BERJAYA

BERJAYA PROPERTY BERHAD

(formerly known as Berjaya Land Berhad)
(Registration No. 199001010193 (201765-A))
(Incorporated in Malaysia)

NOTIFICATION TO SHAREHOLDERS
THIRTY-SIXTH ANNUAL GENERAL MEETING ("36TH AGM")

Dear Valued Shareholders of Berjaya Property Berhad (formerly known as Berjaya Land Berhad) ("Company"),

We are pleased to invite you to attend and participate in the 36th AGM of the Company which will be held as follows:-

Date	: Wednesday, 9 December 2026
Time	: 10.00 a.m.
Meeting Venue	: Perdana Ballroom, Bukit Jalil Golf & Country Resort, Jalan Jalil Perkasa 3, Bukit Jalil, 57000 Kuala Lumpur

Issuance of documents by electronic means by a listed issuer to its securities holders

Pursuant to Paragraph 2.19B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and Clause 190 of the Company's Constitution, we wish to notify you that the Company has discontinued with delivery of any documents to its shareholders in printed copies as part of the Company's sustainability initiatives to be more environmentally friendly.

Please scan the QR code for the following documents which can be viewed and downloaded from the Company's website at https://www.berjaya.com/berjaya-property/ and such documents are also available at the website of Bursa Malaysia Securities Berhad at www.bursamalaysia.com:

(1) Annual Report 2026;
(2) Notice of 36th AGM, Form of Proxy and Administrative Guide;
(3) Circular/Statement to Shareholders dated 29 October 2026 in relation to the:-
  (a) Proposed Renewal of and New Shareholders' Mandate For Recurrent Related Party Transactions of A Revenue or Trading Nature; and
  (b) Proposed Renewal of Authority for the Company to Purchase Its Own Shares.

You may request for a printed copy of the above documents through our Share Registrar, Berjaya Registration Services Sdn Bhd, at the contact number/email address/website as set out below. The printed copy will be sent to you as soon as practicable after receipt of your request.

Should you require assistance on the above matter, kindly contact our Share Registrar at:

Contact person	: Cik Norazilah Binti Azman
Tel	: 03-2145 0533
Email	: shareg@berjayareg.com.my
Website	: https://www.berjayaregistration.com.my

Thank you.

Yours faithfully,
For and on behalf of the Board of Directors of
BERJAYA PROPERTY BERHAD
(FORMERLY KNOWN AS BERJAYA LAND BERHAD)

YAM Tunku Tun Aminah Binti Sultan Ibrahim Ismail
Chairman/Non-Independent Non-Executive Director

29 October 2026

BERJAYA

BERJAYA PROPERTY BERHAD

(formerly known as Berjaya Land Berhad)
(Registration No. 199001010193 (201765-A))
(Incorporated in Malaysia)

ADMINISTRATIVE GUIDE FOR THIRTY-SIXTH ANNUAL GENERAL MEETING ("36TH AGM" OR "THE MEETING")

Meeting Day and Date : Wednesday, 9 December 2026
Time : 10.00 a.m.
Meeting Venue : Perdana Ballroom, Bukit Jalil Golf & Country Resort, Jalan Jalil Perkasa 3, Bukit Jalil, 57000 Kuala Lumpur

1. ELIGIBILITY TO ATTEND BASED ON THE RECORD OF DEPOSITORS

Only shareholders whose names appear on the Record of Depositors as at 2 December 2026 shall be entitled to attend, participate, speak and vote at the 36th AGM or to appoint proxy/corporate representative to attend, participate, speak and vote on his/her behalf.

2. REGISTRATION

2.1 The registration of the 36th AGM will start at 8.00 a.m. on Wednesday, 9 December 2026 and will remain open until the conclusion of the 36th AGM or such time as may be announced by the Chairman of the Meeting.

2.2 Please read and follow the signages placed around the Resort as to where you should register for the Meeting and join the queue accordingly.

