

VALUATION CERTIFICATES



Paradigm REIT Management Sdn Bhd
 (on behalf of RHB Trustees Berhad, as the proposed Trustee of Paradigm Real Estate Investment Trust)
 B-30-01, The Ascent, Paradigm
 No. 2, Jalan SS7/26A, Kelana Jaya
 47301 Petaling Jaya
 Selangor Darul Ehsan

Date: 24 OCT 2024

Reference No.: V/COR/24/0057(A) - (C)

Dear Sir / Madam,

VALUATION CERTIFICATE FOR THE THREE (3) RETAIL MALLS TO BE HELD BY RHB TRUSTEES BERHAD, AS THE PROPOSED TRUSTEE OF PARADIGM REAL ESTATE INVESTMENT TRUST; IDENTIFIED AS PARADIGM MALL JOHOR BAHRU, PARADIGM MALL PETALING JAYA AND BUKIT TINGGI SHOPPING CENTRE (COLLECTIVELY HEREINAFTER REFERRED TO AS THE "SUBJECT PROPERTIES")

We were instructed by Paradigm REIT Management Sdn Bhd (on behalf of RHB Trustees Berhad, as the proposed Trustee of Paradigm Real Estate Investment Trust) (hereinafter referred to as the "Client") to ascertain the Market Value of the respective legal interests in the Subject Properties listed herein.

This valuation certificate is prepared for the inclusion in the prospectus of Paradigm Real Estate Investment Trust in relation to the proposed establishment and listing of Paradigm Real Estate Investment Trust on the Main Market of Bursa Malaysia Securities Berhad.

This valuation certificate is prepared in conformity with the Asset Valuation Guidelines issued by the Securities Commission Malaysia and the Malaysian Valuation Standards published by the Board of Valuers, Appraisers, Estate Agents and Property Managers, Malaysia.

This valuation certificate is prepared in accordance with the general principles adopted and limiting conditions as enclosed at the end of our formal valuation reports. For all intents and purposes, this valuation certificate should be read in conjunction with our formal valuation reports.

The basis of valuation adopted is the Market Value which is defined as "the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion".

In arriving at our opinion of the Market Value(s) of the Subject Properties, we have adopted the Income Approach by Discounted Cash Flow Method or Income Approach by Investment Method as the primary approach supported by the Comparison Approach.

Brief details of the methodology adopted are defined overleaf.

Knight Frank Malaysia Sdn Bhd Co Reg. No. 200201017816 (585479-A)



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VALUATION CERTIFICATES (Cont'd)

**a) Income Approach by Discounted Cash Flow (DCF) Method**

In our assessment, we have carried out a DCF analysis over a ten (10)-year investment horizon for Paradigm Mall Johor Bahru and Paradigm Mall Petaling Jaya in which we have assumed that both the malls are sold at the commencement of the terminal year of the cash flow. This form of analysis allows an investor or owner to make an assessment of the long-term return that is likely to be derived from a property in such a manner as to attain the desired level of investment return to commensurate with the risk of that asset class.

In undertaking this analysis, we have used a wide range of assumptions for Paradigm Mall Johor Bahru and Paradigm Mall Petaling Jaya including the growth of gross rental revenue together with other potential receivable income along with the expected property expenses during the holding period, projected occupancy and other related expenses.

In view of the current achieved occupancy of both the malls coupled with the recovery of market conditions specifically in the retail sector, we have adopted a void allowance of 3.00% of the projected annual income as fair representation for allowance of void, unforeseen vacancies, possible rent-free periods, fitting out periods and possibility of bad debts.

b) Income Approach by Investment Method

For Bukit Tinggi Shopping Centre which is currently with a committed master lease, we have adopted Income Approach by Investment Method, which this approach involves capitalisation of the net annual income stream that is expected to be received from the property after deducting the annual outgoings and other operating expenses incidental to the property with allowance for void by using an appropriate market derived capitalisation rate.

Bukit Tinggi Shopping Centre is designed more as a regional mall with a diverse tenant mix, with AEON Co. (M) Bhd as the anchor tenant. Given the ease of re-letting the retail space currently occupied by AEON Co. (M) Bhd to new tenants, compared to other hypermarkets where majority of space is used by a single lessee, a 5.00% void is deemed fair and appropriate for the master lease to reflect rental for voids, vacancy periods between rent reviews which include the rent free, fitting out periods and possibility of bad debts.

c) Comparison Approach

This approach considers the sale of similar or substitute properties and related market data, and establishes a value estimate by processes involving comparison. In general, a property being valued is compared with sale of similar properties that have been transacted in the open market.

d) Reconciliation of Values

Taking into consideration that the Subject Properties are commercial and income generating, we have thus adopted the Market Value(s) as derived from the Income Approach by DCF Method or Investment Method as a fair representation for the Subject Properties supported by the Market Value(s) derived from the Comparison Approach.

In a valuation of a homogeneous real estate such as vacant lands and residential homes, the Comparison Approach is the most appropriate method of valuation as there are less adjustments and analysis on comparable(s). However, in the case of more complex real estate such as commercial assets (including car parking bays) and other income generating or investment properties, qualitative and quantitative adjustments are more difficult to be computed or gauged to reflect the differences of the comparable(s) and the property being valued. Therefore, we have considered the Income Approach by DCF Method or Investment Method as the preferred method of valuation in our opinion of Market Value(s) for the Subject Properties.

VALUATION CERTIFICATES (Cont'd)



Ringkasan Hartanah Subjek adalah seperti yang dilampirkan di bawah.

No.	No. Rujukan	Pengenalpastian Hartanah	Nilai Pasaran
1.	V/COR/24/0057(A)/lky	Paradigm Mall Johor Bahru, Johor Darul Takzim	RM1,157,000,000
2.	V/COR/24/0057(B)/wyt	Paradigm Mall Petaling Jaya, Selangor Darul Ehsan	RM600,000,000
3.	V/COR/24/0057(C)/lky	Bukit Tinggi Shopping Centre, Bandar Bukit Tinggi 2, Selangor Darul Ehsan	RM680,000,000
Jumlah Nilai Pasaran			RM2,437,000,000

Untuk dan bagi pihak
KNIGHT FRANK MALAYSIA SDN BHD
(ditandatangani dan disahkan oleh)



OOI HSIEN YU
Penilai Berdaftar V-6980
MRICS, MRISM, FPEPS, MMIPFM

Tanah: 24 OCT 2024

Nota-nota: -

- Sila ambil maklum bahawa sijil ini hanya sah dengan syarat bahawa tandatangan penandatangan kami yang diberi kuasa dan melerai rasmi telah disertakan di sini.
- Penilaian di atas disemak oleh Knight Frank Malaysia Sdn Bhd (Ibu Pejabat), En. Justin Chee Ting Hwang (Penilai Berdaftar, V-774).

Salinan sijil yang ditandatangani ini telah disediakan dalam versi Bahasa Inggeris dan Bahasa Malaysia. Sekiranya terdapat sebarang percanggahan di antaranya, versi Bahasa Inggeris akan diguna sebagai versi yang sah.

VALUATION CERTIFICATES (Cont'd)



1.0 VICOR/24/0057(A) – PARADIGM MALL JOHOR BAHRU

1.1 IDENTIFICATION OF PROPERTY

Interest Valued / Type of Property	Legal interest in a retail mall comprising six (6) retail levels with a mezzanine floor and a level of cinema and convention centre along with basement and elevated car park levels known as Paradigm Mall Johor Bahru, comprising relevant areas and components forming parcel + accessory parcels appurtenant thereto together with all fixtures, fittings and equipment + systems affixed and installed thereto; forming part of the commercial integrated development of Paradigm Johor Bahru; held under Strata Title No. Geran 413471/M1/B1/1; sited on Parent Lot 32665, Mukim Tebrau, District of Johor Bahru, Johor Darul Takzim.
Name and Address	Paradigm Mall Johor Bahru, Lot 32665, Jalan Mewah Ria 2, Taman Bukit Mewah, 81200 Johor Bahru, Johor Darul Takzim.
Locality	Strategically located within Taman Bukit Mewah, which is sited along north-eastern (right) side of the Skudai Highway, travelling from Johor Bahru City Centre towards Skudai. Geographically, the Johor Bahru City Centre is situated approximately 17 kilometres due south-east of the Subject Property.
Title Particulars	The following table outlines the strata title particulars of Paradigm Mall Johor Bahru:

Summary of Strata Title Particulars

Strata Title No.	Geran 413471/M1/B1/1, Parcel No. 1, Storey No. B1, Building No. M1, together with Accessory Parcel No(s). A1-A10 (inclusive), A12, A29, A33-A35 (inclusive), A47-A56 (inclusive), A62, A63, A65-A78 (inclusive), A84-A86 (inclusive), A89-A97 (inclusive), A103, A104, A107-A115 (inclusive), A121, A122, A125-A133 (inclusive), A139, A140, A143-A152 (inclusive), A158, A159, A162-A168 (inclusive), A171-A173 (inclusive), A217-A220 (inclusive), A319, A526-A529 (inclusive), A531, A532, A538-A540 (inclusive), A546, A552, A553, A555-A559 (inclusive), A574-A589 (inclusive), A591 and A596, sited on Parent Lot 32665, Mukim Tebrau, District of Johor Bahru, Johor Darul Takzim.
Combined Share Unit	375,372 / 429,774.
Tenure	Interest in perpetuity.
Parcel Rent	-.
Registered Proprietor	WCT Hartanah Jaya Sdn Bhd.
Express Condition	i) "Tanah yang terkandung di dalam hakmilik ini hendaklah digunakan untuk bangunan Hotel, Service Apartment dan Kompleks Perniagaan jenis kekal, dibina mengikut pelan yang diluluskan oleh Pihak Berkuasa Tempatan yang berkenaan". ii) "Segala kekotoran dan pencemaran akibat daripada aktiviti ini hendaklah disalurkan ke tempat-tempat yang ditentukan oleh Pihak Berkuasa Tempatan yang berkenaan".

VALUATION CERTIFICATES (Cont'd)



1.1 IDENTIFICATION OF PROPERTY (CONT'D)

Title Particulars (Cont'd)

Summary of Strata Title Particulars (Cont'd)

Express Condition (cont'd)	iii) "Segala dasar dan syarat yang ditetapkan dan dikuatkuasa dari semasa ke semasa oleh Pihak Berkuasa berkenaan hendaklah dipatuhi".
Restriction-In-Interest	i) "Tuanpunya tanah tidak dibenarkan menjualkan unit-unit (parcel) bangunan yang akan dibina di atas tanah ini melainkan bangunan telah mula dibina mengikut pelan yang diluluskan oleh Pihak Berkuasa Tempatan yang berkenaan". ii) "Hakmilik tanah ini apabila dipecahkan kepada hakmilik 'subsidiary' pecahan hakmilik 'subsidiary' tersebut apabila sahaja bertukar hakmilik kepada seorang Bumiputera / Syarikat Bumiputera maka tidak boleh terkemudian daripada itu dijual, dipajak, digadai atau dipindahmilik dengan apa cara sekalipun kepada orang yang bukan Bumiputera / bukan Syarikat Bumiputera tanpa persetujuan Pihak Berkuasa Negeri".
Encumbrance ⁽¹⁾	Nil.

⁽¹⁾ Note: We were made to understand by the registered proprietor, WCT Hartanah Jaya Sdn Bhd that a charge to RHB Islamic Bank Berhad vide Presentation No. 107727/2014 registered on 21 December 2014 was previously uplifted to facilitate their application for subdivision of the Parent Lot 32665 for the issuance of strata title for Paradigm Johor Bahru. The strata title for Paradigm Mall Johor Bahru was subsequently issued on 9 May 2024. WCT Hartanah Jaya Sdn Bhd and RHB Islamic Bank Berhad are currently in the midst of finalising and executing the relevant charge documents to register the charge against the strata title in respect of Paradigm Mall Johor Bahru in favour of RHB Islamic Bank Berhad.

1.2 PROPERTY DESCRIPTION

Overview

Paradigm Mall Johor Bahru, which is sited on a 12.38-acre parent lot, spans across multi-storey retail floors, providing a vibrant mix of well-known retail brands from amazing dining delights to great entertainment pleasure, trendy fashion highlight and exciting promotions to the shoppers. Furthermore, the mall also features a convention centre known as Paradigm Mall Convention Centre for events, fairs, exhibitions and banquet facilities. A flyover for light vehicles entering into and exiting from Paradigm Mall Johor Bahru as well as for public vehicles (limited to light vehicles only) along Jalan Skudai to make u-turns at the flyover is connected to Paradigm Mall Johor Bahru.

Building Description

General Building Description

Structures	Reinforced concrete frame with brick infills rendered externally and plastered internally.
Roofs	Reinforced concrete flat roof and partly laid with metal deck roofing.
Façade	Cement plaster finished with weather-resistant emulsion paint and metal cladding sheets.
Ceilings	Plaster ceiling incorporating downlights, cement plaster and ceiling boards incorporating recessed lightings.
Wall Finishes	Plastered brickwalls, gypsum boards, ceramic tiles and fixed glass panels.
Floor Finishes	Porcelain tiles, homogenous tiles, ceramic tiles and cement screed.
Doors	Automated sliding glass doors, fire-rated timber doors, flushed timber incorporating glass panels, flushed timber doors and metal roller shutters.

VALUATION CERTIFICATES (Cont'd)



1.2 PROPERTY DESCRIPTION (CONT'D)

Strata Floor Area	Area	Square Metres ("sq. m.")	Square Feet ("sq. ft.")
	Main Parcel Area	187,986	2,023,465
	Accessory Parcel Area	149,316	1,607,224
	Total Strata Floor Area	337,302	3,630,689

Net Lettable Area ("NLA") 119,953.16 sq. m. (1,291,165 sq. ft.).

Note: The aforementioned NLA is exclusive of convention centre.

Car Park Facilities About 3,370 bays, spreading across basement and elevated car park levels.

Age of Building Approximately seven (7) years old from the issuance dates of the Certificate of Completion and Compliance ("CCC").

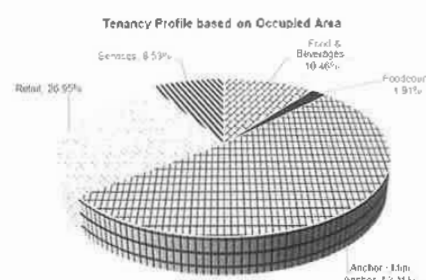
State of Repair Appears to be in good condition that commensurate with its age and use.

Occupancy Rate Approximately 98.24% based on committed and / or commenced tenancies.

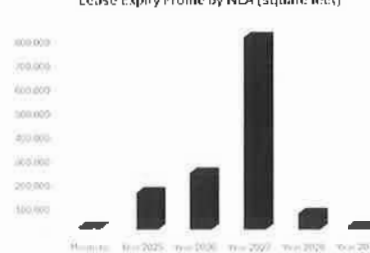
Planning Designated for commercial use as expressly stipulated in the strata title document; and was issued with two (2) CCC issued by Ar. Selamat bin Mohamed Lahir (A/S 101) registered under Lembaga Arkitek Malaysia.

