



PARADIGM REAL ESTATE INVESTMENT TRUST

Q4 FYE2025
Investor Briefing

January 2026



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 **RM2.5b**

	Johor Bahru	Selangor	
			
	Paradigm Mall Johor Bahru	Paradigm Mall Petaling Jaya	Bukit Tinggi Shopping Centre
Appraised Value⁽¹⁾	RM1,182 million	RM605 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	99.9% (based on the committed lease)	98.5% (based on the committed lease)	100%
Average WALE by NLA⁽²⁾	1.21 years	1.28 years	3.90 years
Number of Tenants	461	278	AEON as Master Lessee (Ancillary : 9 tenants)
NPI Yield⁽³⁾	FY23A: 4.2% FY24A: 6.3% FY25P: 7.1% FP31 Dec 2025: 7.1%	FY23A: 5.2% FY24A: 5.9% FY25P: 6.6% FP31 Dec 2025: 6.5%	FY23A: 5.3% FY24A: 5.8% FY25P: 5.8% FP31 Dec 2025: 5.9%

Notes:

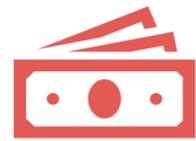
(1) Based on the updated valuation as at 31 December 2025.

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

(3) Based on the actual FY23A, FY24A and annualised FY25P NPI divided by the total purchase consideration of the investment properties. FY25P is calculated by multiplying the NPI forecast by a factor of 365/294. FP31 Dec 2025 is calculated based on actual unaudited results from 10 June 2025 (Listing Date) to 31 Dec 2025.



KEY FINANCIAL INDICATORS



RM132.3m

Total Revenue
in FP31 Dec 2025 ⁽¹⁾



RM92.0m

Net Property Income (NPI)
in FP31 Dec 2025 ⁽¹⁾



RM89.5m

Profit After Tax (PAT)
in FP31 Dec 2025 ⁽¹⁾



Stable income
underpinned by resilient
lease profile



RM66.1m

Distributable Income (DI)
in FP31 Dec 2025 ⁽¹⁾



69.5%

NPI Margin
in FP31 Dec 2025 ⁽¹⁾



67.6%

PAT Margin
in FP31 Dec 2025 ⁽¹⁾

4.10 sen

Distribution per Unit
in FP31 Dec 2025



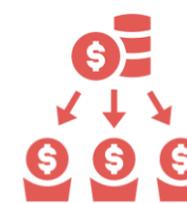
50.0%

DI Margin
in FP31 Dec 2025 ⁽¹⁾



RM1.05

NAV per Unit
as at 31 Dec 2025



5.59 sen

Earnings per Unit
in FP31 Dec 2025 ⁽¹⁾

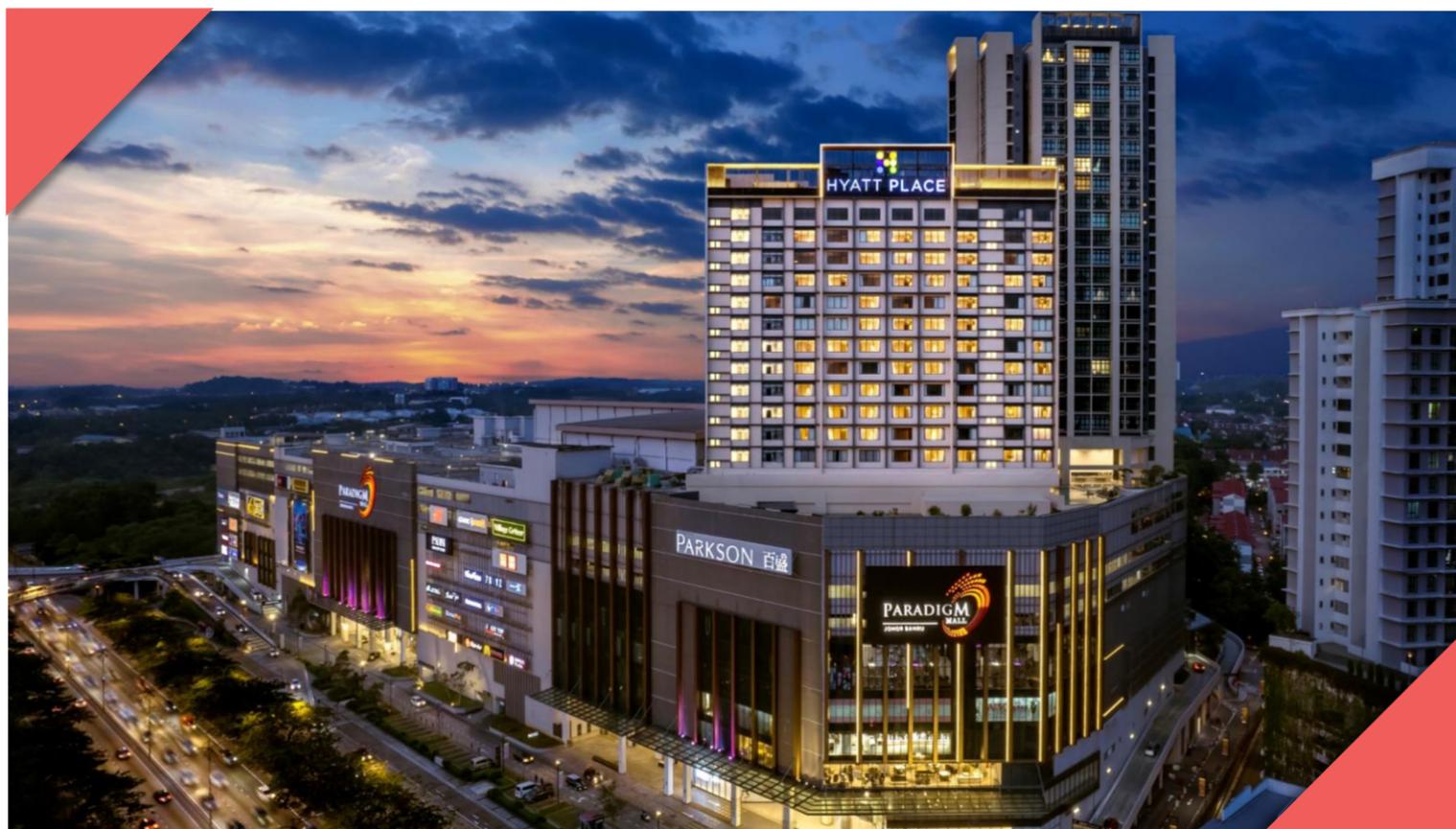
7.7%

Annualised Distribution
Yield⁽²⁾
in FP31 Dec 2025

02 Portfolio Overview



SNAPSHOT OF PARADIGM MALL JOHOR BAHRU



Appraised Value ⁽¹⁾	RM1,182 million
Building Tenure	Freehold
Occupied Net Lettable Area (NLA)	~1.3 million sq ft NLA
Average Weighted Average Lease Expiry (WALE) by NLA	1.21 years
No. of tenants as at 31 Dec 2025	461



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

99.9%

Occupancy Rate
as at 31 Dec 2025

RM69.4m

Total Revenue in
FP31 Dec 2025 ⁽²⁾

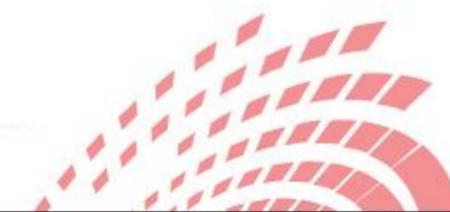
RM47.4m

NPI in
FP31 Dec 2025 ⁽²⁾

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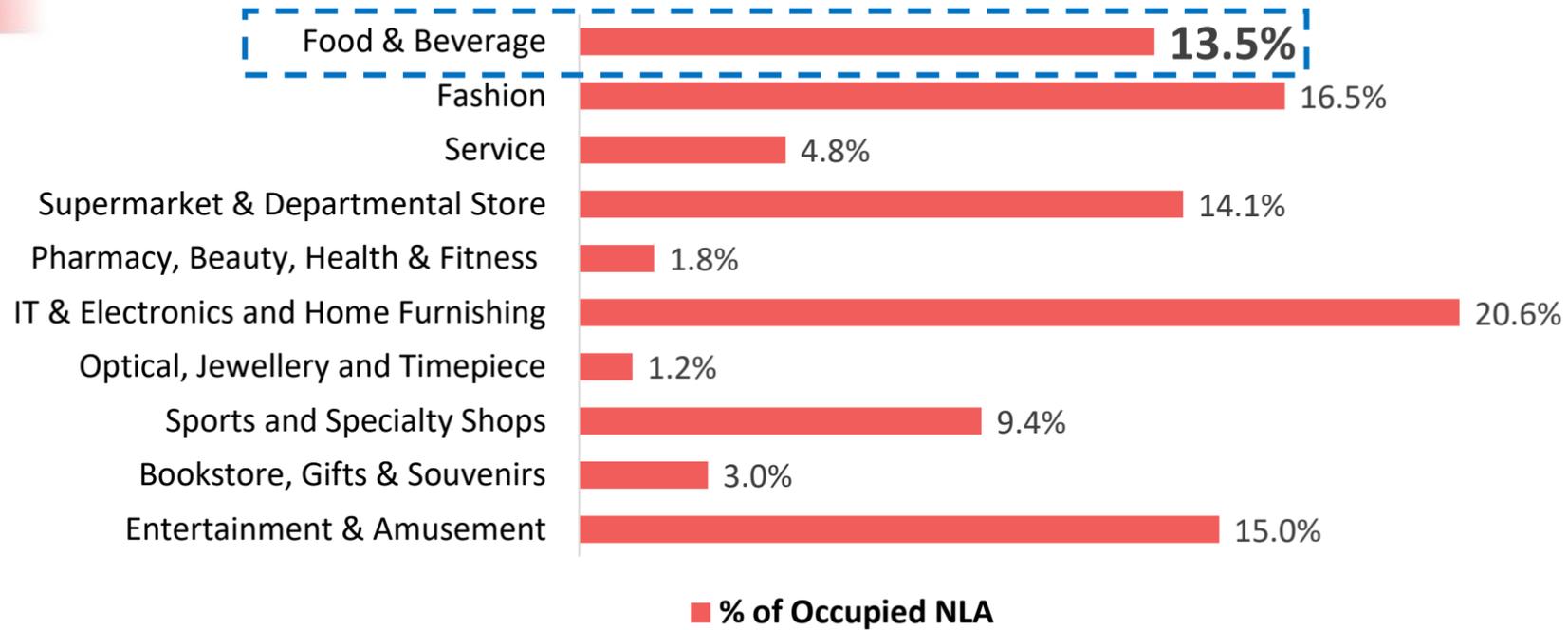
(1) Based on the updated valuation as at 31 December 2025

