THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

If you are in any doubt as to the course of action to be taken, you should consult your stockbroker, bank manager, solicitor, accountant or other professional adviser immediately.

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RADIUM

BUILDING GOOD

RADIUM DEVELOPMENT BERHAD

Registration No. 201301009006 (1038848-V)
(Incorporated in Malaysia)

CIRCULAR TO SHAREHOLDERS IN RELATION TO THE

PART A

PROPOSED RENEWAL OF EXISTING SHAREHOLDERS' MANDATE FOR RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE ("PROPOSED SHAREHOLDERS' MANDATE")

PART B

SHARE BUY-BACK STATEMENT IN RELATION TO THE PROPOSED RENEWAL OF SHARE BUY-BACK AUTHORITY

The ordinary resolutions in respect of the above proposals will be tabled as special business at the Twelfth (12th) Annual General Meeting ("AGM") of Radium Development Berhad to be held at Platinum Hall @ Platinum Suites, D-50A-01, Level 50A, 1020, Jalan Sultan Ismail, Kampung Baru, 50250 Kuala Lumpur, W.P. Kuala Lumpur, Malaysia on Thursday, 4 June 2026 at 10.00 a.m. The Notice of the 12th AGM, Proxy Form, Administrative Guide and this Circular are available on the Company's website at www.radiumdevelopment.com.

A member entitled to attend, participate, speak and vote at the 12th AGM is entitled to appoint a proxy or proxies to attend, participate, speak and vote on his/ her behalf. In such event, the completed and signed Proxy Form should be lodged at the office of Boardroom Share Registrars Sdn. Bhd. ("Share Registrar") at 11th Floor, Menara Symphony, No. 5, Jalan Professor Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor, Malaysia or submitted electronically via the Share Registrar's website, Boardroom Smart Investor Portal at https://investor.boardroomlimited.com, not less than 48 hours before the time appointed for holding the 12th AGM or at any adjournment thereof.

Last day and time for lodging the Proxy Form	:	Tuesday, 2 June 2026 at 10.00 a.m.
Date and time of the AGM	:	Thursday, 4 June 2026 at 10.00 a.m.

This Circular is dated 30 April 2026

DEFINITIONS

Except where the context otherwise requires, the following definitions shall apply throughout this Circular/Statement:

"Act"	:	The Malaysian Companies Act, 2016 as amended from time to time and any re-enactment thereof
"AGM"	:	Annual General Meeting
"Board"	:	The Board of Directors of the Company
"Bursa Securities"	:	Bursa Malaysia Securities Berhad (Registration No. 200301033577 (635998-W))
"CCM"	:	Companies Commission of Malaysia
"Cengal"	:	Cengal 2020 Sdn. Bhd. (Registration No. 202001042317 (1398638-D))
"Circular"	:	This circular to the shareholders of the Company dated 30 April 2026
"Director(s)"	:	Shall have the meaning given in Section 2(1) of the Capital Markets and Services Act 2007 and includes any person who is or was within the preceding 6 months of the date on which the terms of the transaction were agreed upon, a director or a chief executive of the Company, its subsidiaries or holding company
"EGM"	:	Extraordinary General Meeting
"EPS"	:	Earnings per share
"FYE"	:	Financial year ended/ ending, as the case may be
"Listing Requirements"	:	Main Market Listing Requirements of Bursa Securities, including any amendments thereto that may be made from time to time
"LPD"	:	31 March 2026, being the latest practicable date prior to the printing and dispatch of this Circular/Statement
"Major Shareholder(s)"	:	A person who has an interest or interests in one or more voting shares in a company and the number or the aggregate number of those shares, is:- (a) 10% or more of the total number of voting shares in the Company; or (b) 5% or more of the total number of voting shares in the Company where such person is the largest shareholder of the Company and includes any person who is or was within the preceding 6 months of the date on which the terms of the transaction were agreed upon, a major shareholder as defined above or any other company which is its subsidiary or holding company

		For the purpose of this definition, "interest in shares" shall have the same meaning given in Section 8 of the Act
"Mandate Period"	:	The period during which the RRPTs are to be entered into for which the Proposed Shareholders' Mandate is being sought. This period shall commence immediately upon the passing of the ordinary resolution for the Proposed Shareholders' Mandate during the forthcoming AGM or any adjournment thereof until: (a) The conclusion of the next AGM, unless the authority is renewed by a resolution passed at the next AGM; (b) The expiration of the period within which the next AGM after that date is required to be held pursuant to Section 340(2) of the Act (but will not extend to such extension as may be allowed pursuant to Section 340(4) of the Act); or (c) Revoked or varied by an ordinary resolution passed by the shareholders in a general meeting. whichever is the earlier
"NA"	:	Net assets
"Ordinary Shares"	:	Ordinary shares of the Company
"Person(s) Connected"	:	In relation to a Director or a Major Shareholder, shall have the meaning given in Paragraph 1.01, Chapter 1 of the Listing Requirements
"Proposed Renewal of Share Buy-Back Authority"	:	Proposed authority for the Company to purchase its own Shares of up to ten percent (10%) of its total number of issued shares
"Proposed Shareholders' Mandate"	:	Proposed renewal of existing shareholders' mandate for RRPTs of a revenue or trading nature to be entered into by Radium Group with Related Party(ies)
"Radium" or the "Company"	:	Radium Development Berhad (Registration No. 201301009006 (1038848-V))
"Radium Group" or the "Group"	:	Radium Development Berhad and its subsidiaries, collectively
"Radium Share(s)" or "Share(s)"	:	Ordinary share(s) in Radium
"Related Party(ies)"	:	Director(s), Major Shareholder(s) or Person(s) Connected with such Director(s) or Major Shareholder(s)
"Related Party Transaction(s)" or "RPT(s)"	:	A transaction entered into by the Company or its subsidiaries which involves the interest, direct or indirect, of a Related Party

"Recurrent Related Party Transaction(s)" or "RRPT(s)"	:	Related Party Transaction(s) involving recurrent transaction(s) of a revenue or trading nature which is necessary for Radium Group's day-to-day operations and within the ordinary course of business entered into by the Group, which involves the interest, direct or indirect, of Related Party(ies)
"RM" and "sen"	:	Ringgit Malaysia and sen, respectively
"Rules"	:	Rules on Take-Overs, Mergers and Compulsory Acquisitions 2016, including any amendments that may be made from time to time
"Securities Commission"	:	Securities Commission Malaysia
"Statement"	:	The share buy-back statement in relation to the Proposed Renewal of Share Buy-Back Authority dated 30 April 2026
"Substantial Shareholder(s)"	:	A person who has an interest or interests in one (1) or more voting shares in the Company and the number or the aggregate number of such shares is not less than five per centum (5%) of the total number of all the voting shares in the Company as defined under Section 136 of the Act
"Treasury Shares"	:	Purchased Shares which are or will be retained in treasury by the Company and shall have the meaning given under Section 127 of the Act

All references to "**you**" or "**your(s)**" in this Circular/Statement are made to the shareholders of Radium.

Unless specifically referred to, words denoting the singular shall, where applicable, include the plural and vice versa, and words denoting the masculine gender shall, where applicable, include the feminine and neuter genders and vice versa. Any references to persons shall include corporations, unless otherwise specified.

Any reference in this Circular/Statement to any enactment is a reference to that enactment as for the time being amended or re-enacted.

Any reference to a time or date in this Circular/Statement shall be a reference to Malaysian time or date, respectively, unless otherwise specified.

Any discrepancies in the figures included in this Circular/Statement between the amounts stated, actual figures and the totals thereof are due to rounding adjustments.

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PART B

SHARE BUY-BACK STATEMENT IN RELATION TO THE PROPOSED RENEWAL OF SHARE BUY-BACK AUTHORITY

PART A

CIRCULAR TO THE SHAREHOLDERS OF RADIUM IN RELATION TO THE PROPOSED SHAREHOLDERS' MANDATE

RADIUM
BUILDING GOOD

RADIUM DEVELOPMENT BERHAD
Registration No. 201301009006 (1038848-V)
(Incorporated in Malaysia)

Registered Office:
62C, Jalan SS21/62
Damansara Utama
47400 Petaling Jaya
Selangor, Malaysia

30 April 2026

Board of Directors:
Tan Sri Mhd Amin Nordin bin Abd Aziz *(Independent Non-Executive Chairman)*
Datuk Gan Kah Siong *(Non-Independent Group Managing Director)*
Gan Tiong Kian *(Non-Independent Executive Director)*
Gan Kok Peng *(Non-Independent Executive Director)*
Chai Woon Hou *(Non-Independent Executive Director)*
Datuk Sydney Lim Tau Chin *(Non-Independent Non-Executive Director)*
Nor Zaemah binti Zainuddin *(Independent Non-Executive Director)*
Koay Lean Lee *(Independent Non-Executive Director)*
Nurazlin binti A. Samad (*Independent Non-Executive Director)*
Phang Sweet Lee *(Independent Non-Executive Director)*

To: The Shareholders of Radium Development Berhad

Dear Sir/Madam

PROPOSED SHAREHOLDERS' MANDATE

1. INTRODUCTION

Pursuant to Paragraph 10.09 of the Listing Requirements, the Company had procured the shareholders' mandate at its last AGM and EGM held on 12 June 2025 and 15 October 2025 respectively, for the Company and its subsidiaries, in their normal course of business, to enter into those transactions which are recurrent and of a revenue or trading nature which are necessary for the Group's day-to-day operations as set out in Section 2.5(a) below, with the Group's Related Parties. The shareholders' mandate will be in force until the conclusion of the forthcoming 12th AGM of the Company, unless the mandate is renewed.

