

CORPORATE GOVERNANCE REPORT

STOCK CODE : 7179
COMPANY NAME : LAGENDA PROPERTIES BERHAD
FINANCIAL YEAR : 31 DECEMBER 2025

OUTLINE:

SECTION A – DISCLOSURE ON MALAYSIAN CODE ON CORPORATE GOVERNANCE

Disclosures in this section are pursuant to Paragraph 15.25 of Bursa Malaysia Listing Requirements.

SECTION B – DISCLOSURES ON CORPORATE GOVERNANCE PRACTICES PERSUANT CORPORATE GOVERNANCE GUIDELINES ISSUED BY BANK NEGARA MALAYSIA

Disclosures in this section are pursuant to Appendix 4 (Corporate Governance Disclosures) of the Corporate Governance Guidelines issued by Bank Negara Malaysia. This section is only applicable for financial institutions or any other institutions that are listed on the Exchange that are required to comply with the above Guidelines.

SECTION A – DISCLOSURE ON MALAYSIAN CODE ON CORPORATE GOVERNANCE

Disclosures in this section are pursuant to Paragraph 15.25 of Bursa Malaysia Listing Requirements.

Intended Outcome

Every company is headed by a board, which assumes responsibility for the company's leadership and is collectively responsible for meeting the objectives and goals of the company.

Practice 1.1

The board should set the company's strategic aims, ensure that the necessary resources are in place for the company to meet its objectives and review management performance. The board should set the company's values and standards, and ensure that its obligations to its shareholders and other stakeholders are understood and met.

Application	: APPLIED
Explanation on application of the practice	<p>The Company is led by an experienced Board of Directors ("Board") with sound business acumen and management skills. The Board promotes the long-term, sustainable success of the Company and its subsidiaries ("the Group"), generating value for shareholders while contributing to the broader community.</p> <p>The responsibilities of the Board are outlined in the Company's Board Charter, which documents the strategic intent, governance and structure of the Board and its committees, including the authority, matters reserved for the Board, guidance on the Board's conduct and the Terms of Reference ("TOR") of the Board Committees. The responsibilities of the Board include, but are not limited to:</p> <ul style="list-style-type: none">i) Responsible for the overall corporate governance of the Group, including its strategic direction, establishing goals for Management and monitoring the achievement of these goals;ii) Decides on the overall Group strategy and direction, acquisition and divestment policy, approval of capital expenditure, consideration of significant financial matters and the review of financial and reporting performance of the Group;iii) Monitors and evaluates the performance of the Management to ensure that the performance criteria remains dynamic;iv) Ensures the Group maintains an effective system of internal controls and is able to identify and manage principal risks resulting in efficiency in operations and a stable financial environment;v) Monitors the compliance with all relevant statutory and legal obligations;

- vi) Regularly considers succession planning and the composition of the Board;
- vii) Clarifies the roles and responsibilities of members of the Board and management to facilitate Board's and Management's accountability to the Company and its shareholders;
- viii) Establish such committees, policies and procedures to effectively discharge the Board's roles and responsibilities; and
- ix) To review and set a strategic plan for the Group to ensure that the strategic plan of the Group supports long-term value creation and includes strategies on economic, environmental, and social considerations underpinning sustainability.

The Board possesses an appropriate balance and diversity of skills, experience, and expertise to support the achievement of the Group's objectives. Collectively, the Directors bring a wide range of backgrounds and specialisations, with extensive experience across key areas relevant to the Group, including business, finance, banking, property development, construction, and operations.

The Independent Non-Executive Directors of the Company play a key role in providing unbiased and independent views and advice and contributing their knowledge and experience toward formulating policies and in the decision-making process. The Board structure ensures that no individual or group of individuals dominates the Board's decision-making process. Although all the Directors have equal responsibility for the Company and the Group's operations, the role of the Independent Directors is particularly important in ensuring that the strategies proposed by the Managing Director ("**MD**") are deliberated on and have taken into account the interest, not only of the Company but also that of the shareholders, employees, customers, suppliers and the community.

To enhance its oversight function in specific responsibility areas, the Board has three (3) Board Committees: the Audit and Risk Management Committee ("**ARMC**"), the Nomination and Remuneration Committee ("**NRC**"), and the Board Sustainability Committee ("**BSC**") to assist the Board in discharging its statutory and fiduciary responsibilities.

All the Board Committees are chaired by Independent Non-Executive Directors. The Board retains collective oversight over the Board Committees. Notwithstanding the delegation of specific powers, the Board retains full responsibility for the strategic initiatives, direction and control of the Company and the Group. The ultimate responsibility for decision-making on all matters lies with the Board.

Explanation for departure :	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>	
Measure :	-
Timeframe :	-

Intended Outcome

Every company is headed by a board, which assumes responsibility for the company's leadership and is collectively responsible for meeting the objectives and goals of the company.

Practice 1.2

A Chairman of the board who is responsible for instilling good corporate governance practices, leadership and effectiveness of the board is appointed.

Application	:	APPLIED
Explanation on application of the practice	:	<p>The Company has a clear distinction and separation of role between the Chairman and MD, with a clear division of responsibilities.</p> <p>The Board is headed by Admiral Tan Sri Dato' Seri Panglima Dr. Ahmad Kamarulzaman Bin Hj Ahmad Badaruddin (R), the Independent Non-Executive Chairman, who has wide exposure and vast strategic corporate experiences. As Chairman, he provides leadership to the Board and ensures its effective functioning, whilst fostering a Board environment that promotes robust oversight, independent challenge and sound decision-making.</p>
Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

Every company is headed by a board, which assumes responsibility for the company's leadership and is collectively responsible for meeting the objectives and goals of the company.

Practice 1.3

The positions of Chairman and CEO are held by different individuals.

Application	: APPLIED
Explanation on application of the practice	<p>The Chairman, Admiral Tan Sri Dato' Seri Panglima Dr. Ahmad Kamarulzaman Bin Hj Ahmad Badaruddin (R) and the MD, Dato' Doh Jee Ming, both hold separate positions and their roles and responsibilities, governed by the Board Charter, are clearly distinct to promote accountability and enhance the balance of power and authority.</p> <p>The Chairman's responsibilities encompass the following:</p> <ul style="list-style-type: none">• Lead the Board and ensure its effectiveness in all aspects of its role;• Ensure efficient organisation and conduct of the Board's function and meetings;• Ensure that the Board is well informed and effective; that members, individually and as a group, have the opportunity to air differences, explore ideas and generate the collective views and wisdom necessary for the proper decision making of the Board;• Encourage all Board members to engage in Board and Board Committee meetings by drawing on their skills, experience, knowledge and, where appropriate;• Ensure that general meetings are conducted efficiently and ensure effective communication with shareholders and relevant stakeholders; and• Promote constructive and respectful relations between Directors and between the Board and Management. <p>The Managing Director remains responsible for overall strategic leadership, capital allocation, and the Group's long-term growth direction, while ensuring alignment with the Board's objectives.</p> <p>The Chief Executive Officer provides enterprise-wide leadership across the Group's core functions, including corporate strategy and business expansion, mergers and acquisitions, land acquisitions, joint ventures, capital markets and fundraising initiatives, investor relations, sustainability strategy and broader stakeholder engagement.</p>

Explanation for departure	: -
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>	
Measure	: -
Timeframe	: -

Intended Outcome

Every company is headed by a board, which assumes responsibility for the company's leadership and is collectively responsible for meeting the objectives and goals of the company.