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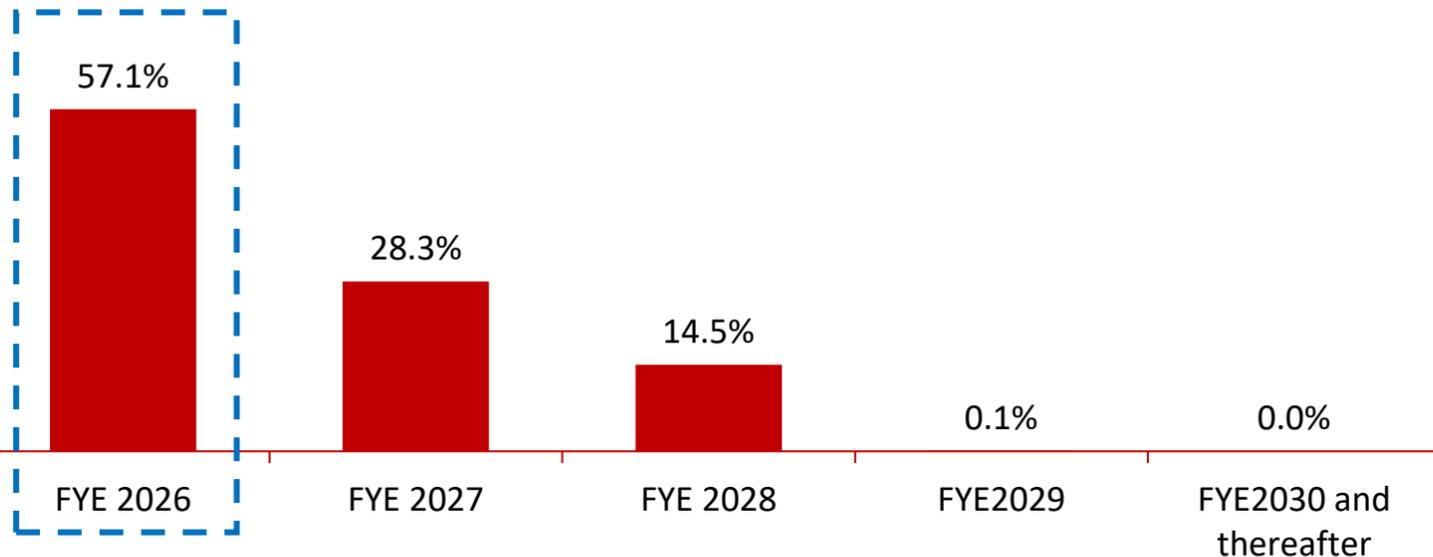


SNAPSHOT OF PARADIGM MALL JOHOR BAHRU

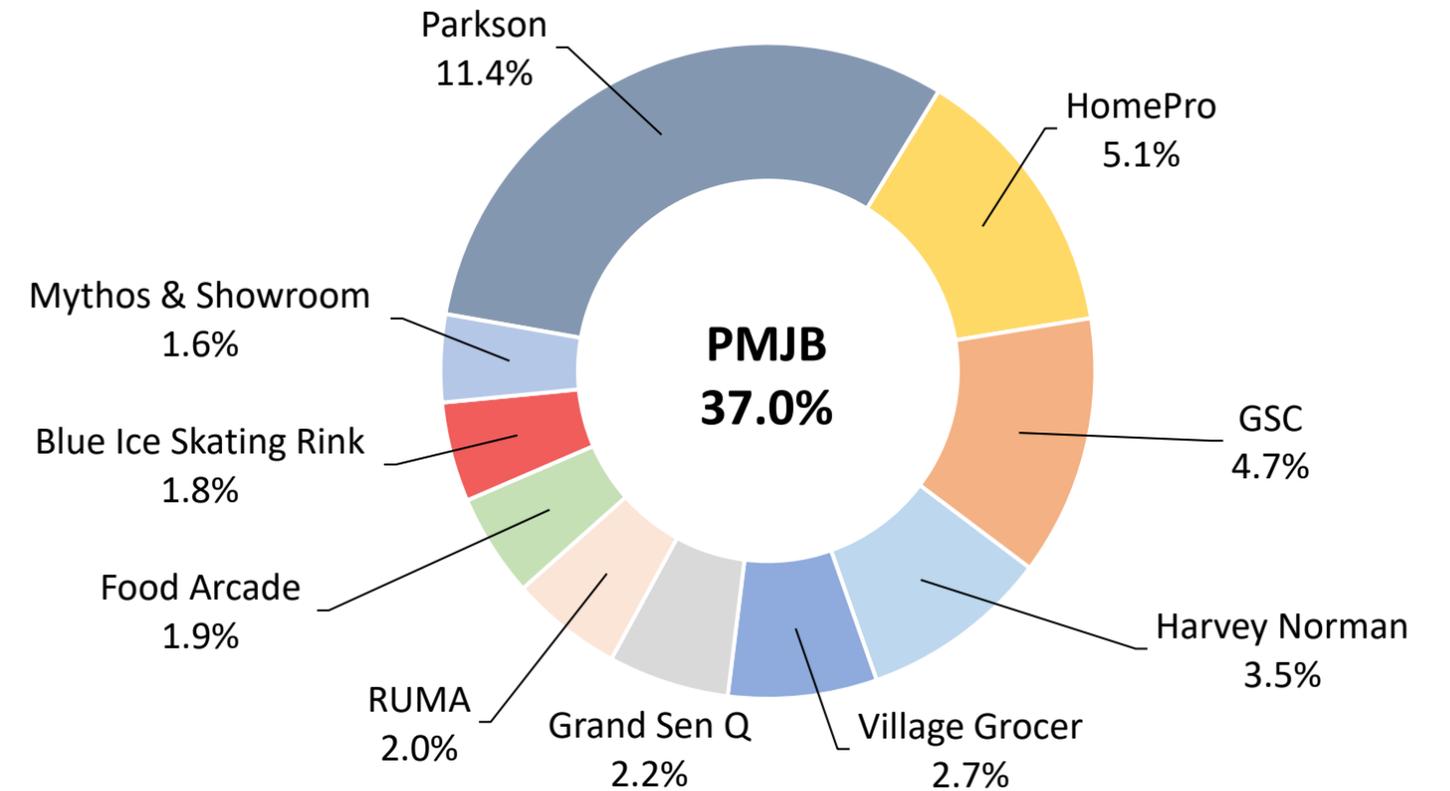
Trade Sector Analysis by % of Occupied NLA



Tenancy Expiry Profile by % of Occupied NLA

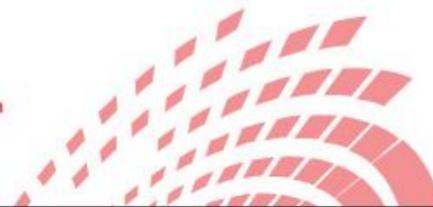


% of Occupied NLA of the top 10 tenants



- Top 10 tenants collectively contribute 37.0% 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 – NEW STORES OPENED



Christy Ng



Tim Hortons



Shantea



Xiang Xiang Hunan Cuisine



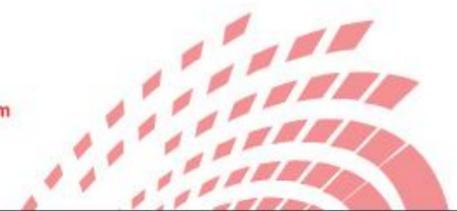
Top Toy



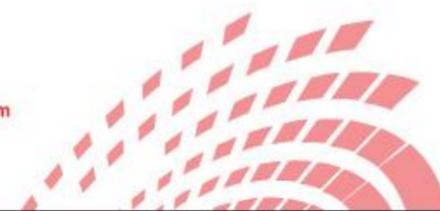
The Colorist



Stryv



PARADIGM MALL JOHOR BAHRU – NEW STORES OPENED



PARADIGM MALL JOHOR BAHRU – UPCOMING NEW TENANTS

Lifestyle & Home Furnishing



Miniso



Hooga

Entertainment, Recreation, and Miscellaneous



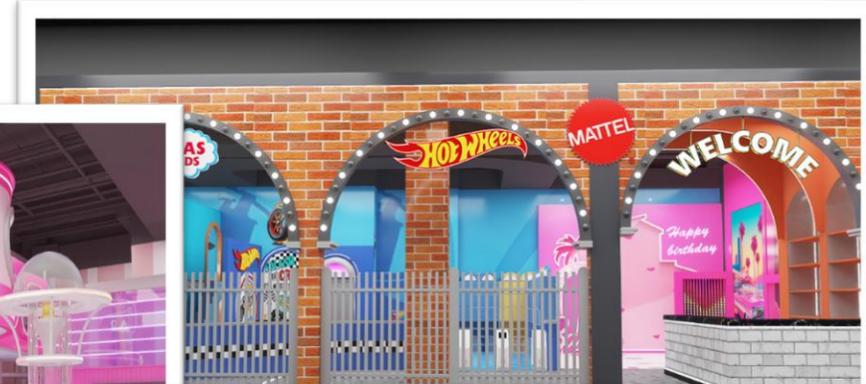
Impulse Gaming



CEX Entertainment Exchange



Mattel Play Centre



SNAPSHOT OF PARADIGM MALL PETALING JAYA



Appraised Value ⁽¹⁾	RM605 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	1.28years
No. of tenants as at 31 Dec 2025	278



