

SUSTAINABILITY STATEMENT

About This Statement

Lagenda Properties Berhad is one of Malaysia's leading property developers, taking pride in our efforts to bridge the housing affordability gap while uplifting underserved communities through the development of affordable, practical, and sustainable homes.

Guided by our commitment to responsible development and long-term value creation, sustainability remains an integral part of our business strategy and operational approach. In line with this commitment, we are pleased to present our Sustainability Statement ("Statement") for the financial year ended 31 December 2025. This Statement outlines our sustainability priorities, performance and progress, and provides insights into how sustainability considerations are embedded across our project development lifecycle and business operations.

Reporting Scope and Boundary

The reporting period of the Statement is from 1 January to 31 December 2025, unless stated otherwise. Where relevant and available, multi-year data has been included to facilitate trend analysis and enhance comparability of performance over time.

The scope of this Statement covers Lagenda's operations in Malaysia over which the Group has direct operational control and holds a majority ownership interest, unless otherwise specified.

SUSTAINABILITY STATEMENT

Reporting Framework and Standards

This Statement has been prepared in accordance with Paragraph 29, Part A of Appendix 9C and Practice Note 9 of Bursa Malaysia Securities Berhad's Main Market Listing Requirements (MMLR), including the Bursa Malaysia's Sustainability Reporting Guide (3rd Edition), and with reference to the GRI Standards.

Where relevant, the Statement also references the National Sustainability Reporting Framework (NSRF), which is aligned with the IFRS Sustainability Disclosure Standards, alongside other internationally recognised sustainability frameworks and best practices. These references are intended to enhance the robustness, transparency, and comparability of the Group's sustainability disclosures, while supporting a structured and consistent reporting approach. In parallel, the Group has begun incorporating selected elements of the Integrated Reporting (<IR>) Framework to enhance the connectivity and cohesiveness of its reporting. This includes the application of value creation principles with reference to the six capitals — financial, manufactured, intellectual, human, social, and natural — where appropriate, to provide a broader view of how the Group utilises and manages its resources, relationships and strategic capabilities over time. Readers are encouraged to cross-refer to the Management Discussion and Analysis section for further details. This Statement has been prepared in accordance with a resolution passed by the Board of Directors (the "Board") on 17 April 2026.

Frameworks and Standards		Global Goals	Rating Tools
	Bursa Malaysia Sustainability Reporting Guide (3rd Edition)	 United Nations Sustainable Development Goals (UNSDGs)	 FTSE4Good FTSE4Good Bursa Malaysia (F4GBM) Index
	Global Reporting Initiative (GRI) 2021 (Core Option)		
	Taskforce on Climate-Financial Disclosures (TCFD)		
	Sustainability Accounting Standards Board (SASB) Sector-Specific Disclosures		
	International Financial Reporting Standards (IFRS) Sustainability Disclosure Standards		
Lagenda Sustainability Framework			

Report Quality and Data Assurance

Information disclosed in this Statement is internally sourced and verified by the respective data owners, with oversight from the Sustainability Unit. The Group adopts a centralised approach to data collection, consolidation and validation to ensure consistency and reliability across disclosures. Key operational processes and internal control documentation are aligned with ISO 9001 requirements and are subject to periodic internal quality audits, ensuring that presented data are as accurate as possible.

At present, non-financial information disclosed in this Statement has not been subjected to assurance processes. However, the Group recognises the importance of independent verification and intends to progressively enhance data quality as we explore external assurance in future reporting periods.

Exclusions, Limitations, and Disclaimers

This Statement excludes entities in which Lagenda does not hold majority ownership (more than 51%) and/or does not exercise operational control, on the basis that their sustainability performance falls outside the Group's direct

influence and decision-making authority, and their inclusion would not materially affect the overall sustainability profile of the Group.

The Group acknowledges that certain data gaps and limitations remain, particularly in areas where systems, processes or data availability are still being strengthened. As such, some disclosures may be subject to estimations or may not yet fully reflect performance across all operations. Continuous improvements are underway to enhance data coverage, consistency and analytical depth in future reporting cycles.

This Statement may also contain forward-looking statements, including projections, targets and strategic intentions. These statements are based on current assumptions and expectations and are subject to various risks and uncertainties that may cause actual outcomes to differ materially. Accordingly, readers are advised not to place undue reliance on such forward-looking statements.

Report Availability

The Statement forms part of our Annual Report and is available on our corporate website at: <https://lagendaproperties.com/sustainability/esg/>.

SUSTAINABILITY STATEMENT

Lagenda's Sustainability Highlights

Economic Advancement

96%



customer satisfaction score achieved

100%



of procurement spending are for local suppliers since FY2021

100%



new suppliers screened for environmental and social impacts

Ethical Governance

100%

of operations assessed for corruption-related risks



Zero

confirmed incidents of corruption or bribery



Zero

reported whistleblowing cases



Zero

substantiated complaints regarding breaches of customer privacy and losses of customer data



Environmental Stewardship



4% year-on-year reduction in total energy consumption, with a 56.1% increase in the use of renewable energy sources



30%

reduction in water withdrawal in Manjung Office (vs FY2021 baseline)



33,254

trees planted in total across the townships



8,295

unit of rainwater harvesting systems across the township

Social Accountability



2,665

hours of total training hours provided to 463 employees



Zero

substantiated complaints concerning human rights violations



Zero

work-related injuries and fatalities



Approximately RM467,449 invested in Corporate Social Responsibility (CSR) programmes, benefitting over 37 associations/agencies/groups/individuals

SUSTAINABILITY STATEMENT

Awards and Accolades

1 Sustainability and CSR Malaysia Award 2025	2 HR Asia Awards Malaysia Chapter	3 The Edge Malaysia Property Excellence Awards 2025
a. Company of the Year (Property Developer) - Community Empowerment Award	a. HR Asia Best Companies to Work for in Asia 2025 b. HR Asia Sustainable Workplace Awards 2025	a. Ranked in Top Property Developers Awards • Top 25 Best in Qualitative Attributes • Top 14 Best in Quantitative Attributes

We are proud to have been included in the FTSE4Good Bursa Malaysia Index (F4BGM), a globally recognised benchmark developed by FTSE Russell to assess companies against international standards for Environmental, Social, and Governance (ESG) practices.

Our most recent full 4-Star ESG Ratings of Main Market PLCs assessed by FTSE Russell reflects the Group's continued progress in enhancing transparency, strengthening governance structures, and embedding sustainability across business operations. This recognition affirms our alignment with global best practices and underscores our unwavering commitment to responsible, ethical, and future-focused business conduct.



Memberships of Associations

LAGENDA participates in relevant industry associations to support sound governance, regulatory awareness and responsible development practices within the property sector. These memberships enable the Group to stay informed of evolving regulatory requirements, industry standards and sustainability-related considerations, while facilitating dialogue and knowledge-sharing that support effective oversight, compliance and continuous improvement. The Group is a member of the following industry bodies:

1. Corporate Member of the International Real Estate Federation Malaysia (FIABCI) (Malaysian Chapter)
2. Member of Real Estate and Housing Developers Association Malaysia (REHDA)

SUSTAINABILITY STATEMENT

Our Approach to Sustainability

Sustainability underpins how we create long-term value as a property developer. Our focus on responsible economic growth, sound governance, and positive environmental and social outcomes shapes the way we plan, develop and deliver our projects. By embedding these considerations into everyday decision-making and aligning our operations with national and global sustainability priorities, we aim to cultivate a culture of accountability across the organisation while continuing to deliver affordable, resilient and sustainable communities.

Redefining Affordable Living				
Vision	To be Malaysia's preferred affordable homes developer			
Mission Statement	To deliver affordable housing solutions for the underserved market	To develop integrated, self-sustaining townships with comprehensive community amenities	To enhance stakeholder value by being a capital-efficient, sustainable, reputable and affordable housing developer in Malaysia	To embrace quality and innovation while committing to uphold ESG principles
Strategic Thrusts	Deliver value through affordable, practical and sustainable housing, strategic landbank management, responsible supply chains, and innovation to enhance market competitiveness	Ensure good governance, risk management, and data security while fostering an ethical, corruption-free business environment	Enhance resource efficiency, reduce emissions, manage waste responsibly, and integrate biodiversity conservation into developments for long-term environmental resilience	Prioritise employee well-being, diversity, and development while fostering a safe workplace and actively engaging communities to create lasting positive impacts
Sustainability Pillars	Economic Advancement 	Ethical Governance 	Environmental Stewardship 	Social Accountability 
Material Sustainability Matters	- Economic Value - Affordable Housing - Landbank - Product Quality and Responsibility - Responsible Supply Chain - Innovation	- Corporate Governance and Anti-Corruption - Risk Management and Mitigation - Data Privacy and Security	- Energy, Emissions and Climate Resilience - Pollution and Waste Management - Water Consumption - Biodiversity	- Occupational Health and Safety - Human Rights and Labour Practices - Diversity and Equal Opportunity - Talent Retention and Development - Community Engagement and Contribution

Guided by our Sustainability Framework, Legenda's Value Creation Model demonstrates how sustainability considerations are embedded into our business model to support long-term value creation. It outlines how key inputs are translated into activities, outputs, and outcomes that contribute to financial performance, community well-being, and environmental stewardship.

SUSTAINABILITY STATEMENT

Our Value Creation Model

CAPITAL	INPUT	STRATEGIES AND FOCUS AREAS
FINANCIAL CAPITAL F	Total Assets: RM2.87 bil Financial - Cash & Cash Equivalents: RM226 million Shareholders' Funds: RM 1.33 billion	Sustainability Framework Economic Advancement - Plan, design and deliver affordable, practical and sustainable housing to meet market and community needs - Implement disciplined landbank management, including site selection, feasibility assessments and phased development planning - Manage project costs, timelines and quality through structured project management and contractor oversight processes - Apply responsible procurement practices and engage suppliers and contractors in line with operational, safety and sustainability expectations - Explore innovation in design, construction methods and materials to enhance efficiency, affordability and market competitiveness Environmental Stewardship - Monitor and manage energy, water and waste across operations through centralised tracking and reporting systems - Implement environmental management practices to improve resource efficiency and minimise environmental impacts across developments - Identify opportunities to reduce emissions through improved operational practices and more efficient building designs - Apply waste management practices across project sites, including segregation and responsible disposal - Integrate biodiversity and environmental considerations into development planning where relevant, supporting long-term environmental resilience Strategies and Processes
HUMAN CAPITAL H	Total Workforce: 463 employees Active employee engagement and leadership strength	
SOCIAL CAPITAL S	Approximately RM 467,449 invested in community programmes	
INTELLECTUAL CAPITAL I	Enterprise-wide policies, procedures and internal control systems supporting responsible development	
NATURAL CAPITAL N	Centralised tracking of energy, waste and water 14,936 GJ energy consumed 25,842 m ³ water used	
MANUFACTURED CAPITAL M	Active development projects across 6 states in Malaysia	

SUSTAINABILITY STATEMENT



		KEY OUTPUTS AND OUTCOMES	UNSDGs
Our Vision Our Mission		Sustained financial strength and capital availability to support affordable housing delivery and long-term business growth. - RM1.05 billion in total revenue - RM179 million in net profit	
Strategies and Processes	Ethical Governance • Maintain Board and Management oversight of sustainability, risk management and internal controls • Integrate sustainability-related risks, including climate-related considerations, into enterprise risk management processes • Embed policies, procedures and controls to promote ethical conduct, regulatory compliance and anti-corruption practices • Strengthen data governance, cybersecurity and information management processes to safeguard operational and sustainability-related data • Enhance internal reporting, monitoring and review mechanisms to support transparent and reliable disclosures	Increased productivity, employee satisfaction and customer loyalty, leading to improved business performance and competitiveness - 2,665 training hours delivered - 53% female employees - 0 work-related fatalities and injuries over three consecutive years	
		Stronger community trust and stakeholder relationships, supporting social licence to operate and long-term demand. - More than 30,000 affordable housing units delivered to homebuyers - More than 37 associations/agencies/groups/individuals benefitting from community investments	
	Social Accountability • Manage workforce well-being through employee engagement, training and development initiatives • Implement occupational safety and health practices to maintain a safe working environment across operations and project sites • Promote diversity, inclusion and fair employment practices within the organisation • Engage with local communities through structured communication and community investment initiatives • Support social development outcomes by delivering accessible housing and contributing to community well-being	Strengthened sustainability governance framework to enhance data integrity, risk oversight and disclosure quality. - Achieved a four (4)-star FTSE4Good ESG Rating - Institutionalised sustainability oversight through the establishment of a Board Sustainability Committee - Reviewed and enhanced key policies, including the Biodiversity Policy, Human Rights Policy, Environmental Policy and Climate Change Policy	
		Sustainable waste management practices, energy-efficient operations, and conservation efforts to protect natural resources 245 tCO₂e Scope 1 emissions 2,084 tCO₂e Scope 2 emissions 374 tCO₂e Scope 3 emissions 5.9 tonnes of waste recycled 33,254 trees planted	
		Consistent and scalable delivery of affordable housing supported by a strong development and sales footprint. 11 development projects ongoing during the year	

SUSTAINABILITY STATEMENT

Our Sustainability Journey



Over time, we have taken deliberate steps to strengthen our sustainability practices, transitioning from a primarily compliance-driven approach towards one that is more structured, integrated and aligned with the growing expectations of regulators, investors and other key stakeholders.

Looking ahead, the introduction of the NSRF marks an important milestone. In response, the Group will further refine its sustainability metrics, data management,

performance indicators and governance practices to enhance the quality, relevance and decision-usefulness of its disclosures, while progressively integrating sustainability considerations across its operations and supply chain.

The roadmap below outlines the key phases of Lagenda's sustainability journey, highlighting current focus areas, near-term priorities and longer-term aspirations.

FY2021 - FY2023

- Developed a two-year Sustainability Roadmap and Action Plan in FY2021, in preparation for inclusion in the F4GBM Index
- Established a series of Key Performance Indicators (KPIs) in FY2021
- Aligned with 10 UN SDGs in FY2021
- Commenced disclosure of Scope 3 GHG emissions (limited to employee commuting) in FY2023
- Listed in F4GBM Index in FY2023
- Aligned with 14 UN SDGs in FY2023
- Established 5R recycling programme in FY2023
- Established the following policies in FY2023:
 - Human Rights Policy
 - Environmental Policy
 - Climate Change Policy
 - Biodiversity Policy
- Initiated reporting on climate-related disclosures with reference to the Taskforce on Climate-related Financial Disclosures

FY2024

- Maintained our inclusion in FTSE4Good Index
- Adopted one new UN SDG, SDG 15: Life on Land
- Expanded Scope 3 Greenhouse Gases (GHG) emissions disclosure to include Category 6: Business Travel
- Implemented initiatives including Earth Hour, Recycling Day, "Zero Waste Living" sharing and mangrove planting programme
- Revisited and refined KPIs to ensure progress towards achieving targets

FY2025

- Strengthened sustainability governance through the establishment of the Board Sustainability Committee (BSC).
- Reviewed and updated sustainability-related policies to ensure continued relevance and effectiveness.
- Maintained inclusion in the FTSE4Good Index and improved the Group's FTSE4Good rating to four (4) stars grading band.
- Continued the implementation of sustainability initiatives across the Group.

SUSTAINABILITY STATEMENT

Stakeholder Engagement

Our key stakeholder groups are identified based on their level of influence on, and reliance upon, the Group's business and operations. We maintain open and transparent communication channels to understand stakeholder needs and expectations, enabling us to identify material issues and refine our strategies and plans in a manner that remains aligned with stakeholder priorities.

In FY2025, Lagenda continued to engage a broad range of stakeholders, including customers, employees, business partners, regulators, and investors. These engagements were conducted through regular and structured interactions to support day-to-day business operations, ensure regulatory compliance, enhance brand visibility, and strengthen investor confidence.

Stakeholder engagement also provides valuable external perspectives that help the Group remain informed of changing market conditions, policy developments and industry practices. Two-way communication channels enable Lagenda to communicate key information while incorporating stakeholder feedback into decision-making and strategic planning.

Stakeholders	Key Interests	Our Approach	Material Matters
Customers <i>Priority: Critical</i>	- Affordability, quality and timely delivery of homes - Safety, liveability and long-term value of properties - Transparent communication and customer service - After-sales support and defect management	We engage customers through structured feedback and resolution mechanisms to continuously enhance customer experience. This is supported by targeted marketing and promotional initiatives, as well as accessible communication channels to ensure timely support and engagement. - As required: Defect feedback forms, Events and Roadshows - Continuous: Advertising, Billboards, and Marketing campaigns; Communication channels (online enquiry forms, sales brochures), Social media engagement - Annually: Customer satisfaction surveys	- Affordable Housing - Product Quality and Responsibility - Data Privacy and Security
Regulatory Bodies <i>Priority: Critical</i>	- Compliance with laws, regulations and listing requirements - Responsible development practices and statutory approvals - Data accuracy, reporting integrity and timely disclosures - Alignment with national sustainability and policy priorities	We engage regulators through structured reporting, inspections and ongoing communication to ensure regulatory compliance, responsible development practices and alignment with statutory and sustainability requirements. - As required: Inspections - Periodically: Meetings; CSR-related event participation - Annually: Regulatory reporting	- Corporate Governance and Anti-Corruption - Risk Management and Mitigation - Energy, Emissions and Climate Resilience - Biodiversity - Occupational Health and Safety

SUSTAINABILITY STATEMENT

Stakeholders	Key Interests	Our Approach	Material Matters
Employees <i>Priority: Critical</i>	• Job security and fair remuneration • Workplace safety and well-being • Training, development and career progression • Inclusive, respectful and ethical work environment	We engage employees through structured communication, training and feedback mechanisms to support workforce well-being, safety, development and alignment with the Group's values and objectives. • As required: Communication channels (emails, intranet memos and announcements) • Continuous: Training sessions • Annually: Corporate and team-building activities; Employee engagement survey	• Innovation • Data Privacy and Security • Pollution and Waste Management • Occupational Health and Safety • Human Rights and Labour Standards • Diversity and Equal Opportunity • Talent Retention and Development
Shareholders and Investors <i>Priority: Very High</i>	• Financial performance and returns • Business resilience and long-term value creation • Sustainability strategy, governance and risk management • Transparency, disclosure quality and regulatory compliance	We engage shareholders and investors through regular, transparent disclosures and dialogue to provide visibility on business performance, strategy, sustainability priorities and long-term value creation. • As required: Press Release; Corporate Announcement • Quarterly: Investor Briefings • Annually: Annual Report; Annual General Meeting	• Economic Values • Landbank • Corporate Governance and Anti-Corruption • Risk Management and Mitigation
Fund Providers <i>Priority: Very High</i>	• Creditworthiness and financial stability • Risk management, including sustainability-related risks • Cash flow visibility and capital discipline • Governance standards and transparency	We maintain regular engagement with fund providers to provide clarity on financial performance, risk management and governance practices, supporting confidence in the Group's creditworthiness and capital discipline. • As required: Media releases; Project launches • Continuous: Marketing and promotional events • Annually: Annual General Meeting; Annual Report	• Economic Value • Landbank • Corporate Governance and Anti-Corruption • Risk Management and Mitigation
Business Partners <i>Priority: Very High</i>	• Reliable collaboration and fair commercial terms • Project execution efficiency and quality standards • Clear communication and alignment on expectations • Long-term partnership and business continuity	We engage business partners through ongoing collaboration and communication to ensure effective project delivery, quality standards, and alignment on operational and sustainability expectations. • As required: Meetings; Project launches • Continuous: Corporate announcements; Website updates; Media releases • Annually: Annual Report	• Economic Value • Product Quality and Responsibility • Responsible Supply Chain • Corporate Governance and Anti-Corruption • Risk Management and Mitigation