Building Component	CCC
Phase 1 – retail mall and car park levels	Certificate No. LAM / J / No. 0545 dated 10 October 2017
Phase 2 – sixteen (16) cinema spaces	Certificate No. LAM / J / No. 0576 dated 17 December 2017

Tenancy Profile & Lease Expiring Profile The tenancies committed in Paradigm Mall Johor Bahru are either short term (month-to-month, 6 to 9-month), one (1), two (2) to three (3)-year tenancy terms with option(s) to renew thereafter except for the Escape Challenge which has a 12-year lease term. The current weighted average lease expiry ("WALE") is at 2.14 years and the percentage (%) of Gross Sales Turnover ("GTO") rent ranges from 1.50% to 30.00% subject to the tenant's sector / trade.



Lease Expiry Profile by NLA (square feet)



Date of Valuation 18 June 2024.

Valuation Methodology In arriving at our opinion of the Market Value of the Subject Property, we have adopted the **Income Approach** by **DCF Method** as the primary approach and supported by the **Comparison Approach**.

VALUATION CERTIFICATES (Cont'd)



1.3 MARKET VALUE

Historical Performance

Historical Operating Performance of Paradigm Mall Johor Bahru for Financial Year(s) Ended (FYE) 2021, 2022, 2023 and January 2024 – May 2024

	Jan – Dec 2021	Jan – Dec 2022	Jan – Dec 2023	Jan – May 2024
Average NLA	1,286,754 sq. ft.	1,287,631 sq. ft.	1,285,465 sq. ft.	1,282,352 sq. ft.
Average Occupancy (based on business commenced)	84.45%	85.92%	90.03%	95.48%
Average Occupancy (based on committed and / or commenced tenancy)	87.50%	87.90%	93.76%	96.78%
Total Gross Income ⁽¹⁾	RM52,053,750	RM73,441,947	RM90,682,085	RM44,325,434
Total Outgoings ⁽²⁾	RM29,958,392	RM28,684,710	RM41,561,136	RM18,967,709
Net Property Income	RM22,095,359	RM44,757,237	RM49,120,949	RM25,357,726

Notes:

The above historical performance also incorporated the Malaysian Financial Reporting Standard (MFRS) and pro forma adjustment such as property management fees, amortisation of transaction costs on financing and non-cash item such as provision of doubtful debts.

(1) Total Gross Income consists of rental income, advertising & promotion income, car park income, income receivable from convention centre, other related incomes and rental rebates.

(2) Total Outgoings include property taxes, insurance, repair and maintenance, other operating expenses as well as property management fees.

Reconciliation of Values

Method of Valuation	Derivation of Values
Income Approach by DCF Method	RM1,157,000,000
Comparison Approach	RM1,169,000,000

Market Value

RM1,157,000,000.

Income Approach by DCF Method

A summary of parameters adopted in undertaking our assessment is scheduled below.

Summary of Parameters – Income Approach by DCF Method

NLA Car Parking Bays	1,291,165 sq. ft. 3,370 bays.
Projected Occupancy	<p>Year 1: 98.85% to Year 10: 100.00%.</p> <p>Based on the latest Tenancy Schedule provided to us, we note that the current committed occupancy of the Paradigm Mall Johor Bahru stands at 98.24% over total NLA (excluding convention centre). The estimated occupancy rate of the other selected comparative retail malls within Kuala Lumpur, Selangor, Penang, Pahang and Melaka range from 88.1% to 99.9%. In our assessment, we have projected immediate take up for the some of the vacant lots located on Upper Ground in Year 1 (aggregate NLA of approximately 7,786 square feet) then followed with the remaining vacant lots located on Upper Ground, Basement, Level 1 and Level 2 in Year 2 (aggregate NLA of approximately 7,558 square feet) and Level 4 in Year 3 (aggregate NLA of approximately 7,240 square feet).</p>

VALUATION CERTIFICATES (Cont'd)



1.3 MARKET VALUE (CONT'D)

Income Approach by
DCF Method (Cont'd)

Summary of Parameters – Income Approach by DCF Method (Cont'd)

**Projected Gross Rental
Revenue**(projected revenue generated
from retail lots and kiosks)

Year 1: RM5.44 per square foot ("psf") to Year 10: RM8.22 psf; over prevailing occupied NLA.

The actual average concluded gross rental rate (base rental + service charge + promotion charge) currently stands at approximately RM5.27 psf per month over the occupied NLA. We have been further informed by WCT Hartanah Jaya Sdn Bhd that the monthly service charge is revised from RM1.80 psf to RM2.30 psf for selected tenants, effective from 1 June 2024. In arriving at the projected fair rental of the retail lots, we have benchmarked against the existing committed gross rental of the unit itself and the neighbouring lots within the Subject Property as well as the estimated gross revenue of the selected comparative retail malls within Kuala Lumpur, Selangor, Penang, Pahang, Melaka and Johor (ranging from RM5.59 psf to RM19.60 psf). We have also made reference to the approximate rental range of other selected comparative retail malls within Johor Bahru.

Growth of gross rental represents a nine (9)-year compounded annual growth rate (CAGR) of 3.33% over the course of the holding period; which we deemed fair after having considered the current market condition coupled with the historical growth trend of gross revenue of other selected retail malls (6-year / 10-year CAGR of about 2.54% to 4.66% during period of year 2013 to 2023). In view of the current average concluded gross rental rate with revision of service charge for selected tenants, we have adopted the average fair market rental of RM5.44 psf for retail lots + kiosks at an estimated occupancy of 98.85% (Year 1).

Our investigation has further revealed that there is no historical rent rebate provision to all tenants (saved for the period during the pandemic of COVID-19). Hence, we have not projected rent rebates in our assessment except for one retail unit on basement level which is entitled to an annual rent rebate of 5.6% of base rent for the remaining tenancy period.

Projected Other Income(projected revenue generated
from storage areas, push carts,
events and promotion areas,
advertising, projected rental
from convention centre, sales
turnover rent, miscellaneous
income and gas / LPG profit
sharing)

Year 1: RM1.20 psf to Year 10: RM1.41 psf over total NLA.

The average achieved revenue from other income are tabulated below.

Historical Other Income of Paradigm Mall Johor Bahru for Financial Year(s) Ended (FYE) 2022, 2023 and January 2024 – May 2024				
	Jan – Dec 2022	Jan – Dec 2023	Jan – May 2024	Jan – Dec 2024 (Annualised)
Total Other Incomes	RM10,723,559	RM14,298,269	RM8,386,192	RM20,126,861
Analysis over total NLA (RM psf / month)	RM0.59	RM0.93	RM1.31	RM1.31

The convention centre only commenced operation in Year 2022 and has yet to achieve maturity. Additionally, two (2) newly committed advertising income will commence from May / July 2024. In view of the above and coupled with the average total receivable for other income of other selected shopping malls in Johor and Klang Valley (ranging from RM0.70 psf to RM1.12 psf), we have projected a total other income of RM1.20 psf / month (about RM18,610,544) over NLA in Year 1 up to RM1.41 psf / month (about RM21,921,606) in Year 10 as fair and adequate.

**Projected Gross Car Park
Income**

Year 1: RM215 per bay / month to Year 10: RM289 per bay / month.

We have generally made reference to the existing car parking rates as well as the current average receivable revenue of other car parking bays of other selected retail malls located within Klang Valley ranging from RM208 per bay / month to RM320 per bay / month. In view of the above, the car park revenue are projected at the expected gross collectable income by the starting at about RM215 per bay / month at Year 1 with projected nine (9)-year CAGR of 3.33%.

VALUATION CERTIFICATES (Cont'd)



1.3 MARKET VALUE (CONT'D)

Income Approach by
DCF Method (Cont'd)

Summary of Parameters – Income Approach by DCF Method (Cont'd)

Projected Outgoings	<p>Year 1: RM3.10 psf to Year 10: RM3.97 psf.</p> <p>We have primarily relied upon the historical outgoings of the retail mall which is analysed to be RM1.98 psf in Year 2021, RM2.38 psf in Year 2022, RM2.99 psf in Year 2023 and RM3.24 psf from the period of January 2024 to May 2024. In arriving at the fair projected outgoings, we have further benchmarked against current outgoings of other selected comparative retail malls in Kuala Lumpur, Selangor, Johor, Penang, Pahang and Melaka ranges between RM2.17 psf to RM4.37 psf.</p> <p>In view of the above, we have adopted an estimated outgoings of about RM3.10 psf / month over NLA as fair for Year 1 and allowed the provisional expenses to increase at an underlying rate of inflation of about 2.5% from Year 1 to Year 5 and 3.0% in Year 6 onwards as fair and adequate.</p>
Void Allowance	<p>3.00%.</p> <p>The detailed justification is set out in Item (a) of Page 2 in this Valuation Certificate.</p>
Terminal Yield / Capitalisation Rate	<p>6.25%.</p> <p>We have noted that the historical transacted yields of shopping malls in Kuala Lumpur / Kedah / Johor are in the region of about 5.20% to 8.20%. In view of limited recorded yield transactions of retail mall in the current market condition and it is not possible to identify exactly alike properties to benchmark and / or reference to, we have thus adopted a yield of 6.25% as the most probable expected rate of return as fair after having considered factors, amongst others, relating to the tenure, establishment of the mall and prevailing market condition.</p>
Discount Rate (Present Value)	<p>8.50%.</p> <p>Our interpretation of discount rate is based on our perceived risk versus the return required, looking at the rates of return of similar asset classes. The anticipated risk perception involved, amongst others, include factors relating to perceived risk of market uncertainty and lack of liquidity associated with the property (typically relates to extra return demanded by market participants in an investment above the risk-free rate). A discount rate of 8.50% is adopted for the Subject Property; which is usually about 2.00% to 2.50% higher than the expected rate of return. The discount rate is usually higher than the long-term capitalisation rate to reflect the additional risk premium of the asset.</p>
Discount Period	10 years.

Summary of Projected Occupancy and Gross Revenue

Year	Retail Mall		Car Parking Bay
	Projected Occupancy	Projected Monthly Gross Revenue (per month over prevailing occupied NLA) (including retail revenue and other incomes)	Projected Monthly Gross Revenue
Y1	98.85%	RM6.65 psf	RM215 per bay
Y2	99.44%	RM6.87 psf	RM220 per bay
Y3	100.00%	RM7.15 psf	RM227 per bay
Y4	100.00%	RM7.82 psf	RM234 per bay
Y5	100.00%	RM7.99 psf	RM241 per bay
Y6	100.00%	RM8.20 psf	RM249 per bay
Y7	100.00%	RM8.63 psf	RM258 per bay
Y8	100.00%	RM8.81 psf	RM267 per bay
Y9	100.00%	RM9.09 psf	RM278 per bay
Y10 / Terminal	100.00%	RM9.63 psf	RM289 per bay

VALUATION CERTIFICATES (Cont'd)



1.3 MARKET VALUE (CONT'D)

Yield Analysis

The yields of individual retail mall are dependent on many factors including locations, tenant mix, catchment population, occupancy rate and the size of the malls. From our findings, we have noted that the historical transacted yields of shopping malls in Kuala Lumpur / Kedah / Johor are in the region of about 5.20% to 8.20%.

Yield Analysis of Retail Mall Assets Located Within Kuala Lumpur, Kedah and Johor

	Pavilion Bukit Jalil	Aman Central Mall	KIP Mart Tampoi	Mid Valley Megamall	Pavilion Kuala Lumpur Mall
Location	Bandar Bukit Jalil, Kuala Lumpur	Kampung Lubok Peringgi, Alor Setar, Kedah	Taman Tampoi Indah, Johor Bahru, Johor	Mid Valley City, Kuala Lumpur	Jalan Bukit Bintang, Kuala Lumpur
Tenure	Interest in perpetuity	Interest in perpetuity	Leasehold Interest	Leasehold Interest	Leasehold Interest
Approximate GFA	1,822,041 sq. ft.	793,905 sq. ft.	163,669 sq. ft.	1,718,951 sq. ft.	1,335,119 sq. ft.
Consideration	RM2,200,000,000	RM750,000,000	RM150,043,000	RM3,440,000,000	RM3,190,300,000
Estimated Annual Net Income	RM146,000,000 ⁽¹⁾	RM39,000,000 ⁽²⁾	RM12,297,000	RM205,577,304 ⁽³⁾	RM203,326,000 ⁽⁴⁾
Year of Transaction	2022	2021	2016	2012	2011
Analysed Yield	6.64%	5.20%	8.20%	5.98%	6.37%
Source	Bursa Malaysia Securities Berhad ("BURSA") / Circular dated 7 March 2023	Jabatan Penilaian dan Perkhidmatan Harta ("JPPH") / Knight Frank Research	BURSA / Prospectus dated 30 December 2016	BURSA / Circular dated 27 August 2012	BURSA / Prospectus dated 14 November 2011
Adjustments	-	-	General adjustment is made for prevailing market condition, maturity of mall and tenure	General adjustment is made for prevailing market condition, maturity of mall and tenure	General adjustment is made for prevailing market condition, maturity of mall and tenure
Adjusted Yield	6.64%	5.20%	7.45%	5.73%	6.12%
Adjusted Average Yield	6.23% (Adopt: 6.25%)				

Notes:

- (1) Based on the targeted NPI of RM146,000,000.
 (2) Based on the NPI of close to RM39,000,000 in 2020 as extracted from RAM Rating Services Berhad's credit rating and assessment published on 12 May 2021.
 (3) Annualised net property income (NPI) amounting RM57,499,000 for period 20 September 2012 - 31 December 2012.
 (4) Based on NPI for financial year of 2010.

VALUATION CERTIFICATES (Cont'd)



1.3 MARKET VALUE (CONT'D)

Comparison Approach The adjustments made for the selected sales evidences of retail mall are summarised in the table below.

