

THIS CIRCULAR/STATEMENT IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION.

If you are in any doubt as to the course of action you should take, you should consult your stockbroker, bank manager, solicitor, accountant or other professional adviser immediately.

In relation to Part A of this Circular/Statement, Bursa Malaysia Securities Berhad (“**Bursa Securities**”) has only perused the contents of the proposed new shareholders’ mandate for recurrent related party transactions of a revenue or trading nature on a limited review basis pursuant to the provisions of Practice Note 18 of the Main Market Listing Requirement of Bursa Securities. The proposed renewal of shareholders’ mandate in Part A of the Circular/Statement is exempted from review from Bursa Securities pursuant to the Practice Note 18 of the Bursa Securities’ Main Market Listing Requirements.

In relation to Part B of this Circular/Statement, Bursa Securities has not perused the contents of the Proposed Renewal of existing Share Buy-Back Authority prior to its issuance as it is an exempt document pursuant to Paragraph 2.1 of Practice Note 18 of the Main Market Listing Requirement of Bursa Securities.

Bursa Securities takes no responsibility for the contents of this Circular/Statement, makes no representation as to its accuracy or completeness and expressly disclaims any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this Circular/Statement.



LAGENDA
PROPERTIES

LAGENDA PROPERTIES BERHAD

Registration No. 200101000008 (535763-A)

(Incorporated in Malaysia)

PART A

**CIRCULAR TO SHAREHOLDERS IN RELATION TO PROPOSED RENEWAL OF EXISTING
AND NEW SHAREHOLDERS’ MANDATE FOR RECURRENT RELATED PARTY
TRANSACTIONS OF A REVENUE OR TRADING NATURE**

AND

PART B

**STATEMENT IN RELATION TO THE PROPOSED RENEWAL OF EXISTING SHARE BUY-BACK
AUTHORITY FOR THE COMPANY TO PURCHASE ITS OWN SHARES OF UP TO 10% OF THE TOTAL
NUMBER OF ISSUED SHARES OF THE COMPANY**

The above proposals will be tabled as Special Businesses at the Twenty-Fifth Annual General Meeting (“25th AGM”) of Lagenda Properties Berhad (“Lagenda” or the “Company”). The 25th AGM will be held at Ballroom I, Tropicana Golf & Country Resort, Jalan Kelab Tropicana, 47410 Petaling Jaya, Selangor Darul Ehsan on Wednesday, 10 June 2026 at 10.30 a.m. or any adjournment thereof, together with the Proxy Form are included in the Company’s Annual Report for the financial year ended 31 December 2025 (“**Annual Report 2025**”) which is sent together with this Circular/Statement.

The Proxy Form shall be deposited at the business address of the Company at Level 4, No. 131, Persiaran PM2/1, Pusat Bandar Seri Manjung Seksyen 2, 32040 Seri Manjung, Perak Darul Ridzuan not less than forty-eight (48) hours before the time set for holding the 25th AGM or any adjournment thereof. The lodging of the Proxy Form will not preclude you from attending and voting at the meeting if you subsequently wish to do so.

The last day and time for you to lodge the Proxy Form is on Monday, 8 June 2026 at 10.30 a.m.

DEFINITIONS

Except where the context otherwise requires, the following definitions shall apply throughout this Circular/Statement:

Act	:	Companies Act 2016, as amended from time to time and any re-enactment thereof
AGM	:	Annual General Meeting
ARMC	:	Audit and Risk Management Committee
BRSB	:	Belati Rimba Sdn Bhd [Registration No. 200601013181 (732932-V)]
Bursa Securities or the Exchange	:	Bursa Malaysia Securities Berhad
Board	:	The Board of Directors of Lagenda
Circular/Statement	:	This Circular/Statement dated 30 April 2026 to the Shareholders of Lagenda
Code	:	Malaysian Code on Take-overs and Mergers, 2016 as amended from time to time
Director(s)	:	Shall have the meaning given in Section 2(1) of the Capital Markets and Services Act 2007 and includes any person who is or was within the preceding six (6) months of the date on which the terms of the transaction were agreed upon, a Director or a chief executive of Lagenda Group
DDJM	:	Dato' Doh Jee Ming
DDTL	:	Dato' Doh Tee Leong
DDJC	:	Dato' Doh Jee Chai
DJSB	:	Dimensi Jayamas Sdn Bhd [Registration No. 201801029635 (1291661-H)]
DPSB	:	Doh Properties Sdn Bhd [Registration No. 201401001661 (1077734-A)]
DBPDSB	:	De Blue Print Development Sdn Bhd [Registration No. 201401001411 (1077484-K)]
DCSB	:	Doh Capital Sdn Bhd [Registration No. 201501040511 (1165829-P)]
ECO or ECO group	:	Eco Group Holdings Sdn Bhd [Registration No. 201801014199 (1276215-V)] and its subsidiaries
EPB or EPB group	:	Epicon Berhad [Registration No. 200301015160 (617580-T)] and its subsidiaries
EPS	:	Earnings Per Share
FYE	:	Financial year ended/Financial year ending 31 December
GHDSB	:	Great Home Development Sdn Bhd [Registration No. 200901027922 (871025-A)]
GMSB	:	Galaxy Milestone Sdn Bhd [Registration No. 201501010071 (1135406-A)]
JCIDSSB	:	J Concept Interior Design Solutions Sdn. Bhd. [Registration No. 201601007684 (1178612-D)]

DEFINITIONS (CONT'D)

JGSB	:	Jasaraya Gemilang Sdn Bhd [Registration No. 201601016693 (1187624-H)]
Lagenda, LPB or the Company	:	Lagenda Properties Berhad [Registration No. 200101000008 (535763-A)]
Lagenda Group or Group	:	Lagenda and its subsidiaries
Lagenda Share(s) or Share(s)	:	Ordinary share(s) in Lagenda
Listing Requirements	:	Main Market Listing Requirements of Bursa Securities, as amended from time to time and any re-enactment thereof
LPD	:	31 March 2026 being the latest practicable date prior to the printing of this Circular/ Statement
LASB	:	Ladang Awana Sdn Bhd [Registration No. 196801000437 (8022-T)]
Major Shareholder(s)	:	A person who has an interest or interests in one or more voting shares in the Company and the number or aggregate number of those shares, is: (i) 10% or more of the total number of voting shares in the Company; or (ii) 5% or more of the total number of voting shares in the Company where such person is the largest shareholder of the Company For the purpose of this definition, "interest" shall have the meaning of "interest in shares" given in Section 8 of the Act. A major shareholder includes any person who is or was within the preceding six (6) months of the date on which the terms of the transaction were agreed upon.
Market Day(s)	:	A day on which Bursa Securities is open for trading in securities
MTBSB	:	Maju Teluk Batik Sdn Bhd [Registration No. 198401018886 (131443-A)]
NA	:	Net assets
N/A	:	Not applicable
PCCCSB	:	Peekaboo Childcare Centre Sdn Bhd [Registration No. 201401030820 (1106906-V)]
POSB	:	Perfect Onefleet Sdn Bhd [Registration No. 201601026392 (1197331-T)]
Person(s) Connected	:	Shall have the same meaning given in Paragraph 1.01 of the Listing Requirements
Proposed Renewal of Existing Share Buy-Back Authority	:	A proposal to renew the existing authority to enable the Company to purchase and/or hold up to ten per centum (10%) of the total number of issued shares of the Company
Proposed Shareholders' Mandate	:	Proposed shareholders' mandate for both the existing and new RRPT(s) pursuant to Paragraph 10.09 of the Listing Requirements

DEFINITIONS (CONT'D)

Purchased Shares	:	Lagenda shares that have been purchased by the Company pursuant to Section 127 of the Act
Recurrent Related Party Transaction(s) or RRPT(s)	:	Related party transaction(s) involving recurrent transactions of a revenue or trading nature that are necessary for the day-to-day operations and are in the ordinary course of business of Lagenda Group
Related Party(ies)	:	Director(s), major shareholder(s) and/or person(s) connected with such Director(s) or Major Shareholder(s)
RM and Sen	:	Ringgit Malaysia and Sen respectively
Rules on Take-Overs	:	Rules on Take-Overs, Mergers and Compulsory Acquisitions 2016 as amended from time to time and any re-enactment thereof
SAHSB	:	Setia Awan Holdings Sdn Bhd [Registration No. 201001004065 (888655-T)]
SAPSB	:	Setia Awan Plantation Sdn Bhd [Registration No. 200401007541 (646045-X)]
SAPROSB	:	Setia Awan Properties Sdn Bhd [Registration No. 201001014881 (899117-P)]
SC	:	Securities Commission Malaysia
Shareholders	:	Shareholder(s) of Lagenda
Substantial Shareholder(s)	:	A person who has interest or interests in one or more voting shares in the Company and the nominal amount of that share, or aggregate of the nominal amount of those shares, is not less than 5% of the aggregate of the nominal amount of all the voting shares in the Company
SLSB	:	Suria Lafaz Sdn Bhd [Registration No. 201001043232 (927160-P)]
TBSB	:	Transnational Builder Sdn Bhd [Registration No. 202101024905 (1425205-U)]
Treasury Shares	:	The Lagenda Share(s) which are purchased and retained by the Company shall have the meaning under Section 127(4)(b) of the Act.
YWDSB	:	Yik Wang Development Sdn Bhd [Registration No. 199601034866 (407218-M)]

All references to “we”, “us”, “our” and “ourselves” are to our Company, or where the context requires, are to our Group. All references to “you” in this Circular are references to the shareholders of our Company.

Words incorporating the singular shall, where applicable, include the plural and vice versa and words incorporating the masculine gender shall, where applicable, include the feminine and neuter genders and vice versa.

Reference to persons shall include a corporation, unless otherwise specified. Any reference in this Circular to any enactment is a reference to that enactment as for the time being amended or re-enacted. Any reference to a time of day in this Circular shall be a reference to Malaysian time, unless otherwise specified.

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PART A

PROPOSED SHAREHOLDERS' MANDATE



LAGENDA
PROPERTIES

LAGENDA PROPERTIES BERHAD
Registration No. 200101000008 (535763-A)
(Incorporated in Malaysia)

Registered Office:
Level 7, Menara Milenium, Jalan Damanlela,
Pusat Bandar Damansara, Damansara Heights,
50490 Kuala Lumpur, Wilayah Persekutuan.

30 April 2026

Board of Directors:

Admiral Tan Sri Dato' Seri Panglima Dr. Ahmad Kamarulzaman Bin Hj. Ahmad Badaruddin (Retired)
(Independent Non-Executive Chairman)
Dato' Doh Jee Ming *(Managing Director)*
Chua Seng Hooi *(Executive Director)*
Dr. Lim Pang Kiam *(Non-Independent Non-Executive Director)*
Looi Sze Shing *(Independent Non-Executive Director)*
Ts. Myrzela Binti Sabtu *(Independent Non-Executive Director)*
Tengku Faradiza Binti Tengku Baharuddin *(Independent Non-Executive Director)*
Datin Loa Bee Ha *(Independent Non-Executive Director)*

To : The Shareholders of Lagenda

Dear Sir/Madam,

PROPOSED SHAREHOLDERS' MANDATE

1.0 INTRODUCTION

The Board had on 11 June 2025, at its Twenty-Fourth AGM ("24th AGM"), obtained an approval from its shareholders for the RRPT mandate as detailed in the circular to shareholders of the Company dated 30 April 2025 ("Existing RRPT Mandate"). The Existing RRPT Mandate shall, in accordance with the Listing Requirements, lapse at the conclusion of the forthcoming 25th AGM of the Company unless the authority is renewed by a resolution passed at the forthcoming 25th AGM of the Company.

Subsequently, on 17 April 2026, the Board had announced the Company's intention to seek the shareholders' approval at the forthcoming 25th AGM on the Proposed Shareholders' Mandate.

The purpose of this Circular is to provide you with the relevant details and information pertaining to the Proposed Shareholders' Mandate together with the Board's recommendation and to seek your approval for the ordinary resolution to be tabled at the forthcoming 25th AGM of the Company. The notice convening the 25th AGM together with the Proxy Form are enclosed in the Company's Annual Report 2025.

