

28 MAY 2025



PARADIGM REAL ESTATE INVESTMENT TRUST

(A REAL ESTATE INVESTMENT TRUST CONSTITUTED IN MALAYSIA UNDER THE DEED DATED 11 MARCH 2025 AND REGISTERED WITH THE SECURITIES COMMISSION MALAYSIA ("SC") ON 13 MARCH 2025, ENTERED INTO BETWEEN PARADIGM REIT MANAGEMENT SDN BHD (REGISTRATION NO: 201901023858 (1333187-V)) ("MANAGER") AND RHB TRUSTEES BERHAD (REGISTRATION NO: 200201005356 (573019-U)) ("TRUSTEE"), BOTH COMPANIES INCORPORATED UNDER THE LAWS OF MALAYSIA)

PRESS RELEASE

THE OFFERING OF 560,000,000 UNITS IN PARADIGM REIT ("UNITS") ("OFFER UNIT(S)") IN CONNECTION WITH THE LISTING ON THE MAIN MARKET OF BURSA MALAYSIA SECURITIES BERHAD ("BURSA SECURITIES") ("OFFERING")

Malaysian Issuing House Sdn Bhd ("**MIH**") is pleased to announce that the 32,000,000 Offer Units made available for application by the Malaysian public have been oversubscribed. The institutional price has been fixed at RM1.00 per Unit. Accordingly, the Final Retail Price has also been fixed at RM1.00 per Unit. As the Final Retail Price equals to the retail price of RM1.00 per Unit, there will be no refund to be made to the successful applicant under the retail offering.

(A) Retail offering of up to 254,657,500 Offer Units consisting of the following;

- (i) 194,862,500 Offer Units ("**Restricted Offer Units**"), to the entitled shareholders of WCT Holdings Berhad ("**WCTH**") ("**Entitled WCTH Shareholders**") on the basis of 1 Restricted Offer Unit for every 8 existing ordinary shares in WCTH held by the Entitled WCTH Shareholder on the entitlement date ("**Restricted Offering**");
- (ii) 27,795,000 Offer Units ("**Pink Form Units**"), to the eligible directors of WCTH and the Manager, and eligible employees of WCTH and its subsidiaries and the Manager ("**Eligible Directors and Employees**") ("**Restricted Pink Form Offering**");
- (iii) 32,000,000 Offer Units, for application by the Malaysian public of which 16,000,000 Units are reserved for application by the Bumiputera public: and

(B) Institutional offering of at least 305,342,500 Offer Units comprising of the following;

- (i) 200,000,000 Offer Units are reserved for Bumiputera investors approved by the Ministry of Investment, Trade and Industry of Malaysia ("**MITI**"); and
- (ii) the remaining 105,342,500 Offer Units to the other institutional investors and selected investors.

Malaysian Issuing House Sdn Bhd

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A total of 4,408 applications for 79,785,800 Offer Units were received from the Malaysian public, resulting in an overall oversubscription of **1.49 times**. For the Bumiputera portion, a total of 571 applications for 4,653,000 Offer Units were received, and the balance was clawed back and reallocated based on the clawback and reallocation provisions in accordance with Section 3.4.3 of the Paradigm REIT's Prospectus dated 16 May 2025 ("**Prospectus**"). For the non-Bumiputera portion, a total of 3,837 applications for 75,132,800 Units were received, representing an oversubscription of 3.70 times.

For the Restricted Offering, 73,615,404 Restricted Offer Units of the Restricted Offering were subscribed by the Entitled WCT Shareholders and the balance was clawed back and reallocated based on the clawback and reallocation provisions in accordance with Section 3.4.3 of the Prospectus.

For the Restricted Pink Form Offering, 8,434,800 Pink Form Units of the Restricted Pink Form Offering were subscribed by the Eligible Directors and Employees and the balance was clawed back and reallocated based on the clawback and reallocation provisions in accordance with Section 3.4.3 of the Prospectus.

For the Institutional Offering, the Joint Bookrunners confirmed that 426,589,596 Offer Units (after being clawed back and reallocated based on the Clawback and Reallocation provisions in accordance with Section 3.4.3 of the Prospectus) offered to the other institutional investors and selected investors (including Bumiputera investors approved by MITI), were fully subscribed.

Maybank Investment Bank Berhad, is the Principal Adviser, Lead Bookrunner, Joint Bookrunner, Sole Managing Underwriter and Joint Underwriter for the Offering. **AmInvestment Bank Berhad** and **CGS International Securities Malaysia Sdn Bhd** are the Joint Bookrunners and Joint Underwriters for the Offering. **RHB Investment Bank Berhad** is the Joint Bookrunner for the Offering.

The notices of allotment will be mailed to all successful applicants by 9 June 2025.