Sales Comparison and Analysis of Retail Mall Transactions			
	Comparable 1	Comparable 2	Comparable 3
Name and Address	Pavilion Bukit Jalil, No. 2, Persiaran Jalil 8, Bandar Bukit Jalil, 57000 Kuala Lumpur	Queensbay Mall, No. 100, Persiaran Bayan Indah, 11900 Bayan Lepas, Pulau Pinang	Komtar JBCC, Johor Bahru City Centre, Jalan Wong Ah Fook, 80000 Johor Bahru, Johor Darul Takzim
Legal Description	Parent Lot 101899 held under Master Title No. Geran 79550, Mukim Petaling, District of Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur	433 strata parcels with accessory parcels, situated on lower ground, lower mezzanine, ground, 1st, 2nd, 3rd, 4th, 5th, 6th, 7th and 8th floors; and 5 strata parcels situated on 1st and 2nd floors; together forming part of a free-standing 8-storey shopping centre with a lower ground floor and a lower mezzanine comprising 5 floors of retail space and car parks known as Queensbay Mall, Mukim 12, District of Barat Daya, State of Pulau Pinang	Parent Lot 14530 held under Master Title No. Geran 44587, Town and District of Johor Bahru, Johor Darul Takzim
Type of Property	A block of retail mall with 5 levels of retail space and two levels of basement parking (4,800 car parking bays)	A total of 438 strata parcels with accessory parcels forming part of Queensbay Mall, a 8-storey retail mall with a lower ground and lower ground mezzanine	A four (4)-level retail mall with 1,187 car parking bays
Tenure	Interest in perpetuity	Interest in perpetuity	Interest in perpetuity
Age	Approximately 1 year	Approximately 16 years	Approximately 1 years
Net Lettable Area	169,273.15 sq. m. (1,822,041 sq. ft.)	82,043.70 sq. m. (883,111 sq. ft.)	37,712.00 sq. m. (401,623 sq. ft.)
Consideration	RM2,200,000,000	RM990,500,000	RM462,000,000
Date of Transaction	22 November 2022	9 November 2022	30 September 2015
Analysis	RM12,996.74 per square metre ("per sq. m.") (RM1,207 psf)	RM12,072.83 per sq. m. (RM1,122 psf)	RM12,382.08 per sq. m. (RM1,150 psf)
Vendor	Regal Path Sdn Bhd, a 51% joint venture of Malton Berhad	Special Coral Sdn Bhd for the 433 strata parcels; Retail Galaxy Pte Ltd, Luxury Ace Sdn Bhd, Success Idea Sdn Bhd and Milky Way Properties Berhad for the 5 strata parcels	Damansara Assets Sdn Bhd.
Purchaser	MTrustee Berhad, as trustee of Pavilion Real Estate Investment Trust	MTrustee Berhad, as trustee of Capitaland Malaysia Trust	AmanahRaya Trustees Berhad, as trustee of Al-Salam Real Estate Investment Trust
Source	BURSA / Circular dated 7 March 2023	BURSA	BURSA / Circular dated 30 September 2015

VALUATION CERTIFICATES (Cont'd)



1.3 MARKET VALUE (CONT'D)

Sales Comparison and Analysis of Retail Mall Transactions			
	Comparable 1	Comparable 2	Comparable 3
Adjustments	General adjustments are made for location, floor area / parcel area / net lettable area, tenant mix / market positioning / store concept, building specification / quality / design / layout and condition / age of building	General adjustments are made for location, floor area / parcel area / net lettable area, tenant mix / market positioning / store concept, establishment of the mall, building specification / quality / design / layout and condition / age of building	General adjustments are made for prevailing market condition, location, floor area / parcel area / net lettable area, tenant mix / market positioning / store concept and condition / age of building
Adjusted Value	RM906 psf	RM897 psf	RM906 psf

Valuation Rationale

From the above adjusted values, we note that the derived values ranged between RM897 psf to RM906 psf. In view of limited recorded transactions of identical shopping malls in the immediate and surrounding localities, we have resorted to adopt the selected comparable(s) in our assessment by Comparison Approach; as it is not possible to identify exactly alike properties to make reference to, hence appropriate adjustments are made to reflect the differences of the comparable(s) and the property being valued.

Although total adjustments (in excess of 40%) were considered and made in our assessment, we are of the view that the selected comparable(s) adopted are still considered relevant as most of the selected comparable(s) are considered to have relatively similar attributes as compared to the Subject Property. With total effective adjustments made for all Comparable(s); we have placed greater reliance on Comparable 1 (being the comparable with least dissimilarities) as fair representation after having considered and made diligent adjustments for differences including but not limited to prevailing market condition, location, net lettable area, tenant mix, establishment of the mall, building specifications / quality / design and condition / age of building. Having regards to the foregoing, we have adopted the rounded value of RM1,169,000,000 as fair representation of the Market Value derived from the Comparison Approach.

VALUATION CERTIFICATES (Cont'd)



2.0 V/COR/24/0057(B) – PARADIGM MALL PETALING JAYA

2.1 IDENTIFICATION OF PROPERTY

Interest Valued / Type of Property	Legal interest in a retail mall comprising six (6) retail levels with a lower ground floor and two (2) basement car park levels along with two (2) retail levels sited below the existing Le Meridien Petaling Jaya and The Azure Residences; collectively known as Paradigm Mall Petaling Jaya, comprising relevant areas and components forming parcel + accessory parcels appurtenant thereto together with all fixtures, fittings and equipment + systems affixed and installed thereto; forming part of the commercial integrated development of Paradigm Petaling Jaya held under Strata Title No(s). PN 107088/M1/B2/1, PN 107088/M1-A/1/2 and PN 107088/M1-B/3/5; all sited on Parent Lot 72658 Seksyen 40, Bandar Petaling Jaya, District of Petaling, Selangor Darul Ehsan.
Name and Address	Paradigm Mall Petaling Jaya, No. 1, Jalan SS 7/26A, Kelana Jaya, 47301 Petaling Jaya, Selangor Darul Ehsan.
Locality	Strategically located within Kelana Jaya, Petaling Jaya, which is sited off the western (left) side of the Lebuhraya Damansara – Puchong (LDP), travelling from Kelana Jaya towards Damansara Utama. Geographically the Kuala Lumpur City Centre is situated approximately 14 kilometres due north-east of the Subject Property.
Title Particulars	The following table outlines the strata title particulars of Paradigm Mall Petaling Jaya:

Strata Title No.	Building No.	Storey No.	Parcel No.	Accessory Parcel No(s).	Share Unit	Parcel Rent (per annum)
PN 107088/M1/B2/1	M1	B2	1	A23	49,370	RM313,980.00
PN 107088/M1-A/1/2	M1-A	1	2	A4 – A22 (inclusive), A24 – A39 (inclusive), A42 – A44 (inclusive), A46, A553, A555 and A557 – A560 (inclusive)	165,719	RM385,421.00
PN 107088/M1-B/3/5	M1-B	3	5	A47 and A49	3,656	RM8,668.00

The following particulars are common to the above strata titles unless otherwise stated:-

Summary of Strata Title Particulars	
Parent Lot No. / Town / District / State	: Lot 72658 Seksyen 40, Bandar Petaling Jaya, District of Petaling, Selangor Darul Ehsan.
Combined Share Unit	: 218,745 / 390,131.
Tenure	: Leasehold interest for a term of 99 years, expiring 9 February 2111.
Registered Proprietor	: Jelas Puri Sdn. Bhd.
Category of Land Use of Parent Lot	: "Bangunan".

VALUATION CERTIFICATES (Cont'd)



2.2 PROPERTY DESCRIPTION

Summary of Strata Title Particulars (Cont'd)

Express Condition	: "Perniagaan".
Restriction-In-Interest	: "Tanah ini boleh dipindahmilik, dipajak atau digadai setelah mendapat kebenaran Pihak Berkuasa Negeri".
Encumbrance	: <ul style="list-style-type: none"> ➤ Charged to Malaysian Trustees Berhad vide Presentation No. 00SC111888/2023 registered on 15 November 2023; in respect of Strata Title No(s). PN 107088/M1-B/2/1 and PN 107088/M1-B/3/5; and ➤ Charged to Malaysian Trustees Berhad vide Presentation No. 002SC99428/2023 registered on 17 October 2023; in respect of Strata Title No. PN 107088/M1-A/1/2.

Overview

Paradigm Mall Petaling Jaya spans across multi-storey retail floors, providing a vibrant mix of well-known retail brands from amazing dining delights to great entertainment pleasure, trendy fashion highlight and exciting promotions to the shoppers. Taking advantages of its multi-tiered frontages, the mall provides multiple entrances, which facing the main road of LDP whilst others facing Jalan SS 7/26A, providing ease of access for the crowds to access Paradigm Mall Petaling Jaya, as well as The Ascent and Le Meridien Petaling Jaya. The LED advertising panel installed along the façade has also enhanced the advertising opportunities for the mall.

Building Description

General Building Description

Structures	: Reinforced concrete frame with brick infills rendered externally and plastered internally.
Roofs	: Reinforced concrete flat roof and partly laid with metal deck roofing.
Façade	: Plastered brick walls clad with aluminium panels.
Ceilings	: Plastered ceiling incorporating downlights, timber strip ceiling, cement plaster and suspended ceiling boards.
Wall Finishes	: Plastered brickwalls, cement plaster, homogeneous tiles, gypsum boards, fixed glass panel and ceramic tiles.
Floor Finishes	: Ceramic / homogeneous tiles, cement screed, timber strips, carpet and turf flooring.
Doors	: Sliding aluminium framed glass doors, frameless glass door, fire-rated timber doors, flushed timber incorporating glass panels, flushed timber doors and metal roller shutters.

Note: As of the date of inspection, we note that a permanent retail lot (measuring about 1,772 sq ft) has been converted from motorcycle / car parking bays and car park circulation areas in Basement 1 (of which we were made to understand by Jelas Puri Sdn Bhd that necessary application for approval will be submitted to the relevant authority for the aforesaid improvement and thereafter will be issued with a Certificate of Completion and Compliance). We further note that a temporary retail lot / kiosk (measuring about 280 sq ft) has been converted from common area on Concourse (of which we were made to understand by Jelas Puri Sdn Bhd that the aforesaid improvement does not require any application for approval to be submitted to the relevant authority). For the purpose of this valuation, we have excluded the abovementioned area(s) in our valuation.

VALUATION CERTIFICATES (Cont'd)



2.2 PROPERTY DESCRIPTION (CONT'D)

Strata Floor Area

Strata Title No.	Main Parcel Area		Accessory Parcel Area		Total Strata Floor Area	
	(sq. m.)	(sq. ft.)	(sq. m.)	(sq. ft.)	(sq. m.)	(sq. ft.)
Strata Title No. PN 107088/M1/B2/1	94,910	1,021,603	34	366	94,944	1,021,969
Strata Title No. PN 107088/M1-A/1/2	100,957	1,086,692	15,590	167,809	116,547	1,254,501
Strata Title No. PN 107088/M1-B/3/5	2,482	26,716	139	1,496	2,621	28,212
Total	198,349	2,135,011	15,763	169,671	214,112	2,304,682

NLA

63,190.47 sq. m. (680,177 sq. ft.).

Note: Excluding retail lot / kiosk converted from common area on basement and concourse floors.

Car Park Facilities

About 2,343 bays, spreading across Lower Ground Mezzanine to Basement 2.

Age of Building

Approximately twelve (12) years old from the issuance date of the CCC.

State of Repair

Appears to be in good condition that commensurate with its age and use.

Occupancy Rate

Approximately 97.69% based on committed and / or commenced tenancies.

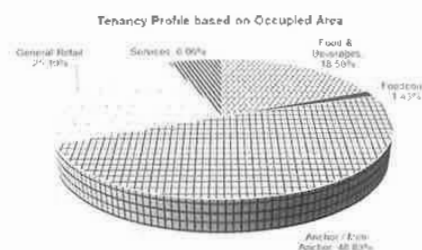
Planning

Designated for commercial use as expressly stipulated in the strata title documents; and was issued with two (2) CCC by Ar. Hud Abu Bakar (A/H 67) registered under Lembaga Arkitek Malaysia.

Building Component	CCC
Six (6) retail levels with a lower ground floor and two (2) basement car park levels along with two (2) retail levels	Certificate No. LAM / S / No. 7549 dated 18 May 2012
Two (2) retail levels	Certificate No. LAM / S / No. 0356 dated 17 August 2012

Tenancy Profile & Lease Expiring Profile

The tenancies committed in Paradigm Mall Petaling Jaya are either one (1), two (2) to three (3)-year tenancy terms with option(s) to renew thereafter; subject to the terms and condition stipulated in the tenancy agreement. The current WALE is at 1.52 years and the percentage (%) of GTO rent ranges from 1.00% to 18.00% subject to the tenant's sector / trade.



VALUATION CERTIFICATES (Cont'd)



2.3 MARKET VALUE

Date of Valuation 18 June 2024.

Valuation Methodology In arriving at our opinion of the Market Value of the Subject Property, we have adopted the **Income Approach by DCF Method** as the primary approach and supported by the **Comparison Approach**.

Historical Operating Performance of Paradigm Mall Petaling Jaya for Financial Year(s) Ended (FYE) 2021, 2022, 2023 and January 2024 – May 2024				
	Jan – Dec 2021	Jan – Dec 2022	Jan – Dec 2023	Jan – May 2024
Average Net Lettable Area	672,658 sq. ft.	674,340 sq. ft.	672,305 sq. ft.	674,681 sq. ft.
Average Occupancy (based on business commenced)	94.26%	94.91%	96.13%	97.06%
Average Occupancy (based on committed and / or commenced tenancy)	97.39%	97.15%	97.05%	97.75%
Total Gross Income ⁽¹⁾	RM43,114,292	RM45,910,781	RM55,323,062	RM24,240,622
Total Outgoings ⁽²⁾	RM23,693,796	RM19,254,770	RM23,826,605	RM10,094,554
Net Property Income ⁽³⁾	RM19,420,496	RM26,656,012	RM31,496,457	RM14,146,068

Notes:

The above historical performance also incorporated the Malaysian Financial Reporting Standards (MFRS) and pro forma adjustment such as property management fees, foodcourt income and expenses, amortisation of transaction costs on financing and non-cash item such as provision for doubtful debts.

(1) Total Gross Income consists of rental income, advertising & promotion income, car park income, other related incomes and rental rebates.

(2) Total Outgoings consists of operating expenses, property taxes, insurance, repair and maintenance, other operating expenses as well as property management fee.

(3) The total summation may not be able to be reconciled due to rounding.

Reconciliation of Values	Method of Valuation	Derivation of Values
	Income Approach by DCF Method	RM600,000,000
	Comparison Approach	RM603,000,000

Market Value RM600,000,000.

VALUATION CERTIFICATES (Cont'd)



2.3 MARKET VALUE (CONT'D)

Income Approach by
DCF Method

A summary of parameters adopted in undertaking our assessment is scheduled below.

