PARADIGM REAL ESTATE INVESTMENT TRUST

Q3 FYE2026 Investor Briefing

November 2026



AGENDA

01 *Introduction to Paradigm REIT*

02 *Investor Relations & Financial Highlights*

03 *Portfolio Overview*

04 *Growth Potential*

05 *ESG Initiatives*

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01
Introduction to Paradigm REIT







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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	99.4% (based on the committed lease)	97.5% (based on the committed lease)	100%
Average WALE by NLA[2]	1.68 years	1.80 years	3.15 years
Number of Tenants	455	280	AEON as Master Lessee (Ancillary : 9 tenants)
Property Yield[3]	FYE23A: 4.2% FYE24A: 6.3% FP31 Dec 2025: 7.1% 9M FYE26: 7.2% (Annualised)	FYE23A: 5.2% FYE24A: 5.9% FP31 Dec 2025: 6.5% 9M FYE26: 6.3% (Annualised)	FYE23A: 5.3% FYE24A: 5.8% FP31 Dec 2025: 5.9% 9M FYE26: 5.9% (Annualised)

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 storage area) which is leased to AEON as master lessee.
(3) Based on the actual FY23A and FY24A NPI divided by the total purchase consideration of the investment properties. FP31 Dec 2025 is calculated based on actual unaudited results from 10 June 2025 (Listing Date) to 31 Dec 2025. 9M FYE2026 is calculated by multiplying the NPI by a factor of 365/273.

02
Investor Relations & Financial Highlights







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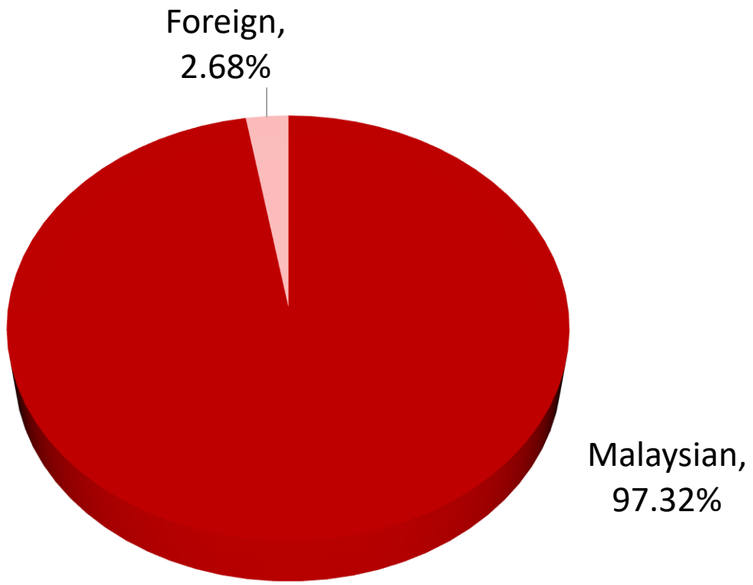
UNITHOLDERS' COMPOSITION AND UNITHOLDINGS

NUMBER OF UNITHOLDER BY CATEGORY AS AT 30 OCTOBER 2026

Category	No. of Unitholder	Percentage (%)
Sponsor	2	64.85%
Institutional	164	28.64%
Retail	5,878	6.52%
TOTAL	**6,044**	**100%**



TOP 10 UNITHOLDERS AS AT 30 OCTOBER 2026

No.	Unitholder Name	
1	Employees Provident Fund Board	9.01%
2	Affin Hwang Wholesale Equity Fund 2	1.47%
3	Great Eastern Life Assurance (Malaysia) Berhad (LEEF)	0.94%
4	Etiqa Life Insurance Berhad (Life PAR)	0.85%
5	Pertubuhan Keselamatan Sosial (AHAM EQ)	0.80%
6	Etiqa Life Insurance Berhad (Growth)	0.71%
7	Allianz Life Insurance Malaysia Berhad (P)	0.67%
8	Manulife Insurance Berhad (Equity Fund)	0.63%
9	Allianz Life Insurance Malaysia Berhad (ULIFE)	0.60%
10	Amanah Saham Sarawak	0.56%
	Total:	**16.24%**