YOU ARE ADVISED TO READ AND CAREFULLY CONSIDER THE CONTENTS OF THIS CIRCULAR BEFORE VOTING ON THE ORDINARY RESOLUTION PERTAINING TO THE PROPOSED SHAREHOLDERS' MANDATE AT THE FORTHCOMING 25th AGM OF THE COMPANY.

2.0 DETAILS OF THE PROPOSED SHAREHOLDERS' MANDATE

2.1 Provisions under the Listing Requirements

Paragraph 10.09(2) of the Listing Requirements provides that a listed issuer may seek a shareholders' mandate in respect of recurrent transactions with related parties which are of a revenue or trading nature and are necessary for its day-to-day operations subject to the following:

- (a) the transactions are in the ordinary course of business and are on terms not more favorable to the related party than those generally available to the public;
- (b) the shareholders' mandate is subject to annual renewal and disclosure is made in the annual report of the aggregate value of transactions conducted pursuant to the shareholders' mandate during the financial year where:

in relation to a listed issuer with a share capital of RM60 million and above:

- (i) the consideration, value of the assets, capital outlay or costs of the RRPT is RM1 million or more; or
- (ii) the percentage ratio of such RRPT is 1% or more,

whichever is the higher.

- (c) the issuance of circular to shareholders for shareholders' mandate shall include information as may be prescribed by Bursa Securities;
- (d) in a meeting to obtain shareholders' mandate, the interested Director, interested Major Shareholder or interested person connected with a Director or Major Shareholder; and where it involves the interest of a person connected with a Director or Major Shareholder, such Director or Major Shareholder, must not vote on the resolution approving the transactions. An interested Director or interested Major Shareholder must ensure that persons connected with him abstain from voting on the resolution approving the transactions; and
- (e) the listed issuer immediately announces to Bursa Securities when the actual value of a RRPT entered into by the listed issuer, exceeds the estimated value of the RRPT disclosed in the circular by 10% or more and must include the information as may be prescribed by Bursa Securities in its announcement.

The RRPTs that are contemplated under the Proposed Shareholders' Mandate are in compliance with Paragraph 10.09(2) of the Listing Requirements and the relevant provisions under Section 3.1 and 3.2 of Practice Note 12 of the Listing Requirements.

2.2 Validity period of the Proposed Shareholders' Mandate

The Proposed Shareholders' Mandate, if approved by the shareholders of the Company at the forthcoming AGM, will take effect from the date of the passing of the Ordinary Resolution at the forthcoming AGM and shall continue to be in force until:

- (a) the conclusion of the next AGM of the Company, at which time it will lapse, unless the authority is renewed by a resolution passed at that meeting; or

- (b) the expiration of the period within which the next AGM, after the date is required to be held pursuant to Section 340(2) of the Act (but must not extend to such extension as may be allowed pursuant to Section 340(4) of the Act); or
- (c) revoked or varied by resolution passed by the shareholders in a general meeting;

whichever is the earlier.

Thereafter, the approval of the shareholders of the Company will be sought for the renewal of the shareholders' mandate at each subsequent AGM of the Company.

2.3 The principal activities of the Lagenda Group

Lagenda is an investment holding whilst the principal activities of its subsidiaries are as set out in the table below:

Name of companies	Principal activities	Equity interest held (%)
Blossom Eastland Sdn Bhd ("BESB")	Property Development	100
Lagenda Capital Berhad ("LCB")	Issuance of Islamic capital securities/instruments and other financial services activities except insurance/takaful and pension funding	100
Lagenda Harta Sdn Bhd ("LHSB")	Property Investment, Management Consultancy Services and Real Estate Leasing	100
Lagenda International Sdn Bhd ("LISB")	Investment Holding	100
Lagenda Management Solutions Sdn Bhd ("LMSSB")	Management Consultancy Services	100
LPB Construction Sdn Bhd ("LPBC")	Building Construction	100
LPB Development Sdn Bhd ("LPBD")	Property Development	100
Rantau Urusan (M) Sdn Bhd ("RUSB")	Building Construction	100
Vivafirst Sdn Bhd ("VFSB")	Property Development, Property Investment, and Investment Holding	100
Vivahub Sdn Bhd ("VHSB")	Property Development, Property Investment, and Investment Holding	100
Yik Wang Trading Sdn Bhd ("YWTSB")	Trading of Building Materials and Hardware	100

Name of companies	Principal activities	Equity interest held (%)
Held through BESB:		
Maxitanah Sdn Bhd (“MTSB”)	Property Development	100
Opti Vega Sdn Bhd (“OVSB”)	Property Development	100
Taraf Nusantara Sdn Bhd (“TNSB”)	Property Development and Construction Works	100
Triprise Sdn Bhd (“TPSB”)	Property Management, Property Development	100
Held through LPBD:		
BDB Lagenda Sdn Bhd (“BDB”)	Property Development	50*
Lagenda Mersing Sdn Bhd (“LMSB”)	Property Development	70
Held through LISB:		
Lagenda Perth Pty Ltd (“LPPL”)	Proprietary Company	100
Held through TNSB:		
Lagenda Tapah Sdn Bhd (“LTSB”)	Property Development	100
Held through YWTSE:		
Sitiawan Bolts and Nuts Hardware Sdn Bhd (“SBNHSB”)	Trading of Building Materials and Hardware	100

* LPBD has obtained full rights and control over decision making of BDB pursuant to the Development Rights Agreements entered into with the third party corporate shareholder on 7 April 2021, 12 April 2023 and 31 December 2024 respectively. Accordingly, BDB has been accounted for as a wholly-owned subsidiary of LPBD, notwithstanding that LPBD holds 50% ownership interest as at LPD.

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2.4 Nature of RRPTs and Class of Related Parties

2.4.1 The RRPTs subject to renewal of shareholders mandate are as follows:

Nature of RRPTs	Tenure of the Agreement	Transacting Parties		Related Parties ¹	Relationship of Related Parties with Lagenda Group	Estimated aggregate value of the RRPT (disclosed in the previous circular dated 30 April 2025) (RM)	Actual value transacted from 11 June 2025 up to LPD (RM)	Reason for deviation where the actual value transacted exceeds estimated value by 10% or more (RM)	Estimated aggregate value of the RRPT to be entered into from the forthcoming AGM to the next AGM ² (RM)
		Provider	Recipient						
Rental expense for the premises located at No. 76 (1 st Floor), Persiaran PM2/4, Pusat Bandar Seri Manjung Seksyen 2, 32040 Seri Manjung, Perak. The rental is paid on a monthly basis.	3 years and renewable	YWDSB	LPB	DDJM DDTL DDJC	DDJM is a Director and Major Shareholder of YWDSB. DDJM is the brother of DDTL and DDJC, who are Shareholders of YWDSB. DDJM is a Major Shareholder of LPB.	13,000	9,667	N/A	20,000
Rental income for the premises located at A-02-10, Casa Damansara 2, Jalan SS2/72, 47300 Petaling Jaya, Selangor. The rental is received on a monthly basis.	1 year and renewable	TNSB	JGSB	DDJM DDTL	DDJM is a Director and Major Shareholder of LPB. TNSB is an indirect wholly owned subsidiary of LPB. DDJM is the brother of DDTL, who is a Director and Major Shareholder of JGSB.	22,000	15,467	N/A	23,000

Nature of RRPTs	Tenure of the Agreement	Transacting Parties		Related Parties ¹	Relationship of Related Parties with Lagenda Group	Estimated aggregate value of the RRPT <i>(disclosed in the previous circular dated 30 April 2025)</i> (RM)	Actual value transacted from 11 June 2025 up to LPD (RM)	Reason for deviation where the actual value transacted exceeds estimated value by 10% or more (RM)	Estimated aggregate value of the RRPT to be entered into from the forthcoming AGM to the next AGM ² (RM)
		Provider	Recipient						
Rental income for Room 3, A1101 Casa Damansara 2 Apartment, Jalan SS2/72, 47300 Petaling Jaya, Selangor. The rental is received on a monthly basis.	1 year and renewable	TNSB	EPB	DDJM DDTL	DDJM is a Director and Major Shareholder of LPB. TNSB is an indirect wholly owned subsidiary of LPB. DPSB is a Major Shareholder of EPB. DDJM is deemed interested pursuant to Section 8(4) of the Act by virtue of his shareholdings in DPSB. DDJM is the brother of DDTL who is a Shareholder of DPSB.	4,200	3,383	N/A	5,000
Rental income for the 12 premises located at Bandar Baru Setia Awan Perdana, 32000 Sitiawan, Perak. The rental is received on a monthly basis.	3 years and renewable	TNSB	LASB	DDJM DDTL DDJC	DDJM is a Director and Major Shareholder of LPB. TNSB is an indirect wholly owned subsidiary of LPB. DDJM is a Director of LASB. LASB is a wholly owned subsidiary of SAPSB. DDJM is deemed interested pursuant to Section 8(4) of the Act by virtue of his shareholdings in SAPSB. DDJM is the brother of DDTL and DDJC, who are Shareholders of SAPSB.	74,000	58,000	N/A	75,000

Nature of RRPTs	Tenure of the Agreement	Transacting Parties		Related Parties ¹	Relationship of Related Parties with Lagenda Group	Estimated aggregate value of the RRPT (disclosed in the previous circular dated 30 April 2025) (RM)	Actual value transacted from 11 June 2025 up to LPD (RM)	Reason for deviation where the actual value transacted exceeds estimated value by 10% or more (RM)	Estimated aggregate value of the RRPT to be entered into from the forthcoming AGM to the next AGM ² (RM)
		Provider	Recipient						
Rental income for the premises located at Unit 6-02, Level 6, Menara Lagenda, No. 3, Jalan SS20/27, 47400 Petaling Jaya, Selangor. The rental is paid on a monthly basis.	3 years and renewable	LHSB	EPB	DDJM DDTL	DDJM is a Director and Major Shareholder of LPB. LHSB is a wholly owned subsidiary of LPB. DPSB is a Major Shareholder of EPB. DDJM is deemed interested pursuant to Section 8(4) of the Act by virtue of his shareholdings in DPSB.	170,000	121,000	N/A	170,000
Rental income for the premises located at Unit 7-02, Level 7, Menara Lagenda, No. 3, Jalan SS20/27, 47400 Petaling Jaya, Selangor. The rental is paid on a monthly basis.	3 years and renewable				DDJM is the brother of DDTL who is a Shareholder of DPSB.	170,000	121,000	N/A	170,000
Rental expense for the 5 storey office building (<i>approximately 42,899.78 sq ft</i>) located at No. 131, Persiaran PM2/1, Pusat Bandar Seri Manjung Seksyen 2, 32040 Seri Manjung, Perak & approximately 141 car park bays on a piece of land held under PT 38104, H.S. (D) 35902 Mukim Sitiawan, Perak. The rental is paid on a monthly basis.	1 year and renewable	SAHSB	LPB	DDJM DDTL DDJC	DDJM is a Director and Major Shareholder of SAHSB. DDJM is the brother of DDTL and DDJC, who are Shareholders of SAHSB. DDJM is a Director and Major Shareholder of LPB.	2,000,000	906,667	N/A	NIL [^]

Nature of RRPTs	Transacting Parties		Related Parties ¹	Relationship of Related Parties with Lagenda Group	Estimated aggregate value of the RRPT (disclosed in the previous circular dated 30 April 2025) (RM)	Actual value transacted from 11 June 2025 up to LPD (RM)	Reason for deviation where the actual value transacted exceeds estimated value by 10% or more (RM)	Estimated aggregate value of the RRPT to be entered into from the forthcoming AGM to the next AGM ² (RM)
	Provider	Recipient						
Supply of construction materials by Lagenda Group to transacting parties	YWTSB	DBPDSB	DDJM	DDJM is a Director and Major Shareholder of LPB. YWTSB is a wholly owned subsidiary of LPB. DDJM is a Shareholder of DBPDSB. DDJM is the brother-in-law of Mr. Goh Jeun Seng, who is a Director and Major Shareholder of DBPDSB.	7,000,000	964,623	N/A	NIL [^]
		GHDSB	DDJM DDJC	DDJM is a Director and Major Shareholder of LPB. YWTSB is a wholly owned subsidiary of LPB. DDJM is the brother of DDJC, who is a Director and Major Shareholder of GHDSB.	3,000,000	523,887	N/A	NIL [^]
		TBSB	DDJM DDTL	DDJM is a Director and Major Shareholder of LPB. YWTSB is a wholly owned subsidiary of LPB. TBSB is a wholly owned subsidiary of EPB. DPSB is a Major Shareholder of EPB. DDJM is deemed interested pursuant to Section 8(4) of the Act by virtue of his shareholdings in DPSB. DDJM is the brother of DDTL who is a Shareholder of DPSB.	120,000,000	31,475,960	N/A	NIL [^]

