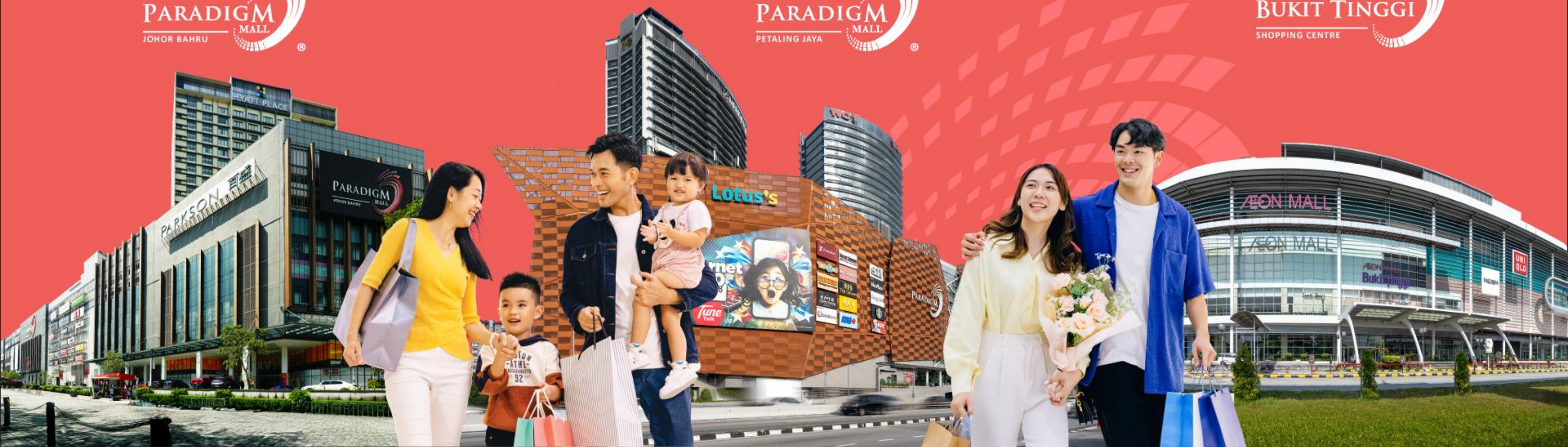




PARADIGM REAL ESTATE INVESTMENT TRUST

FP 30 June 2025 Results Briefing

August 2025



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AGENDA

01 Introduction to Paradigm REIT

02 Portfolio Overview

03 Growth Potential

04 Financial Highlights

05 ESG Initiatives



AGENDA

01 INTRODUCTION TO PARADIGM REIT

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PARADIGM REIT AT A GLANCE



Strategically located,
geographically
diversified portfolio



Diversified & resilient
portfolio driving income
stability



Extensive network in
sourcing, acquiring and
financing real estate
assets



Strong anchor tenants
with recognised brands



Led by management
team of well
experienced retail real
estate professionals



Stable cash flow from
well-staggered lease
profile

RM2.4b

Appraised Value of
Property Assets

RM13.2m

Total Revenue
in FP30 June 2025 ⁽¹⁾

RM9.3m

Net Property Income
In FP30 June 2025 ⁽¹⁾

730

Tenants as at 30 June 2025
(Excluding BTSC's ancillary
area)

>98.3%

of Occupancy Rate across
all assets as at 30 June
2025

**3 Property
Assets**



Paradigm Mall Petaling Jaya (PMPJ)



Paradigm Mall Johor Bahru (PMJB)



Bukit Tinggi Shopping Centre (BTSC)



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AGENDA

01 Introduction to Paradigm REIT

02 **PORTFOLIO OVERVIEW**

03 Growth Potential

04 Financial Highlights

05 ESG Initiatives



PORTFOLIO OVERVIEW

| | Selangor | | Johor Bahru |
|--|--|---|---|
| |  |  |  |
| | Bukit Tinggi Shopping Centre | Paradigm Mall Petaling Jaya | Paradigm Mall Johor Bahru |
| Appraised Value⁽¹⁾ | RM680 million | RM600 million | RM1,157 million |
| Occupied GLA/NLA | ~ 1.0 million sq ft GLA | ~ 0.7 million sq ft NLA | ~ 1.3 million sq ft NLA |
| Occupancy Rate | 100% | 98.3% | 99.4% |
| Average WALE by NLA⁽²⁾ | N/A | 1.43 years | 1.51 years |
| Number of Tenants | AEON as Master Lessee (Ancillary : 9 tenants) | 276 | 453 |
| NPI Yield⁽³⁾ | FY23A: 5.3% FY24A: 5.8% FY25P: 5.8% FP30 June 2025: 5.8% | FY23A: 5.2% FY24A: 5.9% FY25P: 6.6% FP30 June 2025: 6.7% | FY23A: 4.2% FY24A: 6.3% FY25P: 7.1% FP30 June 2025: 7.0% |

Notes:

(1) Based on the dates of initial valuation as at 25 June 2024 for BTSC, and 18 June 2024 for PMPJ and PMJB, and subsequently updated as at 31 December 2024.

(2) Average WALE by NLA of PMPJ and PMJB, save for BTSC (excluding ancillary area) which is leased to AEON as master lessee.

(3) Based on the actual FY23A, FY24A and annualised FY25P NPI divided by the total purchase consideration of the investment properties, as stated in note (1). FY25P is calculated by multiplying the NPI forecast by a factor of 365/294. FP30 June 2025 is calculated based actual unaudited results from 10 June 2025 to 30 June 2025 (21 days results from Listing Date).

SNAPSHOT OF BUKIT TINGGI SHOPPING CENTRE



| | |
|---|--|
| Appraised Value ⁽¹⁾ | RM680 million |
| Building Tenure | Freehold |
| Occupied Gross Lettable Area (GLA) | ~1.0 million sq ft |
| Average Weighted Average Lease Expiry (WALE) by NLA | N/A |
| No. of tenants as at 30 June 2025 | AEON as Master Lessee (Ancillary area: 9 tenants) |



Features

- 3 retail floors + mezzanine floor
- 3,343 car park bays on surface, basement, elevated, and rooftop levels