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

98.5%

Occupancy Rate
as at 31 Dec 2025

RM35.5m

Total Revenue
in FP31 Dec 2025 ⁽²⁾

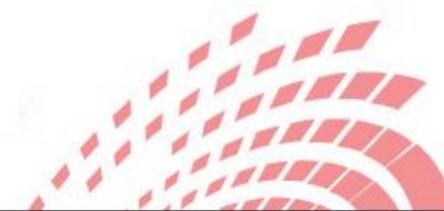
RM22.1m

NPI in
FP31 Dec 2025 ⁽²⁾

Notes:

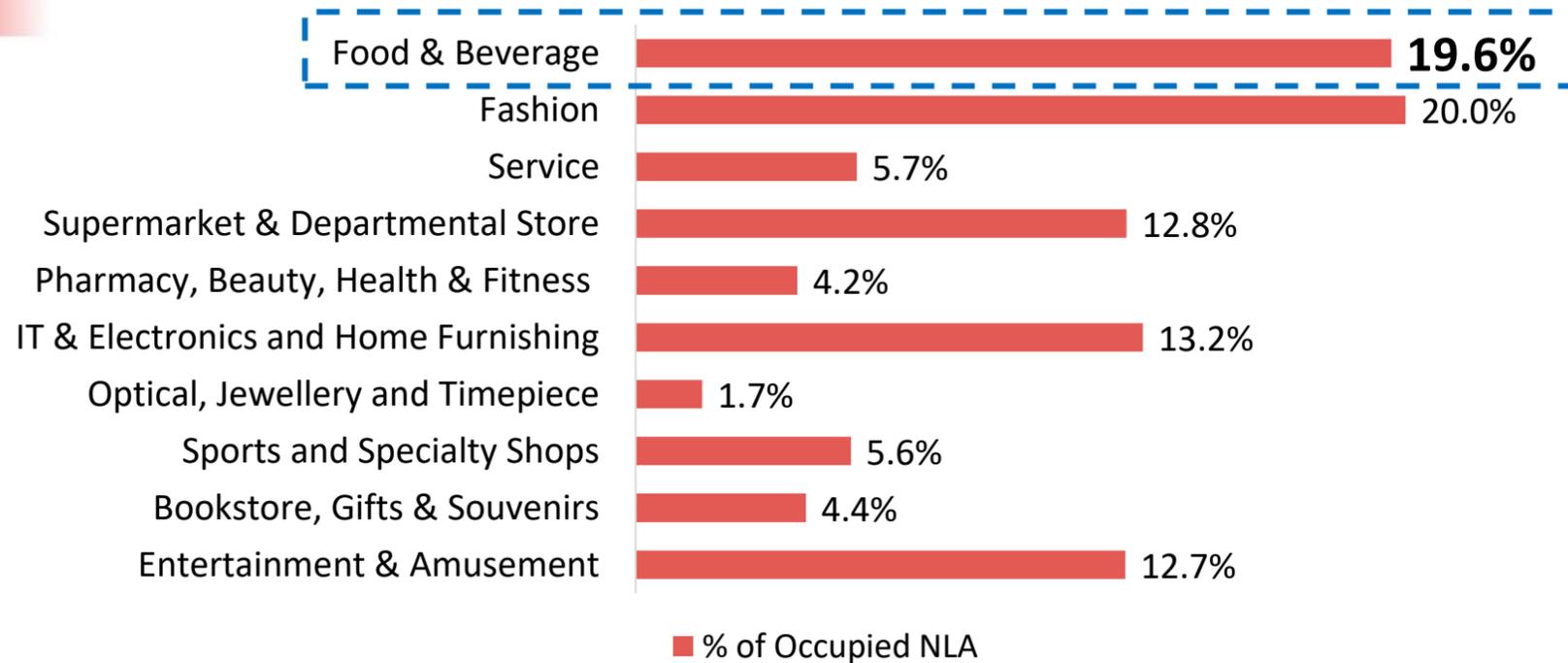
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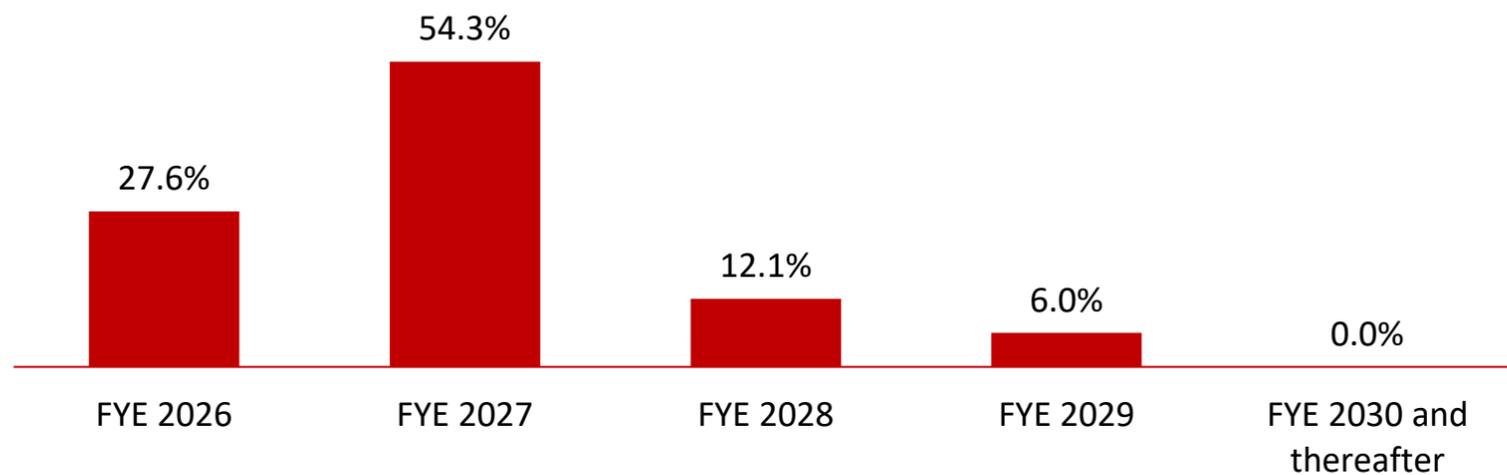


SNAPSHOT OF PARADIGM MALL PETALING JAYA

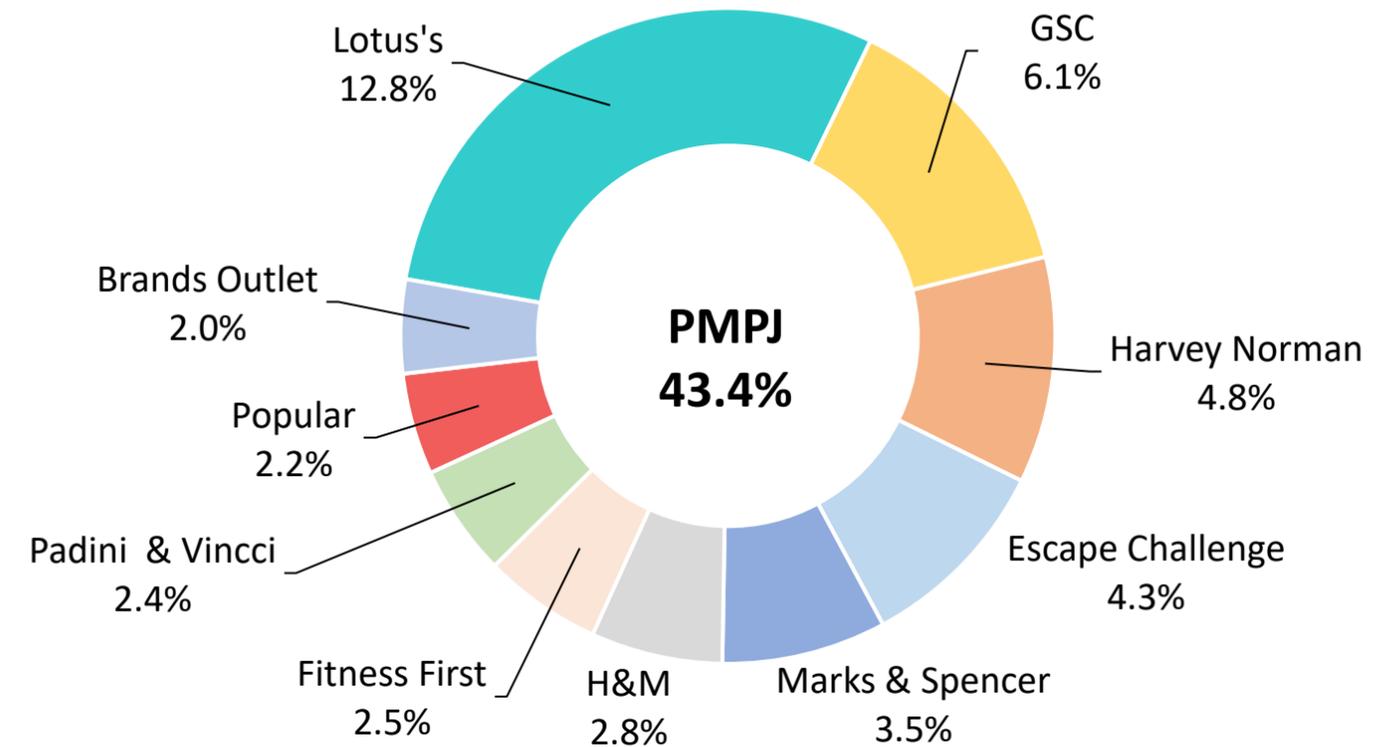
Trade Sector Analysis by % of Occupied NLA



Tenancy expiry profile by % of occupied NLA



% of Occupied NLA of the top 10 tenants



- Top 10 tenants account for 43.4% 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

Harvey Norman

Lotus's

KAISON[®]
HOME FASHION

SEPHORA

MINI
SO³

Golden
Screen
Cinemas

PADINI
CONCEPT STORE

UNIQLO
LifeWear

飛凡 火锅
FEIFAN HOTPOT

H&M ELLE

THE
COLORIST

FamilyMart

Clarks

HLA

POPULAR

DAISO
JAPAN

BRANDS OUTLET

Switch

Yi Pok
姨婆老粉

Wood & Grill
WOOD | PERANAKAN | FUSION

G2000

OC
Original Classic

innisfree

VOIR

TORII
TEPPANYAKI
チッパンヤキ

Serai
@PARADIGM

最得意
Zui De Yi
中国家常菜

すき屋
SUKI-YA
eat all you can sukiyaki & shabu shabu

Nando's
PERI-PERI CHICKEN

chili's

MR.D.I.Y.
Always Low Prices

樂天 皇朝
PARADISE DYNASTY
LEGEND OF XIAO LONG BAO

Richeese[™] Factory

And more...

