

PARADIGM REAL ESTATE INVESTMENT TRUST

Q3 FYE2025 Investor Briefing



AGENDA

01

Introduction to Paradigm REIT

02

Portfolio Overview 03

Financial Highlights

04

Investor Relations 05

Growth
Potential

06

ESG Initiatives





01
Introduction to
Paradigm REIT







PORTFOLIO OVERVIEW



Strategically located, geographically diversified portfolio with an appraised property value of

RM2.4b



Appraised Value ⁽¹⁾	RM1,157 million	RM600 million	RM680 million
Occupied GLA/NLA	~ 1.3 million sq ft NLA	~ 0.7 million sq ft NLA	~ 1.0 million sq ft GLA
Occupancy Rate	99.7% (based on the committed lease)	98.3% (based on the committed lease)	100%
Average WALE by NLA ⁽²⁾	1.34 years	1.31 years	4.15 years
Number of Tenants	458	276	AEON as Master Lessee (Ancillary : 9 tenants)
NPI Yield ⁽³⁾	FY23A: 4.2% FY24A: 6.3% FY25P: 7.1% FP30 Sep 2025: 7.2%	FY23A: 5.2% FY24A: 5.9% FY25P: 6.6% FP30 Sep 2025: 6.7%	FY23A: 5.3% FY24A: 5.8% FY25P: 5.8% FP30 Sep 2025: 5.8%

Notes:



(2) Average WALE by NLA of BTSC, PMPJ and PMJB.

⁽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 Sep 2025 is calculated based on actual unaudited results from 10 June 2025 (Listing Day) to 30 Sep 2025.





KEY FINANCIAL INDICATORS



RM71.4m

Total Revenue in FP30 Sep 2025 (1)



RM50.2m

Net Property Income (NPI) in FP30 Sep 2025 (1)



RM35.5m

Profit After Tax (PAT) in FP30 Sep 2025 (1)



Stable income underpinned by resilient lease profile



RM36.5m

Distributable Income (DI) in FP30 Sep 2025 (1)



70.3%

NPI Margin in FP30 Sep 2025 (1)



49.7%

PAT Margin in FP30 Sep 2025 (1)

>98.3%

of Occupancy Rate across all assets as at 30 Sep 2025



51.1%

DI Margin in FP30 Sep 2025 (1)



RM1.02

NAV per Unit as at 30 Sep 2025



2.22 sen

Earnings per Unit in FP30 Sep 2025 (1)

735

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





02
Portfolio
Overview







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	1.34 years
No. of tenants as at 30 Sep 2025	458



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

99.7%

Occupancy Rate as at 30 Sep 2025

RM37.3m

Total Revenue in FP30 Sep 2025 (2)

RM25.7m

NPI in FP30 Sep 2025 (2)