SUSTAINABILITY STATEMENT

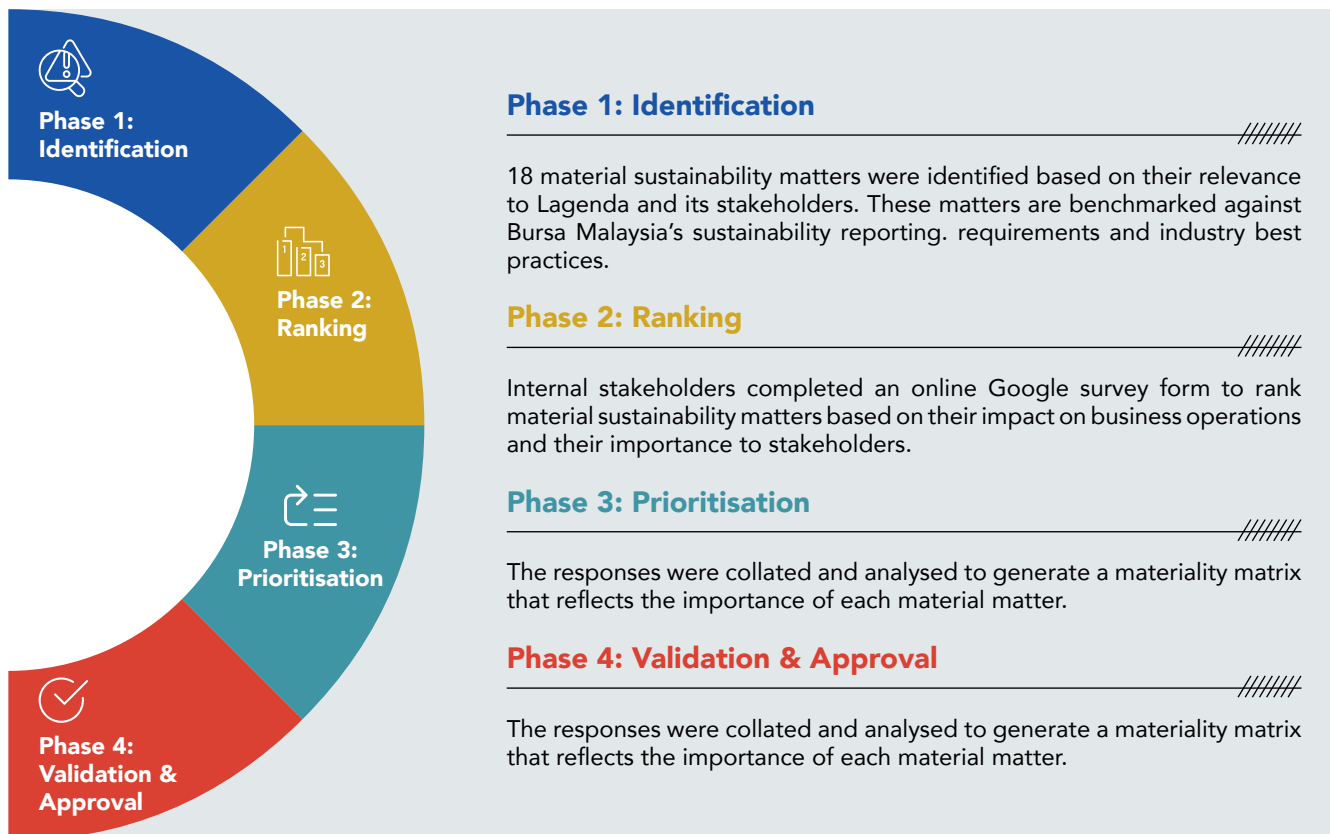
Stakeholders	Key Interests	Our Approach	Material Matters
Suppliers <i>Priority: High</i>	- Fair procurement practices and timely payments - Clear requirements, specifications and performance expectations - Health, safety and ethical standards - Long-term engagement and business opportunities	We engage suppliers through procurement processes and performance discussions to promote fair practices, ethical conduct, safety standards, and reliable supply chain relationships. - As required: Project updates - Continuous: Communication channels (phone and email) - Quarterly: Meetings; Supplier registration updates - Annually: Supplier feedback surveys	- Responsible Supply Chain - Corporate Governance and Anti-Corruption
Media <i>Priority: High</i>	- Accurate, timely and transparent information - Corporate credibility and reputational integrity - Access to verified updates on business and sustainability matters - Responsiveness to public and stakeholder interest topics	We engage the media through timely, accurate, and transparent communication to support public awareness, corporate credibility, and balanced representation of the Group's activities and sustainability efforts. - As required: Project launches and updates - Continuous: Corporate announcements; Media releases; Website updates - Annually: Annual Report	- Affordable Housing - Corporate Governance and Anti-Corruption - Pollution and Waste Management - Community Engagement and Contribution
Local Communities <i>Priority: Medium</i>	- Affordable housing access and community development - Environmental and social impacts of developments - Employment and local economic opportunities - Open communication and grievance resolution	We engage local communities through consultation and outreach initiatives to understand community needs, manage development impacts, and contribute positively to local socio-economic outcomes. - As required: Media release and project launches; Community engagement activities; Sustainability and CSR initiatives - Continuous: Social media engagement - Annually: Festive celebrations	- Pollution and Waste Management - Water Consumption - Biodiversity - Community Engagement and Contribution

SUSTAINABILITY STATEMENT

Materiality Assessment

Evaluating Material Matters

The identification of material sustainability matters is a key component of our approach to governance, risk management and long-term value creation. These matters are assessed with reference to the Group's ESG priorities, business context and stakeholder considerations, and are reviewed periodically to ensure continued relevance to the Group's strategic direction and operating environment. This process supports disciplined decision-making and enhances the Group's ability to manage sustainability-related risks and opportunities. The methodology applied to identify and prioritise material matters is outlined below.



Moving ahead, we aim to further enhance our materiality assessment by adopting a double materiality approach and involving broader stakeholder groups in the assessment. This will enable us to gain holistic perspectives of the financial implications of our sustainability matters, while also evaluating their wider impact on communities and the environment.

SUSTAINABILITY STATEMENT

Developing the Materiality Matrix

A total of 21 previously identified matters were reassessed for relevance and significance to the Group's operations. Following this review, overlapping and lower-priority topics were consolidated, resulting in 18 key material matters that now form the basis of Lagenda's sustainability focus and reporting.



Economic Advancement		Ethical Governance		Environmental Stewardship		Social Accountability	
1	Economic Value	7	Corporate Governance and Anti-Corruption	10	Energy, Emission and Climate Resilience	14	Occupational Health and Safety
2	Product Quality and Responsibility	8	Data Privacy and Security	11	Pollution and Waste Management	15	Human Rights and Labour Practices
3	Affordable Housing	9	Risk Management and Mitigation	12	Water Consumption	16	Diversity and Equal Opportunity
4	Landbank			13	Biodiversity	17	Talent Retention and Development
5	Responsible Supply Chain					18	Community Engagement and Contribution
6	Innovation						

SUSTAINABILITY STATEMENT

Performance Scorecard

Pillar	Material Matters	Key Performance Indicators	Progress
Economic Advancement	Product Quality and Responsibility	Maintain customer satisfaction score of 70% and above annually	96% customer satisfaction recorded
	Affordable Housing	Provide over 35,000 affordable homes by FY2030	31,068 homes provided cumulatively
	Landbank	Sustain a minimum of 2,800 acres of landbank annually	4,301 acres of landbank maintained
	Responsible Supply Chain	Maintain 100% procurement spending on local suppliers annually	100% of procurement spending on local suppliers
Ethical Governance	Corporate Governance and Anti-Corruption	Maintain zero incidents of corruption cases annually	0 corruption incidents recorded
		Achieve and retain 30% of female Board representation annually, in line with the MCCG	50% female Board representation achieved
	Risk Management and Mitigation	Maintain 100% implementation of risk management functions and processes annually	100% implementation of risk management functions and processes achieved
Environment	Energy, Emissions and Climate Resilience	Adopt 100% LED lighting in all operational buildings	100% of operational buildings fitted with LED lighting systems
	Pollution and Waste Management	Maintain environmental-related non-compliance below 20% annually	1 isolated environmental non-compliance incident recorded (air compressor-related), rectified
	Water Consumption	Install more than 3,000 rainwater harvesting systems in our townships by FY2025	8,295 rainwater harvesting systems installed
	Biodiversity	Plant more than 30,000 plants across our developments by FY2025	33,254 plants planted across developments
Social	Occupational Health and Safety	Maintain zero workplace fatalities and lost time injuries annually	0 workplace fatalities and lost time injuries
		Achieve an average of 20 hours of safety training for each site employee per year	32 average safety training hours per employee achieved
	Human Rights and Labour Practices	Maintain zero confirmed cases of human rights breaches annually	0 confirmed human rights breach cases
	Talent Retention and Development	Achieve at least 600 total training hours annually	2,665 total training hours delivered
		Conduct at least five employee engagement programmes annually	More than 5 employee engagement programmes conducted
		Ensure that women comprise at least 30% of our workforce annually	53% women in workforce
	Community Engagement and Contribution	Conduct a minimum of 15 community activities annually	More than 30 community activities conducted

SUSTAINABILITY STATEMENT

Ethical Governance

Material Matters

- Corporate Governance and Anti-Corruption
- Risk Management and Mitigation
- Data Privacy and Security

Key Stakeholders



Ethical governance is fundamental to how the Group is directed, controlled and held accountable. It provides the structure for sound decision-making, effective risk management and responsible leadership, ensuring that corporate governance, anti-corruption practices, data protection and risk mitigation are consistently embedded across the Group. Through clear policies, regulatory compliance and strong oversight, we seek to safeguard stakeholder interests, maintain trust and support sustainable long-term value creation.



SUSTAINABILITY STATEMENT

Sustainability Governance

Oversight of sustainability and climate-related risks and opportunities at Lagenda is embedded across both Board and management levels. The Board provides overall stewardship and retains ultimate responsibility for the strategic direction, governance and performance of the Group, including the oversight of sustainability and climate-related considerations. This oversight is supported by dedicated Board and management-level committees to ensure that sustainability and climate-related risks and opportunities are appropriately identified, assessed and integrated into strategy, risk management and decision-making processes.

The Board is responsible for overseeing the Group's overall governance framework, including strategy formulation, capital allocation, risk management and internal controls. In discharging these responsibilities, the Board considers sustainability and climate-related risks and opportunities as part of its oversight of the Group's long-term value creation, major investments, and strategic initiatives. Sustainability considerations are embedded within the Board's review of the Group's strategic plan, which incorporates economic, environmental and social (EES) considerations underpinning sustainable development.

To strengthen focused oversight, the Board established the BSC on 16 April 2025. The BSC, chaired by Ts. Myrzela Binti Sabtu, assists the Board in overseeing the Group's sustainability governance, including climate-related risks and opportunities. Its responsibilities include guiding the Group's sustainability strategy and policies, ensuring alignment between EES material matters and business objectives, and overseeing the integrity of sustainability-related disclosures. The BSC also reviews the effectiveness of sustainability strategies and provides advice to the Board on the Group's sustainability roadmap and progress.

The Board and the BSC seek to ensure that appropriate skills and competencies are available to guide the Group's response to sustainability and climate-related considerations. Where necessary, members undertake relevant training and professional development programmes to enhance their knowledge of sustainability and climate-related matters. In September FY2025, the Board, Management and relevant personnel attended a capacity-building session conducted by an external consultant to strengthen their understanding of sustainability and climate-related risks and opportunities, and to support readiness to meet evolving regulatory expectations and disclosure requirements while integrating these considerations into business practices.



Sustainability and climate training session

SUSTAINABILITY STATEMENT

At the management level, sustainability governance is supported through a structured committee framework to ensure effective execution, monitoring, and reporting. The Sustainability Working Committee, comprising the sustainability function and relevant departmental representatives, oversees the implementation of initiatives, tracks progress against priorities, and provides recommendations to the Board.

Body	Role
Board of Directors	Overall Stewardship and Accountability - Provides ultimate oversight of sustainability and climate-related risks and opportunities - Sets strategic direction and approves major investments, policies and capital allocation - Oversees integration of sustainability considerations into business strategy and risk management - Retains collective responsibility for sustainability and climate-related decision-making
Board Sustainability Committee	Strategic Oversight and Assurance - Guides the Group's sustainability strategy, policies and priorities - Oversees material sustainability matters, including climate-related risks and opportunities - Reviews and recommends sustainability policies and disclosures for Board approval - Monitors progress against the sustainability roadmap and reporting integrity - Meets at least twice annually and reports to the Board
Sustainability Working Committee	Execution Oversight, Performance Monitoring, Implementation and Data Management - Makes recommendations to the Board on sustainability strategies and actions - Ensures alignment between strategy, operations and reporting - Coordinates sustainability data collection and monitoring across functions - Supports preparation of sustainability disclosures and internal reporting - Assists in executing sustainability programmes and initiatives - Facilitates cross-functional collaboration on sustainability matters - Implements approved sustainability policies, initiatives and controls

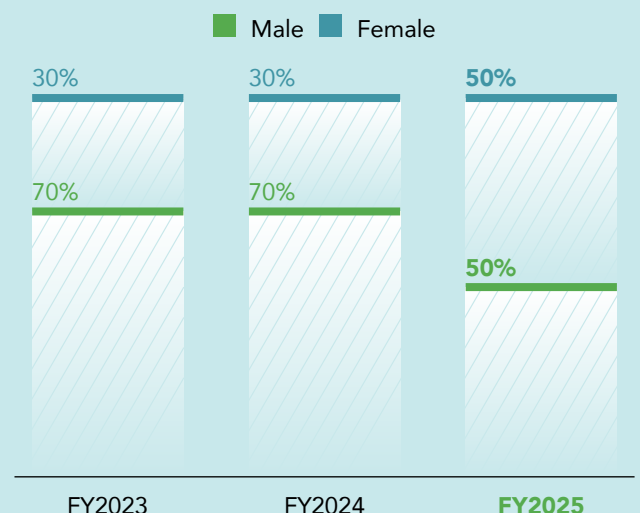
The roles and responsibilities relating to sustainability and climate-related oversight are set out in the Board Charter and the respective Terms of Reference of the Board Committees, which are available on the Group's corporate website at <https://lagendaproperties.com/corporate-governance/> and in the Corporate Governance Overview Statement. These governance documents are subject to periodic review and will be assessed, updated and approved where necessary to reflect changes in the applicable regulatory requirements and ensure continued alignment with the Group's strategic direction and evolving business priorities.

Board Diversity

The Board considers diversity to be an important element of effective governance and Board performance. A balanced mix of skills, experience, gender, age and backgrounds supports objective judgment and enhances the quality of Board deliberations. In considering Board appointments, due regard is given to diversity alongside merit-based criteria, including relevant expertise, professional competence and industry experience, to ensure the Board remains effective and aligned with the Group's strategic needs.

As at FY2025, the Board comprised 8 directors, with female directors representing 50% of the Board, exceeding the Malaysian Code on Corporate Governance's recommended target of at least 30% female representation.

BOARD GENDER DIVERSITY

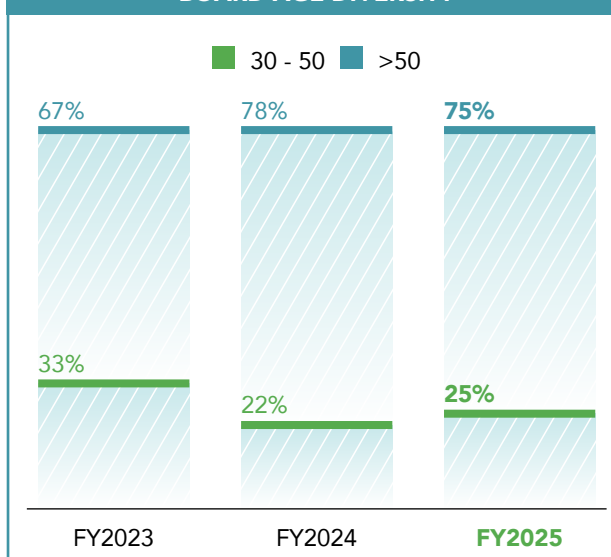


SUSTAINABILITY STATEMENT

Corporate Governance and Anti-Corruption

Sound corporate governance underpins responsible business conduct and ethical decision-making across the Group. It provides the foundation through which accountability, transparency and integrity are embedded at all levels of the organisation. Lagenda is governed by a suite of organisational policies and procedures that are developed in alignment with applicable laws, regulations and recognised governance standards, and which apply consistently across the Group's operations.

BOARD AGE DIVERSITY



Environment	Social	Governance
• Environmental Policy • Climate Change Policy • Biodiversity Policy	• Employment Policy • Human Rights Policy • Quality Policy • Occupational Safety & Health Policy	• Code of Conduct and Ethics • Anti-Bribery & Anti-Corruption Policy and Guidelines • Whistleblowing Policy and Guidelines • Board Charter • Directors' Fit and Proper Policy • Remuneration Policies and Procedures • Dividend Policy • External Auditor's Policy

These policies articulate expected values, standards of behaviour and responsibilities, and serve as a common benchmark for ethical conduct across the organisation. They are subject to periodic review to ensure continued relevance and alignment with regulatory requirements and business priorities. Compliance with the Group's Code of Conduct and Ethics is monitored, with any identified instances of non-compliance escalated and addressed in accordance with established governance and disciplinary procedures.

In FY2025, the Group recorded zero instances of non-compliance with applicable laws and regulations, resulting in no material fines, penalties or sanctions.

FY2025

ZERO

instances of non-compliance with applicable laws and regulations

FY2024: Zero
FY2023: Zero



SUSTAINABILITY STATEMENT

Anti-Bribery and Anti-Corruption

Preventing bribery and corruption remains a key governance priority for the Group, given the nature of the property development sector and the extensive engagement with external parties across the development lifecycle. Lagenda maintains a zero-tolerance stance towards bribery and corruption, supported by a structured framework of policies, controls and oversight mechanisms designed to manage related risks across its operations and business relationships.

The Group's Anti-Bribery and Anti-Corruption (ABAC) Policy and Guidelines set out clear prohibitions against corrupt practices and provide guidance on expected conduct when engaging with third parties. These requirements are reinforced by the Code of Conduct and Ethics (Code), which applies to the Board, Senior Management and all employees, and is aligned with the Malaysian Anti-Corruption Commission (Amendment) Act 2018. The Code establishes standards of integrity and professionalism, covering areas such as conflicts of interest, dealings with suppliers and contractors, workplace relationships, and other ethical considerations relevant to the Group's operations.

Apolitical Stance

Lagenda does not make contributions to political parties or politically affiliated entities, highlighting our endeavours in ethical conduct and corporate integrity.

Gift-Giving and Hospitality

The Group maintains strict guidelines governing the receipt and provision of gifts and hospitality. Gifts are generally required to be declined or returned. Where acceptance is unavoidable, such gifts must be declared to the Human Resources Department or the Managing Director's Office. All gift-giving practices must comply with Clause 5.1 of the Group's ABAC Policy and Guidelines, and must never be used to influence business decisions or exchanged for favours.

Conflicts of Interest

Lagenda requires Directors, employees and relevant representatives to disclose any actual or potential conflicts of interest that may arise in the course of their duties. Conflicts are managed through disclosure, review and appropriate mitigation measures, in accordance with the Code and applicable internal procedures, to ensure decisions are made objectively and in the best interests of the Group.

The Board reviews the Code periodically to ensure its continued relevance and effectiveness in promoting ethical behaviour. The Code is accessible to employees via the Group's corporate website, Viva Engage platform, and Employee Handbook.

As part of the Enterprise Risk Management (ERM) process, bribery and corruption risks are considered alongside other operational and compliance risks. Based on current assessments, no significant corruption-related risks have been identified. The Group continues to monitor its risk exposure and strengthen controls where necessary. Preventive measures are implemented across both internal operations and external engagements. These include due diligence on suppliers, vendors and business partners, requirements to adhere to the ABAC Policy, and communication of expected standards of conduct to employees. Anti-corruption awareness is also incorporated into employee onboarding processes. The Group encourages the reporting of any suspected misconduct through its Whistleblowing Policy and Guidelines.

FY2025

ZERO

confirmed incidents of corruption

FY2024: Zero
FY2023: Zero



SUSTAINABILITY STATEMENT

In FY2025, Lagenda maintained a clean record with zero confirmed incidents of corruption.

	FY2023	FY2024	FY2025
Total cost of fines, penalties or settlements in relation to corruption (RM)	0	0	0
Number of staff disciplined or dismissed due to non-compliance with anti-corruption policy	0	0	0
Total number of confirmed incidents in which employees were dismissed or disciplined for corruption	0	0	0
Total number of confirmed incidents when contracts with suppliers & contractors were terminated or not renewed due to violations related to corruption	0	0	0
Number of legal cases regarding corruption brought against the organization or its employees during the reporting period and the outcomes of such cases	0	0	0

Whistleblowing Mechanism and Channels

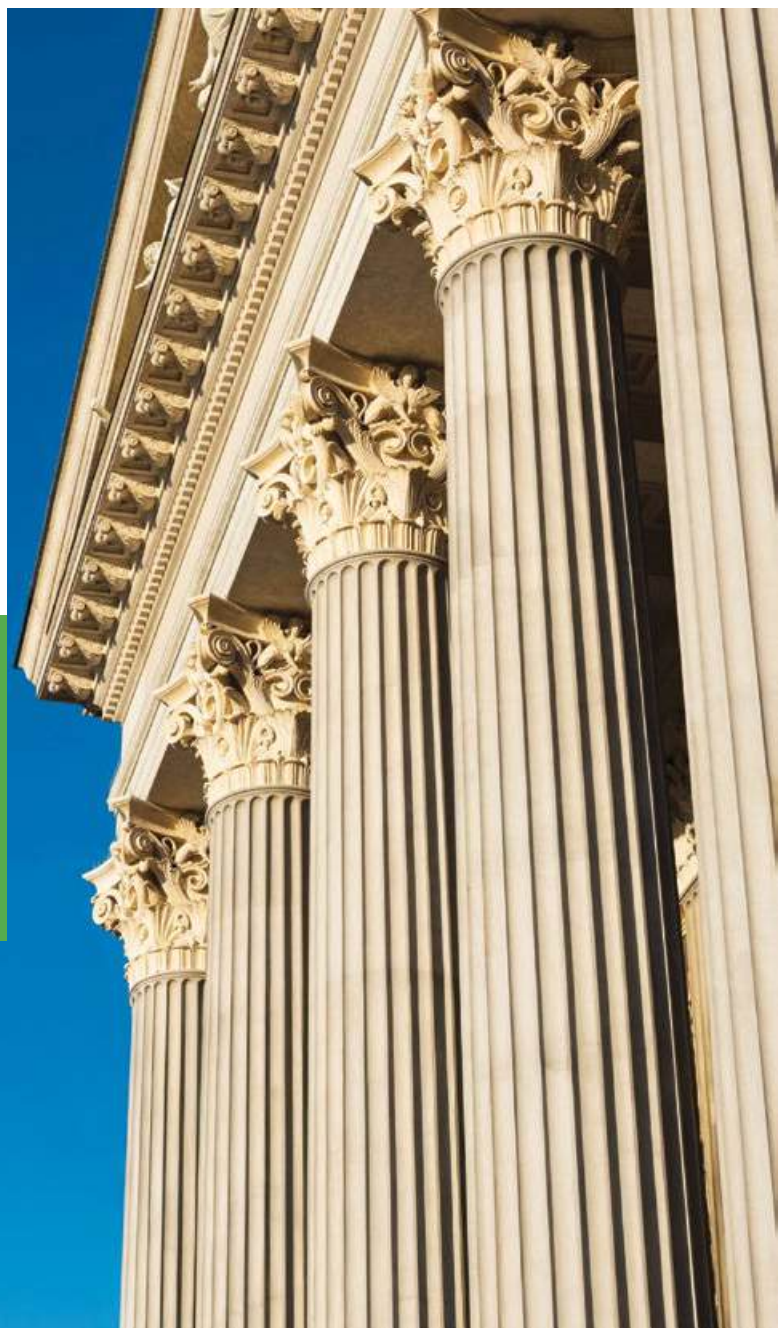
To promote accountability, transparency and ethical conduct, Lagenda has established a Whistleblowing Policy supported by confidential reporting channels and clear procedural guidelines. These mechanisms enable employees, contractors, suppliers, business partners and other parties working with the Group, as well as external stakeholders and members of the public, to report suspected misconduct, fraud, corruption or breaches of the Group's codes and policies.