The Company had on 31 March 2026 made the announcement to Bursa Securities its intention to seek your approval for the Proposed Shareholders' Mandate at the forthcoming 12th AGM of the Company.

The purpose of this Circular is to provide you with details pertaining to the Proposed Shareholders' Mandate and to seek your approval for the ordinary resolution thereto to be tabled at the forthcoming 12th AGM. The Notice of the 12th AGM, Administrative Guide and Proxy Form are enclosed in the Annual Report 2025 of the Company.

YOU ARE ADVISED TO READ THE CONTENTS OF THIS CIRCULAR CAREFULLY BEFORE VOTING ON THE ORDINARY RESOLUTION PERTAINING TO THE PROPOSED SHAREHOLDERS' MANDATE TO BE TABLED AT THE FORTHCOMING 12TH AGM.

2. DETAILS OF THE PROPOSED SHAREHOLDERS' MANDATE

2.1 Provisions under the Listing Requirements

Pursuant to Paragraph 10.09(2) of the Listing Requirements, the Company may seek shareholders' mandate in respect of RRPTs, subject to the following: -

(i) the transactions are in the ordinary course of business and are on terms not more favourable to the Related Party than those generally available to the public;

(ii) the shareholders' mandate is subject to annual renewal and disclosure is made in the annual report of the aggregate value of transactions conducted pursuant to the shareholders' mandate during the financial year where the aggregate value is equal to or more than the threshold prescribed as follows: -

(a) the consideration, value of the assets, capital outlay or costs of the RRPTs is equal to RM1 million or more; or

(b) the percentage ratio of such RRPTs is 1% or more,

whichever is higher.

(iii) the Company's Circular to shareholders for the shareholders' mandate includes the information as may be prescribed by Bursa Securities. The draft circular must be submitted to Bursa Securities together with a checklist showing compliance with such information;

(iv) in a meeting to obtain a mandate from the shareholders, the interested Related Party(ies) must not vote on the resolution approving the transactions and ensuring that Person(s) Connected with them abstain from voting on the resolution approving the transactions; and

(v) the Company immediately announces to Bursa Securities when the actual value of a RRPT entered into by the Company, exceeds the estimated value of the RRPT disclosed in the Circular by 10% or more and must include the information as may be prescribed by Bursa Securities in its announcement.

Where the Company has procured shareholders' mandate in respect of RRPTs, the provisions of Paragraph 10.08 of the Listing Requirements will not apply during the validity period of the mandate.

The Radium Group had, in its ordinary course of business, entered into certain RRPTs and it is anticipated that companies within Radium Group would, in the ordinary course of business, continue to enter into such transactions with the Related Parties, details of which are set out in Section 2.5 of this Circular. It is likely that such transactions will occur with some degree of frequency and could arise at any time.

Accordingly, the Board proposes to seek its shareholders' approval for the Proposed Shareholders' Mandate for RRPT(s) to be entered into during the Mandate Period.

The RRPTs that are contemplated under the Proposed Shareholders' Mandate comply with Paragraph 10.09(2) and the relevant provisions under items 3.1 and 3.2 of Practice Note 12 of Listing Requirements.

2.2 Validity Period of the Proposed Shareholders' Mandate

The Proposed Shareholders' Mandate, if approved by majority shareholders at the 12th AGM, will take effect from the date of the passing of the ordinary resolution at the forthcoming 12th AGM and shall continue to be in force until: -

(i) the conclusion of the next AGM of the Company following the forthcoming 12th AGM at which the Proposed Shareholders' Mandate is passed, at which time such mandate will lapse, unless by a resolution passed at the next AGM, the Proposed Shareholders' Mandate is renewed; or

(ii) the expiration of the period within which the next AGM of the Company is required to be held pursuant to Section 340(2) of the Act (but must not extend to such extension as may be allowed pursuant to Section 340(4) of the Act); or

(iii) revoked or varied by resolution passed by the shareholders in a general meeting,

whichever is the earlier.

Thereafter, approval from shareholders will be sought for a renewal and/ or new shareholders' mandate at each subsequent AGM of the Company.

2.3 Principal Activities of the Group

The Company is principally an investment holding company. Its subsidiaries are principally involved in property development and investment, provision of management services, provision of information technology related services, hotel business (dormant) and healthcare (dormant).

As at the LPD, the subsidiaries of the Company are as follows: -

Name	Effective interest %
Fitrah Resources Sdn. Bhd.	80.00
Radium Corporate Services Sdn. Bhd.	100.00
Vistarena Development Sdn. Bhd.	80.00
Idaman Sejiwa (Ampang) Sdn. Bhd.	100.00
Total Solid Holdings Sdn. Bhd.	100.00
Pavilion Integrity Sdn. Bhd.	80.00
Constant Premium Sdn. Bhd.	100.00
Ambanang Development Sdn. Bhd.	100.00
Rasa Wangi Development Sdn. Bhd.	100.00
Montanica Development Sdn. Bhd.	100.00

Name	Effective interest %
Tradisi Emas Sdn. Bhd.	100.00
Radium Global Sdn. Bhd.	100.00
Radium Management Services Sdn. Bhd.	100.00
Radium Healthcare Sdn. Bhd.	100.00
Hektar Stabil Sdn. Bhd.	100.00
Mayang Sepakat Sdn. Bhd.	69.99
Seribu Megah Sdn. Bhd.	100.00
Radium J Velodrome Sdn. Bhd.	100.00
Radium Hospital Ayer Keroh Sdn. Bhd. (formerly known as A Famosa Specialist Hospital (Malacca) Sdn. Bhd.)	90.00

2.4 Classes of Related Parties

The Proposed Shareholders' Mandate will apply to the following classes of Related Parties: -

	Related Parties	Principal Activities
(i)	Southern Score Sdn. Bhd.	Provision of construction management services mainly for high-rise residential buildings
(ii)	Platinum Victory Holdings Sdn. Bhd.	Investment holding and business management consultancy services
(iii)	Megan Projek Sdn. Bhd.	Investment holding and real estate activities
(iv)	Property Hero Sdn. Bhd.	Provision of sales support and marketing consultancy services, customer care services for property and other ancillary services
(v)	MH Platinum Sdn. Bhd.	Property development
(vi)	Platinum Victory Development Sdn. Bhd.	Property developer
(vii)	Platinum Victory Resorts Sdn. Bhd.	Acquiring, managing, operating hotel, motel, clubs, restaurant, resorts and places of amusement
(viii)	Platinum Victory Facestyle Sdn. Bhd.	Hotels and resorts management
(ix)	Unigreen Hardware Supplies	Trading in hardware
(x)	Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian and Persons Connected with them	N/A

(xi)	Jayyid Land Sdn. Bhd.	Property developer
(xii)	Pembinaan Serta Hebat Sdn. Bhd.	Property developer
(xiii)	Southern Score Digital Sdn. Bhd.	Provision of digital engineering advisory services, construction advisory services and building information modelling services
(xiv)	MHP3 Sdn. Bhd.	Property development
(xv)	Marques Land Sdn. Bhd.	Property development
(xvi)	Platinum Victory Sdn. Bhd.	Property developer
(xvii)	Southern Score Trading Sdn. Bhd.	Retail sale of construction materials, hardware, paints and glass.

