



**PARADIGM REAL ESTATE INVESTMENT TRUST ("PARADIGM REIT")
FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2026 (UNAUDITED)**

Interim Financial Report for the period ended 31 March 2026

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PARADIGM REAL ESTATE INVESTMENT TRUST
FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2026 (UNAUDITED)

Condensed Consolidated Statement of Comprehensive Income
for the period ended 31 March 2026

| | Individual Quarter 31.3.2026 (Unaudited) RM'000 | Cumulative Quarter 31.3.2026 (Unaudited) RM'000 |
|---|--|--|
| Rental income | 49,737 | 49,737 |
| Other income | 10,719 | 10,719 |
| Revenue | 60,456 | 60,456 |
| Utilities | (3,532) | (3,532) |
| Maintenance | (2,663) | (2,663) |
| Quit rent and assessment | (1,634) | (1,634) |
| Other operating expenses | (13,393) | (13,393) |
| Property operating expenses | (21,222) | (21,222) |
| Net property income | 39,234 | 39,234 |
| Interest income | 873 | 873 |
| Net fair value changes on investment properties | - | - |
| Net investment income | 40,107 | 40,107 |
| Manager's management fees | (3,084) | (3,084) |
| Trustee's fees | (133) | (133) |
| Other trust expenses | (509) | (509) |
| Finance costs | (8,541) | (8,541) |
| Profit before taxation | 27,840 | 27,840 |
| Taxation | - | - |
| Profit after taxation | 27,840 | 27,840 |
| Other comprehensive income, net of tax | - | - |
| Total comprehensive income for the period | 27,840 | 27,840 |
| Distribution adjustments | 1,044 | 1,044 |
| Distributable income | 28,884 | 28,884 |
| Profit for the period comprises the following: | | |
| - Realised | 27,840 | 27,840 |
| - Unrealised | - | - |
| | 27,840 | 27,840 |
| Earnings per unit - basic (sen) # | 1.74 | 1.74 |
| Earnings per unit - diluted (sen) # | 1.74 | 1.74 |

Note 1

#Earnings per unit is derived based on profit after taxation divided by the weighted average number of units in issue as at the end of the period.

Note 1: Included in the distribution adjustments are the following:

| | Individual Quarter 31.3.2026 RM'000 | Cumulative Quarter 31.3.2026 RM'000 |
|---|--|--|
| Manager's management fee payable in units | 925 | 925 |
| Amortisation of borrowing transaction costs | 88 | 88 |
| Effects of MFRS 16 | 31 | 31 |
| | 1,044 | 1,044 |

The unaudited condensed consolidated statement of profit or loss and other comprehensive income should be read in conjunction with the audited financial statements for the financial period ended 31 December 2025 and the accompanying notes attached to this interim financial report.

No comparative figures are available as Paradigm REIT was established on 13 March 2025. On 10 June 2025, it completed the acquisition of the three malls, Bukit Tinggi Shopping Centre, Paradigm Mall Petaling Jaya and Paradigm Mall Johor Bahru, and listed on Bursa Malaysia Securities Berhad.

PARADIGM REAL ESTATE INVESTMENT TRUST
FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2026 (UNAUDITED)

Condensed Consolidated Statement of Financial Position
As at 31 March 2026

| | As at 31.3.2026 (Unaudited) RM'000 | As at 31.12.2025 (Audited) RM'000 |
|---|---|--|
| Non-current assets | | |
| Investment properties | 2,467,283 | 2,467,000 |
| Pledged deposits with licensed banks | 17,286 | 17,286 |
| Total non-current assets | 2,484,569 | 2,484,286 |
| Current assets | | |
| Receivables, deposits and prepayments | 23,463 | 20,342 |
| Cash and cash equivalents | 60,189 | 95,525 |
| Total current assets | 83,652 | 115,867 |
| TOTAL ASSETS | 2,568,221 | 2,600,153 |
| FINANCED BY | | |
| UNITHOLDERS' FUND | | |
| Unitholders' capital | 1,594,410 | 1,593,610 |
| Accumulated income | 51,622 | 89,456 |
| TOTAL UNITHOLDERS' FUND | 1,646,032 | 1,683,066 |
| Non-current liabilities | | |
| Borrowings | 842,908 | 842,819 |
| Payables and accruals | 19,924 | 20,169 |
| Total non-current liabilities | 862,832 | 862,988 |
| Current liabilities | | |
| Payables and accruals | 59,357 | 54,099 |
| Total current liabilities | 59,357 | 54,099 |
| TOTAL LIABILITIES | 922,189 | 917,087 |
| TOTAL UNITHOLDERS' FUND AND LIABILITIES | 2,568,221 | 2,600,153 |
| Net asset value (NAV) | | |
| - Before income distribution | 1,646,032 | 1,683,066 |
| - After income distribution ^(Note 1) | 1,617,200 | 1,617,392 |
| Number of Units in circulation ('000 units) | 1,601,807 | 1,601,002 |
| NAV per Unit (RM) | | |
| - Before income distribution | 1.0276 | 1.0513 |
| - After income distribution ^(Note 1) | 1.0096 | 1.0102 |

