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

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

In relation to Part A of this Circular/Statement, Bursa Malaysia Securities Berhad ("**Exchange**") has only perused the contents of the proposed new shareholders' mandate for recurrent related party transactions of a revenue or trading nature on a limited review basis pursuant to the provisions of Practice Note 18 of the Exchange's Main Market Listing Requirements ("**Listing Requirements**").

The Exchange has not perused the contents of the proposed renewal of existing shareholders' mandate and Part B of this Circular/Statement prior to its issuance as they are prescribed as exempt documents pursuant to Practice Note 18 of the Listing Requirements.

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

BERJAYA

BERJAYA PROPERTY BERHAD

(formerly known as Berjaya Land Berhad)

Registration No. 199001010193 (201765-A)
(Incorporated in Malaysia)

CIRCULAR/STATEMENT TO SHAREHOLDERS

in relation to the

PART A

PROPOSED RENEWAL OF AND NEW SHAREHOLDERS' MANDATE FOR RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE

PART B

PROPOSED RENEWAL OF AUTHORITY FOR THE COMPANY TO PURCHASE ITS OWN SHARES

Notice of the Thirty-Sixth Annual General Meeting ("**AGM**") which will be held at Perdana Ballroom, Bukit Jalil Golf & Country Resort, Jalan Jalil Perkasa 3, Bukit Jalil, 57000 Kuala Lumpur on Wednesday, 9 December 2026 at 10.00 a.m. or any adjournment thereof together with the Form of Proxy and Administrative Guide are available on the Company's website at www.berjaya.com/berjaya-property/ and/or the Exchange's website at www.bursamalaysia.com.

If you are unable to attend and vote in person at the AGM, you may appoint a proxy to attend and vote on your behalf. If you wish to do so, the completed Form of Proxy must be deposited at the Company's Registered Office at Lot 13-01A, Level 13 (East Wing), Berjaya Times Square, No. 1 Jalan Imbi, 55100 Kuala Lumpur OR alternatively, the Form of Proxy may be submitted electronically via Berjaya Registration Portal at https://www.berjayaregistration.com.my not less than 48 hours before the time appointed for holding the AGM or any adjournment thereof. The lodging of the Form of Proxy will not preclude you from attending and voting in person at the AGM should you subsequently wish to do so.

This Circular/Statement is dated 29 October 2026.

DEFINITIONS

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

"7-Eleven"	:	7-Eleven Malaysia Sdn Bhd
"7-Eleven Holdings"	:	7-Eleven Malaysia Holdings Berhad
"Act"	:	The Companies Act 2016, including any amendment that may be made thereto from time to time
"AGM"	:	Annual General Meeting
"Alam Baiduri"	:	Alam Baiduri Sdn Bhd
"Angsana Gemilang"	:	Angsana Gemilang Sdn Bhd
"Annual Report 2026"	:	The annual report of BProperty for the financial year ended 30 June 2026
"ANSA Hotel"	:	ANSA Hotel KL Sdn Bhd
"Ascot Sports"	:	Ascot Sports Sdn Bhd
"B&B"	:	B & B Enterprise Sdn Bhd
"BAir"	:	Berjaya Air Sdn Bhd
"BAssets"	:	Berjaya Assets Berhad
"BBright"	:	Berjaya Bright Sdn Bhd
"BCapital"	:	Berjaya Capital Berhad
"BCity"	:	BerjayaCity Sdn Bhd
"BConstruction"	:	Berjaya Construction Berhad
"BCorporation"	:	Berjaya Corporation Berhad
"BFood"	:	Berjaya Food Berhad
"BGroup"	:	Berjaya Group Berhad
"BGSSB"	:	Berjaya Guard Services Sdn Bhd
"BHartanah"	:	Berjaya Hartanah Berhad
"BHESB"	:	Berjaya Higher Education Sdn Bhd
"BHI"	:	Berjaya Hotels Iceland hf.
"BHRM"	:	Berjaya Hotels & Resorts (M) Sdn Bhd
"BInfra"	:	Berjaya Infra Sdn Bhd *(formerly known as Berjaya Infrastructure Sdn Bhd)*

"BKiara"	:	Bukit Kiara Resort Berhad
"BLand Development"	:	Berjaya Land Development Sdn Bhd
"BLangkawi"	:	Berjaya Langkawi Beach Resort Sdn Bhd
"BLoyalty"	:	BLoyalty Sdn Bhd
"BMedia"	:	Berjaya Media Berhad
"Board"	:	Board of Directors
"BProperty" or "Company"	:	Berjaya Property Berhad *(formerly known as Berjaya Land Berhad)*
"BProperty Group" or "Group"	:	BProperty and its subsidiary companies
"BProperty Shares"	:	Ordinary shares in BProperty
"BRetail"	:	Berjaya Retail Sdn Bhd
"BSecurities"	:	Berjaya Securities Sdn Bhd
"BStarbucks"	:	Berjaya Starbucks Coffee Company Sdn Bhd
"BTMSB"	:	Berjaya Trading & Manufacturing Sdn Bhd
"BTSSB"	:	Berjaya Times Square Sdn Bhd
"BVC"	:	Berjaya Vacation Club Berhad
"Cempaka Properties"	:	Cempaka Properties Sdn Bhd
"Code"	:	Malaysian Code on Take-Overs and Mergers 2016 (including the Rules on Take-Overs, Mergers and Compulsory Acquisitions)
"CSSSB"	:	Convenience Shopping (Sabah) Sdn Bhd
"CTSL"	:	Ms. Chryseis Tan Sheik Ling
"Desiran Unggul"	:	Desiran Unggul Sdn Bhd
"Director"	:	Has the meaning given in Section 2(1) of the Capital Markets and Services Act 2007 and includes any person who is or was within the preceding six (6) months of the date on which the terms of the transaction were agreed upon, a Director or a chief executive of BProperty, its subsidiary or holding company
"DSRT"	:	Dato' Sri Robin Tan Yeong Ching
"EGM"	:	Extraordinary General Meeting
"EPS"	:	Earnings per share
"Exchange"	:	Bursa Malaysia Securities Berhad

"Family"	:	In relation to a person means such person who falls within any one of the following categories:- (a) spouse; (b) parent; (c) child including an adopted child and step-child; (d) brother or sister; and (e) spouse of the person referred to in subparagraphs (c) and (d) above.
"Georgetown City Hotel"	:	Georgetown City Hotel Sdn Bhd
"HQZ"	:	HQZ Credit Sdn Bhd
"HRESB"	:	Hotel Resort Enterprise Sdn Bhd
"ISK"	:	Icelandic Króna, being the lawful currency of Iceland
"KDYMM Sultan Ibrahim"	:	KDYMM Seri Paduka Baginda Yang Di-Pertuan Agong Sultan Ibrahim
"Klasik Mewah"	:	Klasik Mewah Sdn Bhd
"Listing Requirements"	:	Exchange's Main Market Listing Requirements, including any amendment that may be made from time to time
"LKHSS"	:	Lim Kim Hai Sales & Services Sdn Bhd
"LPD"	:	2 October 2026, being the latest practicable date prior to the printing of this Circular/Statement
"Major Shareholder"	:	A person who has an interest or interests in one or more voting shares in BProperty and the number or the aggregate number of those shares, is:- (a) 10% or more of the total number of voting shares in BProperty; or (b) 5% or more of the total number of voting shares in BProperty where such person is the largest shareholder of BProperty. For the purpose of this definition, "interest" shall have the meaning of "interest in shares" given in Section 8 of the Act. A major shareholder includes any person who is or was within the preceding six (6) months of the date on which the terms of the transaction were agreed upon, a major shareholder of BProperty or any other corporation which is its subsidiary or holding company.
"Mantra Design"	:	Mantra Design Sdn Bhd
"MOL.com"	:	MOL.com Sdn Bhd
"NA"	:	Net assets attributable to ordinary equity holders of BProperty
"Nada Embun"	:	Nada Embun Sdn Bhd
"NESB"	:	Nural Enterprise Sdn Bhd

"PCL"	:	Prime Credit Leasing Berhad
"Person(s) Connected"	:	In relation to a Director or a Major Shareholder, means such person who falls under any one of the following categories:- (i) a Family of the Director or Major Shareholder; (ii) a trustee of a trust (other than a trustee for a share scheme for employees or pension scheme) under which the Director, Major Shareholder or a Family of the Director or Major Shareholder, is the sole beneficiary; (iii) a partner of the Director or Major Shareholder; (iv) a person, or where the person is a body corporate, the body corporate or its directors, who is/are accustomed or under an obligation, whether formal or informal, to act in accordance with the directions, instructions or wishes of the Director or Major Shareholder; (v) a person, or where the person is a body corporate, the body corporate or its directors, in accordance with whose directions, instructions or wishes the Director or Major Shareholder is accustomed or is under an obligation, whether formal or informal, to act; (vi) a body corporate in which the Director, Major Shareholder or Persons Connected with that Director or Major Shareholder are entitled to exercise, or control the exercise of, not less than 20% of the votes attached to voting shares in the body corporate; or (vii) a body corporate which is a related corporation of the Director or Major Shareholder
"Premier Merchandise"	:	Premier Merchandise Sdn Bhd
"Prevailing Laws"	:	Any prevailing laws, rules, regulations, orders, guidelines and requirements issued by the relevant authorities
"Proposed Mandate"	:	Proposed renewal of and new shareholders' mandate for the BProperty Group to enter into Recurrent Related Party Transactions in the ordinary course of business
"Proposed Share Buy-Back"	:	Proposed renewal of authority for BProperty to purchase and/or hold BProperty Shares of up to 10% of the total number of issued shares of the Company inclusive of 111,487,104 BProperty Shares that have been purchased and retained as Treasury Shares as at the LPD
"Qinetics"	:	Qinetics Solutions Sdn Bhd
"Qinetics Services"	:	Qinetics Services Sdn Bhd
"Recurrent Related Party Transactions"	:	Transactions which are recurrent, of a revenue or trading nature and which are necessary for the day-to-day operations and in the ordinary course of business of the BProperty Group and involve the interests, direct or indirect, of Related Parties
"REDtone"	:	REDtone Digital Berhad

"Regnis Industries"	:	Regnis Industries (Malaysia) Sdn Bhd
"Related Party(ies)"	:	A Director, Major Shareholder or Person Connected with such Director or Major Shareholder
"RM" and "sen"	:	Ringgit Malaysia and sen respectively
"SASH"	:	Mr. Syed Ali Shahul Hameed
"Shares Purchased"	:	BProperty Shares purchased under the Proposed Share Buy-Back
"SPToto"	:	Sports Toto Berhad
"Sri Panglima"	:	Sri Panglima Sdn Bhd
"Taaras"	:	The Taaras Beach & Spa Resort (Redang) Sdn Bhd
"Taktik Nostalgia"	:	Taktik Nostalgia Sdn Bhd
"Treasury Shares"	:	BProperty Shares purchased by BProperty which are/will be retained in treasury
"TSVT"	:	Tan Sri Dato' Seri Vincent Tan Chee Yioun
"Tunku Tun Aminah"	:	YAM Tunku Tun Aminah Binti Sultan Ibrahim Ismail
"U Mobile"	:	U Mobile Sdn Bhd
"U Telemedia"	:	U Telemedia Sdn Bhd
"UPC"	:	UPC Management Services Sdn Bhd

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PART A

PROPOSED RENEWAL OF AND NEW SHAREHOLDERS' MANDATE FOR RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE

BERJAYA PROPERTY BERHAD

(formerly known as Berjaya Land Berhad)

Registration No. 199001010193 (201765-A)
(Incorporated in Malaysia)

Registered Office:

Lot 13-01A, Level 13 (East Wing),
Berjaya Times Square,
No. 1 Jalan Imbi,
55100 Kuala Lumpur.

29 October 2026

Board of Directors:

YAM Tunku Tun Aminah Binti Sultan Ibrahim Ismail *(Chairman/Non-Independent Non-Executive Director)*
Dato' Sri Robin Tan Yeong Ching *(Deputy Chairman/Non-Independent Non-Executive Director)*
Syed Ali Shahul Hameed *(Group Chief Executive Officer)*
Datuk Abdul Rahim Bin Mohd Zin *(Group Executive Director)*
Chryseis Tan Sheik Ling *(Executive Director)*
Datuk Kee Mustafa *(Independent Non-Executive Director)*
Tan Peng Lam *(Independent Non-Executive Director)*
Kua Choo Kai *(Independent Non-Executive Director)*

To: Shareholders of BProperty

Dear Sir/Madam,

PROPOSED RENEWAL OF AND NEW SHAREHOLDERS' MANDATE FOR RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE

1.0 INTRODUCTION

1.1 The Board of BProperty had on 23 October 2026 announced its intention to seek shareholders' approval for the proposed renewal of and new shareholders' mandate for Recurrent Related Party Transactions.

1.2 The purpose of this Circular is to provide you with the relevant information on the Proposed Mandate and to seek your approval for the ordinary resolution to be tabled at the forthcoming AGM of the Company. The Notice of AGM is set out in the Annual Report 2026. The extract of the ordinary resolution on the Proposed Mandate to be tabled at the forthcoming BProperty AGM is enclosed together with this Circular.

2.0 DETAILS OF THE PROPOSED MANDATE

2.1 The Proposed Mandate

2.1.1 The Company had on 9 December 2025 obtained its shareholders' mandate for the BProperty Group to enter into Recurrent Related Party Transactions on terms that are not more favourable to the Related Parties than those generally available to the public. The approval shall in accordance with the Listing Requirements lapse at the conclusion of the forthcoming AGM of the Company scheduled on 9 December 2026 unless approval for its renewal is obtained from the shareholders of the Company at the forthcoming AGM.

2.1.2 Pursuant to Paragraph 10.09(1)(a) of the Listing Requirements, BProperty must immediately announce a Recurrent Related Party Transaction where:-

(i) the consideration, value of the assets, capital outlay or costs of the Recurrent Related Party Transaction is RM1 million or more; or

(ii) the percentage ratio of such Recurrent Related Party Transaction is 1% or more,

whichever is the higher.