Nature of RRPTs	Transacting Parties		Related Parties ¹	Relationship of Related Parties with Lagenda Group	Estimated aggregate value of the RRPT (disclosed in the previous circular dated 30 April 2025) (RM)	Actual value transacted from 11 June 2025 up to LPD (RM)	Reason for deviation where the actual value transacted exceeds estimated value by 10% or more (RM)	Estimated aggregate value of the RRPT to be entered into from the forthcoming AGM to the next AGM ² (RM)
	Provider	Recipient						
Cont'd – Supply of construction materials by Lagenda Group to transacting parties	YWTSB	BRSB	DDJM DDJC	DDJM is a Director and Major Shareholder of LPB. YWTSB is a wholly owned subsidiary of LPB. DDJM is the brother of DDJC, who is a Director and Major Shareholder of BRSB.	150,000	4,113	N/A	NIL [^]
		LASB	DDJM DDTL DDJC	DDJM is a Director and Major Shareholder of LPB. YWTSB is a wholly owned subsidiary of LPB. DDJM is a Director of LASB. LASB is a wholly owned subsidiary of SAPSB. DDJM is deemed interested pursuant to Section 8(4) of the Act by virtue of his shareholdings in SAPSB. DDJM is the brother of DDTL and DDJC, who are Shareholders of SAPSB.	100,000	941	N/A	NIL [^]
		SAPSB	DDJM DDTL DDJC	DDJM is a Director and Major Shareholder of LPB. YWTSB is a wholly owned subsidiary of LPB. DDJM is a Director and Major Shareholder of SAPSB. DDJM is the brother of DDTL and DDJC, who are Shareholders of SAPSB.	150,000	NIL	N/A	NIL [^]

Nature of RRPTs	Transacting Parties		Related Parties ¹	Relationship of Related Parties with Lagenda Group	Estimated aggregate value of the RRPT (disclosed in the previous circular dated 30 April 2025) (RM)	Actual value transacted from 11 June 2025 up to LPD (RM)	Reason for deviation where the actual value transacted exceeds estimated value by 10% or more (RM)	Estimated aggregate value of the RRPT to be entered into from the forthcoming AGM to the next AGM ² (RM)
	Provider	Recipient						
Cont'd – Supply of construction materials by Lagenda Group to transacting parties	YWTSB	POSB	DDJM DDJC	DDJM is a Director and Major Shareholder of LPB. YWTSB is a wholly owned subsidiary of LPB. DDJM is the brother to DDJC, who is a Director and Major Shareholder of POSB.	100,000	32,542	N/A	NIL [^]
	SBNHSB	SAPSB	DDJM DDTL DDJC	DDJM is a Director and Major Shareholder of LPB. SBNHSB is an indirect wholly owned subsidiary of LPB. DDJM is a Director and Major Shareholder of SAPSB. DDJM is the brother of DDTL and DDJC, who are Shareholders of SAPSB.	40,000	21,480	N/A	NIL [^]
		GHDSB	DDJM DDJC	DDJM is a Director and Major Shareholder of LPB. SBNHSB is an indirect wholly owned subsidiary of LPB. DDJM is the brother of DDJC, who is a Director and Major Shareholder of GHDSB.	200,000	113,350	N/A	NIL [^]

Nature of RRPTs	Transacting Parties		Related Parties ¹	Relationship of Related Parties with Lagenda Group	Estimated aggregate value of the RRPT (disclosed in the previous circular dated 30 April 2025) (RM)	Actual value transacted from 11 June 2025 up to LPD (RM)	Reason for deviation where the actual value transacted exceeds estimated value by 10% or more (RM)	Estimated aggregate value of the RRPT to be entered into from the forthcoming AGM to the next AGM ² (RM)
	Provider	Recipient						
Cont'd – Supply of construction materials by Lagenda Group to transacting parties	SBNHSB	LASB	DDJM DDTL DDJC	DDJM is a Director and Major Shareholder of LPB. SBNHSB is an indirect wholly owned subsidiary of LPB. DDJM is a Director of LASB. LASB is a wholly owned subsidiary of SAPSB. DDJM is deemed interested pursuant to Section 8(4) of the Act by virtue of his shareholdings in SAPSB. DDJM is the brother of DDTL and DDJC, who are Shareholders of SAPSB.	20,000	229	N/A	NIL [^]
		YWDSB	DDJM DDTL DDJC	DDJM is a Director and Major Shareholder of LPB. SBNHSB is an indirect wholly owned subsidiary of LPB. DDJM is a Director and Major Shareholder of YWDSB. DDJM is the brother of DDTL and DDJC, who are Shareholders of YWDSB.	20,000	367	N/A	NIL [^]
		SAHSB	DDJM DDTL DDJC	DDJM is a Director and Major Shareholder of LPB. SBNHSB is an indirect wholly owned subsidiary of LPB. DDJM is a Director and Major Shareholder of SAHSB. DDJM is the brother of DDTL and DDJC, who are Shareholders of SAHSB.	20,000	187	N/A	NIL [^]

Nature of RRPTs	Transacting Parties		Related Parties ¹	Relationship of Related Parties with Lagenda Group	Estimated aggregate value of the RRPT (disclosed in the previous circular dated 30 April 2025) (RM)	Actual value transacted from 11 June 2025 up to LPD (RM)	Reason for deviation where the actual value transacted exceeds estimated value by 10% or more (RM)	Estimated aggregate value of the RRPT to be entered into from the forthcoming AGM to the next AGM ² (RM)
	Provider	Recipient						
Cont'd – Supply of construction materials by Lagenda Group to transacting parties	SBNHSB	POSB	DDJM DDJC	DDJM is a Director and Major Shareholder of LPB. SBNHSB is an indirect wholly owned subsidiary of LPB. DDJM is the brother of DDJC, who is a Director and Major Shareholder of POSB.	20,000	613	N/A	NIL [^]
		TBSB	DDJM DDTL	DDJM is a Director and Major Shareholder of LPB. SBNHSB is an indirect wholly owned subsidiary of LPB. TBSB is a wholly owned subsidiary of EPB. DPSB is a Major Shareholder of EPB. DDJM is deemed interested pursuant to Section 8(4) of the Act by virtue of his shareholdings in DPSB. DDJM is the brother of DDTL who is a Shareholder of DPSB.	40,000	NIL	N/A	NIL [^]
		PCCCSB	DDJM DDTL DDJC	DDJM is a Director and Major Shareholder of LPB. SBNHSB is an indirect wholly owned subsidiary of LPB. DDJM is a Director and Major Shareholder of PCCCSB. DDJM is the brother of DDTL and DDJC, who are Directors and Major Shareholders of PCCCSB.	20,000	16	N/A	NIL [^]

Nature of RRPTs	Transacting Parties		Related Parties ¹	Relationship of Related Parties with Lagenda Group	Estimated aggregate value of the RRPT (disclosed in the previous circular dated 30 April 2025) (RM)	Actual value transacted from 11 June 2025 up to LPD (RM)	Reason for deviation where the actual value transacted exceeds estimated value by 10% or more (RM)	Estimated aggregate value of the RRPT to be entered into from the forthcoming AGM to the next AGM ² (RM)
	Provider	Recipient						
Cont'd – Supply of construction materials by Lagenda Group to transacting parties.	SBNHSB	DPSB	DDJM DDTL	DDJM is a Director and Major Shareholder of LPB. SBNHSB is an indirect wholly owned subsidiary of LPB. DDJM is a Director and Major Shareholder of DPSB. DDJM is the brother of DDTL who is a Shareholder of DPSB.	20,000	NIL	N/A	NIL [^]
		DBPDSB	DDJM	DDJM is a Director and Major Shareholder of LPB. SBNHSB is an indirect wholly owned subsidiary of LPB. DDJM is a Shareholder of DBPDSB. DDJM is the brother-in-law of Mr. Goh Jeun Seng, who is a Director and Major Shareholder of DBPDSB.	20,000	220	N/A	NIL [^]
		SAPROSB	DDJM DDTL DDJC	DDJM is a Director and Major Shareholder of LPB. SBNHSB is an indirect wholly owned subsidiary of LPB. DDJM is a Director and Major Shareholder of SAPROSB. DDJM is the brother of DDTL and DDJC, who are Shareholders of SAPROSB.	40,000	NIL	N/A	NIL [^]

Nature of RRPTs	Transacting Parties		Related Parties ¹	Relationship of Related Parties with Lagenda Group	Estimated aggregate value of the RRPT (disclosed in the previous circular dated 30 April 2025) (RM)	Actual value transacted from 11 June 2025 up to LPD (RM)	Reason for deviation where the actual value transacted exceeds estimated value by 10% or more (RM)	Estimated aggregate value of the RRPT to be entered into from the forthcoming AGM to the next AGM ² (RM)
	Provider	Recipient						
Cont'd – Supply of construction materials by Lagenda Group to transacting parties.	SBNHSB	GMSB	DDJM DDTL DDJC	DDJM is a Director and Major Shareholder of LPB. SBNHSB is an indirect wholly owned subsidiary of LPB. DDJM is a Director and Major Shareholder of GMSB. DDJM is the brother of DDTL who is Major Shareholder of GMSB. DDJM is the brother of DDJC who is Director of GMSB.	20,000	NIL	N/A	NIL [^]
		MTBSB	DDJM DDTL DDJC	DDJM is a Director and Major Shareholder of LPB. SBNHSB is an indirect wholly owned subsidiary of LPB. DDJM is a Director and Major Shareholder of MTBSB. DDJM is the brother of DDTL and DDJC, who are Shareholders of MTBSB.	20,000	NIL	N/A	NIL [^]

Nature of RRPTs	Transacting Parties		Related Parties ¹	Relationship of Related Parties with Lagenda Group	Estimated aggregate value of the RRPT (disclosed in the previous circular dated 30 April 2025) (RM)	Actual value transacted from 11 June 2025 up to LPD (RM)	Reason for deviation where the actual value transacted exceeds estimated value by 10% or more (RM)	Estimated aggregate value of the RRPT to be entered into from the forthcoming AGM to the next AGM ² (RM)
	Provider	Recipient						
Purchase of renovation services by Lagenda group from transacting parties	JCIDSSB	TNSB	DDJM DDTL DDJC	DDJM is a Director and Major Shareholder of JCIDSSB. DDJM is the brother of DDTL and DDJC, who are Shareholders of JCIDSSB. DDJM is a Director and Major Shareholder of LPB. TNSB is an indirect wholly owned subsidiary of LPB.	10,000,000	1,500,000	N/A	NIL [^]
		LHSB	DDJM DDTL DDJC	DDJM is a Director and Major Shareholder of JCIDSSB. DDJM is the brother of DDTL and DDJC, who are Shareholders of JCIDSSB. DDJM is a Director and Major Shareholder of LPB. LHSB is a wholly owned subsidiary of LPB.	2,020,000	NIL	N/A	NIL [^]