Note 1: After reflecting the income distribution of 1.80 sen per unit to be payable on 10 June 2026 (2025: 4.10 sen per unit paid on 27 February 2026).

The unaudited condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial period ended 31 December 2025 and the accompanying notes attached to this interim financial report.

PARADIGM REAL ESTATE INVESTMENT TRUST
FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2026 (UNAUDITED)

Condensed Consolidated Statement of Changes in Net Asset Value
As at 31 March 2026

| | Unitholders' Capital RM'000 | Accumulated Income RM'000 | Total RM'000 |
|---|--|--|-------------------------|
| At 1 January 2026 | 1,593,610 | 89,456 | 1,683,066 |
| Income after taxation/Total comprehensive income for the period attributable to unitholders | - | 27,840 | 27,840 |
| Unitholders' transactions | | | |
| Issue of new units (<i>Note 1</i>) | 800 | - | 800 |
| Distribution to unitholders | - | (65,674) | (65,674) |
| Increase/(decrease) in net assets resulting from unitholders' transactions | 800 | (65,674) | (64,874) |
| At 31 March 2026 (unaudited) | 1,594,410 | 51,622 | 1,646,032 |
| As at 13 March 2025 (date of establishment) | - | - | - |
| Income after taxation/Total comprehensive income for the period attributable to unitholders | - | 89,456 | 89,456 |
| Unitholders' transactions | | | |
| Issue of new units | 1,600,967 | - | 1,600,967 |
| Listing expenses | (7,357) | - | (7,357) |
| Increase in net assets resulting from unitholders' transactions | 1,593,610 | - | 1,593,610 |
| At 31 December 2025 (audited) | 1,593,610 | 89,456 | 1,683,066 |

Note 1:

Issue of new units involves:

| | Units 000 | Amount RM'000 |
|--|----------------------|--------------------------|
| Manager's management fees paid in units | | |
| - for the financial period from 1 October 2025 to 31 December 2025 | 805 | 800 |
| | 805 | 800 |

The unaudited condensed consolidated statement of changes in net asset value should be read in conjunction with the audited financial statements for the financial period ended 31 December 2025 and the accompanying notes attached to this interim financial report.

PARADIGM REAL ESTATE INVESTMENT TRUST
FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2026 (UNAUDITED)

Condensed Consolidated Statement of Cash flows
for the period ended 31 March 2026

| | Period to Date Ended 31.3.2026 RM'000 |
|--|--|
| Cash flows from operating activities | |
| Profit before taxation | 27,840 |
| Adjustments for: | |
| Allowance for expected credit losses | 527 |
| Interest income | (873) |
| Finance costs | 8,541 |
| Operating income before changes in working capital | 36,035 |
| Changes in receivables | (3,648) |
| Changes in payables | (2,950) |
| Changes in tenants' deposits | 311 |
| Cash generated from operating activities | 29,748 |
| Cash flows from investing activities | |
| Payment for enhancement of investment properties | (283) |
| Interest received | 873 |
| Net cash generated from investing activities | 590 |
| Cash flows from financing activity | |
| Distribution to unitholders | (65,674) |
| Net cash used in financing activity | (65,674) |
| Net decrease in cash and cash equivalents | (35,336) |
| Cash and cash equivalents as at beginning of the period | 95,525 |
| Cash and cash equivalents as at end of the period | 60,189 |
| | |

The unaudited condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the financial period ended 31 December 2025 and the accompanying notes attached to this interim financial report.

