

## NOTICE OF PROVISIONAL OFFER

Terms defined in the Prospectus of Paradigm Real Estate Investment Trust ("Paradigm REIT") dated 16 May 2025 ("Prospectus") shall have the same meaning when used in this Notice of Provisional Offer ("NPO") unless they are otherwise stated. Bursa Securities has prescribed the Restricted Offer Units as contained in this NPO as securities to be deposited with Bursa Depository under Section 14(6) of Securities Industry (Central Depositories) Act 1991 ("SICDA") and therefore, the SICDA and the Rules of Bursa Depository shall apply in respect of dealings in the Restricted Offer Units.



### 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)

THE OFFERING OF 560,000,000 UNITS IN PARADIGM REIT ("UNITS") ("OFFER UNIT(S)") COMPRISING:

(A) RETAIL OFFERING OF UP TO 254,657,500 UNITS IN PARADIGM REIT CONSISTING OF THE FOLLOWING:

- 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 SHAREHOLDERS ON THE ENTITLEMENT DATE ("RESTRICTED OFFERING");
- 27,795,000 OFFER UNITS, TO THE ELIGIBLE DIRECTORS AND EMPLOYEES ("RESTRICTED PINK FORM OFFERING"); AND
- 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 ("PUBLIC OFFERING"),

AT THE RETAIL PRICE OF RM1.00 PER UNIT PAYABLE IN FULL UPON APPLICATION AND SUBJECT TO REFUND OF THE DIFFERENCE BETWEEN THE RETAIL PRICE AND THE FINAL RETAIL PRICE IF THE FINAL RETAIL PRICE IS LESS THAN THE RETAIL PRICE; AND

(B) INSTITUTIONAL OFFERING OF AT LEAST 305,342,500 UNITS IN PARADIGM REIT COMPRISING OF THE FOLLOWING:

- 200,000,000 UNITS ARE RESERVED FOR BUMIPUTERA INVESTORS APPROVED BY THE MINISTRY OF INVESTMENT, TRADE AND INDUSTRY OF MALAYSIA; AND
- THE REMAINING 105,342,500 UNITS TO THE OTHER INSTITUTIONAL INVESTORS AND SELECTED INVESTORS,

AT THE INSTITUTIONAL PRICE TO BE DETERMINED BY WAY OF BOOKBUILDING,

IN CONNECTION WITH THE LISTING OF AND QUOTATION FOR 1,600,000,000 UNITS ON THE MAIN MARKET OF BURSA MALAYSIA SECURITIES BERHAD.

Manager



**PARADIGM REIT MANAGEMENT SDN BHD**  
(Registration No: 201901023858 (1333187-V))

Trustee



**RHB Trustees Berhad**  
(Registration No: 200201005356 (573019-U))

Principal Adviser, Lead Bookrunner, Joint Bookrunner, Sole Managing Underwriter and Joint Underwriter



**Investment Bank**  
Company Registration No. 197301002412  
(A Participating Organisation of Bursa Malaysia Securities Berhad)

Financial Adviser



**NEWFIELDS ADVISORS SDN BHD**  
(Registration No. 199401010372 (296051-V))

Joint Bookrunners and Joint Underwriters (in alphabetical order)



**AMINVESTMENT BANK BERHAD**  
(Registration No. 197501002220 (23742-V))  
(A Participating Organisation of Bursa Malaysia Securities Berhad)



**CGS INTERNATIONAL SECURITIES MALAYSIA SDN BHD**  
(Registration No. 197901004504 (48703-W))  
(A Participating Organisation of Bursa Malaysia Securities Berhad)



**RHB INVESTMENT BANK BERHAD**  
(Registration No. 197401002639 (19663-P))  
(A Participating Organisation of Bursa Malaysia Securities Berhad)

To: Entitled WCTH Shareholders

Dear Sir/ Madam,

WCTH has provisionally offered to you in accordance with ordinary resolution 2 passed by the shareholders of WCTH at the extraordinary general meeting convened on 9 April 2025, the number of Restricted Offer Units as indicated below. The Restricted Offer is non-renounceable and the Restricted Offer Units provisionally offered to the Entitled WCTH Shareholders are non-tradeable and non-transferable. The number of Restricted Offering Units provisionally offered to you will not be credited into your CDS account and there will not be any trading of the Restricted Offer Units during the offer period. The Restricted Offer Units are offered to you subject to the terms and conditions stated in the Prospectus and the Offer Acceptance Form ("OAF") issued by WCTH.

