

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.

Bursa Malaysia Securities Berhad (“Bursa Securities”) has not perused through this Circular prior to its issuance as it is an exempt document pursuant to Guidance Note 22 of the ACE Market Listing Requirements of Bursa Securities.

Bursa Securities takes no responsibility for the contents of this Circular, makes no representation as to its accuracy or completeness and expressly disclaims any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this Circular.

This Circular has been reviewed by M & A Securities Sdn. Bhd. (“M&A Securities”), being the Sponsor to SSF Home Group Berhad. The Company’s admission to the ACE Market of Bursa Securities was sponsored by M&A Securities.

SSFHOME

SSF HOME GROUP BERHAD

Registration No. 201501016707 (1142041-X)
(Incorporated in Malaysia)

CIRCULAR TO SHAREHOLDERS IN RELATION TO THE PROPOSED RENEWAL OF EXISTING SHAREHOLDERS’ MANDATE FOR RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE AND/OR TRADING NATURE (“PROPOSED RENEWAL OF EXISTING SHAREHOLDERS’ MANDATE”)

The ordinary resolution in respect of Proposed Renewal of Existing Shareholders’ Mandate will be tabled as Special Business at the Fourth Annual General Meeting (“4th AGM”) of SSF Home Group Berhad (“SSF” or “the Company”) which will be held at Meeting Room, SSF Home Group Berhad, No. 6, Jalan Jurutera U1/23, Hicom-Glenmarie Industrial Park, 40150 Shah Alam, Selangor Darul Ehsan on Friday, 27 November 2026 at 10:00 a.m. or at any adjournment thereof.

The Notice of the 4th AGM together with the proxy form, administrative notes, and this Circular are available at the Company’s website at <https://www.ssf.com.my/> or Bursa Securities’ website at <https://www.bursamalaysia.com/>. Please follow the procedures provided in the administrative notes for the 4th AGM in order to register, attend, participate, speak and vote at the 4th AGM.

If you are unable to participate in the 4th AGM and wish to appoint proxy(ies) instead, the appointment of proxy(ies) may be made in a hard copy form or by electronic form in the following manner and must be received by the Company not less than forty-eight (48) hours before the time for holding the 4th AGM or adjourned meeting:-

(i) In hard copy form

In the case of an appointment made in hard copy form, the proxy form must be deposited at the Share Registrar of the Company, Vistra Investor & Issuing House Services Sdn. Bhd. (formerly known as Tricor Investor & Issuing House Services Sdn. Bhd.), at Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Wilayah Persekutuan or alternatively, to be deposited in the designated drop box located at Unit G-3, Ground Floor, Vertical Podium, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Wilayah Persekutuan.

(ii) By electronic form

The proxy form can be electronically lodged via Vistra Share Registry and IPO (MY) portal (“Vistra SRMY portal”) at <https://srmy.vistra.com>. Please refer to the Administrative Notes for the 4th AGM on the procedures for electronic lodgement of proxy form via Vistra SRMY portal.

The lodging of the proxy form for the 4th AGM will not preclude you from attending, participating, speaking and voting in person at the 4th AGM should you subsequently decide to do so.

Last date and time for lodging the proxy form : Wednesday, 25 November 2026 at 10:00 a.m.

Date and time of the 4th AGM : Friday, 27 November 2026 at 10:00 a.m. or at any adjournment thereof

This Circular is dated 23 October 2026

DEFINITIONS

In this Circular, unless otherwise indicated, the following words and abbreviations shall have the following meanings:-

“Act”	:	The Companies Act 2016 as amended from time to time and any re-enactment thereof
“AGM”	:	Annual General Meeting
“Annual Report 2026”	:	Annual Report of SSF issued for 14-month FPE 2026
“ARMC”	:	Audit and Risk Management Committee of SSF
“Board”	:	Board of Directors of SSF
“Bursa Securities”	:	Bursa Malaysia Securities Berhad [Registration No. 200301033577 (635998-W)]
“Circular”	:	This circular dated 23 October 2026 to the shareholders of the Company in relation to the Proposal
“CL Wong Realty”	:	CL Wong Realty Sdn. Bhd. [Registration No. 201701001121 (1215271-D)]
“Director(s)”	:	A director has the meaning given in Section 2(1) of the Act and Section 2(1) of the Capital Markets and Services Act 2007 and include any person who is or was within the preceding 6 months of the date on which the terms of the respective RRPTs were agreed upon, a director of the Company or any other company which is a subsidiary or holding company of the Company, or a chief executive officer of the Company or its subsidiary or holding company
“FPE”	:	Financial period ended 30 June
“Group”	:	SSF, its subsidiaries, and all future subsidiaries which are acquired/incorporated by the Group before the next AGM of SSF
“Interested Directors”	:	Wong Choong Loong and Chin See Kew
“Interested Shareholder”	Major	Wong Choong Loong
“Listing Requirements”	:	ACE Market Listing Requirements of Bursa Securities, including any amendments that may be made from time to time
“LPD”	:	1 October 2026, being the latest practicable date prior to the printing of this Circular
“Major Shareholder(s)”	:	A person who has an interest or interests in one or more voting shares in the Company and the number or 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.