Accessibility

- Direct access via major highways
- Upcoming LRT 3 station next to BTSC

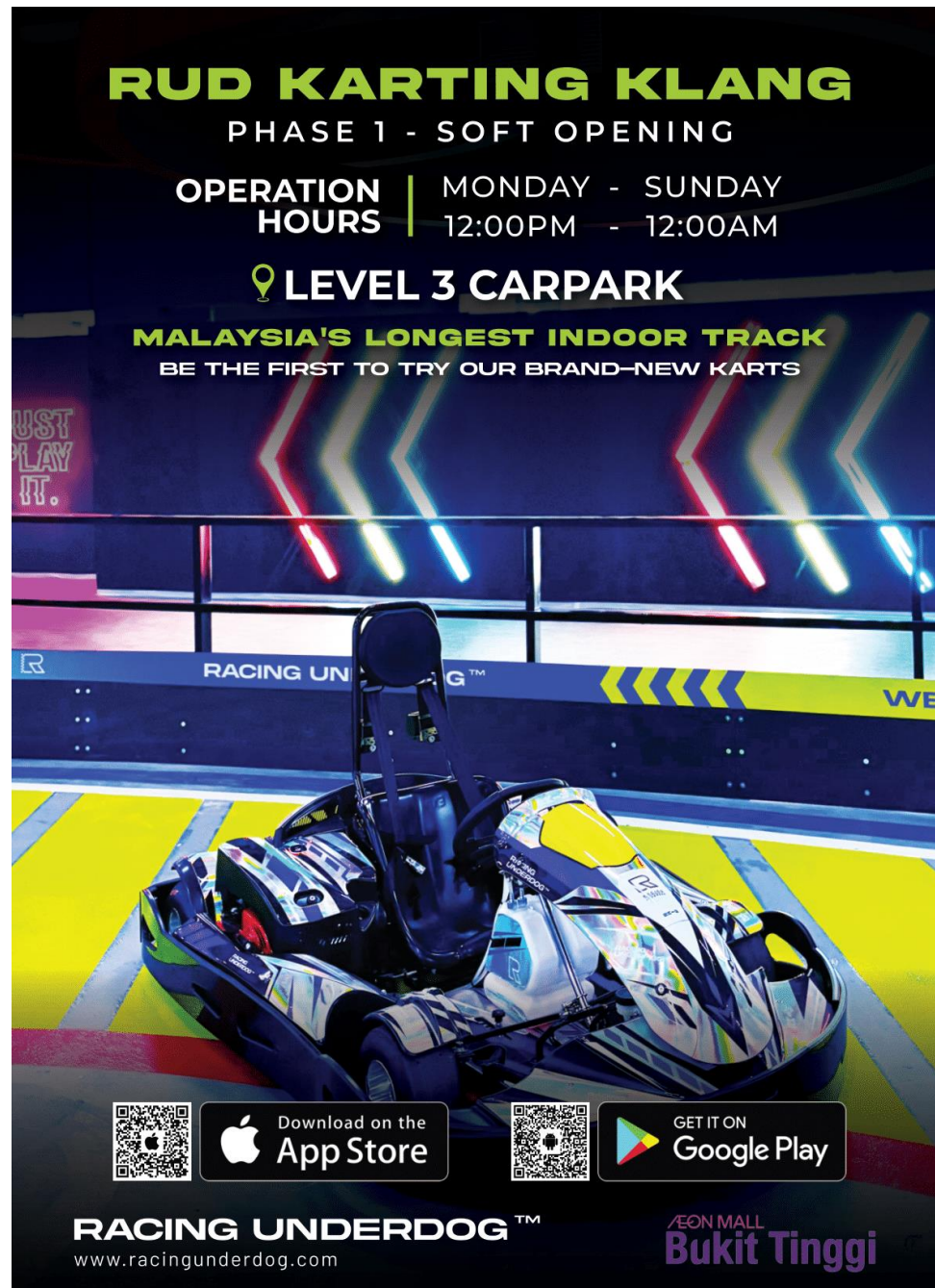
| | | |
|--|---|--|
| 100% Occupancy Rate as at 30 June 2025 | RM2.7m Total Revenue in FP30 June 2025 ⁽²⁾ | RM2.3m NPI in FP30 June 2025 ⁽²⁾ |
|--|---|--|

Note:
(1) Based on the updated valuation as at 31 December 2024
(2) “FP30 June 2025” refers to the financial period from 10 June 2025 (Listing Date) to 30 June 2025.



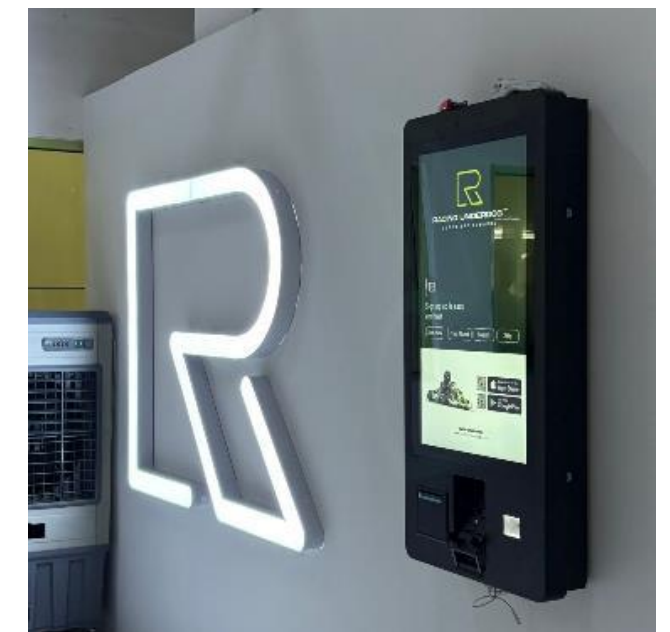
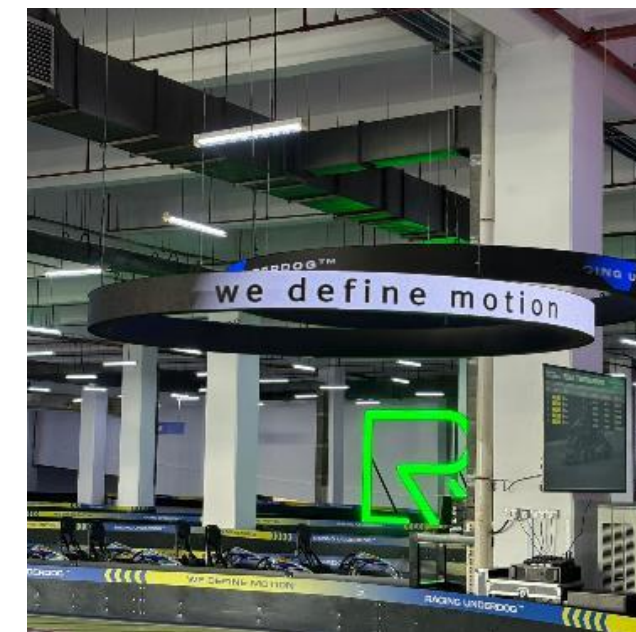
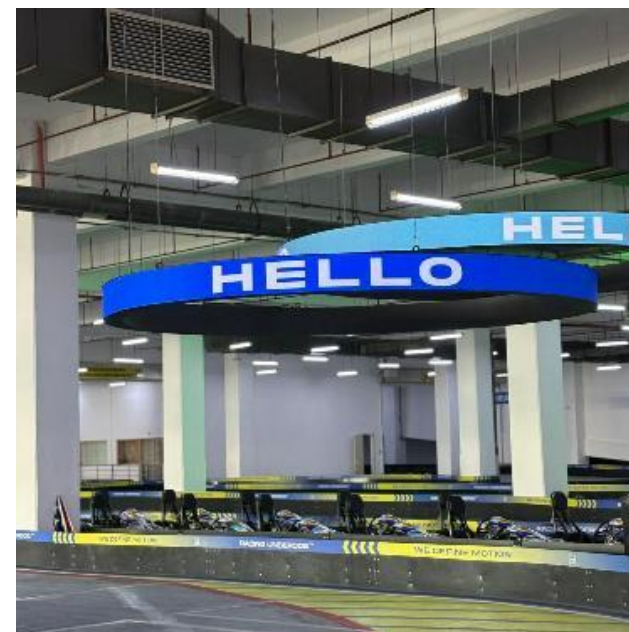
SNAPSHOT OF BUKIT TINGGI SHOPPING CENTRE

Asset Enhancement Initiative (AEI)