If you wish to accept all or part of your entitlement to the Restricted Offer, please complete Parts I and II of the OAF. Please read the accompanying notes and instructions in the OAF for further details on how to complete the OAF. **Please do not detach this NPO from the OAF.**

Your application for the Restricted Offer Units shall be deemed as consent to receive such Restricted Offer Units as deposited securities and subject to such application being successful, the Restricted Offer Units will be credited into your CDS account before the Listing. No physical unit certificate will be issued.

In determining the Entitled WCTH Shareholders' entitlement to the Restricted Offer Units, fractional entitlements to Restricted Offer Units, if any, shall be disregarded and the aggregate of such will be dealt with in such manner and on terms as the Manager and WCTH may in their absolute discretion deem fit, necessary and/or expedient, fair and equitable and in the best interests of Paradigm REIT (including without limitation, to disregard such fractional entitlements).

The Manager and WCTH reserve the right to allocate any Excess Restricted Offer Units to the Entitled WCTH Shareholders who have made an Excess Restricted Offer Application, in a fair and equitable basis and in such manner as it deems fit and expedient and in the best interest of Paradigm REIT. It is the intention of the Manager and WCTH to allocate the Excess Restricted Offer Units in the following priority:

- firstly, to minimise odd lots; and
- secondly, for allocation to the Entitled WCTH Shareholders who applied for the Excess Restricted Offer Units, on a pro-rata basis according to the Entitled WCTH Shareholders' respective shareholdings in WCTH at the Entitlement Date which is to be rounded down to the nearest Unit.

NAME, ADDRESS AND CDS ACCOUNT NUMBER OF ENTITLED WCTH SHAREHOLDER

NUMBER OF WCTH SHARES HELD AT 5.00 P.M. ON 14 MAY 2025	NUMBER OF RESTRICTED OFFER UNITS PROVISIONALLY OFFERED TO YOU	AMOUNT PAYABLE IN FULL UPON ACCEPTANCE AT RM1.00 PER RESTRICTED OFFER UNIT (RM)

By order of the Board

Tai Yit Chan SSM Practising Certificate No.: 202008001023  
Tai Yuen Ling SSM Practising Certificate No.: 202008001075  
Company Secretaries

Registrar  
**BOARDROOM SHARE REGISTRARS SDN BHD**  
11th Floor, Menara Symphony  
No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13  
46200 Petaling Jaya, Selangor Darul Ehsan  
Malaysia  
Telephone No.: +603 7890 4700  
Website: www.boardroomlimited.com

THIS NOTICE OF PROVISIONAL OFFER IS DATED 16 MAY 2025

# OFFER ACCEPTANCE FORM

Terms defined in the Prospectus of Paradigm Real Estate Investment Trust ("Paradigm REIT") dated 16 May 2025 ("Prospectus") shall have the same meaning when used in this Offer Acceptance Form ("OAF") unless they are otherwise stated. This OAF is for the purpose of accepting the Restricted Offer Units pursuant to the Restricted Offer. You should read and understand the notes and instructions as set out in this OAF and the contents of the Prospectus before completing this OAF. The closing date for acceptance and payment is 5.00 p.m. on 23 May 2025 or such other date or dates as the board of directors of WCTH and the Manager may in their absolute discretion mutually decide.

This OAF together with the notes and instructions printed herein are accompanied by the Prospectus and must not be circulated unless accompanied by the Prospectus. Investors are advised against completing this OAF without first having read, understood and carefully considered the contents of the Prospectus.