For the purposes of this definition, “interest” shall have the meaning of “interest in shares” given in Section 8 of the Act.

For the purposes of the Proposed Renewal of Existing Shareholders’ Mandate, Major Shareholder(s) shall include any person who is or was within the preceding six (6) months of the date on which the terms of the transaction(s) were agreed upon, a Major Shareholder as defined above or any other corporation which is its subsidiary or holding company.

DEFINITIONS

- “Persons Connected” : In relation to a Director or a Major Shareholder (collectively referred to as the “said Person”), means such a person who falls under any one of the following categories:-
- (a) A family member of the said Person, which means such person who falls within any one of the following categories:-
 - (i) spouse;
 - (ii) parent;
 - (iii) child including an adopted child and step-child;
 - (iv) brother or sister; and
 - (v) spouse of the person referred to in items (iii) and (iv) above;
 - (b) A trustee of a trust (other than a trustee for a share scheme for employees or pension scheme) under which the said Person or a family member of the said Person is the sole beneficiary;
 - (c) A partner of the said Person, which means such person who falls within any one of the following categories:-
 - (i) a person with whom the said Person, is in or proposes to enter into partnership with. “Partnership” for this purpose refers to a “partnership” as defined in Section 3 of the Partnership Act 1961 or “limited liability partnership” as defined in Section 2 of the Limited Liability Partnerships Act 2012, as the case may be; or
 - (ii) a person with whom the said Person has entered or proposes to enter into a joint venture, whether incorporated or not;
 - (d) A person, or where the person is a body corporate, the body corporate or its directors, who is/are accustomed or under an obligation, whether formal or informal, to act in accordance with the directions, instructions or wishes of the said Person;
 - (e) A person, or whether the person is a body corporate, the body corporate or its directors, in accordance with whose directions, instructions or wishes the said Person is accustomed or is under obligation, whether formal or informal, to act;
 - (f) A body corporate in which the said Person or person connected with the said Person is entitled to exercise or control the exercise of, not less than 20% of the votes attached to voting shares in the body corporate; or
 - (g) A body corporate which is a related corporation of the said Person.
- “Proposal” or “Proposed Renewal of Existing Shareholders’ Mandate” : Proposed renewal of the existing shareholders’ mandate for the Group to enter into the RRPT(s) as set out in this Circular
- “Related Party(ies)” : A Director, Major Shareholder or Person Connected with such Director or Major Shareholder, and “Related Parties” shall be construed accordingly
- “RRPT(s)” : Recurrent related party transaction(s) which is/are recurrent, of a revenue and/or trading nature and which is/are necessary for the day-to-day operations of the Group within the ordinary course of business of the Group
- “RM” : Ringgit Malaysia and sen respectively
- “Seven Star Realty” : Seven Star Realty Sdn. Bhd. [Registration No. 200001001651 (504256-M)]
- “Share(s)” : Ordinary share(s) in SSF
- “SSF” or “the Company” : SSF Home Group Berhad [Registration No. 201501016707 (1142041-X)]

DEFINITIONS (CONT'D)

“SSFSB”	: SSF Sdn. Bhd. [Registration No. 199601008089 (380435-V)]
“SSF Creative Life”	: SSF Creative Life Centre Sdn. Bhd. [Registration No. 200801001731 (803015-D)]
“SSF Studio”	: SSF Studio Sdn. Bhd. (<i>formerly known as SSF Delanco Sdn. Bhd.</i>) [Registration No. 201701047496 (1261672-M)]
“SSF Holdings”	: SSF Holdings Sdn. Bhd. [Registration No. 200801010941 (812229-V)]
“SSF Home Furnishing”	: SSF Home Furnishing Sdn. Bhd. [Registration No. 200201022016 (589679-H)]
“SSF Home”	: SSF Home Pte. Ltd. (Registration No. 202443117-H)

All references to “we”, “us”, “our” and “ourselves” are to SSF or Group. All references to “you” in this Circular are to the shareholders of SSF.

Words denoting the singular number only shall include the plural and vice-versa and words denoting the masculine gender shall, where applicable, include the feminine gender, neuter gender and vice versa. Reference to persons shall include a body of persons, corporate or unincorporated (including a trust).

