

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

An Extract Minutes of the Extraordinary General Meeting (“EGM” or “the Meeting”) of the Company held at Perdana Ballroom, Bukit Jalil Golf & Country Resort, Jalan Jalil Perkasa 3, Bukit Jalil, 57000 Kuala Lumpur on Friday, 13 February 2026 at 10.00 a.m.

CHAIRMAN : Dato’ Sri Robin Tan Yeong Ching presided as Chairman of the Meeting

PRESENT : As per Appendix “I” attached

IN ATTENDANCE : Tham Lai Heng Michelle - Company Secretary

CHAIRMAN WELCOME SPEECH

Dato’ Sri Robin Tan Yeong Ching, the Deputy Chairman of the Company presided as Chairman of the Meeting and on behalf of the Board of Directors of the Company, welcomed all the shareholders and proxies for their participation in the EGM of the Company.

The Chairman then proceeded to introduce the Board members and the Management Team who were present at the Meeting Venue. The Chairman informed that Ms Chryseis Tan Sheik Ling was unable to participate in the Meeting and she extended her apologies to all shareholders present.

MEETING RULES

The Chairman informed all shareholders and proxies present in the meeting room that any form of audio or video recording of the proceedings of the Meeting is strictly prohibited. The Management reserves the right to temporarily withhold any device if the restriction is not complied with. All devices held will be returned after the Meeting, and any unauthorised recordings will be deleted accordingly.

NOTICE OF MEETING

The Notice of the EGM as set out in the Circular to Shareholders which had been sent to all shareholders and published on the Company’s corporate website within the prescribed period, was taken as read.

QUORUM

The Company Secretary confirmed that a quorum was present for the Meeting.

PROCEEDINGS OF MEETING AND VOTING MANNER

The Chairman informed that in compliance with Paragraph 8.29A of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the Special Resolution to be considered at the EGM would be conducted by way of poll.

The Chairman further informed that he has been appointed to act as proxy for shareholders who were unable to participate in the EGM and he will vote in accordance with the instructions provided by those shareholders.

The Chairman further informed that the Company has appointed Berjaya Registration Services Sdn Bhd (“BRSSB”) as the Poll Administrator to facilitate the polling process and Symphony Corporate Services Sdn Bhd (“SCSSB”) as the Independent Scrutineer to verify and announce the polling results.

The Chairman then briefed the shareholders and proxies on the meeting proceedings. He informed that the Board would open the floor to shareholders and proxies to seek clarifications or raise questions related to the agenda as specified in the notice of meeting. Shareholders and proxies were requested to state their name for recording purposes during the Questions and Answers (“Q&A”) session.

The Chairman further informed the shareholders and proxies present at today’s Meeting that they would be given a voting device upon entering the meeting room, and that the voting device must be returned to the officer at the exit upon leaving the meeting room.

To familiarise the shareholders and proxies with the voting process, BRSSB presented a short video clip which was played on the screen to provide the step-by-step guide on how to use the voting device for poll voting.

After the short video clip by BRSSB, the Chairman proceeded with the Special Resolution as set out on the Notice of EGM.

SPECIAL RESOLUTION

- PROPOSED CHANGE OF COMPANY’S NAME FROM “BERJAYA LAND BERHAD” TO “BERJAYA PROPERTY BERHAD”

The Chairman then proceeded with the Special Resolution on the Agenda which was to approve the change of Company’s name from Berjaya Land Berhad to Berjaya Property Berhad. Several shareholders and proxies made comments and sought clarifications on various issues which were duly addressed by the Chairman and Mr Syed Ali Shahul Hameed, the Group Chief Executive Officer of the Company. A summary of the comments and questions raised and replies thereto were set out in Appendix “II” attached herewith.

VOTING ON THE SPECIAL RESOLUTION

Upon the conclusion of the Q&A session, the Chairman declared the poll opened and allocated 1 minute to the shareholders and proxies to cast their vote accordingly. Thereafter, the voting session was closed for the verification of the poll results by the Independent Scrutineer and declaration of the said poll results.

POLL RESULTS FOR THE SPECIAL RESOLUTION

After the vote had been verified by the Independent Scrutineer, SCSSB, the Chairman called the Meeting to order. The poll results for the resolution was presented on the screen as follows:-

Special Resolution	Vote For		Vote Against	
	No. of Shares	%	No. of Shares	%
Proposed Change of Name	3,820,783,673	99.9992	31,403	0.0008

Based on the poll results, the Chairman then declared that the Special Resolution was duly carried as follows: -

PROPOSED CHANGE OF NAME FROM “BERJAYA LAND BERHAD” TO “BERJAYA PROPERTY BERHAD” (“PROPOSED CHANGE OF NAME”)

“After some deliberations and clarifications on the queries raised by the shareholders and proxies present on the Proposed Change of Name, the members resolved that the name of the Company be changed from “Berjaya Land Berhad” to “Berjaya Property Berhad” effective from the date of issuance of the Notice of Registration of New Name to be issued by the Companies Commission of Malaysia to the Company and that the Constitution of the Company be hereby amended accordingly wherever the name of the Company appears.