In addition, Paragraph 10.08(2) of the Listing Requirements states that where any one of the percentage ratios of a related party transaction is 5% or more, BProperty must issue a circular to its shareholders, obtain specific shareholders' approval for the transaction and appoint an independent adviser. Further, Paragraph 10.08(4) of the Listing Requirements states that where any one of the percentage ratios is 25% or more, in addition to the foregoing, BProperty must appoint a main adviser.

2.1.3 Pursuant to Paragraph 10.09(2) of the Listing Requirements, BProperty may seek a shareholders' mandate in respect of Recurrent Related Party Transactions subject to the following:-

(i) the transactions are in the ordinary course of business and are on terms not more favourable to the related party than those generally available to the public;

(ii) the shareholders' mandate is subject to annual renewal and disclosure is made in the annual report of the aggregate value of transactions conducted pursuant to the shareholders' mandate during the financial year where the aggregate value is equal to or more than the threshold prescribed under Paragraph 10.09(1) of the Listing Requirements;

(iii) the BProperty's circular to shareholders for the shareholders' mandate includes the information as may be prescribed by the Exchange. The draft circular together with a checklist showing compliance with such information must be submitted to the Exchange;

(iv) in a meeting to obtain shareholders' mandate, the interested Director, interested Major Shareholder or interested Person Connected with a Director or Major Shareholder; and where it involves the interest of an interested Person Connected with a Director or Major Shareholder, such Director or Major Shareholder, must not vote on the resolution to approve the transactions. An interested Director or interested Major Shareholder must ensure that Persons Connected with him abstain from voting on the resolution approving the transactions; and

(v) BProperty immediately announces to the Exchange when the actual value of a Recurrent Related Party Transaction entered into by the BProperty Group exceeds the estimated value of the Recurrent Related Party Transaction disclosed in the circular by 10% or more and must include the information as may be prescribed by the Exchange in its announcement.

Where BProperty has procured a shareholders' mandate pursuant to the above, the provisions of the Listing Requirements as set out in Section 2.1.2 of this Circular shall not apply.

Transactions entered into between BProperty (or any of its wholly-owned subsidiary companies) and its wholly-owned subsidiary companies are excluded from the requirements of Part E of Chapter 10 of the Listing Requirements.

2.1.4 The Proposed Mandate, if approved by the BProperty shareholders at the forthcoming AGM, will take effect from the date of passing of the ordinary resolution at the forthcoming AGM and shall continue to be in force until:-

(i) the conclusion of the next AGM of BProperty following the AGM at which such ordinary resolution for the Proposed Mandate was passed, at which time it will lapse, unless by ordinary resolution passed at that general meeting, the authority is renewed;

(ii) the expiration of the period within which the next AGM after the date it is required to be held pursuant to Section 340(2) of the Act (but shall not extend to such extension as may be allowed pursuant to Section 340(4) of the Act); or

(iii) revoked or varied by ordinary resolution passed by the shareholders of the Company in a general meeting,

whichever is the earlier.

2.2 Information On The BProperty Group

2.2.1 The principal activities of BProperty are investment holding and provision of management services to its subsidiary companies. The principal activities of the subsidiary companies of BProperty consist of:-

(i) operation of Toto betting under Section 5 of the Pool Betting Act, 1967;

(ii) property development and investment;

(iii) development and operation of hotels and resorts, vacation time share and operating of a casino;

(iv) building contractors and civil engineering works and related services;

(v) development, manufacturing and distribution of computerized wagering and voting systems and provision of software support;

(vi) motor retailing, repair and maintenance and provision of aftersales and insurance services; and

(vii) investment holding.

2.2.2 The list of the unlisted subsidiary companies of BProperty which are involved in the Recurrent Related Party Transactions are set out below:-

Name of Company	**Equity Interest Held (%)**	**Principal Activities**
Angsana Gemilang	100.00	Property investment
BConstruction	100.00	Building contractors, civil engineering and the development of public works
Berjaya Property Ireland Limited	100.00	Investment holding
Berjaya Property Management Sdn Bhd	100.00	Investment holding
BGSSB	100.00	Provision of security services

Name of Company	Equity Interest Held (%)	Principal Activities
BHartanah	100.00	Property development and investment and operator of golf and recreation club
BTMSB	100.00	Trading of goods
BVC	100.00	Time sharing vacation operator, property investment and investment holding
Cempaka Properties	100.00	Property development and investment
Klasik Mewah	100.00	Property investment
Nada Embun	100.00	Property investment
NESB	100.00	Investment and rental of property
Regnis Industries[(a)]	57.12	Investment and rental of property
Subsidiary of BConstruction		
Mantra Design	51.00	Provision of interior design and consultancy services for land & building development projects
Subsidiary of Berjaya Property Management Sdn Bhd		
Taman TAR Development Sdn Bhd	100.00	Property development
Subsidiaries of BHartanah		
Alam Baiduri	100.00	Property development and investment
BLand Development	100.00	Property development, project management and investment holding
Subsidiary of BLand Development		
Sri Panglima	100.00	Property development and provision of property management and maintenance services
Subsidiaries of BVC		
BAir	100.00	Provision of aviation services
BHRM	100.00	Provision of management services, booking centre and marketing agent
BKiara	100.00	Promotion of equine activities and to carry on business as a proprietor of commercial recreation and health resort
BLangkawi	100.00	Resort operator
BTS Hotel Sdn Bhd	100.00	Owner of hotel and operator of restaurant
Georgetown City Hotel	100.00	Hotel operator
Sinar Merdu Sdn Bhd	100.00	Investment and rental of property
Taaras	99.80	Hotel and resort operation

Name of Company	Equity Interest Held (%)	Principal Activities
Subsidiary of Berjaya Property Ireland Limited		
BHI[(b)]	89.82	Lease and hotel operator
Subsidiary of Sinar Merdu Sdn Bhd		
ANSA Hotel	100.00	Hotel operations and letting of properties
Subsidiary of Taman TAR Development Sdn Bhd		
Aces Parking Sdn Bhd	100.00	Provision for operation of parking services for motor vehicles and cashless payment management services

Notes:

(a) Additional 30% equity interest in Regnis Industries is held by B.L. Capital Sdn Bhd, a 100%-owned subsidiary of BProperty.

(b) The remaining 10.18% equity interest in BHI is held by Berjaya Reykjavik Investment Limited, a 100%-owned subsidiary of BProperty.

Details of the Recurrent Related Party Transactions of the BProperty Group which are in accordance with Paragraph 10.09(2) of the Listing Requirements are set out in the ensuing paragraphs.

2.3 Class and Nature of the Recurrent Related Party Transactions

The class and nature of the Recurrent Related Party Transactions of the BProperty Group are tabulated as follows:-

BProperty Group with the following Related Parties	Nature of transactions undertaken by BProperty and/or its unlisted subsidiary companies	Interested Directors/Major Shareholders and/or Persons Connected with them	Estimated value from 9/12/2026 to the date of next AGM (RM'000)
BCorporation and its unlisted subsidiary companies:-			
BCorporation	Management fees payable by BProperty for services rendered that include, inter-alia, the receipt of finance, secretarial, internal audit and general administrative services	DSRT, CTSL, TSVT, BCorporation and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	400
Berjaya Registration Services Sdn Bhd	Receipt of share registration, printing and mailing services by the BProperty Group	DSRT, CTSL, TSVT, BCorporation and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	110

BProperty Group with the following Related Parties	Nature of transactions undertaken by BProperty and/or its unlisted subsidiary companies	Interested Directors/Major Shareholders and/or Persons Connected with them	Estimated value from 9/12/2026 to the date of next AGM (RM'000)
Berjaya Krispy Kreme Doughnuts Sdn Bhd	Rental income receivable by Sri Panglima at:- 1. RM2,319 per month for renting of shoplot at No.1, Jalan Kinrara 4/13, Taman Kinrara 4, Seksyen 4, Puchong, Selangor 2. RM1,875 per month for renting of shoplot at No. 3, Jalan Kinrara 4/13, Taman Kinrara 4, Seksyen 4, Puchong, Selangor 3. RM1,875 per month for renting of shoplot at No. 9, Jalan Kinrara 4/13, Taman Kinrara 4, Seksyen 4, Puchong, Selangor 4. RM1,786 per month for renting of shoplot at No. 11, Jalan Kinrara 4/13, Taman Kinrara 4, Seksyen 4, Puchong, Selangor Tenure of the above rental agreements is for a period of 2 years and renewable thereafter	DSRT, CTSL, TSVT, BCorporation and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	28 23 23 21
BSecurities	Provision of security guard services by BGSSB Rental income receivable by Nada Embun at RM61,211 per month for renting of office premises at Lot 13-02, 13th Floor, Berjaya Times Square, Jalan Imbi, Kuala Lumpur. Tenure of the rental agreement is for a period of 2 years	DSRT, CTSL, TSVT, BCorporation and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	200 735

BProperty Group with the following Related Parties	Nature of transactions undertaken by BProperty and/or its unlisted subsidiary companies	Interested Directors/Major Shareholders and/or Persons Connected with them	Estimated value from 9/12/2026 to the date of next AGM (RM'000)
Berjaya Mutual Berhad	Rental income receivable by Nada Embun at RM15,526 per month for renting of part of office premises at 13th Floor, Berjaya Times Square, Jalan Imbi, Kuala Lumpur. Tenure of the rental agreement is for a period of 2 years	DSRT, CTSL, TSVT, BCorporation and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	186
PCL	Receipt of leasing and hire purchase facilities by the BProperty Group	DSRT, CTSL, TSVT, BCorporation and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	10,000
Ambilan Imej Sdn Bhd	Rental payable by BProperty at RM97,488 per month for renting of office premises at 12th Floor, Berjaya Times Square, Jalan Imbi, Kuala Lumpur. Tenure of the rental agreement is for a period of 2 years	DSRT, CTSL, TSVT, BCorporation and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	1,170
Kimia Suchi Marketing Sdn Bhd	Purchase of cleaning chemical products by the various hotels and resorts in the BProperty Group	DSRT, CTSL, TSVT, BCorporation and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	1,000
Stephens Properties Sdn Bhd	Rental payable by:- 1. BProperty at RM615 per month for renting of storage space at Lots 19D, 19E & 19F, Wisma Cosway, Jalan Raja Chulan, Kuala Lumpur 2. BHRM at RM224 per month for renting of storage space at Lot 22F, Wisma Cosway, Jalan Raja Chulan, Kuala Lumpur Tenure of the above rental agreements is for a period of 2 years	DSRT, CTSL, TSVT, BCorporation and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	7 3

BProperty Group with the following Related Parties	Nature of transactions undertaken by BProperty and/or its unlisted subsidiary companies	Interested Directors/Major Shareholders and/or Persons Connected with them	Estimated value from 9/12/2026 to the date of next AGM (RM'000)
Stephens Properties Sdn Bhd	Rental payable by Kaite Property Management Sdn Bhd at:-	DSRT, CTSL, TSVT, BCorporation and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	
	1. RM4,297 per month for renting of office premises at Lots 8.02 and 8.03A, 8th Floor, Wisma Cosway, Jalan Raja Chulan, Kuala Lumpur*		52
	2. RM3,890 per month for renting of apartment at Lot 17.06, 17th Floor, Wisma Cosway, Jalan Raja Chulan, Kuala Lumpur*		47
	3. RM3,834 per month for renting of apartment at Lot 18.02, 18th Floor, Wisma Cosway, Jalan Raja Chulan, Kuala Lumpur*		46
	4. RM3,834 per month for renting of apartment at Lot 20.02, 20th Floor, Wisma Cosway, Jalan Raja Chulan, Kuala Lumpur*		46
	Tenure of the above rental agreements is for a period of 2 years		
	5. RM40,842 per month for renting of office premises at 9th Floor & 13th Floor, Wisma Cosway, Jalan Raja Chulan, Kuala Lumpur. Tenure of the rental agreement is for a period of 3 years*		490

BProperty Group with the following Related Parties	Nature of transactions undertaken by BProperty and/or its unlisted subsidiary companies	Interested Directors/Major Shareholders and/or Persons Connected with them	Estimated value from 9/12/2026 to the date of next AGM (RM'000)
Stephens Properties Sdn Bhd	Rental payable by Aces Parking Sdn Bhd at RM100,000 per month for renting of carpark at Lot 1.11, Basement, Wisma Cosway, Jalan Raja Chulan, Kuala Lumpur. Rental is payable on a monthly basis based on mutually agreed month-to-month tenancy by way of letter Rental payable by BVC at:- 1. RM1,441 per month for renting of office premises at Lot 11.10, 11th Floor, Wisma Cosway, Jalan Raja Chulan, Kuala Lumpur. Rental is payable on a monthly basis based on mutually agreed month-to-month tenancy by way of letter 2. RM7,820 per month for renting of office premises at Lots 9.09 & 9.10, 9th Floor, Wisma Cosway, Jalan Raja Chulan, Kuala Lumpur. Tenure of the rental agreement is for a period of 3 years* Provision of renovation work of office premises at Wisma Cosway, Jalan Raja Chulan, Kuala Lumpur by the BProperty Group*	DSRT, CTSL, TSVT, BCorporation and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	1,200 17 94 15,000
E.V.A. Management Sdn Bhd	Receipt of human resource management services by the BProperty Group	DSRT, CTSL, TSVT, BCorporation and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	300

BProperty Group with the following Related Parties	Nature of transactions undertaken by BProperty and/or its unlisted subsidiary companies	Interested Directors/Major Shareholders and/or Persons Connected with them	Estimated value from 9/12/2026 to the date of next AGM (RM'000)
JL Morison (Malaya) Sdn Bhd	Purchase of consumer products by the BProperty Group	DSRT, CTSL, TSVT, BCorporation and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	1,000
Roasters Asia Pacific (M) Sdn Bhd	Rental income receivable by Klasik Mewah at RM639 per month for renting of shoplot at Lot 3.30, Podium Block, Plaza Berjaya, Jalan Imbi, Kuala Lumpur. Rental is payable on a monthly basis based on mutually agreed month-to-month tenancy by way of letter	DSRT, CTSL, TSVT, BCorporation and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	8
BCity	Rental income receivable by Alam Baiduri at RM3,500 per month or based on monthly net estate income (which is based on the production of fresh fruit bunches less management fees charged by BCity), whichever is higher, for renting of land at Lot 35, Sungai Tinggi, Ulu Selangor, Selangor. Tenure of the rental agreement is for a period of 3 years and renewable thereafter	DSRT, CTSL, TSVT, BCorporation and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	3,600
Avetani Sdn Bhd	Provision of general building and construction work which include site clearing, earthwork, substructure and superstructure work and project as well as construction management services by the BProperty Group for the development of terrace houses and commercial shoplots at Lot 19129, Bentong, Pahang	DSRT, CTSL, TSVT, BCorporation and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	8,300