Any reference to a time of day shall be a reference to Malaysian time, unless otherwise stated.

Any reference to any statute is a reference to that statute as for the time being amended or re-enacted.

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TABLE OF CONTENTS

	PAGE
LETTER FROM THE BOARD TO THE SHAREHOLDERS OF SSF IN RELATION TO THE PROPOSED RENEWAL OF EXISTING SHAREHOLDERS' MANDATE	
1. INTRODUCTION	1
2. PROPOSED RENEWAL OF EXISTING SHAREHOLDERS' MANDATE	2-8
3. RATIONALE FOR AND BENEFITS OF THE PROPOSED RENEWAL OF EXISTING SHAREHOLDERS' MANDATE	8
4. EFFECTS OF THE PROPOSED RENEWAL OF EXISTING SHAREHOLDERS' MANDATE	8
5. APPROVAL REQUIRED	9
6. INTERESTS OF DIRECTORS, MAJOR SHAREHOLDERS AND/OR PERSONS CONNECTED WITH THEM	9
7. DIRECTORS' STATEMENT AND RECOMMENDATION	9
8. 4 th AGM	10
9. FURTHER INFORMATION	10
APPENDIX	
APPENDIX I FURTHER INFORMATION	11
APPENDIX II EXTRACT OF NOTICE OF THE 4 th AGM	12



SSF HOME GROUP BERHAD
Registration No. 201501016707 (1142041-X)
(Incorporated in Malaysia)

REGISTERED OFFICE:

Third Floor, No. 77, 79 & 81
Jalan SS 21/60
Damansara Utama
47400 Petaling Jaya
Selangor

23 October 2026

BOARD OF DIRECTORS

Datuk Seri Dr Haji Abdul Fattah bin Haji Abdullah	<i>(Independent Non-Executive Chairman)</i>
Wong Choong Loong	<i>(Managing Director/Chief Executive Officer)</i>
Lok Kok Khong	<i>(Executive Director/Deputy Chief Executive Officer)</i>
Chin See Kew	<i>(Executive Director)</i>
Kong Sau Kian	<i>(Independent Non-Executive Director)</i>
Lim Su May	<i>(Independent Non-Executive Director)</i>
Er Kian Hong	<i>(Independent Non-Executive Director)</i>

To: The Shareholders of SSF -

Dear Sir/Madam,

PROPOSED RENEWAL OF EXISTING SHAREHOLDERS' MANDATE

1. INTRODUCTION

At the Third AGM of the Company held on 7 October 2025, the Company had sought and obtained from its shareholders the general mandate for the Group to enter into the RRPTs of a revenue and/or trading nature in the ordinary course of business based on commercial terms which are not more favourable to the Related Parties than those generally available to the public and which are necessary for the Group's day-to-day operations. The existing authority shall lapse at the conclusion of the forthcoming 4th AGM, unless authority for its renewal is obtained from the shareholders at the forthcoming 4th AGM.

On 15 October 2026, the Board had announced that the Company intended to seek shareholders' approval in respect of the Proposed Renewal of Existing Shareholders' Mandate at the forthcoming 4th AGM.

The purpose of this Circular is to provide you with the relevant information on the Proposal and to seek your approval on the ordinary resolution pertaining to the Proposed Renewal of Existing Shareholders' Mandate to be tabled at the forthcoming 4th AGM. The Notice of the 4th AGM together with the proxy form are enclosed in the Annual Report 2026, the extract of which is enclosed with this Circular.

SHAREHOLDERS ARE ADVISED TO READ AND CAREFULLY CONSIDER THE CONTENTS OF THIS CIRCULAR BEFORE VOTING ON THE ORDINARY RESOLUTION PERTAINING TO THE PROPOSAL AT THE FORTHCOMING 4TH AGM.

2. PROPOSED RENEWAL OF EXISTING SHAREHOLDERS' MANDATE

2.1 Provision under the Listing Requirements

Pursuant to Rule 10.09(2) and Guidance Note 8 of the Listing Requirements, a listed corporation may seek its shareholders' mandate in respect of RRPTs which are necessary for its day-to-day operations subject to, among others, the following:-

- (a) the transactions are in the ordinary course of business and are on terms not more favourable to the Related Parties than those generally available to the public;
- (b) 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 of the RRPT is equal to or more than the prescribed threshold as follows:-

In relation to a listed corporation with a share capital of RM60 million and above: -

- (i) the consideration, value of the assets, capital outlay or costs of the RRPT is RM1 million or more; or
- (ii) the percentage ratio of such RRPT is 1% or more,

whichever is the higher, or

In relation to a listed corporation with a share capital which is less than RM60 million:-