## 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)

THE OFFERING OF 560,000,000 UNITS IN PARADIGM REIT ("UNITS") ("OFFER UNIT(S)") COMPRISING:

(A) RETAIL OFFERING OF UP TO 254,657,500 UNITS IN PARADIGM REIT 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 SHAREHOLDERS ON THE ENTITLEMENT DATE ("RESTRICTED OFFERING");
- (II) 27,795,000 OFFER UNITS, TO THE ELIGIBLE DIRECTORS AND EMPLOYEES ("RESTRICTED PINK FORM OFFERING"); AND
- (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 ("PUBLIC OFFERING"),

AT THE RETAIL PRICE OF RM1.00 PER UNIT PAYABLE IN FULL UPON APPLICATION AND SUBJECT TO REFUND OF THE DIFFERENCE BETWEEN THE RETAIL PRICE AND THE FINAL RETAIL PRICE IF THE FINAL RETAIL PRICE IS LESS THAN THE RETAIL PRICE; AND

(B) INSTITUTIONAL OFFERING OF AT LEAST 305,342,500 UNITS IN PARADIGM REIT COMPRISING OF THE FOLLOWING:

- (I) 200,000,000 UNITS ARE RESERVED FOR BUMIPUTERA INVESTORS APPROVED BY THE MINISTRY OF INVESTMENT, TRADE AND INDUSTRY OF MALAYSIA; AND
- (II) THE REMAINING 105,342,500 UNITS TO THE OTHER INSTITUTIONAL INVESTORS AND SELECTED INVESTORS,

AT THE INSTITUTIONAL PRICE TO BE DETERMINED BY WAY OF BOOKBUILDING,

IN CONNECTION WITH THE LISTING OF AND QUOTATION FOR 1,600,000,000 UNITS ON THE MAIN MARKET OF BURSA MALAYSIA SECURITIES BERHAD.

NAME AND ADDRESS  
OF ENTITLED  
WCTH SHAREHOLDER

NRIC NO./ PASSPORT NO.  
(STATE COUNTRY/  
REGISTRATION NO.

CDS ACCOUNT NO.

NUMBER OF WCTH SHARES HELD AT 5.00 P.M. ON 14 MAY 2025	NUMBER OF RESTRICTED OFFER UNITS PROVISIONALLY OFFERED TO YOU	AMOUNT PAYABLE IN FULL UPON ACCEPTANCE AT RM1.00 PER RESTRICTED OFFER UNIT (RM)

To: The Board of Directors of Paradigm REIT Management Sdn Bhd

### PART I – ACCEPTANCE OF RESTRICTED OFFER UNITS AND EXCESS RESTRICTED OFFER UNITS APPLICATION

In accordance with the terms of this OAF, the NPO and the Prospectus, I/we hereby irrevocably accept/apply the number of Restricted Offer Units as stated below, which were provisionally offered to me/us and/or apply the number of Excess Restricted Offer units as stated below in addition to the aforementioned.

I/We enclose herewith the appropriate remittance(s) for the payment stated below being the full amount payable for the said number of Restricted Offer Units accepted and/or for the said number of the Excess Restricted Offer Units applied, and hereby request for the said Restricted Offer Units to be credited into my/our valid and subsisting CDS account as stated above:

NO. OF RESTRICTED OFFER UNITS ACCEPTED/EXCESS APPLIED	AMOUNT PAYABLE BASED ON RM1.00 PER RESTRICTED OFFER UNIT (RM)	BANKER'S DRAFT/CASHIER'S ORDER/MONEY ORDER/POSTAL ORDER NO./BANK TRANSFER REFERENCE NO.	PAYABLE TO
(A) ACCEPTANCE			PARADIGM REIT RSTD OFFER A/C
(B) EXCESS			PARADIGM REIT EXCESS RSTD OFFER A/C

### PART II – DECLARATION

I/We hereby confirm and declare that:

- (i) all information provided by me/us is true and correct;
- (ii) all information is identical with the information in the records of Bursa Depository and further agree and confirm that in the event the said information differs from Bursa Depository's record, the exercise of my/our rights may be rejected; and
  - \* I am 18 years of age or over.
  - \* I am/We are resident(s) of Malaysia.
  - \* I am/We are resident(s) of ..... (country) and having..... citizenship.
  - \* I am/We are nominee(s) of a person who is a "Bumiputera"/"Non-Bumiputera"/"Non Citizen resident in ..... (country) and having ..... citizenship.
  - \* Please delete whichever is not applicable

I/We consent to the Manager, WCTH and the Registrar for the Restricted Offering collecting the information and personal data (collectively "Data") required herein, to process and disclose such Data to any person for the purposes of implementing the Restricted Offering and storing such Data in any servers located in Malaysia or outside Malaysia in accordance with the relevant laws and regulations.

I/We hereby accept all the terms and conditions set out in this OAF, the NPO and the Prospectus and further confirm compliance with all requirements for acceptance as set out therein.

Signature/Authorised Signatory(ies)  
(Corporate Body must affix Common Seal)

STAMP CERTIFICATE  
OF RM10.00 TO BE  
ATTACHED BY WCTH

Date

Contact Telephone No.

Closing date for:

Acceptance and payment.....: 23 May 2025 at 5.00 p.m.<sup>#</sup>

Excess application and payment.....: 23 May 2025 at 5.00 p.m.<sup>#</sup>

<sup>#</sup> Or such later date as WCTH and the Manager in relation to the Restricted Offering may in their absolute discretion mutually decide. Any extension will be announced by way of advertisement in widely circulated Bahasa Malaysia and English language newspaper within Malaysia.

## NOTES AND INSTRUCTIONS FOR COMPLETING THIS OAF

### THIS OAF IS NOT A TRANSFERABLE OR NEGOTIABLE INSTRUMENT.

If you are in any doubt as to the action you should take, you should consult your stockbroker, bank manager, solicitor, accountant or other professional advisers immediately. All enquiries concerning the Listing should be addressed to our Registrar, Boardroom Share Registrars Sdn Bhd, 11th Floor, Menara Symphony, No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan, Malaysia (Telephone No.: +603 7890 4700).

This OAF, together with the NPO and the Prospectus, are despatched only to the Entitled WCTH Shareholders (with an address in Malaysia), whose names appear in the Record of Depositors of WCTH as at 5.00 p.m. on 14 May 2025 or at their address as shown in the Record of Depositors of WCTH. The Prospectus, NPO and OAF are not intended to be (and will not be) issued to comply with the laws of countries or jurisdictions other than the laws of Malaysia and have not been (and will not be) lodged, registered or approved pursuant to or under any applicable securities legislation (or with or by any regulatory authorities or other relevant bodies) of any laws of any countries or jurisdictions other than the laws of Malaysia.

Neither the Manager, WCTH, Selling Subsidiaries, the Principal Adviser, Joint Bookrunners, Joint Underwriters, nor any of their respective directors, and/or any other persons involved in the Listing shall accept any responsibility or liability in the event that any offer of, or acceptance under the ROFS is or becomes illegal, unenforceable, voidable or void or shall contravene the laws in such countries or jurisdictions outside Malaysia.

Approval for the Listing has been obtained from the SC on 3 March 2025.

A copy of the Prospectus has been registered with the SC. A copy of the Prospectus (together with the NPO and this OAF) has been lodged with SC. The SC does not take any responsibility for the contents of the said documents.

The Prospectus has been reviewed and approved by the Directors of the Manager, WCTH and the Selling Subsidiaries and they collectively and individually accept full responsibility for the accuracy of the information. Having made all reasonable inquiries, they confirm to the best of their knowledge and belief, that there are no false or misleading statements, or omission of other facts which would make any statement in the Prospectus (together with the NPO and this OAF) false or misleading. The Directors of the Manager and Directors of WCTH accept full responsibility for the profit forecast included in the Prospectus and confirm that the profit forecast has been prepared based on the assumptions made.

