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LION INDUSTRIES CORPORATION BERHAD

Registration No. 192401000008 (415-D)
(Incorporated in Malaysia)

**CIRCULAR TO SHAREHOLDERS IN RELATION TO THE
PROPOSED RENEWAL OF SHAREHOLDERS' MANDATE FOR RECURRENT RELATED
PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE**

The Ordinary Resolution in respect of the above proposal will be tabled as Special Business at the 94th Annual General Meeting of the Company to be held at the Meeting Hall, Level 16, Lion Office Tower, No. 1 Jalan Nagasari, 50200 Kuala Lumpur, Wilayah Persekutuan on Friday, 30 May 2025 at 10.30 am. Shareholders are advised to refer to the Notice of the 94th Annual General Meeting and the Form of Proxy set out in the 2024 Annual Report of the Company, which is available on the website of the Company at www.lion.com.my/licb-agm.

The last date and time for the lodging of the Form of Proxy is Wednesday, 28 May 2025 at 10.30 am.

This Circular is dated 30 April 2025

DEFINITIONS

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

Act	:	Companies Act 2016 as amended from time to time including any re-enactment thereof
AGM	:	Annual General Meeting of the Company
Board	:	Board of Directors of LICB
Bursa Securities	:	Bursa Malaysia Securities Berhad
LCB RCSLS	:	Redeemable convertible secured loan stocks of nominal value RM1.00 each issued by LCB convertible into new ordinary shares in LCB at the conversion price of RM5.00 for every 1 new ordinary share in LCB
LICB Share(s)	:	Ordinary shares in LICB
LICB Warrants	:	Warrants issued by LICB with a right to subscribe for ordinary shares in LICB on the basis of 1 new ordinary share for every 1 warrant held before the expiry on 12 December 2025
Listing Requirements	:	Bursa Securities Main Market Listing Requirements including any amendment thereto that may be made from time to time
Proposed Shareholders' Mandate	:	Proposed renewal of the 2024 Shareholders' Mandate
RRPTs	:	Related party transactions which are recurrent, of a revenue or trading nature and which are necessary for the day-to-day operations of a listed issuer or its subsidiaries
Recurrent Transactions	:	Transactions which are recurrent, of a revenue or trading nature and which are necessary for the day-to-day operations of the LICB Group as described herein in paragraph 3.3 which the LICB Group proposes to enter into with persons who are Related Parties
Related Party or Related Parties	:	The "director", "major shareholder" and/or "person connected" with such director or major shareholder of LICB or its subsidiaries
2024 Shareholders' Mandate	:	The shareholders' mandate obtained on 30 May 2024 for the LICB Group to enter into recurrent related party transactions from 30 May 2024 to the conclusion of the forthcoming AGM

Companies

ACB	:	ACB Resources Berhad
ACB Group	:	ACB and its subsidiaries and associated companies
Amanvest	:	Amanvest (M) Sdn Bhd
Amble Bond	:	Amble Bond Sdn Bhd
Amble Bond Group	:	Amble Bond and its subsidiaries and associated companies
AMB Venture	:	AMB Venture Sdn Bhd
AMSB	:	Amsteel Mills Sdn Bhd
Andalas	:	Andalas Development Sdn Bhd
Andar	:	Andar Investment Pte Ltd
CCI	:	Century Container Industries Sdn Bhd
Deluxe	:	Deluxe Venture International Limited
Dynamic Horizon	:	Dynamic Horizon Holdings Limited
Excel Step	:	Excel Step Investments Limited
Finlink	:	Finlink Holdings Sdn Bhd
Graimpi	:	Graimpi Sdn Bhd (In Liquidation)
Haber	:	Haber Pte Ltd
Happyvest	:	Happyvest (M) Sdn Bhd
Horizon	:	Horizon Towers Sdn Bhd
LAP	:	Lion Asiapac Limited
LAP Energy	:	LAP Energy Sdn Bhd
LAP Group	:	LAP and its subsidiaries and associated companies
LCB	:	Lion Corporation Berhad
LCB Group	:	LCB and its subsidiaries and associated companies