Summary of Parameters – Income Approach by DCF Method

NLA Car Parking Bays	680,177 sq. ft. 2,343 bays.																				
Projected Occupancy	<p>Year 1: 98.09% to Year 10: 100.00%.</p> <p>Based on the latest Tenancy Schedule provided to us, we note that the current committed occupancy of the Paradigm Mall Petaling Jaya stands at 97.69% over NLA. The estimated occupancy rate of the other selected comparative retail malls within Klang Valley range from 74.3% to 92.0%. In our assessment, we have projected immediate take up for the vacant lots located on Lower Ground, Concourse, Ground Floor and Upper Ground Floor in Year 1 (aggregate NLA of approximately 2,682 square feet) then followed with vacant lots located on Level 1 in Year 2 (aggregate NLA of approximately 4,673 square feet) and Level 2 in Year 3 (aggregate NLA of approximately 8,332 square feet).</p>																				
Projected Gross Rental Revenue (projected revenue generated from retail lots and kiosks)	<p>Year 1: RM5.97 psf to Year 10: RM8.86 psf; over prevailing occupied NLA.</p> <p>The actual average concluded gross rental rate (base rental + service charge + promotion charge) currently stands at approximately RM5.66 psf per month over the occupied NLA. We have been informed by the Jelas Puri Sdn Bhd that the monthly service charge is revised from RM1.80 psf to RM2.30 psf for selected tenants, effective from 1 September 2024. In arriving at the projected fair rental of the retail lots, we have benchmarked against the existing committed gross rental of the unit itself and the neighbouring lots within the Subject Property as well as the estimated gross revenue of the selected comparative retail malls within Klang Valley (ranging from RM5.89 psf to RM8.10 psf). We have also made reference to the approximate rental range of other selected comparative retail malls within Klang Valley.</p> <p>Growth of gross rental represents a nine (9)-year compounded annual growth rate (CAGR) of 3.39% over the course of the holding period; which we deemed fair after having considered the current market condition coupled with the historical growth trend of gross revenue of other selected retail malls (7-year / 10-year CAGR of about 3.35% to 3.93% during the period of year 2013 / 2018 to 2023). In view of the current average concluded gross rental rate, we have adopted the average fair market rental of RM5.97 psf for retail lots + kiosks at an estimated occupancy of 98.09% (Year 1).</p> <p>Our investigation has further revealed that there is no historical rent rebate provision to all tenants (saved for the period during the pandemic of COVID-19). Hence, we have not projected rent rebates in our assessment.</p>																				
Projected Other Income (projected revenue generated from storage areas, push carts events and promotion areas, advertising and sales turnover rent)	<p>Year 1: RM0.89 psf to Year 10: RM1.00 psf over total NLA.</p> <p>The average achieved revenue from other income are tabulated below.</p> <table><tr><th colspan="5">Historical Other Income of Paradigm Mall Petaling Jaya for Financial Year(s) Ended (FYE) 2022, 2023 and January 2024 – May 2024</th></tr><tr><th></th><th>Jan – Dec 2022</th><th>Jan – Dec 2023</th><th>Jan – May 2024</th><th>Jan – Dec 2024 (Annualised)</th></tr><tr><td>Total Other Incomes</td><td>RM5,646,902</td><td>RM6,026,930</td><td>RM2,999,610</td><td>RM7,199,065</td></tr><tr><td>Analysis over total NLA (RM psf / month)</td><td>RM0.70</td><td>RM0.75</td><td>RM0.89</td><td>RM0.89</td></tr></table> <p>There are two (2) additional + newly committed advertising income will commence from June / July 2024. In view of the above coupled with the average total receivable for other income of other selected shopping malls in Klang Valley (ranging from RM0.75 psf to RM1.12 psf), we have projected a total other income of RM0.89 psf / month (about RM7,291,362) over NLA in Year 1 up to RM1.00 psf / month (about RM8,153,718) in Year 10 as fair and adequate after benchmarking with the average total receivable for other income of other selected shopping malls in Klang Valley.</p>	Historical Other Income of Paradigm Mall Petaling Jaya for Financial Year(s) Ended (FYE) 2022, 2023 and January 2024 – May 2024						Jan – Dec 2022	Jan – Dec 2023	Jan – May 2024	Jan – Dec 2024 (Annualised)	Total Other Incomes	RM5,646,902	RM6,026,930	RM2,999,610	RM7,199,065	Analysis over total NLA (RM psf / month)	RM0.70	RM0.75	RM0.89	RM0.89
Historical Other Income of Paradigm Mall Petaling Jaya for Financial Year(s) Ended (FYE) 2022, 2023 and January 2024 – May 2024																					
	Jan – Dec 2022	Jan – Dec 2023	Jan – May 2024	Jan – Dec 2024 (Annualised)																	
Total Other Incomes	RM5,646,902	RM6,026,930	RM2,999,610	RM7,199,065																	
Analysis over total NLA (RM psf / month)	RM0.70	RM0.75	RM0.89	RM0.89																	

VALUATION CERTIFICATES (Cont'd)



2.3 MARKET VALUE (CONT'D)

Income Approach by
DCF Method (Cont'd)

Summary of Parameters – Income Approach by DCF Method (Cont'd)

Projected Gross Car Park Income	<p>Year 1: RM252 per bay / month to Year 10: RM337 per bay / month.</p> <p>We have generally made reference to the existing car parking rates as well as the current average receivable revenue of other car parking bays of other selected retail malls located within Klang Valley ranging from RM208 per bay / month to RM320 per bay / month. In view of the above, the car park revenue are projected at the expected gross collectable income, starting at about RM252 per bay / month at Year 1 with projected nine (9)-year CAGR of 3.28%.</p>
Projected Outgoings	<p>Year 1: RM3.55 psf to Year 10: RM4.54 psf.</p> <p>We have primarily relied upon the historical outgoings of the retail mall which is analysed to be RM2.80 psf in Year 2021, RM3.17 psf in Year 2022, RM3.57 psf in Year 2023 and RM3.53 psf from the period of January 2024 to May 2024. In arriving at the fair projected outgoings, we have further benchmarked against current outgoings of other selected comparative retail malls in Klang Valley ranges between RM3.40 psf to RM4.16 psf.</p> <p>In view of the above, we have adopted an estimated outgoings of about RM3.55 psf / month over NLA as fair for Year 1 and allowed the provisional expenses to increase at an underlying rate of inflation of about 2.5% from Year 1 to Year 5 and 3.0% in Year 6 onwards as fair and adequate.</p>
Void Allowance	<p>3.00%.</p> <p>The detailed justification is set out in Item (a) of Page 2 in this Valuation Certificate.</p>
Terminal Yield / Capitalisation Rate	<p>6.50%.</p> <p>We have noted that the historical transacted yields of shopping malls in Kuala Lumpur / Selangor are in the region of about 6.11% to 6.64%. In view of limited recorded yield transactions of retail mall in the current market condition and it is not possible to identify exactly alike properties to benchmark and / or reference to, we have thus adopted a yield of 6.50% as the most probable expected rate of return as fair after having considered factors, amongst others, relating to the tenure, establishment of the mall and prevailing market condition.</p>
Discount Rate (Present Value)	<p>8.50%.</p> <p>Our interpretation of discount rate is based on our perceived risk versus the return required, looking at the rates of return of similar asset classes. The anticipated risk perception involved, amongst others, include factors relating to perceived risk of market uncertainty and lack of liquidity associated with the property (typically relates to extra return demanded by market participants in an investment above the risk-free rate). A discount rate of 8.50% is adopted for the Subject Property, which is usually about 2.00% to 2.50% higher than the expected rate of return. The discount rate is usually higher than the long-term capitalisation rate to reflect the additional risk premium of the asset.</p>
Discount Period	10 years.

VALUATION CERTIFICATES (Cont'd)



2.3 MARKET VALUE (CONT'D)

Summary of Projected Occupancy and Gross Revenue (Cont'd)			
Year	Retail Mall		Car Parking Bay
	Projected Occupancy	Projected Monthly Gross Revenue (per month over prevailing occupied NLA) (including retail revenue and other incomes)	Projected Monthly Gross Revenue
Y1	98.09%	RM6.88 psf	RM252 per bay
Y2	98.78%	RM7.18 psf	RM260 per bay
Y3	100.00%	RM7.54 psf	RM265 per bay
Y4	100.00%	RM8.03 psf	RM273 per bay
Y5	100.00%	RM8.26 psf	RM281 per bay
Y6	100.00%	RM8.48 psf	RM291 per bay
Y7	100.00%	RM8.84 psf	RM301 per bay
Y8	100.00%	RM9.12 psf	RM312 per bay
Y9	100.00%	RM9.40 psf	RM324 per bay
Y10 / Terminal	100.00%	RM9.86 psf	RM337 per bay

Yield Analysis

The yields of individual retail mall are dependent on many factors including locations, tenant mix, catchment population, occupancy rate and the size of the malls. From our findings, we have noted that the historical transacted yields of shopping malls in Kuala Lumpur / Selangor are in the region of about 6.11% to 6.64%.

Yield Analysis of Retail Mall Assets Located Within Klang Valley			
	Pavilion Bukit Jalil	damen USJ Shopping Mall (now known as Da Men Mall)	Tropicana City Mall (now known as 3 Damansara)
Location	Bandar Bukit Jalil, Kuala Lumpur	Subang Jaya, Selangor Darul Ehsan	Petaling Jaya, Selangor Darul Ehsan
Tenure	Interest in perpetuity	Interest in perpetuity	Interest in perpetuity
Approximate NLA	1,822,041 sq. ft.	420,920 sq. ft.	448,148 sq. ft. (only retail NLA)
Consideration	RM2,200,000,000	RM486,844,000	RM540,000,000
Estimated Annual Net Income	RM146,000,000 ⁽¹⁾	RM30,306,240 ⁽²⁾	RM33,000,000 ⁽³⁾
Year of Transaction	2022	2015	2015
Analysed Yield	6.64%	6.23%	6.11%
Source	BURSA / Circular dated 7 March 2023	BURSA / Announcement dated 17 September 2015 and 18 March 2016	BURSA / Circular dated 10 June 2015
Adjustments	General adjustment is made for tenure	General adjustments are made for prevailing market condition and tenure	General adjustments are made for prevailing market condition and tenure
Adjusted Yield	6.88%	6.23%	6.11%
Adjusted Average Yield	6.41% (Adopt 6.50%)		

Notes:

(1) Based on the targeted NPI of RM146,000,000.

(2) Estimated NPI after deducting the outgoings from the guaranteed rent of RM9.20 psf.

(3) The purchaser consideration includes Tropicana City Office Tower (101,245 sq ft). Forecast NPI of approximately RM16.50 million for the period ending 31 December 2015.

VALUATION CERTIFICATES (Cont'd)



2.3 MARKET VALUE (CONT'D)

Comparison Approach The adjustments made for the selected sales evidences of retail mall are summarised in the table below.

Sales Comparison and Analysis of Retail Mall Transactions				
	Comparable 1	Comparable 2	Comparable 3	Comparable 4
Name and Address	D'Pulze Shopping Centre, Cyber 12, 63000 Cyberjaya, Selangor Darul Ehsan	Pavilion Bukit Jalil, No. 2, Persiaran Jalil 8, Bandar Bukit Jalil, 57000 Kuala Lumpur	Empire Shopping Gallery (now known as NU Empire), Jalan SS16/1, SS 16, 47500 Subang Jaya, Selangor Darul Ehsan	Tropicana City Mall (now known as 3 Damansara), No. 3, Jalan SS 20/27, 47400 Petaling Jaya, Selangor Darul Ehsan
Legal Description	Strata Title No(s). Geran 267027/M1/3/4, Geran 267027/M1/B2/1 and Geran 267027/M1/B2/2 together with 82 Accessory Parcels identified as Parcel No(s). A249 - A273, A661 - A668 and A1 - A49, all erected on part of the land held under Master Lot 47594, Mukim of Dengkil, District of Sepang, Selangor Darul Ehsan	Parent Lot 101899 held under Master Title No. Geran 79550, Mukim Petaling, District of Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur	Parent Lot 62011 held under Master Title No. Geran 238145, Bandar Subang Jaya, District of Petaling, Selangor Darul Ehsan	Parent Lot 45821 Seksyen 39 held under Master Title No. Geran 54431, Bandar Petaling Jaya, District of Petaling, Selangor Darul Ehsan
Type of Property	A 7-storey commercial building with 2 levels of basement with a total of 1,028 car park bays	A block of retail mall with 5 levels of retail space and two levels of basement parking (4,800 car parking bays)	A five (5)-storey retail mall together with 4 basement car park (a total of 1,414 car parks)	A four (4)-storey shopping mall and part of lower ground, Basement 1, Basement 2 and Basement 3 comprising 1,759 car parking bays
Tenure	Interest in perpetuity	Interest in perpetuity	Interest in perpetuity	Interest in perpetuity
Age	Approximately 10 years	Approximately 1 year	Approximately 7 years	Approximately 6 years
Net Lettable Area	28,939.21 sq. m. (311,499 sq. ft.)	169,273.15 sq. m. (1,822,041 sq. ft.)	* 31,006.30 sq. m. (333,749 sq. ft.)	41,643.60 sq. m. (448,248 sq. ft.)
Consideration	RM320,000,000	RM2,200,000,000	RM571,900,000	RM472,982,143
Date of Transaction	27 May 2024	22 November 2022	19 January 2017	26 January 2015

VALUATION CERTIFICATES (Cont'd)



2.3 MARKET VALUE (CONT'D)

Sales Comparison and Analysis of Retail Mall Transactions				
	Comparable 1	Comparable 2	Comparable 3	Comparable 4
Analysis	RM11,057.66 per sq. m. (RM1,027 psf)	RM12,996.74 per sq. m. (RM1,207 psf)	RM18,444.64 per sq. m. (RM1,714 psf)	RM11,357.86 per sq. m. (RM1,055 psf)
Vendor	DPulze Ventures Sdn Bhd	Regal Path Sdn Bhd, a 51% joint venture of Mallon Berhad	* Couture Homes Sdn Bhd	Tropicana City Sdn Bhd, a wholly-owned subsidiary of Bakat Rampai Sdn Bhd, which in turn is a wholly-owned subsidiary of Tropicana Corporation Berhad
Purchaser	Pacific Trustees Berhad, as the trustee of KIP Real Estate Investment Trust	MTrustee Berhad, as trustee of Pavilion Real Estate Investment Trust	Pelaburan Hartanah Berhad (PHB)	AmTrustee Berhad, acting solely in capacity as Trustee for CapitaMalls Malaysia Trust
Source	BURSA	BURSA / Circular dated 7 March 2023	News article dated 19 January 2017 / PHB Website / Knight Frank Research	BURSA / Circular dated 10 June 2015
Remarks	We note that Comparable 1 has yet to be concluded on the date of valuation, however, as the sales consideration is arrived at a willing buyer and willing seller basis after taking into consideration the market value ascribed by the independent registered valuer, we have thus considered Comparable 1 as a reference		* Reported NLA of the shopping mall is extracted from PHB official website. The Vendor has been granted a call option to buy back the shopping mall on the fifth anniversary of the sale. It also has the right of first refusal to buy the shopping mall should PHB decide to dispose of it within the five years	Tropicana City Mall was transacted along with Tropicana City Office Tower (or now known as 3 Damansara and 3 Damansara Office Tower) for a total consideration of RM540,000,000 (a discount of 3.57% from the valuation appraised by Henry Bulcher Malaysia Sdn Bhd). No detailed breakdown of the purchase consideration was reported; thus our analysis for the Mall + Car Park was derived based on the appraised value(s) reported at RM490,500,000 less the analysed discount granted as shown in the final consideration

VALUATION CERTIFICATES (Cont'd)



2.3 MARKET VALUE (CONT'D)

Sales Comparison and Analysis of Retail Mall Transactions

	Comparable 1	Comparable 2	Comparable 3	Comparable 4
Adjustments	General adjustments are made for location, tenure and floor area / parcel area / net lettable area	General adjustments are made for location, tenure, floor area / parcel area / net lettable area, tenant mix / market positioning / store concept, building specifications / quality / design / layout and condition / age of building	General adjustments are made for prevailing market condition, tenure, floor area / parcel area / net lettable area, tenant mix / market positioning / store concept, establishment of the mall, building specifications / quality / design / layout and condition / age of building	General adjustments are made for prevailing market condition, tenure, floor area / parcel area / net lettable area and condition / age of building
Adjusted Value	RM873 psf	RM845 psf	RM900 psf	RM886 psf

Valuation Rationale

From the above adjusted values, we note that the derived values ranged between RM845 psf to RM900 psf. In view of limited recorded transactions of identical shopping malls in the immediate and surrounding localities, we have resorted to adopt the selected comparable(s) in our assessment by Comparison Approach; as it is not possible to identify exactly alike properties to make reference to, hence appropriate adjustments are made to reflect the differences of the comparable(s) and the property being valued.