2.3 Please produce your **ORIGINAL** MyKad (for Malaysian) or Passport (for non-Malaysian) during registration for verification. Kindly ensure that you have collected your original MyKad or Passport upon completion of the registration process. Any registration on behalf of another person using their original MyKad or Passport is not permitted.

2.4 After the verification and registration, you will be given an **Identification Wristband**. No one will be allowed to enter the Meeting Venue without wearing the Identification Wristband. There will be no replacement in the event that the Identification Wristband is lost or misplaced.

2.5 Please approach our Help Desk for any enquiry or clarification.

3. PARKING

Parking for attendees are available at the designated parking area at the Resort which is equipped with a license plate recognition system. To redeem your free parking, please collect your parking voucher at the foyer of Langkawi Room after your registration.

4. APPOINTMENT OF PROXY

If you are unable to attend and vote in person at the 36th AGM, you may appoint a proxy or the Chairman of the Meeting as your proxy and indicate the voting instructions in the Form of Proxy in accordance with the notes and instructions printed therein.

Please ensure that the hard copy of the original Form of Proxy is 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 ("E-Proxy Lodgement") via Berjaya Registration Services Sdn Bhd's Portal ("Berjaya Registration Portal") at https://www.berjayaregistration.com.my not less than forty-eight (48) hours before the time appointed for holding the 36th AGM, i.e. **latest by Monday, 7 December 2026 at 10.00 a.m.**

For E-Proxy Lodgement, **the individual shareholder is required to register as a user** of the Berjaya Registration Portal ("the registration"). The procedures for the registration and the E-Proxy Lodgement are set out in **Appendix** I.

If you wish to personally attend the 36th AGM, please do not submit any Form of Proxy. You will not be allowed to attend and participate in the Meeting together with a proxy appointed by you.

ADMINISTRATIVE GUIDE FOR THIRTY-SIXTH ANNUAL GENERAL MEETING ("36TH AGM" OR "THE MEETING")

5. REVOCATION OF PROXY

If you have submitted your Form of Proxy either in hard copy or by electronic means prior to the 36th AGM, and subsequently decide to appoint another person or wish to personally attend and participate in the 36th AGM, please write to Berjaya Registration Services Sdn Bhd ("Share Registrar") at shareg@berjayareg.com.my to revoke your earlier proxy appointment at least forty-eight (48) hours before the 36th AGM, i.e. **latest by Monday, 7 December 2026 at 10.00 a.m.**

Upon revocation by the stipulated time above, your previous appointed proxy will not be allowed to attend the 36th AGM.

6. SUBMISSION OF QUESTIONS PRIOR TO THE 36TH AGM

6.1 **Prior to 36th AGM**

(a) Shareholders and proxies who wish to submit questions before the 36th AGM may send them via email to Share Registrar at shareg@berjayareg.com.my no later than 10.00 a.m. on Monday, 7 December 2026. Shareholders and proxies are requested to indicate the name of Company in the subject title of the email e.g. "Berjaya Property Berhad – Questions for 36th AGM". For individual shareholders and proxies, kindly state your full name and MyKad/Passport for verification purpose. For corporate shareholders, please state your company's registration number. Also, please provide your mobile/contact number in your email.

(b) Alternatively, a shareholder or proxy who has registered as a user of the Berjaya Registration Portal may submit your questions prior to the 36th AGM by logging into the Berjaya Registration Portal not later than the time stipulated above.

(c) The Company's responses to the submitted questions will be presented at the 36th AGM.

6.2 **During the 36th AGM**

You may raise questions during the 36th AGM.

7. VOTING PROCEDURES

7.1 Pursuant to Paragraph 8.29A of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, voting at the 36th AGM will be conducted by poll. The Company has appointed Berjaya Registration Services Sdn Bhd as the Poll Administrator to conduct the poll voting via electronic voting and Symphony Corporate Services Sdn Bhd as the Independent Scrutineer to verify and validate the poll results.