- (i) the consideration, value of the assets, capital outlay or costs of the RRPTs is RM1 million or more; or
- (ii) the percentage ratio of such RRPTs is 1% or more,

whichever is the lower;

- (c) the listed corporation'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 the Bursa Securities for perusal together with a checklist showing compliance with such information;
- (d) in a meeting to obtain a shareholders' mandate, the interested Directors, interested Major Shareholders, interested persons connected with a Director or Major Shareholder, and where the interest of an interested Person Connected with a Director or Major Shareholder is involved, such Director or Major Shareholder, must not vote on the resolution in respect of the RRPTs. An interested Director or interested Major Shareholder must ensure that Persons Connected with him abstain from voting on the resolution in respect of the RRPTs; and
- (e) the listed corporation 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.

2.2 The Group has, in the ordinary course of its business, entered into certain RRPTs and is anticipated to continue to enter into such transactions with the Related Parties, the details of which as set out in Section 2.7 below. It is likely that such transactions will occur with some degree of frequency and could arise at any time.

2.3 These RRPTs which are necessary for the day-to-day operations of the Group in the ordinary course of business will be based on normal commercial terms, at arms' length, and will be transacted on terms that are not more favourable to the Related Parties than those generally available to the public.

2.4 Validity period of the Proposed Renewal of Existing Shareholders' Mandate

The Proposed Renewal of Existing Shareholders' Mandate, if approved by the shareholders of SSF at the forthcoming 4th AGM, will take effect from the date of the passing of the ordinary resolution at the forthcoming 4th AGM and shall continue to be in force until:-

- (a) the conclusion of the next AGM of the Company following the general meeting at which the ordinary resolution for the Proposed Renewal of Existing Shareholders' Mandate were passed, at which time it shall lapse, unless the authority is renewed by a resolution passed at the next AGM;
- (b) the expiration of the period within the next AGM of the Company after the date is required by law to be held pursuant to Section 340(2) of the Act (but shall 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 of SSF at a general meeting,

whichever is the earlier.

2.5 Principal activities of the Group

The principal activity of SSF is investment holding. As at LPD, the principal activities of the subsidiaries are as follows:-

Name of subsidiaries	Effective equity interest (%)	Principal activities
SSFSB	100.00	Purchasing hub of furniture, home décor and home living products and provision of management services
SSF Creative Life	100.00	Retailer, wholesaler and warehousing of furniture, home décor and home living products
SSF Studio	100.00	Retailer of furniture, home décor and home living products
SSF Holdings	100.00	Licencing and trademark management
SSF Home Furnishing	100.00	Retailer of furniture, home décor and home living products
SSF Home	100.00	Retail sale of furniture

2.6 Classes of Related Parties

The classes of Related Parties are as follows:-

No.	Related Parties	Principal activity of the Related Parties	Relationship with the Group
1.	CL Wong Realty	CL Wong Realty is principally involved in the business of investment holding	<u>Wong Choong Loong (“WCL”)</u> • A Director and major shareholder of SSF. • A Director and major shareholder of CL Wong Realty. • Spouse of Chin See Kew (“CSK”), a Director and shareholder of SSF. <u>CSK</u> • A Director and shareholder of SSF. • A Director and shareholder of CL Wong Realty. • Spouse of WCL, a Director and major shareholder of SSF.
2.	Seven Star Realty	Seven Star Realty is principally involved in the business of investment holding	<u>WCL</u> • A Director and major shareholder of SSF. • A Director and major shareholder of Seven Star Realty. • Spouse of CSK, a Director and shareholder of SSF. • Brother of Wong Choong Lian (“WCLian”), a Director of SSF’s subsidiaries and shareholder of SSF. <u>CSK</u> • A Director and shareholder of SSF. • A Director and shareholder of Seven Star Realty. • Spouse of WCL, a Director and major shareholder of SSF. • Sister-in-law of WCLian, a Director of SSF’s subsidiaries and shareholder of SSF. <u>WCLian</u> • A Director of subsidiaries of SSF and shareholder of SSF. • A Director and shareholder of Seven Star Realty. • Brother of WCL, a Director and major shareholder of SSF. • Brother-in-law of CSK, a Director and shareholder of SSF.

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2.7 Nature of the RRPTs contemplated under the Proposed Renewal of Existing Shareholders' Mandate

In the normal course of the Group's business, transactions of a revenue and/or trading nature between company(ies) in the Group and the Related Party(ies) are likely to occur and are necessary for its day-to-day operations.