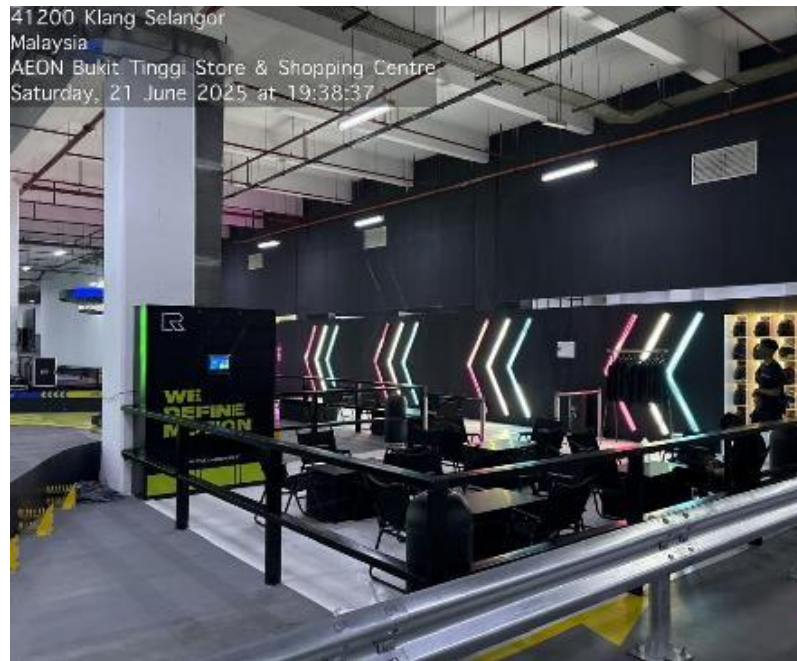
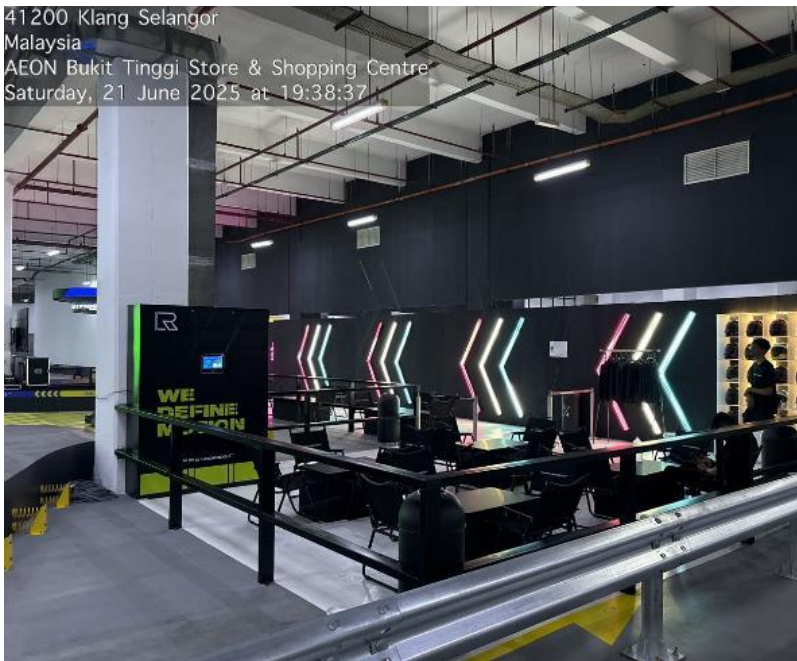
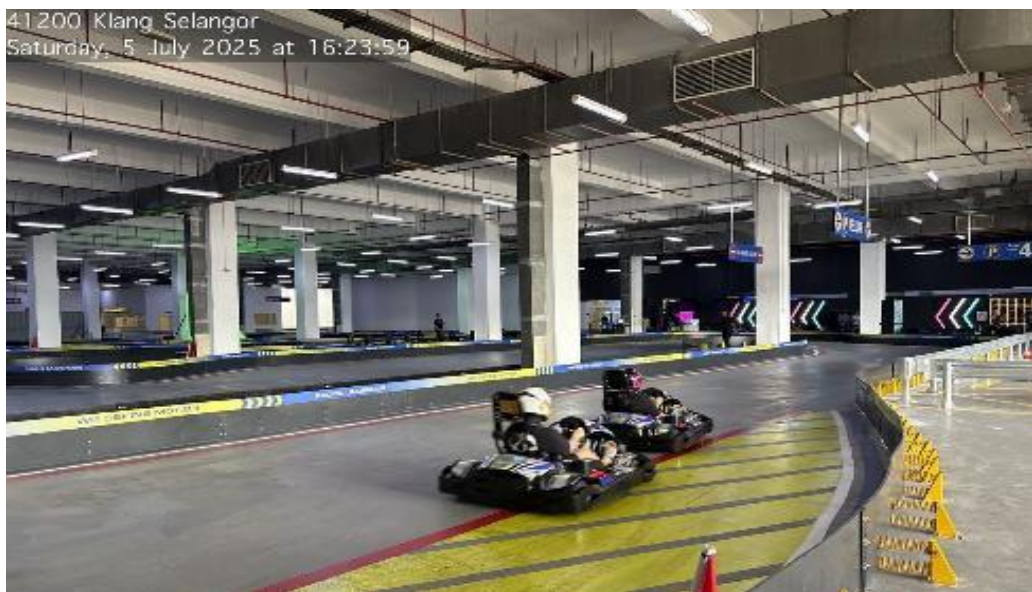
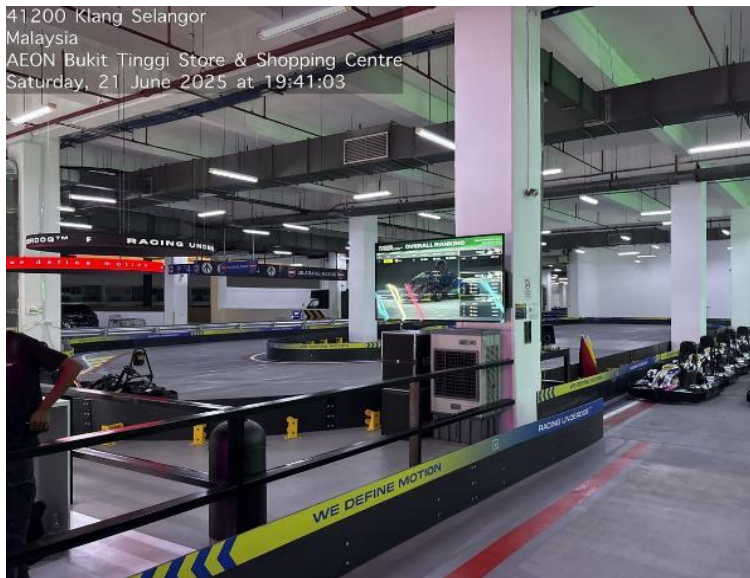
Go-Kart Arena – Racing Underdog

- Part of Level 3 car park successfully transformed into a vibrant Go-Kart play arena, with **Phase 1 of RUD Karting commencing operations on 25 June 2025**
- Designed to draw **AEON Bukit Tinggi shoppers** while catering to a **niche community of karting enthusiasts and club members**
- Soft launch successfully executed, paving the way for the **grand opening on 15 October 2025**



SNAPSHOT OF BUKIT TINGGI SHOPPING CENTRE

Asset Enhancement Initiative (AEI)



SNAPSHOT OF PARADIGM MALL PETALING JAYA



| | |
|---|-----------------------------|
| Appraised Value ⁽¹⁾ | RM600 million |
| Building Tenure | Leasehold (9 February 2111) |
| Occupied Net Lettable Area (NLA) | ~0.7 million sq ft NLA |
| Average Weighted Average Lease Expiry (WALE) by NLA | 1.43 years |
| No. of tenants as at 30 June 2025 | 276 |



Features

- 6 retail floors with lower ground floor + 2 basement car park levels along with 2 retail levels
- 2,343 car park bays



Integrated Property Highlights

- Direct link to:
 - Hotel: Le Méridien Petaling Jaya
 - Residences: The Azure Residences and Sapphire Paradigm
 - Office tower: The Ascent

| | | |
|---|---|--|
| 98.3% Occupancy Rate as at 30 June 2025 | RM3.7m Total Revenue in FP30 June 2025 ⁽²⁾ | RM2.3m NPI in FP30 June 2025 ⁽²⁾ |
|---|---|--|