PARADIGM
REIT

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www.paradigm-reit.com

PARADIGM MALL PETALING JAYA – NEW STORES OPENED



Oiso Korean Traditional Cuisine



Samy and Min Bak Kut Teh



The Colorist



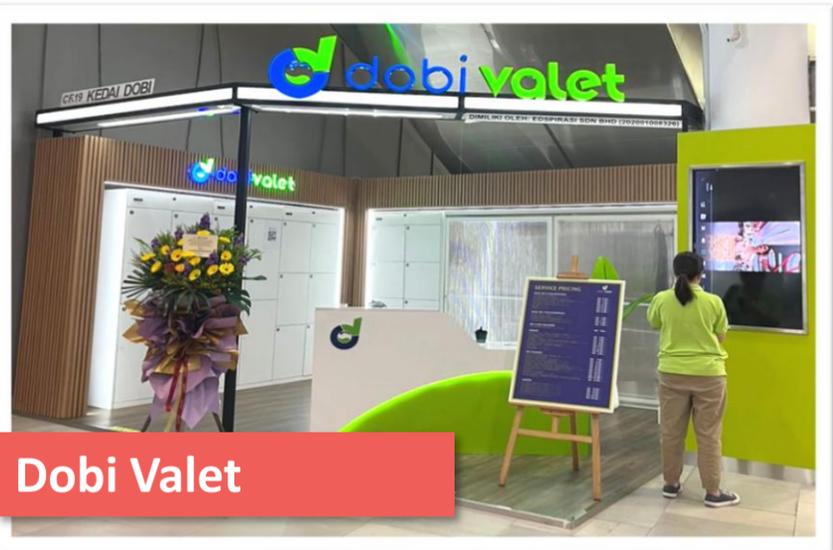
Sipzz



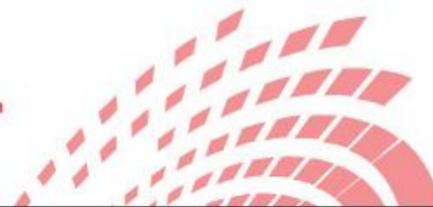
Cloudsteppers



Jayacom



Dobi Valet



PARADIGM MALL PETALING JAYA – UPCOMING NEW TENANTS

F&B



Rasa Mala



Tea Garden



JP & Co



Squidboy



Si Si Nan Cun



B.O.D Bao Zhan



My Little Herbal Tea



MDM APAM



PARADIGM MALL PETALING JAYA – UPCOMING NEW TENANTS

Health & Fitness



Level Up Fitness

Entertainment & Recreation



Larva Amusement Park



Fashion



Max Fashion

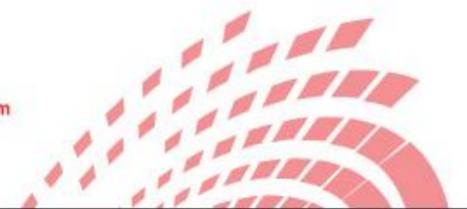
Lifestyle, Home Furnishing



O.C.E



Nitori



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	3.90 years
No. of tenants as at 31 Dec 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%

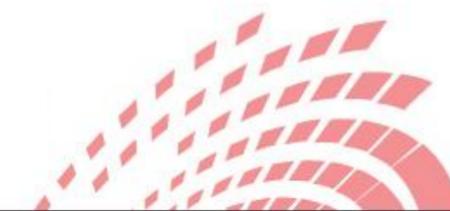
Occupancy Rate
as at 31 Dec 2025

RM27.4m

Total Revenue
in FP31 Dec 2025 ⁽²⁾

RM22.5m

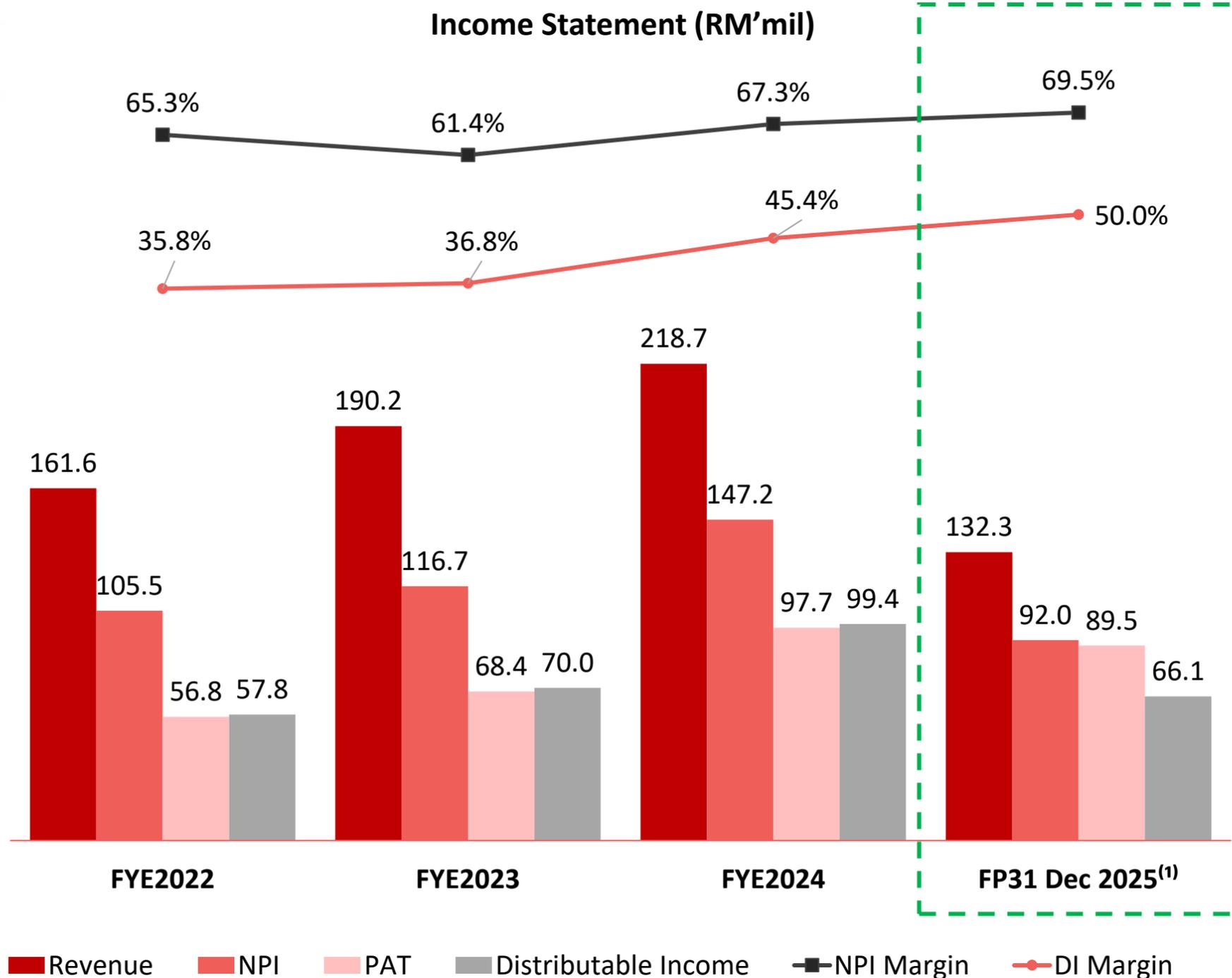
NPI in
FP31 Dec 2025 ⁽²⁾



03 Financial Highlights



INCOME STATEMENT HIGHLIGHTS



FP31 Dec 2025⁽¹⁾

	Actual ⁽³⁾ (RM'mil)	Forecast ⁽²⁾ (RM'mil)	
Revenue	132.3	131.0	▲ 1.0%
NPI	92.0	90.8	▲ 1.3%
PAT	89.5	87.1 ⁽⁴⁾	▲ 2.7%
Distributable Income	66.1	64.5	▲ 2.5%
NPI Margin	69.5%	69.3%	+20bps
PAT Margin	67.6%	66.5% ⁽⁴⁾	+110bps
DI Margin	50.0%	49.2%	+80bps
Distribution per Unit	4.10 sen	4.00 sen	▲ 2.5%
Distribution Yield ⁽⁵⁾	4.3%	4.2%	+10bps
Annualised Distribution Yield ⁽⁵⁾	7.7%	7.5%	+20bps

➤ **Outperformed forecast**, with revenue, NPI and PAT all ahead and margins holding at the upper end—evidence of consistent operational efficiency and disciplined cost management.