BProperty Group with the following Related Parties	Nature of transactions undertaken by BProperty and/or its unlisted subsidiary companies	Interested Directors/Major Shareholders and/or Persons Connected with them	Estimated value from 9/12/2026 to the date of next AGM (RM'000)
Golden Works (M) Sdn Bhd	Rental payable by BVC at RM676 per month for renting of podium at Lot 1.92, 1st Floor, Wisma Cosway, Jalan Raja Chulan, Kuala Lumpur. Tenure of the rental agreement is for a period of 2 years*	DSRT, CTSL, TSVT, BCorporation and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	8
Berjaya College Sdn Bhd	Receipt of education and staff training services by the BProperty Group*	DSRT, CTSL, TSVT, BCorporation and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	250
Total			44,364
SPToto and its subsidiary companies:-			
SPToto and its subsidiary companies	Provision of security guard services by BGSSB	DSRT, CTSL, TSVT and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	7,000
STM Lottery Sdn Bhd	Rental income receivable by: 1. Nada Embun at RM147,420 per month for renting of office premises at Lot 13-01, 13th Floor, Berjaya Times Square, Jalan Imbi, Kuala Lumpur. Tenure of the rental agreement is for a period of 2 years 2. NESB at RM1,548 per month for renting of storage space at Lot 2.24, 2nd Floor, Plaza Berjaya, Jalan Imbi, Kuala Lumpur. Tenure of the rental agreement is for a period of 2 years and renewable thereafter Dry lease charges receivable by BAir for aircraft leasing facilities	DSRT, CTSL, TSVT and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	1,769 19 1,000

BProperty Group with the following Related Parties	Nature of transactions undertaken by BProperty and/or its unlisted subsidiary companies	Interested Directors/Major Shareholders and/or Persons Connected with them	Estimated value from 9/12/2026 to the date of next AGM (RM'000)
FEAB Properties Sdn Bhd	Rental payable by: 1. BGSSB at RM2,307 per month for renting of apartment at Lot 5.5, 5th Floor, Apartment Block, Plaza Berjaya, Jalan Imbi, Kuala Lumpur. Tenure of the rental agreement is for a period of 2 years 2. BLangkawi at RM11,500 per month for renting of restaurant premises at Plot C, Teluk Burau, Padang Matsirat, Pulau Langkawi, Kedah. Tenure of the rental agreement is for a period of 2 years and renewable thereafter	DSRT, CTSL, TSVT and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	28 138
SPToto	Rental income receivable by Nada Embun at RM26,810 per month for renting of office premises at part of 13th Floor, Berjaya Times Square, Jalan Imbi, Kuala Lumpur. Tenure of the rental agreement is for a period of 2 years	DSRT, CTSL, TSVT and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	322
Total			10,276
BAssets and its subsidiary companies:-			
BAssets and its subsidiary companies	Provision of security guard and related services by BGSSB*	Tunku Tun Aminah, DSRT, CTSL, TSVT and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	50
BTS Car Park Sdn Bhd	Parking charges payable by the BProperty Group for leasing of parking bays at Berjaya Times Square, Jalan Imbi, Kuala Lumpur	Tunku Tun Aminah, DSRT, CTSL, TSVT and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	150

BProperty Group with the following Related Parties	Nature of transactions undertaken by BProperty and/or its unlisted subsidiary companies	Interested Directors/Major Shareholders and/or Persons Connected with them	Estimated value from 9/12/2026 to the date of next AGM (RM'000)
BTSSB	Rental payable by:- 1. BTMSB at RM3,298 per month for renting of storage space at Lot G-37, Ground Floor, Berjaya Times Square, Jalan Imbi, Kuala Lumpur. Tenure of the rental agreement is for a period of 1 year 2. Mantra Design at RM9,420 per month for renting of office premises at Lots 09-13A, 09-14 & 09-15, 9th Floor, Berjaya Times Square, Jalan Imbi, Kuala Lumpur. Tenure of the rental agreement is for a period of 3 years and renewable thereafter Provision of general building and construction work which include site clearing, earthwork, substructure and superstructure work and project as well as construction management and property management services by the BProperty Group for the development of service apartments and retail lots at Lot 2000, Section 52, Jalan Imbi, Kuala Lumpur*	Tunku Tun Aminah, DSRT, CTSL, TSVT and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	40 113 200,000
Jauhari Maksima Sdn Bhd	Provision of general building and construction work which include land reclamation, construction of jetty terminal and Customs Immigration and Quarantine Complex as well as other related services at Plot 5, part of PTB 24119 Stulang Laut, Johor by BConstruction	Tunku Tun Aminah, DSRT, CTSL, TSVT and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	320,000
Total			520,353

BProperty Group with the following Related Parties	Nature of transactions undertaken by BProperty and/or its unlisted subsidiary companies	Interested Directors/Major Shareholders and/or Persons Connected with them	Estimated value from 9/12/2026 to the date of next AGM (RM'000)
BFood and/or its subsidiary and joint venture companies:-			
Berjaya Roasters (M) Sdn Bhd	Rental income receivable by Cempaka Properties at RM6,760 per month for renting of shoplot at Lot G.83, Ground Floor, Berjaya Megamall, Jalan Tun Ismail, Kuantan, Pahang. Rental is payable on a monthly basis based on mutually agreed month-to-month tenancy by way of letter	DSRT, CTSL, TSVT, BCorporation and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	81
BStarbucks	Rental income receivable by BHartanah at RM6,991 per month for renting of shoplot at Lot G-05, Ground Floor, Tropika Bukit Jalil, Jalan Jalil Perkasa 3, Bukit Jalil, Kuala Lumpur. Tenure of the rental agreement is for a period of 3 years Sale of food products by the various hotels and resorts within the BProperty Group*	DSRT, CTSL, TSVT, BCorporation and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	84 100
Bestari Food Trading Sdn Bhd	Purchase of bottled beverages and consumable products by the BProperty Group	DSRT, CTSL, TSVT, BCorporation and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	400
Berjaya Coffee Iceland ehf.	Rental income receivable by BHI at ISK667,400 *(about RM23,359 based on the assumed exchange rate at ISK1.00 = RM0.035)* per month, subject to adjustment based on the consumer price index published monthly by Statistics Iceland, for renting of coffee shop at Laugavegur 66-68, 108 Reykjavik, Iceland. Tenure of the rental agreement is for a period of 3 years and renewable thereafter	DSRT, CTSL, TSVT, BCorporation and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	308

BProperty Group with the following Related Parties	Nature of transactions undertaken by BProperty and/or its unlisted subsidiary companies	Interested Directors/Major Shareholders and/or Persons Connected with them	Estimated value from 9/12/2026 to the date of next AGM (RM'000)
BHK Culinary (M) Sdn Bhd *(joint-venture of BFood)*	Rental income receivable by ANSA Hotel at: (i) RM75,000 per month or 12.5% of the monthly gross revenue generated, whichever is higher, for renting of shoplots at Lots 0.3 and 0.3B, Ground Floor, ANSA Hotel, Jalan Bukit Bintang, Kuala Lumpur. Tenure of the rental agreement is for a period of 3 years and renewable thereafter (ii) RM2,244 per month for renting of storage space at B-05, Basement, ANSA Hotel, Jalan Bukit Bintang, Kuala Lumpur. Tenure of the tenancy is for a period of 3 years by way of letter	DSRT, CTSL, TSVT, BCorporation and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	1,000 27
Total			2,000
REDtone and/or its subsidiary companies:-			
SEA Telco Technology Sdn Bhd	Provision of construction of telecommunications infrastructure and related operations and maintenance by the BProperty Group*	Tunku Tun Aminah, DSRT, CTSL, TSVT, BCorporation and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	100,000
REDtone Telecommunications Sdn Bhd	Procurement of information and communication technology ("**ICT**") and telecommunications products and services by the BProperty Group*	Tunku Tun Aminah, DSRT, CTSL, TSVT, BCorporation and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	20,000
REDtone Engineering & Network Services Sdn Bhd	Procurement of ICT and telecommunications products and services by the BProperty Group*	Tunku Tun Aminah, DSRT, CTSL, TSVT, BCorporation and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	5,000

BProperty Group with the following Related Parties	Nature of transactions undertaken by BProperty and/or its unlisted subsidiary companies	Interested Directors/Major Shareholders and/or Persons Connected with them	Estimated value from 9/12/2026 to the date of next AGM (RM'000)
REDtone IOT Sdn Bhd	Procurement of ICT products and services by the BProperty Group	Tunku Tun Aminah, DSRT, CTSL, TSVT, BCorporation and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	5,000
Total			130,000
7-Eleven Holdings and/or its subsidiary company:-			
7-Eleven	Rental income receivable by Angsana Gemilang at RM16,000 per month for renting of shoplot at No. 32G, Jalan Sultan Ismail, Kuala Lumpur. Rental is payable on a monthly basis based on mutually agreed month-to-month tenancy by way of letter Rental income receivable by NESB at: (i) RM6,724 per month for renting of shoplot at Kiosk II, Lower Ground Floor, Podium Block, Plaza Berjaya, Jalan Imbi, Kuala Lumpur (ii) RM750 per month for renting of storage space at Lot 3.12, 3rd Floor, Podium Block, Plaza Berjaya, Jalan Imbi, Kuala Lumpur Tenure of the above rental agreements is for a period of 3 years and renewable thereafter	DSRT, CTSL, TSVT and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	192 81 9

BProperty Group with the following Related Parties	Nature of transactions undertaken by BProperty and/or its unlisted subsidiary companies	Interested Directors/Major Shareholders and/or Persons Connected with them	Estimated value from 9/12/2026 to the date of next AGM (RM'000)
7-Eleven	Rental income receivable by BHartanah at: (i) RM1,647 per month for renting of shoplot at UG-1, Upper Ground Floor, Jalil Link 2, No. 5 Jalan Jalil Perkasa 1, Bukit Jalil, Kuala Lumpur. Tenure of the rental agreement is for a period of 3 years (ii) RM6,753 per month for renting of shoplot at G-11, Tropika Bukit Jalil, Jalan Jalil Perkasa 3, Bukit Jalil, Kuala Lumpur. Tenure of the rental agreement is for a period of 3 years and renewable thereafter Rental income receivable by ANSA Hotel at: (i) RM60,480 per month or 8% of the monthly revenue generated, whichever is higher, for renting of shoplot at Lot No. S.1, Sidewalk Island, 101, Jalan Bukit Bintang, Kuala Lumpur (ii) RM2,635 per month for renting of storage space at Lot No. B-04, storage basement No. 4, 101, Jalan Bukit Bintang, Kuala Lumpur	DSRT, CTSL, TSVT and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	20 81 760 32

BProperty Group with the following Related Parties	Nature of transactions undertaken by BProperty and/or its unlisted subsidiary companies	Interested Directors/Major Shareholders and/or Persons Connected with them	Estimated value from 9/12/2026 to the date of next AGM (RM'000)
7-Eleven *(Cont'd)*	(iii) RM2,100 per month for renting of storage space at Lot No. B-06, storage basement No. 6, 101, Jalan Bukit Bintang, Kuala Lumpur* Tenure of the above rental agreements is for a period of 1 year and renewable thereafter	DSRT, CTSL, TSVT and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	25
Total			1,200
Other Related Parties:-			
Sun Media Corporation Sdn Bhd	Receipt of advertising and publishing services by the BProperty Group	DSRT, CTSL, TSVT and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	1,370
	Rental income receivable by Regnis Industries at: 1. RM34,510 per month for renting of office premises at part of Ground Floor, whole of 4th Floor, Lot 6, Jalan 217, Section 51, Petaling Jaya, Selangor. Tenure of the rental agreement is for a period of 3 years		414
	2. RM310 per month for renting of store room at basement level, Lot 6, Jalan 217, Section 51, Petaling Jaya, Selangor. Rental is payable on a monthly basis based on mutually agreed month-to-month tenancy by way of letter		4

BProperty Group with the following Related Parties	Nature of transactions undertaken by BProperty and/or its unlisted subsidiary companies	Interested Directors/Major Shareholders and/or Persons Connected with them	Estimated value from 9/12/2026 to the date of next AGM (RM'000)
Singer (Malaysia) Sdn Bhd	Rental income receivable by Regnis Industries at: 1. RM33,658 per month for renting of office premises at Part of G/F, 1/F and 2/F, Lot 6, Jalan 217, Section 51, Petaling Jaya, Selangor. Rental is payable on a monthly basis based on mutually agreed month-to-month tenancy by way of letter 2. RM6,779 per month for renting of office premises at Part of 3/F, Lot 6, Jalan 217, Section 51, Petaling Jaya, Selangor. Rental is payable on a monthly basis based on mutually agreed month-to-month tenancy by way of letter Provision of security guard services by BGSSB Procurement of electrical appliances together with maintenance and repair services by the BProperty Group	DSRT, CTSL, TSVT and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	404 81 200 1,500
BLoyalty	Loyalty reward charges payable by the BProperty Group for managing the loyalty card programme as well as procurement of gift and vouchers	DSRT, CTSL, TSVT, BCorporation and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	200
U Mobile	Rental income receivable by:- 1. Regnis Industries at RM2,600 per month for renting of rooftop at Lot 6, Jalan 217, Section 51, Petaling Jaya, Selangor	Tunku Tun Aminah and Persons Connected with Her Royal Highness as mentioned in the notes of Sections 2.3 and 6.1	31

