PARADIGM REAL ESTATE INVESTMENT TRUST ("PARADIGM REIT")
FINANCIAL REPORT FOR THE QUARTER ENDED 30 JUNE 2026 (UNAUDITED)

Interim Financial Report for the period ended 30 June 2026

Contents

PARADIGM REAL ESTATE INVESTMENT TRUST
FINANCIAL REPORT FOR THE QUARTER ENDED 30 JUNE 2026 (UNAUDITED)

Condensed Consolidated Statement of Comprehensive Income
for the period ended 30 June 2026

		Individual Quarter		Cumulative Quarter	
		1.4.2026 to 30.6.2026 (Unaudited) RM'000	**10.6.2025 to 30.6.2025 (Unaudited) RM'000**	**1.1.2026 to 30.6.2026 (Unaudited) RM'000**	**10.6.2025 to 30.6.2025 (Unaudited) RM'000**
Rental income		49,872	11,126	99,609	11,126
Other income		10,589	2,048	21,308	2,048
Revenue		**60,461**	**13,174**	**120,917**	**13,174**
Utilities		(4,306)	(1,439)	(7,838)	(1,439)
Maintenance		(2,959)	(289)	(5,623)	(289)
Quit rent and assessment		(1,634)	(391)	(3,268)	(391)
Other operating expenses		(11,201)	(1,791)	(24,594)	(1,791)
Property operating expenses		**(20,100)**	**(3,910)**	**(41,323)**	**(3,910)**
Net property income		**40,361**	**9,264**	**79,594**	**9,264**
Interest income		714	-	1,587	-
Net fair value changes on investment properties		-	-	-	-
Net investment income		**41,075**	**9,264**	**81,181**	**9,264**
Manager's management fees		(3,140)	(712)	(6,224)	(712)
Trustee's fees		(135)	(45)	(267)	(45)
Other trust expenses		(603)	(80)	(1,113)	(80)
Finance costs		(8,675)	(1,920)	(17,216)	(1,920)
Profit before taxation		**28,522**	**6,507**	**56,361**	**6,507**
Taxation		-	-	-	-
Profit after taxation		**28,522**	**6,507**	**56,361**	**6,507**
Other comprehensive income, net of tax		-		-	
Total comprehensive income for the period		**28,522**	**6,507**	**56,361**	**6,507**
Distribution adjustments	**Note 1**	1,108	126	2,152	126
Distributable income		**29,630**	**6,633**	**58,513**	**6,633**
Profit for the period comprises the following:					
- Realised		28,522	6,507	56,361	6,507
- Unrealised		-	-	-	
		28,522	**6,507**	**56,361**	**6,507**
Earnings per unit - basic (sen) #		1.78	0.41	3.52	0.41
Earnings per unit - diluted (sen) #		1.78	0.41	3.52	0.41

#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		Cumulative Quarter	
	1.4.2026 to 30.6.2026 RM'000	**10.6.2025 to 30.6.2025 RM'000**	**1.1.2026 to 30.6.2026 RM'000**	**10.6.2025 to 30.6.2025 RM'000**
Manager's management fee payable in units	942	178	1,867	178
Amortisation of borrowing transaction costs	90	21	178	21
Effects of MFRS 16	31	-	62	-
Other non-cash items	45	(73)	45	(73)
	1,108	**126**	**2,152**	**126**

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.

Paradigm REIT was established on 13 March 2025 and listed on 10 June 2025. The comparative financial results refer to the period from 10 June 2025 to 30 June 2025.