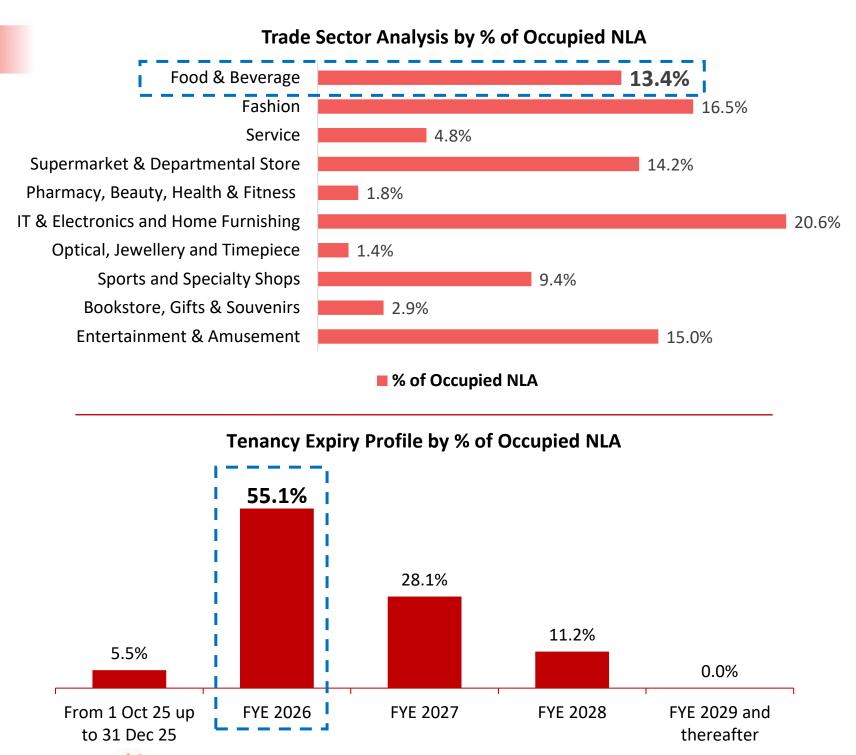


Notes

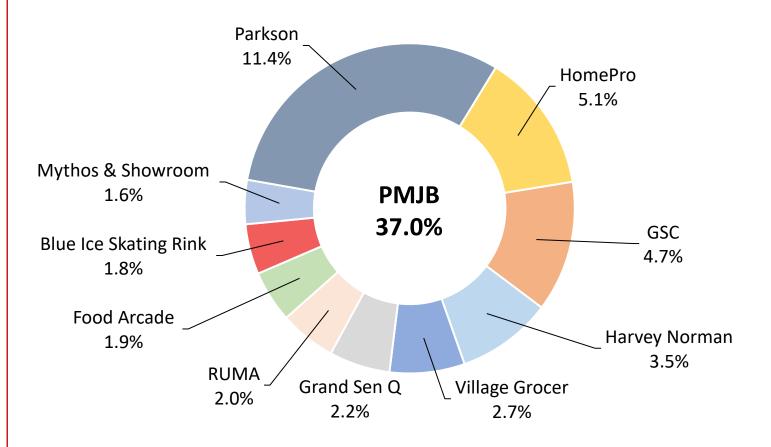
- (1) Based on the updated valuation as at 31 December 2024.
- (2) "FP30 Sep 2025" refers to the financial period from 10 June 2025 (Listing Date) to 30 Sep 2025.



SNAPSHOT OF PARADIGM MALL JOHOR BAHRU



% of Occupied NLA of the top 10 tenants



- ➤ Top 10 tenants collectively contribute 37.0% 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









































































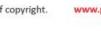












PARADIGM MALL JOHOR BAHRU – ASSET ENHANCEMENT INITIATIVE (AEI)

LED SCREEN PANEL AT ESCALATOR VOID

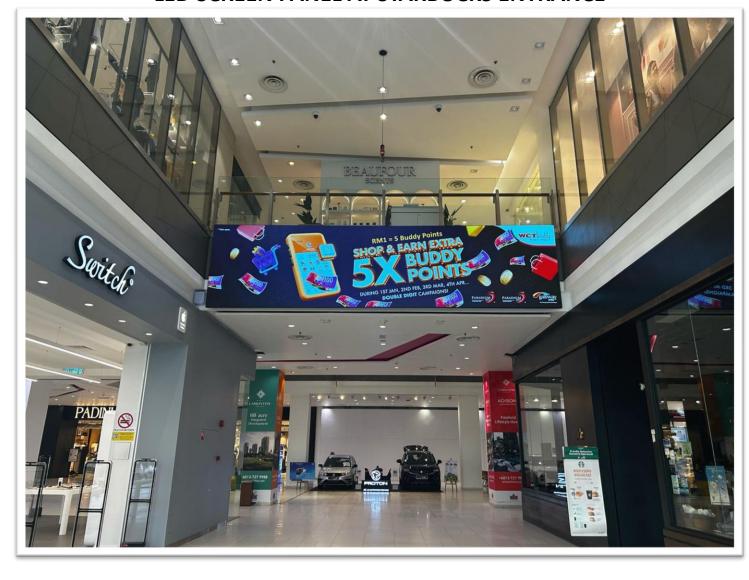








LED SCREEN PANEL AT STARBUCKS ENTRANCE







PARADIGM MALL JOHOR BAHRU – HIGHLIGHT EVENTS & ACTIVITIES



Jumptopia JB @ PMJB Convention Centre (1 Jun – 6 Jul 2025)

Urban Jungle Adventure 2.0 (16–29 Jul 2025)



Lee Jin Song Martial Art 9 - 10 Aug 2025



3x3 Basketball 23 – 24 Aug 2025



Mid Autumn Event 10 Sep – 6 Oct 2025



PARADIGM MALL JOHOR BAHRU - NEW STORES OPENED

















PARADIGM MALL JOHOR BAHRU – UPCOMING NEW TENANTS

F&B









Pharmacy, Beauty, Health & Fitness









PARADIGM MALL JOHOR BAHRU – UPCOMING NEW TENANTS

Fashion











Miscellaneous









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	1.31 years
No. of tenants as at 30 Sep 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 Sep 2025

RM19.5m

Total Revenue in FP30 Sep 2025 (2)

RM12.4m

NPI in FP30 Sep 2025 (2)