Companies

LCE	:	Lion Construction & Engineering Sdn Bhd
LDHB	:	Lion Diversified Holdings Berhad (In Liquidation)
LDH Mgmt	:	LDH Management Sdn Bhd (In Liquidation)
LDP	:	Lion Development (Penang) Sdn Bhd
LDP Group	:	LDP and its subsidiaries and associated companies
LPB	:	Lion Posim Berhad
LHPL	:	Lion Holdings Private Limited
LHPL Group	:	LHPL and its subsidiaries and associated companies
LICB or the Company	:	Lion Industries Corporation Berhad
LICB Group	:	LICB and its subsidiaries excluding its public listed subsidiary, LPB, and its subsidiaries
Likom Computer	:	Likom Computer System Sdn Bhd
Limpahjaya	:	Limpahjaya Sdn Bhd
Lion DRI	:	Lion DRI Sdn Bhd
LMgmt	:	Lion Management Sdn Bhd
Lion Rubber Works	:	Lion Rubber Works Sdn Bhd
Lion Mining	:	Lion Mining Limited
Lion Mining Group	:	Lion Mining and its subsidiaries and associated companies
Lion Tooling	:	Lion Tooling Sdn Bhd
LTC	:	LTC Corporation Pte Ltd
LTC Group	:	LTC and its subsidiaries and associated companies
Lion Waterfront	:	Lion Waterfront Sdn Bhd
Mountbatten	:	Mountbatten Resources Pte Ltd
Narajaya	:	Narajaya Sdn Bhd

Companies

Omali	:	Omali Corporation Sdn Bhd
Parkson	:	Parkson Holdings Berhad
Parkson Group	:	Parkson and its subsidiaries and associated companies
PMB Jaya	:	PMB Jaya Sdn Bhd
Posim Marketing	:	Posim Marketing Sdn Bhd
Posim Petroleum	:	Posim Petroleum Marketing Sdn Bhd
Projek Jaya	:	Projek Jaya Sdn Bhd
Ributasi	:	Ributasi Holdings Sdn Bhd
Secom	:	Secom (Malaysia) Sdn Bhd
Sims	:	Sims Holdings Sdn Bhd
Teraju Varia	:	Teraju Varia Sdn Bhd (In Liquidation)
Tirta	:	Tirta Enterprise Sdn Bhd
Trillionvest	:	Trillionvest Sdn Bhd
Utara	:	Utara Enterprise Sdn Bhd
Viewtrain	:	Viewtrain Company Limited
WCSB	:	William Cheng Sdn Bhd

CONTENTS

LETTER TO SHAREHOLDERS CONTAINING:

	PAGE
1. INTRODUCTION	6
2. DETAILS OF THE PROPOSED SHAREHOLDERS' MANDATE	7
3. DETAILS OF THE RECURRENT TRANSACTIONS	10
4. CONDITION OF THE PROPOSED SHAREHOLDERS' MANDATE	20
5. EFFECTS OF THE PROPOSED SHAREHOLDERS' MANDATE	20
6. ABSTENTION FROM VOTING	20
7. DIRECTORS' RECOMMENDATION	20
8. AGM	20
9. FURTHER INFORMATION	21
APPENDIX I - INTERESTS OF THE INTERESTED DIRECTORS AND THE INTERESTED MAJOR SHAREHOLDERS IN THE RELATED PARTIES SET OUT IN PARAGRAPH 3.2 AS AT 31 MARCH 2025	22
APPENDIX II - INTERESTS OF THE RELATED PARTIES SET OUT IN PARAGRAPH 3.2 IN THE COMPANY AS AT 31 MARCH 2025	24
APPENDIX III - FURTHER INFORMATION	25



LION INDUSTRIES CORPORATION BERHAD

Registration No. 192401000008 (415-D)
(Incorporated in Malaysia)

Registered Office:

Level 14, Lion Office Tower
No. 1 Jalan Nagasari
50200 Kuala Lumpur
Wilayah Persekutuan

30 April 2025

Directors:

Datuk Seri Utama Raja Nong Chik bin Dato' Raja Zainal Abidin
(*Independent Non-Executive Chairman*)
Tan Sri Cheng Heng Jem (*Managing Director*)
Dato' Nik Rahmat bin Nik Taib (*Independent Non-Executive Director*)
Dato' Sun Teoh Tia (*Independent Non-Executive Director*)
Zainab binti Dato' Hj. Mohamed (*Independent Non-Executive Director*)
Cheng Hui Ya, Serena (*Non-Independent Non-Executive Director*)

To: The Shareholders of Lion Industries Corporation Berhad

Dear Sir/Madam

**PROPOSED RENEWAL OF SHAREHOLDERS' MANDATE FOR RECURRENT
RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE**

1. INTRODUCTION

On 30 May 2024, the Company obtained the 2024 Shareholders' Mandate for recurrent related party transactions at the 93rd AGM in accordance with paragraph 10.09 of Chapter 10 of the Listing Requirements.

The 2024 Shareholders' Mandate shall expire at the conclusion of the forthcoming 94th AGM unless it is renewed.

On 21 February 2025, the Board announced that the Company proposes to procure a general mandate from its Shareholders for the Recurrent Transactions at the 94th AGM.

The purpose of this Circular is to provide the Shareholders with information relating to the Proposed Shareholders' Mandate and to seek the Shareholders' approval on the Ordinary Resolution in respect of the same to be tabled as Special Business at the 94th AGM to be held at the Meeting Hall, Level 16, Lion Office Tower, No. 1 Jalan Nagasari, 50200 Kuala Lumpur, Wilayah Persekutuan on Friday, 30 May 2025 at 10.30 am and at any adjournment thereof.

Disclosure has been made in the 2024 Annual Report of the Company on the breakdown of the aggregate value of transactions conducted pursuant to the 2024 Shareholders' Mandate during the financial year ended 31 December 2024, which amongst others, is based on the following information:

- (a) the nature of the RRPTs entered into; and
- (b) the class of related parties involved in the RRPTs and their relationship with the Company.

2. DETAILS OF THE PROPOSED SHAREHOLDERS' MANDATE

2.1 Paragraph 10.09 of Chapter 10 of the Listing Requirements and Paragraph 3.1.4 of Practice Note 12 in relation to the RRPTs

Under paragraph 10.09(2) of Chapter 10 of the Listing Requirements, a listed issuer may seek a mandate from its shareholders for RRPTs subject to the following:

- (a) 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;
- (b) the shareholder mandate is subject to annual renewal and disclosure is made in the annual report of the aggregate value of transactions conducted pursuant to the shareholder 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;
- (c) the listed issuer's circular to shareholders for the shareholder mandate includes the information as may be prescribed by Bursa Securities;
- (d) in a meeting to obtain shareholder mandate, the interested director, interested major shareholder or interested person connected with a director or major shareholder; and where it involves the interest of an interested person connected with a director or major shareholder, such director or major shareholder, must not vote on the resolution to approve the transactions. An interested director or interested major shareholder must ensure that persons connected with him abstain from voting on the resolution approving the transactions; and
- (e) the listed issuer immediately announces to Bursa Securities when the actual value of a RRPT entered into by the listed issuer, 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.

Transactions entered into between the listed issuer (or any of its wholly-owned subsidiaries) and its wholly-owned subsidiaries are excluded from the requirements of Chapter 10 of the Listing Requirements.

Paragraph 3.1.4 of Practice Note 12 states that the shareholder mandate is subject to annual renewal and any authority conferred by a shareholder mandate will only continue to be in force until:

- (a) the conclusion of the first annual general meeting of the listed issuer following the general meeting at which such shareholder mandate was passed, at which time it will lapse, unless by a resolution passed at the meeting, the authority is renewed;
- (b) the expiration of the period within which the next annual general meeting after that date 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
- (c) revoked or varied by resolution passed by the shareholders in general meeting,

whichever is the earlier.