➤ **Distributable income exceeded forecast**, with a firm DI margin, reinforcing payout capacity and visibility of steady distributions ahead

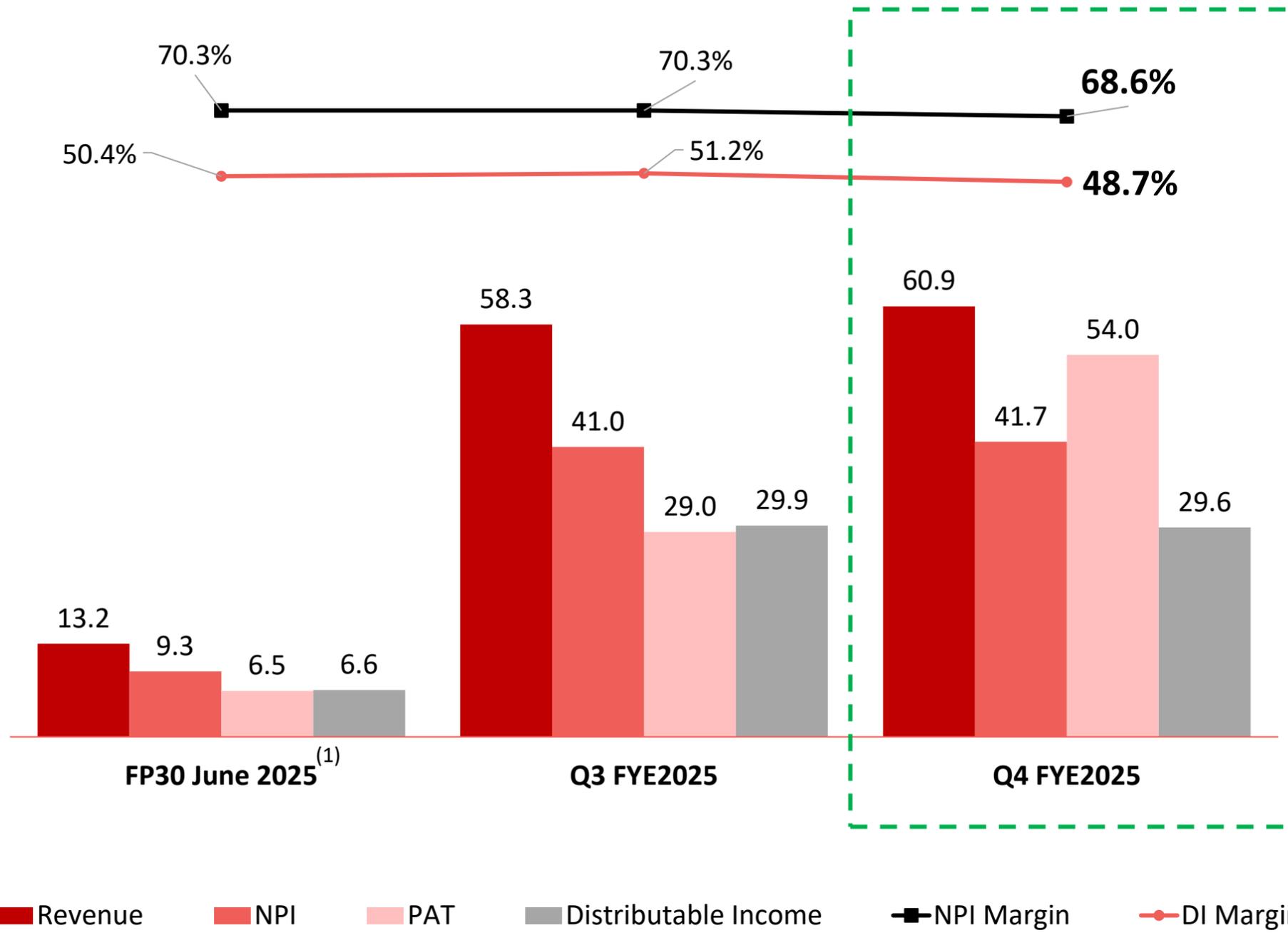
Notes:

- (1) "FP31 Dec 2025" refers to the financial period from 10 June 2025 (Listing Date) to 31 Dec 2025.
- (2) Extraction from 2025 profit forecast disclosed in the Prospectus dated 16 May 2025, prorated for the period from 10 Jun 2025 to 31 Dec 2025.
- (3) The actual results under review covers the 205 days period from 10 Jun 2025 to 31 Dec 2025.
- (4) FP31 Dec 2025 PAT and PAT Margin forecast includes a total RM24.8 mil of fair value gain on investment properties for comparative purpose.
- (5) Based on closing unit price of RM0.95 on 31 December 2025.



FINANCIAL HIGHLIGHTS – QUARTER ON QUARTER

Income Statement (RM'mil)



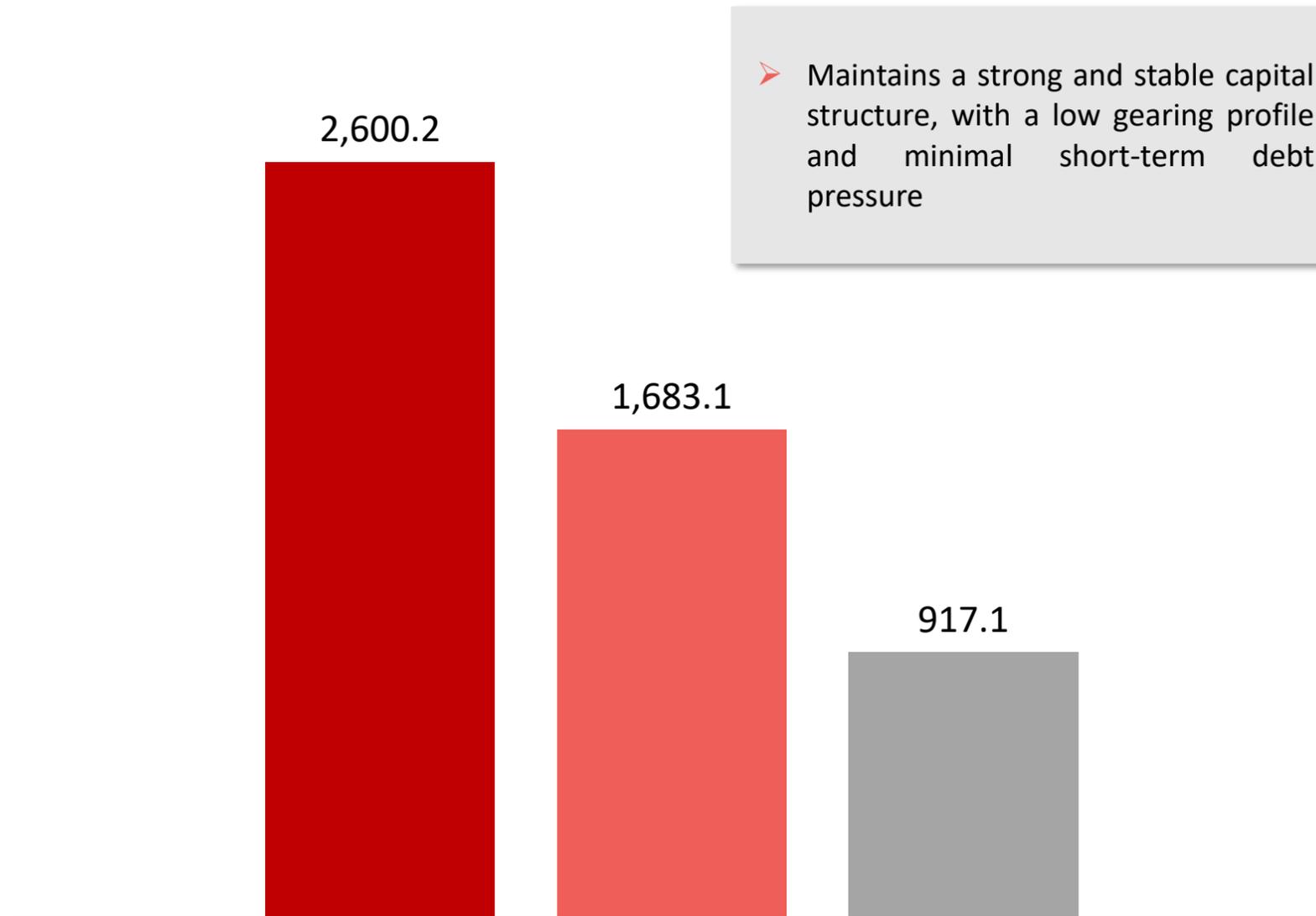
QoQ Growth

- **Core earnings improved QoQ:** Revenue and NPI climbed QoQ while operating efficiency stayed high,
- NPI margin hover steadily near the 70% range, indicating operating discipline even as the topline expanded.
- **Headline PAT stepped up** on steady operating performance (revenue/NPI up, costs contained) and an accounting, non-cash property value uplift recognised this quarter.