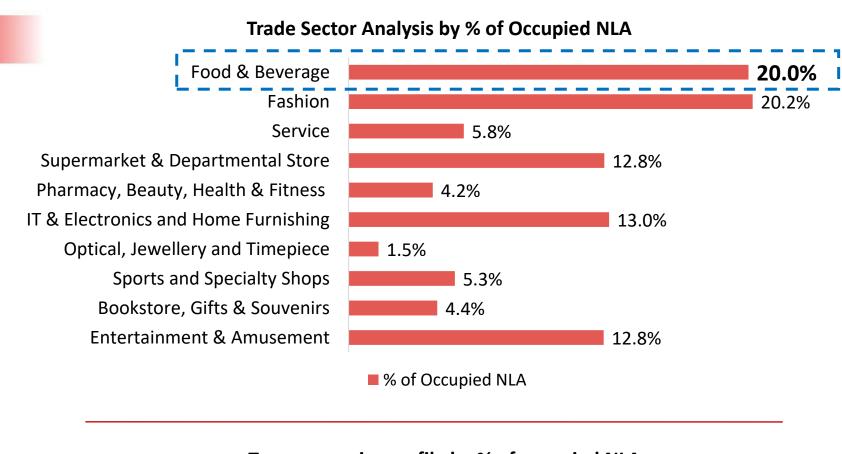


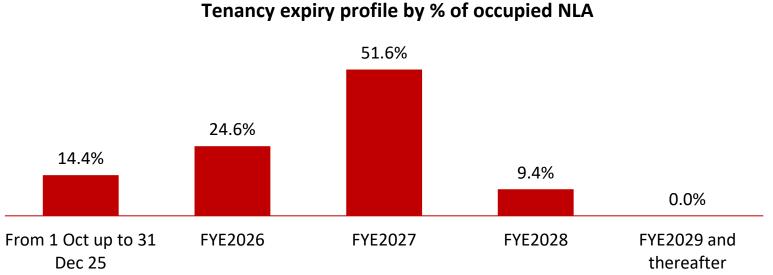
Notes

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

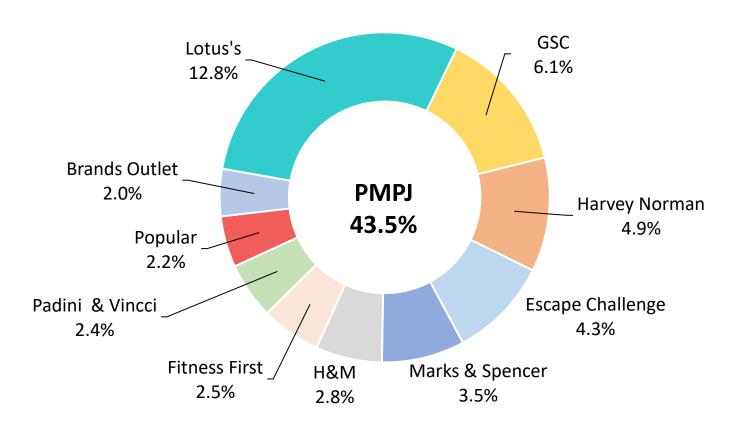


SNAPSHOT OF PARADIGM MALL PETALING JAYA





% 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.



PARADIGA

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



SNAPSHOT OF PARADIGM MALL PETALING JAYA























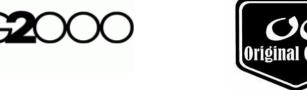






































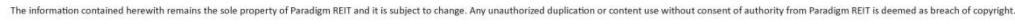






And more...





PARADIGM MALL PETALING JAYA - ASSET ENHANCEMENT INITIATIVE (AEI)



New LED Screen

- Location: In front of Family Mart, Level CC
- Format: JPEG / MP4 / MOV
- Display Size: 6400mm (w) x 4000mm (h)
- **Resolution:** 2560px x 1600px
- > **Slot:** 15-second per slot





PARADIGM MALL PETALING JAYA – HIGHLIGHT EVENTS & ACTIVITIES



Arena Spin-X Diabolo Competition (19 - 20 July 2025)