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Nature of RRPTs	Transacting Parties		Related Parties ¹	Relationship of Related Parties with Lagenda Group	Estimated aggregate value of the RRPT (disclosed in the previous circular dated 30 April 2025) (RM)	Actual value transacted from 11 June 2025 up to LPD (RM)	Reason for deviation where the actual value transacted exceeds estimated value by 10% or more (RM)	Estimated aggregate value of the RRPT to be entered into from the forthcoming AGM to the next AGM ² (RM)
	Provider	Recipient						
Provide childcare service to Lagenda Group of employees	PCCCSB	TNSB	DDJM DDTL DDJC	DDJM is a Director and Major Shareholder of PCCCSB. DDJM is the brother of DDTL and DDJC, who are Directors and Major Shareholders of PCCCSB. DDJM is a Director and Major Shareholder of LPB. TNSB is an indirect wholly owned subsidiary of LPB.	15,000	NIL	N/A	NIL [^]
		LPB	DDJM DDTL DDJC	DDJM is a Director and Major Shareholder of PCCCSB. DDJM is the brother of DDTL and DDJC, who are Directors and Major Shareholders of PCCCSB. DDJM is a Director and Major Shareholder of LPB.	15,000	NIL	N/A	NIL [^]
		LMSSB	DDJM DDTL DDJC	DDJM is a Director and Major Shareholder of PCCCSB. DDJM is the brother of DDTL and DDJC, who are Directors and Major Shareholders of PCCCSB DDJM is a Director and Major Shareholder of LPB. LMSSB is a wholly owned subsidiary of LPB.	30,000	18,040	N/A	NIL [^]

Notes

- ¹ *The direct and indirect shareholdings of these interested related parties (if any) are set out in Section 7.0 below. Accordingly, these interested related parties will abstain from voting in respect of their direct or indirect shareholdings in Lagenda at the forthcoming AGM on the Proposed Shareholders' Mandate.*
- ² *This is for the period from the date of AGM up to date of the forthcoming AGM of the Company. The values are merely estimated and are based on management's forecast of transaction values that have been undertaken and anticipated. The estimated value is subject to changes.*
- [^] *The proposed renewal of RRPTs is shown as "NIL" following the rationalisation of RRPT disclosure to a consolidated Group basis, as reflected in Section 2.4.3 below.*

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2.4.2 The RRPTs for which renewal of shareholders mandate is not being sought:

Nature of RRPTs	Tenure of the Agreement	Transacting Parties		Related Parties ¹	Relationship of Related Parties with Lagenda Group	Estimated aggregate value of the RRPT <i>(disclosed in the previous circular dated 30 April 2025)</i> (RM)	Actual value transacted from 11 June 2025 up to LPD (RM)	Reason for deviation where the actual value transacted exceeds estimated value by 10% or more (RM)	Estimated aggregate value of the RRPT to be entered into from the forthcoming AGM to the next AGM (RM)
		Provider	Recipient						
Rental income for the agricultural lands with oil palm plantation located at Lot Nos. 59307 – 59479, Mukim Durian Sebatang, Daerah Hilir Perak, Negeri Perak. The rental is received on a monthly basis.	1 year and renewable	BESB	LASB	DDJM DDTL DDJC	DDJM is a Director and Major Shareholder of LPB. TNSB and BESB are wholly owned subsidiaries of LPB. DDJM is a Director of LASB. LASB is a wholly owned subsidiary of SAPSB.	1,900,000	973,334	N/A	NIL
Rental income for the agricultural lands with oil palm plantation located at PT 42174 and PT 42175, Mukim Sitiawan, Daerah Manjung, Negeri Perak. The rental is received on a monthly basis.	1 year and renewable	TNSB			DDJM is deemed interested pursuant to Section 8(4) of the Act by virtue of his shareholdings in SAPSB. DDJM is the brother of DDTL and DDJC, who are Shareholders of SAPSB.				

Nature of RRPTs	Transacting Parties		Related Parties ¹	Relationship of Related Parties with Lagenda Group	Estimated aggregate value of the RRPT (disclosed in the previous circular dated 30 April 2025) (RM)	Actual value transacted from 11 June 2025 up to LPD (RM)	Reason for deviation where the actual value transacted exceeds estimated value by 10% or more (RM)	Estimated aggregate value of the RRPT to be entered into from the forthcoming AGM to the next AGM ² (RM)
	Provider	Recipient						
Supply of construction materials by Lagenda Group to transacting parties	YWTSB	SLSB	DDJM DDTL DDJC	DDJM is a Director and Major Shareholder of LPB. YWTSB is a wholly owned subsidiary of LPB. DDJM is the brother of DDTL and DDJC, who are Directors and Shareholders of SLSB.	3,000,000	NIL	N/A	NIL

Notes

¹ The direct and indirect shareholdings of these interested related parties (if any) are set out in Section 7.0 below. Accordingly, these interested related parties will abstain from voting in respect of their direct or indirect shareholdings in Lagenda at the forthcoming AGM on the Proposed Shareholders' Mandate.

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2.4.3 The new RRPTs to be entered into by the Group and the class of Related Parties are as follows:

Nature of RRPTs	Tenure of the Agreement	Transacting Parties		Related Parties ¹	Relationship of Related Parties with Lagenda Group	Estimated aggregate value of the RRPT to be entered into from the forthcoming AGM to the next AGM ² (RM)
		Provider	Recipient			
<p>Rental income for car park bays located at basement of Menara Lagenda, No. 3, Jalan SS20/27, 47400 Petaling Jaya, Selangor.</p> <p>The rental is received on a quarterly basis.</p>	N/A	Lagenda Group	YWDSB	DDJM DDTL DDJC	<p>DDJM is a Director of LPB and Major Shareholder of Lagenda Group.</p> <p>DDJM is a Director and Major Shareholder of YWDSB.</p> <p>DDJM is the brother of DDTL and DDJC, who are Shareholders of YWDSB.</p>	26,000
			DJSB	DDJM	<p>DDJM is a Director of LPB and Major Shareholder of Lagenda Group.</p> <p>DDJM is a Shareholder of DJSB.</p>	5,000
			EPB Group	DDJM DDTL	<p>DDJM is a Director of LPB and Major Shareholder of Lagenda Group.</p> <p>DPSB is a Major Shareholder of EPB Group.</p> <p>DDJM is deemed interested pursuant to Section 8(4) of the Act by virtue of his shareholdings in DPSB.</p> <p>DDJM is the brother of DDTL who is a Shareholder of DPSB.</p>	100,000
			SAHSB	DDJM DDTL DDJC	<p>DDJM is a Director of LPB and Major Shareholder of Lagenda Group.</p> <p>DDJM is a Director and Major Shareholder of SAHSB.</p> <p>DDJM is the brother of DDTL and DDJC, who are Shareholders of SAHSB.</p>	15,000

Nature of RRPTs	Tenure of the Agreement	Transacting Parties		Related Parties ¹	Relationship of Related Parties with Lagenda Group	Estimated aggregate value of the RRPT to be entered into from the forthcoming AGM to the next AGM ² (RM)
		Provider	Recipient			
Cont'd – Rental income for car park	N/A	Lagenda Group	DPSB	DDJM DDTL	DDJM is a Director of LPB and Major Shareholder of Lagenda Group. DDJM is a Director and Major Shareholder of DPSB. DDJM is the brother of DDTL who is a Shareholder of DPSB.	2,000
			DCSB	DDJM DDTL DDJC	DDJM is a Director of LPB and Major Shareholder of Lagenda Group. DDJM is a Director of DCSB. DCSB is a wholly owned subsidiary of SAPSB. DDJM is deemed interested pursuant to Section 8(4) of the Act by virtue of his shareholdings in SAPSB. DDJM is the brother of DDTL and DDJC, who are Shareholders of SAPSB.	5,000
Rental income for Lorong Lagenda 67, Seksyen 3, Bandar Lagenda Teluk Intan, Teluk Intan, Perak. The rental is received on a monthly basis.	1 year and renewable	Lagenda Group	LASB	DDJM DDTL DDJC	DDJM is a Director of LPB and Major Shareholder of Lagenda Group. DDJM is a Director of LASB. LASB is a wholly owned subsidiary of SAPSB. DDJM is deemed interested pursuant to Section 8(4) of the Act by virtue of his shareholdings in SAPSB. DDJM is the brother of DDTL and DDJC, who are Shareholders of SAPSB.	25,000

Nature of RRPTs	Tenure of the Agreement	Transacting Parties		Related Parties ¹	Relationship of Related Parties with Lagenda Group	Estimated aggregate value of the RRPT to be entered into from the forthcoming AGM to the next AGM ² (RM)
		Provider	Recipient			
Rental expense for the 5 storey office building (<i>approximately 42,899.78 sq ft</i>) located at No. 131, Persiaran PM2/1, Pusat Bandar Seri Manjung Seksyen 2, 32040 Seri Manjung, Perak & approximately 141 car park bays on a piece of land held under PT 38104, H.S. (D) 35902 Mukim Sitiawan, Perak. The rental is paid on a monthly basis.	1 year and renewable	SAHSB	Lagenda Group	DDJM DDTL DDJC	DDJM is a Director and Major Shareholder of SAHSB. DDJM is the brother of DDTL and DDJC, who are Shareholders of SAHSB. DDJM is a Director of LPB and Major Shareholder of Lagenda Group.	2,000,000 [^]
Management income from providing management services	N/A	Lagenda Group	SAHSB	DDJM DDTL DDJC	DDJM is a Director of LPB and Major Shareholder of Lagenda Group. DDJM is a Director and Major Shareholder of SAHSB. DDJM is the brother of DDTL and DDJC, who are Shareholders of SAHSB.	2,000,000
			EPB Group	DDJM DDTL	DDJM is a Director of LPB and Major Shareholder of Lagenda Group. DPSB is a Major Shareholder of EPB Group. DDJM is deemed interested pursuant to Section 8(4) of the Act by virtue of his shareholdings in DPSB. DDJM is the brother of DDTL who is a Shareholder of DPSB.	2,000,000
Provide childcare service to Lagenda Group of employees	N/A	PCCCSB	Lagenda Group	DDJM DDTL DDJC	DDJM is a Director and Major Shareholder of PCCCSB. DDJM is the brother of DDTL and DDJC, who are Directors and Major Shareholders of PCCCSB. DDJM is a Director of LPB and Major Shareholder of Lagenda Group.	33,000 [^]

Nature of RRPTs	Tenure of the Agreement	Transacting Parties		Related Parties ¹	Relationship of Related Parties with Lagenda Group	Estimated aggregate value of the RRPT to be entered into from the forthcoming AGM to the next AGM ² (RM)
		Provider	Recipient			
Renovation Service	N/A	ECO Group	Lagenda Group	DDJM	DDJM is a Major Shareholder of both ECO Group and Lagenda Group. DDJM is a Director of LPB.	5,000,000
		JCIDSSB	Lagenda Group	DDJM DDTL DDJC	DDJM is a Director and Major Shareholder of JCIDSSB. DDJM is the brother of DDTL and DDJC, who are Shareholders of JCIDSSB. DDJM is a Director of LPB and Major Shareholder of Lagenda Group.	2,000,000 [^]
Supply of construction material	N/A	Lagenda Group	EPB Group	DDJM DDTL	DDJM is a Director of LPB and Major Shareholder of Lagenda Group. DPSB is a Major Shareholder of EPB Group. DDJM is deemed interested pursuant to Section 8(4) of the Act by virtue of his shareholdings in DPSB. DDJM is the brother of DDTL who is a Shareholder of DPSB.	150,000,000 [^]
			DBPDSB	DDJM	DDJM is a Director of LPB and Major Shareholder of Lagenda Group. DDJM is a Shareholder of DBPDSB. DDJM is the brother-in-law of Mr. Goh Jeun Seng, who is a Director and Major Shareholder of DBPDSB.	7,020,000 [^]
			GHDSB	DDJM DDJC	DDJM is a Director of LPB and Major Shareholder of Lagenda Group. DDJM is the brother of DDJC, who is a Director and Major Shareholder of GHDSB.	3,200,000 [^]