Paragraph 3.1.5 of Practice Note 12 further states that in making the disclosure of the aggregate value of RRPTs conducted pursuant to the shareholder mandate in a listed issuer's annual report, a listed issuer must provide a breakdown of the aggregate value of the RRPTs made during the financial year, amongst others, based on the following information:

- (a) the type of the RRPTs made; and
- (b) the names of the related parties involved in each type of the RRPTs made and their relationship with the listed issuer.

Accordingly, the Company proposes to seek a renewal of the 2024 Shareholders' Mandate from its Shareholders for the Recurrent Transactions for the LICB Group to enter into transactions with the Related Parties which are of a revenue or trading nature and necessary for its day-to-day operations, 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 Proposed Shareholders' Mandate, if approved, will take effect from the date of the passing of the Ordinary Resolution relating thereto at the 94th AGM and will continue to be in force until the conclusion of the next AGM or until the expiration of the period within which the next AGM 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) unless revoked or varied by resolution passed by the Shareholders of the Company in a general meeting, whichever is the earlier.

2.2 Definitions

The definitions for “director”, “major shareholder”, “person connected”, “related party” and “related party transaction” under the Listing Requirements are as follows:

- director
 - has 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 of the listed issuer, its subsidiary or holding company or a chief executive of the listed issuer, its subsidiary or holding company.
- major shareholder
 - means a person who has an interest or interests in one or more voting shares in a corporation and the number or aggregate number of those shares, is:
 - (a) 10% or more of the total number of voting shares in the corporation; or
 - (b) 5% or more of the total number of voting shares in the corporation where such person is the largest shareholder of the corporation.

For the purpose of this definition, “interest” shall have the meaning of “interests in shares” given in Section 8 of the Act. A major shareholder 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 of the listed issuer or any other corporation which is its subsidiary or holding company.

- person connected
 - in relation to a director or a major shareholder of a corporation (“Said Person”) means such person who falls under any one of the following categories:
 - (a) a family member of the Said Person, which family means such person who falls within any one of the following categories:
 - (i) spouse;
 - (ii) parent;
 - (iii) child including adopted child and step-child;
 - (iv) brother or sister; and
 - (v) spouse of the person referred to in (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;
 - (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 where 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 an obligation, whether formal or informal, to act;

- (f) a body corporate in which the Said Person, or persons connected with the Said Person are 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.
- related party
 - means a director, major shareholder or person connected with such director or major shareholder.
 - related party transaction
 - means a transaction entered into by the listed issuer or its subsidiaries which involves the interest, direct or indirect, of a related party.

3. DETAILS OF THE RECURRENT TRANSACTIONS

3.1 Background

LICB is principally involved in investment holding and property development. The LICB Group is engaged in a range of activities, principally those relating to the following sectors:

- (a) Steel - manufacture and marketing of steel bars, wire rods and other steel related products; and
- (b) Property - property development and management.

Due to the diversity and size of the LICB Group, it is anticipated that the LICB Group would, in the ordinary course of business, enter into transactions with classes of related parties set out in paragraph 3.2. It is likely that such transactions will occur with some degree of frequency and could arise at any time. Such transactions include the transactions described in paragraph 3.3.

The Company is seeking a renewal of the 2024 Shareholders' Mandate from its Shareholders which will continue to allow the LICB Group, in its normal course of business, to enter into categories of Recurrent Transactions referred to in paragraph 3.3 with the classes of Related Parties set out in paragraph 3.2 provided such transactions are undertaken on an arm's length basis and on normal commercial terms which are consistent with the LICB Group's usual business practices and policies, 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 public listed subsidiary of LICB, namely LPB, will be seeking a separate mandate from its shareholders for LPB and its subsidiaries to enter into RRPTs.

The details of the Recurrent Transactions to be dealt with at the 94th AGM are set out in paragraph 3.3.