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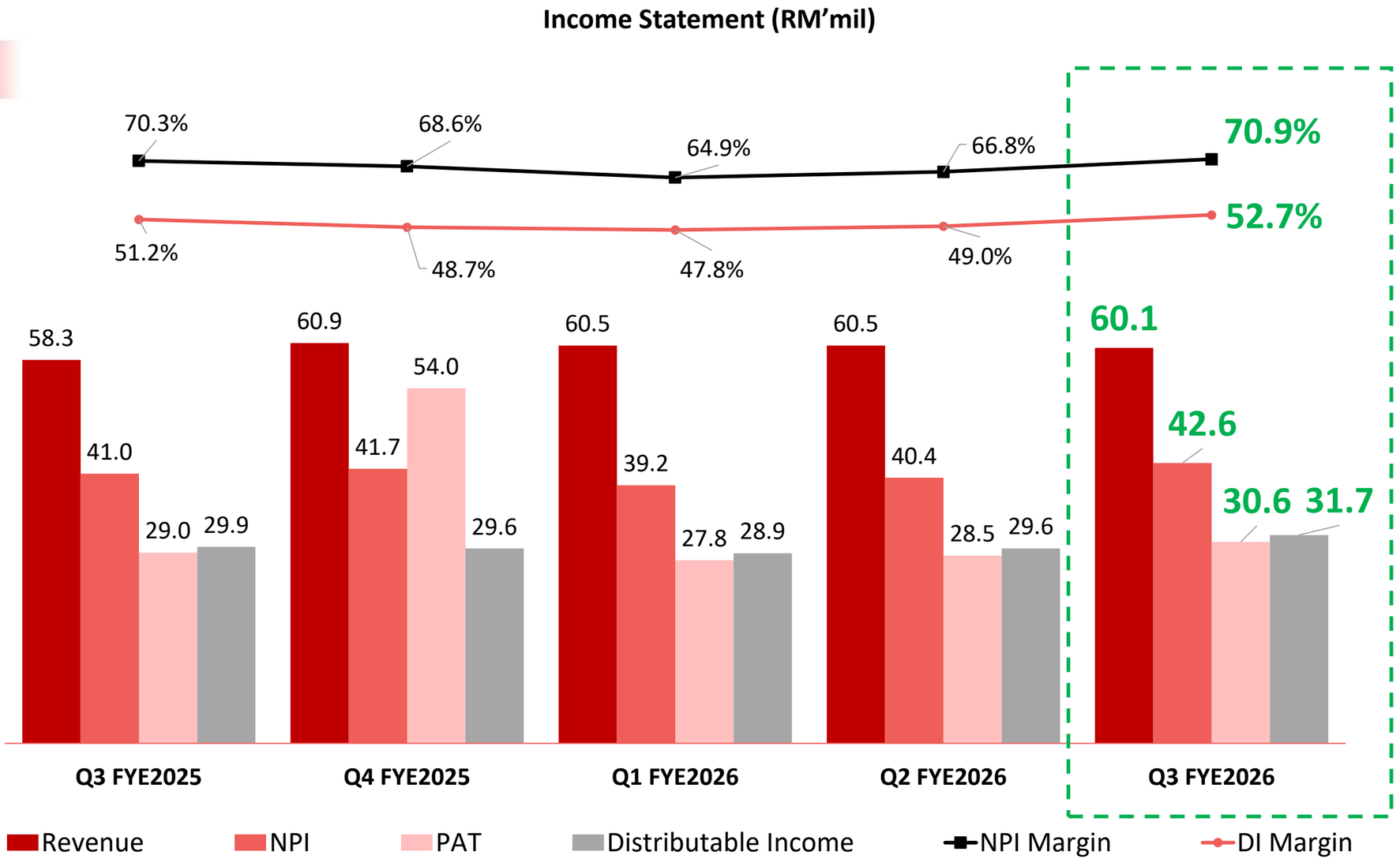
FINANCIAL HIGHLIGHTS – YoY Comparison

	Q3 FYE2026 (RM'mil)	Q3 FYE2025 (RM'mil)	YoY
Revenue	**60.1**	58.3	▲ 3.2%
NPI	**42.6**	41.0	▲ 4.0%
PAT	**30.6**	29.0	▲ 5.7%
Distributable Income	**31.7**	29.9	▲ 6.1%
NPI Margin	**70.9%**	70.3%	+60bps
PAT Margin	**50.9%**	49.7%	+120bps
DI Margin	**52.7%**	51.2%	+150bps

- **Resilient Operating Performance:** Revenue was broadly stable at RM60.1 million in Q3 FYE2026, while NPI increased by 4.0% YoY to RM42.6 million, reflecting continued resilience across Paradigm REIT's retail portfolio.
- **Higher Operating Margins:** NPI margin strengthened to 70.9%, while PAT and DI margins improved to 50.9% and 52.7%, respectively, demonstrating better earnings conversion despite stable revenue.
- **Higher Income Distribution:** Distributable Income increased by 6.9% QoQ to RM31.7 million, supporting a higher DPU of 1.88 sen.

Notes:
(1) Annualised yields for Q3 FYE2026 and Q3 FYE2025 are based on closing unit price of RM0.825 on 30 September 2026 for comparison purpose.

FINANCIAL HIGHLIGHTS – QUARTER ON QUARTER



- **Stable Revenue Base:** Revenue stayed around RM60 million for the fourth consecutive quarter. Rental income edged up QoQ to RM50.1 million, offsetting lower advertising and promotional income.
- **Highest NPI and Margin Since Listing:** NPI rose 5.6% QoQ and 4.0% YoY to RM42.6 million. Property operating expenses fell for a second consecutive quarter, lifting NPI margin to 70.9%.
- **Highest Distributable Income Since Listing:** Distributable income grew 6.9% QoQ and 6.1% YoY to RM31.7 million. DI margin improved to 52.7%, supporting a higher DPU of 1.88 sen.