Nature of RRPTs	Tenure of the Agreement	Transacting Parties		Related Parties ¹	Relationship of Related Parties with Lagenda Group	Estimated aggregate value of the RRPT to be entered into from the forthcoming AGM to the next AGM ² (RM)
		Provider	Recipient			
Cont'd – Supply of construction material	N/A	Lagenda Group	BRSB	DDJM DDJC	DDJM is a Director of LPB and Major Shareholder of Lagenda Group. DDJM is the brother of DDJC, who is a Director and Major Shareholder of BRSB.	150,000 [^]
			LASB	DDJM DDTL DDJC	DDJM is a Director of LPB and Major Shareholder of Lagenda Group. DDJM is a Director of LASB. LASB is a wholly owned subsidiary of SAPSB. DDJM is deemed interested pursuant to Section 8(4) of the Act by virtue of his shareholdings in SAPSB. DDJM is the brother of DDTL and DDJC, who are Shareholders of SAPSB.	170,000 [^]
			SAPSB	DDJM DDTL DDJC	DDJM is a Director of LPB and Major Shareholder of Lagenda Group. DDJM is a Director and Major Shareholder of SAPSB. DDJM is the brother of DDTL and DDJC, who are Shareholders of SAPSB.	190,000 [^]
			POSB	DDJM DDJC	DDJM is a Director of LPB and Major Shareholder of Lagenda Group. DDJM is the brother to DDJC, who is a Director and Major Shareholder of POSB.	170,000 [^]
			YWDSB	DDJM DDTL DDJC	DDJM is a Director of LPB and Major Shareholder of Lagenda Group. DDJM is a Director and Major Shareholder of YWDSB. DDJM is the brother of DDTL and DDJC, who are Shareholders of YWDSB.	20,000 [^]

Nature of RRPTs	Tenure of the Agreement	Transacting Parties		Related Parties ¹	Relationship of Related Parties with Lagenda Group	Estimated aggregate value of the RRPT to be entered into from the forthcoming AGM to the next AGM ² (RM)
		Provider	Recipient			
Cont'd – Supply of construction material	N/A	Lagenda Group	SAHSB	DDJM DDTL DDJC	DDJM is a Director of LPB and Major Shareholder of Lagenda Group. DDJM is a Director and Major Shareholder of SAHSB. DDJM is the brother of DDTL and DDJC, who are Shareholders of SAHSB.	20,000 [^]
			PCCCSB	DDJM DDTL DDJC	DDJM is a Director of LPB and Major Shareholder of Lagenda Group. DDJM is a Director and Major Shareholder of PCCCSB. DDJM is the brother of DDTL and DDJC, who are Directors and Major Shareholders of PCCCSB.	20,000 [^]
			DPSB	DDJM DDTL	DDJM is a Director of LPB and Major Shareholder of Lagenda Group. DDJM is a Director and Major Shareholder of DPSB. DDJM is the brother of DDTL who is a Shareholder of DPSB.	20,000 [^]
			SAPROSB	DDJM DDTL DDJC	DDJM is a Director of LPB and Major Shareholder of Lagenda Group. DDJM is a Director and Major Shareholder of SAPROSB. DDJM is the brother of DDTL and DDJC, who are Shareholders of SAPROSB.	40,000 [^]
			GMSB	DDJM DDTL DDJC	DDJM is a Director of LPB and Major Shareholder of Lagenda Group. DDJM is a Director and Major Shareholder of GMSB. DDJM is the brother of DDTL who is Major Shareholder of GMSB. DDJM is the brother of DDJC who is Director of GMSB.	20,000 [^]

Nature of RRPTs	Tenure of the Agreement	Transacting Parties		Related Parties ¹	Relationship of Related Parties with Lagenda Group	Estimated aggregate value of the RRPT to be entered into from the forthcoming AGM to the next AGM ² (RM)
		Provider	Recipient			
<i>Cont'd</i> – Supply of construction material	N/A	Lagenda Group	MTBSB	DDJM DDTL DDJC	DDJM is a Director of LPB and Major Shareholder of Lagenda Group. DDJM is a Director and Major Shareholder of MTBSB. DDJM is the brother of DDTL and DDJC, who are Shareholders of MTBSB.	20,000 [^]
Distribution of profits from oil palm cultivation on agricultural lands	1 year and renewable	LASB	Lagenda Group	DDJM DDTL DDJC	DDJM is a Director of LASB. LASB is a wholly owned subsidiary of SAPSB. DDJM is deemed interested pursuant to Section 8(4) of the Act by virtue of his shareholdings in SAPSB. DDJM is the brother of DDTL and DDJC, who are Shareholders of SAPSB. DDJM is a Director of LPB and Major Shareholder of Lagenda Group.	4,200,000

Notes

¹ The direct and indirect shareholdings of these interested related parties (if any) are set out in Section 7.0 below. Accordingly, these interested related parties will abstain from voting in respect of their direct or indirect shareholdings in Lagenda at the forthcoming AGM on the Proposed Shareholders' Mandate.

² This is for the period from the date of AGM up to date of the forthcoming AGM of the Company. The values are merely estimated and are based on management's forecast of transaction values that have been undertaken and anticipated. The estimated value is subject to changes.

[^] The proposed mandate represents the aggregated RRPTs at Lagenda Group level following the rationalisation of disclosure from individual entity-level transactions.

2.5 Amount Due and Owing to Lagenda by Related Parties

As of financial year ended 31 December 2025, the amount due and owing to Lagenda Group by the following parties which has exceeded the credit term given arising from the RRPT(s) as per Section 2.4 are as follows:

Debtors' Name	Outstanding amount Less than 1 year (RM)
Transnational Builder Sdn Bhd (Subsidiary of EPB Group)	8,800,723 ¹
De Blue Print Development Sdn Bhd	1,640,141 ²

Notes

1 As at LPD, the outstanding amount due has been fully received

2 As at LPD, the outstanding amount due is RM306,000

Management regularly monitors and reviews the outstanding amounts and the status of the cases. Appropriate actions are taken, such as imposing late payment penalty of 1.0% per month, as well as conducting follow-up discussions with the debtors' management to facilitate settlement of the outstanding amounts.

Management has reviewed the outstanding amounts and is of the opinion that there are no recoverability issues, as these arise from the normal business operations of the Lagenda Group.

2.6 Guidelines and Review Procedures

The Group has established the following guidelines and procedures to ensure that all RRPT are undertaken at prices determined by market forces, on arm's length basis and on terms no more favourable to the Related Parties than those available to the public and are not detrimental to the interest of Lagenda minority shareholders:-

(a) **Methods for Determination of Transaction Price**

- (i) The prices, terms and conditions of the transactions are set in accordance with current market forces and reflect commercial terms typically applied in dealings with independent third parties.
- (ii) The Group shall ensure, where possible, that at least two (2) contemporaneous transactions with unrelated third parties for similar products/services and/or quantities are used as benchmarks to determine whether the prices and terms offered to or by the Related Parties are fair, reasonable and comparable to those extended to unrelated third parties.
- (iii) In the event that quotations or comparative pricing from unrelated third parties are not available, the Group will determine the pricing of the products/services supplied or purchased based on its usual business practices and policies, ensuring that the terms are not more favourable to Related Parties than those extended to the public and are not detrimental to the Company's minority shareholders.

(b) **Thresholds for approval of RRPT**

There is no specific threshold for the approval of RRPT within the Lagenda Group as the transaction prices with Related Parties are guided by the prevailing market prices, undertaken on an arm's length basis, on terms not more favourable to the Related Parties than those generally available to the public and not detrimental to the minority shareholders. All RRPT are subject to review by the ARMC and approval by the Board.

(c) **Monitoring of RRPT**

- (i) An updated list of Related Parties will be periodically disseminated within the Group, and the relevant parties will be notified to ensure that all RRPT are conducted in compliance with the Group's policies.
- (ii) All divisions and subsidiary companies shall assess their existing information systems to ensure that Related Party Transaction information are captured at source in an accurate and timely manner.
- (iii) The Company shall keep and maintain proper documentation of all RRPT entered into pursuant to the shareholders' mandate for the ARMC's periodic review.
- (iv) The ARMC shall, as and when needed, review the internal audit reports to verify that the RRPT are undertaken in compliance with the established monitoring guidelines and procedures.
- (v) The Board and the ARMC shall oversee and determine the review procedures and may delegate specific responsibilities to appropriate individuals or committees within the Company. Where a Board or ARMC member has an interest in a transaction, he shall abstain from deliberations and decisions relating to that transaction.
- (vi) Where necessary, the Group will obtain additional quotations from independent third parties and evaluate them against relevant factors, including price, delivery, services and other terms and conditions before proceeding with the transaction.

If it is determined that the guidelines and/or procedures stated in Section 2.6 of this Circular are inadequate, and to ensure that:

- (i) the RRPT will be conducted at arm's length and on normal commercial terms that are not more favourable to the Related Parties than those generally available to the public; and
- (ii) such transactions are not detrimental to the minority shareholders of the Company nor prejudicial to the interests of shareholders;

the Company will obtain a fresh shareholders' mandate based on new guidelines and procedures.

The ARMC may, at its discretion, require additional limits or procedures to be applied if deemed necessary. Such limits or procedures may be implemented without shareholder approval, so long as they are more stringent than those currently in place.

In accordance with Paragraph 10.09 of the Listing Requirements, an interested Director, interested Major Shareholder, or any person connected with them shall not vote on the resolution for the Proposed Renewal of Existing and New Shareholders' Mandate. If the interest involves a person connected with a Director or Major Shareholder, the relevant Director or Major Shareholder must likewise abstain from voting.

2.7 Disclosure in the Annual Report

Disclosure will be made in the Company's Annual Report in accordance with Paragraph 3.1.5 of the Practice Note 12 of the Listing Requirements, which requires a breakdown of the aggregate value of the RRPT made during the financial year based on the following information:-

- (a) the type of RRPT made;
- (b) the names of the Related Parties involved and their relationship with the Group.

3.0 STATEMENT BY THE ARMC

The ARMC of the Company has seen and reviewed the procedure mentioned in Section 2.6 above and is of the view that:

- (a) The procedures and processes established are sufficient to ensure that the RRPT are transacted on terms that are no more favorable to the related parties than those generally available to the public, thereby safeguarding the interests of minority shareholders; and
- (b) The Group has put in place adequate procedures and processes to ensure the timely and orderly monitoring, tracking and identification of RRPT. These procedures and processes are reviewed annually or as and when necessary.

4.0 RATIONALE FOR AND BENEFITS OF THE PROPOSED SHAREHOLDERS' MANDATE

The Proposed Existing and New Shareholders' Mandate is intended to provide the Company with a general mandate from its shareholders to enter into RRPT in the ordinary course of business. These transactions arise from the Group's normal operations and involve the supply and receipt of goods and services with Related Parties. The mandate allows the Group to undertake such transactions efficiently and promptly, without the need to seek shareholders' approval for each individual transaction, particularly where operational requirements are time-sensitive.

Engaging with Related Parties provides several commercial benefits. Related Parties have proven to be dependable in supplying goods and services that meet the Group's quality standards. Their familiarity with the Group's operations, gained from previous engagements, enables them to respond efficiently even within tight timelines. Where the Group supplies goods and services to Related Parties, these transactions allow the Group to achieve economies of scale and operational efficiency by consolidating orders or optimising resource utilisation. This established experience also allows for better coordination, reliable delivery, and timely execution, enabling the Group to seize emerging business opportunities promptly. Such relationships further provide access to expertise, resources, and commercially competitive terms, supporting overall business performance.

All RRPT are conducted on normal commercial terms, on an arm's-length basis, and on terms no more favourable than those generally available to the public, ensuring that the Group's commercial interests are safeguarded and that minority shareholders are protected. The mandate also reduces administrative burden, saves time and costs, and allows the Board to focus resources on strategic and value-adding activities, while maintaining transparency through annual renewal and regulatory disclosure.

5.0 EFFECTS OF THE PROPOSED SHAREHOLDERS' MANDATE

The Proposed Shareholders' Mandate, upon obtaining shareholders' approval at the forthcoming AGM, will not have any effect on the Lagenda Group's earnings per share, gearing, net assets per share or on its issued and paid-up share capital, nor will it affect the shareholdings of the Company's major shareholders.

6.0 APPROVAL REQUIRED

The Proposed Shareholders' Mandate is subject to the approval of the shareholders of Lagenda at the forthcoming AGM to be convened.

