declaration by the nominees of the status of the beneficiaries.

Nominees will receive the “Declaration by Depository Agents for Singapore Tax Purposes Form” (“**Form B**”) from the Unit Registrar of PARAGON REIT, Boardroom Corporate & Advisory Services Pte. Ltd., and will have to complete and return Form B to Boardroom Corporate & Advisory Services Pte. Ltd. The Trustee and Manager will be obliged to deduct tax at the rate of 17% from the Distribution if Form B is not returned within the stipulated time limit or is not properly completed.

Joint Unitholders and All Other Unitholders

Unitholders who hold their Units jointly (other than those held jointly by individuals) as well as Unitholders who do not fall within the categories described above will receive their Distribution net of 17% tax. These Unitholders do not need to return any forms.

Last Date and Time for Return of Forms

The Unit Registrar of PARAGON REIT, Boardroom Corporate & Advisory Services Pte, Ltd., will despatch Form A and Form B to Unitholders and nominees respectively, on or around **24 February 2025**.

Unitholders (Form A) and nominees (Form B and its annexes) will have to complete the forms legibly and send it to Boardroom Corporate & Advisory Services Pte. Ltd. such that the forms are received by **6 March 2025 at 5.00 p.m.** in order to receive a gross Distribution or a Distribution net of 10% tax, as the case may be.

DECLARATION IN INCOME TAX RETURN

The Distribution is considered as income for the year 2024:

Distribution for the period from	Income for the year	Year of Assessment
1 July 2024 to 31 December 2024	2024	2025

Beneficial owners of the Distribution, other than those who are exempt from tax on the Distribution or who are entitled to the reduced tax rate of 10%, are required to declare the gross Distribution as taxable income for the periods stated above in their Singapore income tax return for the Year of Assessment 2025.

IMPORTANT DATES AND TIMES

Date / Deadline	Event
19 February 2025 at 5.00 p.m.	Closure of the Transfer Books and Register of Unitholders of PARAGON REIT (Record Date)
6 March 2025 at 5.00 p.m.	Unitholders and depository agents must have completed and returned Form A or Form B, as applicable, to the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd.
28 March 2025	Payment of Distribution

Issued by PARAGON REIT Management Pte. Ltd.
 As manager of PARAGON REIT
 11 February 2025

IMPORTANT NOTICE

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units.

The value of Units and the income derived from them, if any, may fall or rise. Units are not obligations of, deposits in, or guaranteed by the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors should note that they will have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”). It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. The listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.