7.2 A voting device will be distributed by the Poll Administrator to you upon entering the Meeting Venue. If you need to leave the Meeting Venue at any time, **please return the voting device to the Poll Administrator before exiting**.

8. MOBILE DEVICES

8.1 Please ensure that all mobile devices (i.e. phones or other sound emitting devices) are switched off or put in silent mode to ensure smooth and uninterrupted proceedings during the 36th AGM.

8.2 Photography and recording of the 36th AGM proceedings, either vocal and/or audio-visual, are strictly prohibited.

9. PERSONAL BELONGINGS

Please take care of your personal belongings. The Company will not be held responsible for any missing personal belongings.

ADMINISTRATIVE GUIDE FOR THIRTY-SIXTH ANNUAL GENERAL MEETING ("36TH AGM" OR "THE MEETING")

ENQUIRY

If you have any enquiries prior to the 36th AGM, please contact our Share Registrar, Berjaya Registration Services Sdn Bhd during office hours from Monday to Friday (9.00 a.m. to 6.00 p.m.) (except public holiday). The details of our Share Registrar are as follows:-

Berjaya Registration Services Sdn Bhd

Contact Person	: Cik Norazilah Binti Azman
Address	: 09-27 Level 9, Berjaya Times Square, No. 1 Jalan Imbi, 55100 Kuala Lumpur
Telephone Number	: 03-2145 0533
Fax Number	: 03-2145 9702
Email	: shareg@berjayareg.com.my
Website/Berjaya Registration Portal	: https://www.berjayaregistration.com.my/

ADMINISTRATIVE GUIDE FOR THIRTY-SIXTH ANNUAL GENERAL MEETING ("36TH AGM" OR "THE MEETING")

Appendix I

E-Proxy Lodgement

Steps (applicable for individual shareholders ONLY)

1. **Registration as a User of the Berjaya Registration Portal**
   - Access the Berjaya Registration Portal at https://www.berjayaregistration.com.my
   - Click <Login/Register> followed by <Register New User> to register as a new user.
   - Please complete your registration by filling up the information required and upload a clear copy of your MyKad (both front and back) or Passport.
   - You are required to read and agree to the terms and conditions before clicking on <Submit> on the registration page.
   - Please enter a valid email address in order for you to receive a verification email from Berjaya Registration Services Sdn Bhd.
   - An email notification will be sent to you once your registration is verified and approved by Berjaya Registration Services Sdn Bhd.
   - If you are an existing registered user of the Berjaya Registration Portal, you do not need to register again.

2. **E-Proxy Lodgement via Berjaya Registration Portal**
   - An individual shareholder who has registered with Berjaya Registration Portal will be able to lodge the E-Proxy Form by logging into the Berjaya Registration Portal.
   - Login to the Berjaya Registration Portal at https://www.berjayaregistration.com.my with your User ID and password.
   - Click <E-Proxy Lodgement>, search for the "**Berjaya Property Berhad 36th AGM**" and click <Choose>.
   - Fill up the required information in the E-Proxy Form and indicate your voting by selecting <For> or <Against>. If no specific direction is given, the proxy will vote or abstain from voting at his/her discretion.
   - Kindly review and check your completed E-Proxy Form and agree to the terms and conditions before clicking on <Submit> for submission of the E-Proxy Form.

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BERJAYA PROPERTY BERHAD

(formerly known as Berjaya Land Berhad)
(Registration No. 199001010193 (201765-A))
(Incorporated in Malaysia)

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT the Thirty-Sixth Annual General Meeting ("36th AGM") of Berjaya Property Berhad (formerly known as Berjaya Land Berhad) ("the Company") 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. for the following purposes:-

AGENDA

As Ordinary Business:-

1. To receive the Audited Financial Statements for the financial year ended 30 June 2026 and the Directors' and Auditors' Reports thereon. **(Please refer to Note 1 of the Explanatory Notes)**