Practice 1.4

The Chairman of the board should not be a member of the Audit Committee, Nomination Committee or Remuneration Committee

<i>Note: If the board Chairman is not a member of any of these specified committees, but the board allows the Chairman to participate in any or all of these committees' meetings, by way of invitation, then the status of this practice should be a 'Departure'.</i>	
Application	: APPLIED
Explanation on application of the practice	: The Chairman of the Company, Admiral Tan Sri Dato' Seri Panglima Dr. Ahmad Kamarulzaman Bin Hj Ahmad Badaruddin (R) is not a member of the ARMC, NRC as well as the BSC.
Explanation for departure	: -
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>	
Measure	: -
Timeframe	: -

Intended Outcome

Every company is headed by a board, which assumes responsibility for the company's leadership and is collectively responsible for meeting the objectives and goals of the company.

Practice 1.5

The board is supported by a suitably qualified and competent Company Secretary to provide sound governance advice, ensure adherence to rules and procedures, and advocate adoption of corporate governance best practices.

Application	:	APPLIED
Explanation on application of the practice	:	<p>The Company Secretaries of the Company are qualified Chartered Secretaries (ICSA) and Members of the Malaysian Institute of Chartered Secretaries and Administrators (MAICSA) and hold the Practising Certificate issued by the Companies Commission of Malaysia.</p> <p>The Company Secretaries play a significant role in supporting the Board by providing advice and regularly update on good governance, Board policies and procedures, administrative matters and corporate compliances. All Directors have unhindered access to the advice and services of the Company Secretaries, whose appointment and removal is a matter for the Board as a whole.</p> <p>The Company Secretaries also ensure that the Board is kept well informed on any regulatory requirements and update on the developments in the area of corporate governance that affect the duties and responsibilities of the Directors as well as the Company being a public listed company. In this respect, the Company Secretaries participated in training sessions and seminars conducted by the regulatory authorities to keep abreast with the relevant regulatory changes, updates on the Main Market Listing Requirements (“MMLR”) of Bursa Malaysia Securities Berhad (“Bursa Securities”) and development in corporate governance.</p> <p>Deliberations during the Board and Board Committees’ meetings were properly recorded and documented by the Company Secretaries.</p> <p>The Company Secretaries also undertake the statutory duties as prescribed under the Companies Act 2016 and the MMLR of Bursa Securities, which include but not limited to the following: -</p> <ul style="list-style-type: none">• Manage all Board and Board Committee meeting logistics, attend and record minutes of all Board and Board Committee meetings and facilitate Board communications;

	<ul style="list-style-type: none"> • Advise the Board on its roles and responsibilities; • Facilitate the orientation of new Directors and assist in Director training and development; • Advise the Board on corporate disclosures and compliance with company and securities regulations and listing requirements; • Manage processes pertaining to the annual general meeting; • Monitor corporate governance developments and assist the Board in applying corporate governance practices to meet the Board's needs and stakeholders' expectations; and • Serve as a focal point for stakeholders' communication and engagement on corporate governance issues.
Explanation for departure : -	
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>	
Measure : -	
Timeframe : -	

Intended Outcome

Every company is headed by a board, which assumes responsibility for the company's leadership and is collectively responsible for meeting the objectives and goals of the company.

Practice 1.6

Directors receive meeting materials, which are complete and accurate within a reasonable period prior to the meeting. Upon conclusion of the meeting, the minutes are circulated in a timely manner.

Application	:	APPLIED
Explanation on application of the practice	:	<p>To facilitate the Directors' time planning, an annual meeting calendar is circulated ahead of each new year. This notification provides the Directors with scheduled dates of meetings of the Board, Board Committees and Annual General Meeting.</p> <p>The Board meets on a quarterly basis, with additional meetings convened as and when necessary. The notices of Board and Board Committee meetings are sent out to the Directors via email at least seven (7) days before the meetings. Board papers are circulated to the Directors on a timely basis, at least three (3) days in advance from the meeting date so that they have sufficient time to review and request further explanation and information, if necessary. The board papers are comprehensive and encompass both quantitative and qualitative factors so that informed decisions can be made.</p> <p>Board members receive information and reports on various matters including financial, operational, corporate, regulatory, and business development matters either through board reports or upon specific request, enabling them to fulfil their duties effectively. All Directors have access to the Management, Company Secretaries and Auditors for independent views and advice so as to ensure that they are able to make informed decisions.</p> <p>The minutes of meetings are prepared by the Company Secretaries, signed off by the Chairman as an accurate reflection of the Board's or Committee's deliberation and distributed to all Directors/Board Committees within a reasonable timeframe.</p>
Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

There is demarcation of responsibilities between the board, board committees and management.

There is clarity in the authority of the board, its committees and individual directors.

Practice 2.1

The board has a board charter which is periodically reviewed and published on the company's website. The board charter clearly identifies–

- the respective roles and responsibilities of the board, board committees, individual directors and management; and
- issues and decisions reserved for the board.

Application	:	APPLIED
Explanation on application of the practice	:	<p>The Board has in place a Board Charter which is accessible on the Company's website at www.legendaproperties.com. The Board Charter sets out the principles governing the Board of the Company and adopts the principles of good governance and practice in line with recommendations from Malaysian Code on Corporate Governance ("MCCG") and in accordance with applicable laws, rules and regulations in Malaysia. The Board Charter clearly defines the Board's and Board Committees' roles and responsibilities, composition, authorities, matters reserved for the Board and guidance on the Board's conduct.</p> <p>During the financial year ended 31 December 2025 ("FYE 2025"), the Board has reviewed and approved the revised Board Charter. The revision was undertaken to align the Board Charter with the requirements of the MMLR and MCCG, to include the establishment of BSC and to incorporate other administrative and governance enhancements.</p> <p>The Board will continue to review the Board Charter periodically and any amendments and improvements shall be made thereto as if and when the Board deems appropriate and necessary.</p>
Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

The board is committed to promoting good business conduct and maintaining a healthy corporate culture that engenders integrity, transparency and fairness.

The board, management, employees and other stakeholders are clear on what is considered acceptable behaviour and practice in the company.

Practice 3.1

The board establishes a Code of Conduct and Ethics for the company, and together with management implements its policies and procedures, which include managing conflicts of interest, preventing the abuse of power, corruption, insider trading and money laundering.

The Code of Conduct and Ethics is published on the company’s website.

Application	: APPLIED
Explanation on application of the practice	<p>: The Board has established a Code of Conduct and Ethics outlining the expected standards of conduct for both Directors and employees. This framework is designed to guide decision-making while performing their jobs to the highest standards of ethics, integrity and governance. The Code of Conduct and Ethics includes details such as policies and procedures for managing conflicts of interest as well as preventing abuse of power, corruption, insider trading and money laundering.</p> <p>The Code of Conduct and Ethics shall be read in conjunction with the conflict of interest (“COI”) Policy as well as the Anti-Bribery and Anti-Corruption (“ABAC”) Policies and Guidelines, which collectively reinforce and support the principles set out in the Code of Conduct and Ethics. These policies and guidelines are accessible for reference on the Company’s website at www.lagendaproperties.com.</p> <p>During FYE 2025, the Board has reviewed and approved the updated Anti-Bribery and Anti-Corruption Policies and Guidelines to enhance the Group’s operational efficiency.</p> <p>The Board will periodically review the aforesaid documents to ensure they remain relevant and appropriate.</p>
Explanation for departure	:

Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.