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2.5 Nature of RRPTS

The types of RRPT which will be covered by the Proposed Shareholders' Mandate are transactions of a revenue or trading nature which are necessary for the day-to-day operations of the Radium Group and are on terms not more favourable to the Related Parties than those generally available to the public, as set out below:

Transacting Related Party(ies)	Interested Director(s)/Major Shareholder(s) of Radium	Nature of relationship with transacting Related Party(ies)	Nature of Transactions	Previous estimated value as disclosed in the Circular to Shareholders dated 30 April 2025 and 30 September 2025 ("Estimated Value") (RM'000)	Actual value transacted from the last AGM/EGM to LPD ("Actual Value") (RM'000)	New estimated value from this forthcoming 12th AGM to the next AGM (to be held in June 2027) ("New Estimated Value") (RM'000) *
Southern Score Sdn. Bhd. ("SSSB")	Datuk Gan Kah Siong, Gan Kok Peng, Gan Tiong Kian and Datuk Sydney Lim Tau Chin	Sibling of Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian (i.e. Tan Sri Datuk Seri Gan Yu Chai) is an indirect major shareholder and director of SSSB. (1) Datuk Sydney Lim Tau Chin is a director of SSSB	Provision of construction management services to Radium and its subsidiaries ~	#	56,024[a]	#
			Rental of space charged by Radium Corporate Services Sdn. Bhd. for meetings, events or storage purposes	100	-	-
			Provision of information technology related services by Radium Management Services Sdn. Bhd.	200	76	200
Platinum Victory Holdings Sdn. Bhd. ("PVH")	Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian	Sibling of Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian (i.e. Tan Sri Datuk Seri Gan Yu Chai) is a major shareholder and director of PVH (2)	Rental of space charged by Radium Corporate Services Sdn. Bhd. for meetings, events or storage purposes	100	-	-

Megan Projek Sdn. Bhd. ("MPSB")	Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian	Sibling of Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian (i.e. Tan Sri Datuk Seri Gan Yu Chai) is an indirect major shareholder and director of MPSB [(2)]	Rental of premises charged to Fitrah Resources Sdn. Bhd. @ Rental of premises charged to Radium Global Sdn. Bhd. &	500 300	364 200	500 300
Property Hero Sdn. Bhd. ("PHSB")	Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian	Sibling of Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian (i.e. Tan Sri Datuk Seri Gan Yu Chai) is a director of PHSB	Provision of vacant possession services to Radium and its subsidiaries	100	-	100
MH Platinum Sdn. Bhd. ("MHP")	Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian	Sibling of Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian (i.e. Tan Sri Datuk Seri Gan Yu Chai) is a major shareholder and director of MHP [(3)]	Provision of information technology related services by Radium Management Services Sdn. Bhd.	250	-	-
Platinum Victory Development Sdn. Bhd. ("PVD")	Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian	Sibling of Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian (i.e. Tan Sri Datuk Seri Gan Yu Chai) is a major shareholder and director of PVD	Provision of information technology related services by Radium Management Services Sdn. Bhd.	1,000	173	1,000
Platinum Victory Resorts Sdn. Bhd. ("PVR")	Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian	Sibling of Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian (i.e. Tan Sri Datuk Seri Gan Yu Chai) is a major shareholder and director of PVR	Provision of food and beverage, hotel accommodation as well as event organisation related services to Radium and its subsidiaries	500	2	500

Platinum Victory Facestyle Sdn. Bhd. ("PVF")	Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian	Sibling of Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian (i.e. Tan Sri Datuk Seri Gan Yu Chai) is a major shareholder and director of PVF	Provision of food and beverage, hotel accommodation as well as event organisation related services to Radium and its subsidiaries	500	-	500
Unigreen Hardware Supplies	Gan Tiong Kian	Gan Tiong Kian is a partner of Unigreen Hardware Supplies	Purchase of goods by Radium and its subsidiaries	100	-	100
Jayyid Land Sdn. Bhd. ("JLSB")	Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian	Sibling of Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian (i.e. Tan Sri Datuk Seri Gan Yu Chai) is an indirect major shareholder and director of JLSB [(4)]	Provision of information technology related services by Radium Management Services Sdn. Bhd.	250	73	250
Pembinaan Serta Hebat Sdn. Bhd. ("PSHSB")	Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian	Sibling of Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian (i.e. Tan Sri Datuk Seri Gan Yu Chai) is a director of PSHSB	Provision of information technology related services by Radium Management Services Sdn. Bhd.	250	62	250
Southern Score Digital Sdn. Bhd. ("SSDSB")	Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian	Sibling of Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian (i.e. Tan Sri Datuk Seri Gan Yu Chai) is an indirect major shareholder and director of SSDSB. [(1)]	Provision of building information modelling services to Radium Hospital Ayer Keroh Sdn. Bhd. (formerly known as A Famosa Specialist Hospital (Malacca) Sdn. Bhd.) @@	2,500	465	2,500
MHP3 Sdn. Bhd. ("MHP3")	Datuk Gan Kah Siong, Gan Kok	Sibling of Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong	Provision of information technology related	100	35	100

	Peng and Gan Tiong Kian	Kian (i.e. Tan Sri Datuk Seri Gan Yu Chai) is a major shareholder and director of MHP3 [(3)]	services by Radium Management Services Sdn. Bhd.			
Marques Land Sdn. Bhd. (“MLSB”)	Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian	Sibling of Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian (i.e. Tan Sri Datuk Seri Gan Yu Chai) is an indirect major shareholder of MLSB [(2)]	Rental of premises charged to Radium Global Sdn. Bhd. ##	20	11	20
Platinum Victory Sdn. Bhd. (“PVSB”)	Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian	Sibling of Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian (i.e. Tan Sri Datuk Seri Gan Yu Chai) is a major shareholder and director of PVSB	Rental of premises charged to Radium Corporate Services Sdn. Bhd. **	10	-	-
Southern Score Trading Sdn. Bhd. (“SSTSB”)	Datuk Gan Kah Siong, Gan Kok Peng, Gan Tiong Kian and Datuk Sydney Lim Tau Chin	Sibling of Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian (i.e. Tan Sri Datuk Seri Gan Yu Chai) is an indirect major shareholder and director of SSTSB. [(1)] Datuk Sydney Lim Tau Chin is a director of SSTSB	Purchase of construction materials (including but not limited to hardware, sand, concrete, steel, paints, glass and etc.) by Radium and its subsidiaries	#	-	-
Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian and Persons Connected with them	Datuk Gan Kah Siong, Gan Kok Peng and Gan Tiong Kian	Datuk Gan Kah Siong is director and major shareholder of Radium, whereas Gan Kok Peng and Gan Tiong Kian are directors of Radium	Sale of land or land-based properties in the ordinary course of business by Radium and its subsidiaries of not more than 10% of any one of the	^	-	^

			percentage ratios as defined in the Listing Requirements.			

Notes to nature of relationship with transacting Related Party(ies):

(1) Tan Sri Datuk Seri Gan Yu Chai is an ultimate major shareholder of SSSB, SSDSB and SSTSB by virtue of his shareholding in Super Advantage Property Sdn. Bhd. ("SAPSB") which is the ultimate holding company of SSSB, SSDSB and SSTSB via equity interest owned by SAPSB in Southern Score Builders Berhad, which is the holding company of SSSB, SSDSB and SSTSB.

(2) Tan Sri Datuk Seri Gan Yu Chai is a major shareholder and director of PVH. MPSB is a wholly-owned subsidiary of Mesti Mulia Holdings Sdn. Bhd. where PVH is the holding company of Mesti Mulia Holdings Sdn. Bhd. MLSB is a wholly-owned subsidiary of PVH.

(3) Tan Sri Datuk Seri Gan Yu Chai is a major shareholder and director of MHP. MHP3 is a wholly-owned subsidiary of MHP.

(4) Tan Sri Datuk Seri Gan Yu Chai is an ultimate major shareholder of JLSB by virtue of his 100.00% equity interest in Alfa Sutramas Sdn. Bhd. ("ASSB"), which holds 50.00% direct equity interest in Gandingan Jakel Sdn. Bhd., which in turn holds 90.00% equity interest in JLSB pursuant to Section 8 of the Act.

* *The estimated values are based on historical data and best estimates by Management. The actual value of the transactions may vary from the estimated value disclosed above and are subject to changes.*

~ *Construction management is a professional service that provides land/project's owner(s) with effective management of the project's schedule, cost, quality, safety, scope, and function.*

\# *The estimated value of the transactions cannot be determined as the transactions are on project-by-project basis.*

a *In respect of construction works for Residensi PV9, Residensi Vista Sentul and Radium Hospital @ Ayer Keroh projects, as well as the upgrading works to the Bohol detention pond for Seribu Megah Sdn. Bhd.*

@ *The address of the premises is 1-11, 1-12, 1-13, 1-13A, 1-15, 1-16, Residensi Platinum Arena, No. 116, Jalan Klang Lama, Batu 5 ½, Taman Sentosa, 58000 Kuala Lumpur. The payment term is monthly for 1 year,*

(a) For 1-11 and 1-12, commencing on 1 August 2023, and subject to yearly renewal; and
(b) For 1-13, 1-13A, 1-15. 1-16, commencing on 1 June 2023, and subject to yearly renewal.