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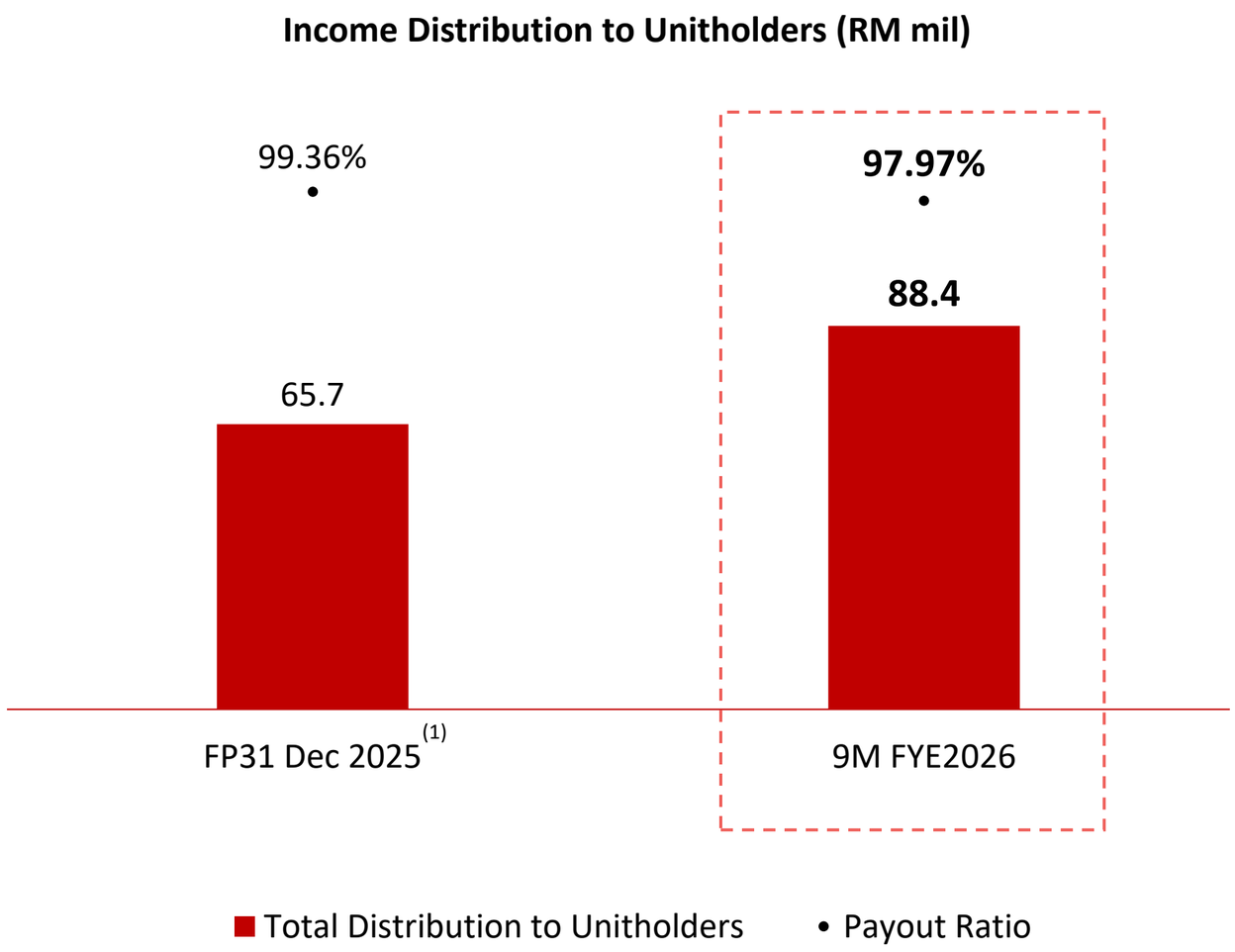
STATEMENT OF FINANCIAL POSITION

	As at 30 September 2026 (RM'000)
Non-current assets	2,485,671
Current assets	84,414
TOTAL ASSETS	**2,570,085**
Unitholders' capital	1,596,277
Undistributed income	52,566
TOTAL UNITHOLDERS' FUND	**1,648,843**
Non-current liabilities	868,423
Current liabilities	52,819
TOTAL LIABILITIES	**921,242**
TOTAL UNITHOLDERS' FUND AND LIABILITIES	**2,570,085[(1)]**
NET ASSET VALUE (NAV)	1,648,843
Number of Units in circulation ('000 units)	1,603,785
NAV per unit (RM)	
- Before income distribution	1.0281
- After income distribution	1.0083
Closing market price (30 September 2026) (RM)	0.825
Market capitalisation based on closing market price (30 September 2026) (RM'000)	1,323,123

Notes:
(1) Figures may not add up due to rounding. Figures are calculated based on the underlying unrounded amounts.

DISTRIBUTION PAYOUT



Third Single-Tier Interim Dividend for FYE2026

Distribution per unit	**1.88 sen**
Annualised Distribution Yield(2)	**9.0%**
Distribution period	1 July 2026 to 30 September 2026
Ex-date	30 Nov 2026
Entitlement Date	1 Dec 2026
Payment Date	22 Dec 2026

- **Demonstrating this commitment**, total income distribution to unitholders for 9MFYE2026 stood at **RM88.35 million**, achieved on the back of a high payout ratio of **97.97%**.

Note(s)
(1) FP31 Dec 2025 refers to the period from 10 June 2025 (Listing Date) to 31 Dec 2025
(2) Annualised yield for Q3 FYE2026 is based on closing unit price of RM0.825 on 30 September 2026 for comparison purpose.

SUMMARY OF BORROWINGS

Borrowings Profile of Paradigm REIT	Nominal Value (RM'000)	Tenure (Years)	Legal Tenure (Years)	Maturity Date	Legal Maturity Date	Coupon (%)
Tranche 1 Class A (AAA-rated)	270,000	5	7.5	10 June 2030	10 December 2032	3.82% per annum
Tranche 1 Class A (AAA-rated)	265,000	7	9.5	10 June 2032	8 December 2034	4.05% per annum
Tranche 1 Class A (AAA-rated)	200,000	10	12.5	8 June 2035	10 December 2037	4.18% per annum
Tranche 1 Class B (AA_2-rated)	110,000	7	9.5	10 June 2032	8 December 2034	4.25% per annum
Total Borrowings:	**845,000**					
Less: Unamortised MTN transaction costs	(1,912)					
	843,088					
Total assets	2,570,085					
Debt-to-total asset value (%)	**32.8%**					

- Debt-to-total asset value at **32.8%,** below the regulatory limit of 50%, providing a disciplined yet optimised capital structure to support income generation and asset growth