Measure	:	-
Timeframe	:	-

Intended Outcome

The board is committed to promoting good business conduct and maintaining a healthy corporate culture that engenders integrity, transparency and fairness.

The board, management, employees and other stakeholders are clear on what is considered acceptable behaviour and practice in the company.

Practice 3.2

The board establishes, reviews and together with management implements policies and procedures on whistleblowing.

Application	:	APPLIED
Explanation on application of the practice	:	<p>The Board encourages employees and external parties to report suspected or known misconduct, wrongdoings, corruption and instances of fraud, waste or abuse involving the resources of the Group. The Whistleblowing Policy & Guidelines established by the Group provides and facilitates a mechanism for any employee and external parties to report and disclose suspected malpractice or misconduct and to provide protection to employees or external parties who report allegations of such practices.</p> <p>The Whistleblowing Policy and Guidelines are reviewed from time to time to ensure they remain relevant.</p> <p>The Whistleblowing Policy & Guidelines is available on the Company’s website at www.lagendaproperties.com for ease of access for reporting by employees of the Group and external parties.</p>
Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

The company addresses sustainability risks and opportunities in an integrated and strategic manner to support its long-term strategy and success.

Practice 4.1

The board together with management takes responsibility for the governance of sustainability in the company including setting the company's sustainability strategies, priorities and targets.

The board takes into account sustainability considerations when exercising its duties including among others the development and implementation of company strategies, business plans, major plans of action and risk management.

Strategic management of material sustainability matters should be driven by senior management.

Application	:	APPLIED
Explanation on application of the practice	:	<p>The Board leads the Group's sustainability governance and oversees the sustainability framework, comprising its vision, mission and sustainability strategy.</p> <p>Recognising the importance of sustainability in fostering long-term value, the Board ensures that sustainability principles are integrated into the Group's strategies, policies and operations.</p> <p>The Board established the BSC in April 2025 and is led by Ts Myrzela Binti Sabtu, an Independent Non-Executive Director of the Group.</p> <p>Together with the Sustainability Working Committee ("SWC"), the BSC and SWC coordinates and implements sustainability initiatives across the Group. The SWC comprises relevant Heads of Departments, project representatives and other personnel, as appropriate, depending on the matters under consideration. The Sustainability Unit, which forms part of the SWC, coordinates and implements sustainability initiatives across the Group.</p> <p>Further details of the Group's sustainability initiatives, as well as the roles of the BSC and SWC, are set out in the Sustainability Statement of the Annual Report 2025.</p>
Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		

Measure	: -
Timeframe	: -

Intended Outcome

The company addresses sustainability risks and opportunities in an integrated and strategic manner to support its long-term strategy and success.

Practice 4.2

The board ensures that the company’s sustainability strategies, priorities and targets as well as performance against these targets are communicated to its internal and external stakeholders.

Application	:	APPLIED
Explanation on application of the practice	:	<p>The Board, through the BSC and SWC sets the Company’s sustainability strategies and targets and reviews the performance against the targets set.</p> <p>The details of communication and engagement with internal and external stakeholders are outlined in the:</p> <ul style="list-style-type: none"> • Sustainability Statement in the Annual Report 2025; • “Sustainability” section in the Company website: www.legendaproperties.com; • Media articles; and • Social media posts on the Company’s LinkedIn page.
Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

The company addresses sustainability risks and opportunities in an integrated and strategic manner to support its long-term strategy and success.

Practice 4.3

The board takes appropriate action to ensure they stay abreast with and understand the sustainability issues relevant to the company and its business, including climate-related risks and opportunities.

Application	:	APPLIED
Explanation on application of the practice	:	<p>To stay current with sustainability disclosures and guidelines, the Board participated in several programs in FY2025, including training on IFRS S1 and IFRS S2 delivered by an independent third-party specialist, with a focus on the identification, assessment and disclosure of sustainability-related risks and opportunities.</p> <p>During its quarterly meetings, the SWC reviews the Company's ESG performance against established set targets, and evaluates key sustainability matters including emerging trends, applicable standards, regulatory requirements, and sustainability-related risks and opportunities, in line with IFRS requirements.</p>
Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

The company addresses sustainability risks and opportunities in an integrated and strategic manner to support its long-term strategy and success.

Practice 4.4

Performance evaluations of the board and senior management include a review of the performance of the board and senior management in addressing the company’s material sustainability risks and opportunities.

Application	:	APPLIED
Explanation on application of the practice	:	<p>The Board and the Senior Management have performed their respective roles in addressing material sustainability risks and opportunities.</p> <p>The annual evaluation review of the effectiveness of the Board includes the role of the Board in the Group’s operational business and risk environment, and ability to act in the best interest of the Company to achieve its strategic objectives, including embedding sustainability in the Company’s strategies and operations.</p> <p>ESG-related areas are incorporated into the respective Senior Management members’ Key Performance Indicators (“KPIs”). The annual performance evaluation of Senior Management for FYE 2025 involved revisiting and refining these KPIs to ensure progress toward meeting sustainability performance targets.</p> <p>The Group’s sustainability performance scorecard is disclosed in the Sustainability Statement in the Annual Report for 2025.</p>
Explanation for departure	:	
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	
Timeframe	:	

Intended Outcome

The company addresses sustainability risks and opportunities in an integrated and strategic manner to support its long-term strategy and success.

Practice 4.5 – Step Up

The board identifies a designated person within management, to provide dedicated focus to manage sustainability strategically, including the integration of sustainability considerations in the operations of the company.

Note: The explanation on adoption of this practice should include a brief description of the responsibilities of the designated person and actions or measures undertaken pursuant to the role in the financial year.

Application	: ADOPTED
Explanation on adoption of the practice	<p>The Board has designated a dedicated sustainability function within Management, namely the Sustainability Unit, to provide focused responsibility in managing sustainability strategically, including the integration of sustainability considerations into the Group’s operations. The Sustainability Unit operates under the purview of the CEO and forms part of the SWC, supporting the implementation and coordination of sustainability initiatives across the Group.</p> <p>During the financial year, the Sustainability Unit coordinated sustainability data collection and disclosures for the Annual Report and facilitated the implementation of sustainability initiatives across the Group.</p>

Intended Outcome

Board decisions are made objectively in the best interests of the company taking into account diverse perspectives and insights.

Practice 5.1

The Nomination Committee should ensure that the composition of the board is refreshed periodically. The tenure of each director should be reviewed by the Nomination Committee and annual re-election of a director should be contingent on satisfactory evaluation of the director's performance and contribution to the board.