3.2 Classes of Related Parties

The Proposed Shareholders' Mandate will apply to the following classes of related parties:

Related Party	Note
Parkson Group	i
ACB Group	i
Amble Bond Group	i
LAP Group	i
LCB Group	i
LDP Group	i
Lion Mining Group	i
LTC Group	ii
LHPL Group	ii

The abovementioned corporations are Related Parties as they are persons connected (as indicated by the respective Note) with:

Notes:

- (i) Tan Sri Cheng Heng Jem (the Managing Director and a major shareholder of LICB) who has an interest of 10% or more held directly and/or deemed held via corporations in which he has more than 20% shareholding as set out in Appendix I of this Circular.
- (ii) Tan Sri Cheng Yong Kim (a major shareholder of LICB) who has an interest of 10% or more held directly and/or deemed held via corporations in which he has more than 20% shareholding as set out in Appendix I of this Circular.

The interests of the Related Parties in the Company as at 31 March 2025 are set out in Appendix II of this Circular. Save as disclosed therein, none of the Related Parties has any other interest in the Company.

The interests of the Directors of LICB who do not consider themselves independent with regard to the Proposed Shareholders' Mandate ("Interested Directors") and the major shareholders of LICB who are deemed interested in the Proposed Shareholders' Mandate ("Interested Major Shareholders") in the Company as at 31 March 2025 are as follows:

Name	Direct Interest		Deemed Interest	
	No. of LICB Shares	% [^]	No. of LICB Shares	% [^]
Interested Directors				
Tan Sri Cheng Heng Jem ⁽¹⁾	222,785,449	32.72	12,752,369 ^(a)	1.87
Cheng Hui Ya, Serena ⁽²⁾	-	-	-	-
Interested Major Shareholders				
Tan Sri Cheng Yong Kim ⁽³⁾	11,428,289	1.68	74,472,627 ^(b)	10.94

Notes:

- [^] Based on the total number of issued shares of the Company, excluding 37,105,300 LICB Shares bought back by the Company and retained as treasury shares as at 31 March 2025.
- (1) Also a major shareholder of the Company, father of Cheng Hui Ya, Serena and uncle of Tan Sri Cheng Yong Kim.
- (2) Daughter of Tan Sri Cheng Heng Jem and cousin of Tan Sri Cheng Yong Kim.
- (3) Nephew of Tan Sri Cheng Heng Jem and cousin of Cheng Hui Ya, Serena.
- (a) Deemed interested by virtue of Section 8 of the Act held via Amanvest, Tirta, Trillionvest, LCE, LDH Mgmt, and Section 59(11)(c) of the Act held by his spouse, Puan Sri Chan Chau Ha @ Chan Chow Har. In addition, 117,768,907 LICB Warrants.
- (b) Deemed interested by virtue of Section 8 of the Act held via Dynamic Horizon. In addition, 42,950,457 LICB Warrants.

The interests of the Interested Directors and the Interested Major Shareholders in the Related Parties as at 31 March 2025 are set out in Appendix I of this Circular. Save as disclosed therein, none of the Interested Directors and the Interested Major Shareholders has any other interest in the Related Parties.

The interests of the persons connected with the Interested Directors and/or the Interested Major Shareholders (“Persons Connected”) in LICB as at 31 March 2025 are as follows:

Persons Connected	Direct Interest		Deemed Interest		
	No. of LICB Shares	% [^]	No. of LICB Shares	% [^]	No. of LICB Warrants
Puan Sri Chan Chau Ha @ Chan Chow Har ⁽¹⁾	43,018	0.01	-	-	21,509
Puan Sri Ng Seok Kuan ⁽²⁾	273,022	0.04	-	-	136,511
Cheng Chai Hai ⁽³⁾	30,642	*	-	-	15,321
Cheng Yong Liang ⁽⁴⁾	47,880	0.01	-	-	23,940
Cheng Wei Meng ⁽⁵⁾	750	*	-	-	375
Cheng Huay Joo ⁽⁵⁾	5,000	*	-	-	2,500
Trillionvest ⁽⁶⁾	220,182	0.03	-	-	110,091
LDP ⁽⁶⁾	-	-	1,752,469 ^(a)	0.26	876,234
Amanvest ⁽⁶⁾	1,692,226	0.25	-	-	846,113
Tirta ⁽⁶⁾	60,243	0.01	-	-	30,121
LCE ⁽⁶⁾	801,500	0.12	-	-	400,750
LDH Mgmt ⁽⁶⁾	9,935,200	1.46	-	-	4,967,600
Dynamic Horizon ⁽⁷⁾	74,472,627	10.94	-	-	37,236,313
Estate of Cheng Theng Kee ⁽⁸⁾	231,000	0.03	-	-	115,500