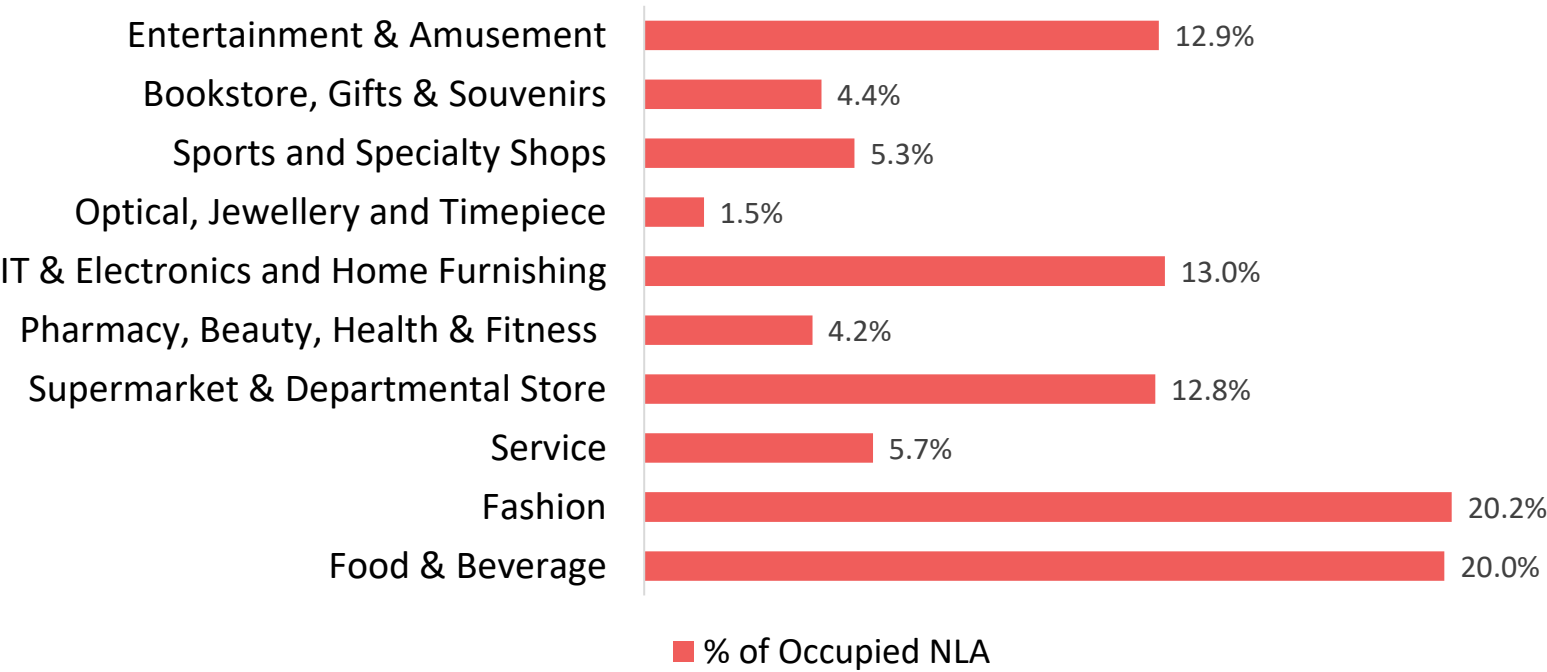
Notes:

(1) Based on the updated valuation as at 31 December 2024

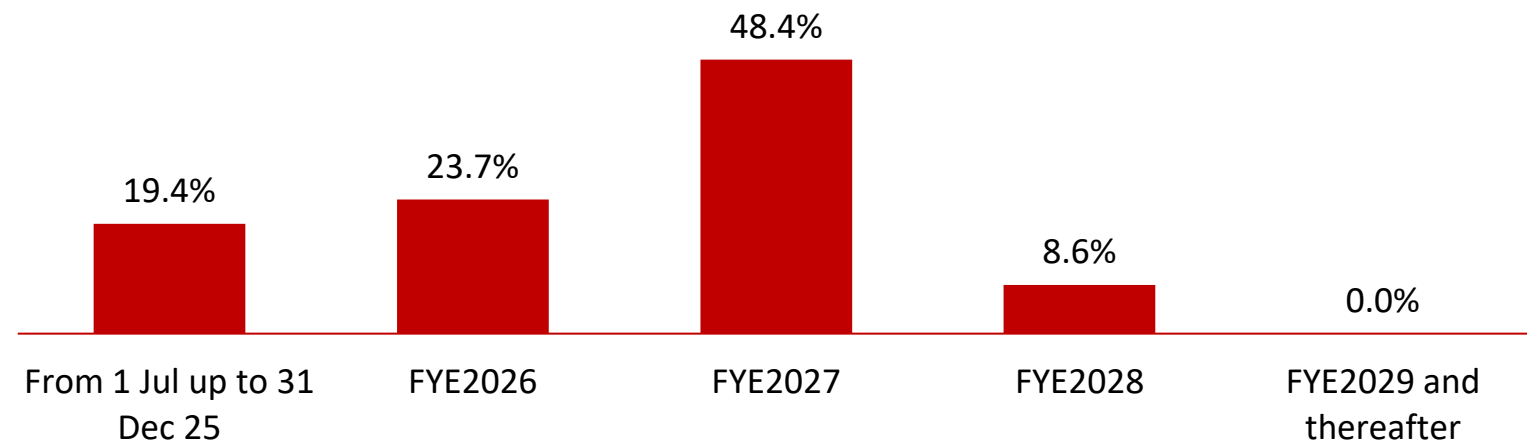
(2) "FP30 June 2025" refers to the financial period from 10 June 2025 (Listing Date) to 30 June 2025.

SNAPSHOT OF PARADIGM MALL PETALING JAYA

Trade Sector Analysis by % of Occupied NLA

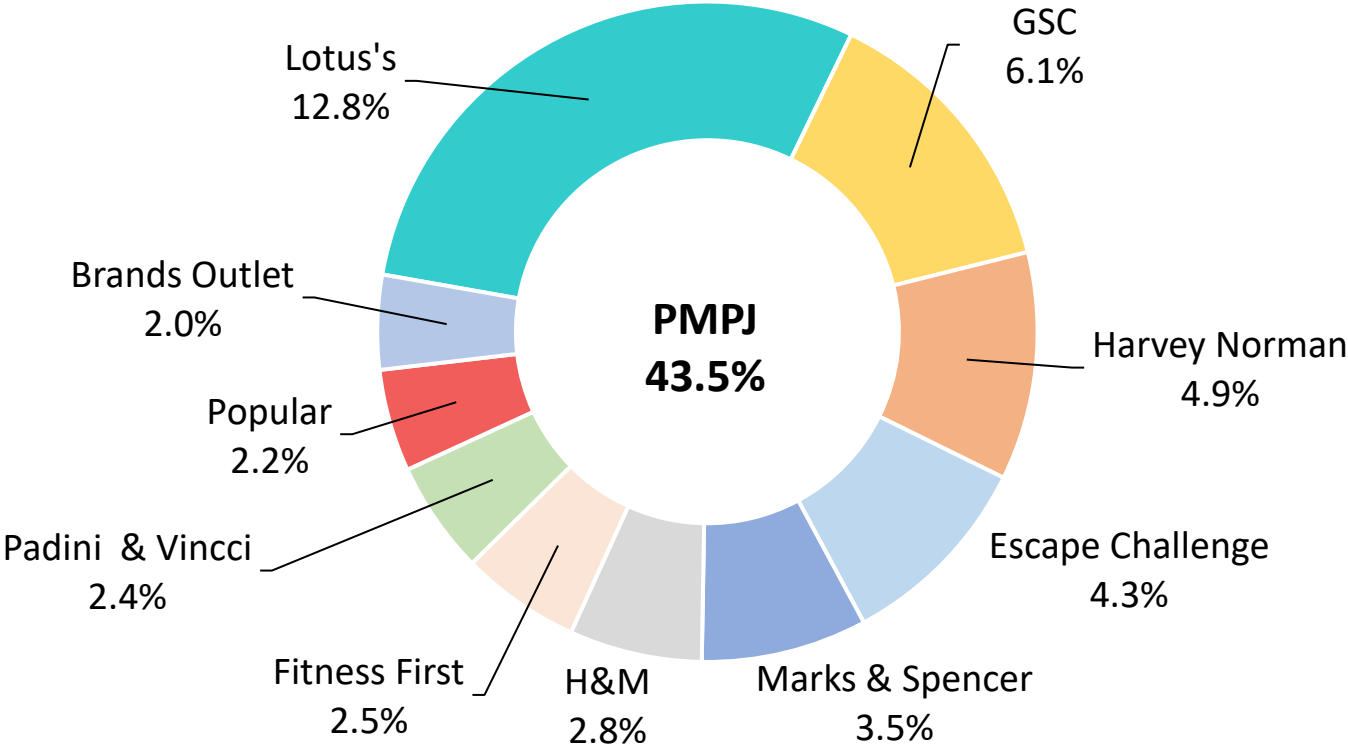


Tenancy expiry profile by % of occupied NLA



Notes:
(1) "FP30 June 2025" refers to the financial period from 10 June 2025 (Listing Date) to 30 June 2025.

% of Occupied NLA of the top 10 tenants



- Top 10 tenants account for 43.5% of occupied NLA, featuring well-established anchors like Lotus's and GSC, providing stable footfall and long-term rental visibility.
- Well-diversified tenant base with a strong balance between **lifestyle, experiential retail** and **essential trade segments**, reinforcing resilience across market cycles.