STATEMENT OF FINANCIAL POSITION

As at 31 Dec 2025
(RM'000)

Statement of Financial Position (RM'mil)



➤ Maintains a strong and stable capital structure, with a low gearing profile and minimal short-term debt pressure

As at 31 December 2025

■ Total Asset ■ Total Unitholders' Fund ■ Total Liabilities

Non-current assets	2,467,000
Current assets	133,153
TOTAL ASSETS	2,600,153
Unitholders' capital	1,593,610
Undistributed income	89,456
TOTAL UNITHOLDERS' FUND	1,683,066
Non-current liabilities	875,424
Current liabilities	41,663
TOTAL LIABILITIES	917,087
TOTAL UNITHOLDERS' FUND AND LIABILITIES	2,600,153
NET ASSET VALUE (NAV)	1,683,066
Number of Units in circulation ('000 units)	1,601,002
NAV September (RM)	
- Before income distribution	1.0513
- After income distribution	1.0513
Closing market price (31 Dec 2025) (RM)	0.950
Market capitalisation based on closing market price (31 Dec 2025) (RM'000)	1,520,952

04

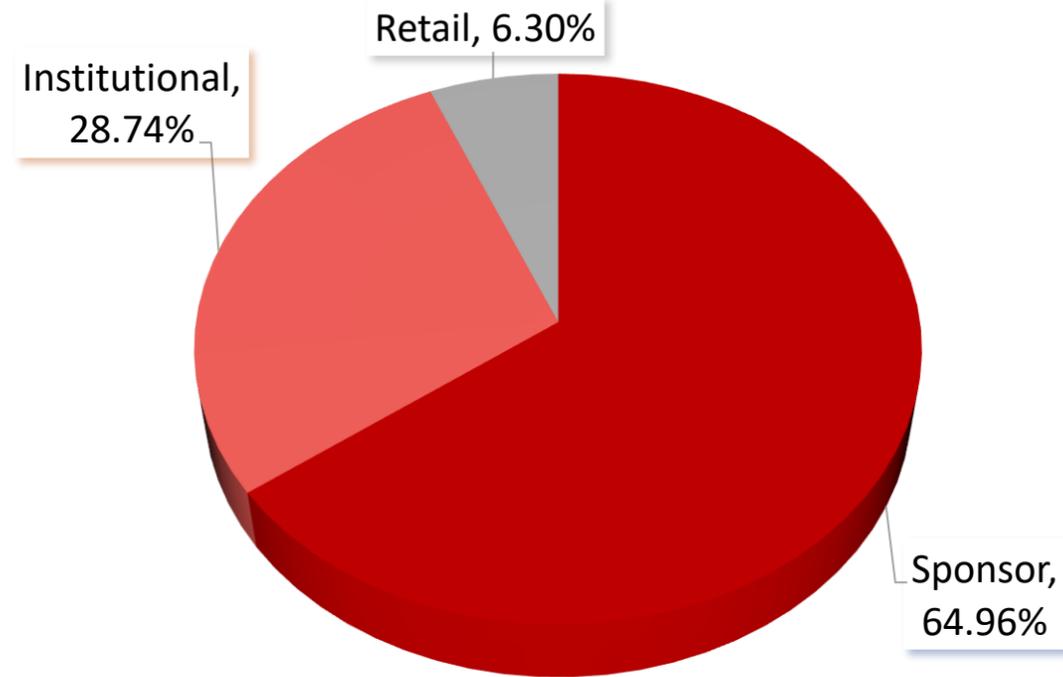
Investor Relations



UNITHOLDERS' COMPOSITION AND UNITHOLDINGS

NUMBER OF UNITHOLDER BY CATEGORY AS AT 31 DECEMBER 2025

Category	No. of Unitholder
Sponsor	2
Institutional	176
Retail	5,921
TOTAL	6,099



TOP 10 UNITHOLDERS AS AT 31 DECEMBER 2025

No.	Unitholder Name	Percentage
1	Employees Provident Fund Board	4.55%
2	Allianz Life Insurance Malaysia Berhad	1.35%
3	Affin Hwang Wholesale Equity Fund 2	1.30%
4	Pertubuhan Keselamatan Sosial (AHAM EQ)	0.89%
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)	0.78%
9	Etiqa Life Insurance Berhad (Growth)	0.71%
10	Manulife Insurance Berhad (Equity Fund)	0.63%
Total:		12.77%

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

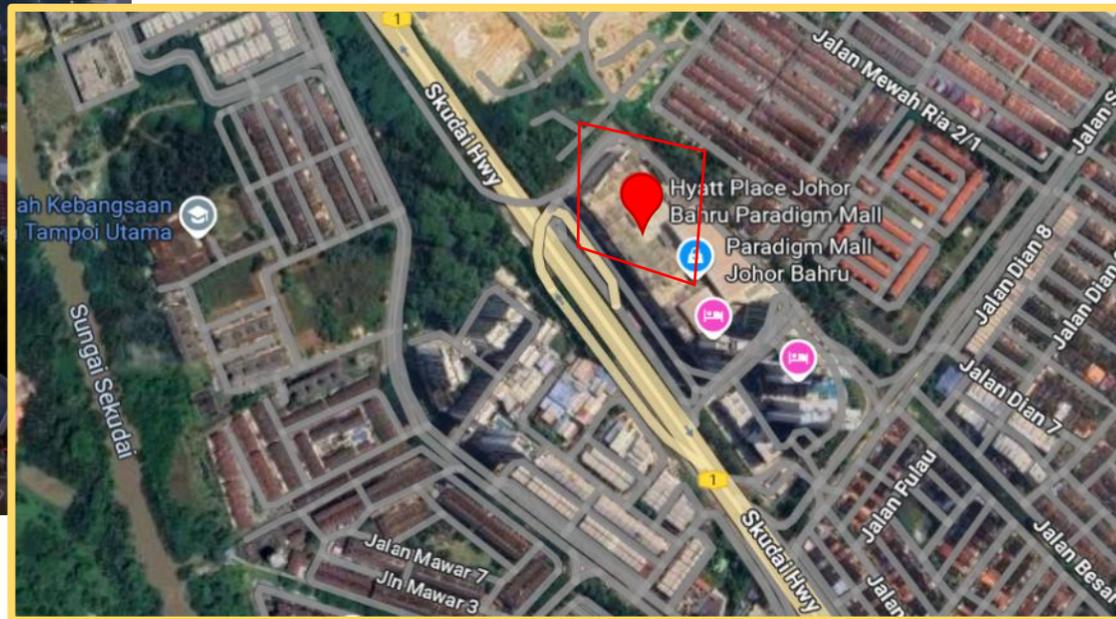
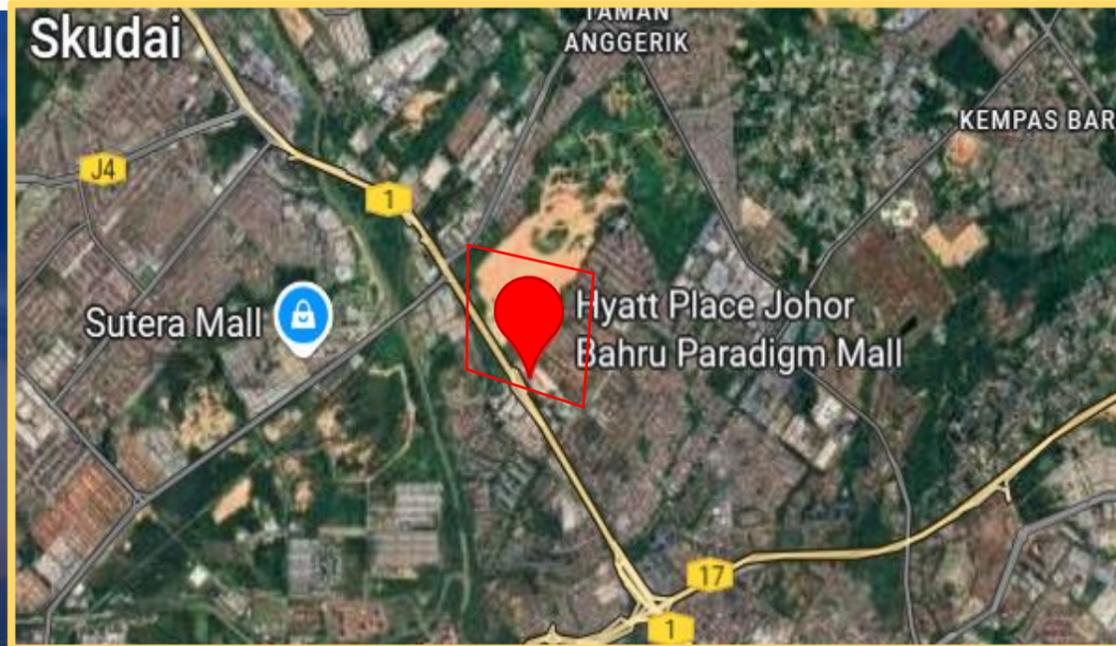


Right of First Refusal (ROFR)

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
- 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