No comparative figures are available as Paradigm REIT was established on 13 March 2025. On 10 June 2025, it completed the acquisition of the three malls, Bukit Tinggi Shopping Centre, Paradigm Mall Petaling Jaya and Paradigm Mall Johor Bahru, and listed on Bursa Malaysia Securities Berhad.

PARADIGM REAL ESTATE INVESTMENT TRUST
FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2026 (UNAUDITED)

Part A - Disclosure Requirements Pursuant to Malaysian Financial Reporting Standards ("MFRS") 134 and International Accounting Standards ("IAS") 34 Interim Financial Reporting

A1. Basis of Preparation

This unaudited condensed consolidated financial report has been prepared in accordance with the Malaysian Financial Reporting Standards (MFRS) 134: Interim Financial Reporting and International Accounting Standards (IAS) 34: Interim Financial Reporting, and Paragraph 9.44 of the Listing Requirements of Bursa Malaysia Securities Berhad, provision of the Deed of Trust between Paradigm REIT Management Sdn Bhd ("Manager") and RHB Trustees Berhad ("Trustee") dated 11 March 2025 ("Deed of Trust") and the Securities Commission's Guidelines on Listed Real Estate Investment Trusts ("REIT Guidelines").

This interim financial report should be read in conjunction with the audited financial statements for the financial period ended 31 December 2025 ("AFS FPE 2025") and the accompanying notes attached to this interim financial report. The accounting policies and methods of computation adopted in this interim financial report are consistent with those disclosed in the AFS FPE 2025.

There are no comparative figures as Paradigm REIT was established on 13 March 2025. On 10 June 2025, the acquisitions of the three properties by Paradigm REIT were completed and Paradigm REIT was listed on the Main Market of Bursa Malaysia Securities Berhad.

A2. Auditors' Report of Preceding Financial Year

The audited financial statements for the financial period ended 31 December 2025 were not subject to any qualifications.

A3. Seasonal or Cyclical Factors

The business operations of Paradigm REIT were not significantly affected by seasonal or cyclical factors.

A4. Significant Unusual items

There were no significant unusual items affecting assets, liabilities, equity, net income or cash flow of Paradigm REIT during the financial period under review.

A5. Material Changes in Estimates

This is not applicable as no estimates were previously reported.

A6. Debt and Equity Securities

Issue of new Units:-

| | Units 000 | Amount RM'000 |
|---|----------------------|--------------------------|
| As at 1 January 2026 | 1,601,002 | 1,593,610 |
| Manager's management fees paid in Units for the financial period from 1 October 2025 to 31 December 2025 | 805 | 800 |
| As at 31 March 2026 | <u>1,601,807</u> | <u>1,594,410</u> |

Save as disclosed above, there were no issuance, cancellation, repurchase, sale and payment of debt and equity securities during the financial period under review.

A7. Income Distribution

Based on the Deed of Trust, the Manager shall, with the approval of the Trustee, for each distribution period, distribute all (or such lower percentage as determined by the Manager in its absolute discretion) of the distributable income of Paradigm REIT. It is the intention of the Manager to distribute at least 90.0% of Paradigm REIT's distributable income on a half yearly basis for each consecutive 6-month period on and ending 30 June and 31 December of each financial year (or such other intervals as the Manager may determine at its absolute discretion).

For the financial period from 1 January 2026 to 31 March 2026, the Manager proposed an income distribution of approximately 99.82% of distributable income amounting to RM28.83 million or 1.80 sen per unit to be payable on 10 June 2026 to every unitholder who is entitled to receive such distribution as at 5.00 p.m. on 25 May 2026.

**PARADIGM REAL ESTATE INVESTMENT TRUST
FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2026 (UNAUDITED)**

A8. Segmental Reporting

No segmental information is prepared as Paradigm REIT's activities are in one (1) industry segment in Malaysia.

A9. Valuation of Investment Properties

The investment properties are valued by independent registered valuers. The differences between the valuations and the carrying amounts of the respective investment properties are charged or credited to the statement of profit or loss and other comprehensive income for that period in which they arise.

A10. Material Events Subsequent to the Statement of Financial Position Date

There were no material events subsequent to the end of the financial period under review that have not been reflected in the interim financial report.

