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

Interim Financial Report for the period ended 30 September 2026

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

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

		Individual Quarter		Cumulative Quarter	
		1.7.2026 to 30.9.2026 (Unaudited) RM'000	1.7.2025 to 30.9.2025 (Unaudited) RM'000	1.1.2026 to 30.9.2026 (Unaudited) RM'000	10.6.2025 to 30.9.2025 (Unaudited) RM'000
Rental income		50,109	47,612	149,718	58,734
Other income		9,997	10,656	31,305	12,708
Revenue		**60,106**	**58,268**	**181,023**	**71,442**
Utilities		(4,408)	(4,742)	(12,247)	(6,182)
Maintenance		(1,808)	(1,642)	(7,430)	(1,931)
Quit rent and assessment		(1,634)	(1,621)	(4,902)	(2,011)
Other operating expenses		(9,641)	(9,281)	(34,235)	(11,073)
Property operating expenses		**(17,491)**	**(17,286)**	**(58,814)**	**(21,197)**
Net property income		**42,615**	**40,982**	**122,209**	**50,245**
Interest income		606	272	2,194	272
Net fair value changes on investment properties		-	-	-	-
Net investment income		**43,221**	**41,254**	**124,403**	**50,517**
Manager's management fees		(3,227)	(3,154)	(9,451)	(3,867)
Trustee's fees		(135)	(120)	(403)	(165)
Other trust expenses		(548)	(304)	(1,661)	(383)
Finance costs		(8,689)	(8,701)	(25,905)	(10,621)
Profit before taxation		**30,622**	**28,975**	**86,983**	**35,481**
Taxation		-	-	-	-
Profit after taxation		**30,622**	**28,975**	**86,983**	**35,481**
Other comprehensive income, net of tax		-		-	
Total comprehensive income for the period		**30,622**	**28,975**	**86,983**	**35,481**
Distribution adjustments	**Note 1**	1,049	879	3,201	1,006
Distributable income		**31,671**	**29,854**	**90,184**	**36,487**
Profit for the period comprises the following:					
- Realised		30,622	28,975	86,983	35,481
- Unrealised		-	-	-	
		30,622	**28,975**	**86,983**	**35,481**
Earnings per unit - basic (sen) #		1.91	1.81	5.43	2.22
Earnings per unit - diluted (sen) #		1.91	1.81	5.43	2.22

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

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

	Individual Quarter		Cumulative Quarter	
	1.7.2026 to 30.9.2026 RM'000	1.7.2025 to 30.9.2025 RM'000	1.1.2026 to 30.9.2026 RM'000	10.6.2025 to 30.9.2025 RM'000
Manager's management fee payable in units	968	788	2,835	967
Amortisation of borrowing transaction costs	91	91	269	111
Effects of MFRS 16	31	-	92	-
Other non-cash items	(41)	-	5	(72)
	1,049	**879**	**3,201**	**1,006**

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 September 2025.

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

Condensed Consolidated Statement of Financial Position
As at 30 September 2026

	As at 30.9.2026 (Unaudited) RM'000	As at 31.12.2025 (Audited) RM'000
Non-current assets		
Investment properties	2,468,199	2,467,000
Property, plant and equipment	186	-
Pledged deposits with licensed banks	17,286	17,286
Total non-current assets	2,485,671	2,484,286
Current assets		
Receivables, deposits and prepayments	21,999	20,342
Cash and cash equivalents	62,415	95,525
Total current assets	84,414	115,867
TOTAL ASSETS	**2,570,085**	**2,600,153**
FINANCED BY		
UNITHOLDERS' FUND		
Unitholders' capital	1,596,277	1,593,610
Accumulated income	52,566	89,456
TOTAL UNITHOLDERS' FUND	**1,648,843**	**1,683,066**
Non-current liabilities		
Borrowings	843,088	842,819
Payables and accruals	25,335	20,169
Total non-current liabilities	868,423	862,988
Current liabilities		
Payables and accruals	52,819	54,099
Total current liabilities	52,819	54,099
TOTAL LIABILITIES	**921,242**	**917,087**
TOTAL UNITHOLDERS' FUND AND LIABILITIES	**2,570,085**	**2,600,153**
Net asset value (NAV)		
- Before income distribution	1,648,843	1,683,066
- After income distribution (Note 1)	1,618,692	1,617,392
Number of Units in circulation ('000 units)	1,603,785	1,601,002
NAV per Unit (RM)		
- Before income distribution	1.0281	1.0513
- After income distribution (Note 1)	1.0093	1.0102

Note 1: After reflecting the income distribution of 1.88 sen per unit to be payable on 22 December 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 SEPTEMBER 2026 (UNAUDITED)

