

NOTICE ACCOMPANYING THE ELECTRONIC PROSPECTUS OF ATRIUM REAL ESTATE INVESTMENT TRUST (“ATRIUM REIT”) DATED 28 FEBRUARY 2007 (“ELECTRONIC PROSPECTUS”)

(Unless otherwise indicated, specified or defined in this notice, the definitions in the Prospectus shall apply throughout this notice)

Website

The Electronic Prospectus can be viewed or downloaded from Bursa Malaysia Securities Berhad (“Bursa Securities”)’s website at www.bursamalaysia.com (“Website”).

Availability and Location of Paper/Printed Prospectus

Any applicant in doubt concerning the validity or integrity of the Electronic Prospectus should immediately request a paper/printed copy of the Prospectus directly from Atrium REIT Managers Sdn Bhd (“Atrium REIT Managers”), Aseambankers Malaysia Berhad (“Aseambankers”) or MIDF Consultancy and Corporate Services Sendirian Berhad. Alternatively, the applicant may obtain a copy of the Prospectus from participating organisations of Bursa Securities, members of the Association of Banks in Malaysia and members of the Malaysian Investment Banking Association.

Investors should note that the Application Forms are not available in electronic format.

Jurisdictional Disclaimer

This distribution of the Electronic Prospectus and the sale of 75,500,000 units under the IPO (“IPO Units”) are subject to Malaysian law. Bursa Securities, Aseambankers and Atrium REIT Managers take no responsibility for the distribution of the Electronic Prospectus and/or the sale of the IPO Units outside Malaysia, which may be restricted by law in other jurisdictions. The Electronic Prospectus does not constitute and may not be used for the purpose of an offer to sell or an invitation of an offer to buy any IPO Units, to any person outside Malaysia or in any jurisdiction in which such offer or invitation is not authorised or lawful or to any person to whom it is unlawful to make such offer or invitation.

Close of Application

Applications will be accepted from 10.00 a.m. on 28 February 2007 and will remain open until 5.00 p.m. on 9 March 2007 or for such further period or periods as the Directors of Atrium REIT Managers and/or the Offerors together with the Managing Underwriter in their absolute discretion may decide.

The Electronic Prospectus made available on the Website after the closing of the application period is made available solely for informational and archiving purposes. No securities will be allotted or issued on the basis of the Electronic Prospectus after the closing of the application period.

Persons Responsible for the Internet Site in which the Electronic Prospectus is Posted

The Electronic Prospectus which is accessible at the Website is owned by Bursa Securities. Users’ access to the Website and the use of the contents of the Website and/or any information in whatsoever from arising from the Website shall be conditional upon acceptance of the terms and conditions of use as contained in the Website.

The contents of the Electronic Prospectus as provided by Atrium REIT Managers to Bursa Securities are for informational and archiving purposes only and are not intended to provide investment advice of any form or kind, and shall not at any time be relied upon as such.