AND THAT the Directors and/or the Secretary of the Company be and are hereby authorised and empowered to carry out all the necessary steps and formalities to give full effect to the Proposed Change of Name.”

CONCLUSION

There being no other business to be transacted, the Chairman concluded and closed the Meeting at 11.00 a.m. and thanked the shareholders and proxies for their participation at the Meeting.

Confirmed,

- Signed -

CHAIRMAN

Dated: 27 February 2026

**ATTENDANCE LIST FOR EXTRAORDINARY GENERAL MEETING OF
BERJAYA LAND BERHAD HELD ON 13 FEBRUARY 2026**

Directors

1)	Dato' Sri Robin Tan Yeong Ching	- Deputy Chairman/Non-Independent Non-Executive Director
2)	Syed Ali Shahul Hameed	- Group Chief Executive Officer
3)	Datuk Abdul Rahim Bin Mohd Zin	- Group Executive Director
4)	Datuk Kee Mustafa	- Independent Non-Executive Director
5)	Tan Peng Lam	- Independent Non-Executive Director
6)	Kua Choo Kai	- Independent Non-Executive Director

In Attendance

1)	Tham Lai Heng Michelle	- Company Secretary
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Management Team and By Invitation

1)	Tan Thiam Chai	} Representatives from Group Accounts and Budgets, Berjaya Corporation Berhad
2)	Hen Jong Ren	
3)	Sally Teh Phaik See	
4)	Mohamed Syairoz Bin Mohamed Odman	- Representative from Communication and Sustainability
5)	Chiew Chui Ling, Crystal	} Representatives from Berjaya Registration Services Sdn Bhd
6)	Norazilah Binti Azman	
7)	Eric Tan Kai Meng	} Representatives from Symphony Corporate Services Sdn Bhd
8)	Tan Lian Hong	

Shareholders, Proxies and Corporate Representatives

As per the attendance sheets

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Questions raised by Shareholders/Proxies/Corporate Representatives

No	Question from shareholders/Proxies/Corporate Representatives	The Company's Response/Answer
Q1	<p>A shareholder sought clarification on the following matters:-</p> <p>a) Please state the rationale for the change of name. The proposed new company name "Berjaya Property" appears to be quite similar to the current name "Berjaya Land". The Group is also involved in lottery gaming and luxury motor retailing which do not appear to be reflected in the proposed name.</p>	<p>a) The Group Chief Executive Officer ("Group CEO") explained that the current name no longer reflects the Group's business activities, as the Group is principally focused on property development and hospitality, both in Malaysia and overseas. The proposed new name more accurately represents the Group's present core businesses and strategic direction moving forward.</p> <p>The Chairman further clarified that the Company is an investment holding company principally involved in property development in Malaysia and overseas as its core business, while its subsidiaries, Sports Toto Berhad is involved in lottery gaming operations, and H.R. Owen Plc is involved in luxury motor retailing.</p>
	<p>b) Berjaya Group had, about 30 years ago, planned a project to construct the longest and largest mall over the Klang River, which was not realised. The Company might have achieved greater success if the project had been materialised.</p>	<p>b) The Chairman explained that the project was aborted following the withdrawal of government support at that time.</p>
	<p>c) One of the Group's properties, namely Kota Raya Complex, appears to be in a deteriorated condition and is predominantly occupied by foreign workers, particularly from the Philippines. The shareholder suggested that the complex undergo renovation to upgrade its facilities and transform it into a world-class commercial building.</p>	<p>c) The Group CEO explained that the Berjaya Group holds a 47% ownership stake in the complex. The complex has recently undergone external repainting, and Level 5 has been converted into a budget hotel, ACES Hotel Kuala Lumpur.</p>