7.0 INTERESTS OF THE DIRECTORS, MAJOR SHAREHOLDERS AND/OR PERSONS CONNECTED TO THEM

Save as disclosed in this Circular and below, none of the other Directors and Major Shareholders and/or persons connected to them as any interest, direct or indirect, in the Proposed Shareholders' Mandate:

Name	Shareholdings			
	Direct		Indirect	
	No. of shares	%*	No. of shares	%*
<u>Director</u> DDJM	10,500,800	1.26	488,461,636 ⁽¹⁾	58.68
<u>Major Shareholder</u> Lagenda Land Sdn Bhd	446,990,428	53.70	-	-
Doh Capital Sdn Bhd	37,571,208	4.51	-	-
Setia Awan Plantation Sdn Bhd	-	-	37,571,208 ⁽⁴⁾	4.51
<u>Persons Connected ⁽²⁾</u> DDTL	1,179,000	0.14	488,461,636 ⁽¹⁾	58.68
DDJC	-	-	484,561,636 ⁽³⁾	58.21

Note:

* Excluding a total of 4,904,200 ordinary shares bought-back by the Company and retained as treasury shares as at 25 March 2026 based on Record of Depositors.

(1) Deemed interest by virtue of his shareholding in Doh Properties Sdn Bhd, Lagenda Land Sdn Bhd and Setia Awan Plantation Sdn Bhd, a holding company of Doh Capital Sdn Bhd pursuant to Section 8(4) of the Companies Act 2016

(2) DDTL and DDJC are the brothers of DDJM

(3) Deemed interest by virtue of his shareholding in Lagenda Land Sdn Bhd and Setia Awan Plantation Sdn Bhd, a holding company of Doh Capital Sdn Bhd pursuant to Section 8(4) of the Companies Act 2016

(4) Deemed interest by virtue of its shareholding in Doh Capital Sdn Bhd pursuant to Section 8(4) of the Companies Act 2016

The interested Director has abstained, and will continue to abstain, from participating in the Board's deliberations and decision making on the resolution concerning the Proposed Shareholders' Mandate. In addition, the interested Director, interested Major Shareholder and their persons connected to them will abstain from voting on the resolution at the forthcoming AGM in respect of their direct or indirect shareholdings, if any, relating to the RRPT in which they have an interest.

The interested Directors and/or Major Shareholder have undertaken to ensure that all the persons connected to them will abstain from voting on the ordinary resolutions relating to the Proposed Shareholders' Mandate at the next AGM, in view of their respective direct and/or indirect interests in the Company.

8.0 DIRECTORS' RECOMMENDATION

After evaluating the rationale and deliberating on the Proposed Shareholders' Mandate, the Board, save for DDJM, is of the opinion that the Proposed Shareholders' Mandate will benefit the Lagenda Group.

The Board (with the Interested Director abstaining) has assessed all aspects of the Proposed Shareholders' Mandate and is of the opinion that its approval is in the best interest of the Company. The Board therefore recommends that the shareholders vote in favour of the ordinary resolution on the Proposed Shareholders' Mandate to be tabled at the forthcoming AGM.

9.0 AGM

The AGM, the notice of which is enclosed in the Company's Annual Report 2025 will be held at Ballroom I, Tropicana Golf & Country Resort, Jalan Kelab Tropicana, 47410 Petaling Jaya, Selangor Darul Ehsan on Wednesday, 10 June 2026 at 10.30 a.m. or at any adjournment thereof, for the purpose of considering and, if thought fit, passing, inter alia, the ordinary resolution set out in the Notice of AGM, to give effect to the Proposed Shareholders' Mandate.

If you are unable to attend and vote in person at the AGM, you will find attached to the Company's Annual Report 2025, a Proxy Form, which you are required to complete, sign and return in accordance with the instructions contained therein and forward it to the business address of the Company at Level 4, No. 131, Persiaran PM2/1, Pusat Bandar Seri Manjung Seksyen 2, 32040 Seri Manjung, Perak so as to arrive not less than forty-eight (48) hours before the time set for the holding of the AGM or any adjournment thereof. The lodging of the Proxy Form will not preclude you from attending and voting in person at the AGM should you subsequently wish to do so.

10.0 FURTHER INFORMATION

You are requested to refer to the attached Appendix II contained in this Circular for further information.

Yours faithfully,
for and on behalf of the Board of Lagenda Properties Berhad

Datin Loa Bee Ha
Independent Non-Executive Director

PART B

PROPOSED RENEWAL OF EXISTING SHARE BUY-BACK AUTHORITY



LAGENDA
PROPERTIES

LAGENDA PROPERTIES BERHAD

Registration No. 200101000008 (535763-A)

(Incorporated in Malaysia)

1. INTRODUCTION

At the 24th AGM of the Company held on 11 June 2025, the Shareholders had given the authority for the Company to purchase up to 10% of the total number of issued shares of the Company as quoted on Bursa Securities as at the point of purchase. In accordance with the Listing Requirements governing the purchase of its own shares by a listed company, the aforesaid approval will lapse at the conclusion of the forthcoming 25th AGM unless a new mandate is obtained from its shareholders.

In connection thereto, the Board had on 17 April 2026 announced the Company's intention to seek the shareholders' approval on the Proposed Renewal of Existing Share Buy-Back Authority at the forthcoming 25th AGM.

The purpose of this Statement is to provide Shareholders with details of the Proposed Renewal of Existing Share Buy-Back Authority and to seek the Shareholders' approval for the ordinary resolution to be tabled at the forthcoming 25th AGM of the Company.

YOU ARE ADVISED TO READ AND CONSIDER CAREFULLY THE CONTENTS OF THIS STATEMENT BEFORE VOTING ON THE RESOLUTION TO GIVE EFFECT TO THE PROPOSED RENEWAL OF EXISTING SHARE BUY-BACK AUTHORITY.

2. DETAILS OF THE PROPOSED RENEWAL OF EXISTING SHARE BUY-BACK AUTHORITY

The Board is proposing to seek approval from the shareholders of the Company to purchase and/or hold up to ten per centum (10%) of the total number of issued Shares of the Company at any point of time, within the time period stated in Section 2(b) of this Statement subject to compliance with Section 127 of the Act, the Listing Requirements and any prevailing laws, rules and regulations, orders, guidelines and other requirements issued by the relevant authorities ("**Prevailing Laws**") and will continue to be in force until:-

- (a) the conclusion of the next AGM of the Company, at which time it will lapse, unless by ordinary resolution passed at that meeting, the authority is renewed, either unconditionally or subject to conditions; or
- (b) the expiration of the period within which the next AGM after that date is required by law to be held; or
- (c) revoked or varied by ordinary resolution passed by the shareholders of the Company in general meeting,

whichever occurs first.

The Proposed Renewal of Existing Share Buy-Back Authority does not impose an obligation on the Company to purchase its own shares. Rather, it will allow the Board to exercise the power of the Company to purchase its own shares at any time within the abovementioned time period.

2.1 Maximum Limit

The maximum aggregate number of Shares, which may be purchased by the Company, shall not exceed ten percent (10%) of the total number of issued shares of the Company at any point in time.

As at the LPD, the total number of issued Shares of the Company is represented by 837,327,181 ordinary shares. Hence, the maximum number of Shares that may be purchased or held as Treasury Shares by the Company is 83,732,718 Shares representing 10% of the total number of issued shares of the Company inclusive of 4,904,200 Shares that have been purchased and retained as Treasury Shares pursuant to the Proposed Renewal of Existing Share Buy-Back Authority. As at LPD, the balance maximum number of Lagenda Shares can be purchased by the Company is up to 78,828,518 shares.

The actual number of Lagenda Shares to be purchased by the Company and the timing of such purchase will depend, among others, on the prevailing equity market conditions, market sentiments and the Company's retained profits and available financial resources at the relevant time. The Proposed Renewal of Existing Share Buy-Back shall only be effected on the open market of the Exchange via its automated trading system and shall exclude any direct business transactions as defined under the rules of Bursa Securities. All share buy-back transactions will be undertaken through the Company's appointed stockbroker(s).

2.2 Source of Funds

The Company may fund the Proposed Renewal of Existing Share Buy-Back using internally-generated funds and/or bank borrowings, so long as an equivalent amount of retained profits is maintained and is in compliance with the Prevailing Laws. Buy-backs funded internally are not expected to materially affect the Company's cash flow. If financed through bank borrowings, the Board will ensure that the repayment obligations can be met without materially affecting the Company's cash flow position.

The maximum amount of funds to be allocated for the Proposed Renewal of Existing Share Buy-Back shall not exceed the aggregate of the retained profits of the Company at the time of purchase. Based on the latest audited financial statements of the Company and the Group for the financial year ended 31 December 2024 and 31 December 2025 respectively, the retained profits of the Company and the Group are as follows:

	Audited	Unaudited
	As at 31 December 2024 RM'000	As at 31 December 2025 RM'000
<u>Company</u> Retained Profits	42,145	33,310
<u>Group</u> Retained Profits	914,811	1,039,783

Regardless of the above, the Company will ensure that it maintains sufficient retained profits at the Company level before undertaking any share buy-back. The Company will also ensure that the maximum funds utilised do not exceed its aggregate retained profits at the time of purchase.

As required under Section 112(2) of the Act, the Company will have to perform a solvency test to satisfy the following conditions:

- (a) the share buy-back would not result in the Company being insolvent and its capital being impaired at the date of the solvency statement; and
- (b) the Company will remain solvent after each buy-back during the period of six (6) months after the date of the declaration made by a majority of the Directors.

2.3 Public Shareholding Spread

As at LPD, the public shareholding spread of the Company was 39.84%, excluding Treasury Shares.

The Board is mindful of the requirement that any purchase of the Lagenda Shares by the Company must not result in the public shareholding spread of the Company falling below 25% of its issued and paid-up share capital as required under Paragraph 8.02(1) of the Listing Requirements.

2.4 Treatment of Purchased Shares

Pursuant to Section 127 of the Act, the Board may deal with the Purchased Shares in the following manner:-

- a) cancel all or part of the Purchased Shares; or
- b) retain the Purchased Shares as treasury shares, to be distributed as dividends to the shareholders and/or resold on the market of Bursa Securities and/or transferred for the purposes of or under an employees' share scheme and/or transferred as purchase consideration; or
- c) retain part of the Purchased Shares as treasury shares and cancel the remainder; or
- d) deal with the Shares in any other manner as may be permitted by the applicable laws and/or regulations in force from time to time.

In considering how the Purchased Shares will be dealt with, an immediate announcement will be made to Bursa Securities upon each purchase, cancellation and/or resale of Purchased Shares pursuant to the Proposed Renewal of Existing Share Buy-Back.

2.5 Purchase Price and Resale/Transfer Price

In accordance with Paragraph 12.17 of the Listing Requirements, Lagenda may only purchase its own shares on Bursa Securities at a price which is not more than fifteen percent (15%) above the weighted average market price ("WAMP") for Lagenda Shares for the five (5) Market Days immediately before the purchase(s). An immediate announcement will be made to Bursa Securities of any purchase(s) of its own shares on the day of purchase.

In addition, pursuant to Paragraph 12.18 of the Listing Requirements, in the case of a resale or transfer of the Treasury Shares, the Company may only resell the Treasury Shares on Bursa Securities or transfer Treasury Shares pursuant to Section 127 (7) of the Act, at:

- a) a price which is not less than the WAMP for the Lagenda Shares for the five (5) Market Days immediately before the resale or transfer; or

- b) a discounted price of not more than five percent (5%) to the weighted average market price for the Lagenda Shares for the (5) Market Days immediately before the resale or transfer provided that:-
- i) the resale or transfer takes place not earlier than thirty (30) days from the date of purchase; and
 - ii) the resale price is not less than the cost of purchase of the Lagenda Shares being resold or transferred.

2.6 Ranking of Purchased Shares

In the event the Purchased are held as Treasury Shares, the rights attached to them as to voting, dividends and participation in other distribution and otherwise are suspended.

In accordance with Section 127(9) of the Act, the Treasury Shares shall not be taken into account in calculating the number or percentage of Lagenda Shares or of a class of Lagenda Shares for any purposes including substantial shareholding, takeovers, notices, the requisitioning of meetings, the quorum for a meeting and the result of a vote on a resolution at a meeting.