Reports may be made on a confidential or anonymous basis and without fear of retaliation or reprisal. The whistleblowing channels are accessible via the Group's corporate website and are overseen to ensure appropriate handling, investigation and protection for whistleblowers, in accordance with the Whistleblowing Policy.

FY2025

ZERO

whistleblowing cases reported
in the past three years



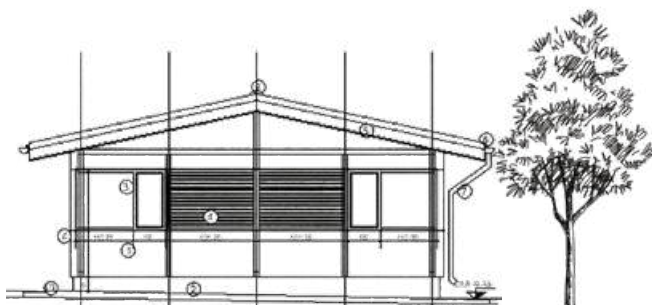
SUSTAINABILITY STATEMENT

Risk Management and Mitigation

Effective risk management is integral to Lagenda's ability to safeguard business continuity, support sustainable growth and respond to emerging risks in a dynamic operating environment. The Group adopts a structured and proactive approach to identifying, assessing and managing risks that may affect its strategic objectives, operations, financial performance and long-term resilience.

With the introduction of the NSRF, the Group recognises the growing importance of sustainability and climate-related risks and their potential implications for long-term resilience and value creation. As part of this progression, Lagenda is taking steps to identify, analyse and evaluate relevant sustainability and climate-related risks, with the intention of progressively integrating these risks into the Group's enterprise risk register. In doing so, sustainability and climate-related risks will be assessed, prioritised and managed within the same governance and risk management processes applied to other enterprise risks.

The Group's ERM, guided by ISO 31000 principles, provides the foundation for this approach. Under the ERM framework, risks are identified, evaluated and monitored through defined processes, enabling management to develop appropriate mitigation measures and escalate significant risks for Board and management oversight.



Overall responsibility for risk oversight rests with the Board, which determines the nature and extent of risks the Group is prepared to accept in pursuit of its strategic objectives. The Board is supported by the Audit and Risk Management Committee (ARMC), with management-level oversight provided by the Risk Management Working Group (RMWG) and relevant operational teams. This governance structure enables risks, including sustainability-related risks as they are progressively incorporated, to be monitored and managed at both Group and functional levels.

As sustainability-related risk management continues to evolve, the Group remains focused on strengthening its processes and disclosures in line with regulatory expectations, while ensuring that risk management remains proportionate to the nature, scale and complexity of its business.

Further details on the Group's risk management and internal control framework are set out in the Statement on Risk Management and Internal Control in the Corporate Governance section of this Annual Report.

Data Privacy and Security

Lagenda places a strong emphasis on protecting customer privacy and safeguarding personal data across all interactions. The Group has established comprehensive data protection policies and controls to mitigate the risk of data breaches and ensure compliance with applicable privacy regulations. In line with the Personal Data Protection Act 2010, cybersecurity remained a key priority in FY2025, with continued strengthening of IT policies, system security measures, and controlled access protocols. Key initiatives included the deployment of enterprise-grade firewalls to fortify our network perimeter, a comprehensive penetration test of our core ERP system to validate its resilience, and the implementation of strict Role-Based Access Control (RBAC) to limit data access. Collectively, these measures are designed to protect the integrity of our digital infrastructure and ensure the secure handling of customer and corporate data on an ongoing basis.

	FY2023	FY2024	FY2025
Number of substantiated complaints concerning breaches of customer privacy and losses of customer data from outside parties and substantiated by the organisation	0	0	0
Number of substantiated complaints concerning breaches of customer privacy and losses of customer data from regulatory bodies	0	0	0
Total number of identified leaks, thefts, or losses of customer data	0	0	0

SUSTAINABILITY STATEMENT

Economic Advancement

Material Matters

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

Key Stakeholders

As a property developer, we pursue continuing value creation by inserting sustainability considerations into our business strategy, operations and executive processes. This integration supports financial performance, drives innovation and strengthens economic resilience amid evolving market conditions. By managing risks and opportunities across our value chain, we aim to generate sustainable economic value for the business while contributing to shared prosperity for our stakeholders.



SUSTAINABILITY STATEMENT

Economic Value

The Group's economic performance reflects the effectiveness of its business strategy in delivering value across its operations and stakeholder ecosystem. Through a disciplined approach to financial management and a clear focus on sustainable, long-term expansion, Lagenda aims to maintain resilient performance, support capital growth and play a constructive role in wider economic progress. This approach underpins the Group's commitment to creating enduring value for shareholders and other key stakeholders.

During FY2025, the Group's economic value generated improved by 6.5% compared to the preceding financial year, driven by improved operating outcomes and progress achieved across key development projects. A more comprehensive discussion of the Group's financial results and performance drivers is provided in the Management Discussion and Analysis section of this Annual Report.

RM'000	FY2023	FY2024	FY2025
Group Revenue (RM'000)	834,874	988,767	1,053,423
Group Profit Before Tax (RM'000)	212,556	248,384	246,816
Group Profit After Tax and Minority Interests (RM'000)	148,325	184,009	179,370
Total Assets (RM'000)	2,122,898	2,447,979	2,866,026
Earnings per Share (Sen)	0.18	0.22	0.21
Dividends (Sen)	6.50	6.50	6.50
Dividends (RM million)	54.43	54.43	54.40
Dividend Pay-Out Ratio to Profits	37%	30%	30%
Gearing Ratio (Times)	0.28	0.68	0.73



Affordable Housing

Housing affordability remains a persistent challenge in Malaysia, driven by the widening gap between household incomes and residential property prices, as well as ongoing cost pressures across the broader economy. For many households, particularly within the low- and middle-income segments, access to quality and affordable homes continues to be constrained, underscoring the need for scalable and sustainable housing solutions.

In response, Lagenda treats affordable housing as a core pillar of its business strategy rather than a secondary consideration. Guided by the Group's aspiration to be Malaysia's leading affordable housing developer, we focus on delivering practical, market-aligned solutions that expand access to homeownership while supporting long-term socio-economic outcomes.



As of FY2025, the Group has delivered approximately 30,000 homes and remains on track to achieve its medium- to long-term target of developing more than 35,000 affordable homes. This sustained delivery reflects Lagenda's disciplined execution, scalable development model and continued demand for affordable housing across our operating regions.

SUSTAINABILITY STATEMENT



Source: Bank Negara Malaysia (2021)

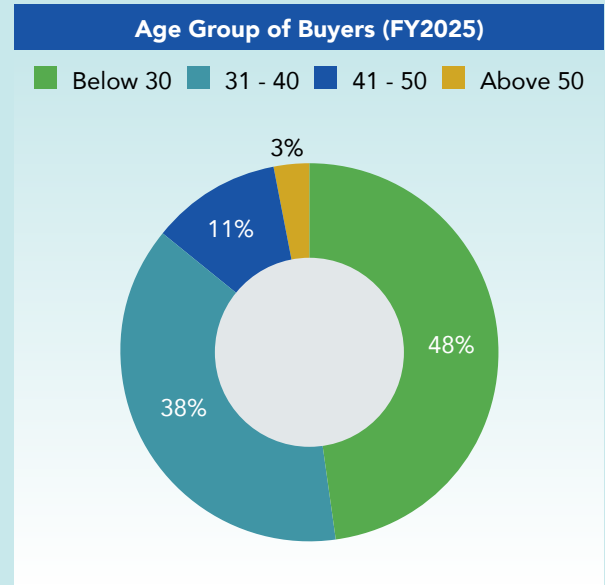
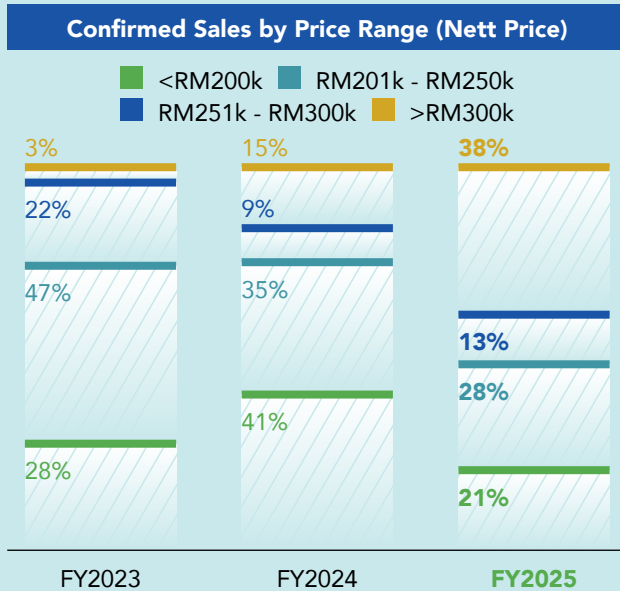
Our efforts are aligned with Malaysia's national housing agenda. Under the 12th Malaysia Plan (12MP), the government aimed to provide 500,000 affordable housing units by 2025, a target that Lagenda has actively supported through its developments. Looking ahead, the 13th Malaysia Plan (13MP, 2026–2030) strengthens this commitment, with a long-term target of 1 million affordable housing units between 2026 and 2035. The 13MP introduces structural reforms to improve housing delivery, including the establishment of a national housing agency, expansion of rent-to-own schemes, and wider adoption of efficient construction methods such as the Industrialised Building System (IBS). These measures are expected to enhance affordability, improve delivery efficiency, and raise the overall quality of housing.

In parallel, Lagenda's developments are aligned with the aspirations of Malaysia MADANI, particularly in advancing inclusive economic growth and improving the well-being of the B40 and M40 segments. By focusing on affordable landed housing within integrated townships, the Group supports homeownership as a pathway to financial stability, asset ownership, and intergenerational wealth creation.

Lagenda continued to participate in government-led housing programmes, including Rumah Selangorku, Rumah Pahangku and Rumah Makmur Kedah, to help meet national targets and support low- and middle-income households. Our developments also attract a diverse buyer profile, with 48% of homeowners aged below 30 years old, reflecting our contribution to enabling first-time homeownership and supporting intergenerational wealth building.

SUSTAINABILITY STATEMENT

Through these initiatives, Lagenda remains committed to delivering well-designed, accessible and affordable homes, contributing to sustainable communities and inclusive economic growth.



Community-Focused Infrastructure and Services

Beyond housing delivery, Lagenda adopts an integrated development approach that prioritises connectivity and long-term community value. Where feasible, our affordable housing projects are in well-connected areas with access to public transport networks and essential services, supporting convenience and economic participation. Connectivity is further supported through the provision of access roads, commercial lots and transport linkages, enabling residents to move more easily within and beyond the township.

Our townships are designed to encourage balanced living through the integration of residential, commercial and recreational spaces. To support this, the Group invests in infrastructure and shared amenities, including pedestrian-friendly walkways, recreational areas and community facilities such as clubhouses (e.g., swimming pool, gym and event space), as well as badminton, takraw, pickleball courts, and nearby commercial lots and convenience stores, catering to diverse age groups and encouraging interaction among residents.

Community needs also inform our placemaking initiatives. In FY2025, we introduced “The Book Corner” at the Bandar Baru Setia Awan Perdana (BBSAP) clubhouse as a community library initiative to support access to education and shared learning. The facility provides residents, particularly children and students, with access to reading materials while promoting the reuse of donated books. Contributions from Dewan Bahasa dan Pustaka further enhanced the collection, improving the range of available materials.



SUSTAINABILITY STATEMENT

In addition, recreational facilities are provided to support day-to-day activities within the township. In FY2025, the BBSAP Water Splash commenced operations as a recreational facility for residents, providing a dedicated space for families and children to gather and carry out outdoor activities. All developments undergo accessibility assessments to ensure the inclusion of essential features such as ramps, designated parking, universal design elements, supporting inclusivity for persons with disabilities.

As part of our commitment to responsible development, Lagenda integrates environmental considerations into project design and delivery. Sustainability features implemented across selected developments include rainwater harvesting systems, passive design features, and natural lighting and ventilation. Resource efficiency is further supported through the installation of smart meters and a basic building management system, enabling improved energy monitoring and reduced environmental impact.

As part of our urban regeneration efforts, we repurposed available spaces within the BBSAP township into a dedicated night market site and entrepreneurship area, creating a functional space for small traders and improving access to daily goods and services for residents.

Landbank

Expanding and optimising our landbank is a key enabler for Lagenda to achieve its target of delivering 35,000 affordable homes by FY2030. To support this goal, the Group focuses on value-accretive land acquisitions and development opportunities that enhance growth potential and broaden our geographic presence.

Our land acquisition strategy is overseen by a business development team, which conducts comprehensive pre-screening and risk assessments to evaluate potential sites. This evaluation considers factors such as accessibility, availability of local facilities and amenities, public transport connectivity, infrastructure development plans, zoning regulations, environmental and social considerations, biodiversity, flood risk, local housing demand, and projected construction costs.

As of FY2025, Lagenda maintains a presence in 6 states, including Johor, Kedah, Perak, Pahang, Selangor and Negeri Sembilan, with an approximate landbank of 4,300 acres.

Through these initiatives, the Group aims to ensure that its landbank continues to serve as a strategic asset, supporting sustainable growth, enabling timely delivery of affordable housing, and contributing to inclusive economic development.

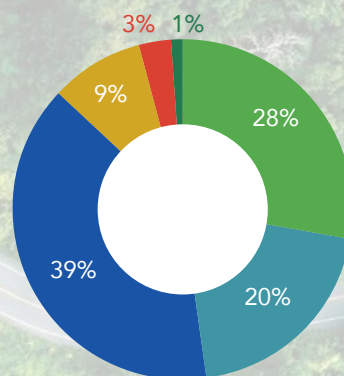
Quality and Satisfaction

Ensuring that every home we deliver meets the standards of quality and functionality is central to Lagenda's commitment to our customers. Beyond constructing durable and safe properties, we strive to provide services and experiences that reflect reliability, responsiveness, and a deep understanding of homeowner needs. This commitment is anchored in the Group's Quality Policy, which emphasises delivering quality-to-value outcomes across all affordable properties and services.

Our operational strategy is guided by the internationally recognised Quality Policy and certified under the ISO 9001:2015 Quality Management System (QMS). The frameworks for Customer Satisfaction are outlined in Lagenda ISO SOP for the Customer Engagement Department, setting procedures to meet customer expectations and adhere to stringent quality and regulatory standards.

Percentage landbank composition (%)

■ Johor ■ Kedah ■ Perak ■ Pahang
■ Negeri Sembilan ■ Others

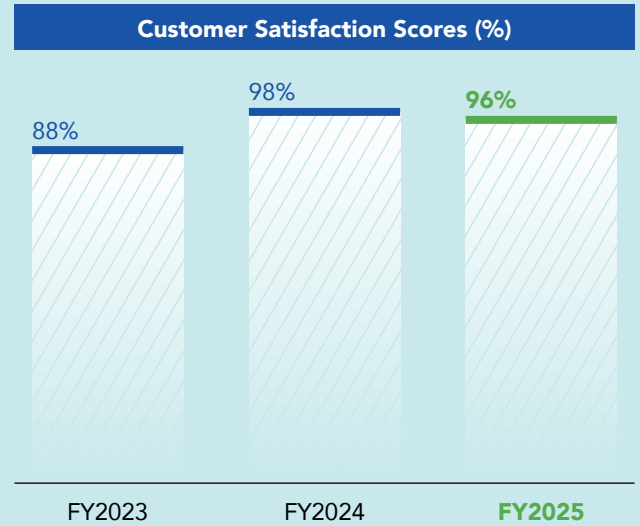


SUSTAINABILITY STATEMENT

Customer Satisfaction

Lagenda is committed to meeting and exceeding customer expectations by continuously improving key aspects of our operations, including communication, service support, and responsiveness.

Performance is actively monitored through annual customer satisfaction surveys, post-handover feedback mechanisms, and purchaser satisfaction assessments conducted during property handover and throughout the defect liability period. The focus areas of these assessments include communication and service, key handover process, timeliness and delivery, as well as customer service and support. Insights gathered from these activities inform refinements to our offerings, enable timely resolution of concerns, and support ongoing enhancements to the overall customer experience. The Group maintained a high Customer Satisfaction Score of 96% in FY2025 (FY2024: 98%), demonstrating continued service resilience across its townships.

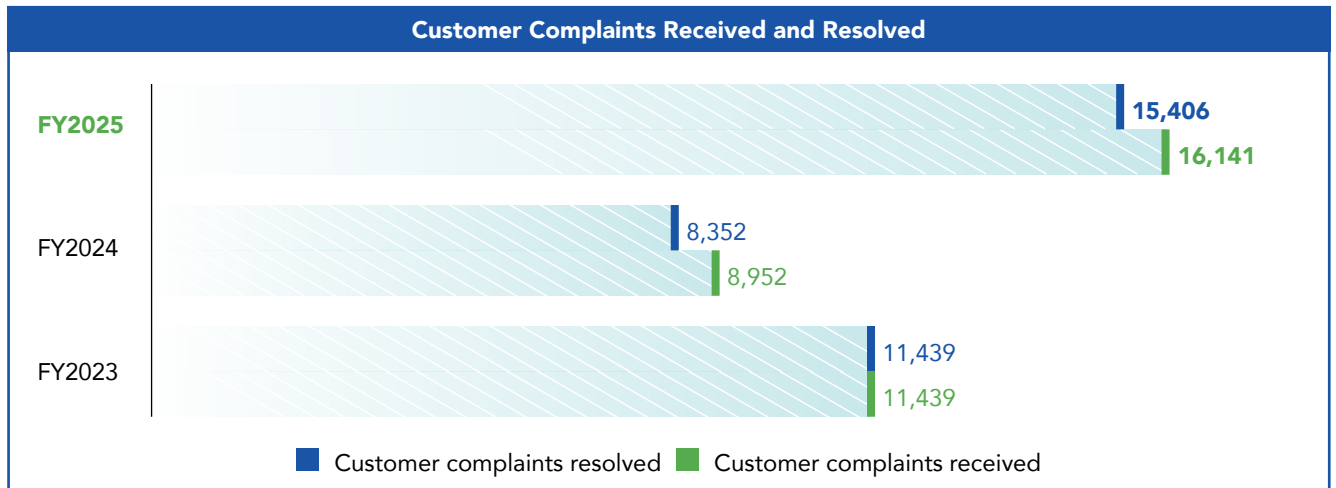


Post-Handover Support and Defect Resolution

Lagenda is committed to delivering quality homes that provide lasting value to our customers. To support this, the Group has established a dedicated Customer and Defects Management Team responsible for overseeing the key handover process, managing defect complaints, and conducting purchaser satisfaction surveys, all in line with Lagenda's Standard Operating Procedures (SOP).

Structured defect management procedures have been implemented to ensure customers can easily report defects through Defect Complaint Forms, which enables timely identification and resolution of issues at no additional cost to purchasers, reinforcing our commitment to quality and customer care.

The Group works closely with vendors and contractors to track and resolve complaints, with quarterly progress updates provided to maintain transparency and accountability. All unresolved cases are actively monitored and addressed until completion.



Resolution targets are set to acknowledge and address purchaser complaints within 30 days or an agreed timeframe, ensuring efficient customer service. The Customer Engagement Department manages all defect resolution processes and reports to Executive Management for oversight and alignment with KPIs.