	<p>d) Is there any plan to expand the Group’s business operations or investments into Greenland or Iceland?</p>	<p>d) The Group CEO explained that the Group has already taken active steps to expand into Greenland by securing land for a planned residential housing development there. In addition, the Group has an ongoing presence in Iceland, where it owns and operates hotels as part of its international hospitality portfolio.</p>
<p>Q2</p>	<p>A shareholder expressed concern that the Company’s share price has experienced a downward trend over the past few years and hoped that the proposed change would contribute positively to the Company’s share value over time.</p>	<p>The Group CEO responded that Management will use its best endeavour to enhance the Company’s profitability and work towards improving shareholder value, including strengthening the Company’s share price.</p>
<p>Q3</p>	<p>A shareholder sought clarification on the following matters:-</p> <p>a) Please clarify the urgency of convening the Extraordinary General Meeting instead of tabling the proposed change of name at the Annual General Meeting. Instead of “Berjaya Property”, the Company can consider proposing an alternative name such as “Four Season Berjaya Property”.</p>	<p>a) The Chairman clarified that the name “Berjaya” has been established for more than 40 years, and the proposed new name would better reflect the Company’s core business of holding and developing land.</p> <p>The Group CEO further explained that the Company is not permitted to use the name “Four Seasons”, as it is a registered trademark belonging to an international brand.</p>
	<p>b) The Company’s share price may not improve unless there is a clear corporate plan to drive its success. Please brief the shareholders on the new major developments to be undertaken.</p>	<p>b) The Group CEO explained that several projects are currently in the pipeline, including <i>Residensi Oak</i> in Bukit Jalil and <i>Jesselton Courtyard At Jesselton Selatan</i> in Penang, both of which have achieved a take-up rate of 50%.</p> <p>The Group CEO further added that the largest on-going project is the construction of the Four Seasons Resort & Private Residences Okinawa in Japan, comprising a hotel and hotel residences, with a Gross Development Value of USD1.12 billion. Mitsui Fudosan serves as the sales representative for the hotel residences, with selling prices ranging from USD3,800 to USD4,500 per square foot.</p> <p>The Management highlighted that, with the projects currently in the pipeline, the Company is well-positioned for a turnaround.</p>

<p>c) Berjaya Land was previously a premier company in terms of market capitalisation 30 years ago. The shareholder enquired whether there is a strategy in place to regain a position among the top five developer companies in Malaysia.</p>	<p>c) The Chairman highlighted that other leading developer companies have large land banks and stressed the need to explore alternative strategies to restore the Company's standing. Given the increasing competition from China, the Company intends to focus on property development outside Malaysia to strengthen its position.</p>
<p>d) Berjaya Land provides homes and accommodation and suggested exploring joint ventures within the Berjaya Corporation Group, which has a larger land bank. The shareholder commented that focusing on certain strategic areas in Malaysia could generate revenue and profit, and enquired about the advantages of international expansion. The shareholder further emphasised leveraging existing resources to achieve success and expressed hope that the Group CEO remains optimistic in driving the Company forward.</p>	<p>d) The Chairman noted on the comments.</p>
<p>e) The shareholder suggested that with proper planning and a well-defined concept in suburban areas, the Company could undertake township or city-concept developments supported by a structured marketing plan to attract potential investors.</p>	<p>e) The Chairman noted the suggestion.</p>
<p>f) The shareholder requested a breakdown of the revenue structure of the Property Division, specifically between local and overseas contributions.</p>	<p>f) The Group CEO clarified that yields from overseas projects, particularly in Japan, are expected to be higher, as the Group plans to develop several hotels and residences there and is currently in discussions with international brands. In terms of revenue quantum, he indicated that contributions from overseas projects are likely to exceed those from local projects. Moreover, the strengthening of the Malaysian Ringgit is also another consideration.</p>

	g) The shareholder noted that Greenland has a small population and enquired about the prospects of investing in Greenland.	g) The Group CEO explained that in Greenland, the government provides guarantees for the project and offers loans to residents. In the event of unsold units, the government would purchase and rent them out. The Company targets to develop 66 residential housing units in Greenland. In addition, the Group owns 13 hotels in Iceland, including four under the Hilton brand, making it the second-largest hotel chain by room inventory in Iceland.
Q4	A shareholder remarked that the Company's name "Berjaya Land" was chosen approximately 30 years ago in consultation with the founders of Berjaya, with the intention that the word "Land" would be more inclusive rather than being confined to property-related activities. The shareholder further expressed concern that, over the years, the dividends declared by the Company have been relatively modest and below shareholders' expectations.	The Chairman took note of the comments.
Q5	A shareholder requested that a door gift or meal be provided to the shareholders for attending the meeting.	The Chairman took note of the request and Management would make the appropriate arrangements.
Q6	A shareholder sought clarification on the following matters:-	
	a) Whether there will be changes to the ticker code of the Company after the change of name.	a) The Group CEO explained that the stock number would remain the same while the stock short name would be updated following the change of name.
	b) Whether the business segments of the Group, especially lottery gaming and luxury motor retailing would remain the same after the change of name.	b) The Group CEO reiterated that the core business of the Group would focus on property in Malaysia and overseas moving forward.
	c) Based on the recently announced quarterly results, the domestic business is expected to improve with increased consumer spending and sustained growth. Whether the forthcoming quarterly results will be in line with the prospects announced earlier.	c) The Group CEO informed that the information could not be disclosed at the meeting as the quarterly results have yet to be announced.
	d) The shareholder requested that lunch be provided for the shareholders.	d) The Chairman responded that Management would make the appropriate arrangements.

Q7	A shareholder inquired whether the Group has any restructuring plans, such as change in business strategy or specific targets, to better reflect its core business after the change of name. According to the latest Annual Report of the Company, the property investment, hospitality, and club division collectively contributed only 15% of the Group's total revenue.	The Chairman explained that, at present, the Group does not have any specific restructuring plans.
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