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03
Portfolio Overview







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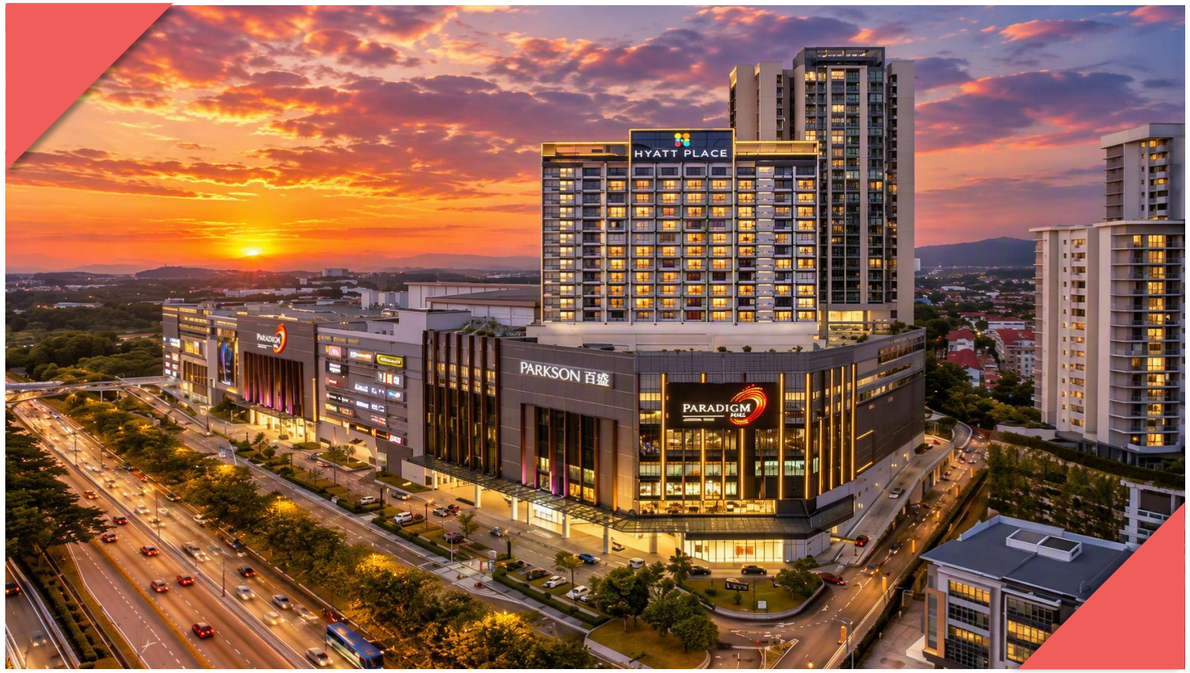
SNAPSHOT OF PARADIGM MALL JOHOR BAHRU



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	1.68 years
No. of tenants as at 30 September 2026	455
Occupancy Rate as at 30 September 2026	99.4%

Features

- 6 retail levels + mezzanine floor and a level of cinema and convention centre
- 4,000 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

RM32.0m
Total Revenue in Q3 FYE2026

RM22.3m
NPI in Q3 FYE2026

7.2%
Property Yield in 9M FYE2026 (Annualised)

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

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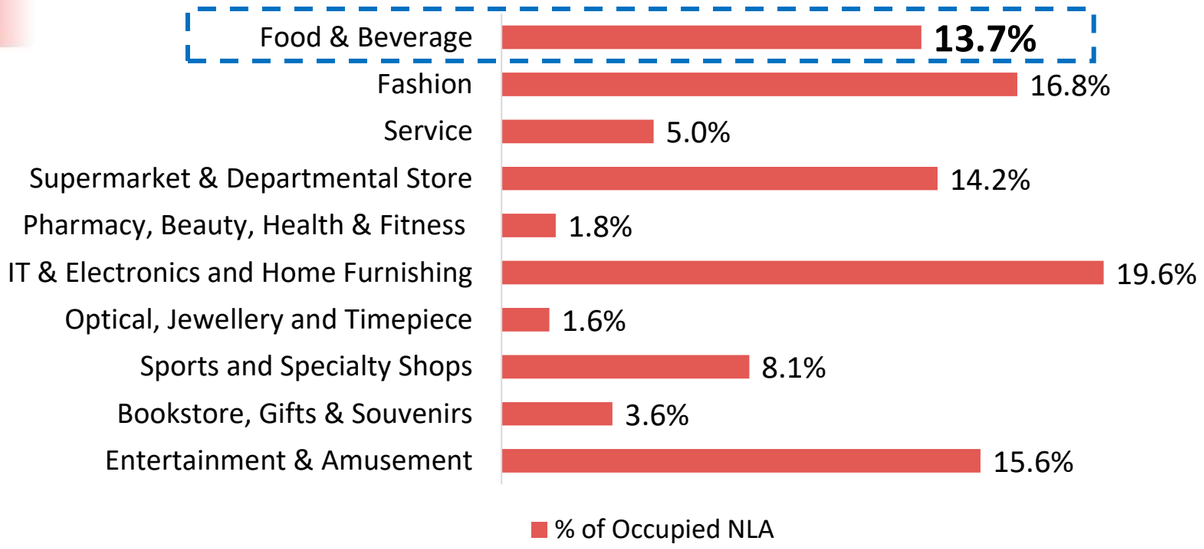
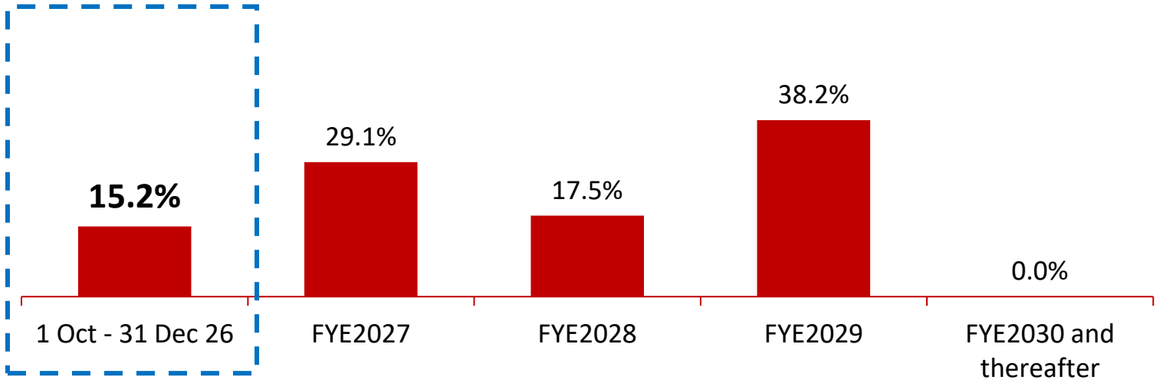
SNAPSHOT OF PARADIGM MALL JOHOR BAHRU