A11. Changes In the Composition of Paradigm REIT

Paradigm REIT's fund size increased to 1,601.81 million units as at 31 March 2026 from 1,601.00 million units as at 31 December 2025 due to the issuance of new units as disclosed in Note A6.

A12. Contingent Assets and Contingent Liabilities

There were no contingent assets or contingent liabilities to be disclosed.

A13. Capital Commitments

| | |
|--|------------------|
| | 31.3.2026 |
| | RM'000 |
| <i>Capital expenditure commitments</i> | |
| Approved but not provided for | |
| Investment properties | <u>13,460</u> |

Save as disclosed above, there were no other major capital commitments as at 31 March 2026.

A14. Significant Related Party Transactions

The significant related party transactions of Paradigm REIT are shown below.

| | Individual Quarter 31.3.2026 RM'000 | Cumulative Quarter 31.3.2026 RM'000 |
|---|--|--|
| Manager | | |
| Manager's management fees | (3,084) | (3,084) |
| Companies related to the Manager | | |
| Rental income | 579 | 579 |
| Advertising and promotion income | 750 | 750 |

PARADIGM REAL ESTATE INVESTMENT TRUST
FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2026 (UNAUDITED)

Part B - Additional Information Pursuant to Paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad

B1. Review of Performance

Paradigm REIT was established on 13 March 2025. On 10 June 2025, it completed the acquisition of the three malls, Bukit Tinggi Shopping Centre, Paradigm Mall Petaling Jaya and Paradigm Mall Johor Bahru, and listed on Bursa Malaysia Securities Berhad.

Current quarter / Financial period results

Paradigm REIT recorded total revenue of RM60.46 million, net property income of RM39.23 million and net investment income of RM40.11 million. After deducting non-property expenses of RM12.27 million, its profit before taxation was RM27.84 million, while distributable income for the period under review amounted to RM28.88 million or 1.80 sen per unit.

The total net assets value and net assets value per unit of Paradigm REIT were RM1,646.03 million and RM1.0276 per unit respectively.

B2. Comparison with Immediate Preceding Quarter

| | Current Quarter 31.3.2026 RM'000 | Preceding Quarter 31.12.2025 RM'000 | Variance % |
|---|---|--|-----------------------|
| Total revenue | 60,456 | 60,851 | -0.6% |
| Net property income | 39,234 | 41,722 | -6.0% |
| Profit after taxation | 27,840 | 53,974 | -48.4% |
| Total comprehensive income for the period | 27,840 | 53,974 | -48.4% |
| <i>For comparison and illustrative purposes</i> | | | |
| Profit after taxation* | 27,840 | 28,052 | -0.8% |
| Total comprehensive income for the period* | 27,840 | 28,052 | -0.8% |

*For equitable comparison and illustrative purposes, we have excluded the one-off items in the numbers of the preceding quarter ended 31 December 2025 i.e. net fair value gain of investment properties and electricity incentive for the period from 1 July 2025 to 30 September 2025 amounting to RM24.85 million and RM1.07 million respectively.

For the current quarter, Paradigm REIT recorded lower revenue of RM60.46 million compared with the preceding quarter of RM60.85 million. Net property income was RM39.23 million, approximately 6.0% lower compared with RM41.72 million in the preceding quarter.

The lower total revenue was mainly attributable to the lower advertising and promotional income in the current quarter. Excluding one-off items, the lower net property income and profit after taxation was mainly due to higher property management fees.

B3. Prospects

The ongoing geopolitical conflict in the Persian Gulf is creating volatility in the global economy with significant immediate impact to energy market and travel sector. The surge in energy costs is expected to fuel inflation and dampen consumer confidence in the near term.

Despite the uncertainties, Paradigm REIT remains cautiously optimistic while maintaining a disciplined operational and capital management approach. The launch of Visit Malaysia Year 2026 (“VM 2026”) campaign on 6 January 2026 is expected to attract a significant increase in foreign tourists arrivals. The two-year VM 2026 campaign is anticipated to drive higher footfall and retail spending at shopping malls from which our malls are expected to benefit. In the capital market, we anticipate that Malaysia's interest rate will stabilize, thereby providing greater certainty for financial planning and asset acquisitions. Our immediate priority is to actively manage our leasing pipeline to enhance rental income, backfill the remaining vacancies and execute ongoing asset enhancement initiatives. In addition, we will pursue yield-accretive acquisition opportunities to build a more resilient, income-generating portfolio benefiting our unitholders.

