MEDIA RELEASE

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Lagenda Secures Subscription of Inaugural RM475 Million Sukuk Wakalah Tranche Under RM1.5 Billion Programme

Lagenda Properties Berhad ("Lagenda" or the "Group") today announced the subscription of the inaugural RM475.0 million Sukuk Wakalah under its **RM1.5 billion Sukuk Programme based on the Shariah principle of Wakalah Bi Al-Istithmar. The issuance was primarily subscribed by AmBank Group with a commitment of RM400.0 million,** marking the Group's first entry into Malaysia's Islamic debt capital market.

The Sukuk Programme has been established through its wholly-owned subsidiary, Lagenda Capital Berhad, and is guaranteed by Lagenda Properties Berhad. It represents a significant milestone in strengthening the Group's capital structure and financial flexibility to support its long-term expansion in affordable township development, underpinned by prudent capital management.

AmInvestment Bank Berhad acted as Joint Principal Advisers, Joint Lead Arrangers, Joint Lead Managers and the Facility Agent for the Sukuk Programme. In conjunction with the subscription of the inaugural Sukuk Wakalah.

The Sukuk Programme provides Lagenda with access to Malaysia's domestic Islamic capital market, further diversifying its funding base and enhancing financial resilience. Proceeds raised under the Sukuk Programme will be utilised for Shariah-compliant purposes, including financing and refinancing investments, land acquisitions, capital expenditure, the development of affordable housing projects, working capital requirements, general corporate purposes, and the refinancing of existing borrowings.

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The Programme supports the Group's disciplined capital management strategy while providing greater financial flexibility to execute its long-term growth plans.

Dato' Jimmy Doh, Managing Director of Lagenda Properties Berhad said "This inaugural Sukuk Programme marks a significant milestone in strengthening Lagenda's capital foundation as we continue expanding our affordable housing developments nationwide. It enhances our financial flexibility by broadening our access to Malaysia's Islamic capital market, enabling us to support our long-term growth through a more diversified and efficient funding platform while maintaining disciplined capital management. We value the trust and collaboration of AmBank Group and Alliance Islamic Bank Berhad in this landmark transaction. Their support reflects confidence in Lagenda's business model and long-term vision, and we look forward to building on these partnerships as we continue delivering sustainable homeownership opportunities across Malaysia."

Christopher Yap, Managing Director of Business Banking, AmBank Group said "We are honoured to support Lagenda Properties Berhad in its inaugural Sukuk Programme as the primary subscriber, Joint Lead Arranger, Joint Principal Adviser, Joint Lead Manager and Joint Shariah Adviser. This milestone underscores confidence in Lagenda's strong fundamentals and long-term growth strategy. The Programme provides a robust and flexible funding platform to support the Group's continued expansion while reinforcing disciplined financial management. We look forward to deepening our partnership with Lagenda through future Islamic financing initiatives."

The RM1.5 billion Sukuk Programme forms part of Lagenda's broader strategy to optimise its funding structure, enhance financial resilience and facilitate sustainable expansion. Anchored by disciplined capital allocation and a resilient affordable housing

Issued by Media Relations Unit, Group Corporate Communications & Marketing, AmBank Group
Level 40, Menara AmBank, 8, Jalan Yap Kwan Seng, 50450 Kuala Lumpur

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Customer Care: 03-2178 8888 customercare@ambankgroup.com

business model, the Group remains well positioned to create long-term shareholder value while expanding access to quality, affordable homeownership across Malaysia.

About AmBank Group

AmBank Group is a leading financial services group with over 40 years of expertise in supporting the economic development of Malaysia. We have over three million customers and employ over 8,000 people.

The Group was listed on the Main Market of Bursa Malaysia in 1988. It is the sixth-largest banking group by assets in Malaysia, with a market capitalisation of more than RM22 billion as at 31 March 2026.

AmBank Group serves over three million individual and corporate customers. It provides services in wholesale banking, retail banking, business banking, investment banking and related financial services which include Islamic banking, underwriting of general insurance, life insurance, family takaful, stock and share broking, futures broking, investment advisory and asset management services in unit trusts and real estate investment trusts.

For more information, please visit www.ambankgroup.com

For further information, please contact Ridzuan Zulkifli, Senior Vice President, Group Corporate Communications and Marketing, AmBank Group at ridzuan.zulkifli@ambankgroup.com and the Media Relations team at media.relations@ambankgroup.com

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About Lagenda Properties

Lagenda Properties Berhad is a real estate developer listed on the Main Market of Bursa Malaysia, focusing on providing affordable homes and integrated townships to the underserved communities in Malaysia. Established since 2018, we have successfully launched numerous affordable residential projects and integrated townships starting in Sitiawan, Perak, and has since expanded into five more states including Kedah, Johor, Selangor, Pahang and Negeri Sembilan, with more developments in the pipeline.

For more information, please visit https://lagendaproperties.com/

For media enquiries, please contact:

Mohd Fitri Ghazali
Email: mohd.fitri@lagendaprops.com