Application	:	APPLIED
Explanation on application of the practice	:	<p>The composition of the Board is reviewed and discussed within the NRC and re-election of Directors is recommended by the NRC upon satisfactory outcome of their annual performance evaluation.</p> <p>During FYE 2025, the NRC reviewed the existing Board composition and was satisfied that it remained appropriate, with a balanced mix of skills, knowledge, experience, independence and competencies, considering the size and complexity of the Company's operations as well as the tenure of each Independent Director. Accordingly, the Board composition remained largely unchanged during the financial year, except for changes arising from the resignation of Mr Koong Wai Seng and Dato' Mohamed Sharil Bin Mohamed Tarmizi and appointment of Datin Loa Bee Ha.</p> <p>The TOR of NRC is available for reference on the Company's website at www.lagendaproperties.com.</p>
Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

Board decisions are made objectively in the best interests of the company taking into account diverse perspectives and insights.

Practice 5.2

At least half of the board comprises independent directors. For Large Companies, the board comprises a majority independent directors.

Application	:	APPLIED
Explanation on application of the practice	:	<p>For the FYE 2025, the Board has eight (8) members, comprising two (2) Executive Directors, one (1) Non-Independent Non-Executive Director and five (5) Independent Non-Executive Directors. Accordingly, Independent Directors make up more than half of the Board.</p> <p>The Board will continue to monitor and review the Board size and composition, taking into account the needs of the Company, to ensure an appropriate balance of skills, experience, independence and diversity.</p>
Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

Board decisions are made objectively in the best interests of the company taking into account diverse perspectives and insights.

Practice 5.3

The tenure of an independent director does not exceed a cumulative term limit of nine years. Upon completion of the nine years, an independent director may continue to serve on the board as a non-independent director.

If the board intends to retain an independent director beyond nine years, it should provide justification and seek annual shareholders' approval through a two-tier voting process.

Application	:	APPLIED
Explanation on application of the practice	:	As at 31 December 2025, none of the Independent Directors has held their position for a cumulative term of more than nine (9) years. The tenure of each Independent Director is set out in the Board of Directors Profile of the Annual Report.
Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

Board decisions are made objectively in the best interests of the company taking into account diverse perspectives and insights.

Practice 5.4 – Step Up

The board has a policy which limits the tenure of its independent directors to nine years without further extension.

<i>Note: To qualify for adoption of this Step Up practice, a listed issuer must have a formal policy which limits the tenure of an independent director to nine years without further extension i.e. shareholders' approval to retain the director as an independent director beyond nine years.</i>	
Application	: ADOPTED.
Explanation on adoption of the practice	: The Board adopted and limits the tenure of an Independent Non-Executive Director to nine (9) years without further extension. The Board Charter is available for reference on the Company's website at www.lagendaproperties.com .

Intended Outcome

Board decisions are made objectively in the best interests of the company taking into account diverse perspectives and insights.

Practice 5.5

Appointment of board and senior management are based on objective criteria, merit and with due regard for diversity in skills, experience, age, cultural background and gender.

Directors appointed should be able to devote the required time to serve the board effectively. The board should consider the existing board positions held by a director, including on boards of non-listed companies. Any appointment that may cast doubt on the integrity and governance of the company should be avoided.

Application	:	APPLIED
Explanation on application of the practice	:	<p>The Board and the NRC consider qualifications, competencies, expertise, integrity, and knowledge to fulfil the Company's needs, with attention to diversity in skills, experience, age, ethnicity, and gender when identifying potential candidates. This practice, which is implemented at the Board level, is also extended to Senior Management.</p> <p>The NRC and the Board recognise the significance of diversity in the boardroom and aims to ensure an optimal mix of individuals that are capable of contributing depth and insight for effective Board discussions and decision making.</p> <p>The Board has delegated to the NRC the responsibility for assessing candidates for appointment to the Board and making recommendations to the Board on the appropriate Board size and composition, with the ultimate decision being made by the Board as a whole.</p> <p>To ensure that Directors are able to devote sufficient time to serve on the Board effectively, they are required to disclose their directorships in other companies (including private companies, public companies, both listed and not listed, as well as not-for-profit organisations) to the NRC for assessment of their time commitment.</p>
Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

Board decisions are made objectively in the best interests of the company taking into account diverse perspectives and insights.

Practice 5.6

In identifying candidates for appointment of directors, the board does not solely rely on recommendations from existing board members, management or major shareholders. The board utilises independent sources to identify suitably qualified candidates.

If the selection of candidates was based on recommendations made by existing directors, management or major shareholders, the Nominating Committee should explain why these source(s) suffice and other sources were not used.

Application	:	APPLIED
Explanation on application of the practice	:	<p>In identifying candidates for the appointment of Directors, the Board does not rely solely on recommendations from existing Board members, Management or major shareholders. The NRC employs a variety of methods, including independent external sources to identify suitably qualified candidate(s) for consideration as a director, and ensure alignment with the Board Charter and Directors’ Fit & Proper Policy.</p> <p>The Board consistently considers the professional search firms, recruitment agencies, referrals from external sources or unrelated third parties for identification of suitable directors for appointments. While recommendations from existing Directors, Management, or major shareholders may be considered, the NRC ensures that a thorough evaluation and background check is carried out. This process is conducted internally and, where appropriate, with the assistance of independent agents to verify the candidate’s competence, experience, integrity, and overall suitability for Board service.</p>
Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

Board decisions are made objectively in the best interests of the company taking into account diverse perspectives and insights.

Practice 5.7

The board should ensure shareholders have the information they require to make an informed decision on the appointment and reappointment of a director. This includes details of any interest, position or relationship that might influence, or reasonably be perceived to influence, in a material respect their capacity to bring an independent judgement to bear on issues before the board and to act in the best interests of the listed company as a whole. The board should also provide a statement as to whether it supports the appointment or reappointment of the candidate and the reasons why.

Application	:	APPLIED
Explanation on application of the practice	:	<p>The information for the Directors standing for re-election, as well as the reasons from the Board to support the re-election of Directors have been disclosed in the Explanatory Notes of the Notice of Twenty-Fifth Annual General Meeting of the Company.</p> <p>The profiles of the Directors, including their professional qualifications, working experiences and interests in the Company (if any) are set out in the Annual Report 2025 for the shareholders' purview.</p>
Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

Board decisions are made objectively in the best interests of the company taking into account diverse perspectives and insights.

Practice 5.8

The Nominating Committee is chaired by an Independent Director or the Senior Independent Director.

Application	:	APPLIED.
Explanation on application of the practice	:	<p>The NRC is chaired by Tengku Faradiza Binti Tengku Baharuddin, an Independent Non-Executive Director. The NRC consists of three (3) Directors, all of whom are Independent Non-Executive Directors.</p> <p>The NRC operates within defined TOR which is available for reference on the Company's website at www.legendaproperties.com.</p>
Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

Board decisions are made objectively in the best interests of the company taking into account diverse perspectives and insights.

Practice 5.9

The board comprises at least 30% women directors.

Application	:	APPLIED
Explanation on application of the practice	:	The present Board composition has eight (8) members, of which four (4) or 50% of the Board are women.
Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

Board decisions are made objectively in the best interests of the company taking into account diverse perspectives and insights.

Practice 5.10

The board discloses in its annual report the company's policy on gender diversity for the board and senior management.