SNAPSHOT OF PARADIGM MALL PETALING JAYA

KKV



Lotus's

Only at
M&S
MARKS & SPENCER

SEPHORA



PADINI
CONCEPT STORE



LifeWear



ELLE



Harvey Norman



BRANDS OUTLET



G2000



Serai
@PARADIGM



And more...



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SNAPSHOT OF PARADIGM MALL PETALING JAYA

Asset Enhancement Initiative (AEI)



New Food Alley

- 2nd floor upgrade successfully completed as of 1 June 2025, transforming part of the area into a vibrant **Food Alley**
- Refurbishment has led to a **notable increase in footfall**
- More **exciting dining options** coming soon to strengthen and enhance the mall's F&B offerings

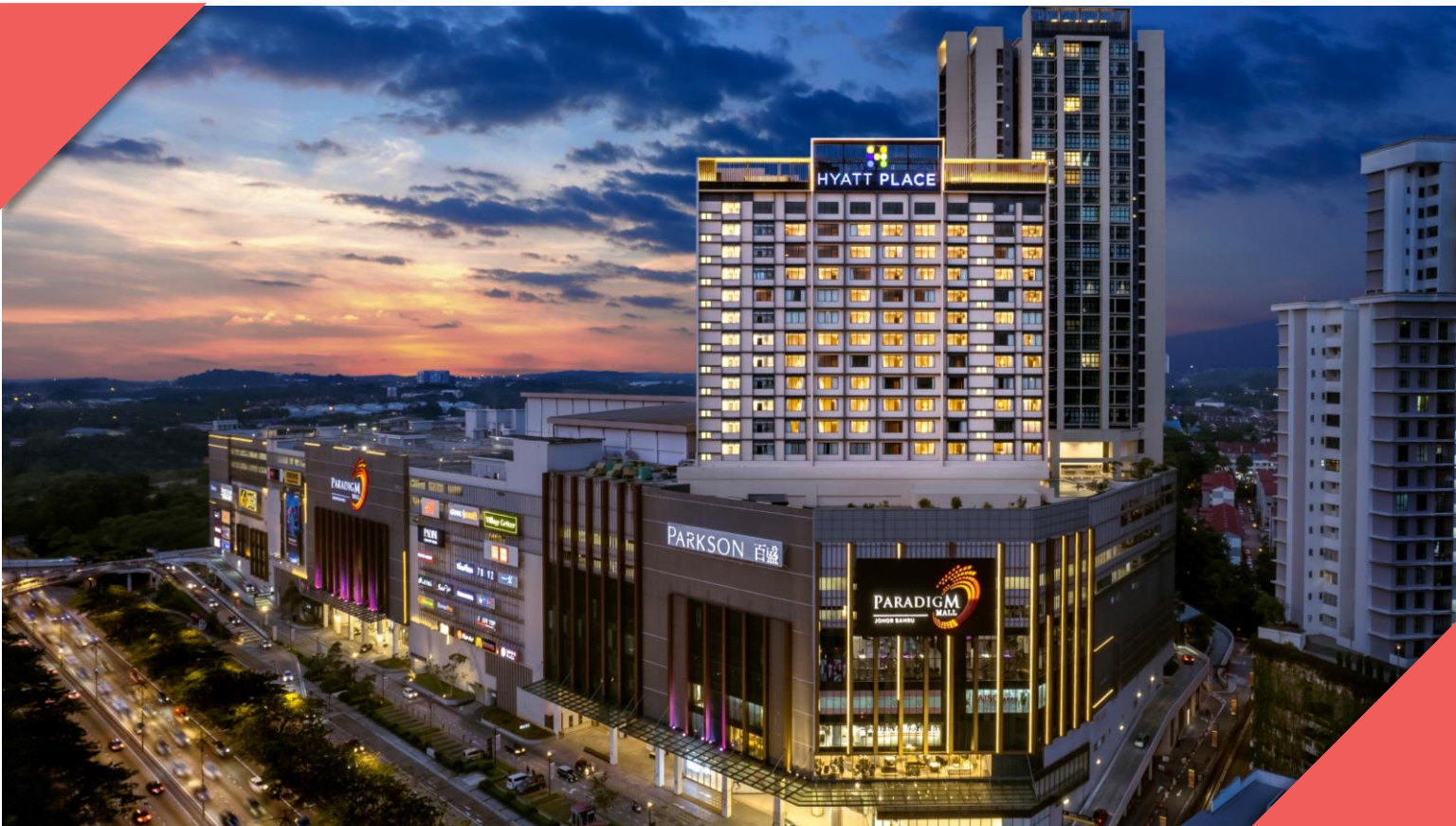


SNAPSHOT OF PARADIGM MALL PETALING JAYA

Asset Enhancement Initiative (AEI)



SNAPSHOT OF PARADIGM MALL JOHOR BAHRU



Appraised Value⁽¹⁾ RM1,157 million

Building Tenure Freehold

Occupied Net Lettable Area (NLA) ~1.3 million sq ft NLA

Average Weighted Average Lease Expiry (WALE) by NLA 1.51 years

No. of tenants as at 30 June 2025 453



Features

- 6 retail levels + mezzanine floor and a level of cinema and convention centre
- 3,370 car park bays on basement and elevated car park levels



Integrated Property Highlights

- Largest shopping mall in Skudai, Johor
- 20 minutes drive away from Woodlands Checkpoint, Singapore
- Direct link Hyatt Place Hotel and Paradigm Residence

99.4%

Occupancy Rate
as at 30 June 2025

RM6.8m

Total Revenue in
FP30 June 2025 ⁽²⁾

RM4.7m

NPI in FP30 June 2025 ⁽²⁾

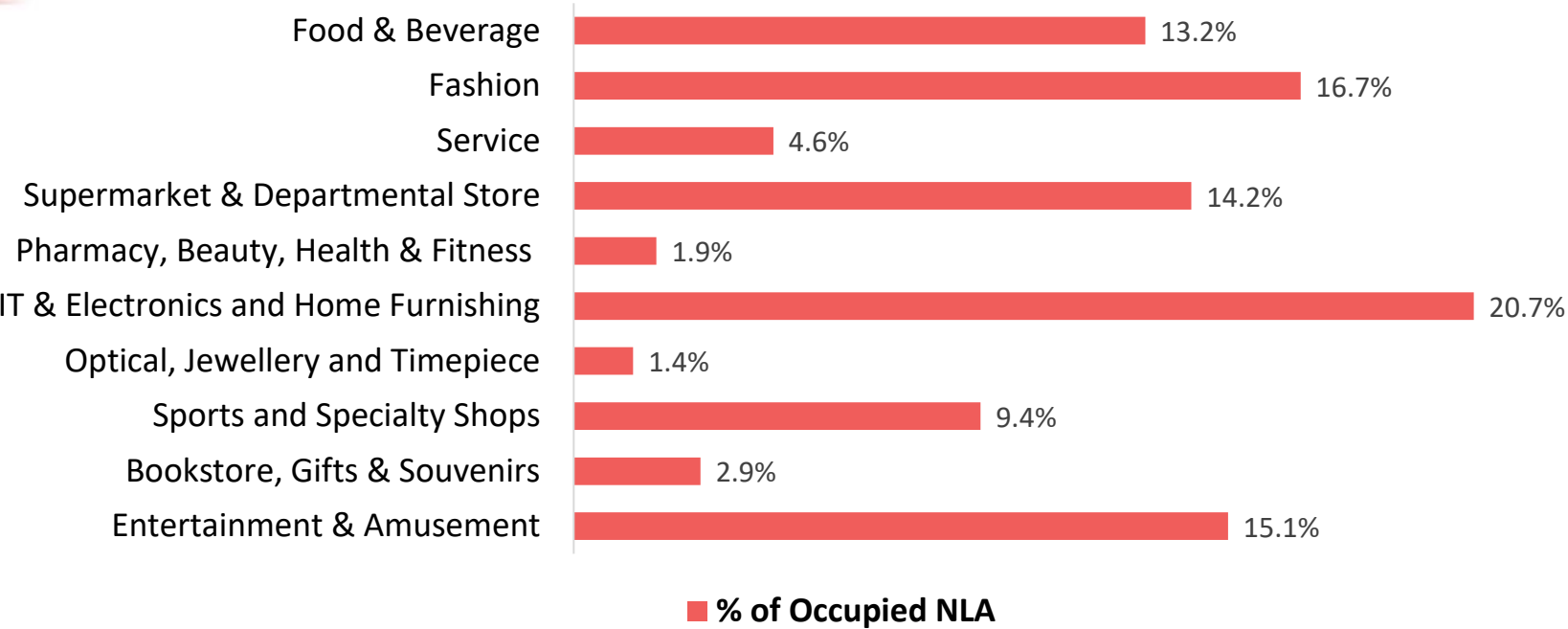
Notes:

(1) Based on the updated valuation as at 31 December 2024

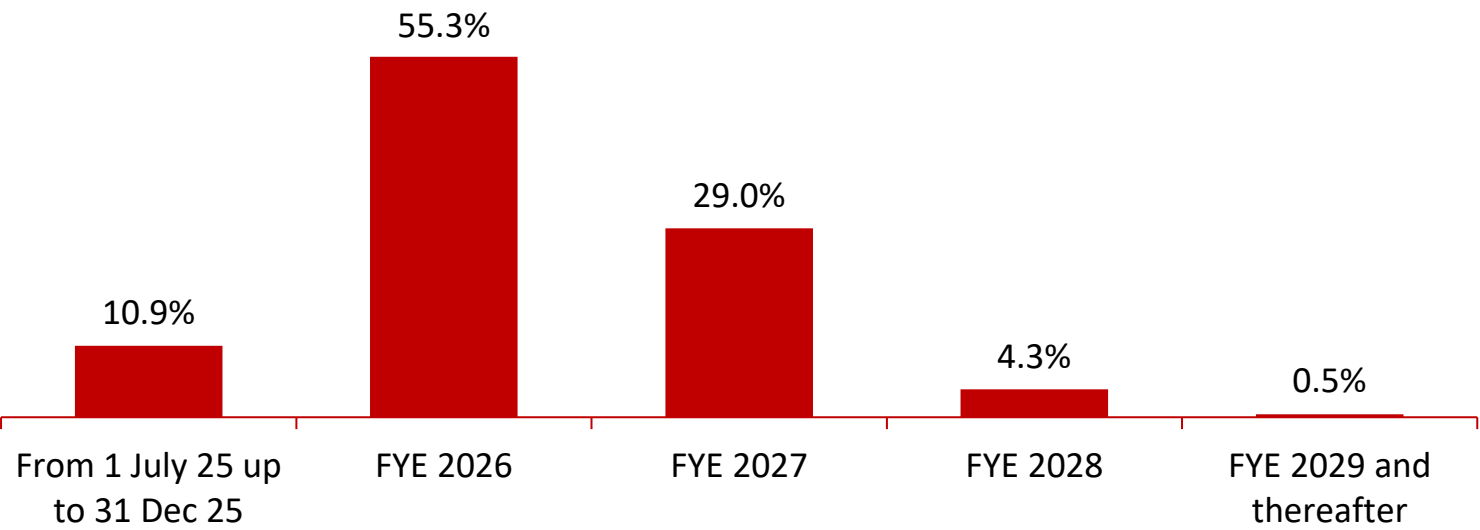
(2) "FP30 June 2025" refers to the financial period from 10 June 2025 (Listing Date) to 30 June 2025.

SNAPSHOT OF PARADIGM MALL JOHOR BAHRU

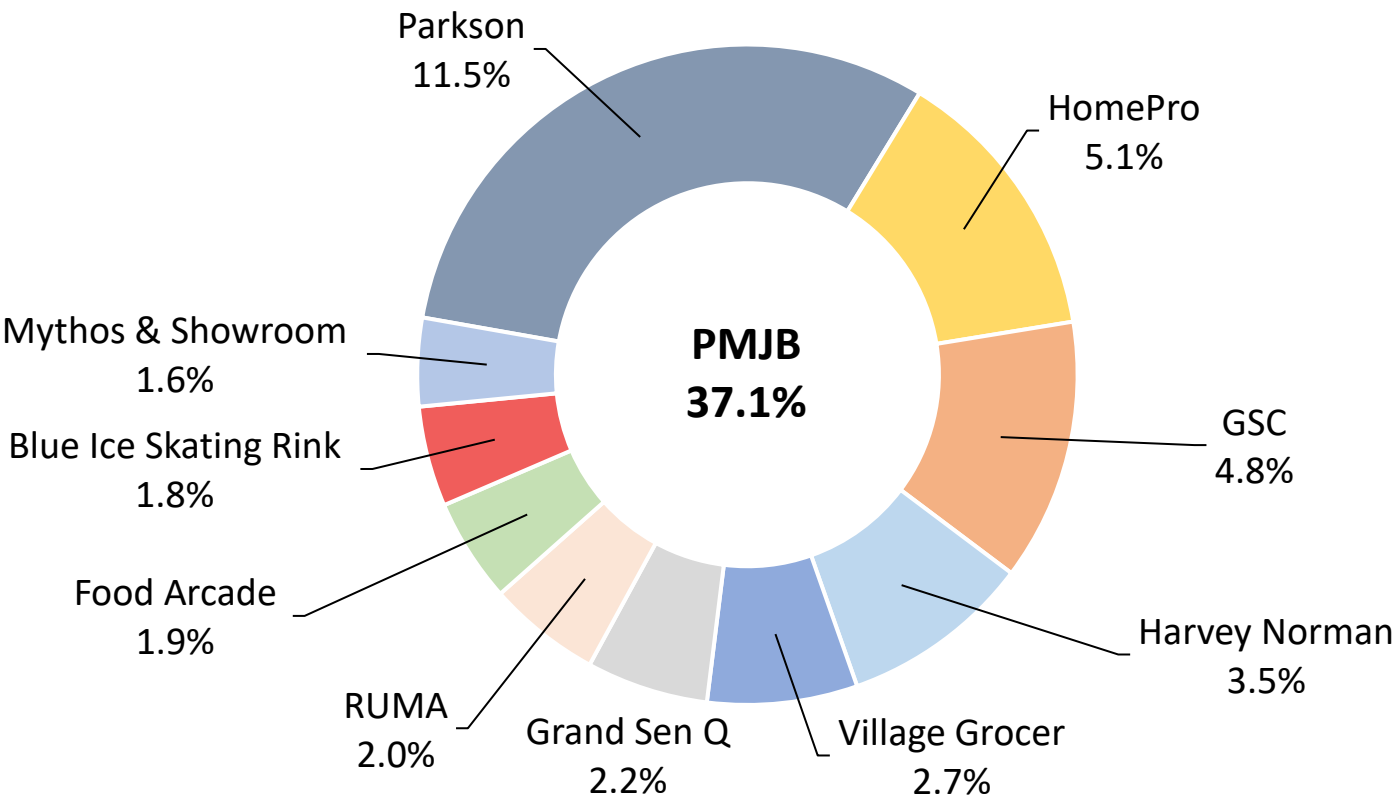
Trade Sector Analysis by % of Occupied NLA



Tenancy Expiry Profile by % of Occupied NLA



% of Occupied NLA of the top 10 tenants



- Top 10 tenants collectively contribute 37.1% of the occupied NLA, with no single tenant exceeding 12%, indicating a resilient and balanced tenant mix without over-reliance on a few anchor tenants for foot traffic or rental income
- Well-diversified tenant mix balances **lifestyle, experiential retail, and essential trades**, enhancing resilience across different market conditions

SNAPSHOT OF PARADIGM MALL JOHOR BAHRU



PARKSON



Switch®

PADINI
CONCEPT STORE



Harvey Norman



KAISON

Manzanita
Pâtisserie & Boul

COTTON:ON

GIORDANO

dipndip™



S.D.S
SINCE 1987

And more...