PARADIGM REAL ESTATE INVESTMENT TRUST
FINANCIAL REPORT FOR THE QUARTER ENDED 30 JUNE 2026 (UNAUDITED)

Condensed Consolidated Statement of Financial Position
As at 30 June 2026

	As at 30.6.2026 (Unaudited) RM'000	As at 31.12.2025 (Audited) RM'000
Non-current assets		
Investment properties	2,467,556	2,467,000
Property, plant and equipment	108	-
Pledged deposits with licensed banks	17,286	17,286
Total non-current assets	2,484,950	2,484,286
Current assets		
Receivables, deposits and prepayments	22,299	20,342
Cash and cash equivalents	52,701	95,525
Total current assets	75,000	115,867
TOTAL ASSETS	**2,559,950**	**2,600,153**
FINANCED BY		
UNITHOLDERS' FUND		
Unitholders' capital	1,595,336	1,593,610
Accumulated income	51,293	89,456
TOTAL UNITHOLDERS' FUND	**1,646,629**	**1,683,066**
Non-current liabilities		
Borrowings	842,997	842,819
Payables and accruals	22,808	20,169
Total non-current liabilities	865,805	862,988
Current liabilities		
Payables and accruals	47,516	54,099
Total current liabilities	47,516	54,099
TOTAL LIABILITIES	**913,321**	**917,087**
TOTAL UNITHOLDERS' FUND AND LIABILITIES	**2,559,950**	**2,600,153**
Net asset value (NAV)		
- Before income distribution	1,646,629	1,683,066
- After income distribution (Note 1)	1,617,298	1,617,392
Number of Units in circulation ('000 units)	1,602,762	1,601,002
NAV per Unit (RM)		
- Before income distribution	1.0274	1.0513
- After income distribution (Note 1)	1.0091	1.0102

Note 1: After reflecting the income distribution of 1.83 sen per unit to be payable on 15 September 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 30 JUNE 2026 (UNAUDITED)

Condensed Consolidated Statement of Changes in Net Asset Value
As at 30 June 2026

	Unitholders' Capital RM'000	Accumulated Income RM'000	Total RM'000
As at 13 March 2025 (date of establishment)	-	-	-
Income after taxation/Total comprehensive income for the period attributable to unitholders	-	6,507	6,507
Unitholders' transactions			
Issue of new units	1,600,000	-	1,600,000
Listing expenses	(7,270)	-	(7,270)
Increase in net assets resulting from unitholders' transactions	1,592,730	-	1,592,730
At 30 June 2025 (unaudited)	**1,592,730**	**6,507**	**1,599,237**
At 1 January 2026	**1,593,610**	**89,456**	**1,683,066**
Income after taxation/Total comprehensive income for the period attributable to unitholders	-	56,361	56,361
Unitholders' transactions			
Issue of new units ***(Note 1)***	1,726	-	1,726
Distribution to unitholders	-	(94,524)	(94,524)
Increase/(decrease) in net assets resulting from unitholders' transactions	1,726	(94,524)	(92,798)
At 30 June 2026 (unaudited)	**1,595,336**	**51,293**	**1,646,629**

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	801
- for the financial period from 1 January 2026 to 31 March 2026	955	925
	1,760	1,726

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 30 JUNE 2026 (UNAUDITED)

Condensed Consolidated Statement of Cash flows
for the period ended 30 June 2026

	Current Year To Date 1.1.2026 to 30.6.2026 RM'000	Preceding Year To Date 10.6.2025 to 30.6.2025 RM'000
Cash flows from operating activities		
Profit before taxation	56,361	6,507
Adjustments for:		
Allowance for expected credit losses	660	-
Depreciation of property, plant and equipment	4	-
Interest income	(1,587)	-
Finance costs	17,216	1,920
Operating income before changes in working capital	**72,654**	**8,427**
Changes in receivables	(2,616)	(25,147)
Changes in payables	(19,228)	22,453
Changes in tenants' deposits	(29)	42,087
Cash generated from operating activities	**50,781**	**47,820**
Cash flows from investing activities		
Acquisition of investment properties	-	(2,437,000)
Payment for enhancement of investment properties	(556)	-
Purchase of property, plant and equipment	(112)	-
Interest received	1,587	-
Net cash generated from investing activities	**919**	**(2,437,000)**
Cash flows from financing activities		
Proceeds from issuance of new units		1,600,000
Proceeds from financings		845,000
Payment of listing and financing expenses		(2,354)
Distribution to unitholders	(94,524)	-
Net cash (used in)/generated from financing activities	**(94,524)**	**2,442,646**
Net decrease in cash and cash equivalents	(42,824)	53,466
Cash and cash equivalents as at beginning of the period/date of establishment	95,525	-
Cash and cash equivalents as at end of the period	**52,701**	**53,466**

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.