Application	:	APPLIED.
Explanation on application of the practice	:	The Board has disclosed in the Annual Report that it is committed to gender diversity and has adopted a gender diversity policy in its Board Charter. Currently, the Company has four (4) or 50% women Directors on the Board.
Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

Stakeholders are able to form an opinion on the overall effectiveness of the board and individual directors.

Practice 6.1

The board should undertake a formal and objective annual evaluation to determine the effectiveness of the board, its committees and each individual director. The board should disclose how the assessment was carried out its outcome, actions taken and how it has or will influence board composition.

For Large Companies, the board engages an independent experts at least every three years, to facilitate objective and candid board evaluation.

<i>Note: For a Large Company to qualify for adoption of this practice, it must undertake annual board evaluation and engage an independent expert at least every three years to facilitate the evaluation.</i>	
Application	: APPLIED
Explanation on application of the practice	: <p>The NRC conducts an annual assessment on the effectiveness and performance of the Board, its Committees, and individual Directors, ensuring that the Board functions cohesively as a whole. Each Director completed a detailed questionnaire in the Directors’ Performance Evaluation, addressing various aspects relevant to Board performance, amongst others, contribution to interaction, quality of input, understanding of role and personal developments.</p> <p>An evaluation of each Board Committee was performed by assessing the structure, roles and responsibilities, performance of the respective Chairman, as well as Committee’s performance against its TOR. This assessment is facilitated internally, with the results compiled, documented, and reported to the Board as part of the Company’s ongoing corporate governance practices.</p> <p>The Board has endorsed the assessment results as presented by the Chairperson of the NRC, during its Board meeting held on 23 February 2026. It was concluded that, the NRC:</p> <ul style="list-style-type: none"> • was satisfied with the level of independence demonstrated by the Independent Directors and their ability to provide unbiased, impartial and objective opinions during meetings and to act in the best interests of the Group; • was of the view that each Director had performed their respective roles and functions effectively and responsibly; • was satisfied with the performance of the Board as a whole; • was of the view that each Director was satisfied with each other’s contribution in terms of sharing their insights and

	<p>actively participating in Board and Board Committees discussions; and</p> <ul style="list-style-type: none"> • was generally satisfied with the Board’s composition, as well as the mix of skill sets.
Explanation for departure	: -
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>	
Measure	: -
Timeframe	: -

Intended Outcome

The level and composition of remuneration of directors and senior management take into account the company's desire to attract and retain the right talent in the board and senior management to drive the company's long-term objectives.

Remuneration policies and decisions are made through a transparent and independent process.

Practice 7.1

The board has remuneration policies and procedures to determine the remuneration of directors and senior management, which takes into account the demands, complexities and performance of the company as well as skills and experience required. The remuneration policies and practices should appropriately reflect the different roles and responsibilities of non-executive directors, executive directors and senior management. The policies and procedures are periodically reviewed and made available on the company's website.

Application	:	APPLIED.
Explanation on application of the practice	:	<p>The Board has implemented a Remuneration Policy and Procedures for Directors and Senior Management aimed at linking the remuneration level with individuals' experience, expertise and level of responsibilities and structuring remuneration component to link rewards to both corporate and individual performance. This ensures alignment with the Group's business strategy and long-term objectives.</p> <p>The Remuneration Policy and Procedures are reviewed from time to time to ensure that they remain effective and relevant.</p> <p>The Remuneration Policy and Procedures for Directors and Senior Management are available on the Company's website at www.lagendaproperties.com</p>
Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

The level and composition of remuneration of directors and senior management take into account the company’s desire to attract and retain the right talent in the board and senior management to drive the company’s long-term objectives.

Remuneration policies and decisions are made through a transparent and independent process.

Practice 7.2

The board has a Remuneration Committee to implement its policies and procedures on remuneration including reviewing and recommending matters relating to the remuneration of board and senior management.

The Committee has written Terms of Reference which deals with its authority and duties and these Terms are disclosed on the company’s website.

Application	:	APPLIED.
Explanation on application of the practice	:	<p>The NRC consists of three (3) Directors, all of whom are Independent Non-Executive Directors.</p> <p>The NRC evaluates the remuneration package of Senior Management, executive and non-executive board members and recommends these packages for the Board’s approval.</p> <p>The NRC will assist the Board in developing and administrating fair and transparent procedures for determining, reviewing, assessing and recommending remuneration packages for Directors and Senior Management.</p> <p>The TOR of the NRC is published on the Company’s website at www.legendaproperties.com.</p>
Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

Stakeholders are able to assess whether the remuneration of directors and senior management is commensurate with their individual performance, taking into consideration the company’s performance.

Practice 8.1

There is detailed disclosure on named basis for the remuneration of individual directors. The remuneration breakdown of individual directors includes fees, salary, bonus, benefits in-kind and other emoluments.

Application	:	APPLIED
Explanation on application of the practice	:	The detailed disclosure on name basis of individual Directors are as per table below.

No	Name	Directorate	Company ('000)										Group ('000)												
			Fee	Allowance	Salary	Bonus	Benefits -in-kind	ESOS	EPF	SOCSSO + EIS	Other emoluments	Total	Fee	Allowance	Salary	Bonus	Benefits-in-kind	ESOS	EPF	SOCSSO + EIS	Other emoluments	Total			
1	Admiral Tan Sri Dato' Seri Panglima Dr. Ahmad Kamarulzaman Bin Hj Ahmad Badaruddin (R)	Independent Director	120,000	4,000	-	-	-	-	-	-	-	-	124,000	120,000	4,000	-	-	-	-	-	-	-	-	-	124,000
2	Dr. Lim Pang Kiam (redesignated on 2 April 2025)	Non-Executive Non-Independent Director	90,000	4,500	-	-	-	-	-	-	-	-	94,500	90,000	4,500	-	-	-	-	-	-	-	-	-	94,500
3	Myrzela Binti Sabtu	Independent Director	75,000	8,500	-	-	-	-	-	-	-	-	83,500	75,000	8,500	-	-	-	-	-	-	-	-	-	83,500
4	Looi Sze Shing	Independent Director	75,000	8,000	-	-	-	-	-	-	-	-	83,000	75,000	8,000	-	-	-	-	-	-	-	-	-	83,000
5	Tengku Faradiza Binti Tengku Baharuddin	Independent Director	75,000	6,500	-	-	-	-	-	-	-	-	81,500	75,000	6,500	-	-	-	-	-	-	-	-	-	81,500
6.	Datin Loa Bee Ha (appointed on 2 April 2025)	Independent Director	67,250	4,500	-	-	-	-	-	-	-	-	71,750	67,250	4,500	-	-	-	-	-	-	-	-	-	71,750

No	Name	Directorate	Company ('000)										Group ('000)									
			Fee	Allowance	Salary	Bonus	Benefits -in-kind	ESOS	EPF	SOCSSO + EIS	Other emoluments	Total	Fee	Allowance	Salary	Bonus	Benefits-in-kind	ESOS	EPF	SOCSSO + EIS	Other emoluments	Total
7	Dato' Doh Jee Ming	Executive Director	-	4,500	240,000	-	6,249.99		120,000	348.15	-	371,098.14	-	4,500	2,020,800	960,000	46,250	-	1,690,400	1,740.75	400,000	5,123,690.75
8	Chua Seng Hooi	Executive Director	-	4,000	150,000	50,000	5,312.49		24,090	223.20	-	233,625.69	-	6,250	645,000	150,000	21,249.96	-	135,360	892.80	330,000	1,288,752.76
9	Dato' Mohamed Sharil Bin Mohamed Tarmizi (resigned on 18 February 2025)	Independent Director	10,268	-	-	-	-	-	-	-	-	10,268	10,268	-	-	-	-	-	-	-	-	10,268
10.	Koong Wai Seng (resigned on 15 August 2025)	Executive Director	-	4,000	150,000	-	6,249.99	-	17,316	223.20	-	177,786.19	-	5,250	425,000	150,000	16,666.64	-	68,466	595.20	-	665,978

Intended Outcome

Stakeholders are able to assess whether the remuneration of directors and senior management is commensurate with their individual performance, taking into consideration the company's performance.