SNAPSHOT OF PARADIGM MALL JOHOR BAHRU

Asset Enhancement Initiative (AEI)

Before



After



Toilet Upgrading

- Refreshed facilities to improve hygiene and user experience to enhance overall mall ambience and visitor satisfaction

SNAPSHOT OF PARADIGM MALL JOHOR BAHRU

Asset Enhancement Initiative (AEI)

Before



After



Solar Panel Installation at Rooftop

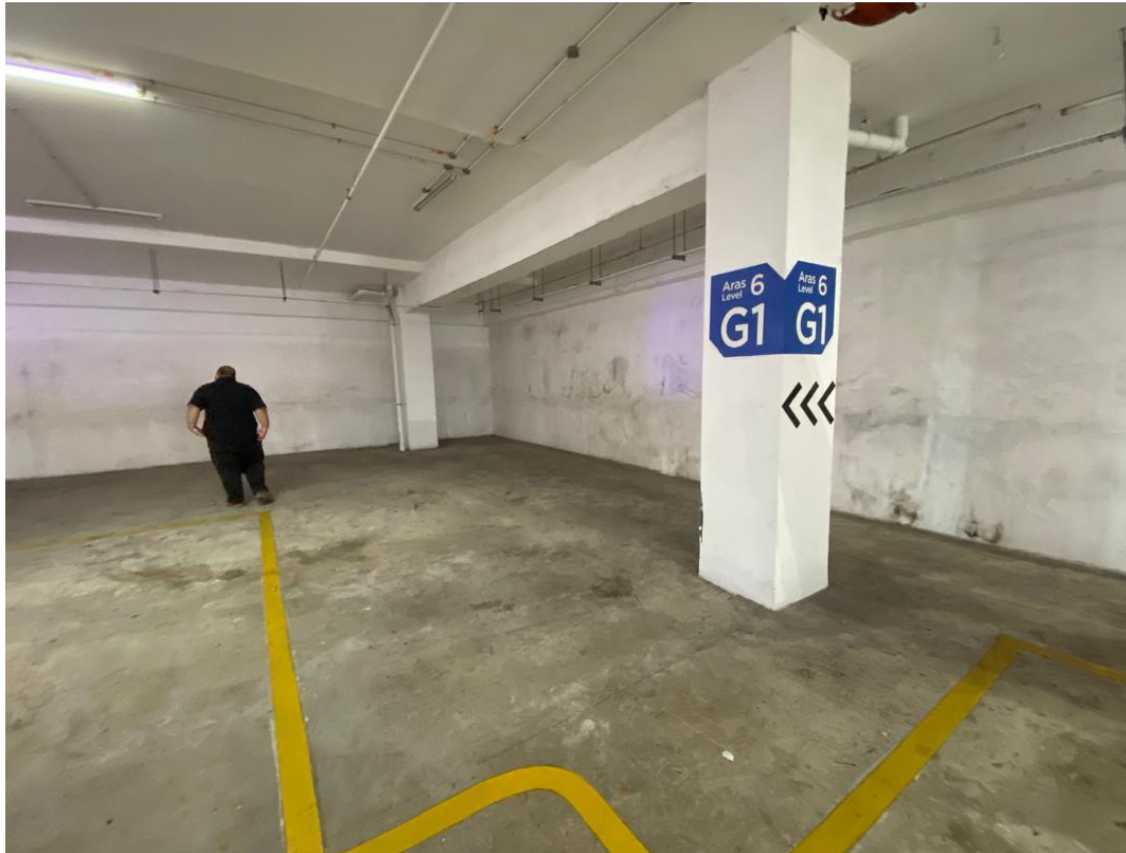
- Installed rooftop solar panels to reduce energy costs to support sustainability and green energy initiatives



SNAPSHOT OF PARADIGM MALL JOHOR BAHRU

Asset Enhancement Initiative (AEI)

Before



After



Additional Storage at Level 6 and Level 7

- Repurposed underutilised space into functional storage to enhance space efficiency and asset utility

SNAPSHOT OF PARADIGM MALL JOHOR BAHRU

BrandLaureate 20th Anniversary Special Edition



Best Brands Awards 2025 – Sustainable Brand, Shopping Destination (Retail Category)

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03 **GROWTH POTENTIAL**

04 Financial Highlights

05 ESG Initiatives



STRATEGIC GROWTH POTENTIAL WITH ROFR ADVANTAGE



Acquisition Opportunities

Leverage on extensive network, experience and proven track record of WCTH Group⁽¹⁾ in sourcing, acquiring, and financing real estate projects



Right of First Refusal (ROFR)

Right (but not obligation) to purchase relevant assets if WCTH Group proposes to sell, dispose, or receives a third-party offer (subject to WCTH Group's willingness to consider the sale).

- 1 **Priority access** to WCTH Group's divestment opportunities
- 2 Secures access to a **ready pipeline of high-quality real estate developments and assets**
- 3 Drives long-term growth via **structured acquisition pathway**
- 4 **Reduces acquisition competition**, enhancing capital efficiency

AGENDA

01 Introduction to Paradigm REIT

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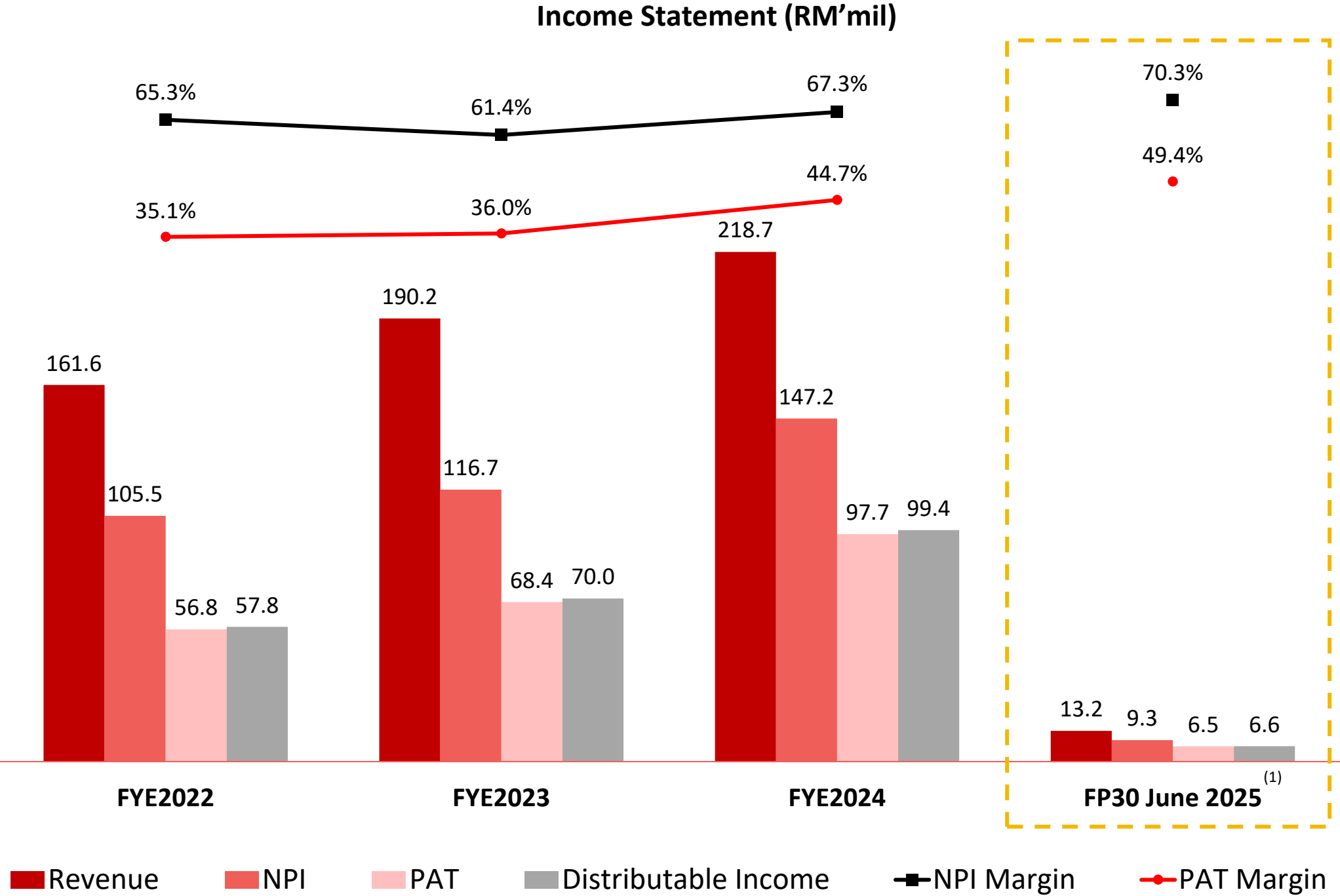
03 Growth Potential