SUSTAINABILITY STATEMENT

Supply Chain and Local Procurement

Lagenda recognises that a responsible and well-managed supply chain is central to delivering sustainable value and supporting local communities. By prioritising local procurement and engaging local suppliers, the Group contributes to economic development, creates employment opportunities, and supports sustainable township development, particularly for the B40 and M40 segments. These practices also form part of Lagenda's broader ESG and corporate governance commitments, reinforcing ethical business conduct, social responsibility, and environmental stewardship.

Local procurement is defined by the Group as sourcing goods, services, and professional expertise from suppliers with prior experience on similar projects, adequate technical and professional capacity, and alignment with the Group's design, quality, and sustainability requirements. In FY2025, the Group continued to strengthen its local procurement agenda, ensuring that a significant portion of sourcing remains within the Malaysian economy.

	FY2023 RM'000	FY2024 RM'000	FY2025 RM'000
Total Procurement Spending (RM)	196,737	236,257	186,809
Total Local Procurement Spending (RM)	196,737	236,257	186,809
Total Foreign Procurement Spending (RM)	0	0	0
Percentage of Spending on Local Suppliers (%)	100	100	100

The Group Procurement Department centrally manages all local procurement, facilitating standardised processes across departments and ensuring compliance with internal policies. Procurement activities are overseen by the Board, Executive Management, and senior management, with remuneration linked to the achievement of KPIs and ESG targets.

Supplier Management and Responsible Sourcing

Lagenda sets standards for all suppliers through its tendering process, requiring compliance with ISO procedures, ABAC policy, and the Group's ESG requirements. Our top 10 suppliers and all new suppliers are evaluated through the Supplier Evaluation Form, which considers quality requirements, environmental compliance and social criteria such as banned substances and pollution considerations.

Physical inspections and audits are conducted as required, and all documents are submitted according to Group policy. High-risk suppliers are identified through a scoring system within the evaluation form, assessing financial stability, past performance, quality control, delivery performance, social and environmental criteria, and adherence to Group policies. Any due diligence gaps, such as missing dates on procedures, are recorded and addressed as part of the Group's continuous improvement program.

	FY2024	FY2025
Percentage of New Suppliers Screened Using Environmental Criteria (%)	100	100
Number of Suppliers Assessed for Environmental Impacts	77	57
Percentage of New Suppliers Screened Using Social Criteria (%)	100	100
Number of Suppliers Assessed for Social Impacts	77	57
Number of suppliers removed from procurement list or cautioned for poor ESG performance	0	0
Number of suppliers endorsed anti-bribery/ anti-corruption policies (third party declaration)	77	57

Key suppliers in FY2025 provided a range of critical services supporting the Group's property development projects, including construction works, civil and structural engineering, mechanical and electrical engineering, precast and building materials supply, and general project consultancy. Suppliers that engage with the Group for three consecutive months or fall within the top expenditure categories undergo annual internal evaluation to ensure ongoing compliance with quality, safety, and ESG standards.

SUSTAINABILITY STATEMENT

	FY2024	FY2025
Total Number of Suppliers	77	57
Total Number of Local Suppliers	77	57
Total Number of Foreign Suppliers	0	0
Percentage of Local Suppliers (%)	100	100

Local procurement provides multiple benefits to the Group's business model. It optimises costs, improves efficiency, enhances supplier performance, and supports innovation by giving the Group access to new materials, methods, and solutions, such as the adoption of environmentally friendly construction techniques. By leveraging local suppliers, Lagenda can also ensure faster response times, better quality control, and a more resilient supply chain capable of navigating labour shortages, economic fluctuations, and environmental challenges.



Supply Chain Engagement Session

In FY2025, the Group conducted a sustainability sharing session in Lumut, Perak, to engage partners, suppliers and stakeholders on climate change issues and the Group's sustainability related policies. The session aimed to strengthen understanding and implementation of ethical practices, environmental stewardship, and ESG principles across the supply chain. By fostering greater collaboration and knowledge sharing with suppliers, the initiative ensures that sustainability principles are embedded across the supply chain, strengthens resilience to climate risks, and supports the Group's ESG objectives and alignment with global climate commitments.

The Group adopts the Construction Industry Development Board Malaysia (CIDB) Green Card requirement for site personnel as a good practice to ensure baseline competency, safety awareness and compliance with industry standards, while supporting stronger sustainability practices at the operational level.

Innovation

At Lagenda, innovation supports efficiency, cost optimisation and quality in property development, with a focus on practical improvements across construction and operations.

The Group emphasises standardisation and better site execution to enhance productivity and address industry challenges such as labour availability and rising costs. In FY2025, standardised formwork systems were utilised for cast in-situ wall construction across approximately 2,095,913 square metres, supporting improved efficiency and consistency across project sites.

Lagenda also continues to advance digital transformation across its operations. Human Resource processes have been migrated to a digital environment, improving efficiency, reducing paper usage and supporting better workforce management. The Group also explores digital tools to enhance customer engagement and service delivery, including platforms for feedback, project monitoring and post-occupancy support.

SUSTAINABILITY STATEMENT

Environmental Stewardship

Material Matters

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

Key Stakeholders

The Group seeks to manage its environmental impact by improving energy efficiency, reducing greenhouse gas (GHG) emissions and strengthening climate resilience across its operations and developments. These efforts reflect Lagenda's broader commitment to responsible development and are intended to support long-term value creation while contributing positively to environmental outcomes. As expectations around climate and sustainability continue to evolve, the Group remains focused on taking practical, proportionate steps that are aligned with the nature and scale of its business.



SUSTAINABILITY STATEMENT

Energy, Emissions and Climate Resilience

Energy consumption is a key area of focus for Lagenda, given its direct link to operating costs, emissions intensity and environmental performance. The Group manages energy use across its operations with the objective of improving efficiency, reducing reliance on fossil fuels and supporting more sustainable operations over time.

These efforts are guided by the Group's Environmental and Climate Change Policy and form part of a broader approach to reducing greenhouse gas emissions and enhancing environmental stewardship.

In FY2025, Lagenda continued to prioritise practical energy efficiency measures and operational improvements. Initiatives implemented during the year focused on reducing fuel consumption, improving electricity efficiency and increasing the use of renewable energy where feasible. Key measures included the rollout of employee awareness campaigns, such as instructional videos promoting responsible energy practices, including switching off lights and equipment when not in use.

Lagenda's energy use primarily comprises fuel consumption from petrol and diesel for company-owned vehicle fleet, as well as electricity consumption to power sales galleries and offices.



Mobility

- Transitioned our vehicle fleet to battery electric, plug-in hybrid and hybrid vehicles, reducing fuel consumption
- Provided shuttle transport to encourage employees to use public transport



Utilisation of Renewable Energy

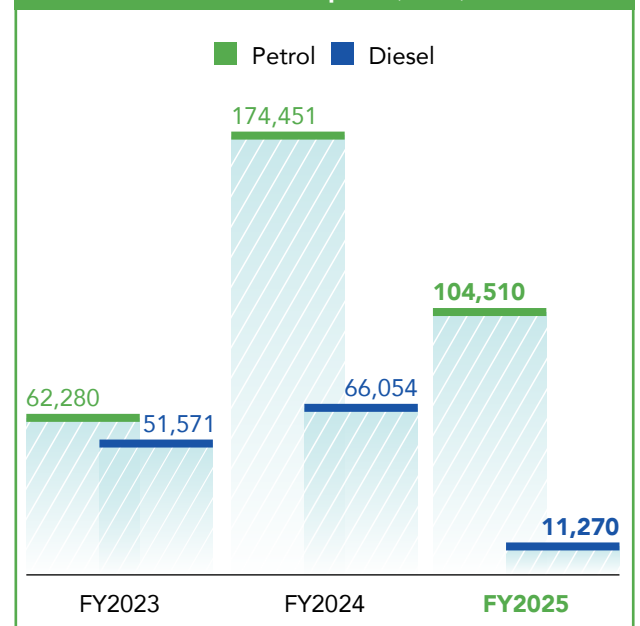
- Expanded our solar energy project to all operational buildings, with 70 Kilowatt Peak (kWp) of solar capacity installed at our clubhouse at BBSAP



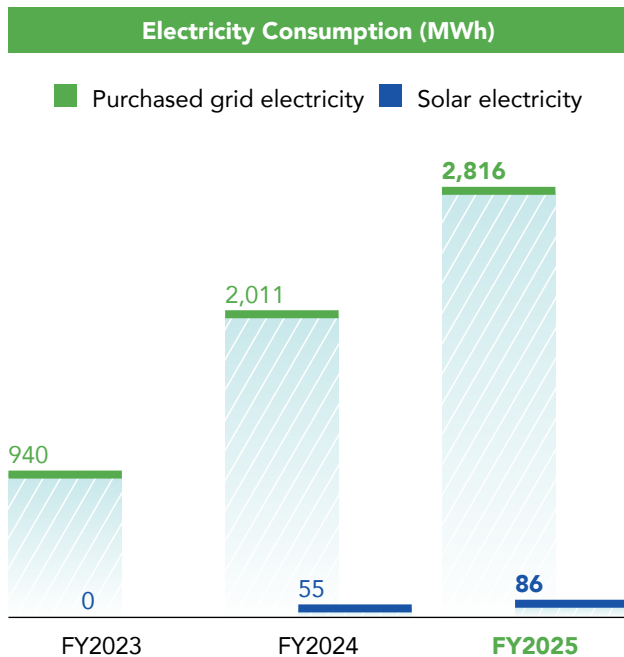
Energy Reduction at Properties

- Installed Light-emitting diode in our properties
- Adopted energy-efficient equipment, including Energy STAR-rated refrigerators and ovens in the pantry area
- Utilised natural ventilation and maximised natural lighting during the design phase

Fuel Consumption (litres)



SUSTAINABILITY STATEMENT



In FY2025, the Group recorded a decrease in both petrol and diesel consumption, supported by more efficient trip planning and scheduling practices. Concurrently, with the solar photovoltaic system installed at the BBSAP clubhouse, with an expected annual generation capacity of approximately 90,011 kWh, the system generated 86,082 kWh in FY2025, contributing renewable electricity to the Group's operations and reducing reliance on grid-supplied electricity. This increase by approximately 56% compared to the previous year reflects the system's full-year operation in FY2025, following its partial commissioning in FY2024.

Taken together, fuel and electricity consumption accounted for the Group's total energy use of 14,936 GJ during the reporting period, of which 2% was generated from renewable sources. To support energy efficiency monitoring, total energy consumption is benchmarked against annual revenue to assess energy intensity over time.

The increase in the share of renewable energy within the Group's overall energy demand in FY2025 reflects the full-year operation of the solar photovoltaic system. This contributed to a 10% reduction in energy intensity during the reporting period, indicating the gradual incorporation of renewable energy into the Group's energy supply.

	FY2023*	FY2024*	FY2025
Total Energy Consumption (GJ)	7,280	15,553	14,936
- Renewable Energy (GJ)	0	198	309
- Non-Renewable Energy (GJ)	7,280	15,355	14,627
Energy Intensity (GJ / RM'mil)	8.73	15.74	14.18

Note: The conversion factor used to convert litres consumption to energy value is based on Malaysia Energy Statistic Handbook 2020. Past year data have been restated following the enhancement of the calculation methodology.

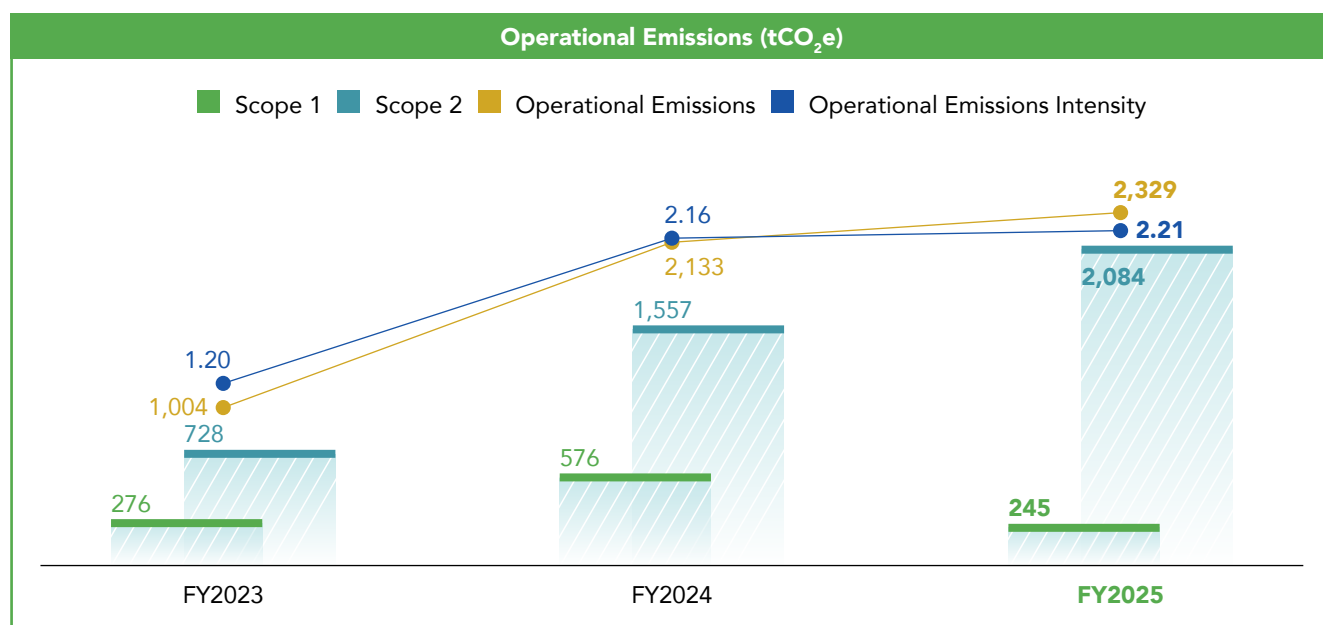
SUSTAINABILITY STATEMENT

Emissions Management

Legenda continues to strengthen its approach in managing GHG emissions as part of its broader response to climate-related risks and opportunities. The Group's efforts are focused on practical measures such as improving energy efficiency, increasing the use of renewable energy where feasible, and gradually incorporating climate considerations into procurement and operational practices. These initiatives are intended to support emissions reduction over time while maintaining operational effectiveness.

The Group applies the operational control approach for emissions consolidation, covering entities within the defined reporting scope and boundary. Scope 1 emissions comprise direct emissions from the combustion of petrol and diesel, primarily associated with the Group's vehicle fleet. Scope 2 emissions represent indirect emissions from purchased electricity consumed across offices and sales galleries.

In FY2025, the Group recorded total operational emissions (Scope 1 and Scope 2) of 2,329 tCO₂e, with emission intensity recorded at 2.21 tCO₂e. The 9% increase in its absolute operational emissions compared to FY2024 mirrors the trend in grid electricity consumption, that is primarily attributable to expanded operational footprint. During the reporting period, renewable energy generated from on-site solar installations contributed to the avoidance of approximately 63 tCO₂e of Scope 2 emissions.



Note: Calculation methodology is based on the GHG Protocol for Scope 1, 2 and 3 with the Scope 1 emissions factors sourced from UK Government's GHG Conversion Factor 2023, 2024, and 2025. Scope 2 emissions factors were calculated using the 2024 Grid Emission Factor sourced from the National Energy Commission of Malaysia.

In addition, the Group continued to enhance its Scope 3 disclosures. Employee commuting emissions are monitored through an internal survey, while emissions from business travel are captured based on available travel records. For FY2025, total Scope 3 emissions amounted to 374 tCO₂e, with employee commuting accounting for approximately 52% of Scope 3 emissions.

	FY2023	FY2024	FY2025
Scope 3 Emissions (tCO ₂ e)	66	521	374
- Employee Commuting (tCO ₂ e)	66	416	195
- Business Travel (tCO ₂ e)	N/A	105	179

SUSTAINABILITY STATEMENT

Climate Resilience

Climate change presents growing implications for the property development sector, influencing regulatory requirements, development costs, asset resilience, stakeholder expectations, and long-term business sustainability. For Lagenda, these considerations are particularly relevant given the lifecycle of property developments and the broader contribution of the built environment to GHG emissions through construction activities, material use, and energy consumption.

The Group's approach to climate-related matters is guided by its Climate Change Policy, which provides an overarching framework for managing climate-related risks and opportunities across operations. The Policy reflects Lagenda's alignment with Malaysia's national climate commitments and relevant policy frameworks, including the National Climate Change Policy 2.0, the Low Carbon Nation Aspiration 2040 and the National Energy Transition Roadmap, as well as international frameworks such as the United Nations Framework Convention on Climate Change (UNFCCC), the Paris Agreement and the United Nations Sustainable Development Goals. At a practical level, the Policy sets out the Group's commitment to monitoring energy use and emissions, encouraging energy efficiency and renewable energy adoption where feasible, and strengthening climate resilience across developments.

Since FY2024, Lagenda commenced the early adoption of climate-related disclosures in line with the NSRF, which adopts the IFRS Sustainability Disclosure Standards, including IFRS S2. This represents a transition towards more structured, decision-useful disclosures on how climate-related risks and opportunities may affect the Group's strategy, risk profile, and financial performance over time.

As a property developer at an early stage of formalising climate risk assessment, the Group's focus during the reporting period was on establishing foundational governance arrangements, identifying relevant transition and physical climate considerations, and progressively integrating these into existing enterprise risk management processes. More advanced analysis, including scenario modelling, financial quantification and target-setting, will be developed over time as data availability, methodologies and regulatory guidance continue to evolve.

Guided by both the TCFD and IFRS S2, the Group's climate-related disclosures are structured around four core elements (Governance, Strategy, Risk Management, and Metrics and Targets) providing a consistent framework to support the ongoing strengthening of climate-related oversight, analysis and reporting.

Governance

Oversight of climate-related risks and opportunities is embedded within Lagenda's existing sustainability and corporate governance structure. The Board provides overall stewardship, supported by the BSC, which oversees material sustainability matters, including climate-related risks and opportunities, and their integration into the Group's strategy and risk management framework. At the management level, dedicated committees and working groups support the implementation, monitoring and reporting of sustainability and climate-related initiatives, with regular reporting to the Board to enable informed oversight.

The governance processes, roles and responsibilities described above are integrated with the Group's broader governance arrangements, ensuring that climate considerations are addressed alongside other strategic and enterprise risks.

Further details on sustainability governance, including committee structures, mandates and reporting lines, are set out in the Sustainability Governance section of this Statement.

Strategy

Climate change may affect Lagenda's operations through both transition and physical impacts, with potential implications for development planning, costs and long-term value creation. As part of the early adoption of IFRS S2, the Group undertook a preliminary identification of climate-related risks and opportunities to inform future strategic planning. This initial, qualitative assessment provides a foundation for progressively integrating climate considerations into the Group's strategy and decision-making processes over time.

SUSTAINABILITY STATEMENT

Transition Risk	Potential Impacts	Potential Opportunities
Policy and Legal <i>Evolving climate-related regulations, reporting requirements and potential future carbon pricing mechanisms</i>	- Increased compliance and reporting costs arising from stricter sustainability and climate disclosure requirements - Higher capital and operating expenditure to meet evolving regulatory and environmental standards - Exposure to penalties or delays in project approvals if regulatory expectations are not met	- Improved regulatory readiness through early alignment with sustainability and climate disclosure frameworks - Eligibility for government incentives and tax allowances supporting low-carbon and green developments - Stronger positioning with regulators and approval authorities through proactive compliance
Technology <i>Adoption of low-carbon technologies, renewable energy and digital systems</i>	- Increased upfront capital expenditure associated with renewable energy systems and energy-efficient technologies, particularly in affordable housing developments - Implementation challenges related to system integration, data accuracy and scalability across functions	- Long-term operating cost savings through renewable energy adoption and improved energy efficiency - Enhanced operational control, data reliability and decision-making through gradual digitalisation of sustainability and project management processes
Market <i>Shifts in customer preferences towards sustainable and energy-efficient developments</i>	- Increased development costs associated with meeting green building standards and sustainability expectations Potential competitiveness risks if developments do not align with evolving market preferences	- Enhanced market competitiveness through sustainable design features and green building certifications such as GreenRE - Long-term value creation through energy-efficient designs, lower lifecycle costs and improved asset attractiveness
Reputation and Financing <i>Rising stakeholders and investor expectations for climate accountability</i>	- Potential constraints in accessing financing, partnerships or investor support if sustainability performance or disclosures are perceived as insufficient - Reputational risks arising from limited transparency in climate-related actions	- Strengthened brand reputation and stakeholder trust through transparent climate-related disclosures - Improved investor confidence and access to sustainability-linked financing over time
Physical Risk	Potential Impact	Potential Opportunities
Acute <i>Increased frequency and severity of extreme weather events</i>	- Project delays and construction disruptions, potentially increasing development timelines and costs - Higher exposure to rectification works and contractual risks during extreme weather events - Reputational impacts arising from delays in project delivery or site safety concerns	- Improved construction resilience through wider adoption of IBS methods, enhancing build quality and schedule certainty - Integration of enhanced site planning, drainage and stormwater management measures to reduce disruption and improve long-term asset performance
Chronic <i>Long-term changes in climate patterns, including rising temperatures, sea levels and droughts</i>	- Increased operational energy demand, particularly for cooling, leading to higher operating costs - Accelerated wear and deterioration of building materials, resulting in higher maintenance and lifecycle costs	- Use of climate-resilient and weather-resistant materials to improve durability and reduce long-term maintenance expenditure - Adoption of smart building features, including automated energy management and passive design elements, to improve operational efficiency and occupant comfort

SUSTAINABILITY STATEMENT

Risk Management

Climate-related risks are assessed within Lagenda's existing enterprise risk management framework and internal control environment, alongside other strategic, operational and financial risks. As part of the early adoption of IFRS S2, the Group has commenced the preliminary identification of climate-related risks and opportunities and is progressively integrating these considerations into its risk assessment processes. Oversight is provided through established governance and assurance structures, with climate-related matters escalated and reviewed in line with the Group's risk management practices.

