

# PARAGON REIT

## PARAGON REIT

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

Managed by

### PARAGON REIT MANAGEMENT PTE. LTD.

(Registration No: 201305497E)

(Incorporated in the Republic of Singapore)

## DEALINGS DISCLOSURE

### 1. INTRODUCTION

The board of directors of PARAGON REIT Management Pte. Ltd. (in its capacity as manager of PARAGON REIT, the "**Paragon Manager**"), refers to the joint announcement dated 11 February 2025 (the "**Joint Announcement**") made by the Paragon Manager and Times Properties Private Limited ("**TPPL**") (a wholly-owned subsidiary of Cuscaden Peak Pte. Ltd. ("**CP**")), in relation to the proposed privatisation of PARAGON REIT, which will be effected through the acquisition by TPPL of all the units in PARAGON REIT (the "**Units**") held by the unitholders of PARAGON REIT (the "**Unitholders**") other than CP and its subsidiaries, by way of a trust scheme of arrangement (the "**Scheme**") in compliance with the Singapore Code on Take-overs and Mergers (the "**Code**") and the Paragon Trust Deed, as may be amended, supplemented or varied from time to time.

All capitalised terms used but not defined herein shall have the meanings ascribed to them in the Joint Announcement.

### 2. DEALINGS BY THE PARAGON MANAGER

Pursuant to Rule 12.1 of the Code, the Paragon Manager wishes to announce the following dealings in the Units by the Paragon Manager pursuant to the Performance Unit Award ("**PUA**") scheme:

<b>Date of dealing</b>	3 March 2025
<b>Nature of dealing</b>	Transfer of Units to the staff of the Paragon Manager and the Property Manager, Straits Retail Property Management Services Pte. Ltd. (the " <b>Property Manager</b> "), pursuant to awards granted under PUA scheme
<b>No. of Units subject to the dealing</b>	251,880
<b>As a percentage of issued Units<sup>(1)(2)</sup></b>	0.0089%
<b>Price per Unit<sup>(3)</sup></b>	S\$0.9713
<b>Resultant total number of Units owned or controlled</b>	148,031,719
<b>Resultant percentage of Units owned or controlled<sup>(4)</sup></b>	5.214%

#### Notes:

- (1) Calculated based on 2,839,010,006 Units in issue as at 3 March 2025.
- (2) Rounded to the nearest four (4) decimal places.
- (3) The transfer price per Unit issued as the consideration for the PUA is the volume weighted average price for a Unit for all trades done on Singapore Exchange Securities Trading Limited (the "**SGX-ST**") in the ordinary course of trading for the period of ten business days immediately preceding 3 March 2025.

(4) Rounded to the nearest three (3) decimal places.

On 3 March 2025, the Paragon Manager announced that 251,880 Units have been transferred to the staff of the Paragon Manager and the Property Manager, at a transfer price of S\$0.9713 per Unit, pursuant to awards granted under the PUA scheme. The PUA is granted as part of an overall compensation programme to the staff of the Paragon Manager and the Property Manager.

Following the dealings reported above, the Paragon Manager owns or controls 148,031,719 Units, representing approximately 5.214% of the total number of issued Units. The total number of issued Units remains as 2,839,010,006.

### **3. DIRECTORS' RESPONSIBILITY STATEMENT**

The directors of the Paragon Manager (including those who may have delegated detailed supervision of the preparation of this Announcement) have taken all reasonable care to ensure that the facts stated and opinions expressed in this Announcement are fair and accurate and that there are no other material facts not contained in this Announcement, the omission of which would make any statement in this Announcement misleading. Subject to the paragraph below, the directors of the Paragon Manager 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 (including TPPL), the sole responsibility of the directors of the Paragon Manager 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 Announcement. The directors of the Paragon Manager do not accept any responsibility for any information relating to TPPL or any opinion expressed by TPPL.

4 March 2025

#### **BY ORDER OF THE BOARD**

**PARAGON REIT Management Pte. Ltd.**  
as Manager of PARAGON REIT  
(Company Registration No. 201305497E)  
(Incorporated in the Republic of Singapore)

*Any queries relating to this Announcement or the Scheme should be directed to the following:*

PARAGON REIT Management Pte. Ltd.  
Morgan Stanley Asia (Singapore) Pte.  
Investment Banking  
Tel: +65 6834 7215

## Forward-Looking Statements

*All statements other than statements of historical facts included in this Announcement are or may be forward-looking statements. Forward-looking statements include but are not limited to those using words such as "seek", "expect", "anticipate", "estimate", "believe", "intend", "project", "plan", "strategy", "forecast" and similar expressions or future or conditional verbs such as "will", "would", "should", "could", "may" and "might". Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of occupancy or property rental income, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in amounts and on terms necessary to support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Paragon Manager's current view of future events, and the Paragon Manager does not undertake any obligation to update publicly or revise any forward-looking statements.*

*The value of the Units and the income derived from them, if any, may fall or rise. Units are not obligations of, deposits in, or guaranteed by the Paragon 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 have no right to request the Paragon Manager to redeem or purchase their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.*