Jiu-Jitsu Championship 6 & 7 September 2025



Sun, Sand, Smile School Holiday Campaign 10 - 21 September 2025



3-on-3 Basketball Championship 20 & 21 September 2025



Mini Soccer Championship 27 & 28 September 2025



PARADIGM MALL PETALING JAYA – NEW STORES OPENED

















PARADIGM MALL PETALING JAYA – NEW STORES OPENED

















PARADIGM MALL PETALING JAYA – UPCOMING NEW TENANTS

F&B

















PARADIGM MALL PETALING JAYA – UPCOMING NEW TENANTS

Pharmacy, Beauty, Health & Fitness





Fashion





IT & Electronics and Home Furnishing



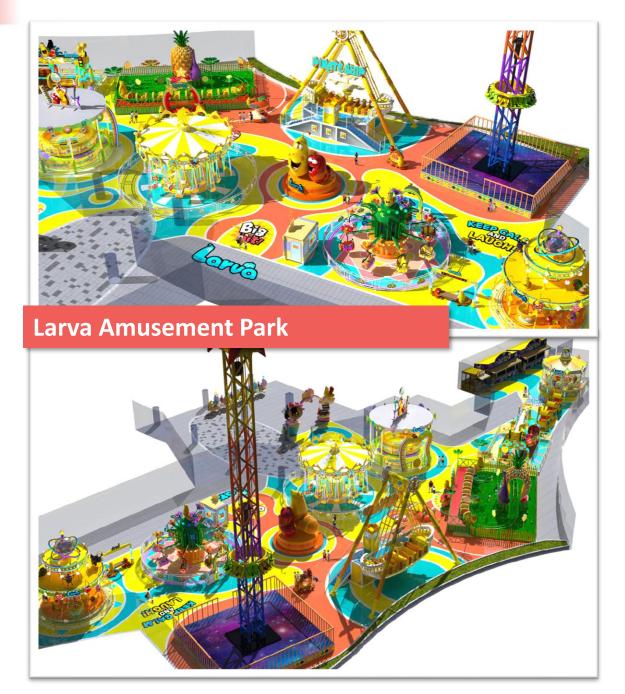




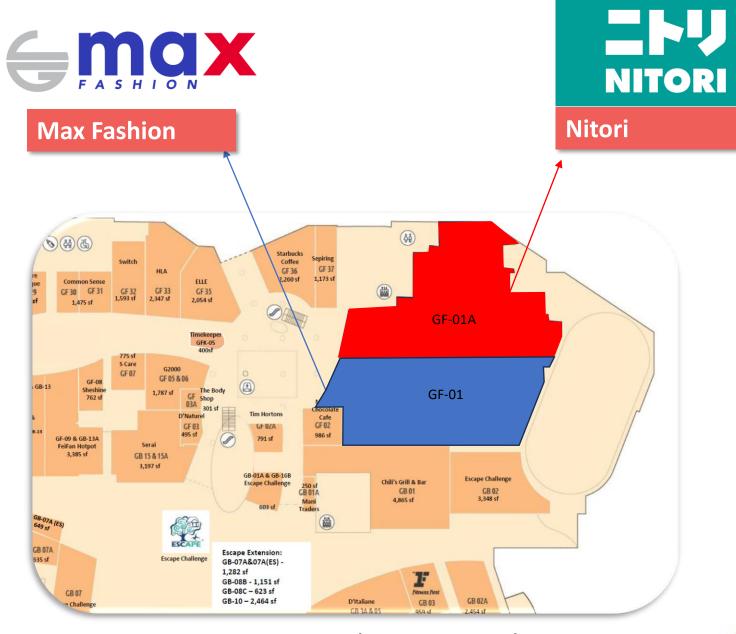


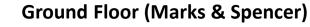
PARADIGM MALL PETALING JAYA – UPCOMING NEW TENANTS

Entertainment & Amusement











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	4.15 years
No. of tenants as at 30 Sep 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



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

100%

Occupancy Rate as at 30 Sep 2025

RM14.7m

Total Revenue in FP30 Sep 2025 (2)

RM12.1m

NPI in FP30 Sep 2025 (2)



Note:

- (1) Based on the updated valuation as at 31 December 2024.
- (2) "FP30 Sep 2025" refers to the financial period from 10 June 2025 (Listing Date) to 30 Sep 2025.



BUKIT TINGGI SHOPPING CENTRE – ASSET ENHANCEMENT INITIATIVE (AEI)





Faulty Lamp Replacements

- > 288 faulty lamps were replaced to improve lighting quality
- Maintains a bright, safe, and comfortable environment for shoppers and tenants