Further details on the Group's risk management framework, roles and processes are set out in the Statement on Risk Management and Internal Control and the Risk Management and Mitigation section of this Statement.

Metrics and Targets

Lagenda monitors climate-related metrics to establish an initial emissions baseline and support the ongoing assessment of climate-related risks and opportunities. GHG emissions are tracked across Scope 1, Scope 2 and selected Scope 3 categories, with further details on emissions coverage and performance set out in the Emissions Management section of this Statement.

As the Group's operational footprint expands and data availability improves, periodic reviews of emissions data and baselines are undertaken to enhance consistency and comparability over time.

At this stage, the Group has not established formal climate-related targets. The current focus is on strengthening data governance, improving the reliability of climate-related metrics and building the foundation for more robust target-setting in future reporting periods, in line with the progressive adoption of IFRS S2 and evolving regulatory expectations.

Water Management

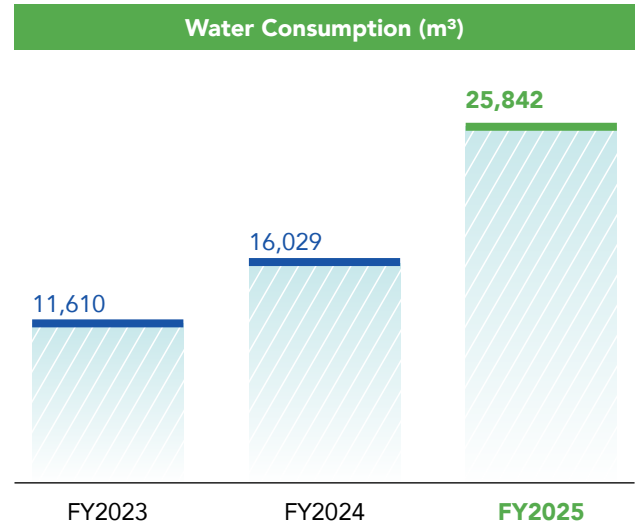
Lagenda approaches water stewardship as a core element of operational efficiency and environmental responsibility. In managing our developments and offices, we aim to minimise unnecessary water consumption and promote the responsible use of water resources. This approach is guided by the Group's Environmental Policy, which emphasises the efficient use of natural resources and the prevention of pollution, including water discharge. While our construction activities are not situated in water-stressed locations, we proactively incorporate practical water-saving measures, including rainwater harvesting systems and water-efficient installations, where feasible. Water-related risks and opportunities are considered during project planning and operational decisions to support responsible water use across the Group.



SUSTAINABILITY STATEMENT

During FY2025, the Group recorded a total water withdrawal of 25,842 m³, sourced primarily from municipal water supplies. The increase compared to the previous year was mainly attributable to the operation of the new mini water splash facility at the BBSAP Clubhouse. The Group had previously set a target to reduce water consumption at its headquarters by 5% by FY2025, using FY2021 as the baseline. In FY2025, 30% reduction in water usage was achieved at the Manjung office, demonstrating sustained improvements in water management practices and operational controls.

There were zero instances of non-compliance related to water quality in FY2025. Going forward, we remain committed to maintaining high standards and will consider independent third-party verification to further strengthen our governance and assurance measures.



Note: All water is sourced from municipal potable water supplies.

Water Withdrawal by Source	FY2023	FY2024	FY2025
Municipal potable water (m ³)	11,610	16,029	25,842
Surface water from rivers, lakes, natural ponds (m ³)	0	0	0
Groundwater from wells, boreholes (m ³)	0	0	0
Used quarry water collected in the quarry (m ³)	0	0	0
External wastewater (m ³)	0	0	0
Sea water, water extracted from the sea or the ocean (m ³)	0	0	0

Water Intensity	FY2023	FY2024	FY2025
Water Intensity (m ³ /RM mil)	13.92	16.22	24.54

Lagenda adheres to all relevant environmental laws and regulations related to water discharge. Operational effluents are treated in line with regulatory standards and managed by operators certified by the Department of Environment (DOE). The Group ensures that all discharged water complies with required quality parameters, and no incidents of non-compliance were reported during the reporting period.

	FY2023	FY2024	FY2025
Total Water Discharge			
- Surface water	11,610	16,029	25,842
- Ocean	0	0	0
- Subsurface/well	0	0	0
- Off-site water treatment	0	0	0
- Beneficial/other use	0	0	0

SUSTAINABILITY STATEMENT

Rainwater Harvesting Systems

Lagenda actively seeks to integrate sustainable water solutions into its township developments, reducing environmental impact while promoting efficient resource use. Rainwater harvesting systems are installed to capture and reuse rainfall for landscape irrigation, minimising reliance on municipal water supplies and supporting the Group’s broader water conservation initiatives.

As of FY2025, Lagenda has installed a cumulative total of 8,295 rainwater harvesting systems across our townships. During the year, an additional 2,454 systems were implemented, surpassing our target of 3,000 installations across all townships by 2025, demonstrating the Group’s ongoing commitment to resource efficiency and sustainable township development.

Our rainwater harvesting system helps conserve water by collecting at least

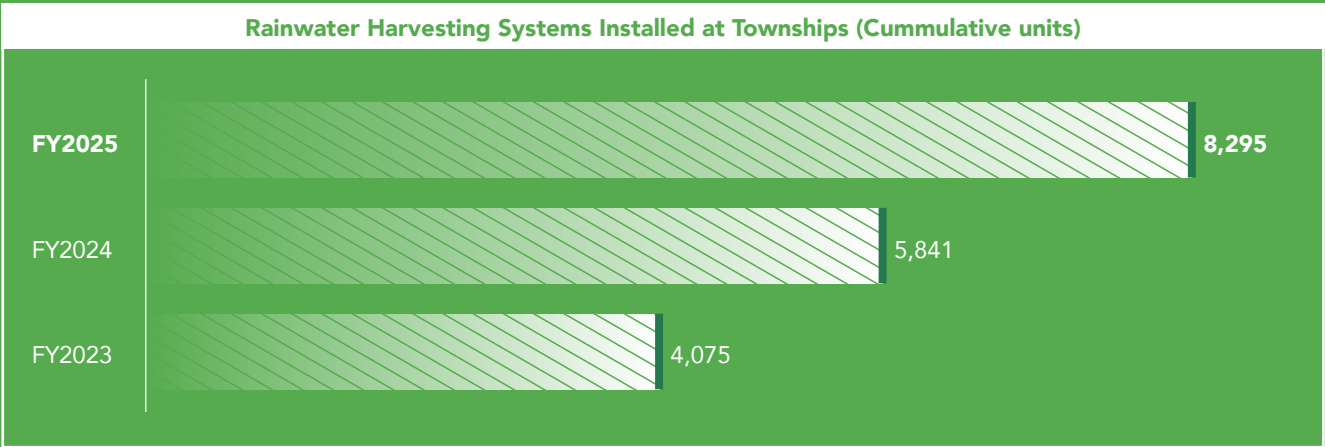
584

thousand litres of rainwater every year





	FY2023	FY2024	FY2025
Rainwater Harvesting System Installed by Year	412	1,766	2,454



SUSTAINABILITY STATEMENT

Pollution and Waste Management

Effective waste management is integral to Lagenda, helping to prevent adverse social and environmental impacts while supporting efficient business operations. The Group approaches waste management through a structured framework guided by the principles of the circular economy and the 5Rs (Refuse, Reduce, Reuse, Repurpose, and Recycle) wherever operationally viable. This approach is reinforced by the Group's Environmental Policy, which commits to reducing waste generation through improved construction methods, operational efficiency, and responsible waste handling practices. This framework prioritises waste minimisation at source, promotes efficient use of materials, and encourages responsible handling and disposal across all activities.

In addition to waste reduction, Lagenda adopts measures to prevent pollution arising from its operations, including dust, noise, and water discharge, in line with applicable environmental regulations. Waste management and pollution control practices are monitored using practical tools and available resources to support continuous improvement.

5R Waste Management Approach		
Refuse		Adopting cast-in-situ and formwork systems to minimise construction waste
Reduce		Reducing electricity and water consumption
Reuse		Harvesting rainwater for landscape irrigation
Recycle		- Providing recycling facilities at our townships and operational buildings - Organising recycling and donation drives to encourage recycling habits
Repurpose		Implementing upcycling initiatives to repurpose materials

In FY2025, total waste generated across the Group's operations amounted to 9.5 tonnes comprising both recyclable and non-recyclable waste streams.

	FY2024	FY2025
Total Waste Generated (tonnes)	3.5	9.5
Waste diverted from disposal (tonnes)/Total waste diverted from landfill (recycled waste)	2.5	5.9
Waste directed to disposal (tonnes)/Total waste directed to landfill (non-recycled waste)	1.0	3.6
		FY2025
Hazardous waste (tonnes)		0
Non-hazardous waste (tonnes)		9.5

SUSTAINABILITY STATEMENT

To cultivate a culture of sustainability, the Group expanded its environmental initiatives by collaborating with Trash4Cash to implement multiple recycling programmes including Recycle4Rewards across its Kuala Lumpur and Manjung offices. Through the Recycle4Rewards initiative, nearly 5 tonnes of recyclable materials were collected with active participation from employees and members of the surrounding community.



Recycle4Rewards Initiative

In addition, the Group continued its fabric recycling initiative in partnership with Upcycle4Better (U4B), encouraging responsible textile disposal and supporting circular economy practices across its operations. Through this collaboration, Lagenda participated in a voluntary textile stewardship network led by U4B, supporting the collection, reuse and recycling of post-consumer textiles. In recognition of these efforts, Lagenda was awarded a Certificate of Commitment under the Textile & Household Environmental Stewardship Network (THE-S-Network), acknowledging its role in advancing circular economy outcomes for consumer textiles in Malaysia. This recognition reinforces the Group's contribution to product lifecycle responsibility and aligns with Malaysia's transition towards Extended Producer Responsibility (EPR), reflecting its early adoption of voluntary EPR practices.

Complementing these initiatives, the introduction of "The Book Corner" further promotes community resource sharing through the reuse of donated books, fostering a culture of sustainability within Lagenda's townships. Collectively, these initiatives strengthened environmental awareness, promoted waste reduction and reinforced sustainable habits within the workplace and the wider community. As a result, 5.9 tonnes of recyclable materials were collected, including contributions from both recycling events and routine daily recycling activities at the office, with the following breakdown.

Recycled Materials	Unit	FY2023	FY2024	FY2025
Plastic	kg	207	150	381
Paper and cardboard	kg	431	1,667	4,280
Aluminium and metal	kg	14	12	88
E-waste – Car Batteries and Printers	kg	49	0	66
E-waste – Laptops and Phones	unit	167	0	1-unit laptops 1-unit medium CRT TV
Used Cooking Oil	kg	92	100	97
Glass	kg	17	0	0
Fabric	kg	2,762	387	1,099
Others - CD	kg	0	0	35

SUSTAINABILITY STATEMENT

Environmental Monitoring and Compliance

Lagenda is committed to responsible environmental management, taking a structured and disciplined approach to identifying and mitigating environmental risks across all operations. The Group is committed to conducting its activities in line with applicable environmental laws and regulations, while proactively mitigating potential environmental impacts and supporting enduring sustainability.

Compliance with the Environmental Quality Act 1974 and other relevant regulations is embedded in operational planning and project execution. Monitoring mechanisms, internal audits, and controls are in place to ensure ongoing adherence to regulatory requirements and industry best practices.

The Group's Environmental Policy provides a framework for guiding these efforts, including:

Adhering to relevant environmental regulations and standards	Reducing waste generation through optimised construction processes and promoting recycling practices	Implementing measures to minimise pollution across operations
Promoting efficient resource use, including building materials, water, and other facilities	Engaging stakeholders to enhance environmental awareness and performance	Ensuring employees and contractors are trained on and comply with environmental policies
Establishing environmental goals and targets to advance sustainability efforts	Tracking and assessing performance to enable continuous improvement	

For projects that require Environmental Impact Assessments (EIAs), detailed findings are prepared and submitted to the DOE for approval. These assessments cover key areas such as biodiversity impacts, effluent discharges, and atmospheric emissions, ensuring effective pollution control. Compliance reviews are carried out on a project-by-project basis, and qualified consultants are engaged to prepare documentation to identify, evaluate, and manage environmental risks related to project design, site selection, and execution.

To maintain continuous compliance, Lagenda regularly reviews and updates its environmental policies and procedures working closely with relevant authorities to address emerging regulatory requirements and environmental considerations. Where potential risks are identified, mitigation measures are implemented promptly to minimise impacts and ensure adherence to legal obligations.

The Group generates minimal hazardous waste, and where necessary, recognised environmental management systems such as ISO 14001 are applied, particularly in the selection and oversight of contractors and consultants. Moving forward, the Group plans to pursue formal site certification to further strengthen environmental management and compliance.

	FY2023	FY2024	FY2025
Percentage of sites covered by recognised environmental management systems (e.g. ISO14001)	0	0	0

In FY2025, Lagenda continued to uphold strong environmental stewardship. During the reporting year, one instance of non-compliance related to equipment operation (air compressor) was identified. The matter was addressed through timely regularisation of the equipment in accordance with applicable regulatory requirements.

The Group remains focused on embedding environmental responsibility into its operations, enhancing governance practices, and proactively managing environmental risks to support sustainable development across all projects.

SUSTAINABILITY STATEMENT

Biodiversity

Thoughtful landscape design plays a key role in creating liveable and sustainable townships. Recognising that property development may impact surrounding ecosystems, including habitat loss and species disturbance, we seek to mitigate such impacts where practicable, by integrating biodiversity considerations into project planning.

In this context, biodiversity remains an important consideration in supporting our broader objective of delivering affordable homeownership within well-planned communities. This approach reflects the view that quality housing extends beyond the built environment to include access to green spaces and environments that support well-being and social cohesion, in line with Malaysia's National Policy on Biological Diversity 2022–2030.

Development is primarily undertaken on former and inactive monoculture farmland, such as oil palm estates, which generally have low biodiversity value, resulting in limited incremental biodiversity loss. By introducing diverse plant species and landscaped green spaces, the Group seeks to enhance ecological value, attract fauna, and strengthen local ecosystems, while avoiding development in protected areas or sites of high conservation value, including forest reserves.

The Group's Biodiversity Policy guides the integration of biodiversity considerations into project planning and execution, including the identification of biodiversity-related risks and opportunities and the consideration of ecosystem services at project sites. This is supported by compliance with applicable regulatory requirements, including the Town and Country Planning Act and the Environmental Quality Act 1974, and alignment with the Group's Environmental Policy, the Kunming–Montreal Global Biodiversity Framework and relevant United Nations Sustainable Development Goals.

Oversight rests with Senior Management through the Planning Department, which integrates biodiversity considerations into design and landscaping. Financial resources, including procurement of trees and plants, are incorporated into development budgets. Performance is monitored annually through indicators such as the number of trees planted and the inclusion of species of conservation importance. A previous target to increase high-conservation-value tree species by 5% was achieved and retired, with new targets currently under review.

In FY2025, in conjunction with World Sustainability Day, the Group undertook a mangrove planting programme in collaboration with Persatuan Aktivis Sahabat Alam (KUASA) at Changkat Keruing, Perak. The initiative involved participation from students from SMK Pantai Remis and SMJK Ayer Tawar, alongside members of the Board, employees and local community representatives, with a total of 300 trees planted. This contributes to coastal ecosystem restoration while supporting community engagement in environmental conservation.



Mangrove Planting at Changkat Keruing, Perak

SUSTAINABILITY STATEMENT

Tree-Planting Initiative

In FY2025, the Group continued to enhance green spaces across its developments through ongoing tree-planting initiatives. A total of 33,254 trees comprising diverse species were planted across several townships, including BBSAP, Lagenda Aman, Lagenda Teluk Intan, Darulaman Lagenda, Residensi Bidoria, Lagenda Suria and Puncak Warisan.

	FY2023	FY2024	FY2025
Number of Trees Planted			
Cumulative number of trees planted at our townships	27,337	29,052	33,254
Number of trees planted by year	3,369	1,715	4,202
Number of Trees Planted as categorised based on the International Union for Conservation of Nature Red List (IUCN Red List)			
Endangered species	0	0	277
Vulnerable species	1,454	288	349
Low Risk: Conservation Department	0	497	230
Native species	N/A	1,099	3,346

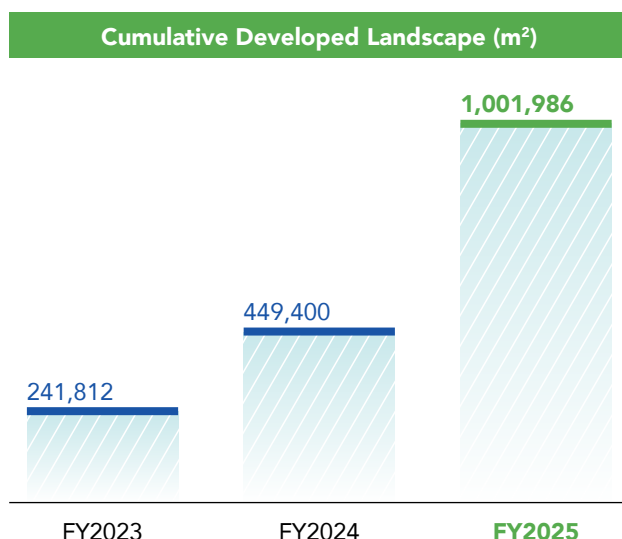
Balancing Nature and Development

Before commencing any development, Lagenda undertakes site assessments to support responsible land-use planning and minimise environmental impact throughout the project lifecycle. These assessments inform decision-making and help identify opportunities to reduce potential impacts on surrounding ecosystems.

Development is primarily undertaken on previously cleared or underutilised land, such as monoculture plantations with relatively low biodiversity value. Land selection prioritises areas requiring minimal environmental intervention, with conversion limited to non-primary forests or unproductive land, thereby avoiding areas of high conservation value and reducing biodiversity loss.

In FY2025, the Group contributed to a cumulative total of 1,001,986 m² of green spaces across its townships, in line with state planning requirements mandating a minimum allocation of 10%. Through the introduction of landscaped areas, diverse plant species, and green spaces within townships, Lagenda contributes to the protection and restoration of functional habitats within developed areas, enhancing local ecological value over time.

As part of its continuous improvement efforts, the Group is establishing a dedicated database to track, monitor, and manage landscaped and green areas across developments, strengthening oversight and supporting more consistent biodiversity and land-use reporting in future years.



QUICK FACT

Scattered across the Group's townships, 256 Bungor Langkawi (*Lagerstroemia langkawiensis*), an Endangered species under the IUCN Red List, bloom in soft hues of pink to purple, adding a distinctive charm to the landscape.

Beyond their beauty, these trees quietly support local biodiversity, offering pockets of habitat within our townships and reflecting how nature is thoughtfully woven into everyday living.

SUSTAINABILITY STATEMENT

Social Accountability

Material Matters

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

Key Stakeholders

People sit at the heart of the Group's long-term success. Through the Social pillar, Lagenda focuses on nurturing a respectful and inclusive workplace, supporting employee well-being and contributing positively to the communities it serves. By promoting fair practices, meaningful engagement and shared growth, the Group seeks to strengthen social outcomes while building lasting relationships that support a more resilient and inclusive future.



SUSTAINABILITY STATEMENT

Occupational Health and Safety (OHS)

Occupational health and safety (OHS) is a core priority for Lagenda, reflecting the Group's responsibility to protect the wellbeing of employees, contractors and other stakeholders. Given the nature of the Group's activities, particularly in property development and construction-related environments, Lagenda adopts a proactive, risk-based approach to preventing workplace accidents, injuries and occupational illnesses.

This approach is guided by applicable Malaysian legislation, including the Occupational Safety and Health Act 1994, the Employment Act 1955, and relevant Construction Industry regulations, as well as internal OHS policies, protocols and guidelines. These policies apply across the Group and extend to contractors and subcontractors operating at Lagenda's sites, ensuring consistent safety expectations throughout our operations.

The Group aims to maintain zero workplace fatalities and lost time injuries annually by strengthening its occupational health and safety management systems. This includes regular risk assessments, ongoing safety training, strict adherence to site safety procedures and continuous monitoring of safety performance.

Occupational Health and Safety Management

Lagenda has established an OHS management framework that integrates governance oversight, operational controls and continuous improvement. Oversight of OHS matters rests with the Safety Lead, with regular updates provided to Management and the Board to ensure accountability, compliance and performance monitoring. Employee involvement also forms an important part of the Group's safety culture. Management engages with employees and worker representatives on health and safety matters through discussions, site briefings and consultations as part of the risk identification and assessment process.