B4. Investment Objectives

There were no unusual items affecting assets, liabilities, equity, net income or cash flow of Paradigm REIT during the financial period under review.

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FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2026 (UNAUDITED)

B5. Strategies and Policies

The Manager intends to achieve the investment objectives through the implementation of the following strategies, including:

(i) Proactive and effective asset management strategy - The Manager will seek organic growth of its property portfolio, by working closely with the property manager, to maintain high occupancy rates, achieve stable rental growth and maximise investment returns and lettable area;

(ii) Acquisition growth strategy - The Manager will actively seek out properties that can generate stable cash flows, providing consistent income for the unitholders within Malaysia. While Paradigm REIT will primarily focus on established and mature markets with proven rental track records, it will also consider emerging market with growth potential. Furthermore, the Manager will prioritise assets with potential for long-term capital appreciation to enhance the overall value of Paradigm REIT; and

(iii) Capital and risk management strategy - The Manager aims to optimise Paradigm REIT's capital structure and cost of capital within the financing limits set out in the REIT Guidelines and intends to use a combination of debt and equity financing to fund future acquisitions and capital expenditure.

B6. Portfolio Composition

During the financial period under review, the portfolio of Paradigm REIT consists of the three following retail properties:

- (i) Bukit Tinggi Shopping Centre
- (ii) Paradigm Mall Petaling Jaya
- (iii) Paradigm Mall Johor Bahru

B7. Utilisation of Proceeds Raised from Any Issuance of New Units

There were no issuances of new units during the financial period under review other than as disclosed in Note A6.

B8. Income Distribution

The income distribution to unitholders is from the following sources:

| | Individual Quarter 31.3.2026 RM'000 | Cumulative Quarter 31.3.2026 RM'000 |
|---|--|--|
| Rental income | 49,737 | 49,737 |
| Other income | 10,719 | 10,719 |
| Interest income | 873 | 873 |
| Total income | 61,329 | 61,329 |
| Less: Expenses | (33,489) | (33,489) |
| Total comprehensive income for the period | 27,840 | 27,840 |
| Distribution adjustment | 1,044 | 1,044 |
| Total realised income available for the period | 28,884 | 28,884 |
| Add: Brought forward undistributed realised income available for distribution | 424 | 424 |
| Total realised income available for distribution | 29,308 | 29,308 |
| Less: Proposed income distribution | (28,832) | (28,832) |
| Balance undistributed realised income available for distribution | 476 | 476 |
| Proposed distribution per unit (sen) | 1.80 | 1.80 |

PARADIGM REAL ESTATE INVESTMENT TRUST
FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2026 (UNAUDITED)

B9. Taxation

(i) Taxation of Paradigm REIT

The tax transparency system under Section 61A of the Malaysian Income Tax Act 1967 exempts the REIT from income tax in a year of assessment if the REIT distributes at least 90% of its total taxable income in the same year of assessment.

Paradigm REIT should not incur any tax expense in the current financial year as it will distribute almost 100% of its distributable income which translates to more than 90% of its total taxable income.

(ii) Taxation of Unitholders

Pursuant to Section 109D of the Malaysian Income Tax Act 1967, where 90% or more of the REIT's total taxable income is distributed by the REIT, distributions to unitholders will be subject to tax based on the following:

The withholding tax concession previously applicable to income distributions by REIT expired on 31 December 2025 and was not extended in accordance with the Finance Bill 2025. The withholding tax rates applicable to the respective categories of unitholders, which are effective from 1 January 2026 are as follows:

| Category / Type of unitholders | Withholding Tax Rate |
|---|---|
| Resident and non-resident individuals | No withholding tax* |
| Resident and non-resident institutional investors | No withholding tax* |
| Resident companies | No withholding tax, subject to corporate tax at prevailing rate |
| Non-resident companies | 24% |

*No withholding tax applicable. The income distribution received by all unitholders except for non-resident companies may be subject to tax at respective unitholders' tax profile or at the prevailing tax rates prescribed under the Income Tax Act 1967. The unitholder is responsible for filing its income tax returns and remitting the tax payments to Director General of Inland Revenue in Malaysia.