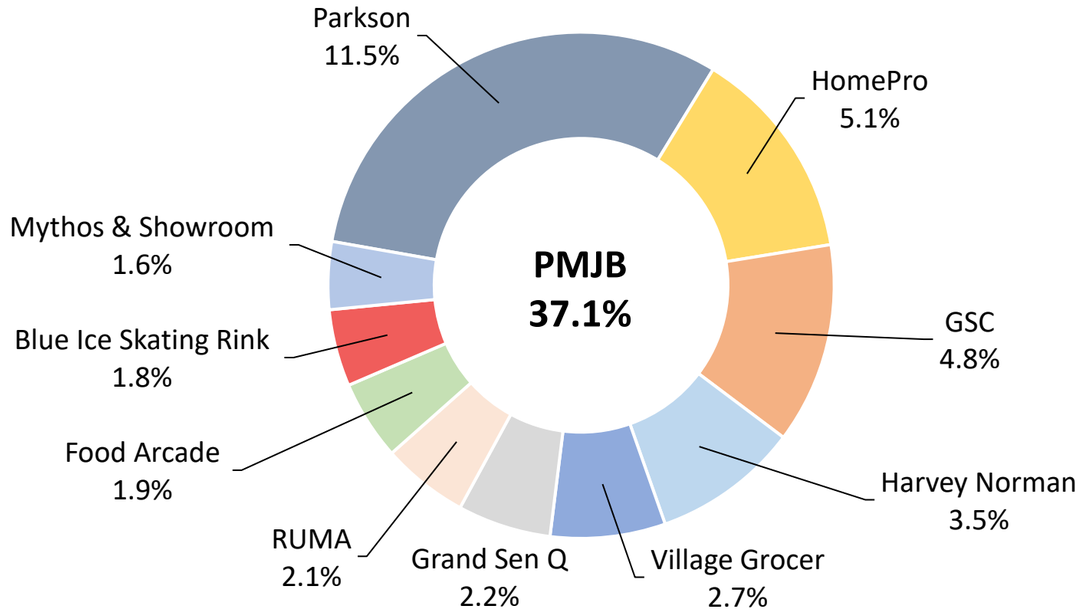
Trade Sector Analysis by % of Occupied NLA



Tenancy Expiry Profile by % of Occupied NLA



% of Occupied NLA of the top 10 tenants



- Top 10 tenants collectively contribute 37.1% 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

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SNAPSHOT OF PARADIGM MALL JOHOR BAHRU



And more…

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PARADIGM MALL JOHOR BAHRU – NEW STORES OPENED



Luckin Coffee



Mr Sotong



Pepper Lunch



Teva



Baby Shop (Extension)

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PARADIGM MALL JOHOR BAHRU – UPCOMING NEW TENANTS

F&B



Verrona Hills



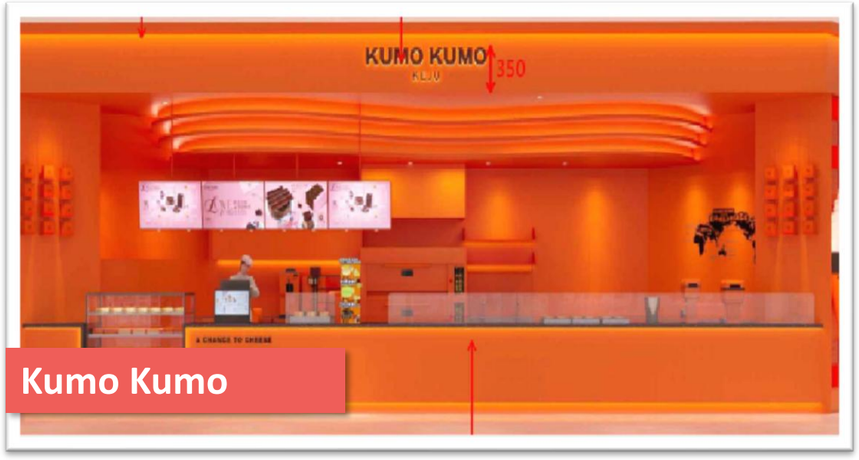
Nandos



Antara Café Kopitiam



UME Floral Cafe



Kumo Kumo



Auntea Jenny

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PARADIGM MALL JOHOR BAHRU – UPCOMING NEW TENANTS

F&B



CU



Casswa Tidbits



Zarro Zarro

Fashion



Aldo



Hipper



Walkfolk

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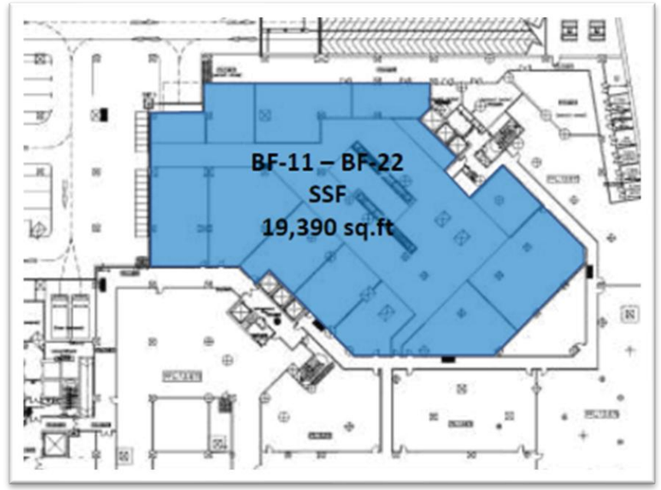
PARADIGM MALL JOHOR BAHRU – UPCOMING NEW TENANTS

