



LAGENDA
PROPERTIES

CREATING SUSTAINABLE VALUE

SUSTAINABILITY PROGRESS AND PERFORMANCE UPDATE

Disclaimer

This progress and performance intended for informational purposes only. The content reflects Lagenda sustainability initiatives and commitments as of its publication date and may be subject to updates or revisions. For the most current, comprehensive sustainability data, please refer to Lagenda latest official Sustainability Statement available at www.lagendaproperties.com.my

Our Story

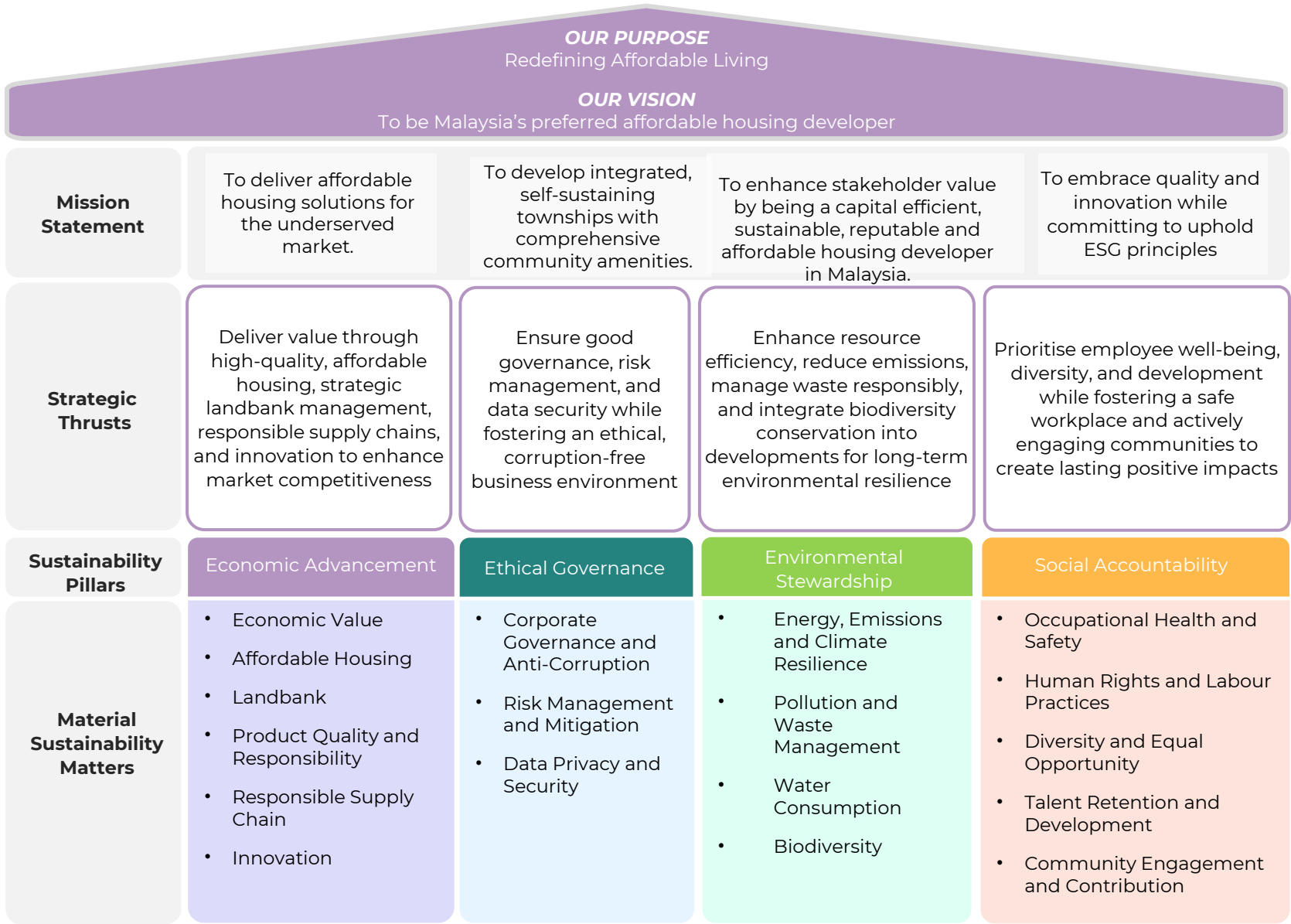
Lagenda Properties Berhad is a real estate developer listed on the Main Market of Bursa Malaysia, focusing on providing affordable homes and integrated townships to the underseved communities in Malaysia.