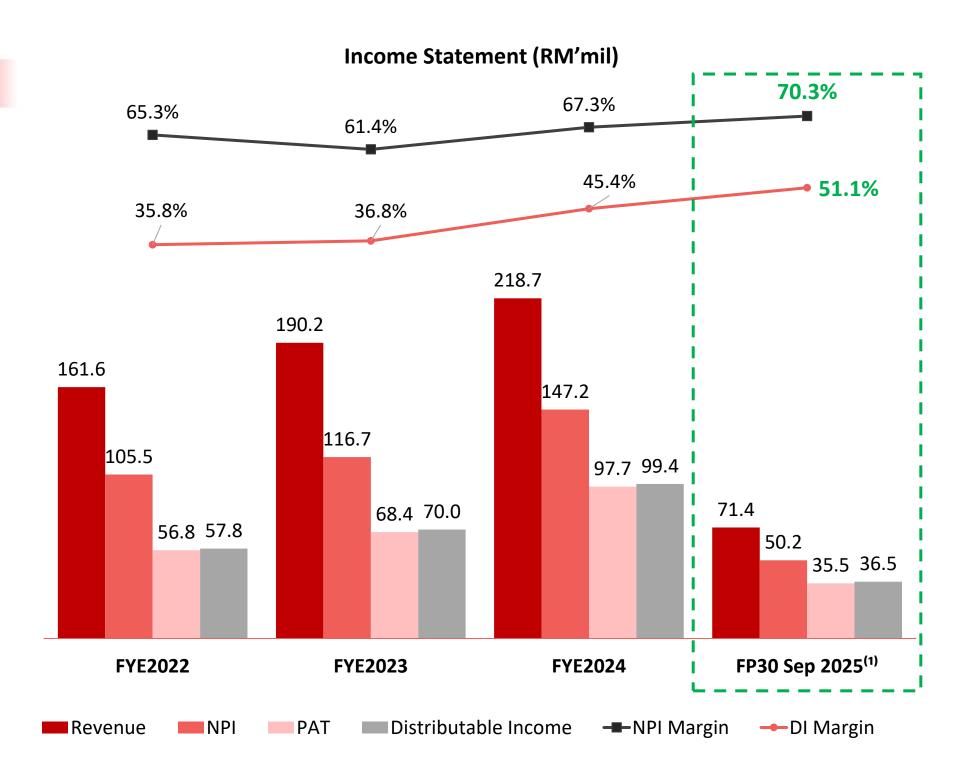
03
Financial
Highlights







INCOME STATEMENT HIGHLIGHTS



FP30 Sep 2025⁽¹⁾

	Forecast ⁽²⁾ (RM'mil)	Actual ⁽³⁾ (RM'mil)	
Revenue	72.2	71.4	V 1.0%
NPI	50.1	50.2	▲ 0.4%
PAT	34.3	35.5	▲ 3.4%
Distributable Income	35.5	36.5	▲ 2.7%
NPI Margin	69.3%	70.3%	1.4%
PAT Margin	47.6%	49.7%	4.4%
DI Margin	49.2%	51.1%	▲ 3.9%

- Margins widened, demonstrating consistent operational efficiency and disciplined cost management.
- Distributable income improved, supporting visibility of steady distributions ahead



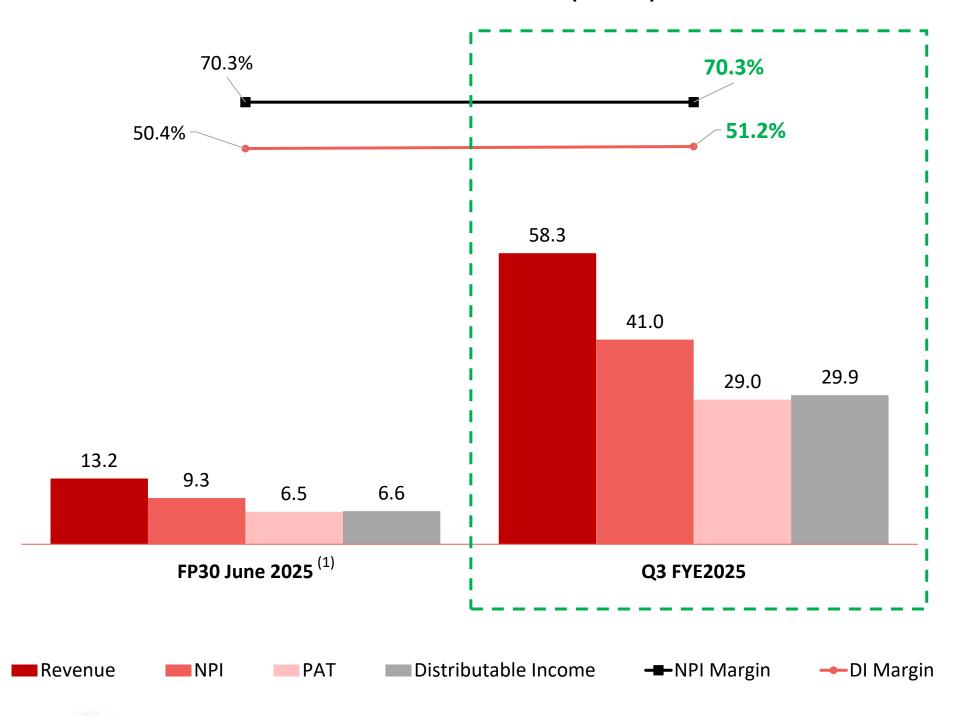
Notes:

- (1) "FP30 Sep 2025" refers to the financial period from 10 June 2025 (Listing Date) to 30 Sep 2025.
- (2) Extraction from 2025 profit forecast disclosed in the Prospectus dated 16 May 2025, prorated for the period from 10 Jun 2025 to 30 Sep 2025.
- (3) The actual results under review covers the 113 days period from 10 Jun 2025 to 30 Sep 2025.



FINANCIAL HIGHLIGHTS – QUARTER ON QUARTER

Income Statement (RM'mil)



QoQ Growth

- QoQ profitability step-up: Margins stayed strong while Distributable Income margin widened, reflecting tighter cost discipline and a healthier rental mix
- Cash and payouts trending up. Distributable Income run rate improved quarter on quarter and outpaced PAT, reinforcing visibility of steady distributions.