2.7 Details of Purchased Shares in the previous twelve (12) months

During the previous twelve (12) months up to LPD, the Company had purchased 4,904,200 of its own Shares, details of which are set out in Appendix I of this Statement. As at LPD, all 4,904,200 Purchased Shares were retained as Treasury Shares.

The Company has not resold, distributed, transferred or cancelled any Treasury Shares in the previous twelve (12) months.

2.8 Historical Share Prices

The monthly highest and lowest prices of Lagenda Shares traded on Bursa Securities for the past twelve (12) months from April 2025 to March 2026 are as follows:

Period	High (RM)	Low (RM)
<u>2025</u>		
April	1.25	1.12
May	1.22	1.14
June	1.25	1.17
July	1.25	1.18
August	1.22	1.18
September	1.21	1.12
October	1.31	1.18
November	1.31	1.24
December	1.30	1.20
<u>2026</u>		
January	1.56	1.24
February	1.53	1.36
March	1.47	1.27
The last transacted price of Lagenda Shares on LPD		1.42

(Source : Trading View)

3.0 RATIONALE FOR AND BENEFITS OF THE PROPOSED RENEWAL OF EXISTING SHARE BUY-BACK AUTHORITY

The Proposed Renewal of Existing Share Buy-Back Authority will allow the Company to optimise its use of surplus financial resources, contributing to greater stability in the trading of Lagenda Shares on the Exchange and supporting their underlying value.

The Company may retain the Purchased Shares as Treasury Shares and resell through the Exchange at favourable prices to realise potential gains while maintaining its existing issued share capital. Alternatively, such Treasury Shares may be distributed to shareholders in the form of dividends.

The Company may utilise Treasury Shares as consideration for various corporate transactions such as acquisition of land, property or assets, thus lowering the immediate capital requirements and easing the Company's and/or the Group's financial burden.

Notwithstanding the above, the Company's financial resources will benefit from any resale of Treasury Shares at values exceeding their purchase price.

4.0 POTENTIAL ADVANTAGES AND DISADVANTAGES OF THE PROPOSED RENEWAL OF EXISTING SHARE BUY- BACK AUTHORITY

The potential advantages of the Proposed Renewal of Existing Share Buy-Back Authority are as follows:-

- a) The Proposed Share Buy-Back enables the Company to employ available financial resources with no immediate use to acquire Lagenda Shares at undervalued levels, thereby contributing to market stability and supporting its fundamental value.
- b) The Proposed Share Buy-Back offers the Company the possibility of securing returns if Treasury Shares are later disposed at levels above their purchase price.
- c) The Company may distribute Treasury Shares in the form of share dividends, thereby offering shareholders additional value arising from the Proposed Share Buy-Back.
- d) The Purchased Shares may be kept as Treasury Shares and transferred for the purposes of the Company's Employee Share Scheme, allowing such administration to be effected without a trustee and consequently lowering costs.

The potential disadvantages of the Proposed Renewal of Existing Share Buy-Back Authority are as follows:-

- a) Reduce the Group's available financial resources and may consequently limit its ability to pursue future investment opportunities that could yield more favourable returns. In addition, the utilisation of funds for the Proposed Share Buy-Back may result in a loss of potential interest income that the Group would otherwise have earned.
- b) Reduce the Company's capacity to make distributions to shareholders in the near term, given that the Proposed Share Buy-Back can only be made out of retained earnings.

Having considered the relevant factors, the Board is of the view that the Proposed Renewal of Existing Share Buy-Back Authority is not expected to materially disadvantage the Company or its shareholders and will be implemented only after assessing, among others, the Group's financial capability and its impact on shareholders.

5.0 FINANCIAL EFFECTS OF THE PROPOSED RENEWAL OF EXISTING SHARE BUY-BACK AUTHORITY

a. Share Capital

The effect of the Proposed Share Buy-Back Authority on the issued share capital of the Company will depend on whether the Purchased Shares are cancelled or retained as Treasury Shares.

In the event that the Company acquires the maximum ten percent (10%) of the total number of issued shares of the Company authorised under the Proposed Renewal of Existing Share Buy-Back Authority and all the Lagenda Shares so acquired are cancelled, the total number of issued shares of the Company will be as follows:

	No. of Lagenda Shares
Total number of issued shares as at LPD <i>(including 4,904,200 Treasury Shares)</i>	837,327,181
Assuming the Proposed Share Buy-Back is implemented in full and cancelled (up to 10%)	(83,732,718)
Resultant total number of issued shares	753,594,463

The Proposed Renewal of Existing Share Buy-Back Authority will not result in any change to the Company's issued share capital, assuming that all Purchased Shares are held as Treasury Shares, resold or distributed to shareholders.

Should the Purchased Shares are retained as Treasury Shares, the Company's total issued share capital will remain unchanged, however, the voting, dividend and distribution rights attached to such Treasury Shares will be suspended. While held as Treasury Shares, Section 127 of the Act prohibits these shares from being taken into account for any purpose, including substantial shareholdings, takeovers, notices, requisitioning of meetings, quorum requirements and the tabulation of voting results.

b. Working Capital

The Group's working capital and cash flow may be impacted by the Proposed Renewal of Existing Share Buy-Back Authority, with the reduction determined by the purchase price, number of Shares purchased and associated costs incurred in making the purchase. Assuming the Purchased Shares are kept as Treasury Shares and subsequently disposed of, the Group's working capital and cash flow will increase by the resale proceeds, which will depend on the actual disposal price and the number of Treasury Shares sold.

c. NA Per Share

The Proposed Renewal of Existing Share Buy-Back Authority, if exercise, may have a variable impact on the NA per Share, increasing it where the purchase price is below the NA per Share and reducing it where the purchase price exceeds it at the time the Shares purchase. Should Treasury Shares be resold at a gain, the NA per Share will correspondingly improve, with the degree of improvement influenced by the selling price and the number of Shares sold.

d. EPS

The impact of the Proposed Renewal of Existing Share Buy-Back Authority on the Lagenda Group's EPS will depend on, inter alia, the number of Purchased Shares, the purchase price of such shares and the effective funding cost or any loss in interest income arising from the buy-back. Whether the Purchased Shares are kept as Treasury Shares or cancelled, it will have a positive impact on the EPS of the Group, all else being equal, due to the corresponding reduction in the Company's issued share capital.

e. Gearing

The effect of the Proposed Renewal of Existing Share Buy-Back Authority on the gearing of the Group will depend on the proportion of borrowings utilised to fund any purchase of Shares. At this juncture, the Company has not determined whether to use any form of borrowings for purposes of the proposed share buy-back.

f. Dividends

The Proposed Share Buy-Back Authority is not expected to have any impact on the dividend policy of the Board in recommending dividends to our shareholders. However, the dividend per share of the Company may improve as a result of the reduction in the number of issued shares (excluding Treasury shares) arising from the purchase of shares.

Notwithstanding the above, the purchase of shares pursuant to the Proposed Renewal of Existing Share Buy-Back Authority will reduce the cash reserves and retained earnings of the Company, which may affect the amount of dividends that can be declared and paid. The Treasury Shares purchased may also be distributed as dividends to the shareholders of the Company, if the Company so decides.

Any dividends to be declared by the Company in the future will depend on, inter alia, the availability of retained earnings, as well as the profitability and cash flow position of the Group.

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6.0 DIRECTORS' AND SUBSTANTIAL SHAREHOLDERS' SHAREHOLDINGS

The effect of the Proposed Renewal of Existing Share Buy-Back Authority on the shareholdings of the Directors and the substantial shareholders of Lagenda based on the Register of Directors' Shareholdings and the Register of Substantial Shareholders as at LPD assuming the Proposed Share Buy-Back is undertaken in full by Lagenda, are as follows:-

a) Register of Directors' Shareholdings

Directors	As at LPD <i>(Taking into account the Treasury Shares held as at LPD)</i>				After the Proposed Share Buy-Back and assuming the maximum Shares are purchased			
	Direct		Indirect		Direct		Indirect	
	No. of Shares	%	No. of Shares	%	No. of Shares	%	No. of Shares	%
Admiral Tan Sri Dato' Seri Panglima Dr. Ahmad Kamarulzaman Bin Hj Ahmad Badaruddin (Retired)	-	-	-	-	-	-	-	-
Dato' Doh Jee Ming	10,500,800	1.26	488,461,636	58.68 ⁽¹⁾	10,500,800	1.39	488,461,636	64.82
Dr. Lim Pang Kiam	500,000	0.06	-	-	500,000	0.07	-	-
Looi Sze Shing	-	-	-	-	-	-	-	-
Ts. Myrzela Binti Sabtu	-	-	-	-	-	-	-	-
Tengku Faradiza Binti Tengku Baharuddin	400	0.00	-	-	400	0.00	-	-
Chua Seng Hooi	-	-	-	-	-	-	-	-
Datin Loa Bee Ha	-	-	-	-	-	-	-	-

b) Register of Substantial Shareholders

Substantial Shareholders	As at LPD <i>(Taking into account the Treasury Shares held as at LPD)</i>				After the Proposed Share Buy Back and assuming the maximum Shares are purchased			
	Direct		Indirect		Direct		Indirect	
	No. of Shares	%	No. of Shares	%	No. of Shares	%	No. of Shares	%
Lagenda Land Sdn Bhd	446,990,428	53.70	-	-	446,990,428	59.31	-	-
Doh Capital Sdn Bhd	37,571,208	4.51	-	-	37,571,208	4.99	-	-
Setia Awan Plantation Sdn Bhd	-	-	37,571,208	4.51 ⁽³⁾	-	-	37,571,208	4.99
Dato' Doh Jee Ming	10,500,800	1.26	488,461,636	58.68 ⁽¹⁾	10,500,800	1.39	488,461,636	64.82
Dato' Doh Tee Leong	1,179,000	0.14	488,461,636	58.68 ⁽¹⁾	1,179,000	0.16	488,461,636	64.82
Dato' Doh Jee Chai	-	-	484,561,636	58.21 ⁽²⁾	-	-	484,561,636	64.30

Note:

⁽¹⁾ Deemed interest by virtue of his shareholding in Doh Properties Sdn Bhd, Lagenda Land Sdn Bhd and Setia Awan Plantation Sdn Bhd, a holding company of Doh Capital Sdn Bhd pursuant to Section 8(4) of the Companies Act 2016

⁽²⁾ Deemed interest by virtue of his shareholding in Lagenda Land Sdn Bhd and Setia Awan Plantation Sdn Bhd, a holding company of Doh Capital Sdn Bhd pursuant to Section 8(4) of the Companies Act 2016

⁽³⁾ Deemed interest by virtue of its shareholding in Doh Capital Sdn Bhd pursuant to Section 8(4) of the Companies Act 2016

7.0 IMPLICATION IN RELATION TO THE CODE

Under the Code, the Proposed Renewal of Existing Share Buy-Back Authority may, in certain situations, give rise to a mandatory general offer obligation for any director(s), substantial shareholder(s) and/or their concert parties. In such an event, the affected party must undertake a mandatory offer for the remaining Lagenda Shares, unless exempted by the Securities Commission Malaysia upon satisfaction of prescribed conditions.

Where the share buy-back is implemented in its entirety, the Company's shareholders will not be subject to any implications under the Code.

The Board will continue to adhere to the relevant provisions of the Code when conducting share buy-backs.

8.0 APPROVALS REQUIRED

The Proposed Renewal of Existing Share Buy-Back Authority is subject to and conditional upon the approval of the shareholders at the forthcoming AGM of the Company.

9.0 DIRECTORS' AND/OR MAJOR SHAREHOLDERS' INTERESTS

Except for the potential proportionate increase in shareholding and/or voting rights detailed in Section 6.0 of this Statement, none of the Directors, major shareholders and persons connected with them have any direct or indirect interest in the Proposed Share Buy-Back or the resale of Treasury Shares, if any.

10.0 DIRECTORS' RECOMMENDATION

The Board, having considered all relevant aspects of the Proposed Renewal of Existing Share Buy-Back Authority, is of the view that it is in the best interests of the Company. Accordingly, the Board recommends that shareholders vote in favour of the Ordinary Resolution pertaining to the Proposed Renewal of Existing Share Buy-Back Authority at the forthcoming AGM.