& *The address of the premises is G-13, G-13A and G-15, Residensi Platinum Arena, No. 116, Jalan Klang Lama, Batu 5 ½, Taman Sentosa, 58000 Kuala Lumpur. The payment term is monthly for 1 year, commencing on 1 July 2024 and subject to yearly renewal.*

@@ *Building information modeling is a professional service that provides a holistic, 3D model-based approach to building design, construction, and management. Building information modelling enables efficient collaboration and data sharing across the project lifecycle, which is typically 3 to 5 years depending on the project complexity.*

\## *The address of the premises is pillars at ground floor, external wall lift lobby, glass sticker at Taska Unit, Residensi Platinum Arena, No. 116, Jalan Klang Lama, Batu 5 ½, Taman Sentosa, 58000 Kuala Lumpur. The payment term is monthly for 1 year, commencing on 1 July 2025 and subject to yearly renewal.*

** *The address of the premises is Unit No. 14 at 1st Floor and Unit No. 58 at 3rd Floor, PV 8, Platinum Hill Condo, No.5, Jalan Melati Utama, Taman Melati Utama, Setapak, 53100 Kuala Lumpur. The payment term is monthly for 1 year, commencing on 1 January 2026 and subject to yearly renewal.*

^ *Estimate of the value of this category of transactions cannot be ascertained given the various types of properties sold by Radium and its subsidiaries, the prices of which vary from project to project. However, in accordance with paragraph 3.3(a) of Practice Note 12 of the Listing Requirements, the value of such transaction shall not exceed 10% of any one of the percentage ratios.*

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3. AMOUNT DUE AND OWING TO THE GROUP BY RELATED PARTY(IES)

As at the LPD, there is no amount due and owing to Radium Group by Related Party(ies) pursuant to the RRPTs which exceeded the credit terms. The payments were made within the agreed credit terms.

4. RATIONALE FOR AND BENEFITS OF THE PROPOSED SHAREHOLDERS' MANDATE

The Radium Group has a long-standing business relationship with the Related Parties. The Related Parties are both good customers of the Radium Group as well as reliable suppliers of raw materials, goods and services with proven track records required by the Radium Group for its businesses. For example, the procurement of construction management services from the Related Parties has a proven track record of on time delivery and good quality. These are key elements in enhancing the Radium Group's image as a reliable property developer thereby enabling the properties developed by the Radium Group to be well accepted by market. The goods and services provided by as well as sales made to the Related Parties are priced competitively and all transactions between the Radium Group and the Related Parties are carried out on an arm's length basis and on terms not more favourable to the Related Parties than those generally available to the public. The close cooperation between the Radium Group and the Related Parties has reaped mutual benefits and has been and is expected to continue to be beneficial to the businesses of the Radium Group.

In this regard, the Company would like to seek its shareholders' approval for the Proposed Shareholders' Mandate.

The Proposed Shareholders' Mandate is intended to facilitate transactions in the normal course of business of the Radium Group which are transacted from time to time with the Related Parties, provided that they are carried out at arm's length and on the Radium Group's normal commercial terms and are not prejudicial to its shareholders and on terms not more favourable to the Related Parties than those generally available to the public and are not to the detriment of the minority shareholders.

The procurement of the Proposed Shareholders' Mandate on an annual basis would eliminate the need to convene separate general meetings from time to time to seek shareholders' approval as and when potential RRPTs with the Related Parties arise, thereby substantially reducing administrative time and expenses in convening such meetings, without compromising the corporate objectives and business opportunities available to the Radium Group.

5. REVIEW PROCEDURES OF THE RRPTS

The Group has established the following review procedures and guidelines to ensure that RRPTs are undertaken on an arm's length basis and on transaction price and on normal commercial terms that are not more favourable to the Related Party(ies) than those generally available to the public and not to the detriment of the minority shareholders.

The review procedures and guidelines established by the Group are as follows: -

(i) A list of Related Party(ies) shall be circulated within the Group from time to time for reference. In general, the Group shall only enter into RRPTs after taking into account the pricing, quality, delivery schedules, and other related factors which shall be determined based on prevailing rates/prices of the goods and services according to their usual commercial term. In the event that quotation or comparative pricing from third parties cannot be obtained, the transaction price will be determined by our Group based on applicable industry norms and at rates not more favourable to the Related Parties than those generally available to the public.

(ii) Any tender, quotation or contract to be submitted for an open tender or proposed to be entered into with a Related Party(ies) will not be approved unless the pricing for the contract/project is determined in accordance with the Group's usual business practices and policies, consistent with the usual margin of the Group for the same or substantially similar type of transactions made by the Group with unrelated third parties.

(iii) Where practical or feasible, at least two (2) other contemporaneous transactions with unrelated third parties for similar products/services and/or quantities will be used as comparison, to determine whether the price and terms offered to/by the related parties are fair and reasonable and comparable to those offered to/by other unrelated third parties for the same or substantially similar type of products/services and/or quantities.

However, for certain transactions, the terms of the transactions (including pricing) cannot be compared with unrelated third parties, the terms of these transactions are negotiated on a willing buyer willing seller basis and based on the Group's usual business practices. Nevertheless, the Company will ensure that the RRPTs are not detrimental to the Company or Radium Group.

(iv) There are no specific thresholds for approval of RRPTs. All the transactions will be reviewed by (a) the Audit and Risk Management Committee ("ARMC") on a quarterly basis, or (b) as and when required and approved by the Board with the recommendation from the ARMC prior to execution of contracts. In reviewing these transactions, the ARMC, if necessary, may request for additional information from independent sources or advisors.

(v) If a member of the Board or ARMC has an interest (whether direct or indirect) in any RRPTs, he/she (or his alternate, where applicable) shall abstain from any decision making by the Board or ARMC in respect of such transactions and will continue to abstain from voting on such resolutions approving the transactions.

(vi) The annual internal audit plan shall incorporate a review of all RRPTs entered into pursuant to the Proposed Shareholders' Mandate to ensure that relevant approvals have been obtained and review procedures are followed. Any divergence will be reported to the ARMC.

6. DISCLOSURE IN ANNUAL REPORT

Disclosure will be made in the annual report of the Company of the aggregate value of RRPTs conducted pursuant to the Proposed Shareholders' Mandate during the financial year, where the aggregate value is equal to or more than the threshold prescribed under Paragraph 10.09(1) of the Listing Requirements. In making the disclosure, the Company must provide a breakdown of the aggregate value of the RRPTs made during the financial year, amongst others, based on the following information: -

(i) the type of RRPTs made; and

(ii) the names of the Related Parties involved in each type of the RRPTs made and their relationship with the Group.

The above disclosure will also be made in the Company's annual report for subsequent financial year during which the shareholders' mandate remains in force.

7. STATEMENT BY THE AUDIT AND RISK MANAGEMENT COMMITTEE

The ARMC, supported by the Group Corporate Affairs and the Management, will review the relevant RRPTs and also review the established procedures as stated in Section 5 of this Circular to ascertain that they have been complied with. Further, if during these periodic reviews by the ARMC, the ARMC is of the view that the procedures as stated above are not sufficient to ensure that the RRPTs are on the Radium Group's normal commercial terms and on terms not more favourable to the Related Parties than those generally available to the public and will be prejudicial to the shareholders, the Company will seek its shareholders' approval for a fresh mandate based on new or additional procedures.

The ARMC, comprising Puan Nor Zaemah binti Zainuddin (Chairperson), Ms Koay Lean Lee and Puan Nurazlin binti A. Samad who are the Independent Non-Executive Directors, has reviewed the procedures mentioned in Section 5 of this Circular and is satisfied that the said procedures are sufficient to ensure that the RRPTs will be made with the Related Parties in accordance with the Radium Group's normal commercial terms and on terms not more favourable to the Related Parties than those generally available to the public, and hence, not prejudicial to the shareholders nor disadvantageous to the Company and its subsidiaries and are not to the detriment of the minority shareholders.

The ARMC is of the view that the Radium Group has in place adequate procedures and processes to monitor, track and identify RRPTs in a timely and orderly manner. These procedures and processes are reviewed annually.

8. CONDITION FOR THE PROPOSED SHAREHOLDERS' MANDATE

The Proposed Shareholders' Mandate is conditional upon the approval being obtained from the shareholders of the Company at the forthcoming 12th AGM.

9. INTERESTS OF DIRECTORS, MAJOR SHAREHOLDERS AND/OR PERSON CONNECTED WITH THEM

As at LPD, the direct and indirect interests of the interested Directors and interested Major Shareholders and interested Persons Connected with them of the Company are as follows: -

Interested Directors	No. of Ordinary Shares			
	Direct	%	Indirect	%
Datuk Gan Kah Siong	507,612,000	14.64	948,986,167 (i)	27.36
Gan Tiong Kian	260,000,000	7.50	79,602,167 (ii)	2.30
Gan Kok Peng	260,000,000	7.50	39,802,167 (iii)	1.15
Datuk Sydney Lim Tau Chin	13,000,000	0.37	-	-

Interested Major Shareholders	No. of Ordinary Shares			
	Direct	%	Indirect	%
Datuk Gan Kah Siong	507,612,000	14.64	948,986,167 (i)	27.36
Cengal	948,984,000	27.36	-	-

Interested Persons Connected with Directors or Major Shareholders	No. of Ordinary Shares			
	Direct	%	Indirect	%
Tan Sri Datuk Seri Gan Yu Chai	94,308,700	2.72	2,167 (iv)	^

Notes:
(i) *Deemed interested by virtue of his 100.00% equity interest in Cengal and 1.00% equity interest in PVH pursuant to Section 8 of the Act.*
(ii) *Deemed interested by virtue of his 100.00% equity interest in Java Citarasa Sdn. Bhd. and 0.50% equity interest in PVH pursuant to Section 8 of the Act.*
(iii) *Deemed interested by virtue of his 100.00% equity interest in Tambun Team 2020 Sdn. Bhd. and 0.50% equity interest in PVH pursuant to Section 8 of the Act.*
(iv) *Deemed interested by virtue of his 59.00% equity interest in PVH pursuant to Section 8 of the Act.*
^ *Negligible*

The interested Directors namely, Datuk Gan Kah Siong, Gan Tiong Kian, Gan Kok Peng and Datuk Sydney Lim Tau Chin are deemed interested in the Proposed Shareholders' Mandate. Accordingly, they have abstained and will continue to abstain from Board deliberations and voting on the Proposed Shareholders' Mandate in respect of their direct and/or indirect shareholdings in Radium at the forthcoming 12th AGM to be convened.

