

22 December 2025

Aseana Properties Limited
(the "**Company**" or "**Aseana**")

Update re Subscription, total voting rights and update re prospectus

Update re Subscription

Further to the Company's announcement on 11 December 2025, Aseana Properties Limited (LSE: ASPL), a property developer in Malaysia listed on the main market of the London Stock Exchange (the "**LSE**"), confirms the allotment and issue of the Subscription Shares following the passing of the Resolution by Shareholders at the General Meeting held on 11 December 2025.

Total Voting Rights

The Company announces in compliance with the FCA's Disclosure Guidance and Transparency Rules (the "**Rules**"), that as at the date of this announcement, it has an issued share capital of 289,652,496 Ordinary Shares of US 0.05 each with one vote per Ordinary Share, and 2 Management Shares of 0.05 each, with one vote per Management Share. The figure includes 81,827,501 Ordinary Shares which are yet to be admitted to trading.

Therefore, the total number of voting rights in Aseana is 289,652,498 and this figure may be used by shareholders as the denominator for the calculations by which they can determine if they are required to notify their interest in, or a change to their interest in the Company under the Rules.

Update re prospectus and expected timetable for Admission of new Ordinary Shares

The Company's ordinary shares are currently admitted to trading on the LSE. In accordance with the requirements of the UK Prospectus Regulation, the Company is currently prohibited from admitting 20 per cent. or more of its issued ordinary share capital to trading on the same regulated market, during any preceding twelve-month period without the publication of a prospectus. As a result, 33,552,501 shares issued in February 2025 and the 48,275,000 Subscription Shares issued in December 2025 (together, the "**Shares**") require the publication of a prospectus before being admitted to trading on the LSE.

From 19 January 2026, the UK Prospectus Regulation will be replaced by the Public Offers and Admissions to Trading Regulations 2024 ("**POATR**"). Under POATR, the abovementioned 20 per cent. threshold will be increased to 75 per cent.

The Company was due to publish a prospectus in February 2026 but as the new regulations will be in force at that time, and the Shares fall below the 75 per cent. threshold, the Company has received confirmation that it will no longer be required to publish a prospectus in this regard.

As such, an application will be made for 81,827,501 new Ordinary Shares to be admitted to trading on the Main Market of the London Stock Exchange and to listing in the FCA Official List Equity Shares (transition) category ("**Admission**"). It is expected that such application will be made on or after 19 January 2026.

A further announcement with regards to the timetable for Admission will be made by the Company in due course.

Unless otherwise defined, all capitalised terms used but not defined in this announcement shall have the

meaning given to them in the Circular dated 26 November 2025, a copy of which is available to view on the Company's website at: www.aseanapropertieslimited.com.

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