BProperty Group with the following Related Parties	Nature of transactions undertaken by BProperty and/or its unlisted subsidiary companies	Interested Directors/Major Shareholders and/or Persons Connected with them	Estimated value from 9/12/2026 to the date of next AGM (RM'000)
U Mobile *(Cont'd)*	2. BHartanah at RM4,457 per month for renting of Watch Tower at Bukit Jalil Golf & Country Resort, Jalan 3/155B, Bukit Jalil, Kuala Lumpur	Tunku Tun Aminah and Persons Connected with Her Royal Highness as mentioned in the notes of Sections 2.3 and 6.1	53
	3. BKiara at RM4,345 per month for renting of broadcasting facility at Bukit Kiara Equestrian & Country Resort, Jalan Bukit Kiara, Off Jalan Damansara, Kuala Lumpur		52
	4. Georgetown City Hotel at RM11,550 per month for renting of rooftop at Georgetown City Hotel, Jalan Burmah, Pulau Pinang		139
	5. Taaras at RM486 per month for renting of part of the rooftop and ground floor of the Taaras Beach & Spa Resort, Kuala Terengganu, Terengganu*		6
	Tenure of the above rental agreement is for a period of 3 years and renewable thereafter		
	Parking charges receivable by NESB for leasing of parking bays at basement of Plaza Berjaya, Jalan Imbi, Kuala Lumpur		19
Qinetics	Purchase of networking equipment by the BProperty Group	DSRT, CTSL, TSVT and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	1,500

BProperty Group with the following Related Parties	Nature of transactions undertaken by BProperty and/or its unlisted subsidiary companies	Interested Directors/Major Shareholders and/or Persons Connected with them	Estimated value from 9/12/2026 to the date of next AGM (RM'000)
Qinetics Services	Receipt of information technology consultancy and management related services by the BProperty Group Purchase of networking equipment by the BProperty Group	DSRT, CTSL, TSVT and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	1,500 1,500
Qinetics MSP Sdn Bhd	Receipt of information technology consultancy and management related services and purchases of equipment by the BProperty Group	DSRT, CTSL, TSVT and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	6,000
UPC	Rental income receivable by Nada Embun at RM9,000 per month for renting of office premises at part of 13th Floor, Berjaya Times Square, Jalan Imbi, Kuala Lumpur. Rental is payable on a monthly basis based on mutually agreed month-to-month tenancy by way of the tenancy agreement	DSRT, CTSL, TSVT and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	108
Tenaga Berjaya Sdn Bhd	Purchase of solar power generated from the solar photovoltaic system by BLangkawi Lease payment payable by Taaras for leasing and servicing 3 units of diesel generators	DSRT, CTSL, TSVT and Persons Connected with them as mentioned in the notes of Sections 2.3 and 6.1	360 720
Auto Tulin Sdn Bhd	Purchase of motor vehicles, component parts and other related products and services by the BProperty Group*	Tunku Tun Aminah and Persons Connected with Her Royal Highness as mentioned in the notes of Sections 2.3 and 6.1	1,000
Total			17,161
Grand Total			**725,354**

Notes:-

* *New Recurrent Related Party Transactions which were not covered in the previous general mandate.*

(1) The estimated values from 9 December 2026 to the date of next AGM in 2027 are based on historical records and budgets of the respective Recurrent Related Party Transactions. The actual value of these transactions may differ from the said estimated values.

(2) BCorporation is a major shareholder of BProperty, BFood and REDtone and its direct and indirect interests in these companies other than BProperty as at the LPD are set out below:-

	% of Interest	
	Direct	***Indirect***
BFood	*7.59*	*57.17[(a)]*
REDtone	*Nil*	*34.42[(a)]*

Note:

(a) Deemed interested by virtue of its 100% interest in BGroup.

(3) TSVT was a major shareholder of BProperty, SPToto, BFood and REDtone within the preceding 6 months from the date of announcement of the Proposed Mandate.

TSVT is also a major shareholder of BCorporation, BAssets and 7-Eleven Holdings. TSVT's direct and indirect interests in these companies as at the LPD are set out below:-

	% of Interest	
	Direct	***Indirect***
BCorporation	*7.04*	*9.64[(a)]*
BAssets	*14.56*	*12.02[(b)]*
7-Eleven Holdings	*15.40*	*4.88[(c)]*

Notes:

(a) Deemed interested by virtue of his interests in Ascot Sports, HRESB, U Telemedia, BAssets (the holding company of BBright), B&B, HQZ (the ultimate holding company of Desiran Unggul, Premier Merchandise and Taktik Nostalgia) and his deemed interest in CSSSB.

(b) Deemed interested by virtue of his interests in HRESB, B&B, Berjaya VTCY Sdn Bhd, MOL.com (the ultimate holding company of LKHSS), U Telemedia, Prime Realty Holdings Sdn Bhd and his deemed interests in BInfra and BRetail.

(c) Deemed interested by virtue of his interests in HQZ (the ultimate holding company of BRetail, BInfra and Taktik Nostalgia), BAssets (the holding company of BBright), U Telemedia and HRESB.

(4) DSRT is the Deputy Chairman of BProperty, the Executive Deputy Chairman of REDtone and the Executive Chairman of SPToto. DSRT is also a shareholder of BProperty, BCorporation, SPToto, BAssets, BFood and REDtone. DSRT's direct and indirect interests in these companies other than BProperty as at the LPD are set out below:-

	% of Interest	
	Direct	***Indirect***
BCorporation	*0.09*	*1.46[(a)]*
SPToto	*0.08*	*0.05[(b)]*
BAssets	*0.05*	*3.61[(b)]*
BFood	*0.56*	*0.08[(b)]*
REDtone	*0.01*	*-*

Notes:-

(a) Deemed interested by virtue of his interests in Ascot Sports and HRESB

(b) Deemed interested by virtue of his interest in HRESB.

DSRT is a son of TSVT and a brother of CTSL. Hence, DSRT is a Person Connected with TSVT and CTSL

(5) CTSL is an Executive Director of BProperty, BCorporation and BAssets as well as a Non-Independent Non-Executive director of BFood. CTSL is also a shareholder of BProperty, SPToto and BCorporation with an interest of 0.10%, 0.05% and 0.01% in BProperty, SPToto and BCorporation respectively as at the LPD. CTSL is a daughter of TSVT and a sister of DSRT. Hence, CTSL is a Person Connected with TSVT and DSRT.

(6) Tunku Tun Aminah is the Non-Independent Non-Executive Chairman of BProperty, BCorporation, BAssets and REDtone. Tunku Tun Aminah is also a shareholder of BAssets by virtue of Her Royal Highness' direct interest of 0.01% in BAssets as at the LPD.

Her father, KDYMM Sultan Ibrahim is a major shareholder of BAssets and REDtone by virtue of His Majesty's direct interest of 12.35% and 17.52% in BAssets and REDtone respectively as at the LPD. Hence, KDYMM Sultan Ibrahim is a Person Connected with Tunku Tun Aminah.

(7) Sun Media Corporation Sdn Bhd is a 100%-owned subsidiary of BMedia. TSVT is a major shareholder of BMedia. His direct and indirect interests in BMedia as at the LPD are set out below:-

	% of Interest	
	Direct	***Indirect***
TSVT	*39.08*	*10.60 [(a)]*

Note:

(a) Deemed interested by virtue of his interests in HRESB, BAssets (the holding company of BTSSB and BBright), B&B and HQZ (the ultimate holding company of Desiran Unggul and Premier Merchandise).

DSRT is the Chairman and a substantial shareholder of BMedia by virtue of his deemed interest of 7.24% in BMedia through his interest in HRESB.

(8) TSVT is a deemed major shareholder of Singer (Malaysia) Sdn Bhd by virtue of his 99.99% interest in HQZ, the ultimate holding company of Singer (Malaysia) Sdn Bhd.

(9) BLoyalty is 10% owned by BLoyalty Pte Ltd, a 60%-owned subsidiary of Berjaya Fintech Sdn Bhd which in turn is 100% owned by BGroup, a 100%-owned subsidiary of BCorporation. BLoyalty is also 30% owned by 7-Eleven Services Sdn Bhd which in turn is a 100%-owned subsidiary of 7-Eleven, a 100%-owned subsidiary of 7-Eleven Holdings. TSVT is a deemed major shareholder of BLoyalty by virtue of his interests in BCorporation and 7-Eleven Holdings.

(10) Tunku Tun Aminah is the Chairman of U Mobile. Her father, KDYMM Sultan Ibrahim, is a major shareholder of U Mobile by virtue of His Majesty's direct interest of 11.72% in U Mobile.

(11) Qinetics Services and Qinetics MSP Sdn Bhd are 100%-owned subsidiaries of Qinetics which in turn is a 73%-owned subsidiary of MOL.com. TSVT is a deemed major shareholder of Qinetics Services and Qinetics MSP Sdn Bhd by virtue of his 81.17% direct interest in MOL.com.

(12) UPC is a 100%-owned subsidiary of B&B. TSVT is a deemed major shareholder of UPC by virtue of his 80.48% interest in B&B.

(13) Tenaga Berjaya Sdn Bhd is 29% owned by Transwater API Sdn Bhd, which is 99.99% owned by Puan Teja Binti Salehuddin. Puan Teja Binti Salehuddin is a spouse of Mr. Tan U-Jiun, a daughter-in-law of TSVT and a sister-in-law of DSRT and CTSL. Hence, Puan Teja Binti Salehuddin is a Person Connected with TSVT, DSRT and CTSL.

(14) Tunku Tun Aminah is a major shareholder of Auto Tulin Sdn Bhd by virtue of Her Royal Highness's 30% direct interest in Auto Tulin Sdn Bhd.

2.4 Methods Or Procedures On Which Transactions Prices Are Determined/Review Procedures For Recurrent Related Party Transactions

2.4.1 The BProperty Group has established various methods and procedures to ensure that the Recurrent Related Party Transactions are entered into on an arm's length basis and on normal commercial terms which are consistent with the Group's normal business practices and policies and are on transaction prices and terms not more favourable to the Related Parties than those extended to third parties and are not detrimental to the minority shareholders. They include, inter-alia, the following:-

(i) the transaction prices are based on prevailing market rates/prices that are agreed upon under similar commercial terms for transactions with third parties, business practices and policies and on terms which are generally in line with industry norms;

(ii) the Related Parties and interested Directors will be notified of the methods and/or procedures of the BProperty Group;

(iii) records of the Recurrent Related Party Transactions will be retained and compiled by the Group accountant for submission to the Audit Committee for review;

(iv) the Audit Committee is to provide a statement that it has reviewed the terms of the Recurrent Related Party Transactions to ensure that such transactions are undertaken based on terms not more favourable to the Related Parties than those generally available to the public, are not detrimental to the minority shareholders and are in the best interest of the BProperty Group;

(v) Directors who have any interest in any Recurrent Related Party Transactions shall abstain from Board deliberations and voting and will ensure that they and any Person(s) Connected with them will also abstain from voting on the resolution at the EGM or AGM to be convened for the purpose; and

(vi) disclosures will be made in the annual report of the breakdown of the aggregate value of Recurrent Related Party Transactions during the financial year, amongst others, based on the following information:-

(a) the type of the Recurrent Related Party Transactions made; and

(b) the names of the Related Parties involved in each type of the Recurrent Related Party Transactions made and their relationship with the BProperty Group.

2.4.2 At least 2 other contemporaneous transactions with unrelated third parties for similar products/services and/or quantities will be used as comparison, wherever possible, to determine whether the price and terms offered to/by the Related Parties are fair and reasonable and comparable to those offered to/by other unrelated third parties for the same or substantially similar type of products/services and/or quantities. Where quotation or comparative pricing from unrelated third parties cannot be obtained, the transaction price will be determined by the BProperty Group based on those offered by/to other unrelated parties for the same or substantially similar type of transaction to ensure that the Recurrent Related Party Transaction is not detrimental to the BProperty Group.

2.4.3 The guidelines for the relevant approving authority practised by the BProperty Group in relation to the Recurrent Related Party Transactions are as follows:-

(i) transactions below RM1,000,000 each in value, will be reviewed and approved by the Group Chief Executive Officer or any one of the Executive Directors or such other senior executive(s) (not being a person connected to the Related Party) designated by the Audit Committee from time to time for such purpose, and tabled for review by the Audit Committee on a half yearly basis.

(ii) transactions equal to or exceeding RM1,000,000 each in value will be reviewed and approved by the Audit Committee; and

(iii) the Group Chief Executive Officer or any one of the Executive Directors or other senior executives(s) designated by the Audit Committee from time to time for such purpose, and the Audit Committee, may, as he/it deems fit, request for additional information pertaining to the transaction under review from independent sources or advisers, including the obtaining of valuations from independent valuers.

2.5 Statement By The Audit Committee

2.5.1 The Audit Committee of BProperty has seen and reviewed the procedures mentioned in Section 2.4 above and is of the opinion that the abovementioned procedures are sufficient to ensure that the Recurrent Related Party Transactions are carried out on terms not more favourable to the Related Parties than those generally available to the public and are not detrimental to the interests of the minority shareholders.

2.5.2 The BProperty Group has in place adequate procedures and processes to monitor, track and identify the Recurrent Related Party Transactions in a timely and orderly manner. The Audit Committee of BProperty conducts the review of these procedures and processes on a half yearly basis.