The interested Major Shareholders namely Cengal and Datuk Gan Kah Siong are deemed interested in the Proposed Shareholders' Mandate. Accordingly, they have abstained and will continue to abstain from Board deliberations and voting on the Proposed Shareholders' Mandate in respect of their direct and/or indirect shareholdings in Radium at the forthcoming 12th AGM to be convened.

In addition, the interested Directors and Major Shareholders will ensure that the Persons Connected with them will abstain from voting, deliberating and approving the Proposed Shareholders' Mandate in respect of their direct and/or indirect shareholdings in Radium at the forthcoming 12th AGM.

Save as disclosed above, none of the other Directors, Major Shareholders or Persons Connected with them of Radium has any interest, direct or indirect in the Proposed Shareholders' Mandate.

10. EFFECT OF THE PROPOSED SHAREHOLDERS' MANDATE

The Proposed Shareholders' Mandate is not expected to have any material effect on the gearing, share capital and substantial shareholders' shareholdings of the Company.

With the assumption that all external conditions and factors in the industry and business environment remain constant, the Proposed Shareholders' Mandate is expected to contribute positively to the EPS and the net assets per share of the Company for the financial year ending 31 December 2026.

11. DIRECTORS' RECOMMENDATION

All the Directors who are deemed interested in respect of the RRPTs under Section 2.5 of this Circular, have abstained from expressing an opinion and making any recommendation to the shareholders in respect thereof.

The Board (save and except for Datuk Gan Kah Siong, Gan Tiong Kian, Gan Kok Peng and Datuk Sydney Lim Tau Chin who are deemed interested in the Proposed Shareholders' Mandate), having considered all aspects of the Proposed Shareholders' Mandate, is of the opinion that the Proposed Shareholders' Mandate is in the best interest of the Company and recommend that you vote in favour of the ordinary resolution pertaining to the Proposed Shareholders' Mandate to be tabled at the forthcoming 12th AGM.

12. AGM

The ordinary resolution in respect of the Proposed Shareholders' Mandate is set out in the Notice of the 12th AGM contained in the Company's Annual Report 2025, which is available on the Company's website at www.radiumdevelopment.com.

The 12th AGM will be held at Platinum Hall @ Platinum Suites, D-50A-01, Level 50A, 1020, Jalan Sultan Ismail, Kampung Baru, 50250 Kuala Lumpur, W.P. Kuala Lumpur, Malaysia on Thursday, 4 June 2026 at 10.00 a.m. for the purpose of considering and, if thought fit, passing with or without modifications, the ordinary resolution to give effect to the Proposed Shareholders' Mandate.

The completed and signed Proxy Form should be lodged at the Share Registrar's office, Boardroom Share Registrars Sdn. Bhd. at 11th Floor, Menara Symphony, No. 5, Jalan Professor Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor, Malaysia not less than forty-eight (48) hours before the time appointed for holding the 12th AGM or any adjournment thereof, otherwise the Proxy Form shall be treated as invalid. Alternatively, the Proxy Form may also be submitted electronically via the Share Registrar's website, Boardroom Smart Investor Portal. Kindly follow the link at https://investor.boardroomlimited.com to login and deposit your Proxy Form electronically, not less than forty-eight (48) hours before the 12th AGM. Please refer to the Administrative Guide for further information on electronic submission. The lodging of the Proxy Form shall not preclude you from participating and voting in person in the 12th AGM should you subsequently wish to do so.

13. FURTHER INFORMATION

You are requested to refer to Appendix I contained in this Circular for further information.

Yours faithfully,
For and on behalf of the Board of Directors of
RADIUM DEVELOPMENT BERHAD

Tan Sri Mhd Amin Nordin bin Abd Aziz
Independent Non-Executive Chairman

PART B

SHARE BUY-BACK STATEMENT IN RELATION TO THE PROPOSED RENEWAL OF SHARE BUY-BACK AUTHORITY

RADIUM DEVELOPMENT BERHAD
Registration No. 201301009006 (1038848-V)
(Incorporated in Malaysia)

Registered Office:
62C, Jalan SS21/62
Damansara Utama
47400 Petaling Jaya
Selangor, Malaysia

30 April 2026

Board of Directors:
Tan Sri Mhd Amin Nordin bin Abd Aziz *(Independent Non-Executive Chairman)*
Datuk Gan Kah Siong *(Non-Independent Group Managing Director)*
Gan Tiong Kian *(Non-Independent Executive Director)*
Gan Kok Peng *(Non-Independent Executive Director)*
Chai Woon Hou *(Non-Independent Executive Director)*
Datuk Sydney Lim Tau Chin *(Non-Independent Non-Executive Director)*
Nor Zaemah binti Zainuddin *(Independent Non-Executive Director)*
Koay Lean Lee *(Independent Non-Executive Director)*
Nurazlin binti A. Samad *(Independent Non-Executive Director)*
Phang Sweet Lee *(Independent Non-Executive Director)*

To: The Shareholders of Radium Development Berhad

Dear Sir/Madam

PROPOSED RENEWAL OF SHARE BUY-BACK AUTHORITY

1. INTRODUCTION

On 31 March 2026, the Board has announced to Bursa Securities that the Company proposed to seek shareholders' approval for the Proposed Renewal of Share Buy-Back Authority at the forthcoming 12th AGM of the Company.

The purpose of this Statement is to provide shareholders with relevant details and information pertaining to the Proposed Renewal of Share Buy-Back Authority and to seek approval from shareholders for the ordinary resolution pertaining thereto to be tabled at the forthcoming 12th AGM of the Company.

SHAREHOLDERS ARE ADVISED TO READ THE CONTENTS OF THIS STATEMENT CAREFULLY BEFORE VOTING ON THE ORDINARY RESOLUTION TO GIVE EFFECT TO THE PROPOSED RENEWAL OF SHARE BUY-BACK AUTHORITY AT THE FORTHCOMING 12TH AGM.

2. DETAILS OF THE PROPOSED RENEWAL OF SHARE BUY-BACK AUTHORITY

The Board proposes to seek the approval of the shareholders of the Company to give authority for the Company to purchase its own Shares and/or hold as Treasury Shares of up to a maximum of 10% of the total number of issued shares of the Company at any point in time in accordance with Section 127 of the Act, the Listing Requirements and any prevailing laws, rules, regulations, orders, guidelines and requirements issued by the relevant authorities at the time of purchase. The Company is allowed to purchase its own Shares on the Bursa Securities through its appointed stockbroker(s) as approved by Bursa Securities.

2.1 Quantum

As at the LPD, the total number of issued shares of the Company is 3,468,000,000 Shares. For illustrative purposes, the maximum number of Shares which may be purchased by the Company shall not exceed 10% of the total number of issued shares of the Company at any point in time as set out in the table below:-

	Number of Shares
Total number of issued shares as at LPD	3,468,000,000
10% of the total number of issued shares	346,800,000
Maximum number of issued shares that may be purchased pursuant to the Proposed Renewal of Share Buy-Back Authority	346,800,000

The actual number of Radium Shares to be purchased by the Company and the total amount of funds involved for each purchase(s) and the time of the purchase(s) will depend on inter alia, the market conditions and sentiments of the stock market, the availability of financial resources of the Company and the availability of the retained profits of the Company.

2.2 Source of Fund

In accordance with the Listing Requirements, the Proposed Renewal of Share Buy-Back Authority must be made wholly out of the retained profits of the Company.

The Proposed Renewal of Share Buy-Back Authority will be funded through internally generated funds and/or bank borrowings. The maximum amount of funds to be allocated for the Proposed Renewal of Share Buy-Back Authority shall not exceed the retained profits of the Company.

In the event that the Company intends to purchase its own Shares using bank borrowings, the Board shall ensure that the Company shall have sufficient funds to repay the external borrowings and that the repayment would not have any material effect on the cash flow of the Group.

The actual number of the Shares to be purchased, and the timing of such purchases will depend on, among others, the market conditions and sentiments of the stock market as well as the Company's financial resources and retained earnings.

Based on the Company's latest audited financial statements for the FYE 31 December 2025, the retained profits of the Company are RM261,865,000.