Although total adjustments (in excess of 60%) were considered and made in our assessment, we are of the view that the selected comparable(s) adopted are still considered relevant as most of the selected comparable(s) are considered to have relatively similar attributes as compared to the Subject Property. With total effective adjustments made for all Comparable(s); we have placed greater reliance on Comparable 4 (being the comparable with least dissimilarities and sited within a similar locality) as fair representation after having considered and made diligent adjustments for differences including but not limited to prevailing market condition, tenure, floor area / parcel area / net lettable area and condition / age of building. Having regards to the foregoing, we have adopted the rounded value of RM603,000,000 as fair representation of the Market Value derived from the Comparison Approach.

VALUATION CERTIFICATES (Cont'd)



3.0 V/COR/24/0057(C) – BUKIT TINGGI SHOPPING CENTRE

3.1 IDENTIFICATION OF PROPERTY

Interest Valued / Type of Property	Legal interest in a retail mall comprising three (3) levels of retail area with a mezzanine floor and car park facilities which includes surface, basement, elevated and rooftop level(s) along with fixtures, fittings, equipment, and systems affixed and installed therein and other supporting facilities and amenities attached thereto; sited on Lot 186125 held under Title No. Geran 338914, Mukim and District of Klang, Selangor Darul Ehsan.
Name and Address	Bukit Tinggi Shopping Centre, No. 1, Persiaran Batu Nilam 1/KS 6, Bandar Bukit Tinggi 2, 41200 Klang, Selangor Darul Ehsan.
Locality	Nestled within Bandar Bukit Tinggi 2, Klang, which is sited off the northern (right) side of the Pulau Indah Highway / Shah Alam Expressway, travelling from Bukit Rimau towards Pulau Indah. Bandar Bukit Tinggi LRT station is sited directly to the south-west of the Subject Property.
Title Particulars	The following table outlines the title particulars of Bukit Tinggi Shopping Centre:

Summary of Title Particulars

Lot No. / Mukim / District / State	: Lot 186125, Mukim and District of Klang, Selangor Darul Ehsan.
Title No.	: Geran 338914.
Tenure	: Interest in perpetuity.
Land Area	: 106,400 sq. m..
Quit Rent (Land Tax)	: RM 188,754.00 per annum.
Registered Proprietor	: Gemilang Waras Sdn Bhd.
Category of Land Use	: "Bangunan".
Express Condition	: "Bangunan Perniagaan".
Restriction-in-Interest	: "Tiada".
Encumbrance	: Charged to Malaysian Trustees Berhad vide Presentation No. 001SC33606/2023, registered on 18 April 2023.
Endorsement	: "Pajakan Seluruh Tanah kepada AEON Co. (M) Bhd bagi tempoh masa selama 6 tahun mulai dari 24 November 2017 dan berakhir pada 23 November 2023" vide Presentation No. 001SC21317/2021, registered on 17 March 2021.

Notes:

- * As per the pre-computation plan bearing Plan No. 742/C/SEL/2014/DD prepared by Mega Ukur Consultant dated 5 June 2024 coupled with our observation during site inspection, we note that part of the land measuring about 17,805.17 square metres (4.35 acres) has been designated and used as service road; which will be surrendered to local authority in due course. For the purpose of this valuation, we have excluded the said portion of land and adopted the estimated net land area of about 88,794.83 square metres (21.94 acres) in our assessment as fair representation.
- ** As of the date of valuation, we note that the registered lease agreement has since expired on 23 November 2023; and subsequently a Renewed Lease Annexure has been executed between Gemilang Waras Sdn Bhd (the Lessor) and AEON Co. (M) Bhd dated 25 June 2024 for a further term of six (6) years commencing from 24 November 2023 with an option to renew for a further one (1) term of three (3) years, subject to the terms and conditions stated therein.

VALUATION CERTIFICATES (Cont'd)



3.2 PROPERTY DESCRIPTION

Building Description

General Building Description

Structures	:	Reinforced concrete frame with bricks infills rendered externally and plastered internally.
Roofs	:	Reinforced concrete flat roof concealed behind parapet walls.
Façade	:	Cement plaster; save for part of the building which is of glass façade to allow natural light into the mall.
Ceilings	:	Decorative plaster boards incorporating downlights. ceiling boards incorporating recessed lightings and cement plaster.
Wall Finishes	:	Cement plaster and ceramic wall tiles.
Floor Finishes	:	Ceramic tiles, homogeneous tiles, wall-to-wall carpet and cement screed.
Doors	:	Automated sliding glass doors, fire-rated timber doors, flushed timber incorporating glass panels, flushed timber doors and metal roller shutters.

Note: As of the date of inspection, we note that part of the basement car park area has been enclosed and renovated to accommodate a facility management office; with a total gross floor area of about 212 square metres (2,282 square feet), extended from the original gross floor area of about 76 square metres (818 square feet) (inclusive of the car park management office + CCTV room). We were made to understand by Gemilang Waras Sdn Bhd that the necessary application for approval will be submitted to the Klang Royal City Council for the above improvement and thereafter will be issued with a Certificate of Completion and Compliance.

Gross Floor Area (GFA) inclusive of car parking area 205,800.74 sq. m. (2,215,221 sq. ft.); in accordance with the Approved Building Plans dated 27 September 2007.

GFA exclusive of car parking area 114,453.19 sq. m. (1,231,964 sq. ft.); in accordance with the Approved Building Plans dated 27 September 2007.

Gross Lettable Area (GLA) for the Demised Premises 92,991.271 sq. m. (1,000,949.71 sq. ft.); in accordance with the Renewed Lease Annexure dated 25 June 2024.

Car Park Facilities About 3,343 bays, spreading across between basement, elevated and surface levels.

Note: We further noted that part of the car parking areas on the third-floor totalling about 229 bays is tenanted to Autoplay Group Sdn Bhd for the operation of go-kart racing activities and other go-kart related sport activities from 1 June 2024 to 31 May 2027; following the signed license agreement entered between Gemilang Waras Sdn Bhd and Autoplay Group Sdn Bhd. We were made to understand by Gemilang Waras Sdn Bhd that the necessary application for approval for conversion of part of car park area to go-kart activities will be submitted to the Klang Royal City Council and thereafter will be issued with a Certificate of Completion and Compliance. For the purpose of this valuation, we have excluded the above license agreement for go-kart in our valuation as the said approval has yet to be obtained as of the date of valuation and treated the 229 bays as normal car parking bays.

Age of Building Approximately sixteen (16) years old from the issuance date of the Certificate of Fitness for Occupation ("CFO").

State of Repair Appears to be in good condition that commensurate with its age and use.

VALUATION CERTIFICATES (Cont'd)

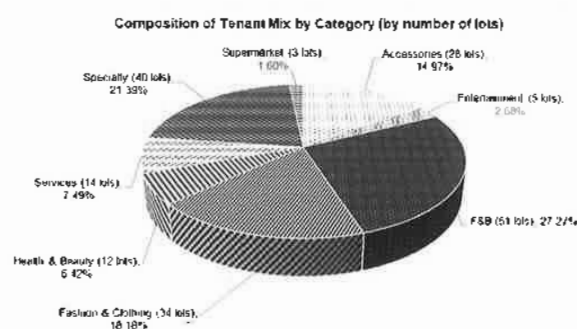


3.2 PROPERTY DESCRIPTION (CONT'D)

Occupancy Status

Component	Occupancy Status
The Demised Premises	Solely leased to AEON Co. (M) Bhd for a period of six (6) years with an option to renew for a further one (1) term of three (3) years, commencing from 24 November 2023
Car Park Facilities	Owner-operated
Ancillary Area [storage(s) + car wash + aerobus services + antenna(s)]	Tenanted to respective tenant for either 2 to 3-year tenancy term

The Lessor acknowledges that the Lessee, AEON Co. (M) Bhd shall at its sole discretion, in its operation of the retail mall, be allowed to provide specialty shops of a diverse nature, and for this purpose, expressly permits the Lessee to grants subtenancies or subleases. Based on our general observation during the site inspection, the current occupancy rate stands at about 96% (based on number of lots); with the composition of the tenant mix by category illustrated below.



Planning

Zoned for commercial use with permissible plot ratio of 1:4 and a height restriction of 29-storey; with a potential of increasing the permissible plot ratio to 1:5 due to its location within the Transit Oriented Development ("TOD") area, subject to approval from the relevant authority.

The existing building (excluding the renovations / improvements) was issued with a CFO by Klang Municipal Council (now known as Klang Royal City Council) bearing Certificate No. 2000-1158 (3000-2008) dated 24 January 2008.

3.3 MARKET VALUE

Date of Valuation

25 June 2024.

Valuation Methodology

In arriving at our opinion of the Market Value of the Subject Property, we have adopted the **Income Approach by Investment Method** as the primary approach and supported by the **Comparison Approach**.

VALUATION CERTIFICATES (Cont'd)



3.3 MARKET VALUE

Historical Performance

Historical Operating Performance of Bukit Tinggi Shopping Centre for Financial Year(s) Ended (FYE) 2021, 2022, 2023 and January 2024 – May 2024

	Jan – Dec 2021	Jan – Dec 2022	Jan – Dec 2023	Jan – May 2024
GLA (Master Lease)	1,000,949.71 sq. ft.	1,000,949.71 sq. ft.	1,000,949.71 sq. ft.	1,000,949.71 sq. ft.
Occupancy (Master Lease)	100%	100%	100%	100%
Total Gross Income ⁽¹⁾	RM40,236,185	RM42,278,484	RM44,169,596	RM19,567,964
Total Outgoings ⁽²⁾	RM7,541,998	RM8,198,780	RM8,072,696	RM3,255,997
Net Property Income ⁽³⁾	RM32,694,187	RM34,079,704	RM36,096,900	RM16,311,967

Notes:

The above historical performance also incorporated the Malaysian Financial Reporting Standard (MFRS) and pro forma adjustments such as property management fees, amortisation of transaction costs on financing and non-cash item such as provision for doubtful debts.

(1) Total Gross Income consists of rental income from master lease with AEON Co. (M) Bhd, car park income, income receivable from ancillary areas, other related incomes and rental rebates.

(2) Total Outgoings include property taxes, insurance, repair and maintenance, other operating expenses as well as property management fees.

Reconciliation of Values

Method of Valuation	Derivation of Values
Income Approach by Investment Method	RM680,000,000
Comparison Approach	RM700,000,000

Market Value

RM680,000,000.

Income Approach by
Investment Method

A summary of parameters adopted in undertaking our assessment is scheduled below.

Summary of Parameters – Income Approach by Investment Method

The Demised Premises – Master Lease Agreement

Area	GFA exclusive of car parking area: 1,231,964 sq. ft. GLA: 1,000,949.71 sq. ft.			
Gross Rental Income	Term:	Year / Period	Rental over GFA exclusive of car parking area	Rental over GLA
		Year 1 (24 Nov 2023 – 23 Nov 2024)	RM2.56 psf	RM3.15 psf
		Year 2 (24 Nov 2024 – 23 Nov 2025)	RM2.60 psf	RM3.20 psf
		Year 3 (24 Nov 2025 – 23 Nov 2026)	RM2.68 psf	RM3.30 psf

VALUATION CERTIFICATES (Cont'd)



3.3 MARKET VALUE (CONT'D)

Income Approach by
Investment Method
(Cont'd)

Summary of Parameters - Income Approach by Investment Method (Cont'd)s

The Demised Premises – Master Lease Agreement

Gross Rental Income (Cont'd)	Term (Cont'd):	Year / Period	Rental over GFA exclusive of car parking area	Rental over GLA
		Year 4 – Year 6 (24 Nov 2026 – 23 Nov 2029)	RM2.85 psf	RM3.51 psf
		<p>The committed rental is on single net basis whereby the Lessor shall bear the outgoings on quit rent, assessment, fire insurance and structural defects whilst the Lessee shall be responsible for the upkeep and maintenance of the Demised Premises. With regards to the rent review, the monthly rent shall be increased at the commencement of Year 4 (starting from 24 November 2026) according to the prevailing market rate but not exceeding 12% of the last rent payable. Hence, we have adopted the market rent of RM2.85 psf over GFA exclusive of car parking area analysed at RM3.51 psf over GLA in Year 4 to Year 6.</p>		
	Reversionary:	<p>RM2.85 psf / month over GFA exclusive of car parking area analysed at RM3.51 psf / month over GLA.</p> <p>We have benchmarked against the market rental payable (with master lease agreement) of other selected retail mall / hypermarket assets located within Klang Valley and Melaka (rentals ranging from RM2.01 psf to RM3.02 psf over the respective floor areas on single / triple net basis) and further added the estimated property outgoings based on the respective assets' historical performance in arriving at the estimated gross rental. In our assessment, we have adopted an adjusted rental of RM2.85 psf over GFA exclusive of car parking area analysed at RM3.51 psf over GLA after having considered and made diligent adjustment for differences including but not limited to location, accessibility, market catchment, building condition / age, building design / specification, size, availability of car park facilities and car park ratio.</p>		
Allowance of Outgoings	Term:	<p>RM0.25 psf / month to RM0.28 psf / month over GFA exclusive of car parking area analysed at RM0.31 psf / month to RM0.34 psf / month over GLA.</p> <p>Based on the lease agreement, the lessor will bear quit rent, assessment, fire insurances, some structural works and replacement of specific Mechanical and Electrical (M&E) parts. Thus, we have adopted an estimated outgoing of RM0.25 psf in Year 1 to Year 3 and RM0.28 psf (about 10% increase from the existing outgoings) over GFA exclusive of car parking area in Year 4 to Year 6 as fair and adequate.</p>		
	Reversionary:	<p>RM0.28 psf / month over GFA exclusive of car parking area analysed at RM0.34 psf / month over GLA.</p> <p>We have primarily relied upon the historical outgoings of the Subject Property coupled with the historical outgoings payable by other selected comparables (with similar lease arrangement) which ranges from RM0.13 psf to RM0.21 psf in year 2018 and year 2023, we have thus allocated an estimated outgoing of RM0.28 psf over GFA exclusive of car parking area (about 10% increase from the existing outgoings) whereby the lessor will bear quit rent, assessment, fire insurances, some structural works and replacement of specific Mechanical and Electrical (M&E) parts.</p>		

VALUATION CERTIFICATES (Cont'd)



3.3 MARKET VALUE (CONT'D)

Income Approach by
Investment Method
(Cont'd)

Summary of Parameters - Income Approach by Investment Method

Car Park Facilities + Ancillary Areas

Gross Income – Car Parking Bays	Term:	Type	Tenanted Area (sq. ft.) / Car Parking Bays		Average Gross income over prevailing tenanted areas
		Valet Parking	Along service road: 83 bays Mall main entrance: 30 bays		RM141.59 per bay per month
	Based on current passing rental receivable on contractual basis (unexpired and signed tenancies).				
	Reversionary:	3,343 bays at RM190.00 per bay / month. We have included the 30 bays (upon expiry of the license agreement for premium valet parking in front of the mall main entrance) alongside the existing 3,313 car parking bays made available within the premises. The 83 bays (currently being used as valet parking) sited along the service road (which will be surrendered to local authority in due course) is disregarded in the reversion. In arriving at the projected car park revenue, we have generally made reference to the historical car park collection and the existing car parking rates as well as the current average receivable revenue of other car parking bays of other selected retail malls located within Klang Valley ranging from RM158 per bay / month to RM239 per bay / month.			