Notes:

[^] Based on the total number of issued shares of the Company, excluding 37,105,300 LICB Shares bought back by the Company and retained as treasury shares as at 31 March 2025.

* Negligible

(a) Deemed interested by virtue of Section 8 of the Act held via Amanvest and Tirta.

The Persons Connected having interests in the Company do not consider themselves independent in respect of the Proposed Shareholders’ Mandate by virtue of the following:

- (1) Spouse of Tan Sri Cheng Heng Jem and mother of Cheng Hui Ya, Serena.
- (2) Spouse of Tan Sri Cheng Yong Kim.
- (3) Sister of Tan Sri Cheng Heng Jem.
- (4) Brother of Tan Sri Cheng Yong Kim.
- (5) Sister of Tan Sri Cheng Yong Kim.
- (6) Company in which Tan Sri Cheng Heng Jem has a direct and/or deemed interest of more than 20% as at 31 March 2025.
- (7) Company in which Tan Sri Cheng Yong Kim has a direct and/or deemed interest of more than 20% as at 31 March 2025.
- (8) Held under the name of Tan Sri Cheng Yong Kim as nominee for the estate of Cheng Theng Kee, his late father and the brother of Tan Sri Cheng Heng Jem.

Save as disclosed above, none of the other Directors, major shareholders and/or persons connected with them has any interest, direct or deemed, in the Proposed Shareholders’ Mandate.

3.3 Nature of Recurrent Transactions

The Recurrent Transactions which will be covered by the Proposed Shareholders' Mandate and the benefits to be derived from them are transactions by the LICB Group relating to the provision of, or obtaining from, the Related Parties, products and services in the normal course of business of the LICB Group comprising the following transactions:

Nature of Transactions	Related Parties	Estimated Value ⁽¹⁾	2024 Shareholders' Mandate	
			Estimated Value ⁽²⁾	Actual Value ⁽³⁾
		(RM'000)	(RM'000)	(RM'000)
(a) Steel Related				
(i) Sale of scrap iron, steel bars, wire rods, hot briquetted iron, billets and other related products and services	LCB Group LTC Group LHPL Group ACB Group LAP Group Lion Mining Group	100,000	100,000	4,937
(ii) Purchase of scrap iron and other related products and services	LCB Group LAP Group LHPL Group LTC Group LDP Group Lion Mining Group	300,000	300,000	8,798
(iii) Purchase of tools, dies and spare parts	ACB Group	8,000	8,000	2,016
(iv) Provision of storage, leasing and rental ⁽⁴⁾ of properties, management and support and other related services ^{(5)&(6)}	LCB Group LAP Group Lion Mining Group	6,000	6,000	2,467
(b) Property-based				
Provision and obtaining of storage, leasing, rental ⁽⁴⁾ of properties and related services ⁽⁷⁾ and building maintenance	Amble Bond Group LDP Group Parkson Group ACB Group LCB Group	15,000	15,000	2,396

Nature of Transactions	Related Parties	Estimated Value ⁽¹⁾	2024 Shareholders' Mandate	
			Estimated Value ⁽²⁾	Actual Value ⁽³⁾
		(RM'000)	(RM'000)	(RM'000)
(c) Others				
(i) Provision of storage, leasing and rental ⁽⁴⁾ of properties, management and support and other related services	ACB Group Parkson Group Amble Bond Group LCB Group LDP Group	20,000	20,000	8,107

None of the actual value transacted pursuant to the 2024 Shareholders' Mandate exceeded the estimated value disclosed to the Shareholders in the Circular in relation to the 2024 Shareholders' Mandate.