Practice 8.2

The board discloses on a named basis the top five senior management's remuneration component including salary, bonus, benefits in-kind and other emoluments in bands of RM50,000.

Application	:	DEPARTURE
Explanation on application of the practice	:	-
Explanation for departure	:	<p>The total remuneration of Senior Management comprising annual salary, bonus, benefits in-kind and other emoluments is determined based on their annual performance appraisal, the Group's overall performance and prevailing market conditions.</p> <p>The Board is of the view that it is not necessary for the Group to disclose the names of Senior Management personnel who are not Directors, along with their specific remuneration details due to the confidential and commercially sensitive nature of such information, as well as the sensitivity of remuneration matters at an individual level. Disclosure of such information may also potentially expose key personnel to recruitment and poaching risks in a competitive market. The Board prioritises the stability and continuity of business operations through the retention of a competent and experienced management team.</p> <p>To ensure appropriate oversight, the Managing Director and the Nomination and Remuneration Committee (comprising three Independent Non-executive Directors) review and assess Senior Management remuneration on an annual basis. This provides a robust framework for control and ensures that remuneration remains aligned with performance, experience, market benchmarks, and the Group's overall results.</p> <p>The Board believes this approach balances transparency with the need to safeguard sensitive individual information, while maintaining the stability and continuity of the Group's operations.</p>

Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.

Measure	:	-
Timeframe	:	-

No	Name	Position	Company					
			Salary	Allowance	Bonus	Benefits	Other emoluments	Total
1								
2								
3								
4								
5								

Intended Outcome

Stakeholders are able to assess whether the remuneration of directors and senior management is commensurate with their individual performance, taking into consideration the company's performance.

Practice 8.3 – Step up

Companies are encouraged to fully disclose the detailed remuneration of each member of senior management on a named basis.

Application	:	NOT ADOPTED
Explanation on adoption of the practice	:	-

No	Name	Position	Company (‘000)					Total
			Salary	Allowance	Bonus	Benefits	Other emoluments	
1								
2								
3								
4								
5								

Intended Outcome

There is an effective and independent Audit Committee.

The board is able to objectively review the Audit Committee’s findings and recommendations. The company’s financial statement is a reliable source of information.

Practice 9.1

The Chairman of the Audit Committee is not the Chairman of the board.

Application	:	APPLIED
Explanation on application of the practice	:	<p>The ARMC is responsible for ensuring the integrity of the financial statements, compliance with relevant accounting standards and the Group’s risk management and internal controls. Currently, the ARMC is composed of the following Independent Non-Executive Directors:</p> <ol style="list-style-type: none"> 1. Datin Loa Bee Ha (Chairperson) 2. Looi Sze Shing 3. Ts. Myrzela Binti Sabtu <p>The Chairperson of the ARMC, Datin Loa Bee Ha is not the Chairman of the Board.</p>
Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

There is an effective and independent Audit Committee.

The board is able to objectively review the Audit Committee’s findings and recommendations. The company’s financial statement is a reliable source of information.

Practice 9.2

The Audit Committee has a policy that requires a former partner of the external audit firm of the listed company to observe a cooling-off period of at least three years before being appointed as a member of the Audit Committee.

Application	:	APPLIED
Explanation on application of the practice	:	As at to-date, none of the former key audit partners from the Group’s previous or present external auditors have been appointed to the Company’s Board of Directors or employed by the Group. The Company has implemented a policy mandating a cooling-off period of at least three (3) years for former key audit partners of external auditors before they can be considered for membership in ARMC. This policy has been incorporated into the TOR of the ARMC and can be accessed on the Company’s website at www.legendaproperties.com .
Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

There is an effective and independent Audit Committee.

The board is able to objectively review the Audit Committee’s findings and recommendations. The company’s financial statement is a reliable source of information.

Practice 9.3

The Audit Committee has policies and procedures to assess the suitability, objectivity and independence of the external auditor to safeguard the quality and reliability of audited financial statements.

Application	:	APPLIED
Explanation on application of the practice	:	<p>The Board has established a structured External Auditors’ Policy aimed at strengthening the assessment procedures for external auditors. This policy should assess the performance, suitability, objectivity and independence of the external auditors.</p> <p>The ARMC had undertaken an assessment of the independence, timeliness, competence, audit quality and resource capacity of the external auditor in relation to the audit, the nature and extent of the non-audit services rendered and the appropriateness of the level of fees.</p> <p>The role of the ARMC in relation to the auditors is described in the ARMC Report set out from page 111 of the Annual Report 2025.</p>
Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

There is an effective and independent Audit Committee.

The board is able to objectively review the Audit Committee’s findings and recommendations. The company’s financial statement is a reliable source of information.

Practice 9.4 – Step Up

The Audit Committee should comprise solely of Independent Directors.

Application :	ADOPTED
Explanation on adoption of the practice :	The ARMC consists of three (3) members, who are all Independent Non-Executive Directors. None of them hold positions as alternate directors.

Intended Outcome

There is an effective and independent Audit Committee.

The board is able to objectively review the Audit Committee’s findings and recommendations. The company’s financial statement is a reliable source of information.

Practice 9.5

Collectively, the Audit Committee should possess a wide range of necessary skills to discharge its duties. All members should be financially literate, competent and are able to understand matters under the purview of the Audit Committee including the financial reporting process.

All members of the Audit Committee should undertake continuous professional development to keep themselves abreast of relevant developments in accounting and auditing standards, practices and rules.

Application	:	APPLIED
Explanation on application of the practice	:	<p>The ARMC is chaired by Datin Loa Bee Ha, who has extensive cross-industry experience and strong financial leadership in auditing, finance, and corporate management. The ARMC also comprises members who are financially literate and can provide diverse perspectives that strengthen the quality of deliberations. The profile of the ARMC members is set out in the Annual Report.</p> <p>The AC members attend training programmes and seminars to keep themselves abreast of relevant developments in standards and practices in accounting and auditing, listing requirements, corporate law, risk management and changes in the business environment.</p> <p>Details of the training programmes and seminars attended by the ARMC members during FY2025 are set out in the Corporate Governance Overview Statement from page 104 of the Annual Report 2025.</p>
Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

Companies make informed decisions about the level of risk they want to take and implement necessary controls to pursue their objectives.