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

	Unitholders' Capital RM'000	Accumulated Income RM'000	Total RM'000
As at 13 March 2025 (date of establishment)	-	-	-
Profit after taxation/Total comprehensive income for the period attributable to unitholders	-	35,481	35,481
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 September 2025 (unaudited)	**1,592,730**	**35,481**	**1,628,211**
At 1 January 2026	**1,593,610**	**89,456**	**1,683,066**
Profit after taxation/Total comprehensive income for the period attributable to unitholders	-	86,983	86,983
Unitholders' transactions			
Issue of new units ***(Note 1)***	2,667	-	2,667
Distribution to unitholders	-	(123,873)	(123,873)
Increase/(decrease) in net assets resulting from unitholders' transactions	2,667	(123,873)	(121,206)
At 30 September 2026 (unaudited)	**1,596,277**	**52,566**	**1,648,843**

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
- for the financial period from 1 January 2026 to 31 March 2026	955	925
- for the financial period from 1 April 2026 to 30 June 2026	1,023	942
	2,783	2,667

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 SEPTEMBER 2026 (UNAUDITED)

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

	Current Year To Date 1.1.2026 to 30.9.2026 RM'000	Preceding Year To Date 10.6.2025 to 30.9.2025 RM'000
Cash flows from operating activities		
Profit before taxation	86,983	35,481
Adjustments for:		
Allowance for expected credit losses	920	-
Depreciation of property, plant and equipment	13	-
Interest income	(2,194)	-
Finance costs	25,905	10,621
Operating income before changes in working capital	**111,627**	**46,102**
Changes in receivables	(2,577)	(21,201)
Changes in payables	(19,693)	22,101
Changes in tenants' deposits	610	43,395
Cash generated from operating activities	**89,967**	**90,397**
Cash flows from investing activities		
Acquisition of investment properties	-	(2,437,000)
Payment for enhancement of investment properties	(1,199)	(2,315)
Purchase of property, plant and equipment	(199)	-
Interest received	2,194	-
Net cash generated from/(used in) investing activities	**796**	**(2,439,315)**
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	-	(2,464)
Distribution to unitholders	(123,873)	-
Net cash (used in)/generated from financing activities	**(123,873)**	**2,442,536**
Net (decrease)/increase in cash and cash equivalents	(33,110)	93,618
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	**62,415**	**93,618**

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 September 2025.

PARADIGM REAL ESTATE INVESTMENT TRUST
FINANCIAL REPORT FOR THE QUARTER ENDED 30 SEPTEMBER 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, provisions 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 flows 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
- for the financial period from 1 January 2026 to 31 March 2026	955	925
- for the financial period from 1 April 2026 to 30 June 2026	1,023	942
As at 30 September 2026	1,603,785	1,596,277

Save as disclosed above, there were no issuance, cancellation, repurchase, sale and repayment 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 July 2026 to 30 September 2026, the Manager proposed an income distribution of 1.88 sen per unit amounting to RM30.15 million to be payable on 22 December 2026 to every unitholder who is entitled to receive such distribution as at 5.00 p.m. on 1 December 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 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 1,603.78 million units as at 30 September 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

	30.9.2026 RM'000	30.9.2025 RM'000
Capital expenditure commitments		
Approved and contracted for		
Investment properties and property, plant and equipment	5,644	530
Approved but not contracted for		
Investment properties and property, plant and equipment	6,700	-
Total	12,344	530

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

A14. Significant Related Party Transactions

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

	Individual Quarter 1.7.2026 to 30.9.2026 RM'000	Individual Quarter 1.7.2025 to 30.9.2025 RM'000	Cumulative Quarter 1.1.2026 to 30.9.2026 RM'000	Cumulative Quarter 10.6.2025 to 30.9.2025 RM'000
Manager				
Manager's management fees	(3,227)	(3,154)	(9,451)	(3,867)
Companies related to the Manager				
Acquisition of investment properties	-	(2,437,000)	-	(2,437,000)
Rental income	579	549	1,736	678
Advertising and promotion income	203	750	1,203	925

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 Results

For the current quarter, Paradigm REIT recorded total revenue and net property income of RM60.11 million and RM42.62 million respectively. For the same quarter, it achieved profit before taxation and distributable income of RM30.62 million and RM31.67 million or 1.97 sen per unit respectively.

Financial Period Results

For the financial period under review, Paradigm REIT recorded total revenue of RM181.02 million, net property income of RM122.21 million and net investment income of RM124.40 million. After deducting non-property expenses of RM37.42 million, its profit before taxation was RM86.98 million, while distributable income for the period under review amounted to RM90.18 million or 5.62 sen per unit.

The total net asset value and net asset value per unit of Paradigm REIT were RM1,648.84 million and RM1.0281 per unit respectively.

