



NOTICE OF THE FIRST ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT the First Annual General Meeting ("1st AGM") of Paradigm Real Estate Investment Trust ("Paradigm REIT") will be held at Ballroom 1, Level 2, Le Méridien Petaling Jaya, Paradigm, No. 1, Jalan SS7/26A, Kelana Jaya, 47301 Petaling Jaya, Selangor Darul Ehsan, Malaysia on Wednesday, 10 June 2026 at 2.00 p.m. or at any adjournment thereof, to transact the following businesses :-

As Ordinary Business

1. To receive the Audited Financial Statements for the financial period from 13 March 2025 to 31 December 2025 together with the Reports of Manager, Trustee and Auditors thereon.

(Please refer to Explanatory Note 1)

As Special Business

To consider and, if thought fit, to pass with or without modifications, the following resolution:

PROPOSED AUTHORITY TO ALLOT AND ISSUE NEW UNITS OF UP TO 20% OF THE TOTAL NUMBER OF ISSUED UNITS OF PARADIGM REIT PURSUANT TO PARAGRAPH 6.59 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

2. **“THAT** pursuant to the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and the approval of the relevant regulatory authorities, authority be and is hereby given to the Directors of Paradigm REIT Management Sdn Bhd, the Manager of Paradigm REIT (**“Manager”**), to allot and issue new units in Paradigm REIT (**“New Units”**), at any time at such price to any such persons and for such purposes as the Directors of the Manager may in its absolute discretion, deem fit and expedient in the best interest of Paradigm REIT, provided that the aggregate number of New Units to be issued, when aggregated with the total number of units issued during the preceding 12 months, does not exceed 20% of the total number of issued units of Paradigm REIT for the time being and the placement to any single placee for the number of units to be issued pursuant to this resolution does not exceed 10% of the total number of units issued (**“Proposed Authority”**);

*Ordinary Resolution 1
(Please refer to Explanatory Note 2)*

THAT such authority shall continue to be in force until:

- (i) the conclusion of the next annual general meeting (**“AGM”**) of Paradigm REIT at which time this Proposed Authority will lapse, unless by a resolution passed at the next AGM, the authority is renewed; or
- (ii) the Proposed Authority is revoked or varied by a resolution passed by the Unitholders in a Unitholders’ meeting of Paradigm REIT, whichever is the earlier;

THAT such New Units to be issued pursuant to the Proposed Authority shall, upon allotment and issuance, rank pari passu in all respects with the existing units of Paradigm REIT, except that the New Units will not be entitled to any income distributions, rights, benefits, entitlements and/or any other distributions that may be declared prior to the date of allotment and issuance of such New Units;

THAT authority be and is hereby given to the Directors of the Manager and RHB Trustees Berhad, the Trustee of Paradigm REIT (**“Trustee”**), acting for and on behalf of Paradigm REIT, to give effect to the Proposed Authority with full powers to assent to any conditions, modifications, variations, arrangements and/or amendments in any manner as they may deem fit in the best interest of Paradigm REIT and/or as may be imposed by the relevant regulatory authorities, and to deal with all matters relating thereto;

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AND THAT the authority be and is hereby given to the Directors of the Manager and the Trustee, acting for and on behalf of Paradigm REIT, to implement, finalise, complete and do all acts, deeds and things (including executing such documents as may be required) in any manner and give full effect to the Proposed Authority.”

By Order of the Board of
Paradigm REIT Management Sdn. Bhd.
[Registration No. 201901023858 (1333187-V)]
as Manager of Paradigm REIT

TAI YIT CHAN (SSM PC NO. 202008001023) (MAICSA 7009143)
TAI YUEN LING (SSM PC NO. 202008001075) (LS 0008513)
CHONG KIAN FAH (SSM PC No. 201908003381) (MIA17238)
Company Secretaries

Petaling Jaya

30 April 2026

Notes :