2.3 Treatment of Shares Purchased

The Board may resolve, at its discretion, to deal with the purchased Radium Shares ("**Purchased Shares**") pursuant to the Proposed Renewal of Share Buy-Back Authority in accordance with Section 127 of the Act in the following manner: -

a) to cancel the Purchased Shares; or

b) to retain the Purchased Shares as Treasury Shares for: -

   i) distribution as share dividends to the shareholders of Radium, such dividends to be known as "share dividends";
   ii) resell on Bursa Securities in accordance with the relevant rules of Bursa Securities;
   iii) transfer the Treasury Shares for the purposes of or under an employees' share scheme;
   iv) transfer the Treasury Shares as purchase consideration;
   v) cancel the Treasury Shares; or
   vi) sell, transfer or otherwise use the Treasury Shares for such other purposes as the Minister may by order prescribe; or

c) a combination of both.

The distribution of Treasury Shares as share dividends may be applied as a reduction of the retained profits of the Company subject to any prevailing laws, rules, regulations, orders, guidelines and requirements issued by the relevant authorities at the time of the purchase.

2.4 Ranking

While the Purchased Shares are held as Treasury Shares, Section 127(9) of the Act states that the rights attached to them as to voting, dividends and participation in other distribution and otherwise are suspended. The Treasury Shares shall not be taken into account in calculating the number or percentage of Radium Shares or of a class of Radium Shares for any purposes including substantial shareholding, takeovers, notices, the requisitioning of meetings, the quorum for a meeting and the result of a vote on a resolution at a meeting.

2.5 Duration

The approval from the shareholders for the Proposed Renewal of Share Buy-Back Authority, if given, would be effective immediately upon the passing of the ordinary resolution for the Proposed Renewal of Share Buy-Back Authority at the forthcoming 12th AGM of the Company and shall remain in force until: -

(a) the conclusion of the next AGM of the Company following the general meeting at which such resolution was passed, at which time it shall lapse unless by an ordinary resolution passed at that meeting, the authority is renewed, either unconditionally or subject to conditions; or

(b) the expiration of the period within which the next AGM of the Company after that date is required by law to be held; or

(c) revoked or varied by ordinary resolution passed by the shareholders of the Company in a general meeting, whichever occurs first.

The approval from the shareholders for the Proposed Renewal of Share Buy-Back Authority does not impose an obligation on the Company to purchase its own Shares on Bursa Securities. The Proposed Renewal of Share Buy-Back Authority will allow the Board to exercise the power of the Company to purchase its own Shares at any time within the abovementioned time period.

2.6 Purchase, Resale or Transfer Price

Pursuant to Paragraph 12.17 of the Listing Requirements, the Company may only purchase its own Shares on Bursa Securities at a price which is not more than 15% above the weighted average market price of Radium Shares for the 5 market days immediately before the purchase(s).

Pursuant to Paragraph 12.18 of the Listing Requirements, the Company may only resell or transfer any Treasury Shares on Bursa Securities at: -

(a) a price which is not less than the weighted average market price of Radium Shares for 5 market days immediately before the resale or transfer; or

(b) a discounted price of not more than 5% to the weighted average market price of Radium Shares for 5 market days immediately before the resale or transfer provided that: -

  (i) the resale or transfer takes place not earlier than 30 days from the date of purchase; and

  (ii) the resale or transfer price is not less than the cost of purchase of the Radium Shares being resold or transferred.

As at the date of this Statement, the Company has yet to determine the manner of which the Purchased Shares are to be treated. However, the Board will deal with the Purchased Shares in accordance with Section 127 of the Act and will make an immediate announcement to Bursa Securities regarding the treatment of the Purchased Shares, whether the Purchased Shares will be cancelled, retained as Treasury Shares, distributed as dividend to the shareholders and/or resold on Bursa Securities, or a combination of above, once determined.

Where the Board resolves to cancel the Shares so purchased or cancel any Treasury Shares, the number of the Company's issued shares will be diminished by the cancellation of the Shares so cancelled. Cancellation of Shares made pursuant to Sections 127(4)(a) and 127(7)(e) of the Act shall not be deemed to be a reduction in share capital.

2.7 Public Shareholding Spread

As at LPD, the public shareholding spread of the Company is approximately 33.49%.

The Board is mindful of the requirement to maintain the public shareholding spread of at least 25% of the total number of issued shares of the Company (excluding Treasury Shares) pursuant to Paragraph 8.02(1) of the Listing Requirements and will continue to be mindful of such requirement when making any purchase of Radium Shares pursuant to the Proposed Renewal of Share Buy-Back Authority.

2.8 Implications relating to the Rules

A person and any person acting in concert with him will be obliged to make a mandatory general offer under the Rules for the remaining Ordinary Shares of the Company not already owned by him/them if as a result of the Proposed Renewal of Share Buy-Back Authority:

(a) a person obtains control in the Company;

(b) a person (holding more than 33% but not more than 50% of the voting shares or voting rights of a company) increases his holding of the voting shares or voting rights of the Company by more than 2% in any six (6)-month period; or

(c) a person (holding more than 33% but not more than 50% of the voting shares or voting rights of a company) acquires more than 2% of the voting shares or voting rights of the Company when he knows or reasonably ought to know that the Company would carry out a share buy-back scheme.

As it is not intended for the Proposed Renewal of Share Buy-Back Authority to trigger the obligation to undertake a mandatory general offer under the Rules by any of our Company's Substantial Shareholders and/or persons acting in concert with them, the Board will ensure that such number of Shares are purchased, retained as Treasury Shares, cancelled or distributed such that the Proposed Renewal of Share Buy-Back Authority would not result in the triggering of any mandatory offer obligation on the part of our Company's Substantial Shareholders and/or persons acting in concert with them.

In the event that an obligation to undertake a mandatory general offer triggered as a result of the Proposed Renewal of Share Buy-Back Authority, the affected Substantial Shareholder and/or persons acting in concert with him may apply to the Securities Commission for an exemption from extending a mandatory general offer pursuant to Paragraph 4.15 of Rule 4 of the Rules.

3. RATIONALE OF THE PROPOSED RENEWAL OF SHARE BUY-BACK AUTHORITY

The Proposed Renewal of Share Buy-Back Authority, if implemented, will allow the Company to utilise its surplus financial resources, which is not immediately required for other uses, to purchase its own Shares from the market.

The Proposed Renewal of Share Buy-Back Authority is expected to enhance stability in both supply and demand, as well as the market price of Radium Shares.

If the Purchased Shares are subsequently cancelled, the Proposed Renewal of Share Buy-Back Authority will lead to a reduced number of Shares being utilised for the purposes of computing EPS and thereby enhance the EPS of Radium Group. Hence, long-term investors are expected to benefit from a corresponding increase in the value of their investments in the Company.

Additionally, the Purchased Shares can be retained as Treasury Shares and resold to Bursa Securities at a higher price, thus allowing for potential gains without impacting the total number of issued shares. Should any Treasury Shares be distributed as share dividends, this would act as a mechanism to reward shareholders of the Company.

The Proposed Renewal of Share Buy-Back Authority is not anticipated to pose any significant disadvantages to the Company and its shareholders, and it will be implemented only after due consideration of the financial resources of Radium Group, and of the consequential impact on its shareholders. The Board will be mindful of the interest of the Company and its shareholders in exercising the Proposed Renewal of Share Buy-Back Authority.

4. POTENTIAL ADVANTAGES AND DISADVANTAGES OF THE PROPOSED RENEWAL OF SHARE BUY-BACK AUTHORITY

The potential advantages of the Proposed Renewal of Share Buy-Back Authority to the Company and its shareholders are as follows: -

(a) it allows the Company to take preventive measures against speculation particularly when its Shares are undervalued which would in turn stabilise the market price of Radium Shares. The stability in Radium Shares' prices is important to maintain investors' confidence and to facilitate potential future fund-raising exercises via the equity market;

(b) allows the Company flexibility in achieving the desired capital structure, in terms of the debt and equity composition and the size of equity;

(c) if the Treasury Shares are resold at a higher price, the Company may experience opportunities for potential gains; and

(d) if the Treasury Shares are distributed as share dividends, it may then serve to reward the shareholders of the Company.

The potential disadvantages of the Proposed Renewal of Share Buy-Back Authority to the Company and its shareholders are as follows: -

(a) the Proposed Renewal of Share Buy-Back Authority, if implemented, will reduce the financial resources of Radium Group and may result in Radium Group foregoing other investment opportunities that may emerge in the future;

(b) if the Company decides to utilise bank borrowings to finance the Proposed Renewal of Share Buy-Back Authority, the Company's cash flow may be affected to the extent of the interest costs associated with such borrowings; and

(c) as the funds to be allocated for the Proposed Renewal of Share Buy-Back Authority can only be made out of retained profits of the Company, it may result in the reduction of financial resources available for distribution to shareholders in the immediate future.