B2. Comparison with Immediate Preceding Quarter

	Current Quarter 30.9.2026 RM'000	Preceding Quarter 30.6.2026 RM'000	Variance %
Total revenue	60,106	60,461	-0.6%
Net property income	42,615	40,361	5.6%
Profit after taxation	30,622	28,522	7.4%
Total comprehensive income for the period	30,622	28,522	7.4%

For the current quarter, Paradigm REIT achieved revenue of RM60.11 million which was slightly below the preceding quarter. Net property income was RM42.62 million, approximately 5.6% higher compared with RM40.36 million in the preceding quarter. Profit after taxation was RM30.62 million, about 7.4% higher than RM28.52 million in the preceding quarter.

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

B3. Prospects

The Malaysian retail sector is expected to remain resilient, supported by stable domestic consumption, continued tourism activities and various government initiatives aimed at supporting household spending. The Visit Malaysia 2026 campaign is anticipated to contribute positively to tourist arrivals and retail spending. Nevertheless, the operating environment remains subject to challenges arising from geopolitical uncertainties and higher operating costs, particularly energy, logistics and labour-related expenses.

Despite the uncertainties, Paradigm REIT remains cautiously optimistic while maintaining a disciplined operational and capital management approach. The Manager will continue to proactively 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. Barring any unforeseen circumstances, the Manager expects Paradigm REIT's performance for the remainder of the financial year ending 31 December 2026 to remain satisfactory.

B4. Investment Objectives

The Manager's key objective is to provide the unitholders with an exposure to a diversified portfolio of authorised investments that will provide regular and stable cash distributions with the potential for long-term growth in the net asset value per unit, while maintaining an appropriate capital structure.

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 following three 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		Cumulative Quarter	
	1.7.2026 to 30.9.2026 RM'000	**1.7.2025 to 30.9.2025 RM'000**	**1.1.2026 to 30.9.2026 RM'000**	**10.6.2025 to 30.9.2025 RM'000**
Rental income	50,109	47,612	149,718	58,734
Other income	9,997	10,656	31,305	12,708
Interest income	606	272	2,194	272
Total income	**60,712**	**58,540**	**183,217**	**71,714**
Less: Expenses	(30,090)	(29,565)	(96,234)	(36,233)
Total comprehensive income for the period	**30,622**	**28,975**	**86,983**	**35,481**
Distribution adjustment	1,049	879	3,201	1,006
Total realised income available for the period	**31,671**	**29,854**	**90,184**	**36,487**
Add: Brought forward undistributed realised income available for distribution	738	-	424	-
Total realised income available for distribution	**32,409**	**29,854**	**90,608**	**36,487**
Less: Proposed income distribution	(30,151)	-	(88,350)	-
Balance undistributed realised income available for distribution	**2,258**	**29,854**	**2,258**	**36,487**
Distribution per unit (sen)				
- Distributed	**-**	-	**3.63**	-
- Proposed	**1.88**	-	**1.88**	-

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.

(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	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 the 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 September 2026 are as follows:

	As at 30.9.2026 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	(1,912)	(2,181)
	843,088	842,819
Debt-to-total asset value	32.80%	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 Taxation

	Individual Quarter		Cumulative Quarter	
	1.7.2026 to 30.9.2026 RM'000	1.7.2025 to 30.9.2025 RM'000	1.1.2026 to 30.9.2026 RM'000	10.6.2025 to 30.9.2025 RM'000
Profit before taxation is arrived at after charging:				
Finance costs	8,689	8,701	25,905	10,621
Depreciation of property, plant and equipment	9	-	13	-
Allowance for expected credit losses	260	-	920	-

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

	Current Quarter 30.9.2026	Immediate Preceding Quarter 30.6.2026
Number of units in issue (units) ('000)	1,603,785	1,602,762
Net Asset Value ("NAV") (RM'000)	1,648,843	1,646,629
NAV per unit (RM)	1.0281	1.0274
Total comprehensive income (RM'000)	30,622	28,522
Weighted average number of units in issue - period to-date (units) ('000)	1,603,307	1,602,300
Earnings per Unit ("EPU") after Manager's management fee (sen)	1.91	1.78
Distributable income (RM'000)	31,671	29,630
Closing market price per unit (RM)	0.825	0.935
Distribution paid on 15 September 2026 / 10 June 2026		
Distribution per unit ("DPU") (sen)	1.83	1.80
Closing market price per unit as at 30 June 2026 / 31 March 2026 (RM)	0.935	0.955
Distribution yield (annualised) (%)	7.85	7.64

B17. Management Fees of Manager

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

	Individual Quarter		Cumulative Quarter	
	1.7.2026 to 30.9.2026 RM'000	1.7.2025 to 30.9.2025 RM'000	1.1.2026 to 30.9.2026 RM'000	10.6.2025 to 30.9.2025 RM'000
Base Fee (0.3% per annum on total asset value)	1,949	1,925	5,785	2,360
Performance Fee (3% per annum on net property income)	1,278	1,229	3,666	1,507
Total	**3,227**	**3,154**	**9,451**	**3,867**

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 financial report has been prepared in accordance with the 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 September 2026 and its financial performance and cash flows for the period ended on that date. This report was 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
16 November 2026