2. To approve the payment of Directors' Fees of RM7,000.00 per month to each Non-Executive Director of the Company for the period from 10 December 2026 until the next Annual General Meeting of the Company to be held in 2027. **Resolution 1**

3. To approve the additional payment of Directors' Benefits (excluding Directors' Fees) to the Non-Executive Directors of the Company up to an amount of RM37,000.00 for the period from 1 October 2026 until the Annual General Meeting of the Company to be held in 2026. **Resolution 2**

4. To approve the payment of Directors' Benefits (excluding Directors' Fees) to the Non-Executive Directors of the Company up to an amount of RM753,600.00 for the period from 10 December 2026 until the next Annual General Meeting of the Company to be held in 2027. **Resolution 3**

5. To re-elect the following Directors who retire pursuant to Clause 117 of the Company's Constitution:-

   (a) Mr Tan Peng Lam **Resolution 4**
   (b) Mr Kua Choo Kai **Resolution 5**

6. To re-elect YAM Tunku Tun Aminah Binti Sultan Ibrahim Ismail who retires pursuant to Clause 107 of the Company's Constitution. **Resolution 6**

7. To re-appoint Messrs Ernst & Young PLT as Auditors of the Company and to authorise the Directors to fix their remuneration. **Resolution 7**

As Special Business:-

8. To consider and, if thought fit, to pass the following Ordinary Resolutions:-

   (i) Authority to Issue and Allot Shares pursuant to Sections 75 and 76 of the Companies Act 2016

   "THAT, subject always to the Companies Act 2016, the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the Company's Constitution and the approvals of the relevant governmental/regulatory authorities, the Directors be and are hereby empowered, pursuant to Sections 75 and 76 of the Companies Act 2016, to issue and allot shares in the Company from time to time at such price and upon such terms and conditions and for such purposes as the Directors may deem fit provided that the aggregate number of shares issued pursuant to this resolution does not exceed 10% of the total number of issued shares of the Company for the time being AND THAT the Directors be and are also empowered to obtain the approval from Bursa Malaysia Securities Berhad for the listing and quotation for the additional shares so issued AND THAT such authority shall continue to be in force until the conclusion of the next Annual General Meeting of the Company.

AND THAT pursuant to Section 85 of the Companies Act 2016 to be read together with Clause 60 of the Constitution of the Company, approval be and is hereby given to waive the statutory pre-emptive rights of the Company to be offered new shares ranking pari passu in all respects with the existing ordinary shares arising from the issuance and allotment of the shares pursuant to Sections 75 and 76 of the Companies Act 2016." **Resolution 8**

(ii) 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." **Resolution 9**

(iii) 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 account 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."

Resolution 10

(iv) Proposed Retention of Independent Non-Executive Director

"THAT Datuk Kee Mustafa be and is hereby retained as an Independent Non-Executive Director of the Company and he shall continue to act as an Independent Non-Executive Director of the Company notwithstanding that he has been an Independent Director on the Board of the Company for a cumulative term of more than nine (9) years."

Resolution 11

9. To transact any other business for which due notice shall have been given in accordance with the Companies Act 2016 and the Constitution of the Company.

By Order of the Board

THAM LAI HENG MICHELLE
(SSM Practising Certificate No. 202008001622) (MAICSA 7013702)
Company Secretary

Kuala Lumpur
29 October 2026

NOTICE OF ANNUAL GENERAL MEETING

NOTES:

1. Audited Financial Statements

The Audited Financial Statements are meant for discussion only as it does not require shareholders' approval pursuant to the provisions of Section 340(1)(a) of the Companies Act 2016. Hence, this item on the Agenda is not put forward for voting.

2. Directors' Fees

The quantum of the Directors' Fees for each of the Non-Executive Director is the same as the previous financial year ended 30 June 2025.