B10. Status of Corporate Proposals

There were no corporate proposals pending completion as at the date of this report.

B11. Borrowings and Debt Securities

Total borrowings as at 31 March 2026 are as follows:

| | As at 31.3.2026 |
|---|------------------------|
| | RM'000 |
| Non-current borrowings - secured | |
| Fixed rate Medium Term Notes ("MTN") | 845,000 |
| Less: Unamortised MTN transaction costs | (2,092) |
| | 842,908 |
| Debt-to-total asset value | 32.82% |
| Weighted average interest rate | 4.03% |

All the borrowings were issued at a fixed rate and denominated in Ringgit Malaysia.

B12. Off Balance Sheet Financial Instruments

Paradigm REIT does not have any financial instruments with off balance sheet risk as at the latest practicable date from the issuance of this report.

B13. Material Litigation

There is no pending material litigation as at the latest practicable date from the date of issuance of this report.

B14. Soft Commission Received

There was no soft commission received by the Manager and/or its delegates during the period under review.

PARADIGM REAL ESTATE INVESTMENT TRUST
FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2026 (UNAUDITED)

B15. Profit Before Tax

| | Individual Quarter 31.3.2026 RM'000 | Cumulative Quarter 31.3.2026 RM'000 |
|---|--|--|
| Profit before tax is arrived at after charging: | | |
| Finance costs | 8,541 | 8,541 |
| Allowance for expected credit losses | 527 | 527 |

B16. Summary of DPU, EPU, NAV and Market Price

| | Current Quarter 31.3.2026 | Immediate Preceding Quarter 31.12.2025 |
|---|--|---|
| Number of units in issue (units) ('000) | 1,601,807 | 1,601,002 |
| Net Asset Value ("NAV") (RM'000) | 1,646,032 | 1,683,066 |
| NAV per unit (RM) | 1.0276 | 1.0513 |
| Total comprehensive income (RM'000) | 27,840 | 53,974 |
| Weighted average number of units in issue - period to-date (units) ('000) | 1,601,549 | 1,600,403 |
| Earnings per Unit ("EPU") after Manager's management fee (sen) | 1.74 | 3.37 |
| Distributable income (RM'000) | 28,884 | 29,611 |
| Closing market price per unit (RM) | 0.955 | 0.950 |
| <u>Distribution paid on 27 February 2026</u> | | |
| Distribution per unit ("DPU") (sen) | 4.10 | - |
| Closing market price per unit as at 31 December 2025 (RM) | 0.950 | - |
| Distribution yield (annualised) (%) | 7.68 | - |

B17. Management Fee of Manager

The Manager's fee for the current quarter and current period under review are as follows:-

| | Current Quarter 31.3.2026 RM'000 | Cumulative Quarter 31.3.2026 RM'000 | Basis |
|-----------------|---|--|-------------------------------------|
| Base Fee | 1,907 | 1,907 | 0.3% per annum on total asset value |
| Performance Fee | 1,177 | 1,177 | 3% per annum on net property income |
| Total | 3,084 | 3,084 | |

Note: 30% of the base fee and performance fee would be payable in units.

B18. Trustee's Fees

An annual trustee fee of up to 0.03% per annum of NAV is to be paid to the Trustee.

**PARADIGM REAL ESTATE INVESTMENT TRUST
FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2026 (UNAUDITED)**

B19. Responsibility Statement

In the opinion of the Directors of the Manager, this quarterly financial report has been prepared in accordance with Deed of Trust, MFRS 134: Interim Financial Reporting in Malaysia and with IAS 34, Interim Financial Reporting, and Paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad so as to give a true and fair view of the financial position of Paradigm REIT as at 31 March 2026 and its financial performance and cash flows for the period ended on that date and duly authorised for release by the Board of the Manager.

BY ORDER OF THE BOARD

**Paradigm REIT Management Sdn Bhd (Previously known as WCT REIT Management Sdn Bhd)
(201901023858 (1333187-V))
(as the Manager of Paradigm Real Estate Investment Trust)**

**Tai Yuen Ling
Company Secretary (Licensed Secretary Number: LS0008513)**

**Petaling Jaya
11 May 2026**