

BERJAYA PROPERTY BERHAD
(formerly known as Berjaya Land Berhad)

DISPOSAL OF SHARES IN 7-ELEVEN MALAYSIA HOLDINGS BERHAD

1. The Board of Directors (“**Board**”) of Berjaya Property Berhad (“**BProperty**”) wishes to announce that its 100%-owned subsidiary namely Nural Enterprise Sdn Bhd had on 28 May 2026 disposed a total of 21,925,200 ordinary shares representing about 1.98% equity interest in 7-Eleven Malaysia Holdings Berhad (“**SEM**”) (“**SEM Shares**”) to Detik Ria Sdn Bhd (“**Detik Ria**”) via a direct business transaction for a total cash consideration of about RM43.85 million or at about RM2.00 per SEM Share (“**Disposal**”).
2. Following the Disposal, BProperty and its subsidiaries (“**BProperty Group**”) now hold a total of about 70.84 million SEM Shares representing about 6.39% equity interest in SEM.
3. The cash consideration for the Disposal was arrived at after taking into consideration the prevailing market prices of the SEM Shares at the time of the Disposal.
4. The SEM Shares were disposed of free and clear of all liens, charges and claims of any kind or restriction. The cash proceeds from the Disposal will be utilised for working capital of the BProperty Group, primarily to fund the on-going development projects of the BProperty Group. The Disposal enabled the BProperty Group to realise part of its investment in SEM.
5. The carrying value of the SEM Shares pursuant to the Disposal in the books of the BProperty Group as at 30 April 2026 is about RM1.99 per SEM Share, incurred since May 2019.
6. The Disposal has no effect on the issued share capital or substantial shareholders’ shareholdings of BProperty. The Disposal also has no material effect on the net assets, earnings and gearing of the BProperty Group for the current financial year ending 30 June 2026.
7. The Disposal is not subject to the approval of the shareholders of BProperty or any regulatory authority.
8. Berjaya Corporation Berhad and Tan Sri Dato’ Seri Vincent Tan Chee Yioun (“**TSVT**”) are major shareholders of BProperty and SEM as well as deemed major shareholders of Detik Ria. TSVT is also a director of Detik Ria.

Dato’ Sri Robin Tan Yeong Ching (“**Dato’ Sri Robin**”) is the Non-Executive Deputy Chairman cum Director of BProperty whilst his sister, Ms. Chryseis Tan Sheik Ling (“**Ms. Chryseis Tan**”) is an Executive Director of BProperty and a director of Detik Ria. Dato’ Sri Robin and Ms. Chryseis Tan are shareholders of BProperty and children of TSVT.

YAM Tunku Tun Aminah Binti Sultan Ibrahim Ismail (“**Tunku Tun Aminah**”) is the Non-Executive Chairman of BProperty and the Chairman of Detik Ria. Tunku Tun Aminah is a deemed major shareholder of Detik Ria.

Dato’ Sri Robin, Ms. Chryseis Tan and Tunku Tun Aminah, being interested Directors, have abstained from all Board deliberations and voting in relation to the Disposal.

Save as disclosed above, none of the other Directors and/or major shareholders of BProperty or persons connected with them have any interest, direct or indirect, in the Disposal.

9. The Board of BProperty (save for Dato' Sri Robin, Ms. Chryseis Tan and Tunku Tun Aminah) is of the opinion that the Disposal is in the best interest of the BProperty Group.

The Audit Committee of BProperty is of the opinion that the Disposal is fair, reasonable and on normal commercial terms and is in the best interest of the BProperty Group. In addition, the Audit Committee of BProperty is also of the view that the Disposal is not detrimental to the interest of the minority shareholders of BProperty.

10. The highest percentage ratio applicable to the Disposal pursuant to Paragraph 10.02(g) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad is about 1.24%.

This Announcement is dated 29 May 2026.