Entertainment, Recreation, and Miscellaneous



Mattel Play Centre





IT, Electronics & Home Furnishing



Impulse Gaming

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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	1.80 years
No. of tenants as at 30 September 2026	280
Occupancy Rate as at 30 September 2026	97.5%

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

- 7 minutes walking distance from Subang LRT 3 station
- Direct link to:
  - Hotel: Le Méridien Petaling Jaya
  - Residences: The Azure Residences and Sapphire Paradigm
  - Office tower: The Ascent

RM15.8m
Total Revenue in Q3 FYE2026

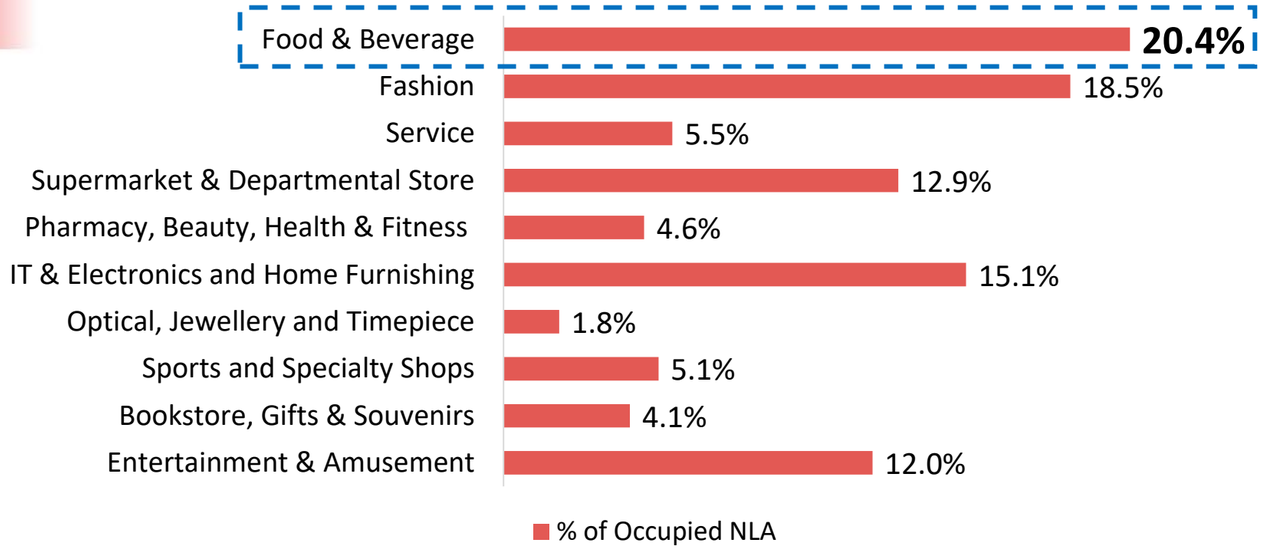
RM10.0m
NPI in Q3 FYE2026

6.3%
Property Yield in 9M FYE2026 (Annualised)

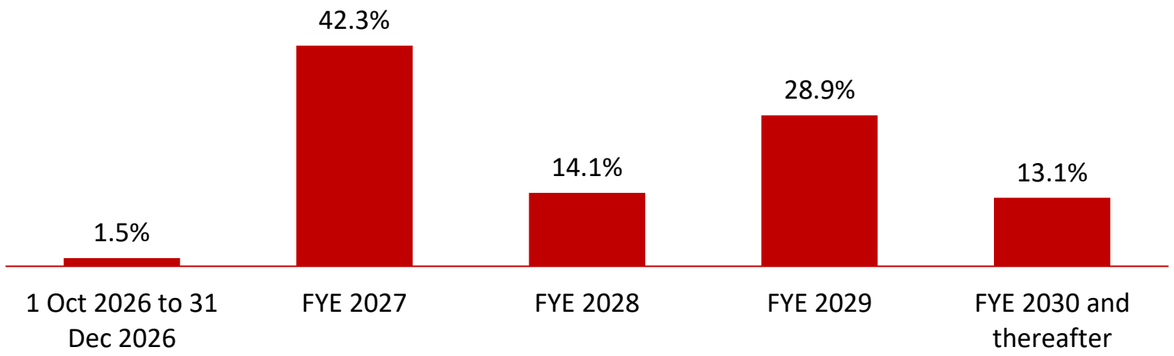
Notes:
(1) Based on the updated valuation as at 31 December 2025.

SNAPSHOT OF PARADIGM MALL PETALING JAYA

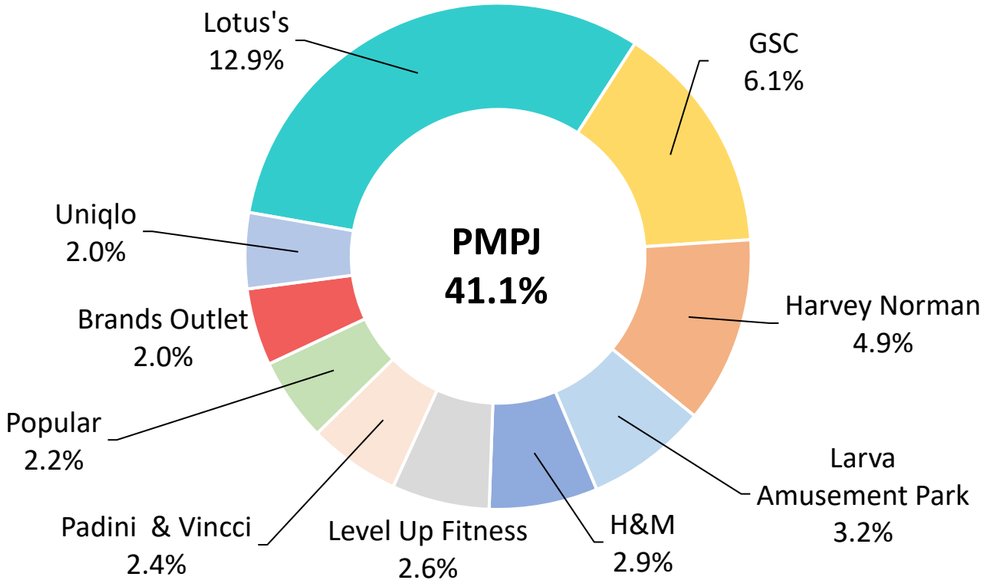
Trade Sector Analysis by % of Occupied NLA



Tenancy expiry profile by % of occupied NLA



% of Occupied NLA of the top 10 tenants



- Top 10 tenants account for 41.1% 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.