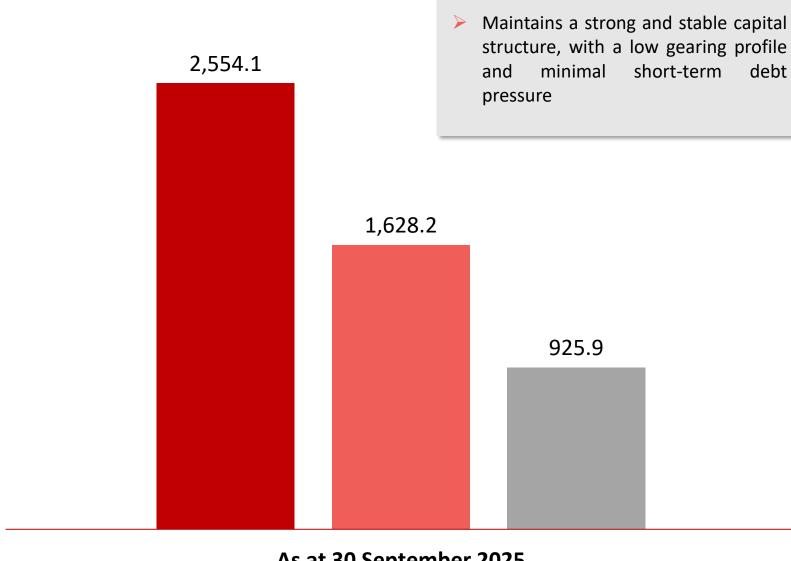
PARADIGM

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



STATEMENT OF FINANCIAL POSITION

Statement of Financial Position (RM'mil)





■ Total Asset ■ Total Unitholders' Fund ■ Total Liabilities

	As at 30 Sep 2025 (RM'000)
Non-current assets	2,439,315
Current assets	114,788
TOTAL ASSETS	2,554,103
Unitholders' capital	1,592,730
Undistributed income	35,481
TOTAL UNITHOLDERS' FUND	1,628,211
Non-current liabilities	873,947
Current liabilities	51,945
TOTAL LIABILITIES	925,892
TOTAL UNITHOLDERS' FUND AND LIABILITIES NET ASSET VALUE (NAV)	2,554,103 1,628,211
Number of Units in circulation ('000 units)	1,600,000
Number of Units in circulation ('000 units) NAV September (RM)	1,600,000
·	1,600,000 1.0176
NAV September (RM)	1.0176
NAV September (RM) - Before income distribution	



04 Investor Relations



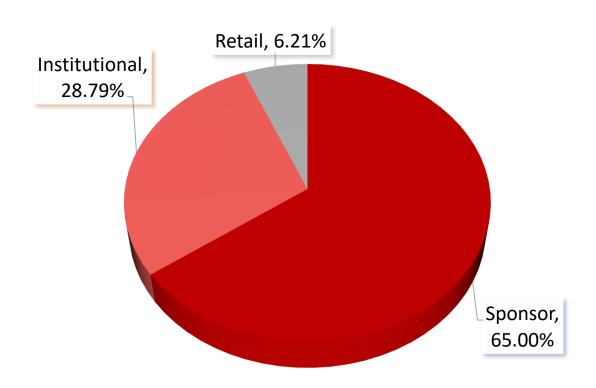




UNITHOLDERS' COMPOSITION AND UNITHOLDINGS

NUMBER OF UNITHOLDER BY CATEGORY AS AT 31 OCTOBER 2025

Category	No. of Unitholder
Sponsor	2
Institutional	175
Retail	5,959
TOTAL	6,136



TOP 10 UNITHOLDERS AS AT 31 OCTOBER 2025

No.	Unitholder Name		
1	Employees Provident Fund Board		4.05%
2	Allianz Life Insurance Malaysia Berhad		1.35%
3	Affin Hwang Wholesale Equity Fund 2		1.30%
4	Pertubuhan Keselamatan Sosial (AHAM EQ)		0.90%
5	Allianz Life Insurance Malaysia Berhad (P)		0.87%
6	Etiqa Life Insurance Berhad (Life PAR)		0.85%
7	Great Eastern Life Assurance (Malaysia) Berhad (LEEF)		0.84%
8	Allianz Life Insurance Malaysia Berhad (ULIFE)		0.79%
9	Etiqa Life Insurance Berhad (Growth)		0.71%
10	Manulife Insurance Berhad (Equity Fund)		0.63%
		Total:	12.29%





05 Growth Potential







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)

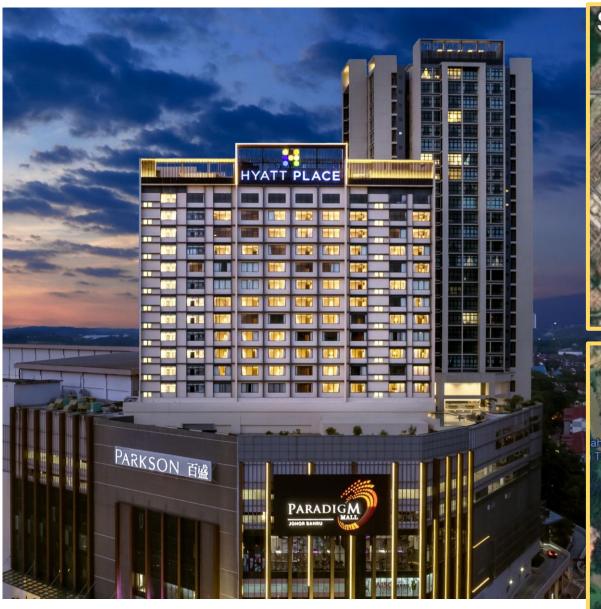
Right (but not obligation) to purchase relevant assets if WCTH Group proposes to sell, dispose, or receives a third-party offer (subject to WCTH Group's willingness to consider the sale).