04 **FINANCIAL HIGHLIGHTS**

05 ESG Initiatives



INCOME STATEMENT HIGHLIGHTS

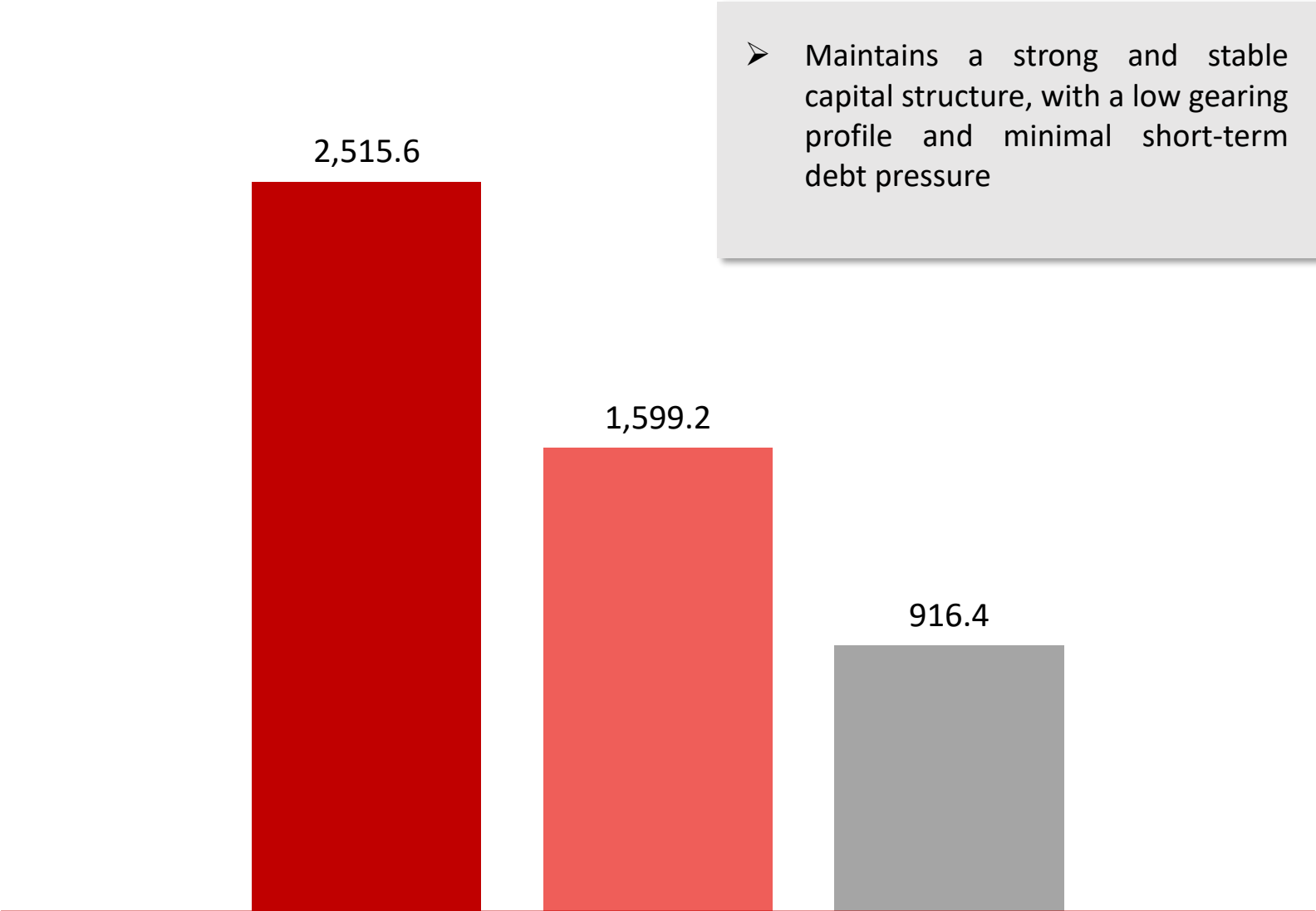


- Demonstrated **consistent growth in revenue, NPI and distributable income**, reflecting resilient operations and effective asset management
- Margins remained stable, with profitability and distributions steadily improved, reinforcing long-term value creation.

Notes:
(1) "FP30 June 2025" refers to the 21-days financial period from 10 June 2025 (Listing Date) to 30 June 2025

STATEMENT OF FINANCIAL POSITION

Statement of Financial Position (RM'mil)



As at 30 June 2025

■ Total Asset ■ Total Unitholders' Fund ■ Total Liabilities



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As at 30 June 2025
(RM'000)

| | |
|--|------------------|
| Non-current assets | 2,437,000 |
| Current assets | 78,602 |
| TOTAL ASSETS | 2,515,602 |
| Unitholders' capital | 1,592,730 |
| Undistributed income | 6,507 |
| TOTAL UNITHOLDERS' FUND | 1,599,236 |
| Non-current liabilities | 866,542 |
| Current liabilities | 49,823 |
| TOTAL LIABILITIES | 916,366 |
| TOTAL UNITHOLDERS' FUND AND LIABILITIES | 2,515,602 |
| NET ASSET VALUE (NAV) | 1,599,236 |
| Number of Units in circulation ('000 units) | 1,600,000 |
| NAV per Unit (RM) | |
| - Before income distribution | 0.9995 |
| - After income distribution | 0.9995 |
| Closing market price (30 June 2025) (RM) | 0.99 |
| Market capitalisation based on closing market price (30 June 2025) (RM'000) | 1,584,000 |

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ENVIRONMENTAL, SOCIAL AND GOVERNANCE (ESG) PRACTICES



Environment

Energy efficiency initiatives

- Incorporated Building Management System to monitor energy data and automate energy usage according to a set schedule
- Staggered start-up and shutdown of daily operations to reduce consumption.
- Installation of filtration systems at chillers for enhanced equipment efficiency

Adopt Water Efficiency Measures at PMPJ and PMJB

- Installation of water-saving fittings to distribute water proportionally, pressure relief valves to manage water pressure, and reduce overall water wastage
- Feasibility study for water storage and harvesting for non-human usage, despite space constraints

Recycling used cooking oil initiatives

- Promote collection of used cooking oils at PMPJ and PMJB to avoid waste products being sent to landfills (72.9 tonnes of used cooking oil collected in FYE2024)

Installation of Solar photovoltaic systems

- Completed installation of 1,109.8 kWp solar photovoltaic system on the rooftops of PMJB in February 2025, to reduce utility cost and promote clean energy usage
- There are plans to install the same system on BTSC



Social (applicable to the REIT Manager)

Community Engagement

- Contribute to wellbeing and development of the surrounding community through corporate social responsibility (“CSR”) programmes, employee volunteerism, job creation, and donation

Customer Satisfaction

- Ensure active engagement with shoppers and tenants to improve customer satisfaction

Occupational Health and Safety

- Provide a safe, healthy, and conducive work environment

Diversity, Equity, and Inclusion

- Foster a culture that embrace diversity and values each person’s uniqueness
- Ensure equal access to opportunities regardless characteristics.

Ethical Business Conduct

- Eliminate improper conducts and practices in workplace

Workforce Learning & Development

- Empower the Manager’s workforce through ongoing training programmes the personal and professional growth of its employee



Governance (applicable to the REIT Manager)

Adherence to corporate governance practices

- In line with Malaysian Code on Corporate Governance principles to protect Unitholders’ interests

Compliance

- Anti-bribery and anti-corruption (ABACC) and whistleblowing policy

Commitment from Board

- Oversight on sustainability and climate governance, regularly reviewing ESG initiatives and climate-related goals.
- Maintain high standards of business ethics, integrity , and corporate governance
- Conducting business in an accountable and transparent manner

Personal Data Protection

- Protect customer privacy and personal data

Ethical Business Conduct

- Uphold zero-tolerance policy towards corruption and unethical behaviour



THANK YOU!

Paradigm REIT Management Sdn Bhd

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