2.6 Existing Mandate On Recurrent Related Party Transactions

2.6.1 Set out below is the actual value transacted of each Recurrent Related Party Transactions, from the date on which the existing mandate was obtained on 9 December 2025 up to the LPD, together with its estimated value as disclosed in the Circular to Shareholders dated 29 October 2025:-

BProperty Group with the following Related Parties	**Nature of transactions undertaken by BProperty and/or its unlisted subsidiary companies**	**Actual value transacted from 9/12/2025 to the LPD (RM'000)**	**Estimated value as disclosed in the Circular to Shareholders dated 29/10/2025 (RM'000)**
BCorporation and its unlisted subsidiary companies:-			
BCorporation	Management fees paid by BProperty for services rendered that include, inter-alia, the receipt of finance, secretarial, internal audit and general administrative services	300	400
Berjaya Registration Services Sdn Bhd	Receipt of share registration, printing and mailing services by the BProperty Group	85	110
Berjaya Krispy Kreme Doughnuts Sdn Bhd	Rental income received by Sri Panglima for renting of:-		
	1. shoplot at No.1, Jalan Kinrara 4/13, Taman Kinrara 4, Seksyen 4, Puchong, Selangor	22	28
	2. shoplot at No. 3, Jalan Kinrara 4/13, Taman Kinrara 4, Seksyen 4, Puchong, Selangor	18	22
	3. shoplot at No. 9, Jalan Kinrara 4/13, Taman Kinrara 4, Seksyen 4, Puchong, Selangor	18	22
	4. shoplot at No. 11, Jalan Kinrara 4/13, Taman Kinrara 4, Seksyen 4, Puchong, Selangor	18	22
BHESB	Receipt of education and staff training services by the BProperty Group[(i)]	4	250
BSecurities	Provision of security guard services by BGSSB	87	200

BProperty Group with the following Related Parties	Nature of transactions undertaken by BProperty and/or its unlisted subsidiary companies	Actual value transacted from 9/12/2025 to the LPD (RM'000)	Estimated value as disclosed in the Circular to Shareholders dated 29/10/2025 (RM'000)
BSecurities	Rental income received by Nada Embun for renting of office premises at Lot 13-02, 13th Floor, Berjaya Times Square, Jalan Imbi, Kuala Lumpur	583	700
Berjaya Mutual Berhad	Rental income received by Nada Embun for renting of part of office premises at 13th Floor, Berjaya Times Square, Jalan Imbi, Kuala Lumpur	148	178
PCL	Receipt of leasing and hire purchase facilities by the BProperty Group	4,808	10,000
Ambilan Imej Sdn Bhd	Rental paid by BProperty for renting of office premises at 12th Floor, Berjaya Times Square, Jalan Imbi, Kuala Lumpur	975	1,170
Kimia Suchi Marketing Sdn Bhd	Purchase of cleaning chemical products by the various hotels and resorts in the BProperty Group	237	1,000
E.V.A. Management Sdn Bhd	Receipt of human resource management services by the BProperty Group	113	300
JL Morison (Malaya) Sdn Bhd	Purchase of consumer products by the BProperty Group	320	2,300
Roasters Asia Pacific (M) Sdn Bhd	Rental income received by Klasik Mewah for renting of shoplot at Lot 3.30, Podium Block, Plaza Berjaya, Jalan Imbi, Kuala Lumpur	6	8
Stephens Properties Sdn Bhd	Rental paid by:- 1. BProperty for renting of storage space at Lots 19D, 19E & 19F, Wisma Cosway, Jalan Raja Chulan, Kuala Lumpur	6	8

BProperty Group with the following Related Parties	Nature of transactions undertaken by BProperty and/or its unlisted subsidiary companies	Actual value transacted from 9/12/2025 to the LPD (RM'000)	Estimated value as disclosed in the Circular to Shareholders dated 29/10/2025 (RM'000)
Stephens Properties Sdn Bhd *(Cont'd)*	2. BHRM for renting of storage space at Lot 22F, Wisma Cosway, Jalan Raja Chulan, Kuala Lumpur	2	3
	3. Aces Parking Sdn Bhd for renting of carpark at Lot 1.11, Basement, Wisma Cosway, Jalan Raja Chulan, Kuala Lumpur	930	1,200
	4. BVC for renting of office premises at Lot 11.10, 11th Floor, Wisma Cosway, Jalan Raja Chulan, Kuala Lumpur	14	17
BCity	Rental income received by Alam Baiduri for renting of land at Lot 35, Sungai Tinggi, Ulu Selangor, Selangor	802	3,600
Avetani Sdn Bhd	Provision of general building and construction work which include site clearing, earthwork, substructure and superstructure work and project as well as construction management services by the BProperty Group for the development of terrace houses and commercial shoplots at Lot 19129, Bentong, Pahang	-	8,300
Total		9,496	29,838
SPToto and its subsidiary companies:-			
SPToto and its subsidiary companies	Provision of security guard services by BGSSB	4,199	7,000
	Charter fees received by Asia Jet Sdn Bhd for aircraft leasing facilities(ii)	1,055	16,000
STM Lottery Sdn Bhd	Rental income received by: 1. Nada Embun for renting of office premises at Lot 13-01, 13th Floor, Berjaya Times Square, Jalan Imbi, Kuala Lumpur	1,404	1,685

BProperty Group with the following Related Parties	Nature of transactions undertaken by BProperty and/or its unlisted subsidiary companies	Actual value transacted from 9/12/2025 to the LPD (RM'000)	Estimated value as disclosed in the Circular to Shareholders dated 29/10/2025 (RM'000)
STM Lottery Sdn Bhd *(Cont'd)*	2. NESB for renting of:		
	(i) apartment at Lot 10.4, 10th Floor, Apartment Block, Plaza Berjaya, Jalan Imbi, Kuala Lumpur(iii)	8	27
	(ii) storage space at Lot 2.24, 2nd Floor, Plaza Berjaya, Jalan Imbi, Kuala Lumpur	15	17
	Dry lease charges received by BAir for aircraft leasing facilities	564	1,000
SPToto	Rental income received by Nada Embun for renting of office premises at part of 13th Floor, Berjaya Times Square, Jalan Imbi, Kuala Lumpur	255	306
FEAB Properties Sdn Bhd	Rental paid by:		
	1. BGSSB for renting of apartment at Lot 5.5, 5th Floor, Apartment Block, Plaza Berjaya, Jalan Imbi, Kuala Lumpur	21	25
	2. BLangkawi for renting of restaurant premises at Plot C, Teluk Burau, Padang Matsirat, Pulau Langkawi, Kedah	113	138
Total		7,634	26,198
BAssets and its subsidiary companies:-			
BAssets and its subsidiary companies	Provision of security guard services by BGSSB	-	50
BTS Car Park Sdn Bhd	Parking charges paid by the BProperty Group for leasing of parking bays at Berjaya Times Square, Jalan Imbi, Kuala Lumpur	81	150

BProperty Group with the following Related Parties	Nature of transactions undertaken by BProperty and/or its unlisted subsidiary companies	Actual value transacted from 9/12/2025 to the LPD (RM'000)	Estimated value as disclosed in the Circular to Shareholders dated 29/10/2025 (RM'000)
BTSSB	Rental paid by:-		
	1. BTMSB for renting of storage space at Lot G-37, Ground Floor, Berjaya Times Square, Jalan Imbi, Kuala Lumpur	33	40
	2. Mantra Design for renting of office premises at Lots 09-13A, 09-14 & 09-15, 9th Floor, Berjaya Times Square, Jalan Imbi, Kuala Lumpur	94	113
	3. BTS Hotel Sdn Bhd for renting of shoplots at Lots LG-34 and LG-35, Lower Ground Floor, Berjaya Times Square, Jalan Imbi, Kuala Lumpur(iv)	16	180
	Provision of general building and construction work which include site clearing, earthwork, substructure and superstructure work and project as well as construction management services by the BProperty Group for the development of service apartments and retail lots at Lot 2000, Section 52, Jalan Imbi, Kuala Lumpur	76,853	155,000
Jauhari Maksima Sdn Bhd	Provision of general building and construction work which include land reclamation, construction of jetty terminal and Customs Immigration and Quarantine Complex as well as other related services at Plot 5, part of PTB 24119 Stulang Laut, Johor by BConstruction	50,076	320,000
Total		127,153	475,533

BProperty Group with the following Related Parties	Nature of transactions undertaken by BProperty and/or its unlisted subsidiary companies	Actual value transacted from 9/12/2025 to the LPD (RM'000)	Estimated value as disclosed in the Circular to Shareholders dated 29/10/2025 (RM'000)
BFood and/or its subsidiary and joint venture companies:-			
Berjaya Roasters (M) Sdn Bhd	Rental income received by Cempaka Properties for renting of shoplot at Lot G.83, Ground Floor, Berjaya Megamall, Jalan Tun Ismail, Kuantan, Pahang	67	81
BStarbucks	Rental income received by BHartanah for renting of shoplot at Lot G-05, Ground Floor, Tropika Bukit Jalil, Jalan Jalil Perkasa 3, Bukit Jalil, Kuala Lumpur	67	84
Berjaya Paris Baguette Sdn Bhd *(joint-venture of BFood)*	Rental income received by NESB for renting of office premises at Lots 1.07 & 1.08, 1st Floor, Podium Block, Plaza Berjaya, Jalan Imbi, Kuala Lumpur(v)	31	54
BHK Culinary (M) Sdn Bhd *(joint-venture of BFood)*	Rental income received by ANSA Hotel for renting of: (i) shoplots at Lots 0.3 and 0.3B, Ground Floor, ANSA Hotel, Jalan Bukit Bintang, Kuala Lumpur (ii) storage space at B-05, Basement, ANSA Hotel, Jalan Bukit Bintang, Kuala Lumpur	 750 22	 1,000 27
Bestari Food Trading Sdn Bhd	Purchase of bottled beverages and consumable products by the BProperty Group	13	1,212
Berjaya Coffee Iceland ehf.	Rental income received by BHI for renting of coffee shop at Laugavegur 66-68, 108 Reykjavik, Iceland	231	308
Total		1,181	2,766
REDtone and/or its subsidiary companies:-			
SEA Telco Technology Sdn Bhd	Provision of construction of mobile base stations by the BProperty Group	1,887	100,000

BProperty Group with the following Related Parties	Nature of transactions undertaken by BProperty and/or its unlisted subsidiary companies	Actual value transacted from 9/12/2025 to the LPD (RM'000)	Estimated value as disclosed in the Circular to Shareholders dated 29/10/2025 (RM'000)
REDtone Telecommunications Sdn Bhd	Procurement of information and communication technology ("**ICT**") products and services by the BProperty Group	24	20,000
REDtone Engineering & Network Services Sdn Bhd	Procurement of ICT products and services by the BProperty Group	-	16,000
REDtone IOT Sdn Bhd	Procurement of ICT products and services by the BProperty Group	-	2,000
Total		1,911	138,000
7-Eleven Holdings and/or its subsidiary company:-			
7-Eleven	Rental income received by Angsana Gemilang for renting of shoplot at No. 32G, Jalan Sultan Ismail, Kuala Lumpur	160	192
	Rental income received by NESB for renting of:		
	(i) shoplot at Kiosk II, Lower Ground Floor, Podium Block, Plaza Berjaya, Jalan Imbi, Kuala Lumpur	64	75
	(ii) storage at Lot 3.12, 3rd Floor, Podium Block, Plaza Berjaya, Jalan Imbi, Kuala Lumpur	8	9
	Rental income received by BHartanah for renting of:		
	(i) shoplot at UG-1, Upper Ground Floor, Jalil Link 2, No. 5 Jalan Jalil Perkasa 1, Bukit Jalil, Kuala Lumpur	16	28
	(ii) shoplot at G-11, Tropika Bukit Jalil, Jalan Jalil Perkasa 3, Bukit Jalil, Kuala Lumpur	68	91
	(iii) common area louver for placement of business signage at Tropika Bukit Jalil, Jalan Jalil Perkasa 3, Kuala Lumpur[(vi)]	-	4

BProperty Group with the following Related Parties	Nature of transactions undertaken by BProperty and/or its unlisted subsidiary companies	Actual value transacted from 9/12/2025 to the LPD (RM'000)	Estimated value as disclosed in the Circular to Shareholders dated 29/10/2025 (RM'000)
7-Eleven	Rental income received by ANSA Hotel for renting of:		
	(i) shoplot at Lot No. S.1, Sidewalk Island, 101, Jalan Bukit Bintang, Kuala Lumpur	605	675
	(ii) storage space at Lot No. B-04, storage basement No. 4, 101, Jalan Bukit Bintang, Kuala Lumpur	26	29
Total		947	1,103
Other Related Parties:-			
Sun Media Corporation Sdn Bhd	Rental income received by Regnis Industries for renting of:		
	1. office premises at part of Ground Floor, whole of 4th Floor, Lot 6, Jalan 217, Section 51, Petaling Jaya, Selangor	345	414
	2. store room at basement level, Lot 6, Jalan 217, Section 51, Petaling Jaya, Selangor	3	4
	Receipt of advertising and publishing services by the BProperty Group	55	1,370
Singer (Malaysia) Sdn Bhd	Rental income received by Regnis Industries for renting of:		
	1. office premises at Part of G/F, 1/F and 2/F, Lot 6, Jalan 217, Section 51, Petaling Jaya, Selangor	337	404
	2. office premises at Part of 3/F, Lot 6, Jalan 217, Section 51, Petaling Jaya, Selangor	68	81
	Provision of security guard services by BGSSB	223	450

BProperty Group with the following Related Parties	Nature of transactions undertaken by BProperty and/or its unlisted subsidiary companies	Actual value transacted from 9/12/2025 to the LPD (RM'000)	Estimated value as disclosed in the Circular to Shareholders dated 29/10/2025 (RM'000)
Singer (Malaysia) Sdn Bhd	Procurement of electrical appliances together with maintenance and repair services by the BProperty Group	317	1,500
BLoyalty	Loyalty reward charges paid by the BProperty Group for managing the loyalty card programme as well as procurement of gift and vouchers	2	200
U Mobile	Rental income received by:-		
	1. Regnis Industries for renting of rooftop at Lot 6, Jalan 217, Section 51, Petaling Jaya, Selangor	26	31
	2. BHartanah for renting of Watch Tower at Bukit Jalil Golf & Country Resort, Jalan 3/155B, Bukit Jalil, Kuala Lumpur	45	53
	3. BKiara for renting of broadcasting facility at Bukit Kiara Equestrian & Country Resort, Jalan Bukit Kiara, Off Jalan Damansara, Kuala Lumpur	43	52
	4. Georgetown City Hotel for renting of rooftop at Georgetown City Hotel, Jalan Burmah, Pulau Pinang	111	132
	5. NESB for renting of storage space at Lot 2.12, 2nd Floor, Podium Block, Plaza Berjaya, Jalan Imbi, Kuala Lumpur(vii)	9	13
	Parking charges received by NESB for leasing of parking bays at basement of Plaza Berjaya, Jalan Imbi, Kuala Lumpur	15	20
Qinetics	Purchase of networking equipment by the BProperty Group	-	1,500

BProperty Group with the following Related Parties	Nature of transactions undertaken by BProperty and/or its unlisted subsidiary companies	Actual value transacted from 9/12/2025 to the LPD (RM'000)	Estimated value as disclosed in the Circular to Shareholders dated 29/10/2025 (RM'000)
Qinetics Services	Receipt of information technology consultancy and management related services by the BProperty Group	12	1,500
	Purchase of networking equipment by the BProperty Group	-	1,500
Qinetics MSP Sdn Bhd	Receipt of information technology consultancy and management related services and purchases of equipment by the BProperty Group	4,107	6,000
UPC	Rental income received by Nada Embun for renting of office premises at part of 13th Floor, Berjaya Times Square, Jalan Imbi, Kuala Lumpur	90	108
Tenaga Berjaya Sdn Bhd	Purchase of solar power generated from the solar photovoltaic system by BLangkawi	127	360
	Lease payment paid by Taaras for leasing and servicing 3 units of diesel generators	-	720
Total		5,935	16,412
Grand Total		**154,257**	**689,850**

Notes:-

(i) BHESB has ceased providing education and staff training services to the BProperty Group.