- **1 Priority access** to WCTH Group's divestment opportunities
- 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





FUTURE PIPELINE ASSET - HYATT PLACE JOHOR BAHRU PARADIGM MALL







Hyatt Place Johor Bahru Paradigm Mall

Location	Johor Bahru, Johor	
Property Description	4-star hotel integrated with Paradigm Mall Johor Bahru	
Size	255,697 sq. ft.	
No. of rooms	202 rooms	
Facilities	 Café & bistro dining swimming pool 24-hour fitness centre with 	



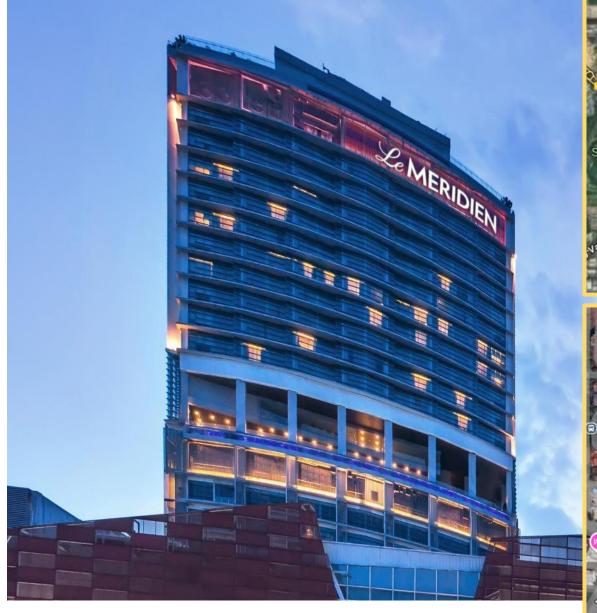


touchscreens

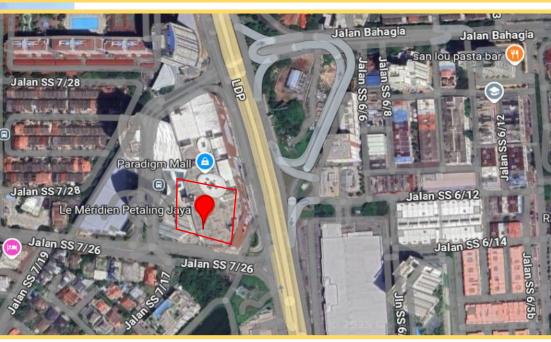
cardio equipment and LCD

high-tech meeting spaces

FUTURE PIPELINE ASSET: LE MÉRIDIEN PETALING JAYA







Le Méridien Petaling Jaya

Location	Petaling Jaya, Selangor	
Property Description	5-star luxury hotel under Marriott International, connected to Paradigm Mall Petaling Jaya	

325,148 sq. ft.

No. of rooms	299 rooms

Size

Facilities

- > Urban Skydeck with 360° view
- > Grand Ballroom
- > Dining cuisines and bar on site, including Pasar Baru, Latitude 03° 06' and PJ's Bar & Grill
- Outdoor infinity pool
- > 8 meeting rooms





FUTURE PIPELINE ASSET: PREMIÈRE HOTEL KLANG







Première Hotel Klang

Location	Klang, Selangor
Property Description	4-star Corporate Hotel
Size	305,339 sq. ft.

> 3 theme floors with dedicated privileges

250 rooms

➤ Pillarless Grand Ballroom

- Outdoor pool
- Pickleball

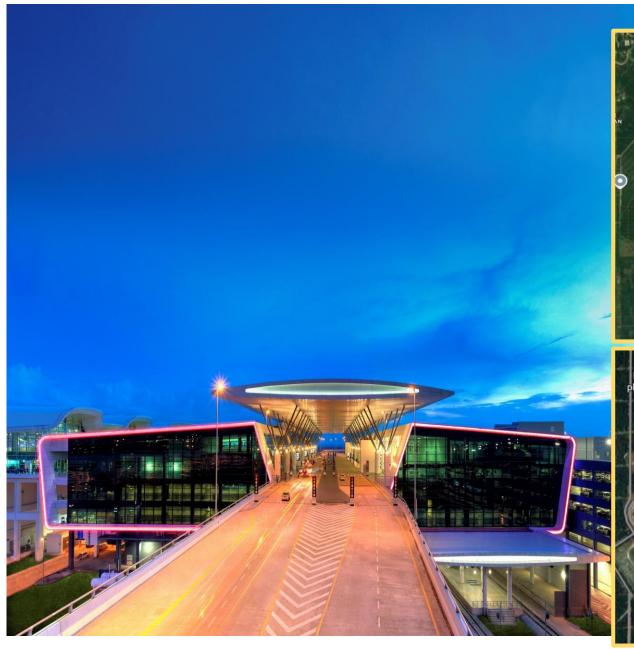




No. of rooms

Facilities

FUTURE PIPELINE ASSET: gateway@klia2, KLIA







gateway@klia2	
Location	Sepang, Selangor
Туре	Retail and commercial, airport mall
NLA	378,000 sq ft across 4 levels
Property Description	Modern retail complex built with "airport-with-a-mall" concept
Parking	5,815 parking bays
Connectivity	Direct links to KLIA Ekspres/Transit, taxis, rental cars and bus terminal