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SNAPSHOT OF PARADIGM MALL PETALING JAYA



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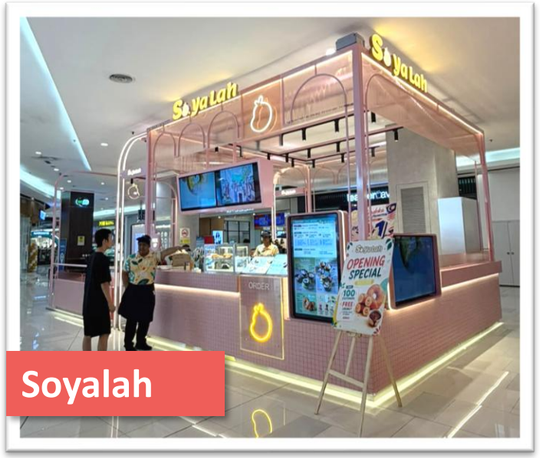
PARADIGM MALL PETALING JAYA – NEW STORES OPENED



JULY



Soyalah



Kamatto



Vivo



Dao Xiang



The Beef Noodle Soup



Alpro Sugi



Ayam Gepuk Ombak

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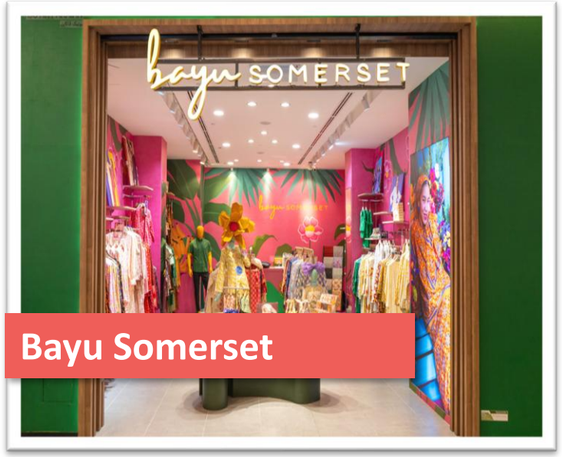
PARADIGM MALL PETALING JAYA – UPCOMING NEW TENANTS

Fashion



Bayu Somerset



Day After

IT, Electronics & Home Furnishing



Aqara Space

Pharmacy, Beauty, Health & Fitness



Dr Ana Prime Clinic

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PARADIGM MALL PETALING JAYA – UPCOMING NEW TENANTS

Entertainment, Recreation, and Miscellaneous



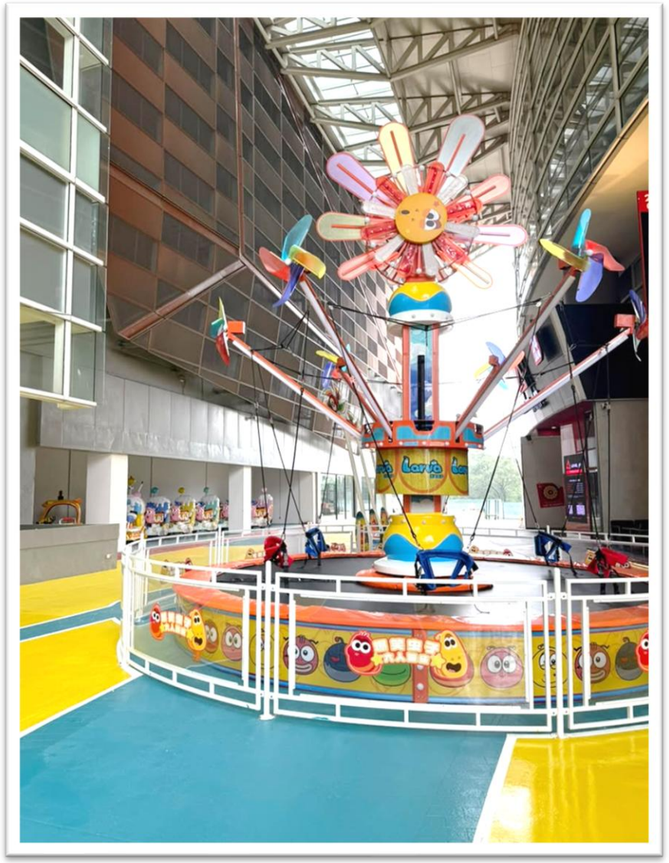


Kiddoko





Larva Adventure Land



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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	3.15 years (excluding storage area)
No. of tenants as at 30 September 2026	AEON as Master Lessee (Ancillary area: 9 tenants)
Occupancy Rate as at 30 September 2026	100%

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

RM12.3m
Total Revenue in Q3 FYE2026

RM10.3m
NPI in Q3 FYE2026

5.9%
Property Yield in 9M FYE2026 (Annualised)

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

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HIGHLIGHTS OF BUKIT TINGGI SHOPPING CENTRE





Great British Circus

6 November 2026 – 29 November 2026

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04
Growth Potential



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ASSET INJECTION PIPELINE [1]