The Group operates in accordance with its Safety Policy, the Hazard Identification, Risk Assessment and Risk Control (HIRARC) process, and the QMS ISO 9001:2015 under the General Site HSE Management Procedure. In addition to this, resources are allocated to support effective OHS implementation, including trained health, safety, and environment (HSE) personnel, trained emergency responders, and financial investment in safety training, audits, monitoring activities, and personal protective equipment.

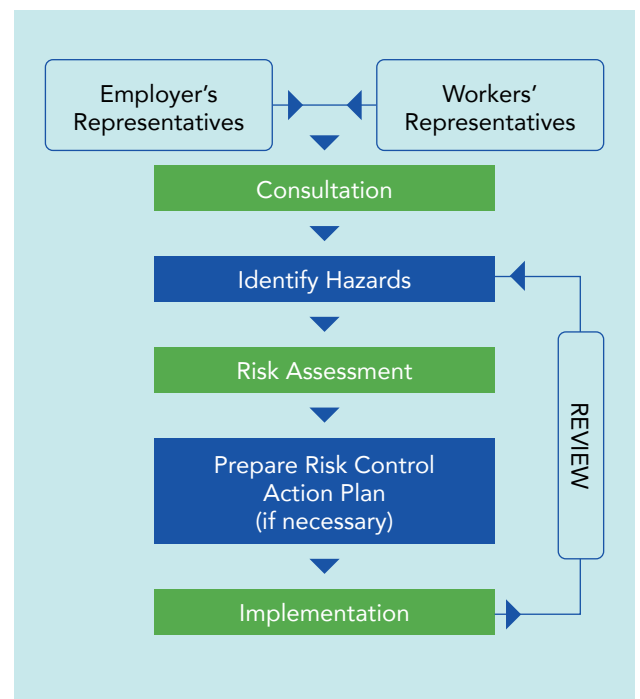
Risk Identification and Incident Management

Lagenda's HIRARC process works to proactively manage workplace safety risks across both existing operations and new projects. This process involves work classification, consultation with employer and worker representatives, hazard identification, risk assessment, development of risk control action plans, implementation and periodic review.

The application of HIRARC to new projects and operational changes enables early identification and mitigation of emerging risks before commencement of activities. Risk controls include engineering measures, administrative controls, safe work procedures and the use of personal protective equipment, particularly for higher-risk activities such as construction works and machinery operation.

Incident investigations also form a critical component of Lagenda's OHS framework. All incidents, near-misses and safety-related events are required to be reported promptly. Upon receipt of an incident report, HSE personnel respond and report the incident to Management within 12 hours. Investigations are conducted using a standard Incident Investigation Form, reviewed and verified by a Project Manager or higher authority. Investigation reports are submitted for final review and cases are closed within 96 hours, subject to justified extensions. Corrective and preventive actions arising from investigations are implemented to address root causes and reduce the likelihood of recurrence, with lessons learned shared internally.

Incidents involving fatalities or serious injuries are reported to the Department of Occupational Safety and Health (DOSH) in accordance with statutory requirements.



SUSTAINABILITY STATEMENT

OHS Training and Performance

OHS training is a key pillar of Lagenda’s safety management approach. Employees, contractors and site personnel receive health and safety training appropriate to their roles, covering safe work practices and hazard management, including working at height, scaffolding, lifting operations, machinery use, fire and emergency response, chemical handling and electrical safety, with strong emphasis on proper use and inspection of personal protective equipment (PPE). In FY2025, an average of 32 hours of OHS training were delivered to all site employees.

Safety awareness is further reinforced through internal communication channels, site briefings and ongoing safety campaigns, promoting shared responsibility and proactive hazard reporting.

	FY2023	FY2024	FY2025
Number of Site Employees Trained on Health and Safety Standards	N/A	N/A	951
Average Training Hours	26	25	32

Internal communication platforms, including the use of the #safety4all hashtag, as well as periodic housekeeping activities at worksites work to eliminate hazards and maintain a safe working environment. The Group also engages with external authorities, including DOSH and CIDB, through seminars and briefings to enhance regulatory awareness and strengthen safety competencies, as well as hosts celebrations for zero LTIs.



Lagenda believes that safety achievements should not only be monitored, but also recognised and celebrated. In FY2025, in conjunction with Global Safety Day, the Group marked the achievement of two million man-hours without a lost time injury at the BBSAP project site. This milestone reflects the collective discipline, commitment and vigilance of employees, contractors and site teams in upholding safe work practices every day. The achievement was further complemented by the rollout of workplace safety awareness videos to reinforce a strong safety culture across operations.



Anchored by our motto, “**Safety First**”, the Group continues to uphold safety as a shared responsibility through disciplined monitoring, benchmarking and compliance with internal and regulatory requirements

SUSTAINABILITY STATEMENT

Health and safety performance is assessed against previously established OSH targets, and benchmarking exercises are conducted to compare performance against industry standards.

Across all active sites (100% coverage) in FY2025, Lagenda achieved 0 reported incidents and 0 non-compliance with OSH policies and standards, reflecting the effectiveness of its risk management framework, proactive mitigation measures, and continuous monitoring.

OHS Performance Data	FY2023	FY2024	FY2025
Total Manhours Worked (Hours)	2,339,272	2,736,560	2,555,129
Number of Lost Time Incidents for Employees and Contractors	0	0	0
Lost-time Incident Rate (LTIR) for Employees and Contractors	0	0	0
Injury Rate (including fatalities)	0	0	0
Fatality Rate	0	0	0
Number of work-related fatalities (Employees)	0	0	0
Number of work-related fatalities (Contractors)	0	0	0
Number of recordable work-related injuries	0	0	0
Unsafe Act Unsafe Condition (UAUC)	60	55	212

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

Lagenda continues to evaluate opportunities to enhance OHS governance through independent verification and alignment with recognised safety management standards, including ISO 45001 and OHSAS 18001 where applicable, to support consistent and effective safety practices across its operations.

Fair Labour Practices and Human Rights

Lagenda is committed to upholding human rights and fair labour practices across its operations, recognising that respect for human dignity, ethical employment standards and responsible workplace practices is fundamental to long-term organisational sustainability. The Group's approach is anchored by its Human Rights Policy and related employment policies, which are aligned with applicable Malaysian laws and internationally recognised human rights and labour standards, including:

- United Nations Universal Declaration of Human Rights
- International Labour Organization Declaration on Fundamental Principles and Rights at Work
- United Nations Global Compact Principles on Human Rights
- United Nations Guiding Principles on Business and Human Rights
- Industrial Relations Act 1967
- Employment (Amendment) Act 2022
- Occupational Safety and Health (Amendment) Act 2022
- Children and Young Persons (Employment) Act 1966

The Group maintains a zero-tolerance approach towards child labour, forced labour, discrimination, bullying and harassment. Employment practices are governed by strict compliance with minimum age requirements, lawful working conditions, and voluntary employment principles, supported by internal controls across recruitment, onboarding, and workforce management processes. There were zero substantiated incidents of child or forced labour reported during the year.

Number of substantiated complaints concerning human rights violations

FY2025:	FY2024:	FY2023:
0	0	0

Number of labour rights violations

FY2025:	FY2024:	FY2023:
0	0	0

SUSTAINABILITY STATEMENT

Lagenda promotes equal opportunity and fair treatment in all employment-related decisions, without discrimination on the basis of race, religion, gender, age, sexual orientation, physical abilities or nationality. These principles are communicated through internal policies, employee briefings and management oversight mechanisms. The Group respects employees' rights to freedom of association and collective bargaining in accordance with local laws and encourages constructive engagement between employees, their representatives and management. Working hours and overtime practices are managed in line with statutory requirements, with periodic reviews to support employee wellbeing and prevent excessive working hours. Labour-related risks are considered as part of operational oversight for both existing operations and new projects under the Group's ERM framework, enabling early identification of potential labour issues and the implementation of appropriate mitigation measures.

Reporting and Remediation

The Group has established mechanisms to enable the confidential reporting of workplace concerns, including bullying, harassment and labour-related issues, through its whistleblowing framework. All reports are handled discreetly and investigated in accordance with internal procedures, with corrective actions implemented where required. A formal whistleblowing policy, approved by the Board, is communicated to employees and relevant stakeholders while practicing our core values of Trust, Integrity, Empathy and Resilience (T.I.E.R) throughout all business activities, ensuring integrity, awareness and accountability.

Managers and supervisors receive guidance on handling workplace conduct matters appropriately to ensure consistent and timely resolution. The Group will continue to monitor compliance with labour standards and human rights requirements and take corrective action where non-compliance is identified, supporting continuous improvement in labour practices and governance.

Gender Diversity, Equity and Inclusion

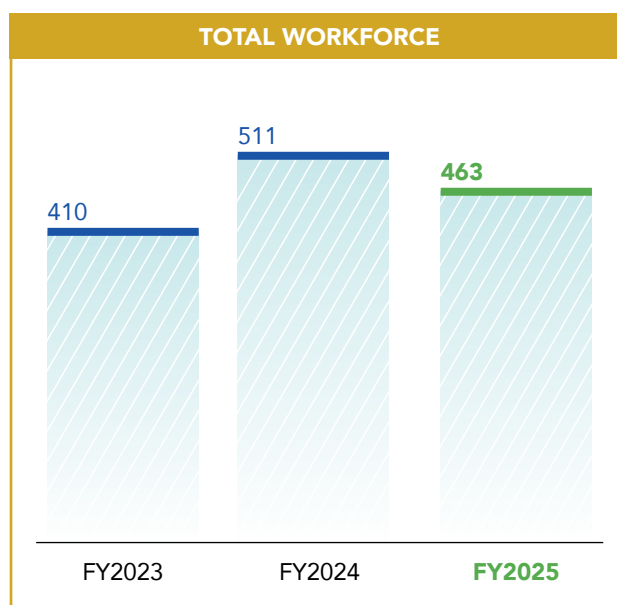
Lagenda recognises that a fair and inclusive workplace is essential to sustaining a motivated workforce and supporting long-term organisational performance. Our approach to diversity, equity and inclusion (DEI) continues to focus on ensuring that employment practices are applied consistently and without bias.

The Group's DEI practices are embedded within our Human Rights and Employment Policies and are implemented in line with applicable labour laws and regulatory requirements. Discrimination in any form is not tolerated, and employment-related decisions are made based on merit and role requirements. These principles apply across the workforce, irrespective of race, religion, gender, age, sexual orientation, physical ability or nationality.

Gender diversity remains a key consideration within our broader DEI framework. Beyond maintaining a minimum threshold of female representation, the Group continues to monitor gender composition across functions and employment levels to ensure balanced participation and equitable access to career development opportunities. As at FY2025, female employees accounted for 53% of Lagenda's total workforce.

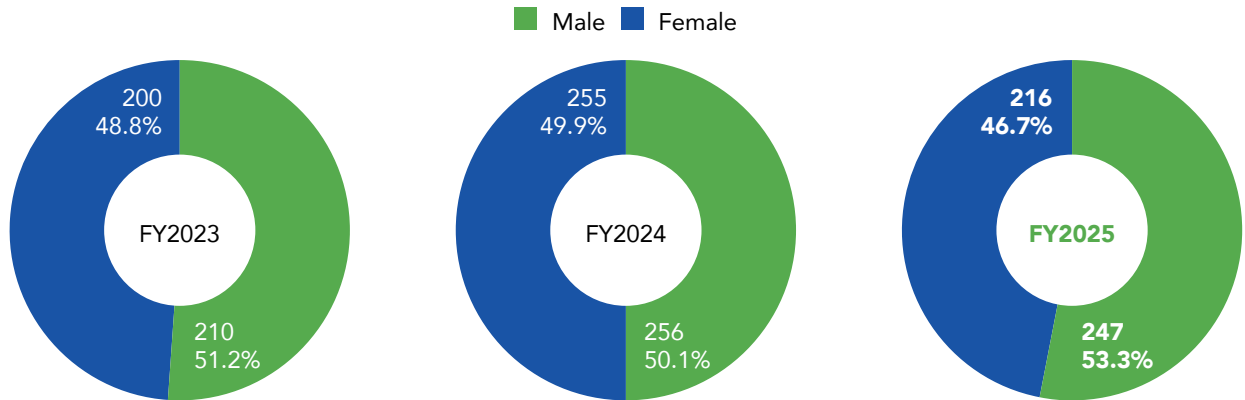
In FY2025, Lagenda's workforce comprised 463 employees, comprising entirely of local nationals. Permanent employees represented 68% of total headcount, providing stability across core business functions.

The Group remains attentive to inclusivity across different age groups and physical abilities and continues to assess practical measures to support an accessible and supportive working environment including fair recruitment and anti-discrimination initiatives.



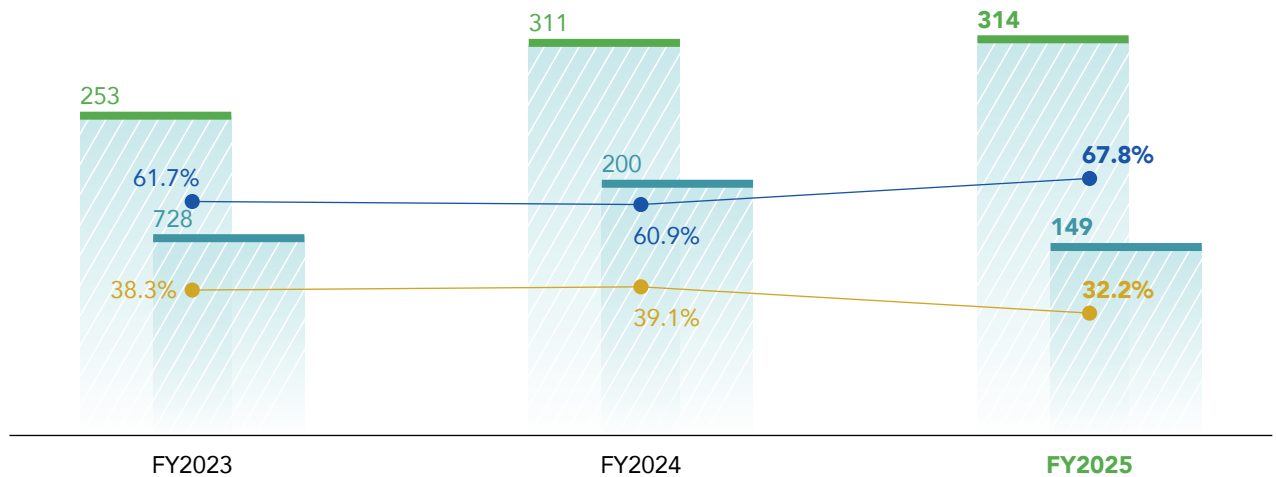
SUSTAINABILITY STATEMENT

WORKFORCE BY GENDER



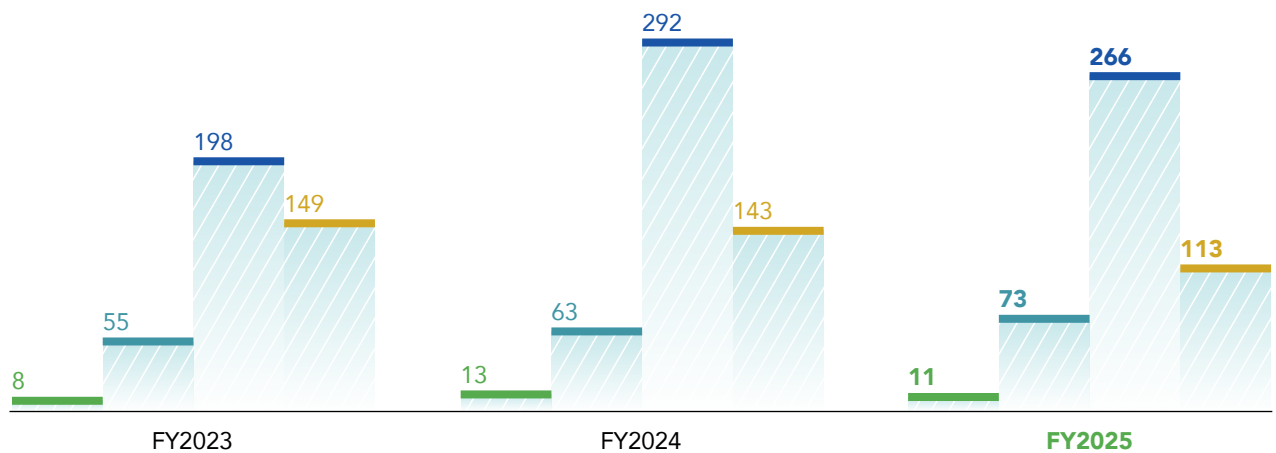
WORKFORCE BY EMPLOYEE TYPE

■ Permanent Employee ■ Temporary Employee ■ Permanent Employee % ■ Temporary Employee %