The information pertaining to the Trustee, and the Property Manager were provided by the management and/or directors of the Trustee, and the Property Manager respectively. The responsibilities of the Directors of the Manager and WCTH and the Selling Subsidiaries are therefore restricted to the accurate reproduction of such relevant information as included in the Prospectus.

In respect of such information extracted from publicly available sources, the responsibility of the Directors of the Manager, WCTH and the Selling Subsidiaries is restricted to the accurate reproduction of such relevant information as included in the Prospectus.

### INSTRUCTIONS:

#### (I) LAST DATE AND TIME FOR ACCEPTANCE AND PAYMENT (TO BE READ IN CONJUNCTION WITH THE PROSPECTUS OF WHICH THIS OAF IS A PART OF)

You are required to submit your completed OAF together with the relevant payment must be:

- (a) despatched by **ORDINARY POST, COURIER or DELIVERED BY HAND** in the official envelope provided (at your own risk) to the following address:

**Boardroom Share Registrars Sdn Bhd**  
(Registration Number: 199601006647 (378993-D))  
11th Floor, Menara Symphony  
No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13  
46200 Petaling Jaya Selangor Darul Ehsan Malaysia  
Telephone No.: +603 7890 4700

- (b) via e-SUBSCRIPTION through Boardroom Smart Investor Portal ("BSIP") at <https://investor.boardroomlimited.com>

so as to arrive no later than 5.00 p.m. on 23 May 2025, or such later date or dates as the Manager and WCTH may decide in their absolute discretion.

#### (II) PROCEDURES FOR SUBSCRIPTION

Subscription and payment for the Restricted Offer Units offered to you must be made with this OAF enclosed with the Prospectus and must be completed in accordance with the notes and instructions contained therein.

The amount payable in full upon application is RM1.00 per Restricted Offer Unit.

Each completed OAF together with the relevant payment must be despatched by **ORDINARY POST, COURIER or DELIVERED BY HAND** in the official envelope provided (at your own risk) to the address of the **Boardroom Share Registrars Sdn Bhd** or sent via **e-Subscription through the link** as provided in **Paragraph (I)** above, so as to arrive no later than 5.00 p.m. on 23 May 2025, or such later date or dates as the Manager and WCTH may decide in their absolute discretion.

The minimum number of securities that can be subscribed for is one (1) Restricted Offer Unit. You should take note that a trading board lot will comprise 100 Units. In determining your entitlement to the Restricted Offer Units, any fractional entitlements to the Restricted Offer Units will be disregarded and the aggregate of such will be dealt with in such manner or terms as the Manager and WCTH may in their absolute discretion deem fit, necessary and/ or expedient and in the best interests of WCTH (including without limitation to disregard such fractional entitlements).

Payment must be made in the exact amount. Any subscription with excess or insufficient payment may be rejected at the absolute discretion of the Manager and WCTH. Cheques or any other mode of payments are not acceptable.

If subscription and payment for the Restricted Offer Units offered to you are not received by the Registrar by 5.00 p.m. on 23 May 2025 or such later date or dates as the Manager and WCTH may in their absolute discretion mutually decide and announce, you will be deemed to have declined such offer and it will be cancelled. Restricted Offer Units not taken up will be offered to other Entitled WCTH Shareholders as Excess Restricted Offer Units Applications and any remaining Restricted Offer Units will be allotted pursuant to the Clawback and Reallocation as set out in the Prospectus.

The completed OAF, together with the payment which may be made in the following method:

- (a) remittance in RM for the full amount payable in the form of Banker's Draft or Cashier's Order or Money Order or Postal Order drawn on a bank or post office in Malaysia and made out in favour of "**PARADIGM REIT RSTD OFFER A/C**" and crossed "**A/C PAYEE ONLY**" and endorsed on the reverse side with the name, address and CDS Account number of the applicant in block letters,

- (b) remittance in RM for the full amount payable for e-SUBSCRIPTION for each CDS Account via internet bank transfer to the following account:

**Bank : MALAYAN BANKING BERHAD**  
**Account name : PARADIGM REIT RSTD OFFER A/C**  
**Account number : 514057904733**

#### THE INTERNET BANK TRANSFER MUST BE FROM THE BANK ACCOUNT REGISTERED IN YOUR OWN NAME (FOR E-SUBSCRIPTION).

The proof of payment must be received by the Registrar no later than 5.00 p.m. on 23 May 2025, or such later date or dates as the Manager and WCTH may decide in their absolute discretion. Cheques or any other modes of payment will not be accepted and will be rejected.