Transactions contemplated for which the Proposed Renewal of Existing Shareholders' Mandate (based on the Group's structure as at LPD) are sought are set out below:-

No.	Nature of RRPTs	Transacting parties	Transacting companies within our Group	Interested Director, Major Shareholders and persons connected	Estimated aggregate value as disclosed in the Circular to Shareholders dated 28 August 2025 (RM'000)	Actual value transacted from last AGM held on 7 October 2025 up to LPD (RM'000)	Estimated aggregate value during the validity period of the mandate ⁽¹⁾ (RM'000)
(i)	Rental expenses ⁽²⁾⁽ⁱ⁾	CL Wong Realty	SSF Creative Life	(1) WCL (2) CSK	600	495	585
(ii)	Rental expenses ⁽²⁾⁽ⁱⁱ⁾	Seven Star Realty	SSF Creative Life	(1) WCL (2) CSK (3) WCLian	4,800	3,992	4,718
	Rental expenses ⁽²⁾⁽ⁱⁱ⁾						
(iii)	Rental expenses ⁽²⁾⁽ⁱⁱⁱ⁾	CL Wong Realty	SSF Creative Life	(1) WCL (2) CSK	425	362	500
(iv)	Rental expenses ^{(2)(iv)}	CL Wong Realty	SSF Creative Life	(1) WCL (2) CSK	Up to 500	-	780

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Notes:-

Please refer to Section 2.6 of this Circular for their interest in the RRPTs.

- (1) These figures were deduced based on the management's best estimates of the expected value of RRPTs to be entered into and hence, the actual value of such RRPTs may vary from the estimated value disclosed above.
- (2) The details of the outlets to be rented by SSF Creative Life are as follows which the rental is payable on an equal pro-rated monthly basis and excluded 6% of Sales and Service Tax:-

No.	Description	Postal Address	Purpose	Total built-up/rent space areas (square feet)	Rental value per month (RM)	Period of tenancy	Ownership
(i)	Retail outlet	1,1A, 1B, 1C, 3, 3A, 3B, 5, 5A, 5B, 7, 7A, 7B, 9, 9A, 9B, 11, 11A & 11B, Jalan Pusat Perniagaan Falim 3, Pusat Perniagaan, Falim, 30200, Ipoh, Perak	SSFHOME retail outlet	Approximately 31,488	45,000	3 years from 1 May 2025 to 30 April 2028	CL Wong Realty
(ii)	Retail outlet	2774, 2775 & 2776, Jalan Chain Ferry, Taman Inderawasih, 13600 Perai, Pinang	SSFHOME retail outlet	Approximately 16,221	28,000	3 years from 1 May 2024 to 30 April 2027 with an option to renew for a further period of three (3) years	Seven Star Realty
	Retail outlet and office building	6, Jalan Jurutera U1/23, Hicom-Glenmarie Industrial Park, 40150 Shah Alam, Selangor	SSFHOME retail outlet and Head Quarter office	Approximately 88,921	334,937	3 years from 27 December 2024 to 26 December 2027 with an option to renew for a further 4 terms of three (3) years	
(iii)	Retail outlet	No. 219, Jalan Sultan Nazrin Shah (Lapangan), 31350 Ipoh, Perak	SSFHOME retail outlet	Approximately 24,039	38,500	3 years from 19 November 2025 to 18 November 2028 with an option to renew for a further period of three (3) years	CL Wong Realty
(iv)	Retail outlet	3, 3-1 & 3-2, Jalan Komersial Skywiz, Pusat Komersial Skywiz Ayer Keroh, 75450 Melaka	SSFHOME retail outlet	Approximately 31,614	60,000	3 years from the tenancy commencement date which is anticipated in December 2026 with an option to renew for a further 3 terms of three (3) years	CL Wong Realty

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2.8 Amount owing by Related Party pursuant to the RRPTs

As at LPD, there is no amount owing by the Related Party pursuant to the RRPTs that has exceeded the credit terms.

2.9 Review Procedures for the RRPTs

The Group had established various guidelines, methods, and procedures to ensure that the RRPTs are undertaken on an arm's length basis, on transaction prices and terms not more favourable to the Related Parties involved than those generally available to the public and not detrimental to the interest of the minority shareholders of the Company.