FUTURE PIPELINE ASSET - HYATT PLACE JOHOR BAHRU PARADIGM MALL



Hyatt Place Johor Bahru Paradigm Mall

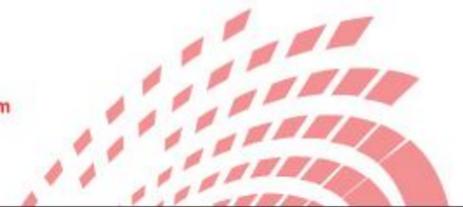
Location Johor Bahru, Johor

Property Description 4-star hotel integrated with Paradigm Mall Johor Bahru

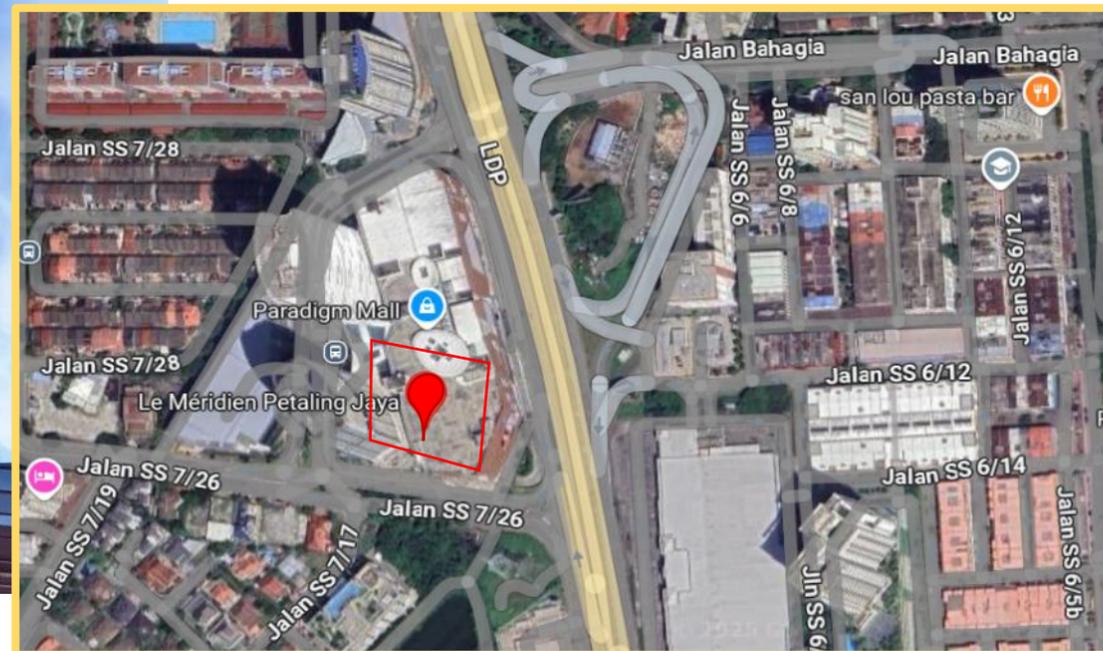
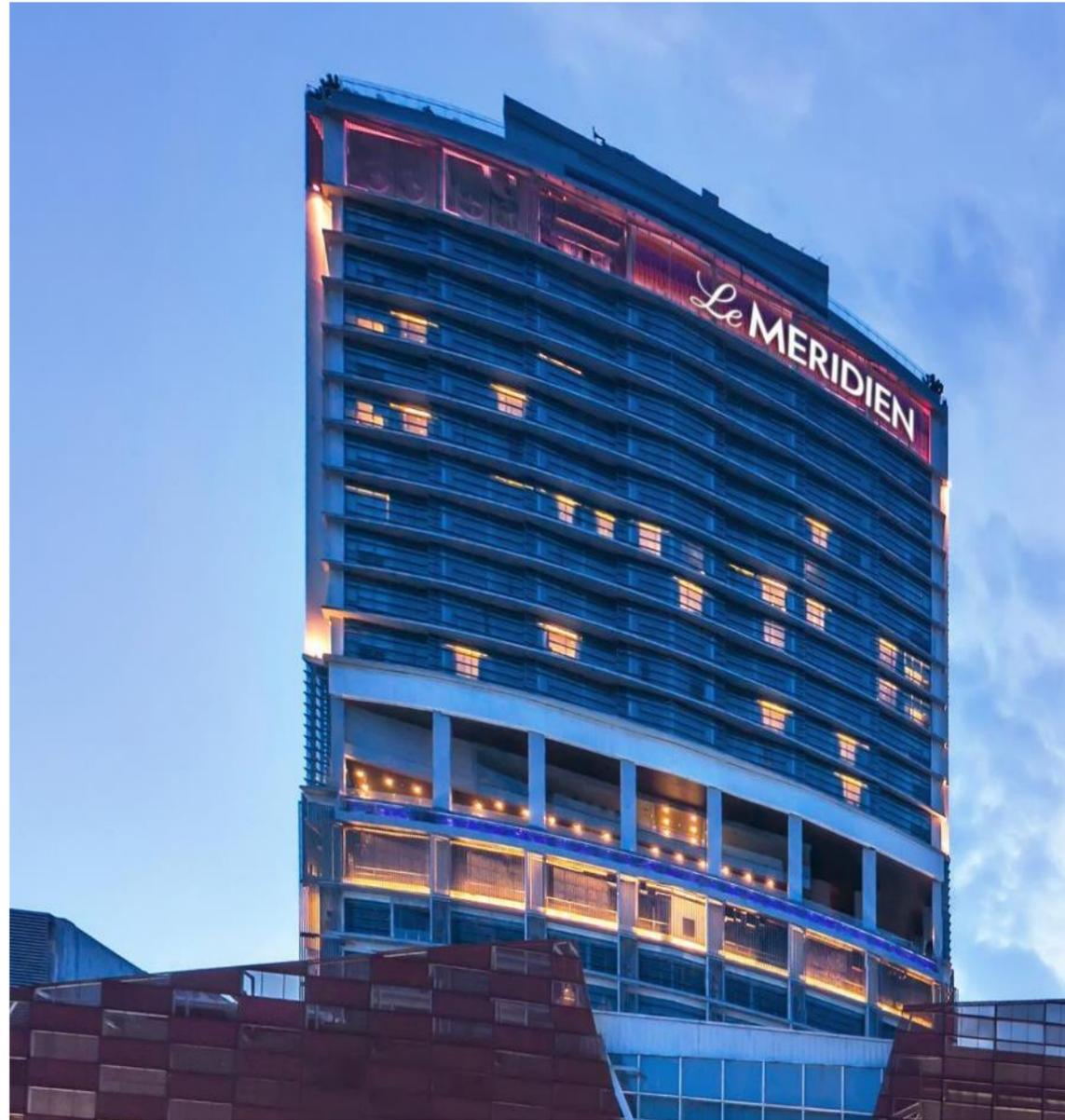
Size 255,697 sq. ft.

No. of rooms 202 rooms

- Facilities**
- Café & bistro dining
 - swimming pool
 - 24-hour fitness centre with cardio equipment and LCD touchscreens
 - high-tech meeting spaces



FUTURE PIPELINE ASSET: LE MÉRIDIEN PETALING JAYA



Le Méridien Petaling Jaya

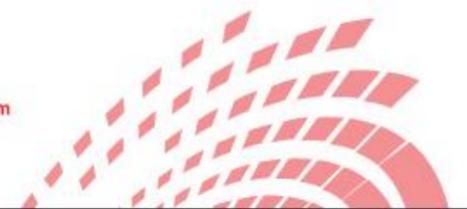
Location Petaling Jaya, Selangor

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

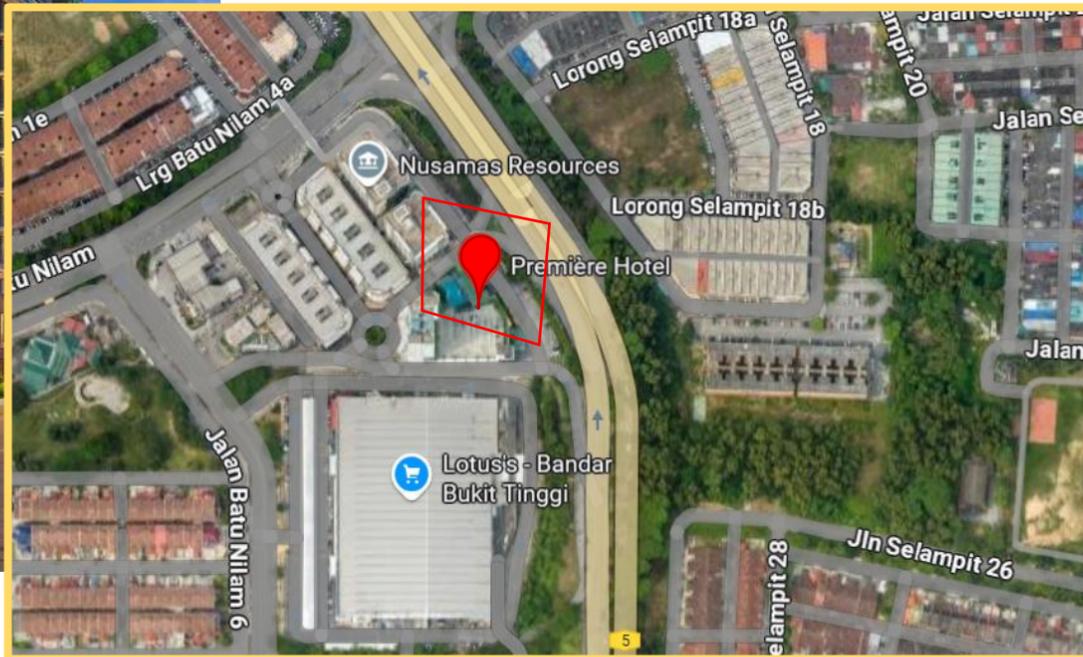
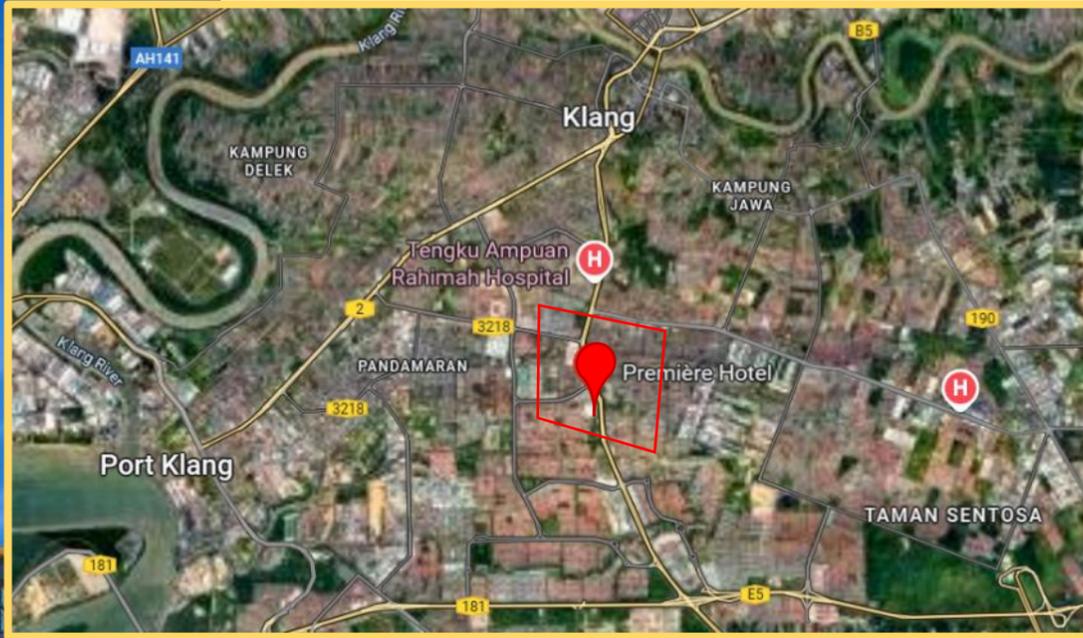
Size 325,148 sq. ft.