Notes:

- (1) The estimated value from the date of the 94th AGM to the next AGM to be held by June 2026 is based on the aggregate amount over a 12-month period ended 31 December 2024 after taking into consideration the transactions which will be entered into in the foreseeable future. The estimated value may be subject to changes.
- (2) The estimated value as set out in the 2024 Shareholders' Mandate.
- (3) The actual value transacted from the date on which the 2024 Shareholders' Mandate was obtained up to 31 March 2025.
- (4) All rentals are payable on monthly basis.

The details of the properties are as follows:

	<u>Address</u>	<u>Area</u>	<u>Tenure and Terms of Lease*</u>	<u>Rental Amount/ Existing Use</u>
(5)	Part of Lot 19322 Mukim of Tanjung Dua Belas District of Kuala Langat Selangor Darul Ehsan	41,951 square meters	3 years	RM59,242 per month (Land and office)
(6)	Part of H.S.(D) 13424 P.T. No. 17215 Mukim of Tanjung Dua Belas District of Kuala Langat Selangor Darul Ehsan	9,186 square meters	3 years	RM7,910 per month (Land)
(7)	No. 1 Jalan Nagasari 50200 Kuala Lumpur Wilayah Persekutuan	3,129 square meters	3 years	RM192,376 per month (Office)

Note:

* with an option to renew upon expiry

The Recurrent Transactions are subject to the review procedures as set out in paragraph 3.5.

3.4 Outstanding Related Party Receivables

The breakdown of the principal sum and interest for the total outstanding amount due and owing under the Recurrent Transactions which exceeded the credit term as at 31 December 2024 are as follows:

	Receivables from Related Parties		
	Principal RM'000	Interest RM'000	Total RM'000
A period of 1 year or less	1,813	-	1,813
A period of more than 1 to 3 years	-	-	-
A period of more than 3 to 5 years	-	-	-
A period of more than 5 years	59,990	332	60,322
Total:	61,803	332	62,135

Notes:

- (1) Individual outstanding balance for amount less than RM250,000 is excluded.
- (2) Excluded outstanding amount due and owing to the public listed subsidiary of the Company, namely, LPB and its subsidiaries.

The outstanding receivables under the Recurrent Transactions as at 31 December 2024 which exceeded credit terms as set out in the table above is mainly owed by Lion DRI, a wholly-owned subsidiary of LDHB amounting to RM58.57 million. The remaining balance of RM1.75 million is owed by another subsidiary company of LDHB ("LDHB Subsidiary").

The Management had fully impaired the total outstanding receivables due to the prolonged period in recovering the outstanding receivables. Any subsequent collection of the outstanding receivables would result in the reversal of the impairment of the amount collected.

LDHB, the holding company of Lion DRI, had been ordered by the Kuala Lumpur High Court ("Court") on 15 October 2019 that it be wound up under the provisions of the Companies Act 2016. The liquidator appointed by the Court is managing the investments of LDHB in all its subsidiaries, including Lion DRI, which involve winding-up or divesting the subsidiaries where applicable.

As at the date of this Circular, no amount has been recovered from (i) the LDHB Subsidiary, which has commenced liquidation process, and (ii) Lion DRI as the liquidation of LDHB has yet to be completed. Due to the ongoing liquidation process, no further late payment charges will be imposed on the outstanding receivables.

None of the Recurrent Transactions contemplated under the Proposed Shareholders' Mandate would be undertaken with the LDHB Group including Lion DRI, which is a dormant company. Any recurrent related party transaction to be entered with the LDHB Group will be reviewed on a case-by-case basis in accordance to paragraph 3.5.