5. FINANCIAL EFFECTS OF THE PROPOSED RENEWAL OF SHARE BUY-BACK AUTHORITY

Assuming that the Proposed Renewal of Share Buy-Back Authority is implemented in full by the Company, the effects of the Proposed Renewal of Share Buy-Back Authority on the number of issued shares, EPS, NA, working capital, gearing and dividend are as set out below:

5.1 Issued Share Capital

In the event the Company purchases up to ten percent (10%) of the total number of issued shares under the Proposed Renewal of Share Buy-Back Authority and all such Purchased Shares are cancelled, the total number of issued shares of the Company will be as follows:

	Number of Shares
Total number of issued shares as at LPD	3,468,000,000
Less: Maximum number of issued shares that may be purchased pursuant to the Proposed Renewal of Share Buy-Back Authority	(346,800,000)
Resultant issued shares after cancellation of issued shares purchased under the Proposed Renewal of Share Buy-Back Authority	3,121,200,000

In the event Shares so purchased are retained as Treasury Shares, resold, or distributed to the shareholders, the Proposed Renewal of Share Buy-Back Authority will have no effect on the issued share capital of the Company.

5.2 NA and Working Capital

The effect of the Proposed Renewal of Share Buy-Back Authority on the NA per share of the Group is dependent on the purchase price(s) of the Shares purchased. If the purchase price is less than the audited NA per share of the Group at the time of purchase, the NA per share will increase. Conversely, if the purchase price exceeds the audited NA per share of the Group at the time of purchase, the NA per share will decrease.

The Proposed Renewal of Share Buy-Back Authority is likely to reduce the working capital of the Group, the quantum of which depends on, amongst others, the number of Shares purchased, the purchase price of the Shares and any associated costs incurred in making the purchase.

However, if the Purchased Shares kept as Treasury Shares are resold on Bursa Securities, the working capital of the Group would increase if the Company realises a gain from the resale. The quantum of the increase in the working capital will depend on the actual selling price of the Treasury Shares and the number of Treasury Shares resold.

Assuming that the Treasury Shares are being retained by the Company and no borrowing is being used to fund any purchase of the Purchased Shares, the Proposed Renewal of Share Buy-Back Authority may increase the gearing of the Group as the Purchased Shares will reduce the equity by the cost of Shares acquired and held as Treasury Shares. The Proposed Renewal of Share Buy-Back Authority may further increase the gearing of the Company if borrowing is used to fund any purchase of the Purchased Shares.

However, at the juncture, the Company does not foresee to use any borrowing to purchase any Shares under the Proposed Renewal of Share Buy-Back Authority. The Proposed Renewal of Share Buy-Back Authority, when implemented, will reduce the working capital and cash flow of the Group, the quantum of which will depend on the purchase price(s) of the Shares and the number of Purchased Shares.

5.3 EPS

The effect of the Proposed Renewal of Share Buy-Back Authority on the EPS of Radium Group will depend on the purchase price(s) of Radium Shares and the effective funding cost to Radium Group to finance the purchase of Radium Shares or any loss in interest income to the Company.

Assuming the Purchased Shares are retained as Treasury Shares and resold, the effects on the EPS of the Radium Group will depend on the actual selling price, the number of Treasury Shares resold and the effective gain or interest savings arising from the exercise.

If the Radium Shares so purchased are cancelled, the Proposed Renewal of Share Buy-Back Authority will increase the EPS of the Radium Group provided the income forgone and/or interest expense incurred on the Purchased Shares is less than the EPS before the purchase.

5.4 Dividends

The Proposed Renewal of Share Buy-Back Authority may reduce the cash available, which may otherwise be used for dividend payments. Nonetheless, if Radium Shares so purchased are retained as Treasury Shares, these Treasury Shares may be distributed as share dividends to shareholders of the Company if the Board so decides.

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5.5 Shareholdings of Directors and Substantial Shareholders

For illustration purposes only, based on the Record of Depositors as at the LPD and assuming the Proposed Renewal of Share Buy-Back Authority is implemented in full with buy-back of up to 10% of the total number of Shares and that the Shares purchased are from shareholders other than the existing Directors and Substantial Shareholders, the proforma effects of the Proposed Renewal of Share Buy-Back Authority on the shareholdings of the existing Directors and Substantial Shareholders of the Company are set out below:-

	Shareholdings as at the LPD				**After the Proposed Renewal of Share Buy-Back Authority**			
	Direct No. of Shares	**%**	**Indirect No. of Shares**	**%**	**Direct No. of Shares**	**%**	**Indirect No. of Shares**	**%**
Directors								
Datuk Gan Kah Siong	507,612,000	14.637	948,986,167(1)(2)	27.364	507,612,000	16.263	948,986,167(1)(2)	30.405
Gan Tiong Kian	260,000,000	7.497	79,602,167(2)(3)	2.295	260,000,000	8.330	79,602,167(2)(3)	2.550
Gan Kok Peng	260,000,000	7.497	39,802,167(2)(4)	1.148	260,000,000	8.330	39,802,167(2)(4)	1.275
Datuk Sydney Lim Tau Chin	13,000,000	0.375	-	-	13,000,000	0.417	-	-
Substantial Shareholders								
Datuk Gan Kah Siong	507,612,000	14.637	948,986,167(1)(2)	27.364	507,612,000	16.263	948,986,167(1)(2)	30.405
Gan Tiong Kian	260,000,000	7.497	79,602,167(2)(3)	2.295	260,000,000	8.330	79,602,167(2)(3)	2.550
Gan Kok Peng	260,000,000	7.497	39,802,167(2)(4)	1.148	260,000,000	8.330	39,802,167(2)(4)	1.275
Cengal	948,984,000	27.364	-	-	948,984,000	30.404	-	-

Other than the above, none of the Directors have any shares in the Company.

Notes:
1. *Deemed interested by virtue of his equity interest in Cengal pursuant to Section 8 of the Act.*
2. *Deemed interested by virtue of his equity interest in Platinum Victory Holdings Sdn. Bhd. pursuant to Section 8 of the Act.*
3. *Deemed interested by virtue of his equity interest in Java Citarasa Sdn. Bhd. pursuant to Section 8 of the Act.*
4. *Deemed interested by virtue of his equity interest in Tambun Team Sdn. Bhd. pursuant to Section 8 of the Act.*

6. HISTORICAL SHARE PRICES

The monthly highest and lowest market prices of Radium Shares transacted on Bursa Securities for the past 12 months preceding the date of this Statement are as follows: -

	Ordinary Shares	
Month	**Highest (RM)**	**Lowest (RM)**
2025		
April	0.495	0.475
May	0.495	0.490
June	0.495	0.480
July	0.495	0.485
August	0.495	0.485
September	0.500	0.480
October	0.500	0.490
November	0.515	0.495
December	0.510	0.495
2026		
January	0.510	0.495
February	0.505	0.495
March	0.505	0.485

The last transacted market price of Radium Shares on LPD was RM0.500.

(Source: Yahoo Finance)

7. PURCHASES, RESALES OR CANCELLATION MADE IN THE PRECEDING 12 MONTHS

The Company has not purchased its own Shares, resale, transfer and/or cancellation of Treasury Shares in the preceding 12 months of this Statement.

As at LDP, the Company does not hold any Treasury Shares.

8. APPROVAL REQUIRED

The Proposed Renewal of Share Buy-Back Authority is conditional upon the approval of the shareholders of Radium at the forthcoming 12th AGM.

The Proposed Renewal of Share Buy-Back Authority is not conditional upon any other proposal undertaken or to be undertaken by the Company.

9. INTERESTS OF DIRECTORS, SUBSTANTIAL SHAREHOLDERS AND/OR PERSONS CONNECTED WITH THEM

None of the Directors and/or Substantial Shareholders of the Company and/or person connected with them has any interest, direct or indirect, in the Proposed Renewal of Share Buy-Back Authority.

10. DIRECTORS' RECOMMENDATION

The Board, after due deliberation and having considered all aspects of the Proposed Renewal of Share Buy-Back Authority as set out above, is of the opinion that the Proposed Renewal of Share Buy-Back Authority is in the best interest of the Company. As such, the Board recommends that you vote in favour of the ordinary resolution pertaining to the Proposed Renewal of Share Buy-Back Authority to be tabled at the forthcoming 12th AGM.

11. AGM

The 12th AGM will be held at Platinum Hall @ Platinum Suites, D-50A-01, Level 50A, 1020, Jalan Sultan Ismail, Kampung Baru, 50250 Kuala Lumpur, W.P. Kuala Lumpur, Malaysia on Thursday, 4 June 2026 at 10.00 a.m. for the purpose of considering and if thought fit, passing with or without modifications, the resolution to give effect to the Proposed Renewal of Share Buy-Back Authority.

The completed and signed Proxy Form should be lodged at the Share Registrar's office, Boardroom Share Registrars Sdn. Bhd. at 11th Floor, Menara Symphony, No. 5, Jalan Professor Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor, Malaysia not less than forty-eight (48) hours before the time appointed for holding the 12th AGM or any adjournment thereof, otherwise the Proxy Form shall be treated as invalid. Alternatively, the Proxy Form may also be submitted electronically via the Share Registrar's website, Boardroom Smart Investor Portal. Kindly follow the link at https://investor.boardroomlimited.com to login and deposit your Proxy Form electronically, not less than forty-eight (48) hours before the 12th AGM. Please refer to the Administrative Guide for further information on electronic submission. The lodging of the Proxy Form shall not preclude you from participating and voting in person in the 12th AGM should you subsequently wish to do so.