The Group shall review the RRPTs based on the following parameters/procedures:-

- (i) The definition of a related party, the list of related parties and the review procedures will be circulated and/or updated within the Group;
- (ii) The duties and roles of the ARMC include the review of RRPTs;
- (iii) Records will be maintained to record all RRPTs which are/will be entered into, which will be available for review by, among others, the auditors and ARMC, on a quarterly basis. Any member of the ARMC may as he/she deems fit, request for additional information pertaining to the RRPTs from independent sources or advisers;
- (iv) The RRPTs will only be entered into after taking into account the pricing and rationale of the transaction;
- (v) The pricing for services and products to be provided/supplied and/or received arising from the RRPTs will be determined based on the Group's business practices and policies to ensure that prices and terms and conditions are based on competitive prices of similar products and services in the open market;
- (vi) The pricing, terms and conditions of the RRPTs shall be consistent with the Group's usual business practice and determined with due consideration to, among others, the demand and supply of the products, quality, level of service, credit terms and reliability of supply, where relevant, practical and feasible. At least two other contemporaneous transactions with unrelated third parties for similar products and/or services and/or quantities will be used as a comparison, wherever available or possible, to determine whether the price and terms offered to and/or 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 and/or services and/or quantities.

In the event that quotations or comparative pricing from unrelated third parties cannot be obtained for the proposed RRPTs, the management will rely on their usual business practices and their market knowledge of prevailing industry norms bearing in mind the urgency and efficiency of services to be provided or required to ensure that the RRPTs are not detrimental to the Company and/or the Group;

- (vii) The ARMC shall review procedures, and shall continue to review the established guidelines and procedures, as and when required, on an annual basis with the authority to subdelegate to individuals or committees within the Company as they deem appropriate;
- (viii) Where any Director or person connected to him or the ARMC has an interest (direct or indirect) in any RRPTs, he will abstain from voting on any matter relating to any decision making by the Board or the ARMC in respect of such transactions;
- (ix) The said interested Director shall undertake that he/she will ensure that persons connected with him/her abstain from voting on the resolution deliberating or approving the RRPTs at a general meeting;

- (x) The RRPT which is below RM1.0 million in value for each transaction is subject to the approval of the Managing Director/Chief Executive Officer or Executive Director(s) of the Company; and
- (xi) The RRPT which is RM1.0 million and above or 1% of any percentage ratios shall be reviewed and approved by the ARMC and the Board before the transactions is entered into.

2.10 Disclosure in Annual Report

Disclosure will be made in the Annual Report on the breakdown of the aggregate value of the RRPTs made during the financial year, among others, based on the following information:-

- (i) The types of RRPTs made; and
- (ii) The names of the Related Parties involved in each type of the RRPT and their relationship with the Group.

2.11 Statement by ARMC

The ARMC has seen and reviewed the guidelines and procedures set out in Section 2.9 above and is of the view that they are sufficient to ensure that the RRPTs will be carried out at arm's length and on normal commercial terms which are not more favourable to the Related Parties involved than those generally available to the public and not detrimental to the interest of the Company and its minority shareholders.

The ARMC is of the view that the Group has in place adequate procedures and processes to monitor, track and identify RRPTs in a timely and orderly manner. The ARMC shall review these procedures and processes once a year. This is to ensure that the RRPTs are not detrimental or prejudicial to the minority shareholders of the Company.

3. RATIONALE FOR AND BENEFITS OF THE PROPOSED RENEWAL OF EXISTING SHAREHOLDERS' MANDATE

The rationale for and benefits of the Proposed Renewal of Existing Shareholders' Mandate to the Group are as follows:

- (i) the Proposed Renewal of Existing Shareholders' Mandate will empower our Group to enter into transactions with the Related Parties which are necessary in the day-to-day operations of our Group, undertaken at arm's length, and on normal commercial terms which are not more favourable to the Related Parties than those generally made available to the public and are not detrimental to the minority shareholders;
- (ii) the Proposed Renewal of Existing Shareholders' Mandate will eliminate the need for convening of general meetings on an ad hoc basis and hence will reduce substantially the administrative time, inconvenience and expenses associated therewith; and
- (iii) the RRPT entered into by the Group are intended to meet its business needs on normal commercial terms and allow the Group to secure premises of suitable size and location to support its business operations and objectives.

4. EFFECTS OF THE PROPOSED RENEWAL OF EXISTING SHAREHOLDERS' MANDATE

The Proposed Renewal of Existing Shareholders' Mandate will not have any effect on our Company's issued share capital, dividends and shareholdings and is not expected to have any material effects on the net assets, gearing, and earnings of the Group.

5. APPROVAL REQUIRED

The Proposed Renewal of Existing Shareholders' Mandate is subject to the approval of the shareholders of SSF at the forthcoming 4th AGM to be convened.