The board is provided with reasonable assurance that adverse impact arising from a foreseeable future event or situation on the company's objectives is mitigated and managed.

Practice 10.1

The board should establish an effective risk management and internal control framework.

Application	:	APPLIED
Explanation on application of the practice	:	<p>The Group has implemented an Enterprise Risk Management Framework as part of its risk management initiatives. Alongside its system of internal controls, the framework is designed to manage risks within the Group's risk appetite, rather than eliminate the risk of not achieving its business and corporate objectives.</p> <p>The Statement on Risk Management and Internal Control which provides an overview of the state of internal controls within the Group is set out from page 116 of the Annual Report 2025.</p>
Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

Companies make informed decisions about the level of risk they want to take and implement necessary controls to pursue their objectives.

The board is provided with reasonable assurance that adverse impact arising from a foreseeable future event or situation on the company's objectives is mitigated and managed.

Practice 10.2

The board should disclose the features of its risk management and internal control framework, and the adequacy and effectiveness of this framework.

Application	:	APPLIED
Explanation on application of the practice	:	<p>The Company issues a Statement on Risk Management and Internal Control in its Annual Report 2025, highlighting the features and key elements of the Group's risk management and internal control framework.</p> <p>The Group has implemented a structured process for identifying, assessing, monitoring, and communicating risks, as well as evaluating the effectiveness of risk mitigation strategies across all levels of operations.</p> <p>Presently, the Board oversees the adequacy and effectiveness of the risk management process and framework through the ARMC and Risk Management Working Group ("RMWG"). The RMWG regularly reviews, monitors and reports to the ARMC on the top 3 risks faced by the Group. The ARMC reviews, deliberates, and evaluates the effectiveness and efficiency of the internal control systems in the Group which are designed to manage and mitigate rather than eliminate risks in achieving the Company's corporate objectives, safeguarding the company's assets as well as investors' interests.</p>
Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

Companies make informed decisions about the level of risk they want to take and implement necessary controls to pursue their objectives.

The board is provided with reasonable assurance that adverse impact arising from a foreseeable future event or situation on the company’s objectives is mitigated and managed.

Practice 10.3 – Step Up

The board establishes a Risk Management Committee, which comprises a majority of independent directors, to oversee the company’s risk management framework and policies.

Application	:	ADOPTED
Explanation on adoption of the practice	:	<p>The ARMC consists entirely of Independent Directors tasked with overseeing the Company’s risk management framework and policies.</p> <p>The Board, through the ARMC and RMWG, hold oversight responsibility for managing risks within the Group. They are also supported by the Internal Audit Function which conducts independent reviews of identified risks and the associated control measures. Based on their assessments, the Internal Audit Function provides recommendations to the ARMC for mitigating the identified risks.</p>

Intended Outcome

Companies have an effective governance, risk management and internal control framework and stakeholders are able to assess the effectiveness of such framework.

Practice 11.1

The Audit Committee should ensure that the internal audit function is effective and able to function independently.

Application	:	APPLIED
Explanation on application of the practice	:	<p>The Company engages with Internal Auditors to review the operational procedures and processes to ensure the integrity of the system of internal control. Outsourcing the internal audit function, coupled with the fact that the Internal Auditors report directly to the ARMC, helps to ensure that internal audit is carried out objectively and is independent from the Company's Management and the functions it audits.</p> <p>Details on the internal audit function are set out in the ARMC Report and the Statement on Risk Management and Internal Control in the Company's Annual Report 2025.</p>
Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

Companies have an effective governance, risk management and internal control framework and stakeholders are able to assess the effectiveness of such framework.

Practice 11.2

The board should disclose–

- whether internal audit personnel are free from any relationships or conflicts of interest, which could impair their objectivity and independence;
- the number of resources in the internal audit department;
- name and qualification of the person responsible for internal audit; and
- whether the internal audit function is carried out in accordance with a recognised framework.

Application	:	APPLIED
Explanation on application of the practice	:	<p>The Group has outsourced its internal audit function to Talent League Sdn. Bhd. (“Talent League”). The independent professional internal audit firm and its engagement team personnel have affirmed that they are free from any relationships or conflicts of interest which could impair their objectivity and independence of the internal audit function, and do not have any direct operational responsibility or authority over any of the activities audited in relation to the Group or the Company.</p> <p>Talent League deploys a team of five (5) internal auditors per visit for each internal audit review, led by Mr. Hong Cheong Liang who is a chartered member of Institute of Internal Auditors Malaysia as well as member of Malaysian Institute of Accountants and CPA Australia. He has vast experience and exposure in the field of Internal Audit.</p> <p>The internal audit function is independent and audit assignments were performed with impartiality, proficiency and due professional care. Talent League also carries out their assessment and review in accordance with the International Professional Practices Framework 2024 – Global Internal Audit Standards, adopted and recommended by the Institute of Internal Auditors Malaysia, covering the conduct of the audit planning, execution, documentation, communication of findings and consultation with key stakeholders on the audit concerns, as well as applicable regulatory rules and practices, such as the Listing Requirements of Bursa Securities, the Companies Act 2016, and the MCCG.</p>

Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

There is continuous communication between the company and stakeholders to facilitate mutual understanding of each other's objectives and expectations.

Stakeholders are able to make informed decisions with respect to the business of the company, its policies on governance, the environment and social responsibility.

Practice 12.1

The board ensures there is effective, transparent and regular communication with its stakeholders.

Application	:	APPLIED
Explanation on application of the practice	:	<p>The Board is committed to ensuring the Group continues to engage effectively with the shareholders or stakeholders to facilitate a mutual understanding of objectives. The Group has several formal channels in place to effectively communicate this information to all the shareholders and stakeholders. The Board primarily achieves this through the following activities: the annual report, announcements to Bursa Securities, quarterly reports, general meetings, Group's website and investor relations.</p> <p>The MD is the designated spokesperson for all matters related to the Group and dedicated personnel are tasked to prepare and verify material information for timely disclosure upon approval by the Board.</p> <p>The Group maintains a website at www.legendaproperties.com for shareholders and the public to access information on the Group for up-to-date information about the Company and its business as well as announcements made to Bursa Securities. Stakeholders can at any time seek clarification or raise queries through the corporate website with the primary contact details as stated.</p>
Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

There is continuous communication between the company and stakeholders to facilitate mutual understanding of each other's objectives and expectations.

Stakeholders are able to make informed decisions with respect to the business of the company, its policies on governance, the environment and social responsibility.

Practice 12.2

Large companies are encouraged to adopt integrated reporting based on a globally recognised framework.

Application	:	NOT APPLICABLE – NOT A LARGE COMPANY
Explanation on application of the practice	:	-
Explanation for departure	:	
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

Shareholders are able to participate, engage the board and senior management effectively and make informed voting decisions at General Meetings.

Practice 13.1

Notice for an Annual General Meeting should be given to the shareholders at least 28 days prior to the meeting.