Gross Income – Ancillary Areas	Term:	Type	No. of Units	Total Tenanted Area (sq. ft.)	Average Gross Income over prevailing tenanted areas
		Storage	4	1,341	RM5.63 psf per month
		Car Wash Area	1	1,450	RM4.48 psf per month
		Aerobus Services	1	Ticketing counter: 63 Bus bays: 2,712	RM2.34 psf per month
		Antenna	4	736	RM27.70 psf per month
Based on current passing rental receivable on contractual basis (unexpired and signed tenancies).					
	Reversionary:	Type	No. of Units	Total Tenanted Area (sq. ft.)	Average Gross Income over prevailing tenanted areas
		Storage	7	2,929	RM4.57 psf per month
		Car Wash Area	1	1,450	RM4.48 psf per month
		Aerobus Services	1	Ticketing counter: 63 Bus bays: 2,712	RM2.34 psf per month
		Other Income (utilities recoverable from tenants)			RM100,000 / annum

VALUATION CERTIFICATES (Cont'd)



3.3 MARKET VALUE (CONT'D)

Income Approach by
Investment Method
(Cont'd)

Summary of Parameters - Income Approach by Investment Method

Car Park Facilities + Ancillary Areas (Cont'd)

Gross Income – Ancillary Areas (Cont'd)	Reversionary: (Cont'd)	The reversionary rents are based on concluded rentals / actual receivable revenue and benchmarked against the asking / concluded rentals of similar properties of other selected retail malls located within Klang Valley. For other income (utilities recoverable), we have benchmarked against the actual historical receivable recoverable income for the past three (3) years (ranges from RM100,575 per annum to RM 113,446 per annum).
Allowance of Outgoings		RM75.00 per bay / month over total car parking bays. We have primarily relied upon the historical car park outgoings of the Subject Property which are about RM84.0 per bay in Year 2022, RM70.7 per bay in Year 2023 and RM62.6 per bay from January to May 2024 coupled with the average car park expenses (ratio ranging from 15% to 30% of gross car park revenue located within other selected comparables). Thus, we have allocated an estimated outgoing of RM75.00 per bay (or about 39% of gross car park revenue) as the fair car park outgoings.

Other Common Parameters Adopted

Void Allowance (Reversionary)	5.00%. The detailed justification is set out in Item (b) of Page 2 in this Valuation Certificate.
Capitalisation Rate	<p>Term: 5.50% – 6.00%.</p> <p>A range of yield adopted under Term are benchmarked against prevailing market rate and whether committed rental rates are under, over or at market rent. In respect of the master lease, adjustment of +/-25 basis point for every RM0.15 psf to RM0.20 psf differences from market rent (analysed to be about 5% variance from the market rent of RM2.85 psf over GFA exclusive car parking area RM3.51 psf over GLA) to reflect whether committed rental rates are under, over or at market rent.</p> <p>Reversionary 6.00% and 8.00%.</p> <p>We have noted that the estimated historical transacted net yields of selected retail malls within Klang Valley are in the region of about 6.11% to 6.64% whilst hypermarkets within Klang Valley and Perak are in the region of about 7.05% to 7.18%. In view of limited recorded yield transactions of retail malls or hypermarkets in the current market condition and it is not possible to identify exactly alike properties to benchmark and / or reference to, we have thus adopted an adjusted net yield of 6.00% as the most probable expected rate of return as fair after having considered factors, amongst others, relating to the prevailing market condition, catchment area, maturity of the mall, undeveloped plot ratio and bulk discount given to the hypermarket transactions.</p>

Rental Analysis

Under the current term, we have adopted the current committed rental (on single net basis) of the unexpired lease period for 5.4 years, as extracted from the Renewed Lease Annexure made between the Lessor and the Lessee dated 25 June 2024; whilst our assessment of market rental upon reversionary period is based on the net market rental payable of other selected retail mall / hypermarket assets located within Klang Valley and Melaka.

VALUATION CERTIFICATES (Cont'd)



3.3 MARKET VALUE (CONT'D)

Rental Analysis of Retail Mall / Hypermarket Assets Located Within Klang Valley and Melaka				
	Rental Comparable 1	Rental Comparable 2	Rental Comparable 3	Rental Comparable 4
Property / Location	Giant Hypermarket Klang	Undisclosed hypermarket located within Seri Kembangan, Selangor	Undisclosed hypermarket located within Setapak, Kuala Lumpur	Undisclosed retail mall with department store within Melaka
Tenure	Interest in perpetuity	Leasehold interest	Leasehold interest	Leasehold interest
Approximate GFA exclusive car parking area	190,689 sq. ft.	172,176 sq. ft.	136,599 sq. ft.	955,861 sq. ft.
Age of Building	Approximately 21 years	Approximately 14 years	Approximately 8 years	Approximately 15 years
Current Passing Net Rental (RM psf / month over GFA)	RM2.01 psf	RM2.65 psf	RM2.82 psf	RM3.02 psf
Rental Period	For the period from 17 November 2020 to 16 November 2025 (Year 1 to Year 5)	For the period from 1 March 2020 to 28 February 2025 (Year 6 to Year 10)	For the period from 22 April 2021 to 21 April 2026 (Year 6 to Year 10)	For the period from 5 February 2022 to 4 February 2025 (Year 13 to Year 15)
Source	BURSA / Circular dated 31 May 2023	Knight Frank Research		
Estimated Outgoings	15% of Triple Net Rent	-	-	10% of Triple Net Rent
Estimated Current Gross Rental (RM psf / month over GFA)	RM2.31 psf	RM2.65 psf	RM2.82 psf	RM3.32 psf
Adjustments	General adjustments are made for accessibility, market catchment, building condition / age, building design / specification, size and car park facilities	General adjustments are made for location, accessibility, building design / specification, size, car park facilities and car park ratio	General adjustments are made for accessibility, market catchment, building condition / age, building design / specification, size and car park facilities	General adjustments are made for location, accessibility, market catchment and car park facilities
Adjusted Analysis over GFA	RM2.42 psf	RM2.92 psf	RM2.68 psf	RM2.82 psf

Rental Analysis (Cont'd)

Based on the analysis above, we note that the derived adjusted analysed rent ranged from RM2.42 psf / month to RM2.92 psf / month over GFA exclusive car parking area. In arriving at our market rent upon reversionary period, we have placed greater reliance on Rental Comparable 4 at RM2.82 psf / month over GFA exclusive of car parking area (rounded off to RM2.85 psf / month over GFA exclusive of car parking area | analysed at RM3.51 psf / month over GLA) as fair representation as it is with the least dissimilarities after having considered adjustments made for differences in location, accessibility, market catchment and car park facilities.

VALUATION CERTIFICATES (Cont'd)



3.3 MARKET VALUE (CONT'D)

Yield Analysis

The yields of retail malls / hypermarkets are dependent on many factors including catchment population, maturity of the mall and tenure. From our findings, we have noted that the historical transacted yields of selected retail malls / regional malls in Kuala Lumpur / Selangor are in the region of about 6.11% to 6.64% whilst the following retail mall with department store / hypermarkets within Klang Valley and Perak are in the region of about 7.05% to 7.18%.

Yield Analysis of Retail Mall / Hypermarket Assets Located Within Klang Valley and Perak			
	Giant Hypermarket Klang	Giant Hypermarket Cheras	AEON Mall Kinta City
Location	Bandar Bukit Tinggi, Klang, Selangor	Batu 9 Cheras, Selangor	Taman Ipoh Selatan, Ipoh, Perak
Tenure	Interest in perpetuity	Interest in perpetuity	Interest in perpetuity
Approximate GFA	190,689 sq. ft.	296,799 sq. ft.	1,069,759 sq. ft.
Consideration	RM65,000,000	RM72,100,000	RM208,000,000
Estimated Annual Net Income	RM4,580,864 ⁽¹⁾	RM5,174,400 ⁽²⁾	RM14,659,139 ⁽³⁾
Year of Transaction	2023	2021	2018
Analysed Yield	7.06%	7.18%	7.05%
Source	BURSA / Circular dated 31 May 2023	JPPH / Knight Frank Research	BURSA / Circular dated 5 March 2019
Adjustments	General adjustments are made for catchment area, maturity of mall and bulk discount	General adjustments are made for prevailing market condition, catchment area and maturity of mall	General adjustments are made for catchment area, maturity of mall and bulk discount
Adjusted Yield	5.81%	5.18%	6.05%
Adjusted Average Yield	6.01% (Adopt: 6.00%)		

Notes:

- (1) The committed rental is on a triple net basis.
- (2) Based on the committed gross rental in accordance with the respective committed lease agreement, and after deducted the estimated property outgoings amounting to 30% of gross rental (computed based on the property's historical performance).
- (3) Based on the committed gross rental in accordance with the committed lease agreement, and after deducted the current property outgoings of about RM0.26 psf as extracted from the valuation certificate in the circular.

VALUATION CERTIFICATES (Cont'd)



3.3 MARKET VALUE (CONT'D)

Comparison Approach The adjustments made for the selected sales evidences of retail mall and car parking bays are summarised in the table below.

Sales Comparison and Analysis of Retail Mall Transactions			
	Comparable 1	Comparable 2	Comparable 3
Name and Address	KIPMall Kota Warisan, Jalan Warisan Sentral 3, KIP Sentral, Kota Warisan, 43900 Sepang, Selangor Darul Ehsan	Giant Hypermarket Klang, Persiaran Batu Nilam, Bandar Bukit Tinggi, 41200 Klang, Selangor Darul Ehsan	AEON Seremban 2 Shopping Centre, No. 112, Persiaran S2 B1, Seremban 2, 70300 Seremban, Negeri Sembilan
Legal Description	Lot 109945 held under Title No. GRN 336020, Mukim Dengkil, District of Sepang, Selangor Darul Ehsan	Part of Lot 83639 held under Title No. GRN 128054, Pekan Pandamaran, District of Klang, Selangor Darul Ehsan	Lots 27052 and 27071 held under Title No(s). Geran 145168 and Geran 145188 respectively, Bandar Seremban Utama, District of Seremban, Negeri Sembilan
Type of Property	A one and a half (1½)-storey retail centre comprising a single storey commercial centre with a mezzanine floor, a drive-thru fast food restaurant, a refuse chamber and a bin centre	A single-storey hypermarket / retail complex with a mezzanine floor and car parking facilities	A three (3)-storey retail mall with a mezzanine floor and elevated / open surface car park area
Tenure	Interest in perpetuity	Interest in perpetuity	Interest in perpetuity
Age	Approximately 6 years	Approximately 20 years	Approximately 10 years
Estimated GFA	28,015.66 sq. m. (301,558 sq. ft.)	17,715.59 sq. m. (190,689 sq. ft.)	42,414.98 sq. m. (456,551 sq. ft.)
Consideration	RM80,000,000	RM65,000,000	RM215,000,000
Date of Transaction	16 June 2023	16 March 2023	26 April 2016
Analysis	RM2,855.55 per sq. m. (RM265 psf)	RM3,669.09 per sq. m. (RM341 psf)	RM5,068.96 per sq. m. (RM471 psf)
Vendor	Cahaya Serijaya Sdn Bhd	Kwasa Properties Sdn Bhd, a wholly owned subsidiary of Employees Provident Fund Board	Swiss Advanced Technology Institute (M) Sdn Bhd
Purchaser	Pacific Trustees Berhad, acting as the trustee for and on behalf of KIP Real Estate Investment Trust	RHB Trustees Berhad, as the trustee of Sunway Real Estate Investment Trust	Jambatan Manseibashi (M) Sdn Bhd
Source	BURSA / Circular dated 5 September 2023	BURSA / Circular dated 31 May 2023	JPPH / Tokyo Stock Exchange / Knight Frank Research
Adjustments	General adjustments are made for location, accessibility, size, tenant mix / market positioning / store concept, building specifications / quality / design / layout, undeveloped plot ratio and condition / age of building	General adjustments are made for accessibility, catchment area, size, tenant mix / market positioning / store concept and building specifications / quality / design / layout, condition / age of building and bulk discount	General adjustments are made for prevailing market condition, location, accessibility, catchment area, size, building specifications / quality / design / layout and condition / age of building
Adjusted Value	RM438 psf	RM528 psf	RM569 psf

VALUATION CERTIFICATES (Cont'd)



3.3 MARKET VALUE (CONT'D)

Valuation Rationale

From the above adjusted values, we note that the derived values ranged between RM438 psf to RM569 psf. In view of limited recorded transactions of identical hypermarkets in the immediate and surrounding localities, we have resorted to adopt the selected comparable(s) in our assessment by Comparison Approach; as it is not possible to identify exactly similar properties to make reference to, hence appropriate adjustments are made to reflect the differences of the comparable(s) and the property being valued.

Although total adjustments (in excess of 95%) were considered and made in our assessment, we are of the view that the selected comparable(s) adopted are still considered relevant as most of the selected comparable(s) are considered to have relatively similar attributes as compared to the Subject Property. With total effective adjustments made for all Comparable(s); we have placed greater reliance on Comparable 3 (being the comparable with least dissimilarities) as fair representation after having considered and made diligent adjustments for differences including but not limited to prevailing market condition, location, accessibility, catchment area, size, building specifications / quality / design / layout and condition / age of building. Having regards to the foregoing, we have adopted the rounded value of RM700,000,000 as fair representation of the Market Value derived from the Comparison Approach.

VALUATION CERTIFICATES (Cont'd)



Paradigm REIT Management Sdn Bhd
 (on behalf of RHB Trustees Berhad, as the proposed Trustee of Paradigm Real Estate Investment Trust)
 B-29-03, The Ascent, Paradigm
 No. 1, Jalan SS7/26A, Kelana Jaya
 47301 Petaling Jaya
 Selangor Darul Ehsan

Date: 06 FEB 2025

Reference No.: V/COR/24/0208(A) - (C)

Dear Sir / Madam,

UPDATE VALUATION CERTIFICATE FOR THE THREE (3) RETAIL MALLS TO BE HELD BY RHB TRUSTEES BERHAD, AS THE PROPOSED TRUSTEE OF PARADIGM REAL ESTATE INVESTMENT TRUST; IDENTIFIED AS PARADIGM MALL JOHOR BAHRU, PARADIGM MALL PETALING JAYA AND BUKIT TINGGI SHOPPING CENTRE (COLLECTIVELY HEREINAFTER REFERRED TO AS THE "SUBJECT PROPERTIES")

We were instructed by Paradigm REIT Management Sdn Bhd (on behalf of RHB Trustees Berhad, as the proposed Trustee of Paradigm Real Estate Investment Trust) (hereinafter referred to as the "Client") to prepare this update valuation certificate for the inclusion in the prospectus in relation to the proposed establishment and listing of Paradigm Real Estate Investment Trust on the Main Market of Bursa Malaysia Securities Berhad.