No. of rooms 299 rooms

- 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

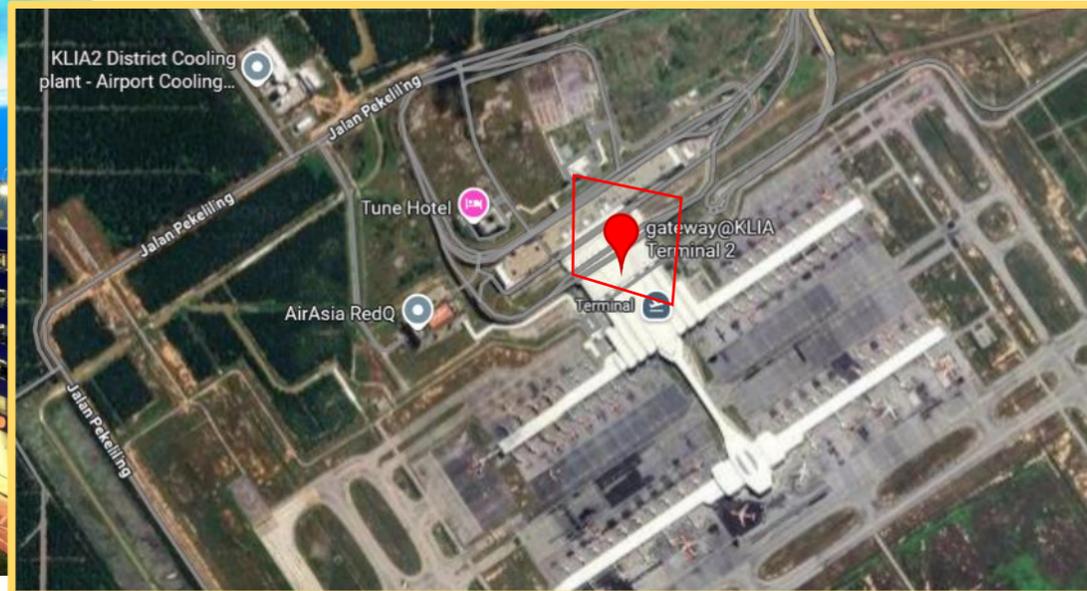
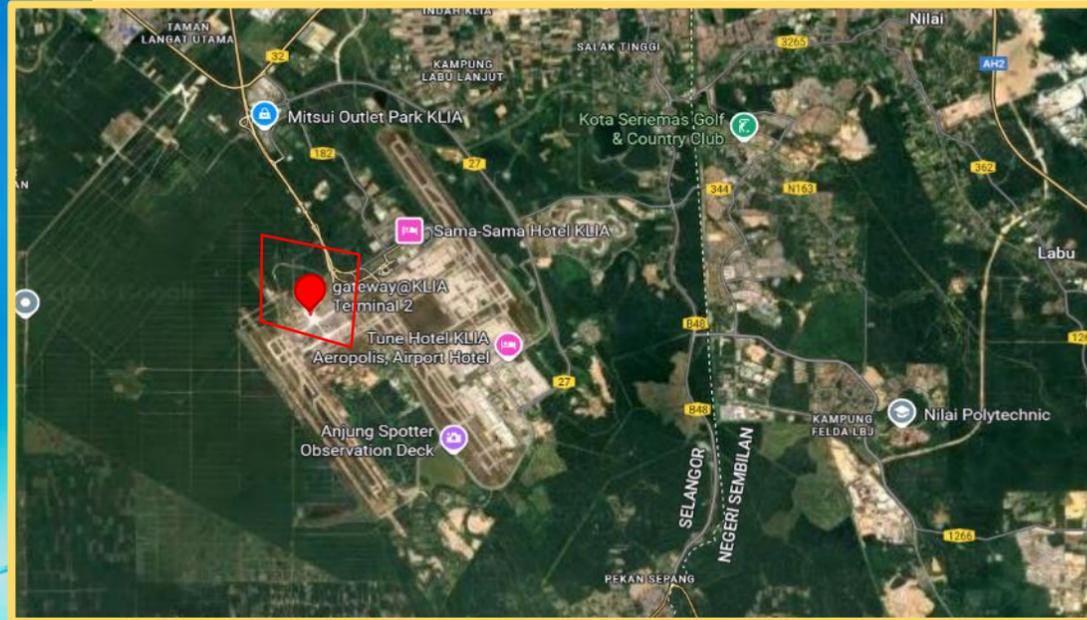


Première Hotel Klang

Location	Klang, Selangor
Property Description	4-star Corporate Hotel
Size	305,339 sq. ft.
No. of rooms	250 rooms
Facilities	<ul style="list-style-type: none"> ➤ 3 theme floors with dedicated privileges ➤ Pillarless Grand Ballroom ➤ Outdoor pool ➤ Pickleball

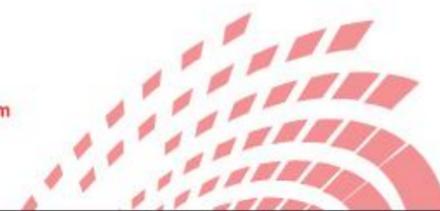


FUTURE PIPELINE ASSET: gateway@klia2, KLIA



gateway@klia2

Location	Sepang, Selangor
Type	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 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

PMJB – ESG INITIATIVES

Chiller Optimisation



1,045,542 kWh

of energy saved from June to December 2025

792,521 kgCO₂e

of carbon emission avoided from June to December 2025

RM493,682

of costs saved from June to December 2025

Variable Speed Drives (VSD) for Cooling Tower Fan



95,904 kWh

of energy saved from June to December 2025

72,695 kgCO₂e

of carbon emission avoided from June to December 2025

RM48,912

of costs saved from June to December 2025

Air Handling Unit Optimisation



680,064 kWh

of energy saved from June to December 2025

515,489 kgCO₂e

of carbon emission avoided from June to December 2025

RM401,401

of costs saved from June to December 2025

Cooling Tower Chemical Auto-Dosing System by NCH



65,748 kWh

of energy reduced from June to December 2025

49,837 kgCO₂e

of carbon emission avoided from June to December 2025

RM46,851.48

of estimated costs saved from June to December 2025

PMJB – ESG INITIATIVES

EV Charger



48,192 kWh

of energy output from June to December 2025

9,253 kgCO₂e

of carbon emissions avoided from June to December 2025

Used Cooking Oil Recycling



29,493.40 kg

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

73,733.5 kgCO₂e

of total carbon emission avoided from June to December 2025

Rainwater Harvesting



345 m³

Of water saved from June to December 2025

155.25 kgCO₂e

Of Carbon emissions avoided from June to December 2025

RM1,575.50

of savings from June to December 2025 through reduced water consumption from the main supply

1.11 MW Solar System



794,181 kWh

of electricity generated from June until December 2025

601,989 kgCO₂e

of carbon emission avoided from June to December 2025

RM176,308

of saving from June to December 2025

PMJB – ESG INITIATIVES

Wastes Recycling



23.71 tons

of total wastes recycled from June to December 2025

RM12,644.60

of the amount recycled from June to December 2025

Lighting Sensor Installation at Back of House (BOH) Corridor



3,941 kWh

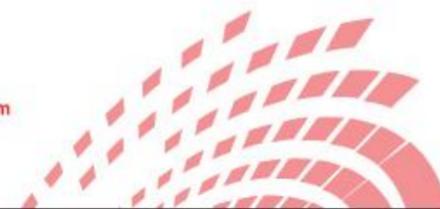
of average energy saving from June to December 2025

2,987 kgCO₂e

of carbon emission avoided from June to December 2025

RM2,010

of costs saved from June to December 2025



PMPJ – ESG INITIATIVES

Chiller Optimisation – Usage Reduction



793,213 kWh

of total energy saved from June to December 2025

RM351,669.57

of energy costs saved from June to December 2025

601,255 kgCO₂e

of total carbon emission avoided from June to December 2025

EV Charger



4,454 cars

charged by Gentari Green Mobility from June to December 2025

73,483 kWh

Of energy output from June to December 2025

14,109 kgCO₂e

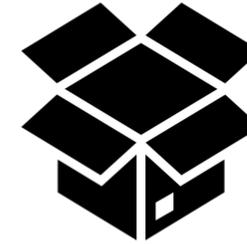
of total carbon emission avoided from June to December 2025

Recycling Efforts



0.018 tons

of plastics recycled from June to December 2025



15.9 tons

of papers recycled from June to December 2025



413,400 litres

of water was conserved



23,850 kgCO₂e

of CO₂ emissions avoided



13.7 tons

of used cooking oil recycled from June to December 2025

PMPJ – ESG INITIATIVES

Variable Speed Drives (VSD) for AHU



315,216.9 kWh

of energy reduced from June to December 2025

516,956 kgCO₂e

of carbon emission avoided from June to December 2025

RM190,904.50

of costs saved from June to December 2025



Cooling Tower Chemical Auto-Dosing System by NCH



25,308.5 kgCO₂e

of estimated carbon emission avoided from June to December 2025

33,388.5 kWh

of estimated energy saved from June to December 2025

RM20,000

of estimated savings from June to December 2025



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