06 ESG Initiatives







ENVIRONMENTAL, SOCIAL AND GOVERNANCE (ESG) PRACTICES



Environment

Energy efficiency initiatives

- Implemented Building Management System (BMS) to monitor energy data and optimise equipment operations according to occupancy schedules
- Introduced staggered start-up and shutdown procedures to avoid peak demand and reduce energy consumption.
- Installed side-stream filtration systems at chillers to improve heat exchange efficiency and prolong equipment lifespan

Adopt Water Efficiency Measures at PMPJ and PMJB

- Installed water-saving fittings and Pressure Reducing Valves (PRVs) to optimise water flow and improve efficiency.
- Installed rainwater harvesting and storage system for non-potable applications (e.g., irrigation, cleaning)

Recycling used cooking oil initiatives

 Facilitated collection of used cooking oil (UCO) at PMPJ and PMJB, with 72.9 tonnes collected in FYE2024 and diverted to recycling into biodiesel, preventing improper disposal

Installation of Solar photovoltaic systems

 Completed installation of a 1,109.8 kWp rooftop solar photovoltaic system at PMJB in February 2025, expected to generate clean electricity and reduce grid dependency. Expansion to BTSC is in planning.



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 conductive 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





PMJB – ESG INITIATIVES

Chiller Optimisation



2,006,484 kWh

of energy saved annually on average

1,520,915 kgCO₂e

of carbon emission avoided annually on average

RM1,163,880

of costs saved annually on average

Variable Speed Drives (VSD) for Cooling Tower Fan



191,808 kWh

of energy reduced annually

145,390 kgCO₂e

of carbon emission avoided annually

RM97,824

of costs saved annually

Air Handling Unit Optimisation



1,360,127 kWh

of energy saved annually on average

1,030,976 kgCO₂e

of carbon emission avoided annually on average

RM802,802

of costs saved annually on average

Cooling Tower Chemical Auto-Dosing System by NCH



131,496.0 kWh

of energy reduced annually

99,674 kgCO₂e

of carbon emission avoided annually on average

RM93,702.96

of estimated annual savings





PMJB – ESG INITIATIVES

EV Charger



262,800 kWh

of energy output annually

302,745.6 kgCO₂e

of emissions energy diverted on average annually

Used Cooking Oil Recycling



31,130.23 kg/litres

of used cooking oil collected from participating Tenants from January to June 2025

77,825.58 kgCO₂**e** of total carbon emission avoided

Rainwater Harvesting



18.0 m³/month

water saved since June 2025

6.7 kgCO₂e

emissions energy diverted since June 2025

RM1,200

of estimated annual savings through reduced water consumption from the main supply

1.11 MW Solar System



1,340,400 kWh

of electricity generated annually on average

1,016,023.0 kgCO₂e

of emission energy diverted annually on average

RM683,604

of average saving per year





PMJB – ESG INITIATIVES

Wastes Recycling



22.3 t of total wastes recycled

RM12,137.24 of amount recycled as at 31 July 2025

Lighting Sensor Installation at Back of House (BOH) Corridor



7,882.6 kWh of energy saved annually on average

5,975.0 kgCO₂e of carbon emission avoided annually on average

RM4,020 of costs saved annually on average





PMPJ – ESG INITIATIVES

Chiller Optimisation – Usage Reduction



634,803.0 kWh

of total energy saved as of August 2025

RM380,247.08

of energy costs saved as of August 2025

481,180.8 kgCO₂e

of total carbon emission avoided as of August 2025

EV Charger



4,448 cars

charged by Gentari Green Mobility as at 31 July 2025

Recycling Efforts



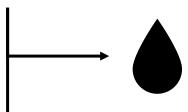
0.05 t

of plastics recycled as at 31 August 2025



18.8 t

of papers recycled as at 31 August 2025



131,000 litres

of water was conserved



28,000 kg

of CO₂ emissions avoided



10.5 t

of used cooking oil recycled as at 30 June 2025





PMPJ – ESG INITIATIVES

Variable Speed Drives (VSD) for AHU





630,433.8 kWh of energy reduced annually

831,706.8 kgCO₂e

of carbon emission avoided annually

RM381,809.07 of costs saved annually

Cooling Tower Chemical Auto-Dosing System by NCH





50,617.0 kgCO₂e of carbon emission avoided annually

66,777.0 kWh of energy saved annually

RM40,000 of estimated annual savings





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