Established since 2018, we have successfully launched numerous affordable residential projects and integrated townships starting in Sitiawan, Perak, and has since expanded into five more states including Kedah, Johor, Selangor, Pahang and Negeri Sembilan, with more developments in the pipeline.

This growth is driven by our dedication to bridge the housing affordability gap and uplifting underserved communities through the development of affordable, practical, and sustainable homes. As a responsible developer, we see our efforts as a lasting contribution to nation-building empowering families with a stable foundation to grow, thrive, and positively impact society. Guided by our core values of Trust, Integrity, Empathy, and Resilience, we take pride in shaping the future of affordable housing in Malaysia.



Sustainability Commitment



FRAMEWORK

BURSA
MALAYSIA

SUSTAINABLE
DEVELOPMENT

GOALS

FTSE4Good

IFRS®

SASB®
STANDARDS

Alignment with UNSDGs

2 ZERO HUNGER

3 GOOD HEALTH AND WELL-BEING

4 QUALITY EDUCATION

5 GENDER EQUALITY

6 CLEAN WATER AND SANITATION

8 DECENT WORK AND ECONOMIC GROWTH

9 INDUSTRY, INNOVATION AND INFRASTRUCTURE

10 REDUCED INEQUALITIES

11 SUSTAINABLE CITIES AND COMMUNITIES

12 RESPONSIBLE CONSUMPTION AND PRODUCTION

13 CLIMATE ACTION

14 LIFE BELOW WATER

15 LIFE ON LAND

16 PEACE, JUSTICE AND STRONG INSTITUTIONS

17 PARTNERSHIPS FOR THE GOALS

Our Sustainability Journey

FY2021-FY2023

Building the Foundation

- Developed a two-year Sustainability Roadmap and Action Plan in FY2021 in preparation for inclusion in the FTSE4Good Bursa Malaysia Index.
- Established sustainability Key Performance Indicators in FY2021.
- Aligned sustainability initiatives with 10 United Nations Sustainable Development Goals in FY2021, expanding to 14 UN SDGs in FY2023.
- Commenced Scope 3 GHG emissions disclosure for employee commuting in FY2023.
- Gained inclusion in the FTSE4Good Bursa Malaysia Index in FY2023.
- Established the Group's 5R recycling programme in FY2023.
- Introduced the Human Rights, Environmental, Climate Change and Biodiversity Policies in FY2023.

FY2024

Expanding Our Impact

- Maintained inclusion in the FTSE4Good Bursa Malaysia Index.
- Initiated climate-related disclosures with reference to the recommendations of the Task Force on Climate-related Financial Disclosures.
- Expanded Scope 3 GHG emissions disclosure to include Category 6: Business Travel.
- Adopted SDG 15: Life on Land as an additional priority.
- Implemented more than 5 sustainability initiatives for impact
- Reviewed and refined sustainability KPIs to support progress towards established targets.

FY2025

Strengthening the Impact

- Strengthened sustainability governance through the establishment of the Board Sustainability Committee.
- Reviewed and updated sustainability-related policies to ensure their continued relevance and effectiveness.
- Maintained inclusion in the FTSE4Good Bursa Malaysia Index and improved the Group's FTSE ESG rating to the four-star grading band.
- Continued implementing sustainability initiatives across the Group.

Our Approach to Sustainability

Guided by our sustainability framework, we continue to enhance our ESG performance, strengthen governance practices, and deliver outcomes recognised through our 4-Star ESG Rating and industry accolades.

Strategic Commitment

Pillar 1

- ◆ Landbank
- ◆ Economic Value
- ◆ Product Quality and Responsibility
- ◆ Affordable Housing
- ◆ Responsible Supply Chain
- ◆ Innovation



Pillar 4

- ◆ Occupational Health and Safety
- ◆ Human Rights and Labour Practices
- ◆ Diversity and Equal Opportunity
- ◆ Talent Retention and Development
- ◆ Community Engagement and Contribution