12. FURTHER INFORMATION

You are requested to refer to the Appendix contained in this Statement for further information.

Yours faithfully
For and on behalf of the Board of Directors
RADIUM DEVELOPMENT BERHAD

Tan Sri Mhd Amin Nordin bin Abd Aziz
Independent Non-Executive Chairman

APPENDIX - FURTHER INFORMATION

1. DIRECTORS' RESPONSIBILITY

This Circular has been seen and approved by the Directors of Radium and they individually and collectively accept full responsibility for the accuracy of the information given in this Circular and confirm that after having made all reasonable enquiries, and to the best of their knowledge and belief, there are no facts, the omission of which would make any statement in this Circular misleading.

2. MATERIAL CONTRACTS

Save as disclosed below, there are no material contracts (not being contracts entered into in the ordinary course of business) entered into by Radium and its subsidiaries within the past two (2) years preceding the date of the Circular: -

(a) On 4 April 2025, Radium entered into a Share Sale Agreement (“SSA”) to sell 4.9% equity interest in Jayyid Land Sdn. Bhd. to Optima Kontrek Sdn. Bhd. The transaction involves the sale of 490,000 ordinary shares with a total purchase consideration of RM10,584,000.00, to be satisfied entirely in cash, subject to the terms and conditions therein contained.

SSA was completed on 19 December 2025.

(b) Mayang Sepakat Sdn. Bhd., an indirect subsidiary of the Company, had on 3 December 2024 entered into a conditional sale and purchase agreement (“SPA 1”) to acquire a piece of leasehold land expiring on 6 August 2108 held under PN110508, Lot No. 62019 Seksyen 15, Bandar Ampang, Daerah Ulu Langat, Negeri Selangor Darul Ehsan measuring approximately 2.56 acres (10,359 metre squares) in area for a total purchase consideration of RM45,000,888.00, to be satisfied entirely in cash, subject to the terms and conditions therein contained.

SPA 1 was completed on 13 February 2026.

(c) Radium J Velodrome Sdn. Bhd., an indirect wholly-owned subsidiary of the Company, had on 25 November 2024 entered into a conditional sale and purchase agreement (“SPA 2”) with Dupion Development Sdn. Bhd. for the proposed acquisition of the following 3 parcels of contiguous leasehold land: -

(i) a piece of 99-year leasehold land expiring on 16 July 2113 held under Pajakan Negeri 52861 Lot 480881, Tempat Velodrom Cheras, Mukim Kuala Lumpur, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur measuring approximately 49,800 square metres (12.30 acres) bearing postal address Lot 480881, Jalan Yaacob Latif, Bandar Tun Razak, 56000 Wilayah Persekutuan Kuala Lumpur;

(ii) a piece of 99-year leasehold land expiring on 23 June 2115 held under Pajakan Negeri 52880 Lot 481143, Tempat Jalan Cheras, Mukim Kuala Lumpur, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur measuring approximately 2,625 square metres (0.65 acres) bearing postal address Lot 481143, Jalan Yaacob Latif, Bandar Tun Razak, 56000 Wilayah Persekutuan Kuala Lumpur; and

(iii) a piece of 99-year leasehold land expiring on 23 June 2115 held under Pajakan Negeri 52879 Lot 481144, Tempat Jalan Cheras, Mukim Kuala Lumpur, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur measuring approximately 835 square metres (0.21 acres) bearing postal address Lot 481144, Jalan Yaacob Latif, Bandar Tun Razak, 56000 Wilayah Persekutuan Kuala Lumpur,

for a total purchase consideration of RM458.00 million, to be satisfied entirely in cash ("Proposed Acquisition").

SPA 2 was completed on 30 May 2025.

(d) Radium Hospital Ayer Keroh Sdn. Bhd. (formerly known as A Famosa Specialist Hospital (Malacca) Sdn. Bhd.), an indirect subsidiary of the Company, had on 9 September 2024 entered into conditional sale and purchase agreement ("SPA 3") to acquire a piece of leasehold land held under PM6504 Lot 33076 (previously known as PM6083 Lot 5526 with original title details as HSM 547) in Mukim Bukit Katil, Daerah Melaka Tengah, Negeri Melaka with total net land area of approximately 2.877 hectares (approximately 309,817.634 square feet) from Winbond Properties Sdn. Bhd. for the total purchase consideration of RM25,500,000.00, to be satisfied entirely in cash, subject to the terms and conditions therein contained.

SPA 3 is expected to be completed by June 2026.

3. MATERIAL LITIGATION, CLAIMS AND ARBITRATION

Save as disclosed below, as at the LPD, Radium and subsidiaries are not engaged in any material litigation, claim or arbitration, either as plaintiff or defendant, which has or would have a material and adverse effect on the financial position or business of Radium Group and, to the best of the Board's knowledge and belief, the Board confirmed that there are no proceedings pending or threatened against Radium and/or its subsidiaries or of any facts likely to give rise to any proceedings which might materially and adversely affect the financial position or business of Radium and/or its subsidiaries:

Vistarena Development Sdn. Bhd., an 80%-owned subsidiary of Radium Group ("the Defendant") had on 9 June 2023 been served with a Writ of Summons and Statement of Claim dated 1 June 2023 from 241 individual purchasers of Residensi Platinum OUG in Block B ("the Plaintiffs") regarding a lawsuit ("the Suit").

The Residensi Platinum OUG ("the Development") comprises a combined development of condominiums (Block B), affordable housing (Block B), and civil servants housing (Block A) under the same development order.

The Plaintiffs claim they were misled by the Defendant's representations about the purchase of units in Block B, alleged breach of sales and purchase agreements by the Defendant, alleged severe defects in the common facilities provided by the Defendant, discontent with the access control in shared common area, and seeking amongst others, an injunction against the defendant to take all necessary and reasonable steps to construct two access paths at the entrance to Block A and Block B within three months from the date of judgment. They also seek exemplary damages from the Defendant amounting to RM25,000 to be paid to each plaintiff as well as general damages and costs to be determined by the Court.

On 21 September 2023, 104 individual purchasers of Block A filed an Application to Intervene, claiming that, amongst others, they shall be heard/ allowed to intervene the proceeding so to protect their interest in the common properties given that the Plaintiffs' claims involving common property and access to common properties, shared common area, shared entrance to access Residensi Platinum OUG in which their rights and interests would be affected by any decision of the Court. The Court has on 3 January 2024 allowed the Application to Intervene hence 104 individual purchasers of Block A are added as co-defendants.

On 5 March 2024, the Defendant filed an application for the disposal of the Plaintiffs' case on points of law ("Order 14A Application") and the hearing date was scheduled on 19 June 2024. Following the same, the co-defendants also filed a separate application for the disposal of the Plaintiffs' case on points of law ("Co-defendants Application").

After numerous court's dates, on 4 October 2024, the date fixed for decision of Order 14A Application and Co-defendants Application, the Court decided in favour of all the Defendants, i.e. need not to establish/ construct two (2) separate entrances since the management corporation had been established.

On the same date, 4 October 2024, the Court proceeded to fix 29 November 2024 for:

(a) Case management on issue of defects and rectification works together with misrepresentation; and
(b) Hearing of the Plaintiffs' application to adduce supplementary affidavit (application to file additional affidavit by the Plaintiffs) (Plaintiffs' application filed prior to the decision of Order 14A Application and Co-defendants Application).

On 29 November 2024, the date was fixed for both case management for (a) and hearing of (b) above. For hearing of (b), the Plaintiffs had withdrawn their application. For issue of misrepresentation and defects and rectification works, the Court fixed the next case management on 7 April 2026.

During the case management held on 7 April 2026 which was fixed to update the Court on the mediation scheduled on 13 March 2026 which was unsuccessful, the Court directed that the trial be expedited to 2026 noting the case had been pending since 2023 and requested the parties to confirm their availability. The Court then suggested dates in July and August 2026 and upon confirmation of counsels' availability, rescheduled the trial to 23 July 2026, 31 July 2026 and 28 August 2026 respectively.

As at the date of the Circular, there is no material financial and operational impact arising from the Suit on the Defendant and the Company.

4. DOCUMENTS AVAILABLE FOR INSPECTION

Copies of the following documents will be available for inspection during normal office hours on Monday to Friday (except public holidays) at the registered office of Radium at 62C, Jalan SS21/62, Damansara Utama, 47400 Petaling Jaya, Selangor, Malaysia from the date of this Circular up to the date of the forthcoming 12th AGM: -

(a) the Constitution of Radium;

(b) the audited financial statements of Radium for the past two (2) financial years ended 31 December 2024 and 31 December 2025;

(c) the material contracts referred to in Section 2 of this Appendix; and

(d) the relevant cause papers in respect of material litigation referred to Section 3 of this Appendix.