The valuation report(s) of the abovementioned properties were previously prepared by us bearing Reference No(s). V/COR/24/0057(A) to (C) dated 24 October 2024 ("Valuation Report") and the relevant date of valuation stipulated therein was 18 June 2024 for Paradigm Mall Johor Bahru and Paradigm Mall Petaling Jaya, while the date of valuation for Bukit Tinggi Shopping Centre was 25 June 2024. For all intents and purposes, this update valuation certificate bearing Reference No. V/COR/24/0208(A) to (C) dated 6 February 2025 should be read in conjunction with our formal Valuation Reports.

Pursuant to the Client's instruction, we have reviewed the latest information provided to us by the Client and re-inspected the Subject Properties on 31 December 2024 and adopted 31 December 2024 as the material date of valuation for this update valuation.

The basis of valuation adopted is the **Market Value** which is defined as "the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion".

We have prepared and provided this update valuation certificate which outlines factors that have been considered in arriving at our opinion of Market Value and reflects all information known by us and based on present market condition.

Knight Frank Malaysia Sdn Bhd Co Reg. No. 200201017816 (585479-A)

Level 10, Menara Southpoint, Mid Valley City, Medan Syed Putra Selatan, 59200 Kuala Lumpur.

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VALUATION CERTIFICATES (Cont'd)



Malaysia: Retail Performance

Malaysia's retail industry grew at a marginal rate of 2.2% in 2023, hindered by the persistent high cost of living and compounded by the ongoing impact of the Palestinian-led Boycott, Divestment, and Sanctions movement. Despite the persistent challenge of rising living cost, the annual growth rate for 2024 is projected to moderately improve to 3.9%, following positive retail sales growth of 3.8% in 3rd quarter of 2024 ("3Q2024").

Property Market Analysis for Selangor Retail Market

The cumulative supply of retail space in Selangor stood at circa 36.85 million square feet ("sq. ft.") as of 2024. This follows the opening of Elmina Lakeside Mall in Shah Alam and 168 Park Selayang Mall in Selayang with combined net lettable area ("NLA") of approximately 0.45 million sq. ft. in 2nd half of 2024. The scheduled completions / openings of two (2) incoming retail developments in 2025 tabulated below will collectively add nearly 2.00 million sq. ft. of space to the existing retail stock.

Shopping Centre / Retail Component	Location	Estimated NLA (sq. ft.)
Sunsuria Forum @ 7th Avenue Phase 2	Setia Alam	256,000
Hextar World @ Empire City Damansara	Damansara Perdana	1,700,000
Total		1,956,000

Sources: Knight Frank Research

Based on the information available, the occupancy of the selected shopping centres as of December 2023, with the exception of Subang Parade, which observes below-average occupancy at 74.3%, the remaining selected shopping centres in Selangor (Sunway Pyramid Shopping Mall, The Starling Mall and 1 Utama Shopping Centre) enjoy occupancy rates above 90.0%.

Property Market Analysis: Johor Retail Market

As of 3Q2024, the cumulative supply of retail space (includes hypermarkets and arcades) in Johor stood at circa 26.43 million sq. ft.. The bulk of retail supply comes from Johor Bahru with 20.48 million sq. ft. (77.5%) while other district accounts for the remaining 5.95 million sq. ft. of space (22.5%). According to National Property Information Centre, there is no shopping complex being completed or planned in 3Q2024. For incoming supply, there are three (3) incoming shopping complexes in Johor Bahru as of 2025, which is tabulated as below and upon completion, this shopping complex will increase the supply by approximately 730,000 sq. ft..

Shopping Centre / Retail Component	Location	Estimated NLA (sq. ft.)
SKS City Mall	Jalan Storey, Johor Bahru	280,000
Horizon Mall	Horizon Hills, Iskandar Puteri	150,000
Medini Lakeside Mall	Persiaran Medini Sentral 1, Iskandar Puteri	300,000
Total		730,000

Sources: Knight Frank Research

As of 3Q2024, the occupancy rate recorded at 72.0% and 71.5% for Johor and Johor Bahru respectively. Additional transactions recorded as of 2024 include Stellar Walk @ Helios Cove, which was transacted at RM47 million and Kluang Mall which was purchased by Sunway Real Estate Investment Trust at RM158 million.

VALUATION CERTIFICATES (Cont'd)



Market Outlook

Following Malaysia's retail sales growth of 2.2% in 2023, the sector is projected to see further expansion in 2024, with growth anticipated to reach 3.9%. This upward trend signals a strengthening retail market, driven by improving consumer confidence and broader economic recovery despite the rising cost of living. Concurrently, the country's economy for the full year of 2024 is estimated to grow between 4.8% and 5.3%.

For consumers, rising cost of living and persistent high inflation remained as the ongoing hurdles. The government has introduced several supportive measures, including the RM200 million 'Payung Rahmah' initiative, to cushion the impact of the rising cost of living. Under the recent tabling of Budget 2025, the government will continue to allocate RM300 million for the 'Payung Rahmah' initiative, along with cash aid and incentives via the Sumbangan Tunai Rahmah and Sumbangan Asas Rahmah programmes, boosting the budget allocation by 30% to RM13 billion.

In the upcoming year (2025), consumer purchasing power is expected to strengthen, partly due to the anticipated increase of up to 15% in civil servant remuneration during the first phase in December 2024, with the second phase following in January 2026. The proposed increase in minimum wage rate from RM1,500 to RM1,700, provided under Budget 2025, is also expected to significantly bolster disposable income and encourage greater consumer spending.

However, retailers' operating expenses may also rise, following the increase in minimum wage, mandatory Employees Provident Fund contribution for foreign workers and progressive expansion of the sales and service tax, which includes commercial services, non-essential goods and premium imports. Moreover, in effort to reduce the public's sugar consumption and tackle diabetes, the increase of excise duty on sugar-sweetened beverages by RM0.40 per litre is expected to also raise operational costs, leading to price adjustments and subsequently impacting the consumers' demand for sugary beverages.

Digitalisation / e-commerce remained indispensable, supported by the steady growth of digital consumers as well as high penetration of e-wallets and digital payments. Although physical stores remain vital, consumers also expect a seamless shopping experience, online and offline. Driven by younger consumers in the millennials and Gen Z generation groups, digital payment service / e-wallet is projected to gather further momentum.

Retailers and mall operators are increasingly re-configuring their spaces and embarking on asset enhancement initiatives to adapt to the ever-evolving retail landscape. Environment, Social and Governance principles have become an integral part of their business strategies. While promoting experiential retail, thematic stores and promotional events, these efforts also aim to differentiate from a saturated market and distinguish the shopping experience from online retail to lure consumers to physical stores.

Despite a challenging environment characterised by geopolitical fragmentation, rising inflation and fluctuating currency, Malaysia's economy is poised to grow higher between 4.5% and 5.5% in 2025, bolstered by robust economic policies. Concurrently, local retail sector is expected to sustain with steady domestic demand and backed by rising tourist arrivals.

Johor Bahru's retail market has shown significant improvement, marked by higher occupancy rates and increased foot traffic in malls. Retailers are responding to evolving consumer preferences by diversifying their offerings and incorporating entertainment and medical elements into mall environments. The retail landscape in Johor Bahru is expanding, with more brands entering the market, supported in part by the strong Singapore Dollar, which has driven increased retail spending in the city.

VALUATION CERTIFICATES (Cont'd)

Summary of the Subject Properties are as attached below.

No.	Reference No.	Identification of Property	Market Value
1.	V/COR/24/0208(A)/lky	Paradigm Mall Johor Bahru, Johor Darul Takzim	RM1,157,000,000
2.	V/COR/24/0208(B)/wyt	Paradigm Mall Petaling Jaya, Selangor Darul Ehsan	RM600,000,000
3.	V/COR/24/0208(C)/lky	Bukit Tinggi Shopping Centre, Bandar Bukit Tinggi 2, Selangor Darul Ehsan	RM680,000,000
Total Market Value			RM2,437,000,000

For and on behalf of
KNIGHT FRANK MALAYSIA SDN BHD
(signed and sealed by)



OOI HSIEN YU
Registered Valuer, V-692
MRICS, MRISM, FPEPS, MMIPFM

Date: 06 FEB 2025

Notes: -

- i) Please note that this certificate shall only be valid provided always that a signature of our authorised signatory and an official seal have been affixed hereto.
- ii) The above valuation is peer reviewed by Knight Frank Malaysia Sdn Bhd (Head Office), Mr. Justin Chee Ting Hwang (Registered Valuer, V-774).

VALUATION CERTIFICATES (Cont'd)



1.0 V/COR/24/0208(A) – PARADIGM MALL JOHOR BAHRU

1.1 IDENTIFICATION OF PROPERTY AND PROPERTY DESCRIPTION

Interest Valued / Type of Property	Legal interest in a retail mall comprising six (6) retail levels with a mezzanine floor and a level of cinema and convention centre along with basement and elevated car park levels known as Paradigm Mall Johor Bahru, comprising relevant areas and components forming parcel + accessory parcels appurtenant thereto together with all fixtures, fittings and equipment + systems affixed and installed thereto; forming part of the commercial integrated development of Paradigm Johor Bahru; held under Strata Title No. Geran 413471/M1/B1/1; sited on Parent Lot 32665, Mukim Tebrau, District of Johor Bahru, Johor Darul Takzim.
Name and Address	Paradigm Mall Johor Bahru, Lot 32665, Jalan Mewah Ria 2, Taman Bukit Mewah, 81200 Johor Bahru, Johor Darul Takzim.
Legal Aspect	<p>A private search conducted on 1 January 2025 has revealed that the strata title particulars and legal status of Paradigm Mall Johor Bahru remains unchanged as per our previous Valuation Report; save for the parcel rent payable (whereby a sum of RM 446,591.00 is payable from 1 January 2025; in accordance with Section 4C of Strata Title Act 1985) and an update of the express condition (which is now read as "Tanah ini hendaklah digunakan sebagai PANGSAPURI PERKIHIDMATAN / RUANG PERNIAGAAN / HOTEL, dibina mengikut pelan yang diluluskan oleh Pihak Berkuasa Tempatan").</p> <p>During the review period, we were also made to understand that RHB Islamic Bank Berhad and WCT Hartanah Jaya Sdn Bhd are in the midst of registering a charge (which was previously uplifted to facilitate the application for subdivision of the Parent Lot 32665 for the issuance of strata title for Paradigm Johor Bahru) against the strata title in respect of Paradigm Mall Johor Bahru in favour of RHB Islamic Bank Berhad.</p>

1.2 PROPERTY DESCRIPTION

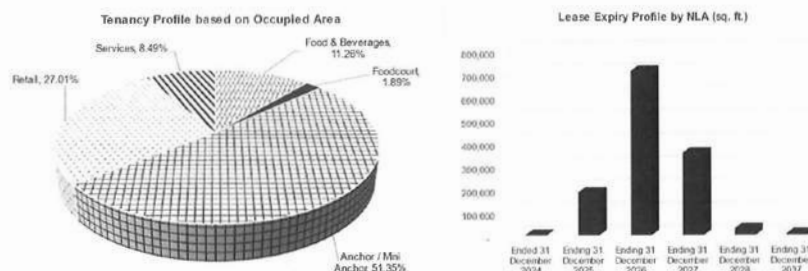
Physical Aspect	As at the date of re-inspection, the physical state (including strata floor area + car park facilities) of the Paradigm Mall Johor Bahru remained unchanged as per our previous valuation.
NLA / Occupancy	<p>The tenancy schedule dated 31 December 2024 has revealed that there is an increase in terms of NLA to 1,293,260 sq. ft. ^(Note) as compared to our previous Valuation Report at 1,291,165 sq. ft. due to the reconfiguration of the retail area(s) / kiosk(s) / seating area(s) with the actual average concluded gross rental rate increased from RM5.47 per square foot ("psf") to RM5.66 psf per month over the occupied NLA.</p> <p>Note: The abovementioned total NLA excludes the retail lot / kiosk(s) converted from car park / common area(s) which do not form part of the approved building plans.</p> <p>The current occupancy rate has increased from 98.24% to 99.11% due to the addition of new tenants. The current weighted average lease expiry ("WALE") stands at 1.86 years.</p>

VALUATION CERTIFICATES (Cont'd)



1.2 PROPERTY DESCRIPTION (CONT'D)

Tenancy Profile & Lease Expiry Profile



1.3 MARKET VALUE

Valuation Methodology

Similar to our previous valuation, in arriving at our opinion of the Market Value of the Subject Property, we have adopted the **Income Approach by DCF Method** as the primary approach and supported by the **Comparison Approach**.

Historical Performance

Historical Operating Performance of Paradigm Mall Johor Bahru for Financial Period(s) Ended ("FPE") 31 May 2024 and Unaudited Financial Year Ended ("FYE") 31 December 2024

	Jan – May 2024	Jan – Dec 2024
Average NLA	1,282,352 sq. ft.	1,288,545 sq. ft.
Average Occupancy (based on business commenced)	95.48%	96.29%
Average Occupancy (based on committed and / or commenced tenancy)	96.78%	97.93%
Total Gross Income ⁽¹⁾	RM44,325,434	RM111,629,197
Total Outgoings ⁽²⁾	RM18,967,709	RM39,899,323
Net Property Income ⁽³⁾	RM25,357,726	RM71,729,874

Notes:

The above historical performance also incorporated the Malaysian Financial Reporting Standard ("MFRS") and pro forma adjustment such as property management fees, amortisation of transaction costs on financing and non-cash item such as provision of doubtful debts.

- (1) Total Gross Income consists of rental income, advertising & promotion income, car park income, income receivable from convention centre, other related incomes and rental rebates.
- (2) Total Outgoings include property taxes, insurance, repair and maintenance, other operating expenses as well as property management fees.
- (3) The total summation may not be able to be reconciled due to rounding.

VALUATION CERTIFICATES (Cont'd)



1.3 MARKET VALUE (CONT'D)

Reconciliation of Values	Method of Valuation	Derivation of Values
	Income Approach by DCF Method	RM1,157,000,000
	Comparison Approach	RM1,171,000,000
Market Value	RM1,157,000,000.	
Income Approach by DCF Method	We have reassessed the Market Value of Paradigm Mall Johor Bahru with the updated details and have adopted the same parameters in the Income Approach as per our previous Valuation Report; save and except for the projected occupancy (Y1: 99.37% to Y10: 100%), projected gross rental revenue (Y1: RM 5.68 psf to Y10: RM8.10 psf) and projected other income (Y1: RM1.21 psf to Y10: RM1.42 psf) due to the increase in NLA / renewed tenancies / additional take-up of vacant units.	
Comparison Approach	During the review period, we noted that there are recent retail mall transactions within the state of Johor (as indicated above). However, the unavailability of public information led to our inability to analyse the comparables accurately. In addition, these transactions are not comparable to the Subject Property. Therefore, we have relied on the same set of retail mall transactions used in our previous valuation.	