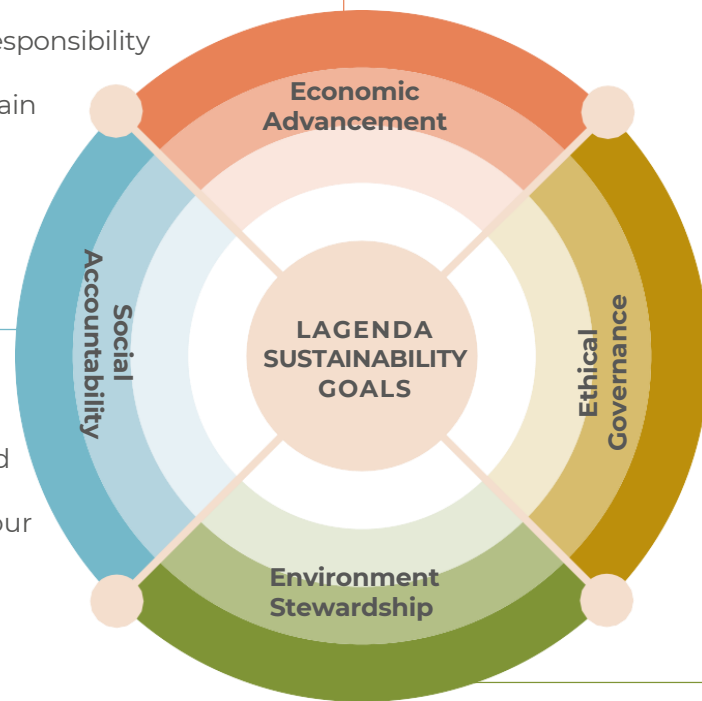
Pillar 2

- ◆ Corporate Governance and Anti-corruption
- ◆ Risk Management and Mitigation
- ◆ Data Privacy and Security



Pillar 3

- ◆ Energy, Emissions, and Climate Resilience
- ◆ Pollution and Waste Management
- ◆ Water Consumption
- ◆ Biodiversity



Advancing ESG Excellence



FTSE4Good



ESG score improved to **3.9**, placing the Group's position within the **4-Star ESG Rating band**.

(2024: 3-Star ESG Rating)

Recognition (FY2025-to date)

Sustainability & CSR Malaysia Awards

- Company of the Year (Property Developer)-Community Empowerment

HR Asia Awards

- Best Companies to Work for in Asia 2025
- HR Asia Sustainable Workplace Award 2025

The Edge Malaysia Property Excellence Awards 2025

- Top 26 Property Developers; Top 25 Best in Qualitative Attributes; Top 14 Best in Quantitative Attributes

The StarProperty Awards 2026

- Best Primary Home Development
- Best Northern Malaysia Development
- All Stars Award (Listed Company) - Top 10 Best Performing Developer

The Star Positive Impact Awards

- Large Companies- Waste Management

Sustainability Pillar 1: Economic Advancement

1.1 Support Local Procurement

Consistently promotes the growth of local businesses and local economy by prioritising local procurement whenever possible.

1.2 Continuous Improvement in Product Quality

Guided by the Group's Quality Policy and ISO 9001:2015 Quality Management System to ensure consistent delivery of quality outcomes that meet customer expectations and comply with established standards.

1.3 Landbank Management

Implement disciplined landbank management, including site selection, feasibility assessments and phased development planning.

1.4 Responsible Development

Plan, design and deliver affordable, practical and sustainable housing to meet market and community needs.

1.5 Driving Innovation

Explore innovative designs, including the adoption of Industrialized Building System (IBS) and sustainable materials, to enhance efficiency, affordability, and market competitiveness.

Sustainability Pillar 2: Ethical Governance

2.1 Zero Tolerance for Bribery and Corruption

Refrain from participating in or tolerating any forms of corruption and bribery.

2.2 Protection of Personal Data and Proprietary Rights

Implement protection measures and safety protocols to protect confidential information and/or intellectual property as well as individual's privacy.

2.3 Culture Of Compliance

Comply with laws and regulations to our business operations, ensuring alignment with industry standard and best practices.

2.4 Grievance Mechanism and Whistleblowing Procedure

Introduce proper grievance mechanism and whistleblowing measures to allow employees confidentially raise wrongdoings in good faith without fear of retaliation and reprisal.

Sustainability Pillar 3: Environmental Stewardship

3.1 Protection of Biodiversity

Protect biodiversity, including vulnerable and endangered species listed on the IUCN Red List, within areas of operation.

3.2 Waste Management and Recycling

Improve resource efficiency and encourage recycling through proper waste management practices such as 5Rs (Refuse, Reduce, Reuse, Repurpose and Recycle).

3.3 Water and Soil Management

Adhere to all relevant environmental laws and regulations and integrate sustainable water solutions in townships, such as rainwater harvesting systems.