3. Directors' Benefits (excluding Directors' Fees)

Section 230(1) of the Companies Act 2016 provides amongst others that "fees" of the Directors and "any benefits" payable to the Directors of a listed company and its subsidiaries shall be approved at a general meeting. Pursuant thereto, shareholders' approval shall be sought at this Annual General Meeting ("AGM") for the payment of Directors' Benefits (excluding Directors' Fees) payable to the Non-Executive Directors of the Company.

Resolution 2 is to allow additional payment of Directors' Benefits (excluding Directors' Fees) to the Non-Executive Directors of the Company up to an amount of RM37,000.00 for the period from 1 October 2026 to 36th AGM. The additional payment is due to additional monthly director's allowance payable to the Chairman and additional meeting allowance payable to the Non-Executive Directors.

Resolution 3 is to seek shareholders' approval at the 36th AGM for the payment of Directors' Benefits (excluding Directors' Fees) payable to the Non-Executive Directors of the Company for the period from 10 December 2026 until the next AGM of the Company to be held in 2027.

The current Directors' Benefits (excluding Directors' Fees) payable to the Non-Executive Directors of the Company comprises of meeting allowances, directors' allowance and other emoluments.

In determining the estimated amount of benefits payable to the Non-Executive Directors, the Board considered various factors including the number of scheduled meetings for the Board of Directors ("Board"), Board Committees and general meetings of the Company, assuming full attendance by all of the Non-Executive Directors. The estimated amount of benefits also caters for unforeseen circumstances, for example, the appointment of additional Directors and additional unscheduled Board meetings and/or Board Committees meetings.

In the event, where the payment of Directors' Benefits (excluding Directors' Fees) payable to the Non-Executive Directors during the above period exceeded the estimated amount sought at the 36th AGM, a shareholders' approval will be sought at the next AGM for the shortfall.

4. Re-election of Retiring Directors

Pursuant to Clause 117 of the Company's Constitution, one third (1/3) of the Directors shall retire from office at least once in every three (3) years at each AGM of the Company and the retiring Directors can offer themselves for re-election. Clause 107 of the Company's Constitution also provides that a Director who is appointed during the year shall retire and subject to re-election at the next AGM to be held following his/her appointment.

Resolution 4 to Resolution 6 are to seek shareholders' approval at the 36th AGM for the re-election of Directors who retire by rotation pursuant to Clause 117 and Clause 107 of the Company's Constitution.

The Board through the Nomination Committee ("NC") had undertaken an annual assessment evaluation and fit and proper assessment on the retiring Directors namely, Mr Tan Peng Lam, Mr Kua Choo Kai and YAM Tunku Tun Aminah Binti Sultan Ibrahim Ismail ("Retiring Directors"), who are seeking for re-election as Directors of the Company pursuant to Clause 117 and Clause 107 of the Company's Constitution.

All the Retiring Directors have completed their respective declaration on the fitness and propriety, contribution and performance and calibre and personality in accordance with the Directors' Fit and Proper Policy of the Company as well as the confirmation of independence (as the case may be).

Based on the results of the assessment conducted, the NC was satisfied with the favourable evaluation of the overall performance and contributions of the Retiring Directors and the Retiring Directors have fulfilled the fit and proper criteria in accordance with the Directors' Fit and Proper Policy of the Company. Accordingly, NC recommended to the Board for re-election of the Retiring Directors. The Board has deliberated and endorsed the NC's recommendation and supports the re-election of Retiring Directors and recommended the re-election of Retiring Directors for approval by the shareholders at the forthcoming 36th AGM. The Retiring Directors had abstained from deliberations and decisions on their respective eligibility to stand for re-election at the relevant NC and Board Meetings.

The profiles of all Retiring Directors who are standing for re-election are set out in the Profile of Directors in the Company's 2026 Annual Report.

5. Re-appointment of Auditors

Resolution 7 is to seek shareholders' approval at the 36th AGM for the re-appointment of Messrs Ernst & Young PLT ("EY") as Auditors of the Company, until the conclusion of the next AGM of the Company and to authorise the Directors to fix their remuneration.