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VALUATION CERTIFICATES (Cont'd)



2.0 V/COR/24/0208(B) – PARADIGM MALL PETALING JAYA

2.1 IDENTIFICATION OF PROPERTY

Interest Valued / Type of Property	Legal interest in a retail mall comprising six (6) retail levels with a lower ground floor and two (2) basement car park levels along with two (2) retail levels sited below the existing Le Meridien Petaling Jaya and The Azure Residences; collectively known as Paradigm Mall Petaling Jaya, comprising relevant areas and components forming parcel + accessory parcels appurtenant thereto together with all fixtures, fittings and equipment + systems affixed and installed thereto; forming part of the commercial integrated development of Paradigm Petaling Jaya held under Strata Title No(s). PN 107088/M1/B2/1, PN 107088/M1-A/1/2 and PN 107088/M1-B/3/5; all sited on Parent Lot 72658 Seksyen 40, Bandar Petaling Jaya, District of Petaling, Selangor Darul Ehsan.
Name and Address	Paradigm Mall Petaling Jaya, No. 1, Jalan SS 7/26A, Kelana Jaya, 47301 Petaling Jaya, Selangor Darul Ehsan.
Legal Aspect	The private searches conducted on 3 January 2025 have revealed that the strata title particulars and legal status of the Paradigm Mall Petaling Jaya remains unchanged as per our previous Valuation Report.

2.2 PROPERTY DESCRIPTION

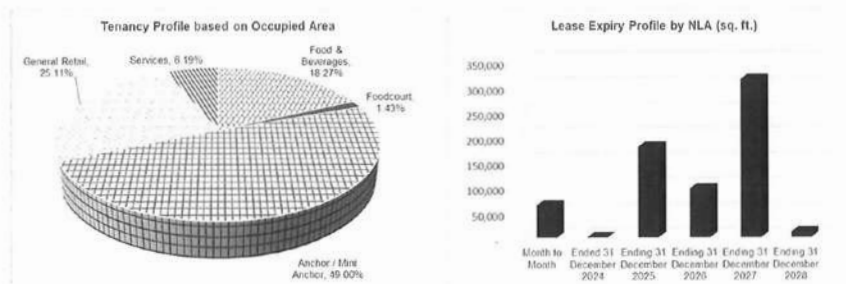
Physical Aspect	As at the date of re-inspection, the physical state (including strata floor area + car park facilities) of the Paradigm Mall Petaling Jaya remained unchanged as per our previous valuation; whilst the application for the approval to convert the motorcycle / car parking bays and car park circulation areas to a permanent retail lot in the basement area is in progress.
NLA / Occupancy	<p>The tenancy schedule dated 31 December 2024 has revealed that there is a decrease in terms of NLA to 680,048 sq. ft. ^(Note) as compared to our previous Valuation Report at 680,177 sq. ft. due to the reconfiguration of the retail area(s) / kiosk(s) / seating area(s) with the actual average concluded gross rental rate increased from RM5.66 psf to RM6.08 psf per month over the occupied NLA.</p> <p>Note: Similar to the previous valuation, the abovementioned total NLA excludes the retail lot / kiosk(s) converted from car park / common area(s) which do not form part of the approved building plans.</p> <p>The current occupancy has dropped slightly from 97.69% to 97.62% due to non-renewal(s) of the previous selective committed tenancies since our last valuation. The current WALE stands at 1.61 years.</p>

VALUATION CERTIFICATES (Cont'd)



2.2 PROPERTY DESCRIPTION (CONT'D)

Tenancy Profile & Lease Expiry Profile



2.3 MARKET VALUE

Valuation Methodology Similar to our previous valuation, in arriving at our opinion of the Market Value of the Subject Property, we have adopted the **Income Approach by DCF Method** as the primary approach and supported by the **Comparison Approach**.

Historical Performance	Historical Operating Performance of Paradigm Mall Petaling Jaya for FPE 31 May 2024 and Unaudited FYE 31 December 2024		
	Jan – May 2024	Jan – Dec 2024	
Average NLA	674,681 sq. ft.	677,926 sq. ft.	
Average Occupancy (based on business commenced)	97.06%	96.59%	
Average Occupancy (based on committed and / or commenced tenancy)	97.75%	97.75%	
Total Gross Income ⁽¹⁾	RM24,240,622	RM59,382,529	
Total Outgoings ⁽²⁾	RM10,094,554	RM22,579,194 ^(2A)	
Net Property Income	RM14,146,068	RM36,803,335	

Notes:

The above historical performance also incorporated the MFRS and pro forma adjustment such as property management fees, foodcourt income and expenses, amortisation of transaction costs on financing and non-cash item such as provision of doubtful debts.

- (1) Total Gross Income consists of rental income, advertising & promotion income, car park income, other related incomes and rental rebates.
- (2) Total Outgoings include property taxes, insurance, repair and maintenance, other operating expenses as well as property management fees.
- (2A) Excluding the one-off payment amounting to RM23,500,000 being the consent fee for the proposed disposal exercise for Paradigm Real Estate Investment Trust.

Reconciliation of Values	Method of Valuation		Derivation of Values	
	Income Approach by DCF Method		RM600,000,000	
	Comparison Approach		RM594,000,000	

Market Value RM600,000,000.

VALUATION CERTIFICATES (Cont'd)



2.3 MARKET VALUE (CONT'D)

Income Approach by DCF Method	We have reassessed the Market Value of Paradigm Mall Petaling Jaya with the updated details and have adopted the same parameters in the Income Approach as per our previous Valuation Report; save and except for the projected occupancy (Y1: 98.72% to Y10: 100%) and projected gross rental revenue (Y1: RM RM6.12 psf to Y10: RM8.88 psf) due to the renewed tenancies / additional take-up of vacant units.
Comparison Approach	In our reassessment via Comparison Approach, we note that the Market Value of the Subject Property has decreased from RM603,000,000 to RM594,000,000 after having reflected the latest concluded transactions of retail mall during the review period (Tropicana Gardens Mall and D'Pulze Shopping Centre).

Sales Comparison and Analysis of Retail Mall Transactions

	Comparable 1	Comparable 2	Comparable 3
Name and Address	Tropicana Gardens Mall, No. 2A, Persiaran Surian, Tropicana Indah, 47810 Petaling Jaya, Selangor Darul Ehsan	D'Pulze Shopping Centre, Cyber 12, 63000 Cyberjaya, Selangor Darul Ehsan	Pavilion Bukit Jalil, No. 2, Persiaran Jalil 8, Bandar Bukit Jalil, 57000 Kuala Lumpur
Legal Description	Strata Title No(s). PN 118239/M1/B1/5, PN 118239/M1/B1/6, PN 118239/M1/1/7, PN 118239/M1/B1/3 and PN 118239/M1/B5/1, all held under Parent Lot 67275, Pekan Baru Sungai Buloh, District of Petaling, Selangor Darul Ehsan	Strata Title No(s). Geran 267027/M1/3/4, Geran 267027/M1/B2/1 and Geran 267027/M1/B2/2 together with 82 Accessory Parcels identified as Parcel No(s). A249 - A273, A661 - A668 and A1 - A49, all erected on part of the land held under Master Lot 47594, Mukim of Dengkil, District of Sepang, Selangor Darul Ehsan	Parent Lot 101899 held under Master Title No. Geran 79550, Mukim Petaling, District of Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur
Type of Property	A 7-storey retail podium with approximately 457 stores and 2,190 car park bays	A 7-storey commercial building with 2 levels of basement with a total of 1,028 car park bays	A block of retail mall with 5 levels of retail space and two levels of basement parking (4,800 car parking bays)
Tenure	Leasehold interest for a term of 99 years, expiring 25 April 2106	Interest in perpetuity	Interest in perpetuity
Age	Approximately 4 years	Approximately 10 years	Approximately 1 year
Net Lettable Area	97,651.04 square metres ("sq. m.") (1,051,107 sq. ft.)	28,939.21 sq. m. (311,499 sq. ft.)	169,273.15 sq. m. (1,822,041 sq. ft.)
Consideration	RM680,000,000	RM320,000,000	RM2,200,000,000
Date of Transaction	23 July 2024	27 May 2024	22 November 2022
Analysis	RM6,963.57 per sq. m. (RM647 psf)	RM11,057.66 per sq. m. (RM1,027 psf)	RM12,996.74 per sq. m. (RM1,207 psf)

VALUATION CERTIFICATES (Cont'd)



2.3 MARKET VALUE (CONT'D)

Sales Comparison and Analysis of Retail Mall Transactions			
	Comparable 1	Comparable 2	Comparable 3
Vendor	Tropicana Indah Sdn Bhd, indirect 70%-owned subsidiary of Tropicana Corporation Berhad	DPulze Ventures Sdn Bhd	Regal Path Sdn Bhd, a 51% joint venture of Malton Berhad
Purchaser	IOI Mall Damansara Sdn Bhd, a wholly-owned subsidiary of IOI Properties Group Berhad	Pacific Trustees Berhad, as the trustee of KIP Real Estate Investment Trust	MTrustee Berhad, as trustee of Pavilion Real Estate Investment Trust
Source	Bursa Malaysia Securities Berhad ("BURSA")	BURSA	BURSA / Circular dated 7 March 2023
Adjustments	General adjustments are made for accessibility, floor area / parcel area / net lettable area, tenant mix / market positioning / store concept, establishment of mall, car park ratio and condition / age of building	General adjustments are made for location, tenure and floor area / parcel area / net lettable area	General adjustments are made for location, tenure, floor area / parcel area / net lettable area, tenant mix / market positioning / store concept, building specifications / quality / design / layout and condition / age of building
Adjusted Value	RM906 psf	RM873 psf	RM845 psf

Comparison Approach
(Cont'd)

With the new adopted comparable(s), we note that the derived values for these selected comparable(s) ranged between RM845 psf to RM906 psf. With total effective adjustments made for all comparable(s); we have placed greater reliance on Comparable 2 (D'Pulze Shopping Centre) (being the comparable with least dissimilarities) as fair representation after having considered and made diligent adjustments for differences including but not limited to prevailing market condition, location, tenure and floor area / parcel area / net lettable area.

VALUATION CERTIFICATES (Cont'd)



3.0 V/COR/24/0208(C) – BUKIT TINGGI SHOPPING CENTRE

3.1 IDENTIFICATION OF PROPERTY

Interest Valued / Type of Property	Legal interest in a retail mall comprising three (3) levels of retail area with a mezzanine floor and car park facilities which includes surface, basement, elevated and rooftop level(s) along with fixtures, fittings, equipment, and systems affixed and installed therein and other supporting facilities and amenities attached thereto; sited on Lot 186125 held under Title No. Geran 338914, Mukim and District of Klang, Selangor Darul Ehsan.
Name and Address	Bukit Tinggi Shopping Centre, No. 1, Persiaran Batu Nilam 1/KS 6, Bandar Bukit Tinggi 2, 41200 Klang, Selangor Darul Ehsan.
Legal Aspect	A private search conducted on 3 January 2025 has revealed that the title particulars and legal status of Bukit Tinggi Shopping Centre remains unchanged as per our previous Valuation Report; save for the current encumbrances (whereby the existing lease to AEON Co. (M) Sdn Bhd for a term of six (6) years commencing from 24 November 2023 and expiring on 23 November 2029 has been registered vide Presentation No. 00SC169448/2024 on 6 September 2024).

3.2 PROPERTY DESCRIPTION

Physical Aspect	<p>As at the date of re-inspection, the physical state (including gross floor area + total car parking bays) of the Bukit Tinggi Shopping Centre remained unchanged as per our previous valuation; except for the car park area adjacent to the light rail transit ("LRT") which is currently being temporarily used by Seri Utama LRT 3 Sdn Bhd to facilitate the piping relocation works relating to the LRT3 project ("LRT3").</p> <p>In respect of part of the basement car park area (enclosed and renovated to accommodate a facility management office) and the go-kart area (conversion of part of car park area on Level 3 for go-kart activities), we were made to understand by Gemilang Waras Sdn Bhd that the necessary applications for approval have been submitted to the Klang Royal City Council for the above improvement and thereafter will be issued with a Certificate of Completion and Compliance.</p>
Gross Lettable Area ("GLA") for the Demised Premises	There is no change in terms of GLA as compared to our previous valuation.

VALUATION CERTIFICATES (Cont'd)

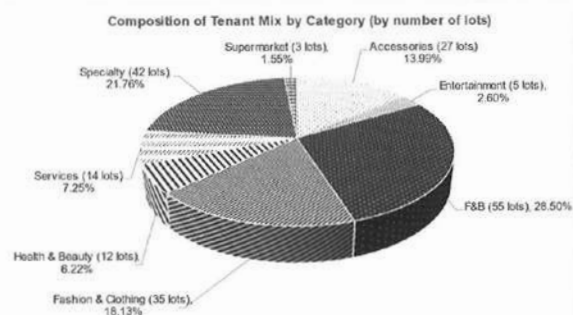


3.2 PROPERTY DESCRIPTION (CONT'D)

Occupancy Status

Component	Occupancy Status
The Demised Premises	Remained unchanged as per previous valuation.
Car Park Facilities	Remained unchanged as per previous valuation; save and except for the 27 surface car parking bays adjacent to LRT3, which is currently tenanted to Seri Utama LRT 3 Sdn Bhd.
Ancillary Area [storage(s) + car wash + aerobus services + antenna(s)]	Tenanted to respective tenant for either month-to-month or two (2) to three (3)-year tenancy term

Based on our general observation during re-inspection, we noted the current occupancy rate of the mall based on sub-tenancies remains at about 96% (based on number of lots); with the latest composition of the tenant mix by category illustrated below.



3.3 MARKET VALUE

Valuation Methodology

Similar to our previous valuation, in arriving at our opinion of the Market Value of the Subject Property, we have adopted the **Income Approach by Investment Method** as the primary approach and supported by the **Comparison Approach**.

VALUATION CERTIFICATES (Cont'd)



3.3 MARKET VALUE (CONT'D)

Historical Performance

Historical Operating Performance of Bukit Tinggi Shopping Centre for FPE 31 May 2024 and Unaudited FYE 31 December 2024

	Jan – May 2024	Jan – Dec 2024
GLA	1,000,949.71 sq. ft.	1,000,949.71 sq. ft.
Occupancy (Master Lease)	100%	100%
Total Gross Income ⁽¹⁾	RM19,567,964	RM46,995,915
Total Outgoings ⁽²⁾	RM3,255,997	RM7,911,980
Net Property Income	RM16,311,967	RM39,083,935

Notes:

The above historical performance also incorporated the MFRS and pro forma adjustment such as property management fees, amortisation of transaction costs on financing and non-cash item such as provision of doubtful debts.

(1) Total Gross Income consists of rental income from master lease with AEON Co. (M) Bhd, car park income, income receivable from ancillary areas, other related incomes and rental rebates.

(2) Total Outgoings include property taxes, insurance, repair and maintenance, other operating expenses as well as property management fees.

Reconciliation of Values

Method of Valuation	Derivation of Values
Income Approach by Investment Method	RM680,000,000
Comparison Approach	RM700,000,000

Market Value

RM680,000,000.

Income Approach by Investment Method

We have reassessed the Market Value of Bukit Tinggi Shopping Centre with the updated details and have adopted the same parameters in the Income Approach as per our previous Valuation Report.

Comparison Approach

We have adopted the same comparables transaction of retail malls as per our previous Valuation Report as there was no new comparable transactions during the review period.