3.4 Reducing Energy Usage and Greenhouse Gas (GHG) Emissions

Progressively managing GHG emissions focused on practical measures such as improving energy efficiency, increasing the use of renewable energy where feasible, and gradually incorporating climate considerations into procurement and operational practices.

3.5 Balancing Nature and Development

Convert land from non-primary forests or underutilised areas with minimal risk to the environment.

Sustainability Pillar 4: Social Accountability

4.1 Respect and Support Human Rights

Respects and upholds the rights of all employees* across all operations, aligned with applicable Malaysia laws and internationally recognised human rights standards.

4.2 No Child and Forced Labour

Prohibit of child and forced labour and respect their rights.

4.3 Safe and Healthy Workplace

Ensure employees* are in a safe working environment and protected from hazards of the job.

4.4 Support Talent Growth

Empowering talents through continuous learning and capacity building.

4.5 Contribution to Local Community

Invested in community engagement through areas of welfare & social assistance, cultural community engagement, public institution & social impact and sports and youth developments.

*Employees include men and women, contract and permanent workers and employees from all levels of company

Key Achievements in 2025

Sustainability Highlights

 Economic Advancement	96% customer satisfaction score achieved	100% of procurement spending are for local supplier since FY2021	100% new supplier screened for environmental and social impacts	
 Ethical Governance	100% of operations assessed for corruption related risks	Zero reported whistleblowing cases	Zero confirmed incidents of corruption or bribery	Zero substantiated complaints regarding breaches of customer privacy and loses of company data
 Environmental Stewardship	4% year on year reduction in total energy consumption, with a 56.1% increase in the use of renewable energy source	30% reduction in water withdrawal in Manjung office (vs FY2021 baseline)	33,254 trees planted across the townships	8,295 unit of rainwater harvesting systems across the township
 Social Accountability	2,665 hours of total training hours provided	Zero substantiated complaints concerning human rights violations	Zero work related injuries and fatalities	≈RM 467,449 invested in corporate social responsibility programmes benefitting over 37 associations / agencies/ groups

PERFORMANCE [1 / 6]

Pillar	Indicator	2023	2024	2025
Environment	WATER			
	Water Consumption (meter cubic)	11,610	16,029	25,842
	Water Intensity (meter cubic/ RM' mil)	13.91	16.21	24.53
	Water reduction target	In FY2025, the Group concluded its previous water reduction target, which achieved a 30% reduction in water use at the Manjung office against the FY2021 baseline. Building on this progress, the Group has established a new target to reduce Group water intensity by 10% by FY2030, using FY2025 as the baseline. An interim target of a 5% reduction by FY2028 has also been established to monitor progress.		
	Water management plan and % of operational coverage	The Group's water management plan is in effect across 100% of the Group's operational sites, covering water source and consumption monitoring, rainwater harvesting for non-potable use, water-efficient fittings, leak detection and repair, and monitoring of discharge quality.		
	Number of incidents of non-compliance with water quality/quantity permits, standards and regulations	0	0	Recorded zero (0) incidents of non-compliance relating to water quality or quantity permits, standards and regulations
	ENERGY			
	Electricity Consumption (MWh)	940	2,066	2,902
	Electricity Intensity (MWh/RM' mil)	1.13	2.09	2.75
	Actions to reduce energy consumption	The Group has implemented various initiatives to improve energy efficiency across its corporate offices, operational facilities and townships: • Installed smart meters at the Group's corporate headquarters, to enable more accurate electricity monitoring, identify consumption patterns and support timely energy-efficiency measures. • Installed smart meters at selected township and community facilities within Bandar Baru Setia Awan Perdana (BBSAP) to improve electricity-use monitoring and operational control. • Collaborated with Tenaga Nasional Berhad to facilitate the replacement and installation of smart meters for households within the BBSAP township. This initiative supports greater household awareness of electricity consumption • Installed a solar photovoltaic system at the BBSAP Clubhouse, generating approximately 86,082 kWh of renewable electricity in FY2025 and reducing reliance on grid electricity. • Progressively adopted energy-efficient LED lighting at selected offices, sales galleries and operational facilities. • Promoted responsible energy practices among employees, including switching off lighting, air-conditioning and electrical equipment when not in use. • Improved travel planning and scheduling and progressively adopted electric and plug-in hybrid vehicles • Implemented basic building management system, including its office tower, to monitor and improve building energy efficiency performance.		

