Lagenda Properties Berhad

1. INTRODUCTION

The Board of Directors of Lagenda Properties (“**Board**”) wishes to announce that Lagenda Capital Berhad (“**Lagenda Capital**”), a wholly-owned subsidiary of Lagenda Properties, has on 24 July 2026 made a lodgement with the Securities Commission Malaysia (“**SC**”) (“**Lodgement Date**”) for the establishment of an Islamic medium term notes (“**Sukuk Wakalah**”) programme of Ringgit Malaysia One Billion Five Hundred Million (RM1,500,000,000.00) in nominal value based on the Shariah principle of Wakalah Bi Al-Istithmar (“**Sukuk Wakalah Programme**”), pursuant to the SC's Guidelines on Unlisted Capital Market Products under the Lodge and Launch Framework (“**LOLA Guidelines**”).

2. DETAILS OF THE SUKUK WAKALAH PROGRAMME

The Sukuk Wakalah Programme will provide Lagenda Properties and its subsidiaries (“**Lagenda Group**”) the flexibility to raise funds via the issuances of Sukuk Wakalah from time to time, up to RM1,500,000,000.00 in nominal value, pursuant to the Sukuk Wakalah Programme. The salient features of the Sukuk Wakalah Programme are as follows:

Issuer	:	Lagenda Capital
Guarantor	:	Lagenda Properties
Programme Description	:	Islamic medium term notes programme of Ringgit Malaysia One Billion Five Hundred Million (RM1,500,000,000.00) in nominal value based on the Shariah principle of Wakalah Bi Al-Istithmar.
Issue Price	:	The Sukuk Wakalah may be issued at par, at a premium or at a discount as may be agreed between the Issuer and the Joint Lead Managers prior to each issuance of the Sukuk Wakalah.
Tenure	:	The Sukuk Wakalah Programme has a perpetual tenure. Each Sukuk Wakalah to be issued under the Sukuk Wakalah Programme shall have a tenure of at least one (1) year from the issue date. The first issuance of the Sukuk Wakalah under the Sukuk Wakalah Programme shall be made within ninety (90) business days from the Lodgement Date or such other period as may be approved by the SC.
Profit rate	:	The Sukuk Wakalah may be issued with or without periodic distributions. The profit rate applicable to each series of the Sukuk Wakalah may be either fixed or floating, to be determined prior to the issuance of the Sukuk Wakalah.
Security / Collateral	:	Each series of the Sukuk Wakalah may be secured or unsecured as may be mutually agreed between the Issuer and the Joint Lead Managers prior to issuance.

Guarantee	:	Irrevocably and unconditionally guaranteed by a corporate guarantee provided by the Guarantor. For each series of Sukuk Wakalah,_there may be additional corporate guarantee(s) to be provided if it is required by the Joint Lead Managers prior to issuance.
Credit Rating	:	Each series of the Sukuk Wakalah may be rated or unrated as may be mutually agreed between the Issuer and the Joint Lead Managers prior to issuance.
Listing Status	:	The Sukuk Wakalah are not and will not be listed on Bursa Malaysia or any other stock exchanges

3. UTILISATION OF PROCEEDS

The proceeds from the Sukuk Wakalah Programme shall be utilised for the following Shariah compliant purposes:

(1) to provide Shariah-compliant intercompany advance(s) to the companies within the Lagenda Group to be utilised for the following Shariah-compliant purposes:

a. to finance/ reimburse or part finance/ reimburse the Lagenda Group’s investments, acquisitions, capital expenditures, including but not limited to the acquisition of lands and/or development rights for the purposes of the development of affordable housing in relation to the specific housing development project(s) identified for the relevant series of the Sukuk Wakalah as set out in the relevant pricing supplement and/or the documents in relation to the issuance of the relevant series of the Sukuk Wakalah;

b. to finance/ reimburse or part finance/ reimburse the Lagenda Group's working capital requirements and general corporate purposes;

c. to finance/ reimburse or part finance/ reimburse the Lagenda Group's working capital requirements and general corporate purposes pursuant to the development of affordable housing in relation to the specific housing development project(s) identified for the relevant series of the Sukuk Wakalah as set out in the relevant pricing supplement and/or the documents in relation to the issuance of the relevant series of the Sukuk Wakalah; and

d. to refinance the existing conventional borrowings, the existing Shariah-compliant financing facilities and/or the future Shariah-compliant financing facilities of the Lagenda Group;

(2) to pay the fees, costs and expenses which are related to the Sukuk Wakalah Programme (including deposit of the relevant minimum required amount into the relevant finance service reserve account); and

(3) to finance or part finance the redemption (including early redemption) of any Sukuk Wakalah issued under the same series.

4. APPROVALS REQUIRED

The Sukuk Wakalah Programme is not subject to any regulatory or shareholder approval. Information and documents in relation to the Sukuk Wakalah Programme have been lodged with the SC pursuant to the LOLA Guidelines on the Lodgement Date.

5. INTERESTS OF DIRECTORS, MAJOR SHAREHOLDERS AND/OR PERSONS CONNECTED TO THEM

None of the Directors and major shareholders of Lagenda Properties and/or persons connected to them have any interest, whether direct or indirect, in the Sukuk Wakalah Programme.

6. ADVISERS

Alliance Islamic Bank Berhad and AmInvestment Bank Berhad have been appointed as the Joint Principal Advisers, Joint Lead Arrangers and Joint Lead Managers for the Sukuk Wakalah Programme. AmInvestment Bank Berhad is the Facility Agent for the Sukuk Wakalah Programme. In addition, Alliance Islamic Bank Berhad and AmBank Islamic Berhad are the Joint Shariah Advisers for the Sukuk Wakalah Programme.

This announcement is dated 24 July 2026.