Application	:	APPLIED
Explanation on application of the practice	:	<p>The Board encourages active participation by shareholders at all Company's general meetings.</p> <p>The Company dispatches the notice of its Annual General Meeting ("AGM") to its shareholders at least 28 days before the scheduled AGM, exceeding the required time frame of 21 days outlined in the Companies Act 2016 and the MMLR of Bursa Securities.</p> <p>The additional period allows the shareholders ample time to arrange attendance either in person, through proxies, corporate representatives or attorneys. The longer notice period ensures that shareholders have adequate time to review proposed resolutions before exercising their voting rights.</p>
Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

Shareholders are able to participate, engage the board and senior management effectively and make informed voting decisions at General Meetings.

Practice 13.2

All directors attend General Meetings. The Chair of the Audit, Nominating, Risk Management and other committees provide meaningful response to questions addressed to them.

Application	:	APPLIED
Explanation on application of the practice	:	<p>All Board members, including the Chairpersons of the ARMC, NRC, and BSC attend the Company's AGM.</p> <p>During the AGM, the Chairman briefed the members on the related issues under the agendas whilst the MD presents the Group's performance. The shareholders were invited to raise questions regarding proposed resolutions and inquire about the Company's progress, performance and future prospects. The Board ensures that all questions raised during the general meetings are addressed thoroughly and meaningfully.</p> <p>The minutes of the 24th AGM is published on the Company's website at www.legendaproperties.com</p>
Explanation for departure	:	-
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>		
Measure	:	-
Timeframe	:	-

Intended Outcome

Shareholders are able to participate, engage the board and senior management effectively and make informed voting decisions at General Meetings.

Practice 13.3

Listed companies should leverage technology to facilitate–

- voting including voting in absentia; and
- remote shareholders' participation at general meetings.

Listed companies should also take the necessary steps to ensure good cyber hygiene practices are in place including data privacy and security to prevent cyber threats.

Application	:	DEPARTURE
Explanation on application of the practice	:	
Explanation for departure	:	<p>The Company's AGM held on 11 June 2025 was conducted via a physical meeting for meaningful interaction to provide shareholders with a more effective platform for direct engagement with the Board and Management. It enables real-time interaction, meaningful dialogue and allows shareholders to seek clarifications on the Company's performance and operations in a more personal setting. The Board had carefully considered the mode of conducting the AGM and while remote meetings offer convenience for shareholders to participate general meetings, they lack the interpersonal interaction with shareholders.</p> <p>Shareholders who attended the AGM were provided the opportunity to participate in discussions, raise questions and vote on all resolutions in accordance with the Company's Constitution. Shareholders who were unable to attend the meetings were encouraged and allowed to appoint proxies to attend, participate, speak and vote in their stead at the AGM.</p> <p>Additionally, shareholders were encouraged to submit questions to the Board prior to the meetings. All questions received in relation to the agenda items of the 24th AGM were duly addressed by the Directors and the responses were recorded in minutes of meeting published on the Company's corporate website. Questions raised during the meetings were addressed by the Board and Management during the proceedings., where time permitted. In the event that there was insufficient time to respond to all questions, the Company undertook to respond to the remaining queries via email after the meetings.</p>

	<p>The Company will continue to assess the suitability of adopting virtual or hybrid meeting arrangements in the future, taking into consideration shareholders' interests, technological readiness, cost implications and evolving best practices in corporate governance. The Board remains committed to ensuring that shareholders are provided with adequate opportunities to participate and exercise their rights at general meetings.</p>
<p><i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i></p>	
<p>Measure :</p>	<p>-</p>
<p>Timeframe :</p>	<p>-</p>

Intended Outcome

Shareholders are able to participate, engage the board and senior management effectively and make informed voting decisions at General Meetings.

Practice 13.4

The Chairman of the board should ensure that general meetings support meaningful engagement between the board, senior management and shareholders. The engagement should be interactive and include robust discussion on among others the company's financial and non-financial performance as well as the company's long-term strategies. Shareholders should also be provided with sufficient opportunity to pose questions during the general meeting and all the questions should receive a meaningful response.

<i>Note: The explanation of adoption of this practice should include a discussion on measures undertaken to ensure the general meeting is interactive, shareholders are provided with sufficient opportunity to pose questions and the questions are responded to.</i>	
Application	: APPLIED
Explanation on application of the practice	: <p>Shareholders were encouraged to actively engage in the AGM and were invited to submit their questions in advance before the AGM using query box at the venue. At the commencement of the AGM, the Chairman ensured that sufficient opportunities and time were allocated for discussion and to address questions raised. He also informed the shareholders that they could submit their questions or queries in the query box available at the venue throughout the proceedings.</p> <p>The AGM held on 11 June 2025 was conducted as a physical meeting, with a dedicated Q&A session allowing shareholders to raise their questions or queries directly.</p> <p>The Company continues to actively promote and facilitate shareholders' engagement at its general meetings. These meetings provide updates on the Company's performance and offers shareholders the opportunity to pose questions and cast their votes. The Chairman and the MD addressed and responded to relevant questions received.</p> <p>All the Directors, Senior Management, external auditors and corporate advisors were present at the AGM held on 11 June 2025 to address inquiries from shareholders.</p>
Explanation for departure	: -
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>	

Measure	:	-
Timeframe	:	-

Intended Outcome

Shareholders are able to participate, engage the board and senior management effectively and make informed voting decisions at General Meetings.

Practice 13.5

The board must ensure that the conduct of a virtual general meeting (fully virtual or hybrid) support meaningful engagement between the board, senior management and shareholders. This includes having in place the required infrastructure and tools to support among others, a smooth broadcast of the general meeting and interactive participation by shareholders. Questions posed by shareholders should be made visible to all meeting participants during the meeting itself.

<i>Note: The explanation of adoption of this practice should include a discussion on measures undertaken to ensure the general meeting is interactive, shareholders are provided with sufficient opportunity to pose questions and the questions are responded to. Further, a listed issuer should also provide brief reasons on the choice of the meeting platform.</i>	
Application :	Not applicable – only physical general meetings were conducted in the financial year
Explanation on application of the practice :	
Explanation for departure :	
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>	
Measure :	-
Timeframe :	-

Intended Outcome

Shareholders are able to participate, engage the board and senior management effectively and make informed voting decisions at General Meetings.

Practice 13.6

Minutes of the general meeting should be circulated to shareholders no later than 30 business days after the general meeting.

<i>Note: The publication of Key Matters Discussed is not a substitute for the circulation of minutes of general meeting.</i>	
Application	: APPLIED
Explanation on application of the practice	: The Company makes an immediate announcement to Bursa Securities on the outcome of the general meetings. Minutes of the general meetings are made available to shareholders via the Company's website at www.lagendaproperties.com no later than 30 business days after the general meetings.
Explanation for departure	: -
<i>Large companies are required to complete the columns below. Non-large companies are encouraged to complete the columns below.</i>	
Measure	: -
Timeframe	: -

**SECTION B – DISCLOSURES ON CORPORATE GOVERNANCE PRACTICES PURSUANT
CORPORATE GOVERNANCE GUIDELINES ISSUED BY BANK NEGARA MALAYSIA**

Disclosures in this section are pursuant to Appendix 4 (Corporate Governance Disclosures) of the Corporate Governance Guidelines issued by Bank Negara Malaysia. This section is only applicable for financial institutions or any other institutions that are listed on the Exchange that are required to comply with the above Guidelines.