PERFORMANCE [2 / 6]

Pillar	Indicator	2023	2024	2025
Environment	GHG EMISSIONS			
	Scope and boundary (%)	100	100	100
	Scope 1 emissions (tCO ₂ e)	276	576	245
	Scope 2 emissions (tCO ₂ e)	728	1,557	2,084
	Scope 1 & 2 emissions (tCO ₂ e)	1,004	2,133	2,329
	Selected Scope 3 emissions (tCO ₂ e)	66	521	374
	GHG emissions intensity - Scope 1 & 2 (tCO ₂ e / RM million)	1.20	2.16	2.21
	GHG emissions intensity - Scope 1, 2 & selected Scope 3 (tCO ₂ e / RM million)	1.28	2.68	2.57
	GHG Emission reduction target and progress	Lagenda has progressively established emissions reduction objectives as part of its early decarbonisation journey. The Group previously set an emissions intensity reduction target of 10% by FY2025 and a longer-term emissions intensity reduction target of 45% by FY2030 against a FY2022 baseline, covering Scope 1 and Scope 2 emissions. The Group is reviewing and, where necessary, restating its emissions baseline to improve comparability. In FY2025, Scope 1 and Scope 2 emissions intensity increased marginally to 2.21 tCO₂e/RM million from 2.16 in FY2024. Lagenda is formalising its decarbonisation plan and will refine its interim targets and actions accordingly. Our transitional plan can be found in: https://lagendaproperties.com/wp-content/uploads/2026/08/CLIMATE-RISK-2025.pdf		
	Total SOx Emissions (tonnes)	0.0055	0.0140	0.0079
	Governance	Board oversight of climate-related matters: Lagenda's Board Sustainability Committee ("BSC"), chaired by Ts. Myrzela Binti Sabtu, assists the Board in overseeing sustainability and climate-related risks and opportunities. The BSC guides sustainability strategy and policies, reviews their effectiveness and oversees sustainability-related disclosures. The Board retains ultimate responsibility for ensuring that climate-related considerations are integrated into the Group's strategy, risk management and decision-making.		

PERFORMANCE [3 / 6]

Pillar	Indicator	2023	2024	2025
Environment	POLLUTION & RESOURCES			
	Hazardous waste generation (tonnes)	0 tonnes across 100% coverage	0 tonnes across 100% coverage	0 tonnes across 100% coverage
	Waste recycled (tonnes)	3.5	2.5	5.9
	Waste directed to disposal / Total waste directed to landfill (non-recycled waste)	0	1.0	3.6
	Waste generated (tonnes)	3.5	3.5	9.5
	Total costs of environmental fines and penalties during financial year (RM)	0	0	One instance of non-compliance related to equipment operation (air compressor) was identified, resulting in a regulatory penalty of RM15,000.
	Waste Reduction, Resource Efficiency and Pollution Prevention Targets	As part of its voluntary commitments beyond regulatory requirements, Lagenda has set the following interim targets for FY2030: • Reduce waste: Reduce total waste generated by 2% against the FY2025 baseline of 9.5 tonnes, within the same reporting boundary, through waste prevention, reuse, segregation and recycling. • Improve resource efficiency: Establish a process to check available materials before new purchases and facilitate the reuse, repair and repurposing of suitable materials and equipment. • Prevent pollution: Implement a preventive inspection and corrective-action programme covering waste-storage areas and equipment-maintenance activities to identify and address potential leaks, spills and improper discharge. These voluntary targets extend beyond regulatory requirements. Progress will be reviewed annually using waste data, material-reuse records, inspection findings and corrective-action records.		

PERFORMANCE [4 / 6]

Pillar	Indicator	2023	2024	2025
Social	WORKFORCE DIVERSITY AND EQUAL OPPORTUNITIES			
	Male employees (%)	51.2	50.1	46.7
	Female employees (%)	48.8	49.9	53.3
	Women on the Board (%)	30%	30	50
	Women in senior management (%)	ND	15	27.3
	New Hires	141	126	171
	Full-time staff voluntary turnover rate (%)	31	31	41
	Total number of employee departures	128	158	191
	Employees with a disability (%)	0	0	0
	Total hours spent on employee development training	522	644	2,664.5
	Total expenditure on employee training and development (RM)	53,478	89,007	128,528.96
	Average training hours per employee	14.10	6.07	13.39
	Average training days per employee	0.97	0.68	1.72
	Types of training offered	Training programmes covered a range of areas, including construction and safety management, sustainability, data and technology, compliance, sales and marketing, as well as project and legal management.		
	Employee satisfaction score (%)	83	86	86
	Number of employee engagement initiatives conducted	More than 5	More than 5	More than 5
	Initiatives to improve performance related to labour standards and employee engagement	LAGENDA implements measures to support workforce diversity, equal opportunities and an inclusive workplace, including: - Supporting employees with family responsibilities: Providing childcare support, flexible working hours and maternity and paternity leave. In FY2025, 20 employees utilised maternity leave and 14 utilised paternity leave, with 100% return-to-work and retention rates for both groups. - Communicating equal-opportunity principles: Conducting employee briefings on fair treatment and non-discrimination, covering race, religion, gender, age, sexual orientation, physical abilities and nationality. - Promoting cultural inclusion: Organising cultural celebrations and employee engagement activities to encourage appreciation of diverse backgrounds and strengthen workplace relationships. - Equal pay for work of equal value: LAGENDA is committed to equal pay for work of equal value, without discrimination based on gender or other personal characteristics unrelated to the role. Remuneration is determined by job scope, responsibilities, skills, experience and performance, informed by market benchmarks and supported by periodic reviews.		