6. INTERESTS OF DIRECTORS, MAJOR SHAREHOLDERS AND/OR PERSONS CONNECTED WITH THEM

The details of the interested Directors, Major Shareholders and/or Persons Connected together with their respective shareholdings in SSF as at LPD are as follows:-

Name	Direct		Indirect	
	No. of Shares	% [#]	No. of Shares	% [#]
<u>Interested Directors/ Interested Major Shareholder</u>				
WCL	[^] 392,550,000	49.07	-	-
CSK	[^] 47,520,002	5.94	-	-
<u>Persons Connected</u>				
CL Wong Realty	-	-	-	-
Seven Star Realty	-	-	-	-

Notes:-

[#]Based on the number of issued shares of 800,000,000 Shares as at LPD.

[^]WCL and CSK as spouses are not deemed interested pursuant to Section 59(11)(c) of the Companies Act 2016 as both of them are Directors of the Company.

As at LPD, WCLian, the Director of the subsidiaries of SSF, holds 45,546,398 ordinary shares, representing a shareholding of 5.69% direct shareholding in SSF. He holds an indirect interest of 400,000 ordinary shares in SSF by virtue of his spouse's direct shareholdings in the Company pursuant to Section 59(11)(c) of the Companies Act 2016.

WCLian, the Director of the subsidiaries of SSF, had abstained and/or will continue to abstain from all relevant Board deliberations and voting on the resolution pertaining to the Proposed Renewal of Existing Shareholders' Mandate.

Accordingly, the Interested Directors have abstained and will continue to abstain from deliberating and voting at the relevant Board meetings in relation to the Proposed Renewal of Existing Shareholders' Mandate. In addition, the above Interested Directors, Interested Major Shareholder and Person Connected with them will abstain from deliberation and voting in respect of their direct and/or indirect shareholdings on the resolutions pertaining to the Proposed Renewal of Existing Shareholders' Mandate at the forthcoming 4th AGM of our Company. Further, the Interested Directors and Interested Major Shareholder have undertaken to ensure that all Persons Connected with them will abstain from deliberation and voting in respect of their direct and/or indirect shareholdings on the resolutions pertaining to the Proposed Renewal of Existing Shareholders' Mandate at the forthcoming 4th AGM.

Save as disclosed above, none of the other Directors and/or major shareholder of the Company and/or persons connected with them have any interest, direct or indirect, in the Proposed Renewal of Existing Shareholders' Mandate.

7. DIRECTORS' STATEMENT AND RECOMMENDATION

The Board (save for WCL and CSK, the Interested Directors as set out in Section 6 of this Circular), having considered all aspects of the Proposed Renewal of Existing Shareholders' Mandate, is of the opinion that the Proposed Renewal of Existing Shareholders' Mandate is in the best interest of the Group.

Accordingly, the Board (save for WCL and CSK, the Interested Directors as set out in Section 6 of this Circular) recommends that you vote in favour of the resolutions in relation to the Proposed Renewal of Existing Shareholders' Mandate to be tabled at the forthcoming 4th AGM.

8. 4TH AGM

The Notice of 4th AGM, which is enclosed in this Circular, can be downloaded from our Company's website at <https://www.ssf.com.my/>. The 4th AGM will be held at Meeting Room, SSF Home Group Berhad, No. 6, Jalan Jurutera U1/23, Hicom-Glenmarie Industrial Park, 40150 Shah Alam, Selangor Darul Ehsan on the date and time indicated below or at any adjournment thereof for the purpose of considering and, if thought fit, passing the ordinary resolutions pertaining to the Proposed Renewal of Existing Shareholders' Mandate as described therein.

Day, date and time of the 4 th AGM	:	Friday, 27 November 2026 at 10:00 a.m. or at any adjournment thereof
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If you are unable to participate in the 4th AGM and wish to appoint proxy(ies) instead, the appointment of proxy(ies) may be made in a hard copy form or by electronic form in the following manner and must be received by the Company not less than forty-eight (48) hours before the time for holding the 4th AGM or adjourned meeting:-

(i) In hard copy form

In the case of an appointment made in hard copy form, the proxy form must be deposited at the Share Registrar of the Company, Vistra Investor & Issuing House Services Sdn. Bhd. (formerly known as Tricor Investor & Issuing House Services Sdn. Bhd.), at Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Wilayah Persekutuan or alternatively, to be deposited in the designated drop box located at Unit G-3, Ground Floor, Vertical Podium, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Wilayah Persekutuan.

(ii) By electronic form

The proxy form can be electronically lodged via Vistra Share Registry and IPO (MY) portal ("Vistra SRMY portal") at <https://srmy.vistra.com>. Please refer to the Administrative Notes for the 4th AGM on the procedures for electronic lodgement of proxy form via Vistra SRMY portal.

The lodging of the proxy form for the 4th AGM will not preclude you from attending, participating, speaking and voting in person at the 4th AGM should you subsequently decide to do so.

Shareholders are advised to refer to the Administrative Notes on the registration and voting process for the 4th AGM of SSF.