APPLICATIONS ACCOMPANIED BY PAYMENT OTHER THAN IN THE MANNER STATED ABOVE WITH EXCESS OR INSUFFICIENT REMITTANCES MAY NOT BE ACCEPTED AT THE ABSOLUTE DISCRETION OF THE MANAGER AND WCTH. DETAILS OF THE REMITTANCE MUST BE FILLED IN THE APPROPRIATE BOXES PROVIDED IN THE OAF.

THIS OAF IS FOR USE ONLY BY PERSON(S) TO WHOM THE FORM IS ADDRESSED AND IS NOT TRANSFERABLE.

No acknowledgement of the receipt of the OAF or applications monies will be made by the Manager, WCTH or the Registrar for the Restricted Offering. However, notices of allotment will be issued and forwarded by ordinary post to the accepting Entitled WCTH Shareholders at their own risk to the address stated in the records of Bursa Depository before the Listing.

**WHERE AN APPLICATION IS NOT ACCEPTED, THE FULL AMOUNT SHALL BE REFUNDED WITHOUT INTEREST TO THE APPLICANTS WITHIN 15 MARKET DAYS FROM THE DATE OF FINAL BALLOT OF THE PUBLIC OFFERING VIA WHITE APPLICATION FORMS BY ORDINARY POST TO THE ADDRESS SHOWN IN THE RECORD OF DEPOSITORS PROVIDED BY BURSA DEPOSITORY AT THE APPLICANTS' OWN RISK.**

#### (III) PROCEDURES FOR PART SUBSCRIPTION

You are entitled to accept part of your entitlement to the Restricted Offer Units PROVIDED ALWAYS that (i) the minimum number of Restricted Offer Units that may be accepted is one (1) Restricted Offer Unit; and (ii) any part subscription shall be in the proportion of one (1) Restricted Offer Unit.

You must complete this OAF by specifying the number of Restricted Offer Units which you are subscribing for (in the stipulated proportions) and deliver the completed and signed OAF together with the relevant payment to the Registrar in the manner set out in "Procedures for Subscription" above, or in Appendix F of the Prospectus.

#### (IV) PROCEDURES FOR EXCESS RESTRICTED OFFER UNITS

If you wish to apply for the Excess Restricted Offer Units, please complete Part I(B) of this OAF (in addition to Parts I(A) and II of this OAF) and together with the relevant payment must be despatched to the Registrar (at the address set out above in **Paragraph (I)**) or sent via e-Subscription through the link as provided in **Paragraph (I)**) so as to arrive no later than 5.00 p.m. on 23 May 2025, or such later date or dates as the Manager and WCTH may decide in their absolute discretion.

The Manager and WCTH reserve the right to allocate any Excess Restricted Offer Units to Entitled WCTH Shareholders who have made an Excess Restricted Offer Application, in a fair and equitable basis and in such manner as it deems fit and expedient and in the best interest of Paradigm REIT. It is the intention of the Manager and WCTH to allocate the Excess Restricted Offer Units in the following priority:

- (a) firstly, to minimise odd lots; and  
(b) secondly, for allocation to the Entitled WCTH Shareholders who applied for the Excess Restricted Offer Units, on a pro-rata basis according to the Entitled WCTH Shareholders' respective shareholdings in WCTH at the Entitlement Date which is to be rounded down to the nearest Unit.

Payment must be made in the exact amount. Any subscription with excess or insufficient payment may be rejected at the absolute discretion of the Manager and WCTH. Cheques or any other mode of payments are not acceptable.