PERFORMANCE [5 / 6]

Pillar	Indicator	2023	2024	2025
Social	Employee Volunteering and Community Participation	-	-	Lagenda encourages employees to contribute their time and effort to community and environmental activities, including mangrove planting, community gardens and recycling programmes. These activities bring employees together with residents' associations, environmental organisations and other community partners. Established in September 2025, the Employee Engagement Committee ("EEC") brings together employee volunteers and helps coordinate their involvement in these programmes. Employee contributions are acknowledged through internal communications and programme highlights, while participation records help the Group track involvement. The Group has set a target of at least five (5) employee engagement and community initiatives annually. Performance: 13 initiatives were held, recording 3,237 employee volunteer participations and an estimated 44 volunteering hours, including repeat participation across initiatives.

PROGRAMME HIGHLIGHTS



The Employee Engagement Committee ("EEC"), together with the Sustainability Team and Trade Association, organised a Ramadan bubur lambuk programme. Employee volunteers from different departments supported distribution to colleagues and the surrounding community, including asnaf and orphans. The programme encouraged employee volunteering, strengthened community relationships and celebrated the values of sharing and compassion.



Lagenda respects children's rights, including their safety, wellbeing, education and protection from harm, guided by the United Nations Convention on the Rights of the Child and the Children's Rights and Business Principles. In support of this commitment, Lagenda collaborated with SK Kalumpang to engage 30 students in educational and sustainability activities that support children's learning and environmental awareness.

PERFORMANCE [6 / 6]

Pillar	Indicator	2023	2024	2025
Social	OCCUPATIONAL SAFETY AND HEALTH ("OSH")			
	OSH Governance	The Chairperson of the Board Sustainability Committee, Ts. Myrzela Binti Sabtu, is the designated Board-level position responsible for overseeing the Group's occupational health and safety matters as part of the sustainability material matter. Operational implementation is overseen by the Safety Lead, with regular reporting to Management and the Board.		
	Safety target	Lagenda is committed to continual improvement in occupational safety and health. Across its operations and project sites, the Group targets zero work-related fatalities and zero lost-time injuries involving employees and contractors each year. Performance is assessed against previously established targets and benchmarked against applicable industry standards, including DOSH requirements, to support continuous improvement. In FY2025, the Group recorded zero work-related fatalities involving employees and contractors, equivalent to a fatal occupational injury rate of 0.00 per 100,000 workers within its reporting boundary. This compares with the Malaysian construction-sector rate of 6.85 per 100,000 workers in 2023, published by the Department of Statistics Malaysia (National Occupational Injury and Disease Statistics). The comparison provides an external reference for the Group's safety performance, recognising differences in reporting periods, workforce composition and operational scope.		
	Lost-time Incident Rate (LTIR) for employees	0	0	0
	Fatality Rate for employees	0	0	0
	Number of work-related contractor fatalities across 100% site coverage			
	Total number of contractor	74	108	125
	Contractor fatality (cases/percentage)	0	0	0
	Performance against the annual zero-fatality and zero-LTI target	Achieved (zero fatality and zero LTI)	Achieved (zero fatality and zero LTI)	Achieved (zero fatality and zero LTI)
	Percentage of sites with ISO 45001 certification across 100% site coverage (%)	0	0	0

Note: Lost time incident is defined as a work-related injury that requires at least one full day away from work for recovery. The lost time incident rate (LTIR) is calculated by dividing the number of LTIs by the total hours worked by all employees and multiplying the result by a standard constant of 200,000.



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THANK YOU