Paradigm REIT was established on 13 March 2025 and listed on 10 June 2025. The comparative financial results refer to the period from 10 June 2025 to 30 June 2025.

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.

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	801
- for the financial period from 1 January 2026 to 31 March 2026	955	925
As at 30 June 2026	1,602,762	1,595,336

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 written 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 on a half yearly basis for each consecutive 6-month period (or such other intervals as the Manager may determine at its absolute discretion). From the year 2026 onwards, it is the intention of the Manager to distribute at least 90.0% of Paradigm REIT's distributable income on quarterly basis.

For the financial period from 1 April 2026 to 30 June 2026, the Manager proposed an income distribution of approximately 98.99% of distributable income amounting to RM29.33 million or 1.83 sen per unit to be payable on 15 September 2026 to every unitholder who is entitled to receive such distribution as at 5.00 p.m. on 24 August 2026.

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 subsquent 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 1,602.76 million units as at 30 June 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

	30.6.2026 RM'000	30.6.2025 RM'000
Capital expenditure commitments		
Approved but not provided for		
Investment properties and property, plant and equipment	13,075	-

Save as disclosed above, there were no other major capital commitments as at 30 June 2026.

A14. Significant Related Party Transactions

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

	Individual Quarter 1.4.2026 to 30.6.2026 RM'000	Individual Quarter 10.6.2025 to 30.6.2025 RM'000	Cumulative Quarter 1.1.2026 to 30.6.2026 RM'000	Cumulative Quarter 10.6.2025 to 30.6.2025 RM'000
Manager				
Manager's management fees	(3,140)	(712)	(6,224)	(712)
Companies related to the Manager				
Acquisition of investment properties	-	(2,437,000)	-	(2,437,000)
Rental income	579	128	1,157	128
Advertising and promotion income	250	175	1,000	175

Part B - Additional Information Pursuant to Paragragh 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 Results

For current quarter, Paradigm REIT recorded total revenue and net property income of RM60.46 million and RM40.36 million respectively. For the same quarter, it achieved profit before taxation and distributable income of RM28.52 million and RM29.63 million or 1.85 sen per unit respectively.

Financial Period Results

For the financial period under review, Paradigm REIT recorded total revenue of RM120.92 million, net property income of RM79.59 million and net investment income of RM81.18 million. After deducting non-property expenses of RM24.82 million, its profit before taxation was RM56.36 million , while distributable income for the period under review amounted to RM58.51 million or 3.65 sen per unit.

The total net assets value and net assets value per unit of Paradigm REIT were RM1,646.63 million and RM1.0274 per unit respectively.

B2. Comparison with Immediate Preceding Quarter

	Current Quarter 30.6.2026 RM'000	Preceding Quarter 31.3.2026 RM'000	Variance %
Total revenue	60,461	60,456	0.0%
Net property income	40,361	39,234	2.9%
Profit after taxation	28,522	27,840	2.4%
Total comprehensive income for the period	28,522	27,840	2.4%

For the current quarter, Paradigm REIT achieved revenue of RM60.46 million which was slightly above the preceding quarter. Net property income was RM40.36 million, approximately 2.9% higher compared with RM39.23 million in the preceding quarter. Profit after taxation was RM28.52 million, about 2.4% higher than RM27.84 million in the preceding quarter.

The higher total revenue was mainly attributable to higher car park income and rental income in the current quarter. The higher net property income and profit after taxation was mainly due to lower operating expenses.

B3. Prospects

The ongoing geopolitical conflict in the Persian Gulf is creating volatility in the global economy with significant 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 actively 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.