The completed OAF, together with the payment which may be made in the following method:

- (a) remittance in RM for the full amount payable in the form of Banker's Draft or Cashier's Order or Money Order or Postal Order drawn on a bank or post office in Malaysia and made out in favour of "**PARADIGM REIT EXCESS RSTD OFFER A/C**" and crossed "**A/C PAYEE ONLY**" and endorsed on the reverse side with the name, address and CDS Account number of the applicant in block letters,

- (b) remittance in RM for the full amount payable via internet bank transfer to the following account:

**Bank : MALAYAN BANKING BERHAD**  
**Account name : PARADIGM REIT EXCESS RSTD OFFER A/C**  
**Account number : 514057904749**

#### THE INTERNET BANK TRANSFER MUST BE FROM THE BANK ACCOUNT REGISTERED IN YOUR OWN NAME (FOR E-SUBSCRIPTION).

The proof of payment must be received by the Registrar no later than 5.00 p.m. on 23 May 2025, or such later date or dates as the Manager and WCTH may decide in their absolute discretion. Cheques or any other modes of payment will not be accepted and will be rejected.

APPLICATIONS ACCOMPANIED BY PAYMENT OTHER THAN IN THE MANNER STATED ABOVE WITH EXCESS OR INSUFFICIENT REMITTANCES MAY NOT BE ACCEPTED AT THE ABSOLUTE DISCRETION OF THE MANAGER AND WCTH. DETAILS OF THE REMITTANCE MUST BE FILLED IN THE APPROPRIATE BOXES PROVIDED IN THE OAF.

No acknowledgement of the receipt of the OAF or Excess Offer Units Application will be made by the Manager, WCTH or the Registrar for the Restricted Offering. However, notices of allotment will be issued and forwarded by ordinary post to the accepting Entitled WCTH Shareholders at their own risk to the address stated in the records of Bursa Depository before the Listing.

**WHERE AN APPLICATION IS NOT ACCEPTED, THE FULL AMOUNT SHALL BE REFUNDED WITHOUT INTEREST TO THE APPLICANTS WITHIN 15 MARKET DAYS FROM THE DATE OF FINAL BALLOT OF THE PUBLIC OFFERING VIA WHITE APPLICATION FORMS BY ORDINARY POST TO THE ADDRESS SHOWN IN THE RECORD OF DEPOSITORS PROVIDED BY BURSA DEPOSITORY AT THE APPLICANTS' OWN RISK.**

#### (V) GENERAL INSTRUCTIONS

- (a) All documents submitted together with this OAF constitute part and parcel of the application. Incomplete applications will not be accepted.

- (b) OAF defaced by erasures or any kind of correcting fluid may result in the application being not accepted at the discretion of WCTH and the Manager. Every amendment must be clearly legible and should be countersigned in full by the applicant.

- (c) All applicants must sign on this OAF. All corporate bodies must affix their common seal. WCTH shall, on behalf of the WCTH shareholders, pay a stamp duty of RM10.00 on each of the OAF submitted.

- (d) The Restricted Offer Units applied by you will be credited into your CDS account as stated in this OAF or the exact account appearing in the Bursa Depository's Record of Depositors.

- (e) Any interest or other benefit accruing on or arising from or in connection with any remittances shall be for the benefit of PARADIGM REIT and PARADIGM REIT shall not be under any obligation to account for such interest or other benefit to you.

- (f) The contract arising from the acceptance of the Restricted Offer Units by you shall be governed by and construed in accordance with the laws of Malaysia and you shall be deemed to have irrevocably and unconditionally submitted to the exclusive jurisdictions of the courts of Malaysia in respect of any matter in connection with this OAF and the contract arising therefrom.

- (g) Applications shall not be deemed to have been accepted by reason of the appropriate remittance being presented for payment. WCTH and the Manager reserve the right to accept or reject any acceptance and/or application that do not strictly adhere to the instructions stated above or in the Prospectus or which are illegible.