(ii) The aircraft leasing facilities provided by Asia Jet Sdn Bhd to SPToto and its subsidiary companies will be terminated in December 2026.

(iii) Tenancy agreement entered into between NESB and STM Lottery Sdn Bhd for renting of apartment at Lot 10.4, 10th Floor, Apartment Block, Plaza Berjaya, Jalan Imbi, Kuala Lumpur was expired in March 2026 and was not renewed.

(iv) Tenancy agreement entered into between BTS Hotel Sdn Bhd and BTSSB for renting of shoplots at Lots LG-34 and LG-35, Lower Ground Floor, Berjaya Times Square, Jalan Imbi, Kuala Lumpur was terminated in January 2026.

(v) Berjaya Paris Baguette Sdn Bhd has ceased as a joint-venture of BFood on 30 June 2026.

(vi) Tenancy agreement entered into between BHartanah and 7-Eleven for renting of common area louver for placement of business signage at Tropika Bukit Jalil, Jalan Jalil Perkasa 3, Kuala Lumpur was terminated following the transfer of common area louver to the Management Corporation.

(vii) Tenancy agreement entered into between NESB and U Mobile for renting of storage space at Lot 2.12, 2nd Floor, Podium Block, Plaza Berjaya, Jalan Imbi, Kuala Lumpur was expired in July 2026 and was not renewed.

2.7 Amount Due And Owing By Related Parties Pursuant to The Recurrent Related Party Transactions

2.7.1 As at 30 June 2026, the total outstanding amount due and owing to the BProperty Group by its Related Parties under the Recurrent Related Party Transactions which exceeded the credit term of not more than one year was about RM62.03 million whilst the amount which exceeded the credit term of more than 1 year but less than 3 years was about RM0.04 million. There is no outstanding amount due and owing by the Related Party under the Recurrent Related Parties Transactions which exceeded the credit term of more than 3 years.

2.7.2 Late payment charges are not imposed by the BProperty Group on amounts owing by its Related Parties that exceeded the credit term as the Board of BProperty has reviewed the outstanding amounts, and is of the opinion that the outstanding amounts were part of normal business operations of the Group and are recoverable. In addition, the Board of BProperty and Management of the Group are of the view that the Related Parties are long term business partners and have sound credit standing.

2.7.3 The Management of the Group has and will continuously discuss with the Related Parties for early settlement of the outstanding amounts due.

3.0 RATIONALE FOR, AND THE BENEFIT TO THE BPROPERTY GROUP FROM TRANSACTING WITH RELATED PARTIES

3.1 The Recurrent Related Party Transactions entered into or to be entered into by the BProperty Group are all in the ordinary course of business and intended to meet the business needs of the Group at the best possible terms so as to achieve the synergistic benefits within the BProperty Group. As such, it is anticipated that the Recurrent Related Party Transactions would occur on a frequent and recurrent basis.

3.2 The Proposed Mandate will eliminate the need to make announcements to the Exchange and/or to convene separate EGMs from time to time to seek shareholders' prior approvals for the BProperty Group to enter into such Recurrent Related Party Transactions. This will serve to reduce substantial administrative time and expenses in convening such EGMs without compromising the corporate objectives of the Group or affecting the business opportunities available to the Group.

3.3 The Recurrent Related Party Transactions provide the BProperty Group the support for its operational and business needs and further enhance its ability to explore beneficial business opportunities within the BProperty Group and the Related Parties.

4.0 CONDITIONS FOR THE PROPOSED MANDATE

4.1 The Proposed Mandate is conditional upon approval being obtained from the shareholders of BProperty at the forthcoming AGM. The Proposed Mandate being procured from the shareholders of BProperty at the forthcoming AGM is subject to annual renewal.

5.0 FINANCIAL EFFECTS OF THE PROPOSED MANDATE

5.1 The Proposed Mandate does not have any effect on the issued share capital of BProperty and is not expected to have any material effect on the consolidated earnings and NA of BProperty.

6.0 DIRECTORS' AND MAJOR SHAREHOLDERS' INTERESTS

6.1 The direct and indirect shareholdings of the interested Major Shareholder, the interested Directors and Persons Connected with them in BProperty as at the LPD are as follows:-

	<---------Direct-------->		<--------Indirect-------->	
	No. of BProperty Shares	**%**	**No. of BProperty Shares**	**%**
Interested Major Shareholders				
TSVT[(i)]	88,574,780	1.81	[(ii)]39,573,376	0.81
BCorporation	417,600,000	8.54	[(iii)] 3,138,944,178	64.21
Interested Directors				
Tunku Tun Aminah	-	-	-	-
DSRT	600,000	0.01	-	-
CTSL	5,000,000	0.10	-	-
Interested Persons Connected				
TSVT[(i)]	88,574,780	1.81	[(ii)]39,573,376	0.81
DSRT	600,000	0.01	-	-
CTSL	5,000,000	0.10	-	-
KDYMM Sultan Ibrahim	-	-	-	-

Notes:

(i) TSVT was a Major Shareholder of BProperty within the preceding 6 months from the date of announcement of the Proposed Mandate.

(ii) Deemed interested by virtue of his interests in B&B, BAssets (the holding company of BBright), 7-Eleven (the holding company of CSSSB) and his deemed interests in Desiran Unggul, BRetail, Berjaya True Ascend Sdn Bhd and MOL.com (the ultimate holding company of LKHSS).

(iii) Deemed interested by virtue of its 100% interest in BGroup.

6.2 Based on details as disclosed in Section 2.3, Tunku Tun Aminah, DSRT and CTSL, being the interested Directors, have abstained and will continue to abstain from all Board deliberations and voting in relation to the Proposed Mandate. They will also abstain from voting in respect of their direct and/or indirect shareholdings in BProperty (if any) on the ordinary resolution, deliberating or approving the Proposed Mandate at the forthcoming AGM. They have undertaken to ensure that Persons Connected with them will also abstain from voting on the ordinary resolution, deliberating or approving the Proposed Mandate at the forthcoming AGM.

SASH is the Group Chief Executive Officer of BProperty and a director of certain companies which are under separate listed groups in which BCorporation is deemed to have an interest. Although SASH is not deemed to be interested in the Proposed Mandate pursuant to the Listing Requirements, SASH has, however voluntarily abstained and will continue to abstain from all Board deliberations and voting in relation to the Proposed Mandate. SASH will also abstain from voting in respect of his direct and/or indirect shareholdings in BProperty, if any, on the ordinary resolution, deliberating or approving the Proposed Mandate at the forthcoming AGM.

6.3 TSVT and BCorporation, being the interested Major Shareholders, will abstain from voting in respect of their direct and/or indirect shareholdings in BProperty on the ordinary resolution, deliberating or approving the Proposed Mandate at the forthcoming AGM. They have respectively undertaken to ensure that Persons Connected with them will also abstain from voting on the ordinary resolution, deliberating or approving the Proposed Mandate at the forthcoming AGM.

6.4 Save as disclosed, none of the other Directors or Major Shareholders of BProperty and Persons Connected with them has any interest, direct or indirect, in the Proposed Mandate.

7.0 DIRECTORS' RECOMMENDATION

7.1 The Board of BProperty (except for Tunku Tun Aminah, DSRT, CTSL and SASH) having considered all aspects of the Proposed Mandate, is of the opinion that the Proposed Mandate is in the best interest of the BProperty Group. Accordingly, the Board, with the exception of Tunku Tun Aminah, DSRT, CTSL and SASH who have abstained from making any recommendation on the Proposed Mandate, recommends that you vote in favour of the ordinary resolution in respect of the Proposed Mandate to be tabled at the forthcoming AGM.

8.0 AGM

8.1 The AGM, Notice of which is enclosed in the Annual Report 2026 and an extract of ordinary resolution on the Proposed Mandate which is enclosed in this Circular, will be held at Perdana Ballroom, Bukit Jalil Golf & Country Resort, Jalan Jalil Perkasa 3, Bukit Jalil, 57000 Kuala Lumpur on Wednesday, 9 December 2026 at 10.00 a.m. or any adjournment thereof for the purpose of considering and, if thought fit, passing the ordinary resolution to give effect to the Proposed Mandate.

8.2 The voting on the ordinary resolution at the AGM of the Company will be by way of poll. If you are unable to attend and vote in person at the forthcoming AGM, you may appoint a proxy to attend and vote on your behalf. If you wish to do so, you shall execute and deposit the enclosed Form of Proxy in accordance with the instructions printed thereon as soon as possible so as to arrive at the Registered Office of the Company at Lot 13-01A, Level 13 (East Wing), Berjaya Times Square, No. 1 Jalan Imbi, 55100 Kuala Lumpur OR alternatively, you may submit the Form of Proxy electronically via Berjaya Registration Portal at https://www.berjayaregistration.com.my not less than 48 hours before the time fixed for the AGM of the Company or any adjournment thereof. The lodging of the Form of Proxy will not preclude you from attending and voting in person at the forthcoming AGM should you subsequently wish to do so.

9.0 FURTHER INFORMATION

9.1 Shareholders are requested to refer to the attached Appendix I for further information.

Yours faithfully,
For and on behalf of the Board of Directors of
BERJAYA PROPERTY BERHAD ***(formerly known as Berjaya Land Berhad)***

TAN PENG LAM
Independent Non-Executive Director

PART B

PROPOSED RENEWAL OF AUTHORITY FOR THE COMPANY TO PURCHASE ITS OWN SHARES

BERJAYA PROPERTY BERHAD

(formerly known as Berjaya Land Berhad)

Registration No. 199001010193 (201765-A)
(Incorporated in Malaysia)

PROPOSED RENEWAL OF AUTHORITY FOR THE COMPANY TO PURCHASE ITS OWN SHARES

1.0 INTRODUCTION

1.1 On 23 October 2026, the Board of BProperty announced that the Company proposes to seek a shareholders' mandate to renew the authority for BProperty to purchase its own shares on the Exchange of up to a maximum of 10% of the total number of issued shares.

1.2 The purpose of this Statement is to provide you with the relevant details of the Proposed Share Buy-Back and to seek your approval for the ordinary resolution to be tabled at the forthcoming AGM, which will be held at Perdana Ballroom, Bukit Jalil Golf & Country Resort, Jalan Jalil Perkasa 3, Bukit Jalil, 57000 Kuala Lumpur on Wednesday, 9 December 2026 at 10.00 a.m. or any adjournment thereof.

2.0 DETAILS OF THE PROPOSED SHARE BUY-BACK

2.1 BProperty had, at its last AGM held on 9 December 2025, obtained its shareholders' mandate for the Company to purchase its own shares and the aforesaid mandate will continue to be in force until the conclusion of the forthcoming AGM which will be held on 9 December 2026.

2.2 A new mandate is required from the shareholders of the Company to renew the authority to purchase up to ten percent (10%) of its total number of issued shares on the Exchange, subject to the compliance with Section 127 of the Act and the Prevailing Laws at the time of the purchase. This new mandate from the shareholders of the Company will be effective immediately upon the passing of the ordinary resolution for the Proposed Share Buy-Back at the forthcoming AGM and will continue to be in force until:-

(a) the conclusion of the next AGM of the Company following the AGM at which such ordinary resolution was passed, at which time it will lapse, unless by ordinary resolution passed at that general meeting, the authority is renewed, either unconditionally or subject to conditions; or

(b) the expiration of the period within which the next AGM after that date it is required by law to be held; or

(c) revoked or varied by ordinary resolution passed by the shareholders of the Company in a general meeting,

whichever occurs first.

2.3 Based on the issued share capital of the Company as at the LPD of 5,000,337,104 BProperty Shares, the number of shares that can be purchased by the Company is up to 500,033,710 BProperty Shares representing up to 10% of the total number of issued shares of the Company inclusive of the 111,487,104 BProperty Shares that have been purchased and retained as Treasury Shares. As such, the balance number of BProperty Shares that can be further purchased by the Company pursuant to the Proposed Share Buy-Back is up to 388,546,606 BProperty Shares.

2.4 The amount of funds to be allocated for the purchase of BProperty Shares pursuant to the Proposed Share Buy-Back will be financed through internally generated funds and/or borrowings, the proportion of which will depend on the quantum of the cash consideration as well as the availability of internally generated funds and/or borrowings at the time of the purchase(s). In the event the Proposed Share Buy-Back is to be partly financed by borrowings, the Company expects that it will be capable of repaying the borrowings and that the borrowings will not have any material impact on the cash flow of the BProperty Group. In addition, the Board will ensure that the Company satisfies the solvency test as stated in Section 112(2) of the Act before execution of the Proposed Share Buy-Back.

2.5 The actual number of Shares Purchased, the total amount of funds to be utilised for each purchase and the timing of any purchase will depend on, inter-alia, the market conditions and sentiments of the stock market, the availability of financial resources and the retained profits of the Company. The total consideration for the Proposed Share Buy-Back shall not exceed the retained profits of the Company available based on the latest audited financial statements and/or latest unaudited financial statements of the Company (where applicable). The accumulated losses of the Company as per the audited financial statements of BProperty as at 30 June 2026 is about RM21.30 million.

2.6 The Board of BProperty may resolve to cancel all the Shares Purchased, or retain all the Shares Purchased as Treasury Shares, or retain part thereof as Treasury Shares and subsequently cancelling the balance.

In the event that the Board resolves to cancel or retain the Shares Purchased, the BProperty Group would expect to enhance its EPS and thereby investors are expected to enjoy a corresponding increase in the value of their investments in the Company.