The Audit Committee ("AC") has considered and recommended to the Board on the re-appointment of EY as Auditors of the Company based on the results of the External Auditors Evaluation for the financial year ended 30 June 2026 wherein EY had satisfactorily performed their audit and that EY had discharged their professional responsibilities in accordance with its rules on professional conduct and ethics and the By-Laws (on Professional Ethics, Conducts and Practice) issued by the Malaysian Institute of Accountants.

The Board has deliberated and endorsed the AC's recommendation and had recommended the re-appointment of EY as Auditors of the Company for shareholders' approval at the forthcoming 36th AGM.

6. Authority to Issue and Allot Shares pursuant to Sections 75 and 76 of the Companies Act 2016

Resolution 8 is proposed for the purpose of granting a renewed general mandate ("General Mandate") and empowering the Directors of the Company, pursuant to Sections 75 and 76 of the Companies Act 2016, to issue and allot new shares in the Company from time to time at such price provided that the aggregate number of shares issued pursuant to the General Mandate does not exceed 10% of the total number of issued shares of the Company for the time being. The General Mandate, unless revoked or varied by the Company in general meeting, will expire at the conclusion of the next Annual General Meeting of the Company.

Resolution 8, if passed, will exclude shareholder's pre-emptive right to be offered such new shares and/or convertible securities to be issued by the Company pursuant to the resolution.

As at the date of this Notice, no new shares in the Company were issued pursuant to the mandate granted to the Directors at the Thirty-Fifth Annual General Meeting held on 9 December 2025 and which will lapse at the conclusion of the Thirty-Sixth Annual General Meeting.

The General Mandate will provide flexibility to the Company for any possible fund raising activities, including but not limited to further placing of shares, for purpose of funding current and/or future investment/project(s), working capital and/or acquisitions or issuance of shares for such other application(s) as the Directors may deem fit and in the best interest of the Company.

NOTICE OF ANNUAL GENERAL MEETING

7. Proposed Renewal of and New Shareholders' Mandate for Recurrent Related Party Transactions of a Revenue or Trading Nature

Resolution 9, if passed, will allow the Company and its subsidiaries to enter into Recurrent Related Party Transactions in accordance with Paragraph 10.09 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Proposed Shareholders' Mandate"). Detailed information on the Proposed Shareholders' Mandate is set out under Part A of the Circular/Statement to Shareholders dated 29 October 2026 which can be viewed and downloaded from the website of the Company at www.berjaya.com/berjaya-property/ and/or Bursa Malaysia Securities Berhad at https://www.bursamalaysia.com.

8. Proposed Renewal of Authority for the Company to Purchase its Own Shares

Resolution 10, if passed, will provide the mandate for the Company to buy back its own shares up to a limit of 10% of the total number of issued shares of the Company ("Proposed Share Buy-Back Renewal"). Detailed information on the Proposed Share Buy-Back Renewal is set out under Part B of the Circular/Statement to Shareholders dated 29 October 2026 which can be viewed and downloaded from the website of the Company at www.berjaya.com/berjaya-property/ and/or Bursa Malaysia Securities Berhad at https://www.bursamalaysia.com.

9. Proposed Retention of Independent Non-Executive Director

Resolution 11 is proposed pursuant to the Malaysian Code on Corporate Governance and if passed, will allow Datuk Kee Mustafa to be retained and to continue to act as an Independent Non-Executive Director of the Company.

The full detail of the Board's justifications for the retention of Datuk Kee Mustafa is set out in the Corporate Governance Overview Statement in the Company's 2026 Annual Report.

10. Proxy and Entitlement of Attendance

(i) A member of the Company who is entitled to attend, participate, speak and vote at the meeting is entitled to appoint a proxy to exercise all or any of his/her rights to attend, participate, speak and vote in his/her stead. A proxy may but need not be a member of the Company.

(ii) A member, other than an authorised nominee or an exempt authorised nominee, may appoint only one (1) proxy.