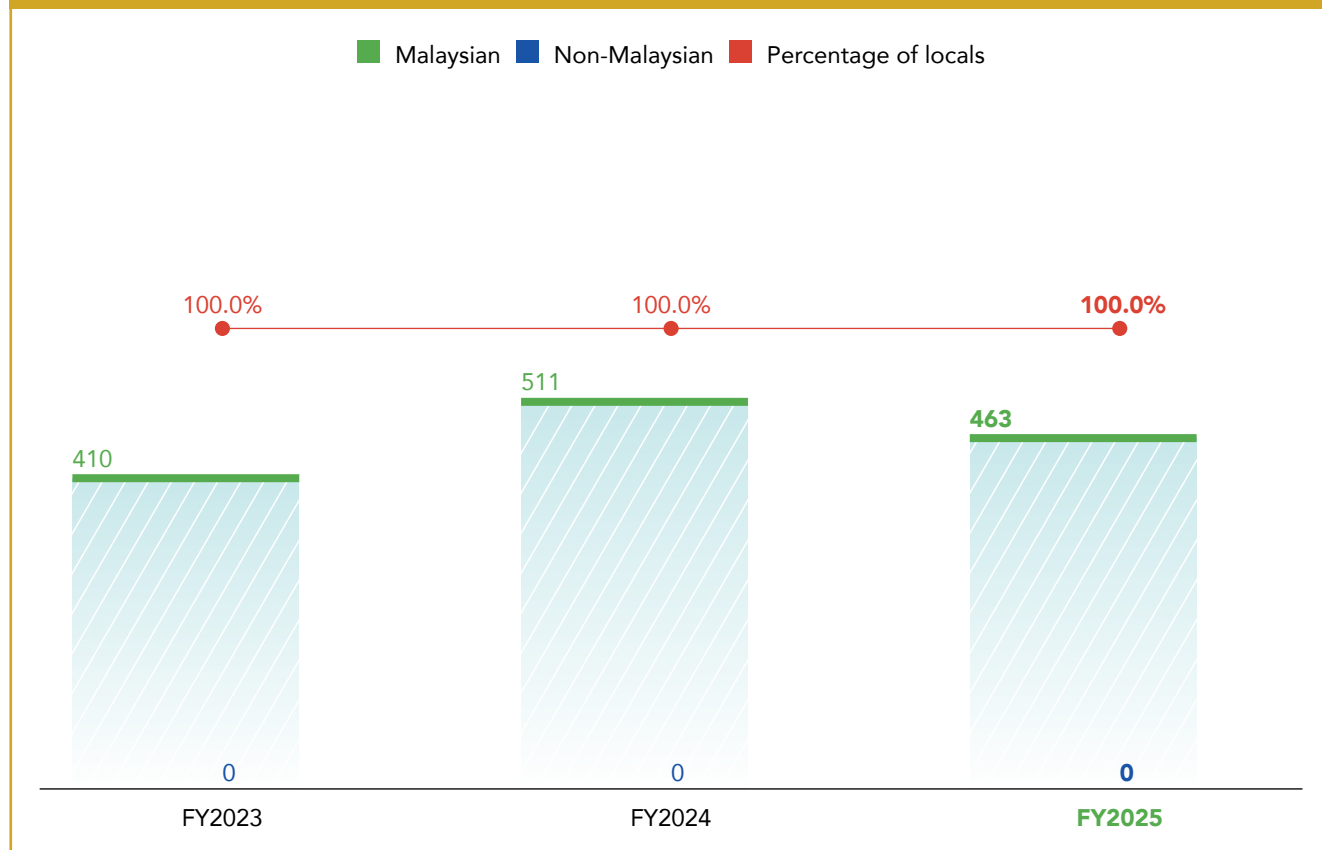
BREAKDOWN BY EMPLOYEE CATEGORY

■ Senior Management ■ Management ■ Executive ■ Non-Executive

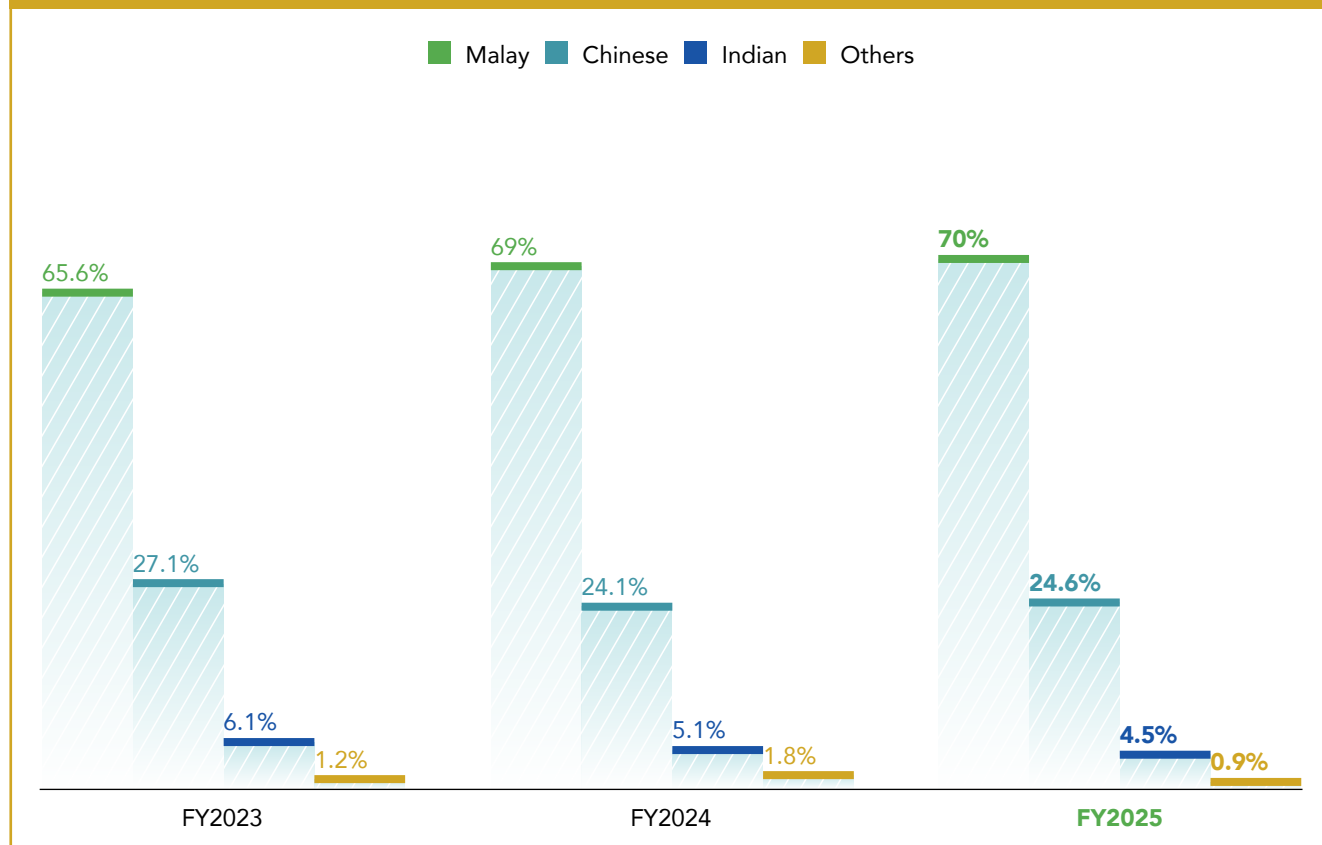


SUSTAINABILITY STATEMENT

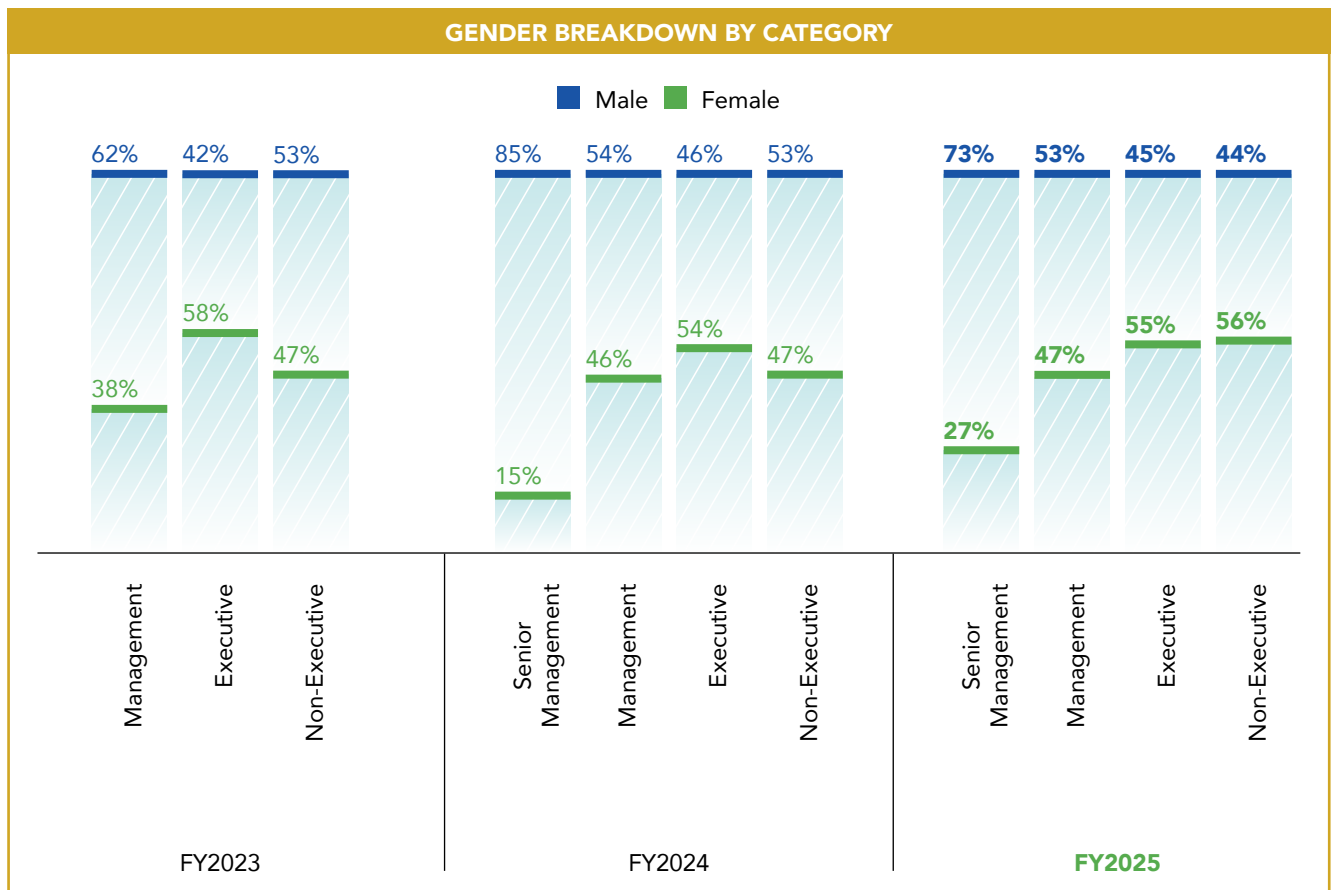
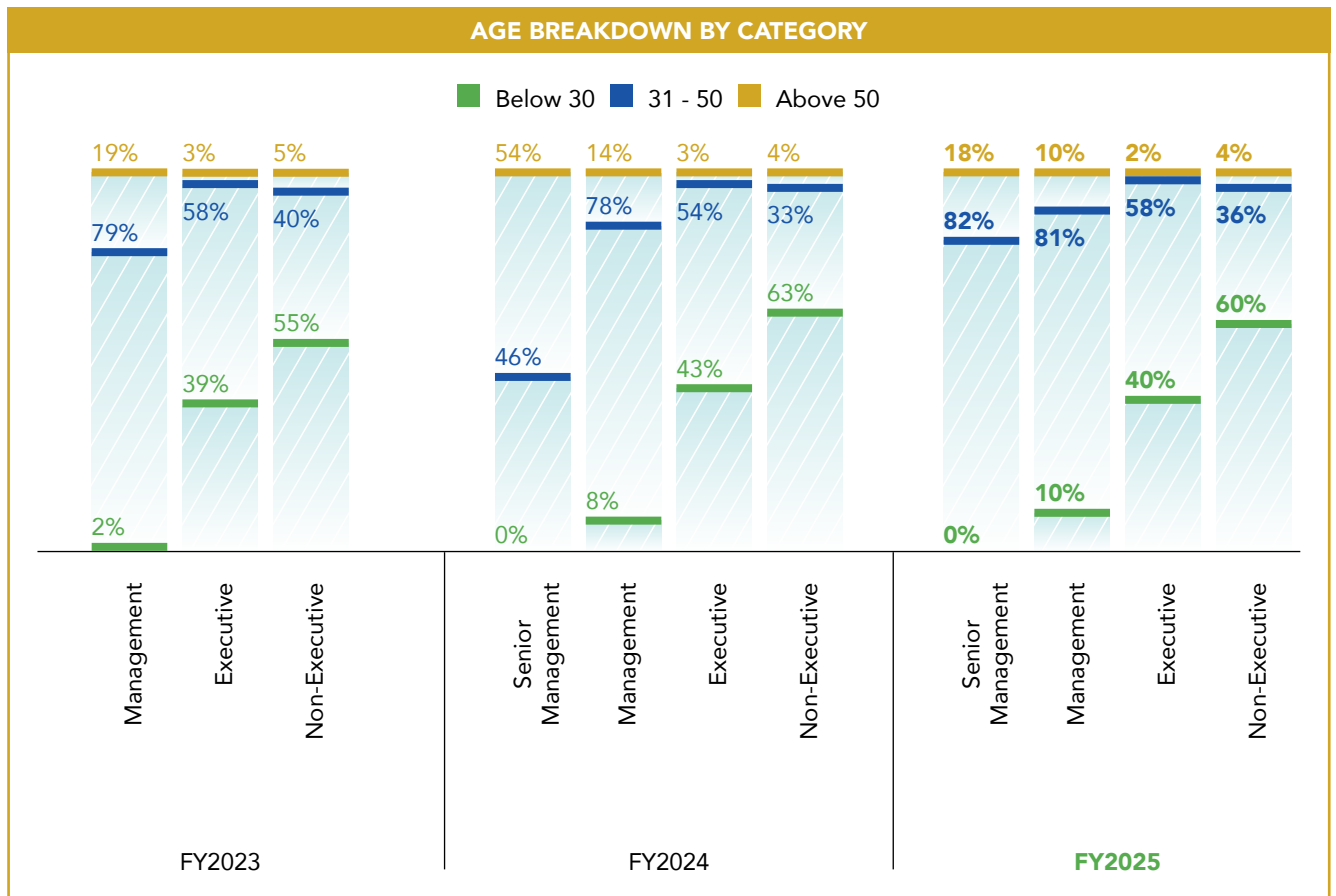
WORKFORCE NATIONALITY



LOCAL WORKFORCE BY ETHNICITY



SUSTAINABILITY STATEMENT



SUSTAINABILITY STATEMENT

Employee Development

Building on our commitment to DEI, Lagenda places strong emphasis on developing and empowering our people through continuous learning and capability-building. Accordingly, our employee development initiatives are designed to support fair access to training, career progression and leadership development across all levels of the organisation.

Training and Development

Lagenda views continuous learning as a strategic enabler of workforce stability and long-term performance. To support structured skills development, the Group contributes annually to the Human Resource Development Corporation (HRD Corp), enabling employees to access a range of work-related training programmes without direct cost. In addition, Lagenda allocates internal resources to support upskilling initiatives such as seminars, workshops, professional certifications and relevant educational programmes. These initiatives are designed to enhance both technical competencies and soft skills across operational, executive and management levels.

In FY2025, employees participated in structured training programmes spanning regulatory compliance, occupational safety and health, technical and professional certifications, as well as leadership and talent development initiatives, supporting capability enhancement across all levels of the organisation.

The effectiveness of training programmes is monitored through post-training evaluations conducted via employee feedback mechanisms. This process enables the Group to assess training relevance, delivery quality and overall learning outcomes, and informs refinements to future programmes to ensure alignment with employee needs and organisational priorities.

During FY2025, the Group invested approximately RM128,528.96 in training and development initiatives, delivering a total of 2664.5 training hours. This reflects a continued focus on expanding learning opportunities across the organisation, with increased emphasis on leadership and capability development for executive and management-level employees to support long-term organisational sustainability.

	FY2023	FY2024	FY2025
Total Training Hours as a Group	522 Hours	644 Hours	2,664.5 Hours
Total Training Spend (RM)	RM53,478	RM89,007	RM128,528.96
Total Training Hours per Business Unit	65 hours	64 hours	266.45 Hours
Total Training Spend per Business Unit	RM6,684.75	RM8,900.7	RM12,852.90
Number of Employees Attended Training	37	106	199
Average Training Hours Per Employee	14.10 Hours	6.07 Hours	13.39 Hours
Average Training Days Per Employee	0.97	0.68	1.72
Average Training Spend per Employee	RM1445.35	RM839.68	RM646.37

	FY2023	FY2024	FY2025
Average Training Hours			
Male	4.16	11.5	16.51
Female	8.72	12.88	11.16
Total Number of Employees Attended Training			
Male	18	56	83
Female	19	50	116

SUSTAINABILITY STATEMENT

	FY2023	FY2024	FY2025
Average Training Hours			
Senior Management	N/A	18	19
Management	11.46	15.27	12.82
Executive	12.56	14.07	14.15
Non-Executive	9	12	10.73
Total Training Hours			
Senior Management	N/A	18	57
Management	149	504	615.5
Executive	289	943	1,670
Non-Executive	9	72	322

Hiring and Attrition

Lagenda adopts fair, transparent and merit-based hiring practices to attract talent aligned with the Group's operational needs, values and long-term growth objectives. Our recruitment processes are designed to support workforce diversity, ensure equitable access to employment opportunities and build a pipeline of capable employees across key functions and levels.

To ensure a seamless integration of new employees, Lagenda implements a structured onboarding programme that familiarises hires with the Group's culture, policies, and operational procedures. This includes orientation sessions to accelerate productivity and engagement.

Alongside talent acquisition, the Group actively monitors employee attrition to better understand workforce stability and retention trends, with emphasis on fostering a supportive and inclusive working environment that encourages engagement, capability development and longer-term retention while recognising that workforce movements form a natural part of business operations. In doing so, the Group maintains a formal exit process that ensures knowledge transfer, captures feedback through exit forms, and supports departing employees with necessary administrative and compliance procedures. This helps maintain strong employer-employee relationships throughout the employment lifecycle.

During FY2025, the Group hired 171 new employees and recorded 191 employee turnovers.

New Hires			
Year	FY2023	FY2024	FY2025
Total New Hires	141	126	171
Gender			
Male	80	65	83
Female	61	61	88
Age			
≤ 30 years old	70	67	80
31-50 years old	67	52	84
51-64 years old	4	7	7
≥65 years old	0	0	0

SUSTAINABILITY STATEMENT

New Hires by Employee Category by Number & Percentage			
Year	FY2023	FY2024	FY2025
Senior Management	N/A	3 (2%)	1 (1%)
Management	N/A	8 (6%)	28 (16%)
Executive	N/A	80 (62%)	98 (57%)
Non-Executive	N/A	38 (30%)	44 (26%)

Employee Turnover by Gender and Age			
Year	FY2023	FY2024	FY2025
Total Turnover	128	158	191
Gender			
Male	54	69	104
Female	74	89	87
Age			
≤ 30 years old	60	71	77
31-50 years old	62	80	98
51-64 years old	5	7	16
≥65 years old	1	0	0

Employee attrition during the year primarily reflected a combination of normal workforce movements, including voluntary resignations, completion of project-based roles and performance-related exits. The Group also experienced workforce adjustments arising from operational requirements and role realignments in certain business units. Lagenda continues to monitor attrition trends by function and employment level to identify retention risks early and to inform targeted engagement, development and workforce planning initiatives.

Through ongoing monitoring of hiring and attrition patterns, headcount movements and employee composition, the Group seeks to maintain workforce stability while ensuring sufficient talent capacity to support business continuity, operational effectiveness, and long-term value creation.

Employee Turnover by Employee Category by Number & Percentage			
Year	FY2023	FY2024	FY2025
Senior Management	7 (5%)	2 (1%)	7 (4%)
Management		8 (5%)	17 (9%)
Executive	57 (45%)	90 (57%)	112 (59%)
Non-Executive	64 (50%)	58 (37%)	55 (28%)

SUSTAINABILITY STATEMENT

Employee Benefits and Engagement

Lagenda recognises that competitive benefits and meaningful employee engagement are essential to attracting, motivating, and retaining talent. The Group's employee benefits framework is designed to support employees' financial security, wellbeing and work-life balance, while reinforcing a positive and inclusive workplace culture. Engagement initiatives and benefits are reviewed periodically to ensure continued relevance, fairness and alignment with organisational needs.

 Insurance • Group Personal Accident • Group Hospitalisation and Surgical	 Medical Benefit • Outpatient (Extended to family members) • Optical • Dental • Health Screening • Executive Medical Checkup
 Leave • Annual Leave • Medical, Prolonged Illness and Hospitalisation • Marriage • Maternity and Paternity • Compassionate • Emergency • Examination • Natural Disaster	 Allowances and Subsidies • Childcare Support • Business Travel Allowance • Resettlement Allowance • Accommodation and Transport Allowance • Handphone Allowance • License Reimbursement • Outstation Allowance • Professional Membership Reimbursement • Fixed Allowance
 Others	• Annual Increment • Performance-based Bonus • Compassionate Gift • Marriage Gift • Long Service Award • Flexible Working Hours • Company Retreats/Activities • Wellness Programmes • Shuttle Car Service • Parking Facilities

Salary and Remuneration

Lagenda adheres to all applicable Malaysian employment laws and regulations governing remuneration, including statutory requirements on minimum wage, working hours, overtime compensation, and employee benefits. The Group ensures that all employees are compensated in compliance with prevailing minimum wage requirements and applicable labour legislation, ensuring the provision of a supportive living wage.

Beyond statutory compliance, Lagenda adopts a structured and equitable remuneration framework guided by role scope, responsibilities, performance, and market benchmarks. The Group is committed to fair pay practices and applies the principle of equal pay for equal work, ensuring that employees performing roles of similar scope and responsibility are remunerated without discrimination. These principles are embedded within the Group's employment policies and remuneration practices.

SUSTAINABILITY STATEMENT

Salaries and benefits are reviewed periodically to support workforce stability, talent retention and organisational sustainability. Overtime is remunerated in accordance with statutory requirements, and remuneration decisions are subject to management oversight to ensure consistency and fairness across the organisation.

In FY2025, the Group incurred RM41.6 million in employee-related remuneration, comprising salaries, bonuses and benefits.

	FY2023	FY2024	FY2025
Total payments made to employees in terms of salaries, bonuses and benefits	26,910,564.27	34,819,390.92	41,601,238.67
Total statutory payments made for employees' retirement benefits (EPF)	7,554,949.00	9,048,575.00	11,468,639.00
Total payments in medical insurance (SOCISO) for employees	376,191.35	466,859.10	524,126.10

Parental Leave

The Group recognises the importance of supporting employees through different life stages and family responsibilities. Lagenda provides parental leave benefits in accordance with applicable labour laws and seeks to foster a supportive environment that enables employees to balance work and family commitments.

In FY2025, parental leave benefits were utilised by 34 employees, comprising 20 maternity and 14 paternity cases.

	FY2023	FY2024	FY2025
Number of employees entitled to Parental Leave	437	515	283*
Number of employees who utilised Paternity Leave	5	11	14
Number of employees who utilised Maternity Leave	6	20	20

* The reporting approach has been revised compared to the previous financial year. For FY2025, the coverage applies to married staff only.

	FY2023	FY2024	FY2025
Return To Work Rates			
Male	N/A	100%	100%
Female	N/A	85%	100%
Retention Rates			
Male	N/A	100%	100%
Female	N/A	95%	100%

SUSTAINABILITY STATEMENT

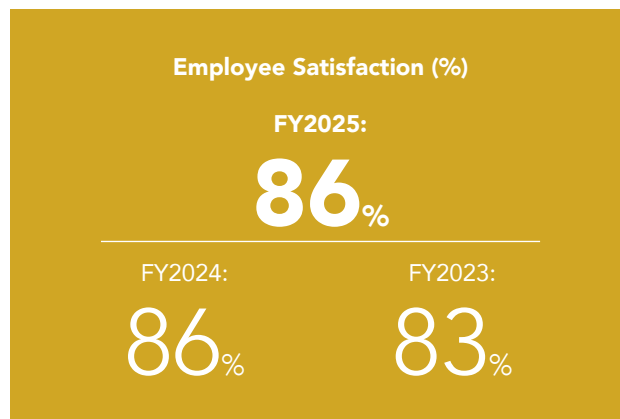
Employee Satisfaction and Engagement

Lagenda places strong emphasis on fostering a supportive and inclusive work environment that values employee wellbeing, personal development, and open communication. By actively listening to employee feedback and encouraging participation across the organisation, Lagenda aims to build a motivated workforce aligned with the Group's values and business objectives.

Regular employee satisfaction surveys are conducted to better understand workforce sentiment, identify areas for enhancement and inform targeted people management initiatives. Survey outcomes are reviewed by management and used to guide improvements in workplace practices, engagement programmes, and employee support measures.

The Group is committed to conducting at least 5 employee engagement initiatives annually, recognising that an engaged workforce contributes to improved retention, higher productivity and stronger organisational culture.