If the Shares Purchased are to be kept as Treasury Shares, it may be realised with potential gain without affecting the total issued share capital of the Company. The Company may also utilise the Treasury Shares as share dividends to its shareholders depending on the availability of profits of the Company and/or resell the Treasury Shares in the open market to profit from any price appreciation of the BProperty Shares in the future. The Treasury Shares may be transferred for the purposes of an employees' share scheme or as purchase consideration.

2.7 BProperty may only purchase its own shares on the Exchange at prices which are not more than fifteen percent (15%) above the weighted average market price of the BProperty Shares for the five (5) market days immediately before the purchase(s).

The Company may only resell the Treasury Shares on the Exchange or transfer the Treasury Shares pursuant to Section 127(7) of the Act at:

(a) prices which are not less than the weighted average market price of the BProperty Shares for the five (5) market days immediately before the resale or transfer; or

(b) at a discounted price of not more than 5% to the weighted average market price of the BProperty Shares for the five (5) market days immediately before the resale or transfer provided that:

(i) the resale or transfer takes place not earlier than 30 days from the date of purchase; and

(ii) the resale or transfer price is not less than the cost of purchase of the BProperty Shares being resold or transferred.

2.8 On 23 June 2020, BProperty announced that the Exchange had, vide its letter dated 22 June 2020, resolved to accept the minimum public shareholding spread of BProperty of 20% as in compliance with Paragraph 8.02(1) of the Listing Requirements. As at the LPD, the public shareholding spread of BProperty stood at 24.09%.

The Board of BProperty will be mindful of the requirement that the Proposed Share Buy-Back must not result in the number of ordinary shares which are in the hands of the public falling below 20% of the issued share capital of BProperty.

3.0 RATIONALE FOR THE PROPOSED SHARE BUY-BACK

3.1 The Proposed Share Buy-Back will enable the Company to utilise any of its surplus financial resources to purchase its own shares which may have positive impact on the market price of BProperty Shares. The Proposed Share Buy-Back, if implemented, may help to stabilise the supply and demand of the BProperty Shares traded on the Exchange and thereby supporting its fundamental value.

3.2 The Proposed Share Buy-Back may also improve the future EPS of the Group and the return on equity as a result of a reduced share capital base if the Shares Purchased are subsequently cancelled.

3.3 If the Shares Purchased are to be retained as Treasury Shares, it will provide an option for the Company to resell the Treasury Shares at a higher price and generate capital gain for the Company. Alternatively, it may be distributed as share dividends to reward BProperty's shareholders in the future.

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

4.1 The potential advantages of the Proposed Share Buy-Back are as follows:-

(a) allows the Company to take preventive measures against speculation particularly when the BProperty Shares are undervalued; and

(b) allows the Company flexibility in attaining its desired capital structure.

4.2 The potential disadvantages of the Proposed Share Buy-Back are as follows:-

(a) the Proposed Share Buy-Back will reduce the surplus financial resources of the Group and may result in the Group foregoing better investment opportunities that may emerge in future; and

(b) as the Proposed Share Buy-Back can only be made out of retained profits of the Company, it will result in the reduction of financial resources available for distribution to shareholders in the immediate future.

4.3 Nevertheless, the Board of BProperty will be mindful of the interests of BProperty and its shareholders in implementing the Proposed Share Buy-Back and its subsequent decisions in handling such Shares Purchased.

5.0 EFFECTS OF THE PROPOSED SHARE BUY-BACK

5.1 Issued Share Capital

5.1.1 If the Shares Purchased are to be retained in full as Treasury Shares, the Proposed Share Buy-Back will not have any effect on the issued share capital of BProperty. However, the rights attaching to them as to voting, dividends and participation in other distributions and otherwise are suspended and the Treasury Shares shall not be taken into account in calculating the number or percentage of shares or of a class of shares for any purposes including substantial shareholding, takeovers, notices, the requisitioning of meetings, the quorum for a meeting and the result of a vote on a resolution at a meeting.

5.1.2 The issued share capital of BProperty will decrease if the Shares Purchased are cancelled. The proforma effect of the Proposed Share Buy-Back on the issued share capital of the Company assuming BProperty purchases and subsequently cancels up to 10% of the existing issued share capital is as follows:-

	No. of BProperty Shares
Issued share capital as at the LPD	5,000,337,104
Assuming all Shares Purchased are to be cancelled pursuant to the Proposed Share Buy-Back*	(500,033,710)
Resultant issued share capital	**4,500,303,394**

* *Inclusive of the 111,487,104 BProperty Shares (as at the LPD) that have been purchased and retained as Treasury Shares.*

5.2 **NA and EPS**

5.2.1 **NA**

The NA per BProperty Share may increase or decrease, depending on the purchase price and the number of Shares Purchased. Should the purchase price per Share Purchased exceeds its existing NA per BProperty Share at the time of purchase, the resultant NA per BProperty Share should decrease accordingly. Conversely, should the purchase price per Share Purchased be lower than the existing NA per BProperty Share at the time of purchase, the resultant NA per BProperty Share should increase accordingly.

5.2.2 **EPS**

The effects of the Proposed Share Buy-Back on the EPS of BProperty would depend on the number of Shares Purchased.

5.3 **Working Capital**

The Proposed Share Buy-Back is likely to reduce the working capital of the Group, the quantum of which will depend on the actual purchase price and number of Shares Purchased.

5.4 **Dividend**

The Proposed Share Buy-Back may reduce the amount of distributable reserves available for payment of dividends in the immediate future.

5.5 Directors and Substantial Shareholders' Shareholdings

5.5.1 Directors

The effects of the Proposed Share Buy-Back on the shareholdings of the Directors of BProperty based on the Register of Directors as at the LPD are as follows:-

	No. of BProperty Shares as at the LPD				No. of BProperty Shares after the Proposed Share Buy-Back			
	Direct	**%[1]**	**Indirect**	**%[1]**	**Direct**	**%[2]**	**Indirect**	**%[2]**
Tunku Tun Aminah	-	-	-	-	-	-	-	-
DSRT	600,000	0.01	-	-	600,000	0.01	-	-
SASH	-	-	-	-	-	-	-	-
Datuk Abdul Rahim Bin Mohd Zin	-	-	-	-	-	-	-	-
CTSL	5,000,000	0.10	-	-	5,000,000	0.11	-	-
Datuk Kee Mustafa	-	-	-	-	-	-	-	-
Tan Peng Lam	-	-	-	-	-	-	-	-
Kua Choo Kai	-	-	-	-	-	-	-	-

Notes:-

1 *Calculated based on 4,888,850,000 BProperty Shares as at the LPD which excludes the 111,487,104 BProperty Shares that have been purchased and retained as Treasury Shares.*

2 *Assuming the Proposed Share Buy-Back is undertaken in full and that the maximum of 500,033,710 Shares Purchased (including the 111,487,104 BProperty Shares that have been purchased and retained as Treasury Shares) representing 10% of the total number of issued shares of BProperty as at the LPD of 5,000,337,104 BProperty Shares, are to be retained as Treasury Shares and/or to be cancelled.*

5.5.2 Substantial Shareholders

The effects of the Proposed Share Buy-Back on the shareholdings of the substantial shareholders of BProperty based on the Register of Substantial Shareholders as at the LPD are as follows:-

	No. of BProperty Shares as at the LPD				No. of BProperty Shares after the Proposed Share Buy-Back			
	Direct	**%[1]**	**Indirect**	**%[1]**	**Direct**	**%[2]**	**Indirect**	**%[2]**
Teras Mewah Sdn Bhd	1,128,170,000	23.08	-	-	1,128,170,000	25.07	-	-
Juara Sejati Sdn Bhd	1,171,628,096	23.97	(i) 226,415,532	4.63	1,171,628,096	26.03	(i) 226,415,532	5.03
Bizurai Bijak (M) Sdn Bhd	484,386,220	9.91	(ii) 222,748,532	4.56	484,386,220	10.76	(ii) 222,748,532	4.95
BGroup	128,344,330	2.63	(iii) 3,010,599,848	61.58	128,344,330	2.85	(iii) 3,010,599,848	66.90
BCorporation	417,600,000	8.54	(iv) 3,138,944,178	64.21	417,600,000	9.28	(iv) 3,138,944,178	69.75

Notes:-

1 Calculated based on 4,888,850,000 BProperty Shares as at the LPD which excludes the 111,487,104 BProperty Shares that have been purchased and retained as Treasury Shares.

2 Assuming the Proposed Share Buy-Back is undertaken in full and that the maximum of 500,033,710 Shares Purchased (including the 111,487,104 BProperty Shares that have been purchased and retained as Treasury Shares) representing 10% of the total number of issued shares of BProperty as at the LPD of 5,000,337,104 BProperty Shares, are to be retained as Treasury Shares and/or to be cancelled.

(i) Deemed interested by virtue of its interests in BCapital and REDtone.

(ii) Deemed interested by virtue of its interest in BCapital.

(iii) Deemed interested by virtue of its 100% interests in Teras Mewah Sdn Bhd, Juara Sejati Sdn Bhd, Bizurai Bijak (M) Sdn Bhd and its interests in the related companies, namely, PCL, BSecurities, Berjaya IPS Equity Sdn Bhd, Berjaya IPS Credits Sdn Bhd, Rantau Embun Sdn Bhd and REDtone.

(iv) Deemed interested by virtue of its 100% interest in BGroup.

6.0 IMPLICATION RELATING TO THE CODE

6.1 As BProperty has no intention for the Proposed Share Buy-Back to trigger the obligation to undertake a mandatory general offer under the Code by any of its substantial shareholders and/or parties acting in concert with them, the Board of BProperty will ensure that only such number of BProperty Shares are purchased, retained as Treasury Shares, cancelled or distributed such that the Code will not be triggered.

6.2 The Board of BProperty is aware of the requirements of the Code and will be mindful of the requirements when making any purchase of BProperty Shares pursuant to the Proposed Share Buy-Back.

7.0 PURCHASES, RESALE, TRANSFER AND CANCELLATION OF TREASURY SHARES

7.1 There was no purchase by the Company of its own shares during the preceding 12 months up to the LPD under the existing authority.

7.2 As at the LPD, there are 111,487,104 BProperty Shares held and retained as Treasury Shares by the Company.

7.3 The Company has not resold, transferred or cancelled any Treasury Shares during the preceding 12 months up to the LPD.

8.0 HISTORICAL SHARE PRICES

8.1 The monthly highest and lowest traded prices of BProperty Shares on the Exchange for the past 12 months up to September 2026 are as follows:-

	High RM	Low RM
2025		
October	0.280	0.250
November	0.275	0.255
December	0.265	0.250
2026		
January	0.280	0.250
February	0.275	0.255
March	0.265	0.235
April	0.265	0.250
May	0.265	0.245
June	0.260	0.240
July	0.260	0.245
August	0.255	0.245
September	0.250	0.240

Last transacted market price of BProperty Shares as at the LPD RM0.250

(Source: Bloomberg)

9.0 DIRECTORS' AND MAJOR SHAREHOLDERS' INTERESTS

9.1 The Company is not aware of any Director or Major Shareholder of BProperty and/or persons connected with them having any interest, direct or indirect, in the Proposed Share Buy-Back or in subsequent resale or transfer of Treasury Shares.

10.0 DIRECTORS' RECOMMENDATION

10.1 The Directors of BProperty, having considered all aspects of the Proposed Share Buy-Back, are of the opinion that the Proposed Share Buy-Back is in the best interest of the Group. Accordingly, they recommend that you vote in favour of the ordinary resolution in respect of the Proposed Share Buy-Back to be tabled at the forthcoming AGM.

11.0 FURTHER INFORMATION

11.1 Shareholders are requested to refer to the attached Appendix I for further information.

FURTHER INFORMATION

1. RESPONSIBILITY STATEMENT

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

2. MATERIAL CONTRACTS

Save as disclosed below, neither BProperty nor any of its subsidiary companies have entered into any contract which is or may be material (not being contracts entered into in the ordinary course of business of the Company or any of its subsidiary companies) during 2 years immediately preceding the date of this Circular:-

(i) A Joint Venture Agreement dated 6 July 2026 entered into between Alam Baiduri, a 100%-owned subsidiary of BProperty, and Trusmax Investment Co., Limited to jointly undertake the automotive tyre manufacturing business in Malaysia via a new joint venture company incorporated in Malaysia.

3. MATERIAL LITIGATIONS

Save as disclosed below, neither BProperty nor any of its subsidiary companies is engaged in any litigation, claim or arbitration, either as plaintiff or defendant, which will have a material effect on the financial position of the Group and the Directors of BProperty are not aware of any proceeding, pending or threatened, against the Group or of any facts likely to give rise to any proceeding which might materially and/or adversely affect the financial position or business of the BProperty Group:-

(i) On 19 July 2004, Berjaya Tagar Sdn Bhd ("**BTSB**"), a subsidiary of BProperty, entered into a conditional sale and purchase agreement with Selangor Turf Club ("**STC**") to acquire 3 parcels of leasehold land measuring a total area of approximately 245 acres located in Sungai Besi together with all existing buildings and fixtures erected thereon from STC for a total consideration of RM640 million to be satisfied via:

a. cash payment of RM35 million; and

b. transfer of 750 acres of freehold land located in Sungai Tinggi (to be acquired from BCity, a wholly-owned subsidiary of BCorporation) together with a newly built turf club thereon to facilitate the relocation of STC at an agreed value of RM605 million (the "**STC Proposal**").

Certain key approvals required from the relevant authorities for the STC Proposal have not yet been obtained. BTSB and STC have mutually agreed to an extension of time to fulfil the remaining conditions precedent.

Following the long delay in the approval of the STC Proposal, BProperty, BTSB and BCity (the "**Plaintiffs**") commenced legal proceedings against the Selangor State Government and several other relevant State authorities in March 2016 by way of a judicial review before the Shah Alam High Court. Judgement was rendered by the High Court in favour of the Plaintiffs on 9 November 2017.

On 14 December 2017, the Selangor State Government and several other defendants (the "**Appellants**") filed an appeal to the Court of Appeal against the decision of the Shah Alam High Court (the "**Main Appeal**").

The Selangor State Government applied to stay the ongoing proceedings in the Shah Alam High Court and the execution of the Shah Alam High Court judgement in the judicial review proceedings.