11.0 AGM

The AGM, the notice of which is enclosed in the Company's Annual Report 2025 will be held at Ballroom I, Tropicana Golf & Country Resort, Jalan Kelab Tropicana, 47410 Petaling Jaya, Selangor Darul Ehsan on Wednesday, 10 June 2026 at 10.30 a.m. or at any adjournment thereof, for the purpose of considering and, if thought fit, passing, inter alia, the ordinary resolution set out in the Notice of AGM, to give effect to the Proposed Renewal of Existing Share Buy-Back Authority.

If you are unable to attend and vote in person at the AGM, you will find attached to the Company's Annual Report 2025, a Proxy Form, which you are required to complete, sign and return in accordance with the instructions contained therein and forward it to the business address of the Company at Level 4, No. 131, Persiaran PM2/1, Pusat Bandar Seri Manjung Seksyen 2, 32040 Seri Manjung, Perak so as to arrive not less than forty-eight (48) hours before the time set for the holding of the AGM or any adjournment thereof. The lodging of the Proxy Form will not preclude you from attending and voting in person at the AGM should you subsequently wish to do so.

12.0 FURTHER INFORMATION

You are requested to refer to the attached Appendix II and III contained in this Statement for further information.

Yours faithfully,
for and on behalf of the Board of Lagenda Properties Berhad

Admiral Tan Sri Dato' Seri Panglima
Dr. Ahmad Kamarulzaman Bin Hj. Ahmad Badaruddin (Retired)

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APPENDIX I - DETAILS OF THE PURCHASED SHARES IN THE PREVIOUS TWELVE (12) MONTHS

During the previous twelve (12) months and up to the LPD, the details of the Purchased Shares were as follows:-

Date	No. of Purchased Shares	Purchase Price Per Share (RM)		Average Price Per Share (RM)	Total Amount Paid (RM)
		Lowest	Highest		
07.10.2025	235,000	1.23	1.24	1.24	291,921.72
08.10.2025	260,000	1.22	1.24	1.23	321,909.35
09.10.2025	112,000	1.23	1.24	1.24	138,976.14
10.10.2025	145,000	1.23	1.25	1.24	180,151.46
13.10.2025	180,000	1.23	1.25	1.24	223,899.51
14.10.2025	82,300	1.21	1.23	1.22	100,888.71
15.10.2025	150,000	1.21	1.23	1.22	183,746.27
16.10.2025	82,900	1.22	1.24	1.22	101,933.90
17.10.2025	145,000	1.23	1.26	1.24	181,271.18
21.10.2025	37,000	1.25	1.26	1.26	46,860.18
23.10.2025	63,000	1.26	1.28	1.27	80,563.64
24.10.2025	70,000	1.27	1.28	1.27	89,852.27
27.10.2025	105,000	1.26	1.28	1.27	134,254.85
28.10.2025	97,000	1.26	1.27	1.27	123,448.98
29.10.2025	69,900	1.25	1.27	1.26	88,648.24
30.10.2025	104,700	1.25	1.26	1.25	131,749.82
31.10.2025	70,000	1.24	1.26	1.26	88,501.32
03.11.2025	50,000	1.26	1.28	1.27	64,016.38
04.11.2025	90,000	1.27	1.28	1.27	115,143.45
06.11.2025	192,100	1.25	1.29	1.27	245,392.93
07.11.2025	28,000	1.28	1.29	1.28	36,222.67
11.11.2025	130,000	1.29	1.31	1.30	169,124.12
12.11.2025	98,000	1.28	1.30	1.29	126,599.41
13.11.2025	92,000	1.28	1.30	1.29	119,145.42
17.11.2025	51,600	1.27	1.29	1.28	66,605.36
18.11.2025	76,000	1.27	1.29	1.28	97,879.98
19.11.2025	68,000	1.27	1.29	1.28	87,776.95
20.11.2025	109,100	1.27	1.29	1.28	140,228.04
21.11.2025	58,400	1.27	1.30	1.29	75,888.39
28.11.2025	70,000	1.27	1.29	1.28	90,214.33

Date	No. of Purchased Shares	Purchase Price Per Share (RM)		Average Price Per Share (RM)	Total Amount Paid (RM)
		Lowest	Highest		
01.12.2025	89,000	1.27	1.29	1.28	114,068.84
02.12.2025	86,000	1.28	1.29	1.29	111,115.98
03.12.2025	29,000	1.28	1.29	1.28	37,462.19
04.12.2025	38,000	1.28	1.30	1.28	49,096.01
08.12.2025	96,000	1.27	1.29	1.27	122,715.99
09.12.2025	69,000	1.27	1.29	1.28	88,905.01
10.12.2025	230,000	1.23	1.25	1.24	286,406.40
11.12.2025	78,000	1.25	1.28	1.26	98,614.92
12.12.2025	133,000	1.24	1.28	1.25	167,347.26
15.12.2025	154,000	1.23	1.25	1.24	191,520.05
16.12.2025	45,000	1.23	1.25	1.24	56,056.75
17.12.2025	74,000	1.24	1.26	1.25	93,256.18
18.12.2025	97,000	1.25	1.26	1.25	122,123.46
19.12.2025	68,200	1.25	1.27	1.26	86,541.54
22.12.2025	41,000	1.24	1.27	1.25	51,735.45
23.12.2025	76,000	1.24	1.26	1.25	95,623.14
24.12.2025	70,000	1.24	1.25	1.24	87,574.73
26.12.2025	40,000	1.24	1.25	1.25	50,163.74
29.12.2025	75,000	1.25	1.27	1.26	95,240.92
31.12.2025	28,000	1.25	1.25	1.25	35,255.50
02.01.2026	86,000	1.25	1.26	1.26	108,716.15
09.03.2026	80,000	1.30	1.30	1.30	104,447.20
Total	4,904,200	-	-	-	6,196,802.38

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APPENDIX II - FURTHER INFORMATION

1. DIRECTORS' RESPONSIBILITY STATEMENT

This Circular/Statement has been seen and approved by the Board and they collectively and individually accept full responsibility for the accuracy of the information given and confirm that after making all reasonable enquiries and to the best of their knowledge and belief, there are no other facts, the omission of which would make any statement herein misleading or incorrect in this Circular/Statement.

2. MATERIAL CONTRACTS

Neither the Company nor any of its subsidiaries have entered into any material contracts (not being contracts entered into in the ordinary course of business of the Group) within two (2) years preceding the LPD.

3. MATERIAL LITIGATION

As at the LPD, neither the Company nor any of its subsidiaries is engaged in any material litigation, claim and arbitrations either, as plaintiff or defendant, and the Board have no knowledge of any proceedings pending or threatened against the Group or of any fact likely to give rise to any proceedings which might materially and adversely affect the position or business of the Company and its subsidiaries.

4. DOCUMENTS AVAILABLE FOR INSPECTION

Copies of the following documents are available for inspection at the registered office of the Company at Level 7, Menara Milenium, Jalan Damanlela, Pusat Bandar Damansara, Damansara Heights, 50490 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur during normal office hours from Mondays to Fridays (except public holidays) from the date of this Circular/Statement up to and including the date of the 25th AGM:

- (a) Constitution of Lagenda; and
- (b) Audited Financial Statements of the Company for the past two (2) financial years ended 31 December 2024 and 31 December 2025.

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**ORDINARY RESOLUTION 8
PROPOSED RENEWAL OF EXISTING AND NEW SHAREHOLDERS' MANDATE FOR RECURRENT
RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE ("PROPOSED RRPT
MANDATE")**

"THAT subject to the Main Market Listing Requirements of Bursa Malaysia Securities, approval be and is hereby given to the Company and its subsidiaries ("**the Group**") to enter into and give effect to the recurrent related party transactions of a revenue or trading nature from time to time as specified in Section 2.4 of the Circular to Shareholders dated 30 April 2026 provided that such transactions are:-

- (i) necessary for the Group's day-to-day operations;
- (ii) carried out in the ordinary course of business, on an arm's length basis and on normal commercial terms which are not more favourable to the related parties than those generally available to the public;
- (iii) not detrimental to the minority shareholders of the Company; and
- (iv) disclosed in the annual report on the aggregate value of transactions conducted pursuant to the shareholders' mandate during the financial year in relation to:
 - (a) the related transacting parties and their respective relationship with the Company; and
 - (b) the nature of the recurrent related party transactions.

AND THAT such authority shall continue in force until:-

- (i) the conclusion of the next AGM of the Company following this AGM at which the Proposed RRPT Mandate is passed, at which time shall lapse, unless the authority is renewed by an ordinary resolution passed at the next AGM; or
- (ii) expiration of the period within which the next AGM of the Company after the date it is required to be held pursuant to Section 340(2) of the Act (but shall not extend to such extension as may be allowed pursuant to Section 340(4) of the Act); or
- (iii) revoked or varied by an ordinary resolution passed by the shareholders of the Company in a general meeting, whichever is earlier;

AND FURTHER THAT the Directors be authorised to complete and do all such acts and things (including executing all such documents as may be required) to give effect to the Proposed RRPT Mandate"

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ORDINARY RESOLUTION 9

PROPOSED RENEWAL OF EXISTING AUTHORITY FOR SHARE BUY-BACK OF UP TO TEN PERCENT (10%) OF THE TOTAL NUMBER OF ISSUED SHARES OF THE COMPANY (“PROPOSED RENEWAL OF SHARE BUY-BACK”)

“**THAT**, subject to the Act, the Constitution of the Company, the Main Market Listing Requirements of Bursa Malaysia Securities and all other applicable laws, guidelines, rules and regulations for the time being in force and the approvals of the relevant governmental and/or regulatory authorities, approval be and is hereby given to the Company to purchase such number of ordinary shares of the Company (“**LPB Shares**”) as may be determined by the Directors of the Company from time to time through Bursa Malaysia Securities as the Directors may deem fit and expedient in the best interest of the Company, provided that:-

- (i) the aggregate number of LPB Shares purchased and/or held by the Company pursuant to this resolution shall not exceed ten percent (10%) of the Company’s total number of issued shares as quoted on Bursa Malaysia Securities as at the point of purchase(s); and
- (ii) the maximum funds to be allocated by the Company for the purpose of purchasing its own shares shall not exceed the aggregate of the retained profits of the Company based on the latest audited/unaudited financial statements of the Company (where applicable) available at the time of the purchase(s).

THAT the authority conferred by this resolution shall be effective immediately after the passing of this Resolution and shall continue to be in force until:-

- (i) the conclusion of the next AGM of the Company following this AGM at which the Proposed Renewal of Share Buy-Back Authority is passed, at which time shall lapse, unless the authority is renewed by an ordinary resolution passed at the next AGM, either unconditionally or subject to conditions; or
- (ii) the expiration of the period within which the next AGM of the Company after that date it is required to be held pursuant to Section 340(2) of the Act (but shall not extend to such extension as may be allowed pursuant to Section 340(4) of the Act); or
- (iii) revoked or varied by an ordinary resolution passed by the shareholders of the Company in a general meeting, whichever is earlier;

AND THAT upon completion of the purchase(s) by the Company of its own ordinary shares, the Directors of the Company be authorised to deal with the ordinary shares purchased, at their absolute discretion in the following manner:-

- (i) cancel the purchased LPB Shares; or
- (ii) retain the purchased LPB Shares as treasury shares for distribution as dividend to the shareholders and/or resell on the market of Bursa Malaysia Securities and/or transferred for the purposes of or under an employees’ share scheme and/or transferred as purchase consideration; or
- (iii) retain part of the purchased LPB Shares as treasury shares and cancel the remainder; or
- (iv) deal with the purchased LPB Shares in any other manner as permitted by the Act, rules, regulations and orders made pursuant to the Act, the Main Market Listing Requirements of Bursa Malaysia Securities and any other relevant authorities being in force from time to time.

AND FURTHER THAT the Directors of the Company be authorised to take all such steps as are necessary or expedient to implement, finalise or effect the Proposed Renewal of Share Buy-Back Authority with full powers to assent to any conditions, modifications, variations and/or amendments as may be required or imposed by the relevant authorities and to do all such acts and things as they may deem fit and expedient in the best interest of the Company.”