In FY2025, the following initiatives were implemented to strengthen engagement, promote wellbeing and enhance internal connectivity across the organisation:



1. Internal Communication and Information Sharing

The Group leverages digital internal communication platforms, including Viva Engage, to facilitate timely dissemination of information on company programmes, initiatives and updates. New employees are introduced to the Group's policies, values and expectations during induction, while existing employees are informed of policy or procedural changes at least seven days in advance to ensure transparency and alignment.

In July 2025, the Trust, Integrity, Empathy and Resilience (T.I.E.R.) core values were introduced during a townhall attended by Management and team leaders. The session aimed to foster engagement, strengthen commitment to our core values and enhance alignment with the Group's business direction, while emphasising unity and the vital role of our people in driving success.

2. Wellbeing and Healthy Lifestyle Initiative

Lagenda continues to support employee wellbeing by promoting healthy lifestyle practices. During the year, initiatives such as wellness challenges and health awareness sessions were conducted to encourage physical activity, balanced nutrition and overall wellbeing, fostering healthier habits while strengthening employee participation and morale.

In October 2025, in conjunction with World Mental Health Day, the Group organised a mental health workshop in collaboration with MiCare. The programme featured interactive activities, including mandala colouring sessions, which allowed employees to engage in mindful and relaxing practices to reduce stress and enhance emotional well-being, while gaining practical tools to manage stress, build resilience, and contribute to a supportive workplace culture.

3. Sports and Recreational Activities

The Group's Sports and Recreational Club plays an active role in promoting social interaction and teamwork outside of formal work settings. Activities such as group sports sessions and recreational events provide employees with opportunities to build relationships, strengthen collaboration and enhance team cohesion.

4. Company-wide Recognition and Appreciation

Lagenda's Annual Dinner remains a key engagement platform to recognise employee contributions, celebrate achievements and reinforce a shared sense of belonging. The event provides an opportunity for employees across business units to connect, fostering camaraderie and organisational pride.

5. Festive Celebrations and Inclusive Activities

To promote inclusivity and cultural appreciation, the Group organises festive celebrations and informal engagement activities throughout the year. These include celebrations of key cultural festivals, employee birthday recognitions and other team-based initiatives designed to strengthen interpersonal connections and workplace morale.

SUSTAINABILITY STATEMENT

Community Outreach

Lagenda recognises that long-term business sustainability is closely linked to the wellbeing of the communities in which we operate. As a property-focused group with developments embedded within local townships, Lagenda's approach to community engagement goes beyond ad hoc contributions and focuses on building trust, maintaining positive relationships, and responding meaningfully to local needs. Community investments are guided by clear principles to ensure alignment with the Group's business activities, stakeholder expectations and broader social impact considerations.

Welfare and Social Assistance: Supporting individuals and communities facing hardship through targeted assistance during emergencies and periods of need.

Cultural Community Engagement: Strengthening community relationships by supporting cultural, festive and religious activities that promote inclusivity and social cohesion.

Public Institutions and Social Impact: Building constructive partnerships with local authorities and public institutions to support community services and the local operating environment.

Sports and Youth Development: Encouraging healthy lifestyles, youth participation and community engagement through support for sports, recreational and scholarship initiatives.

Community engagement efforts are structured around four key areas that reflect both the needs of the communities and Lagenda's role within the local operating environment. These areas provide a consistent framework for planning, implementing, and reviewing community initiatives across the Group, while allowing flexibility to respond to site-specific circumstances and emerging community priorities. Lagenda also encourages employee volunteerism in community initiatives, recognising that employee participation can enhance the effectiveness and authenticity of community engagement efforts. These include, but are not limited to, environmental activities such as mangrove planting programmes, as well as social initiatives supporting underprivileged groups. One notable effort is the launch of The Book Corner, a community library initiative that promotes literacy and knowledge sharing by providing donated books to local communities. Through these programmes, employees can contribute meaningfully to environmental conservation and social development.

Together, these efforts reflect Lagenda's commitment to being a responsible corporate citizen and a trusted partner of the communities that it operates within, supporting both immediate social needs and long-term community resilience. In FY2025, Lagenda contributed a total of RM467,449 towards community-related initiatives, spanning approximately 37 activities across multiple locations.

Total Amount Invested in the Community

Year	FY2023	FY2024	FY2025
Amount	RM277,689	RM263,367	RM467,449



SUSTAINABILITY STATEMENT

Welfare and Social Assistance

Flood relief

Contribution to 25 households in Taman YPJ affected by flooding in connection with the Kota Tinggi Project.

Contribution for Flood Relief in Pahang – Bebar Area, Pekan, and Inderapura Area, Kuantan, Pahang.



Support for bereaved and affected families in need

In a time of loss, we stood alongside the family of the late Mohd Pozli Bin Jaudin, an LTI homebuyer and FRU personnel, by providing support following a fatal accident in Teluk Intan.

Contribution to the family of Mr. Hidayat & Mrs. Nurul Ain Fathin, an LTI homebuyer with a sick child.



Education support

Cash Voucher Contribution for the Back-to-School Programme in the Sungai Rapat Area, facilitated through Sungai Rapat ADUN Service Centre, Ipoh, Perak

Contribution of Cash Vouchers for the Back-to-School Programme for children of Kelab Anggota Bahagian Dewan Negeri Dan Majlis Mesyuarat Kerajaan Negeri Perak (Kelab MEKAR).

Contribution to Majlis Agama Islam & Istiadat Perak



SUSTAINABILITY STATEMENT

Cultural Community Engagement

Chinese New Year community support

Distribution of 300 food boxes to low-income residents in Kulim, Kedah, and 300 boxes of Mandarin oranges in Ipoh (Teja) and Gopeng during the 2025 Chinese New Year celebrations.



Hari Raya Aidilfitri and AidilAdha engagements

Contributions towards Hari Raya Aidilfitri celebrations in Kampung Batu 3, Tapah alongside the Deputy Prime Minister of Malaysia, as well as the donation of sacrificial cows for community distribution in conjunction with Hari Raya AidilAdha 2025.

Deepavali donations

Contribution to the purchase of 20 hampers in conjunction with the Deepavali celebration for the Manjung & Setiawan districts.

Public Institutions and Social Impact

Public safety infrastructure support

Contribution towards renovation works at the Bukit Bedar Police Station, Kota Tinggi.

Operational support for a local authority

Contribution towards the purchase of a drone unit for the Kota Tinggi District Council to support operational activities.

Contribution for the purchase of 10 office chairs for the Ipoh District Police Headquarters – Patrol Unit.

Sports and Youth Development

School sports development

Contribution to the Kejohanan Olahraga Tahunan Sekolah Kebangsaan Paya Salak Kali ke 54 Tahun 2025.

Contribution for the purchase of jerseys and T-shirts to support the JHEAIK Football Team in preparation for participating in the National Religious Agencies Gathering at UiTM Skudai, Johor.

Fun Run & Walk 2025

Contribution to the Seri Pinang Fun Run & Walk for 2025.

Contribution to the Night Fun Run for Hilir Perak District Police Headquarters.

SUSTAINABILITY STATEMENT

SASB Disclosure Index

Real Estate / Home Builders

Topic	Code	Metric	Section Reference / Disclosures
Energy Management	IF-RE-130a.2	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity and (3) percentage renewable, by property sector	Energy, Emissions and Climate Resilience (page 59 - 64)
	IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property sector	
	IF-RE-130a.5	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	
Water Management	IF-RE-140a.2	(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property sector	Water Management (page 64 - 66)
	IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property sector	
	IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks	
Climate Change Adaptation	IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	Climate Resilience (page 62 - 64)
	IF-HB-420a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	
Land Use & Ecological Impacts	IF-HB-160a.2	Number of (1) lots and (2) homes delivered in regions with High or Extremely High Baseline Water Stress	N/A
	IF-HB-160a.3	Total amount of monetary losses as a result of legal proceedings associated with environmental regulations	RM 0
	IF-HB-160a.4	Discussion of process to integrate environmental considerations into site selection, site design and site development and construction	Landbank (page 54)
Workforce Health & Safety	IF-HB-160a.1	(1) Total recordable incident rate (TRIR) and (2) fatality rate for (a) direct employees and (b) contract employees	(1) 0 (2a ,b) 0
Design for Resource Efficiency	IF-HB-410a.3	Number of homes delivered certified to a third-party multi-attribute green building standard	N/A
Community Impacts of New Developments	IF-HB-410b.1	Description of how proximity and access to infrastructure, services, and economic centres affect site selection and development decisions	Landbank (page 54)

SUSTAINABILITY STATEMENT

GRI Content Index

Statement of use	Lagenda has reported the information cited in this GRI content index for the period 1 January 2025 to 31 December 2025 with reference to the GRI Standards.
GRI 1 used	GRI 1: Foundation 2021

GRI STANDARD	DISCLOSURE	LOCATION (PAGE)
GRI 2: General Disclosures 2021	2-1 Organisational details	About This Statement (page 29 - 30)
	2-2 Entities included in the organisation's sustainability reporting	
	2-3 Reporting period, frequency and contact point	
	2-5 External assurance	
	2-6 Activities, value chain and other business relationships	Stakeholder Engagement (page 37 - 39)
	2-7 Employees	Gender Diversity, Equity and Inclusion (page 76 - 79)
	2-8 Workers who are not employees	
	2-9 Governance structure and composition	Board of Directors (page 8 - 15)
	2-10 Nomination and selection of the highest governance body	
	2-11 Chair of the highest governance body	Sustainability Governance (page 44 - 45)
	2-12 Role of the highest governance body in overseeing the management of impacts	
	2-13 Delegation of responsibility for managing impacts	
	2-14 Role of the highest governance body in sustainability reporting	
	2-15 Conflicts of interest	Board of Directors (page 8 - 15)
	2-16 Communication of critical concerns	Whistleblowing Mechanism and Channels (page 48)
	2-17 Collective knowledge of the highest governance body	Board of Directors (page 8 - 15)
	2-18 Evaluation of the performance of the highest governance body	Sustainability Governance (page 44 - 45)
	2-19 Remuneration policies	Corporate Governance Overview Statement (page 108)
	2-20 Process to determine remuneration	
	2-22 Statement on sustainable development strategy	Our Approach to Sustainability (page 33 - 36)
	2-23 Policy commitments	
	2-24 Embedding policy commitments	
	2-25 Processes to remediate negative impacts	Whistleblowing Mechanism and Channels (page 48)
	2-26 Mechanisms for seeking advice and raising concerns	

SUSTAINABILITY STATEMENT

GRI STANDARD	DISCLOSURE	LOCATION (PAGE)
GRI 2: General Disclosures 2021	2-27 Compliance with laws and regulations	Corporate Governance and Anti-Corruption (page 46)
	2-28 Membership associations	Memberships of Associations (page 32)
	2-29 Approach to stakeholder engagement	Stakeholder Engagement (page 37 - 39)
GRI 3: Material Topics 2021	3-1 Process to determine material topics	Materiality Assessment (page 40 - 41)
	3-2 List of material topics	
	3-3 Management of material topics	
GRI 201: Economic Performance 2016	201-2 Financial implications and other risks and opportunities due to climate change	Climate Resilience (page 62 - 64)
GRI 204: Procurement Practices 2016	204-1 Proportion of spending on local suppliers	Supply Chain and Local Procurement (page 56)
GRI 205: Anti-corruption 2016	205-1 Operations assessed for risks related to corruption	Anti-Bribery and Anti-Corruption (page 47 - 48)
	205-2 Communication and training about anti-corruption policies and procedures	
	205-3 Confirmed incidents of corruption and actions taken	
GRI 301: Materials 2016	301-2 Recycled input materials used	N/A
GRI 302: Energy 2016	302-1 Energy consumption within the organisation	Energy Management (page 59 - 60)
	302-4 Reduction of energy consumption	
GRI 303: Water and Effluents 2018	303-1 Interactions with water as a shared resource	Water Management (page 64 - 66)
	303-5 Water consumption	
GRI 305: Emissions 2016	305-1 Direct (Scope 1) GHG emissions	Emissions Management (page 61)
	305-2 Energy indirect (Scope 2) GHG emissions	
	305-3 Other indirect (Scope 3) GHG emissions	
GRI 306: Waste 2020	306-2 Management of significant waste-related impacts	Pollution and Waste Management (page 67 - 68)
	306-3 Waste generated	
	306-5 Waste directed to disposal	
GRI 401: Employment 2016	401-1 New employee hires and employee turnover	Hiring and Attrition (page 81 - 82)
	401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	Employee Benefits and Engagement (page 83 - 84)
	401-3 Parental leave	

SUSTAINABILITY STATEMENT

GRI STANDARD	DISCLOSURE	LOCATION (PAGE)
GRI 403: Occupational Health and Safety 2018	403-1 Occupational health and safety management system	Occupational Health and Safety (page 73 - 75)
	403-2 Hazard identification, risk assessment, and incident investigation	
	403-4 Worker participation, consultation, and communication on occupational health and safety	
	403-5 Worker training on occupational health and safety	
	403-7 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	
	403-8 Workers covered by an occupational health and safety management system	
	403-9 Work-related injuries	
	403-10 Work-related ill health	
GRI 404: Training and Education 2016	404-1 Average hours of training per year per employee	Training and Development (page 80 - 81)
	404-2 Programmes for upgrading employee skills and transition assistance programmes	
GRI 405: Diversity and Equal Opportunity 2016	405-1 Diversity of governance bodies and employees	Board Diversity (page 45 - 46); Gender Diversity, Equity and Inclusion (page 76 - 79)
GRI 406: Non-discrimination 2016	406-1 Incidents of discrimination and corrective actions taken	Fair Labour Practices and Human Right (page 75 - 76)
GRI 408: Child Labour 2016	408-1 Operations and suppliers at significant risk for incidents of child labour	
GRI 409: Forced or Compulsory Labour 2016	409-1 Operations and suppliers at significant risk for incidents of forced or compulsory labour	
GRI 413: Local Communities 2016	413-1 Operations with local community engagement, impact assessments, and development programmes	Community Outreach (page 86 - 88)
GRI 418: Customer Privacy 2016	418-1 Substantiated complaints concerning breaches of customer privacy and losses of customer data	Data Privacy and Security (page 49)

SUSTAINABILITY STATEMENT

Prescribed Sustainability Disclosures

Legenda Properties Berhad BMLR Transition Period

Date & Time: 2026-04-17 17:26:42
FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance
Anti-corruption	Percentage of employees who have received training on anti-corruption by employee category i.e. Management	%	100	—	No assurance
Anti-corruption	Percentage of employees who have received training on anti-corruption by employee category i.e. Executive	%	100	—	No assurance
Anti-corruption	Percentage of employees who have received training on anti-corruption by employee category i.e. Non-executive/Technical Staff	%	100	—	No assurance
Anti-corruption	Percentage of operations assessed for corruption related risks	%	100	—	No assurance
Anti-corruption	Confirmed incidents of corruption and action taken	Number	0	Maintain zero incidents of corruption cases annually	No assurance
Community/Society	Total number invested in the community where the target beneficiaries are external to the listed issuer	MYR	467449.00	—	No assurance
Community/Society	Total number of beneficiaries of investment in communities	Number	37 agencies/associations	—	No assurance
Diversity	Percentage of employees by age group, for each employee category i.e. Senior Management under 30	%	0%	—	No assurance
Diversity	Percentage of employees by age group, for each employee category i.e. Senior Management between 30-50	%	81.8%	—	No assurance
Diversity	Percentage of employees by age group, for each employee category i.e. Senior Management above 50	%	18.2%	—	No assurance

SUSTAINABILITY STATEMENT

Prescribed Sustainability Disclosures

Lagenda Properties Berhad BMLR Transition Period						Date & Time: 2026-04-29_11:05:20 FYE 31/12/2025	
Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance		
Diversity	Percentage of employees by age group, for each employee category i.e. Management under 30	%	9.6%	—	No assurance		
Diversity	Percentage of employees by age group, for each employee category i.e. Management between 30-50	%	80.8%	—	No assurance		
Diversity	Percentage of employees by age group, for each employee category i.e. Management above 50	%	9.6%	—	No assurance		
Diversity	Percentage of employees by age group, for each employee category i.e. Executive under 30	%	40.2%	—	No assurance		
Diversity	Percentage of employees by age group, for each employee category i.e. Executive between 30-50	%	579%	—	No assurance		
Diversity	Percentage of employees by age group, for each employee category i.e. Executive above 50	%	1.9%	—	No assurance		
Diversity	Percentage of employees and age group, for each employee category i.e. Non-executive/Technical staff-under 30	%	60.2%	—	No assurance		
Diversity	Percentage of employees and age group, for each employee category i.e. Non-executive/technical staff-between 30-50	%	36.3%	—	No assurance		
Diversity	Percentage of employees and age group, for each employee category i.e. Non-executive/Technical staff-above 50	%	3.5%	—	No assurance		
Diversity	Percentage of employees by gender group, for each employee category i.e. Senior Management Male	%	72.7%	—	No assurance		

This report was generated on the Bursa Malaysia CSI Platform on 2026-04-29_11:05:20

Page 2 of 8

SUSTAINABILITY STATEMENT

Prescribed Sustainability Disclosures

Legenda Properties Berhad
BMLR Transition Period

Date & Time: 2026-04-17 17:26:42
FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance
Diversity	Percentage of employees by gender group, for each employee category i.e. Senior Management Female	%	273%	—	No assurance
Diversity	Percentage of employees by gender group, for each employee category i.e. Management Male	%	53.4%	—	No assurance
Diversity	Percentage of employees by gender group, for each employee category i.e. Management Female	%	46.6%	—	No assurance
Diversity	Percentage of employees by gender group, for each employee category i.e. Executive Male	%	44.7%	—	No assurance
Diversity	Percentage of employees by gender group, for each employee category i.e. Executive Female	%	55.3%	—	No assurance
Diversity	Percentage of employees by gender group, for each employee category i.e. Non-executive/Technical Staff Male	%	44.2%	—	No assurance
Diversity	Percentage of employees by gender group, for each employee category i.e. Non-executive/Technical Staff Female	%	55.8%	—	No assurance
Diversity	Percentage of directors by gender i.e. Male	%	50%	—	No assurance
Diversity	Percentage of directors by gender i.e. Female	%	50%	Achieve and retain 30% of female Board representation annually, in line with the MCGG	No assurance
Diversity	Percentage of directors by age group i.e. Under 30	%	0%	—	No assurance
Diversity	Percentage of directors by age group i.e. Between 30-50	%	25%	—	No assurance

SUSTAINABILITY STATEMENT

Prescribed Sustainability Disclosures

Date & Time: 2026-04-17 17:26:42
FYE 31/12/2025

LAGENDA PROPERTIES BERHAD
BMLR Transition Period

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance
Diversity	Percentage of directors by age group i.e. Above 50	%	75%	—	No assurance
Energy Management	Total energy consumption	GJ	14,936	—	No assurance
Health and Safety	Number of work related fatalities	Number	0	Maintain zero workplace fatalities annually	No assurance
Health and Safety	Lost time incident rate ("LTIR")	Rate	0	Maintain zero lost time injuries annually	No assurance
Health and Safety	Number of employee trained on safety and health standards	Number	951	—	No assurance
Labour Practices and Standards	Total training hour by employee category i.e. Senior Management	Hours	57	—	No assurance
Labour Practices and Standards	Total training hour by employee category i.e. Management	Hours	616	—	No assurance
Labour Practices and Standards	Total training hour by employee category i.e. Executive	Hours	1,670	—	No assurance
Labour Practices and Standards	Total training hour by employee category i.e. Non-executive/ Technical Staff	Hours	322	—	No assurance
Labour Practices and Standards	Percentage of employees that are contractors or temporary staffs	Number	149	—	No assurance
Labour Practices and Standards	Total number of turnover by employee category i.e. Senior Management	Number	7	—	No assurance
Labour Practices and Standards	Total number of turnover by employee category i.e. Management	Number	7	—	No assurance
Labour Practices and Standards	Total number of turnover by employee category i.e. Executive	Number	112	—	No assurance

SUSTAINABILITY STATEMENT

Prescribed Sustainability Disclosures

Legenda Properties Berhad
BMLR Transition Period

Date & Time: 2026-04-17 17:26:42
FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance
Labour Practices and Standards	Total number of turnover by employee category i.e. Non-executive/Technical staff	Number	55	—	No assurance
Labour Practices and Standards	Number of substantiated complaints concerning human rights violations	Number	0	Maintain zero confirmed cases of human rights breaches annually	No assurance
Supply Chain Management	Proportion of spending on local suppliers	%	100%	Maintain 100% procurement spending on local suppliers annually	No assurance
Data Privacy and Security	Number of substantiated complaints concerning breaches of customer privacy and losses of customer data	Number	0	—	No assurance
Water	Total volume of water used	m3	25,842	—	No assurance
Waste Management	Total waste generated	Tonnes	9.5	—	No assurance
Waste Management	Total waste diverted from disposal	Tonnes	5.9	—	No assurance
Waste Management	Total waste directed to disposal	Tonnes	3.6	—	No assurance
Emission Management	Scope 1 emission	tCO2e	245	—	No assurance
Emission Management	Scope 2 emission	tCO2e	2084	—	No assurance
Emission Management	Scope 3 emission	tCO2e	374	—	No assurance