9. FURTHER INFORMATION

Shareholders are requested to refer to the attached **Appendix I** of this Circular for further information.

Yours faithfully,
For and on behalf of the Board of
SSF HOME GROUP BERHAD

DATUK SERI DR HAJI ABDUL FATTAH BIN HAJI ABDULLAH
Independent Non-Executive Chairman

FURTHER INFORMATION

1. DIRECTORS' RESPONSIBILITY STATEMENT

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

2. MATERIAL CONTRACTS

Save as disclosed below, there are no material contracts (not being contracts entered into in the ordinary course of business) which have been entered into by the Group during the two (2) years immediately preceding the date of this Circular:

- (i) Subscription Agreement dated 1 November 2024 entered into between SSFSB, a wholly-owned subsidiary of SSF and Spartan Hybrid PLT for the subscription of 5,000,000 Limited Partnership Interest ("LPI") in Spartan Hybrid PLT at an issue price of RM1.00 per LPI unit for a total cash subscription price of RM5,000,000 only; and
- (ii) Subscription Agreement dated 10 September 2025 entered into between SSFSB and Spartan Hybrid PLT for the subscription of 10,000,000 LPI in Spartan Hybrid PLT at an issue price of RM1.00 per LPI unit for a total cash subscription price of RM10,000,000 only.

3. MATERIAL LITIGATION, CLAIMS OR ARBITRATION

As at LPD, the Group is not engaged in any other material litigation, claims or arbitration, either as a plaintiff or defendant, which may have a material effect on the financial position or the business of the Group, and the Board is not aware of any proceedings, pending or threatened, or of any facts likely to give rise to any proceedings which may materially and adversely affect the financial position or business of the Group.

4. DOCUMENTS FOR INSPECTION

The following documents are available for inspection during normal business hours (except public holidays) at the registered office of SSF located at Third Floor, No. 77, 79 & 81, Jalan SS21/60, Damansara Utama, 47400 Petaling Jaya, Selangor from the date of this Circular up to and including the date of the forthcoming 4th AGM:-

- (a) the Constitution of the Company;
- (b) the Audited Financial Statements of the Group for the financial year ended 30 April 2025 and 14-month FPE 2026; and
- (c) Material contracts referred to in Section 2 above.

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EXTRACT OF NOTICE OF THE 4TH AGM

ORDINARY RESOLUTION 8**PROPOSED RENEWAL OF EXISTING SHAREHOLDERS' MANDATE FOR RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE AND/OR TRADING NATURE ("PROPOSED RENEWAL OF EXISTING SHAREHOLDERS' MANDATE")**

"THAT authority be and is hereby given in line with Rule 10.09 of the ACE Market Listing Requirements of Bursa Malaysia Securities Berhad, for the Company and/or its subsidiaries to enter into any of the recurrent related party transactions with the related party(ies) as set out in Section 2.7 of the Circular to Shareholders dated 23 October 2026 in relation to the Proposed Renewal of Existing Shareholders' Mandate which are necessary for the day-to-day operations of the Company and/or its subsidiaries within the ordinary course of business of the Company and/or its subsidiaries, made on an arm's length basis and on normal commercial terms which are those generally available to the public and are not detrimental to the minority shareholders of the Company.

AND THAT such authority shall commence immediately upon the passing of this resolution and shall continue to be in force until:-

- (i) the conclusion of the next Annual General Meeting ("AGM") of the Company following the general meeting at which the ordinary resolution for the Proposed Renewal of Existing Shareholders' Mandate was passed, at which time it shall lapse, unless the authority is renewed by a resolution passed at the next AGM;
- (ii) the expiration of the period within which the next AGM after that date it is required by law to be held pursuant to Section 340(2) of the Companies Act 2016 ("Act") (but shall not extend to such extension as may be allowed pursuant to Section 340(4) of the Act); or
- (iii) revoked or varied by an ordinary resolution passed by the shareholders of the Company at a general meeting,

whichever is earlier.

AND FURTHER THAT the Directors of the Company be and are hereby authorised to do all acts, deeds and things as they may be deemed fit, necessary, expedient and/or appropriate in order to implement the Proposed Renewal of Existing Shareholders' Mandate with full power to assent to all or any conditions, variations, modifications and/or amendments in any manner as may be required by any relevant authorities or otherwise and to deal with all matters relating thereto and to take all such steps and to execute, sign and deliver for and on behalf of the Company all such documents, agreements, arrangements and/or undertakings, with any party or parties and to carry out any other matters as may be required to implement, finalise and complete, and give full effect to the Proposed Renewal of Existing Shareholders' Mandate in the best interest of the Company."

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