(iii) An authorised nominee, as defined under the Securities Industry (Central Depositories) Act 1991 ("SICDA"), may appoint one (1) proxy in respect of each securities account.

(iv) An exempt authorised nominee, as defined under the SICDA, and holding ordinary shares in the Company for multiple beneficial owners in one securities account ("Omnibus Account"), may appoint multiple proxies in respect of each of its Omnibus Account.

(v) An individual member who appoints a proxy must sign the Form of Proxy personally or by his/her attorney duly authorised in writing. A corporate member who appoints a proxy must execute the Form of Proxy under seal or under the hand of its officer or attorney duly authorised.

(vi) The duly executed 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 forty-eight (48) hours before the time appointed for holding the meeting, i.e. **latest by Monday, 7 December 2026 at 10.00 a.m.** Please refer to the Administrative Guide for further information on electronic submission of Form of Proxy.

(vii) Only members whose names appear in the Record of Depositors of the Company as at 2 December 2026 shall be entitled to participate and/or vote at the meeting or appoint a proxy to participate and/or vote in his/her stead.

NOTICE OF ANNUAL GENERAL MEETING

11. Poll Voting

Pursuant to Clause 82 of the Constitution of the Company and Paragraph 8.29A(1) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, all the resolutions set out in this Notice will be put to vote by way of poll. The Company has appointed Poll Administrator and Independent Scrutineers to conduct the polling process and verify the results of the poll respectively.

Personal Data Privacy

By submitting an instrument appointing a proxy and/or representative(s) to attend, speak and vote at the 36th AGM and/or any adjournment thereof, a member of the Company:-

(i) acknowledges and agrees that the Company (and/or its agents or service providers) may collect, use, disclose and otherwise process the member's personal data for processing and administering the appointment of proxies and/or representative(s) for the 36th AGM (including any adjournment thereof), preparing and compiling attendance lists, minutes and other documents relating to the 36th AGM, and compliance with applicable laws, listing requirements, regulations and/or guidelines, including the video recording of the 36th AGM (collectively, the "Purposes");

(ii) warrants that where the member provides the personal data of the member's proxy and/or representative(s) to the Company (and/or its agents or service providers), the member has duly informed such proxy and/or representative(s) of the processing of his/her personal data for the Purposes and, where required, obtained the necessary consent for such processing; and

(iii) agrees to indemnify the Company against any third-party claim, regulatory action, loss, liability, cost or expense directly arising out of the member's breach of the warranty in paragraph (ii), except to the extent such claim, action, loss, liability, cost or expense is caused by the negligence, wilful misconduct or breach of applicable law by the Company.

FORM OF PROXY

BERJAYA
BERJAYA PROPERTY BERHAD
(formerly known as Berjaya Land Berhad)
(Registration No. 199001010193 [201765-A])
(Incorporated in Malaysia)

I/We _____
(Name in full)

I.C. or Company No. _____ CDS Account No. _____
(New and Old I.C. Nos. or Company No.)

of _____
(Address)

being a member/members of BERJAYA PROPERTY BERHAD (formerly known as Berjaya Land Berhad) hereby appoint:

_____ I.C. No. _____
(Name in full) *(New and Old I.C. Nos.)*

of _____
(Address)

or failing him/her, the CHAIRMAN OF THE MEETING as my/our proxy to vote for me/us on my/our behalf, at the Thirty-Sixth Annual General Meeting ("36th AGM") of the Company to 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. and at any adjournment thereof.

This proxy is to vote on the Resolutions set out in the Notice of the Meeting as indicated with an "X" in the appropriate spaces. If no specific direction as to voting is given, the proxy will vote or abstain from voting at his/her discretion.