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 reocrds, 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 optmise 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 finanical 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		**Cumulative Quarter**	
	1.4.2026 to 30.6.2026 RM'000	**10.6.2025 to 30.6.2025 RM'000**	**1.1.2026 to 30.6.2026 RM'000**	**10.6.2025 to 30.6.2025 RM'000**
Rental income	49,872	11,126	99,609	11,126
Other income	10,589	2,048	21,308	2,048
Interest income	714	-	1,587	-
Total income	**61,175**	**13,174**	**122,504**	**13,174**
Less: Expenses	(32,653)	(6,667)	(66,143)	(6,667)
Total comprehensive income for the period	**28,522**	**6,507**	**56,361**	**6,507**
Distribution adjustment	1,108	126	2,152	126
Total realised income available for the period	**29,630**	**6,633**	**58,513**	**6,633**
Add: Brought forward undistributed realised income available for distribution	458	-	424	-
Total realised income available for distribution	**30,088**	**6,633**	**58,937**	**6,633**
Less: Proposed income distribution	(29,331)	-	(58,180)	-
Balance undistributed realised income available for distribution	**757**	**6,633**	**757**	**6,633**
Proposed distribution per unit (sen)	**1.83**	-	**3.63**	-

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 finanical 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:

Catgeory / Type of unitholders	Withholding Tax Rate
Resident and non-resident individuals	No withholding tax*
Resident and non-resident institutional	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 30 June 2026 are as follows:

	As at 30.6.2026 RM'000	As at 31.12.2025 RM'000
Non-current borrowings - secured		
Fixed rate Medium Term Notes ("MTN")	845,000	845,000
Less: Unamortised MTN transaction costs	(2,003)	(2,181)
	842,997	842,819
Debt-to-total asset value	32.93%	32.41%
Weighted average interest rate	4.03%	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.

B15. Profit Before Tax

	Individual Quarter		Cumulative Quarter	
	1.4.2026 to 30.6.2026 RM'000	10.6.2025 to 30.6.2025 RM'000	1.1.2026 to 30.6.2026 RM'000	10.6.2025 to 30.6.2025 RM'000
Profit before tax is arrived at after charging:				
Finance costs	8,675	1,920	17,216	1,920
Depreciation of property, plant and equipment	4	-	4	-
Allowance for expected credit losses	134	-	660	-

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

	Current Quarter 30.6.2026	Immediate Preceding Quarter 31.3.2026
Number of units in issue (units) ('000)	1,602,762	1,601,807
Net Asset Value ("NAV") (RM'000)	1,646,629	1,646,032
NAV per unit (RM)	1.0274	1.0276
Total comprehensive income (RM'000)	28,522	27,840
Weighted average number of units in issue - period to-date (units) ('000)	1,602,300	1,601,549
Earnings per Unit ("EPU") after Manager's management fee (sen)	1.78	1.74
Distributable income (RM'000)	29,630	28,884
Closing market price per unit (RM)	0.935	0.955
Distribution paid on 10 June 2026 / 27 February 2026		
Distribution per unit ("DPU") (sen)	1.80	4.10
Closing market price per unit as at 31 March 2026 / 31 December 2025 (RM)	0.955	0.950
Distribution yield (annualised) (%)	7.56	7.68

B17. Management Fee of Manager

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

	Individual Quarter		Cumulative Quarter	
	1.4.2026 to 30.6.2026 RM'000	10.6.2025 to 30.6.2025 RM'000	1.1.2026 to 30.6.2026 RM'000	10.6.2025 to 30.6.2025 RM'000
Base Fee (0.3% per annum on total asset value)	1,929	434	3,836	434
Performance Fee (3% per annum on net property income)	1,211	278	2,388	278
Total	**3,140**	**712**	**6,224**	**712**

Note: 30% (2025: 25%) 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.

B19. Responsibility Statement

In the opinion of the Directors of the Manager, this quarterly finanical 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 30 June 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
7 August 2026