The Plaintiffs have filed an application for the assessment of compensation pursuant to the aforesaid Shah Alam High Court judgement (the "**Assessment Proceedings**"). The Plaintiffs also applied to the Shah Alam High Court for an extension of time to submit the proposal papers to the Selangor State Government respondents in relation to the STC Proposal (the "**Extension of Time Application**").

The Court of Appeal has granted a stay of execution of the High Court judgment and the Assessment Proceedings pending the disposal of the Main Appeal at the Court of Appeal.

Due to the implementation of the Movement Control Order by the Government on 18 March 2020 and the several subsequent movement control orders, the hearing of the Main Appeal at the Court of Appeal was postponed on several occasions. The Main Appeal was heard by the Court of Appeal on 3 November 2021.

The Court of Appeal allowed the appeal of the Appellants and set aside the decision of the Shah Alam High Court rendered on 9 November 2017.

The Plaintiffs did not agree with the decision of the Court of Appeal and filed a motion for leave to appeal to the Federal Court to set aside the decision of the Court of Appeal and to restore the decision of the Shah Alam High Court of 9 November 2017 (the "**Motion for Leave**"). The Motion for Leave which was initially fixed for hearing before the Federal Court on 2 August 2022 was postponed to a later date to be fixed by the Federal Court. At the case management on 3 October 2022, the Federal Court has fixed 12 January 2023 to hear the Motion for Leave, which was further postponed to 12 April 2023.

With respect to the Assessment Proceedings and the Extension of Time Application, at the case management on 8 December 2021, the Shah Alam High Court directed that in light of the Court of Appeal's decision on 3 November 2021, which allowed the Appellants' appeal against the Shah Alam High Court's decision, there are no further proceedings on both the Assessment Proceedings and the Extension of Time Application at the Shah Alam High Court. Hence, there is no basis for the applications to be kept in abeyance at the Shah Alam High Court. The Court then struck out both the Assessment Proceedings and the Extension of Time Application with no order as to costs.

At the hearing of the Motion for Leave on 12 April 2023, the Federal Court granted the Plaintiffs leave to appeal to the Federal Court. The hearing date of the Plaintiffs' appeal before the Federal Court has been fixed on 30 October 2023.

On 30 October 2023, the Federal Court allowed the appeal of the Plaintiffs against the Appellants (as respondents) and set aside the decision of the Court of Appeal rendered on 3 November 2021, which allowed the Appellants' appeal against the decision of the Shah Alam High Court rendered on 9 November 2017, and reinstated certain orders made by the High Court, including the following:

1. an order of mandamus directing the Appellants to re-table before the National Physical Planning Council, within 3 months after the receipt of the proposal papers from the Plaintiffs to relocate and construct the new turf club;

2. the Appellants to pay the Plaintiffs compensation for any loss suffered by the Plaintiffs in consequence of the Appellants' failure to perform their public duty from 2008 until the date of assessment;
3. an inquiry into such compensation as aforesaid to be conducted by the High Court Judge in Chambers;
4. the Plaintiffs within 1 month of the date of the Federal Court's order to apply for the High Court's directions as to the assessment of such compensation; and
5. the costs of RM80,000 payable by the Appellants to the Plaintiffs be reserved until after the hearing and determination of the quantum of compensation.

As such, the legal proceedings in respect of this case is deemed concluded, save for the assessment of compensation by the High Court Judge in Chambers to be awarded to the Plaintiffs as mentioned above.

A compensation amount ("**Compensation Sum**") has been submitted to the High Court for deliberation to which the Appellants had since disagreed on the Compensation Sum. Consequently, the Plaintiffs filed a response on 10 August 2024 to assert the Compensation Sum to be similar as the amount submitted by the Plaintiffs before. A trial has been fixed on 20 to 21 January 2025 for both parties to be cross-examined. Subsequently, the High Court Judge has set a case management date on 23 April 2025.

On 23 April 2025, the High Court Judge has fixed 5 June 2025 to deliver the judgement on the Compensation Sum.

On 5 June 2025, the High Court Judge dismissed several heads of claim and awarded the Plaintiffs a total compensation sum of RM38.33 million.

The Plaintiffs being dissatisfied with the decision of the High Court in dismissing certain heads of claim of the Plaintiffs, has on 19 June 2025 filed a notice of appeal against the High Court decision at the Court of Appeal ("**Plaintiffs Appeal**"). The respondents/defendants had also earlier on 18 June 2025 filed an appeal against the High Court's decision at the Court of Appeal in awarding the Plaintiffs the abovementioned compensation sum ("**Respondents Appeal**").

At the first case management held on 17 September 2025, the Court of Appeal was informed that the Records of Appeal for both appeals have been duly filed and served. However, the notes of proceedings from the High Court hearing had as yet not been provided by the High Court. As such, the Court of Appeal has fixed the next case management on 18 November 2025 for the parties to obtain the notes of proceedings. On 18 November 2025, the Court of Appeal has fixed the next hearing for both Plaintiffs Appeal and Respondents Appeal on 12 November 2026.

A compliance case management has been fixed on 30 October 2026 to ensure the filing of the written submissions, bundles and all required documents within the stipulated timelines.

The respondents/defendants have also filed an application for stay of execution in the Shah Alam High Court to stay the Shah Alam High Court decision pending the disposal of both appeals at the Court of Appeal. The case management was fixed on 24 November 2025 wherein the Court has now fixed the hearing date at the Shah Alam High Court on 7 January 2026. The hearing date for the application for stay of execution was subsequently postponed to 17 April 2026.

At the hearing held on 17 April 2026, the Shah Alam High Court dismissed the respondents/defendants' stay of execution application. As such, the respondents/defendants shall pay the compensation sum of RM38.33 million to the Plaintiffs despite the ongoing Plaintiff Appeal at the Court of Appeal which has been fixed on 12 November 2026.

(ii) In the financial year ended 30 April 2017, the Company had announced that Berjaya (China) Great Mall Co. Ltd ("**GMOC**") had completed the disposal of the Berjaya (China) Great Mall Recreation Centre to Beijing SkyOcean International Holdings Limited ("**Beijing SkyOcean**") for a revised total cash consideration of Renminbi ("**RMB**") 2.039 billion (equivalent to approximately RM1.23 billion). GMOC had received the first instalment of RMB1.065 billion (equivalent to approximately RM641.28 million) and the balance cash consideration of RMB974.07 million (equivalent to approximately RM586.53 million) ("**Final Instalment**") was to have been received by November 2017. The Final Instalment is secured by a guarantee granted by SkyOcean Holdings Group Limited, the holding company of Beijing SkyOcean and its major shareholder, Mr. Zhou Zheng (collectively, the "**Guarantors**").

On 8 December 2017, the Company announced that Beijing SkyOcean had failed to pay the Final Instalment to GMOC by the appointed time. Hence, GMOC after seeking legal advice, had on 7 December 2017, issued a notice of demand to Beijing SkyOcean and the Guarantors to pay to GMOC the Final Instalment and accrued late payment interest, failing which GMOC will take all relevant legal measures, including commencing arbitration proceedings in Hong Kong against Beijing SkyOcean and the Guarantors to enforce GMOC's legitimate rights.

On 19 January 2018, the Company announced that GMOC had submitted a Notice of Arbitration to the Hong Kong International Arbitration Centre ("**HKIAC**") against Beijing SkyOcean and the Guarantors (collectively, the "Respondents") to seek recovery of the Final Instalment and accrued late payment interest as well as other reliefs.

On 27 May 2020, the Company announced that GMOC had on 21 May 2020 obtained an arbitration award in its favour from the HKIAC ("**Final Award**"), the details of which are as follows:-

(i) Beijing SkyOcean shall pay to GMOC the outstanding balance amount of RMB974.07 million;

(ii) Beijing SkyOcean shall pay liquidated damages on the outstanding balance amount calculated at the People's Bank of China's lending rate of 4.75% per annum from the payment due date of 28 November 2017 until the date full payment is made;

(iii) the Guarantors shall be jointly and severally liable for the amounts payable by Beijing SkyOcean under the Final Award; and

(iv) Beijing SkyOcean and the Guarantors shall jointly pay legal costs of about RMB15.9 million (equivalent to approximately RM9.72 million) and arbitration costs of about Hong Kong Dollars 3.96 million (equivalent to approximately RM2.23 million) within 30 days after issuance of the Final Award, failing which late payment interest at 8% per annum shall be charged from the due date until the date of actual payment.

On 18 December 2020, the Beijing No. 4 Intermediate People's Court granted an order for the recognition and enforcement of the Final Award in the People's Republic of China ("**PRC**").

GMOC has proceeded to seek enforcement of the Final Award in all relevant jurisdictions, by obtaining court orders to freeze the assets of the Respondents.

The Beijing No. 4 Intermediate People's Court has frozen certain assets of the Respondents in the PRC pending the valuation appraisal and public auction of such assets.

GMOC had also filed a bankruptcy petition against Zhou Zheng with the Hong Kong Court on 19 January 2021 and a bankruptcy order was made against Zhou Zheng on 2 June 2021. The bankruptcy trustee concluded that all of Zhou Zheng's identified assets in Hong

Kong were either mortgaged or pledged to banks, and were subsequently auctioned off by the banks. No other valid assets had been found. Additionally, GMOC was advised that, under Hong Kong law, Zhou Zheng's bankruptcy was automatically discharged on 2 June 2025. This discharge does not affect GMOC's recovery efforts in other jurisdictions, including the PRC.

The courts in the PRC have ordered that various assets of Beijing SkyOcean and its Guarantors to be frozen and will be appraised for auction to recover the Final Award. As at the LPD, the assets remain frozen.

In the financial year 2024, GMOC has partially recovered an amount of RM17.50 million following the disposal of a frozen property.

The abovementioned enforcement proceedings are still ongoing.

4. DOCUMENTS FOR INSPECTION

The following documents are available for inspection at the Registered Office of BProperty at Lot 13-01A, Level 13 (East Wing), Berjaya Times Square, No. 1 Jalan Imbi, 55100 Kuala Lumpur, during the normal office hours from Mondays to Fridays (except public holidays) from the date of this Circular/Statement up to the time set for convening the forthcoming AGM:-

(a) Constitution of BProperty;

(b) Audited consolidated financial statements of BProperty for the past 2 financial years ended 30 June 2025 and 30 June 2026;

(c) The material contract referred to in Section 2 above; and

(d) The relevant cause papers in respect of the material litigations referred to in Section 3 above.

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EXTRACT OF RESOLUTIONS TO BE TABLED AT THE BPROPERTY THIRTY-SIXTH AGM

ORDINARY RESOLUTION

PROPOSED RENEWAL OF AND NEW SHAREHOLDERS' MANDATE FOR RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE

"**THAT**, subject to the provisions of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, approval be and is hereby given for the Company and its subsidiary companies, to enter into recurrent related party transactions of a revenue or trading nature with the related parties as specified in Section 2.3 of Part A of the Circular/Statement to Shareholders dated 29 October 2026 ("**Proposed Mandate**") which are necessary for the day-to-day operations and/or in the ordinary course of business of the Company and its subsidiary companies on terms not more favourable to the related parties than those generally available to the public and are not detrimental to the minority shareholders of the Company and that such approval shall continue to be in force until:-

(a) the conclusion of the next Annual General Meeting ("**AGM**") of the Company following the AGM at which such ordinary resolution for the Proposed Mandate was passed, at which time it will lapse, unless by ordinary resolution passed at that general meeting, the authority is renewed;

(b) the expiration of the period within which the next AGM after the date it is required to be held pursuant to Section 340(2) of the Companies Act 2016 (but shall not extend to such extension as may be allowed pursuant to Section 340(4) of the Companies Act 2016); or

(c) revoked or varied by ordinary resolution passed by the shareholders of the Company in a general meeting,

whichever is the earlier;

AND FURTHER THAT authority be and is hereby given to the Directors of the Company and its subsidiary companies to complete and do all such acts and things (including executing such documents as may be required) to give effect to such transactions as authorised by this Ordinary Resolution."

ORDINARY RESOLUTION

PROPOSED RENEWAL OF AUTHORITY FOR THE COMPANY TO PURCHASE ITS OWN SHARES

"**THAT**, subject always to the Companies Act 2016, ("**Act**"), rules, regulations and orders made pursuant to the Act, provisions of the Company's Constitution, the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("**Exchange**") and the requirements of any other relevant authority, the Directors of the Company be and are hereby authorised to purchase such number of ordinary shares in the Company ("**BProperty Shares**") through the Exchange and to take all such steps as are necessary (including the opening and maintaining of a central depositories accounts under the Securities Industry (Central Depositories) Act, 1991) and enter into any agreements, arrangements and guarantees with any party or parties to implement, finalise and give full effect to the aforesaid purchase with full powers to assent to any conditions, modifications, revaluations, variations and/or amendments (if any) as may be imposed by the relevant authorities from time to time and to do all such acts and things in the best interests of the Company, subject further to the following:-

1. the maximum number of ordinary shares which may be purchased and held by the Company shall be equivalent to ten per centum (10%) of the total number of issued shares of the Company;

2. the maximum funds to be allocated by the Company for the purpose of purchasing the ordinary shares shall not exceed the total retained profits of the Company;

3. the authority shall commence immediately upon passing of this ordinary resolution until:-

   (a) the conclusion of the next Annual General Meeting ("**AGM**") of the Company following the AGM at which such ordinary resolution was passed, at which time it will lapse, unless by ordinary resolution passed at that general meeting, the authority is renewed, either unconditionally or subject to conditions; or

   (b) the expiration of the period within which the next AGM after that date it is required by law to be held; or

   (c) revoked or varied by ordinary resolution passed by the shareholders of the Company in a general meeting,

   whichever occurs first;

AND THAT upon completion of the purchase(s) of the BProperty Shares or any part thereof by the Company, the Directors of the Company be and are hereby authorised to deal with any BProperty Shares so purchased by the Company in the following manner:-

(a) cancel all the BProperty Shares so purchased; or

(b) retain all the BProperty Shares as treasury shares (of which may be dealt with in accordance with Section 127(7) of the Act); or

(c) retain part thereof as treasury shares and subsequently cancelling the balance; or

(d) in any other manner as prescribed by the Act, rules, regulations and orders made pursuant to the Act and the requirements of the Exchange and any other relevant authority for the time being in force."