NO.	DESCRIPTION OF RESOLUTION	FOR	AGAINST
RESOLUTION 1	To approve payment of Directors' Fees.		
RESOLUTION 2	To approve payment of Directors' Benefits (excluding Directors' Fees) for the period from 10 December 2026 until the next Annual General Meeting of the Company in 2027.		
RESOLUTION 3	To approve the additional payment of Directors' Benefits (excluding Directors' Fees) for the period from 1 October 2026 until the Annual General Meeting of the Company in 2026.		
RESOLUTION 4	To re-elect Mr Tan Peng Lam as Director.		
RESOLUTION 5	To re-elect Mr Kua Choo Kai as Director.		
RESOLUTION 6	To re-elect YAM Tunku Tun Aminah Binti Sultan Ibrahim Ismail as Director.		
RESOLUTION 7	To re-appoint Messrs Ernst & Young PLT as Auditors.		
RESOLUTION 8	To approve authority to issue and allot shares.		
RESOLUTION 9	To renew and to seek shareholders' mandate for Recurrent Related Party Transactions.		
RESOLUTION 10	To renew authority for the Company to purchase its own shares.		
RESOLUTION 11	To approve the proposed retention of Datuk Kee Mustafa as an Independent Non-Executive Director.		

No. of Shares Held

_____
Signature(s)/Common Seal of Member(s)

Dated this _____ day of _____, 2026.

NOTES:

(1) A member of the Company who is entitled to attend, participate, speak and vote at the meeting is entitled to appoint a proxy to exercise all or any of his/her rights to attend, participate, speak and vote in his/her stead. A proxy may but need not be a member of the Company.

(2) A member, other than an authorised nominee or an exempt authorised nominee, may appoint only one (1) proxy.

(3) An authorised nominee, as defined under the Securities Industry (Central Depositories) Act 1991 ("SICDA"), may appoint one (1) proxy in respect of each securities account.

(4) An exempt authorised nominee, as defined under the SICDA, and holding ordinary shares in the Company for multiple beneficial owners in one securities account ("Omnibus Account"), may appoint multiple proxies in respect of each of its Omnibus Account.

(5) An individual member who appoints a proxy must sign the Form of Proxy personally or by his/her attorney duly authorised in writing. A corporate member who appoints a proxy must execute the Form of Proxy under seal or under the hand of its officer or attorney duly authorised.

(6) The duly executed 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 forty-eight (48) hours before the time appointed for holding the meeting, i.e. **latest by Monday, 7 December 2026 at 10.00 a.m.** Please refer to the Administrative Guide for further information on electronic submission of Form of Proxy.

(7) Only members whose names appear in the Record of Depositors of the Company as at 2 December 2026 shall be entitled to participate and/or vote at the meeting or appoint a proxy to participate and/or vote in his/her stead.

(8) Pursuant to Clause 82 of the Constitution of the Company and Paragraph 8.29A(1) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, all the resolutions set out in this Notice will be put to vote by way of poll. The Company has appointed Poll Administrator and Independent Scrutineers to conduct the polling process and verify the results of the poll respectively.

Personal Data Privacy:

By submitting this Form of Proxy, the member acknowledges and agrees that the Company (and/or its agents or service providers) may collect, use, disclose and otherwise process the personal data provided herein for processing and administering the appointment of the proxy and/or representative(s), facilitating attendance, participation and voting at the 36th AGM and/or any adjournment thereof, preparing and maintaining attendance records, minutes and other documents relating to the 36th AGM, and compliance with applicable laws, listing requirements, regulations and/or guidelines, including the video recording of the 36th AGM. Where the member provides personal data relating to a proxy and/or representative(s), the member confirms that such person has been duly informed of the processing of his/her personal data for the above purposes and, where required, the necessary consent has been obtained.

Fold this flap for sealing

Then fold here

AFFIX
STAMP

THE COMPANY SECRETARY
BERJAYA PROPERTY BERHAD
(formerly known as Berjaya Land Berhad)
Lot 13-01A, Level 13 (East Wing)
Berjaya Times Square
No. 1, Jalan Imbi
55100 Kuala Lumpur

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