Current Indicative pipeline: 4 assets

Focus: Retail and Hospitality

ROFR pipeline provides visibility on potential future acquisitions across high-quality retail and hospitality-linked assets



HYATT PLACE JOHOR BAHRU PARADIGM MALL

- Johor Bahru, Johor
- 255,697 sq.ft.
- 4-star hotel integrated with PMJB



PREMIÈRE HOTEL KLANG

- Klang, Selangor
- 305,339 sq. ft.
- 4-star corporate hotel



LE MÉRIDIEN PETALING JAYA

- Petaling Jaya, Selangor
- 325,148 sq.ft.
- 5-star luxury hotel under Marriott International, connected to PMPJ



GATEWAY@KLIA2, KLIA

- Sepang, Selangor
- 378,000 sq ft across 4 levels
- Retail and commercial airport mall

Note:
(1) Indicative pipeline shown for update purposes only and subject to ROFR and/or acquisition terms

06
ESG Initiatives







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PMJB — ESG INITIATIVES & IMPACT

Chiller Optimisation |

Weekdays: 3 chillers • Weekends: 4 chillers



1,460,375.00 kWh
Energy saved • Jan–Sep 2026

1,106,964.25 kgCO_2e
Avoided carbon emissions • Jan–Sep 2026

Air Handling Unit Optimisation |

Operating frequency: 50 Hz → 35 Hz



1,302,972.69 kWh
Energy saved • Jan–Sep 2026

987,653.30 kgCO_2e
Avoided carbon emissions • Jan–Sep 2026

Variable Speed Drives (VSD) for Cooling Tower Fans



107,719.23 kWh
Energy saved • Jan–Sep 2026

81,651.17 kgCO_2e
Avoided carbon emissions • Jan–Sep 2026

Cooling Tower Chemical Auto-Dosing System by NCH



118,750.1 kWh
Energy saved • Jan–Sep 2026

90,012.58 kgCO_2e
Avoided carbon emissions • Jan–Sep 2026

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PMJB — ESG INITIATIVES & IMPACT

EV Charger



93,414.09 kWh
Energy delivered • Jan–Sep 2026

15,615.722 $kgCO_2e$
Avoided carbon emissions • Jan–Sep 2026

Rainwater Harvesting



332 m^3
Water saved • Jan–Sep 2026

114.21 $kgCO_2e$
Avoided carbon emissions • Jan–Sep 2026

Used Cooking Oil Recycling



44,074.10 kg
Used cooking oil collected • Jan–Sep 2026

110,185.25 $kgCO_2e$
Avoided carbon emissions • Jan–Sep 2026

1.11 MW Solar System



1,105,501.00 kWh
Electricity generated • Jan–Jun 2026

837,969.76 $kgCO_2e$
Avoided carbon emissions • Jan–Jun 2026

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PMJB — ESG INITIATIVES & IMPACT

Waste Recycling



38.46 tonnes

Waste recycled • Jan–Sep 2026

RM12,481.95

Recycling value • Jan–Sep 2026

Lighting Sensors in Back-of-House Corridors



46,447.13 kWh

Average energy savings • Jan–Sep 2026

35,206.92 kgCO_2e

Avoided carbon emissions • Jan–Sep 2026

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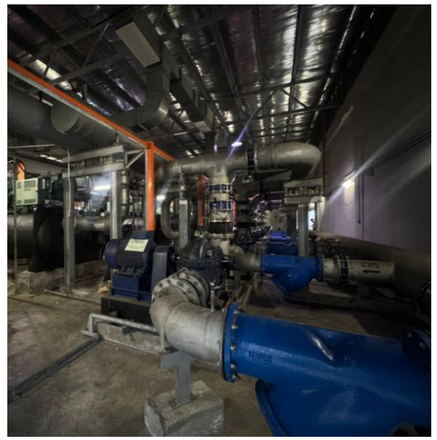
PMPJ — ESG INITIATIVES & IMPACT

Chiller Optimisation |

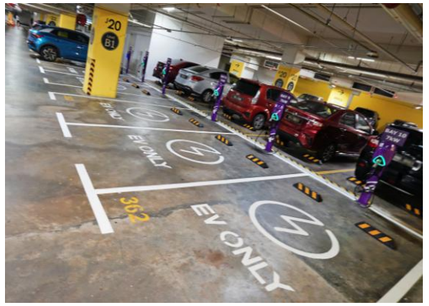
Daily operation: 2 chillers → 1 chiller



820,558 kWh
Energy saved • Jan–Sep 2026

621,982.78 $kgCO_2e$
Avoided carbon emissions • Jan–Sep 2026

EV Charger



7,175 vehicles
Charged • Jan–Sep 2026

106,561.39 kWh
Energy delivered • Jan–Sep 2026

17,810 $kgCO_2e$
Avoided carbon emissions • Jan–Sep 2026

Recycling & Resource Recovery

0.016 tonnes
Plastic recycled • Jan–Sep 2026

20.25 tonnes
Paper recycled • Jan–Sep 2026

648,128 litres (648.13 m^3)
Water conserved

52,457.86 $kgCO_2e$
Avoided carbon emissions

10,543.05 kg
Used cooking oil recycled • Jan–Jun 2026

26,357.62 $kgCO_2e$
Avoided carbon emissions

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PMPJ — ESG INITIATIVES & IMPACT

Variable Speed Drives (VSD) for AHU





1,052,736.05 kWh

Energy saved • Jan–Sep 2026

797,973.92 kgCO_2e

Avoided carbon emissions • Jan–Sep 2026

Cooling Tower Chemical Auto-Dosing System by NCH





50,083.47 kWh

Estimated energy savings • Jan–Sep 2026

37,963.27 kgCO_2e

Estimated avoided carbon emissions • Jan–Sep 2026

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Vision Advisory

Investor Relations Adviser

Email: ir@advisory.vision