- i) *A Unitholder of Paradigm REIT (“Unitholder”) entitled to attend and vote at this meeting is entitled to appoint a proxy or attorney or other duly authorised representative to attend and vote in his stead. A proxy may, but need not be a Unitholder. A Unitholder may appoint any person to be his proxy. A Unitholder shall not be entitled to appoint more than two (2) proxies to attend and vote at the same meeting.*
- ii) *A Unitholder who is an authorised nominee as defined under the Securities Industry (Central Depositories) Act, 1991 (“SICDA”) may appoint not more than two (2) proxies in respect of each securities account it holds in units of Paradigm REIT standing to the credit of the said securities account.*
- iii) *For a Unitholder who is an exempt authorised nominee as defined under the SICDA which holds units in Paradigm REIT for multiple beneficial owners in one (1) securities account (“Omnibus Account”), there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each Omnibus Account it holds.*
- iv) *Where a Unitholder or the authorised nominee appoints two (2) proxies, or where an exempt authorised nominee appoints two (2) or more proxies, the proportion of holdings to be represented by each proxy must be specified in the instrument appointing the proxies.*
- v) *The instrument appointing a proxy must be received by Paradigm REIT not less than forty-eight (48) hours before the time appointed for holding the Annual General Meeting or adjourned Annual General Meeting at which the person named in the appointment proposes to vote, in the following manner:*

In hard copy form

By hand or post to the registered office of the Manager at 12th Floor, Menara Symphony, No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan, Malaysia; or

Online

Deposit the Form(s) of Proxy by electronic means through the BoardRoom Smart Investor Portal at <https://investor.boardroomlimited.com> not less than forty-eight (48) hours before the time set for holding the 1st AGM.

Last date and time for lodging the proxy form is Monday, 8 June 2026 at 2:00 p.m.

- vi) *For the purpose of determining a Unitholder who shall be entitled to attend and vote at the meeting, the Manager shall be requesting Bursa Malaysia Depository Sdn. Bhd. to make available to Paradigm REIT a Record of Depositors as at 4 June 2026 and only a depositor whose name appears on the Record of Depositors shall be entitled to attend the meeting or appoint proxies to attend and vote in his stead.*

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EXPLANATORY NOTES:-

1. Agenda Item No. 1

The Audited Financial Statements for the financial period from 13 March 2025 to 31 December 2025 of Paradigm REIT together with the reports attached thereon are laid before the Unitholders in accordance with Paragraph 13.18(b) of the Guidelines on Listed Real Estate Investment Trusts issued by the Securities Commission Malaysia, for discussion only and do not require approval of the Unitholders.

2. Ordinary Resolution 1 - Proposed authority to allot and issue new units of up to 20% of the total number of issued units of Paradigm REIT pursuant to paragraph 6.59 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad

The proposed ordinary resolution, if passed, will give a mandate to the Directors of the Manager, to issue and allot the New Units from time to time provided that the aggregate number of the New Units to be issued, when aggregated with the total number of units issued during the preceding 12 months, does not exceed 20% of the total number of issued units of Paradigm REIT for the time being. The Proposed Authority, unless revoked or varied by a resolution passed by the Unitholders in a Unitholders' meeting of Paradigm REIT, will expire at the conclusion of the next AGM of Paradigm REIT. The Proposed Authority is a new mandate allowing Paradigm REIT to have the flexibility to issue and allot New Units to raise funds to finance future investments, acquisitions and capital expenditure project(s) to enhance the value of Paradigm REIT and/or to refinance existing financing as well as for working capital purposes without convening a general meeting, which may delay the capital raising initiatives and incur relevant costs in organising the required general meeting.

PERSONAL DATA POLICY

By submitting an instrument appointing a proxy(ies) and/or representative(s) to attend, speak and vote at the AGM and/or any adjournment thereof, a Unitholder of Paradigm REIT (i) consents to the collection, use and disclosure of the Unitholder's personal data by the Manager (or its agents) for the purpose of the processing and administration by the Manager (or its agents) of proxies and representatives appointed for the AGM (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the AGM (including any adjournment thereof) and in order for the Manager (or its agents) to comply with any applicable laws, listing rules, regulations and/or guidelines (collectively, the "Purposes"), (ii) warrants that where the Unitholder discloses the personal data of the Unitholder's proxy(ies) and/or representative(s) to the Managers (or its agents), the Unitholder has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by the Manager (or its agents) of the personal data of such proxy(ies) and/or representative(s) for the Purposes, and (iii) agrees that the Unitholder will indemnify the Manager in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the Unitholder's breach of warranty.