3.5 Review Procedures for RRPTs

The LICB Group has established the following methods and procedures to ensure that all RRPTs are undertaken on an arm's length basis and on normal commercial terms, which are consistent with the LICB Group's usual business practices and policies, 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:

- (a) A list of related parties will be circulated within the LICB Group and it will be updated for any subsequent changes. The related parties will also be notified that all RRPTs are required to be undertaken on an arm's length basis and on normal commercial terms, and on terms which are not more favourable to the related parties than those generally available to the public and are not to the detriment of the minority shareholders.
- (b) RRPTs will be reviewed and authorised by the following parties:

Nature of Recurrent Transactions	Equal to or exceeding (per purchase contract or purchase order) RM	Less than (per purchase contract or purchase order) RM	Authority Levels
Steel related		<10,000,000	Accountant/Chief Accountant/Financial Controller and General Manager
	≥10,000,000	<50,000,000	General Manager and Managing Director/ Executive Director/ Director
	≥50,000,000		Audit Committee
Others		<1,000,000	Accountant/Chief Accountant/ Financial Controller and General Manager
	≥1,000,000	<5,000,000	General Manager and Managing Director/ Executive Director/ Director
	≥5,000,000		Audit Committee

If a member of the Audit Committee has an interest, as the case may be, he will abstain from any decision making by the Audit Committee in respect of the said transaction.

- (c) Records will be maintained by the LICB Group to capture all RRPTs which are entered into pursuant to the Proposed Shareholders' Mandate.
- (d) The annual internal audit plan shall incorporate a review of all RRPTs which will be entered into pursuant to the Proposed Shareholders' Mandate to ensure that relevant approvals have been obtained and review procedures in respect of such transactions are adhered to.
- (e) The Audit Committee shall review the internal audit reports to ascertain that the guidelines and procedures established to monitor all RRPTs have been complied with.
- (f) The Board and the Audit Committee shall have overall responsibility for the determination of the review procedures with authority to sub-delegate to individuals or committees within the LICB Group as they deem appropriate. Such review methods and procedures may be modified, supplemented or replaced from time to time by the Audit Committee.
- (g) The transaction prices, terms and conditions are determined as follows:
 - (i) by the prevailing market forces, under similar commercial terms for transactions with third parties which depend on the demand and supply of the products/services in the market.
 - (ii) on an arm's length basis and on normal commercial terms which are consistent with the LICB Group's usual business practices and policies. 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.
 - (iii) on competitive commercial terms. The LICB Group shall identify various sources of supply to secure at least 3 quotations which shall be documented in the "Price Comparison Summary cum Approval Form". In the event less than 3 quotations are available from unrelated third parties for comparison due to limited sources of supply or potential suppliers' unwillingness to quote, reference shall be made to published market reports, if available, pertaining to transactions of similar products concluded in other markets. In such event, the Company will ensure that the RRPT is not detrimental to the LICB Group.
 - (iv) by evaluating and shortlisting vendors prior to price negotiations by the Purchasing Department, based on the following criteria:
 - a. price competitiveness
 - b. quality
 - c. experience
 - d. delivery/service
 - e. credit term
 - f. technical capability
 - g. financial strength

After price negotiation, the Purchasing Department shall recommend the selection of potential/successful supplier for approval by appropriate authority level.

- (v) where appropriate, by conducting a valuation or appraisal of the market value of a transaction by an independent expert and by obtaining additional quotations from third parties for the purpose of performing an independent and balanced assessment, evaluation and comparison of the price, terms and conditions prior to making a decision to enter into the transaction.
- (vi) when quality, payment and other terms and conditions are equal, by the awarding of an order/contract to the supplier with the lowest negotiated price.
- (vii) by evaluating the vendors' performance via feedback from user departments with regard to delivery performance, quality of material and after sales service.

3.6 Rationale for the Proposed Shareholders' Mandate and Benefits to the LICB Group and its Shareholders

The steel and property related businesses are the principal businesses of the LICB Group. The classes of Related Parties listed in paragraph 3.2 are also involved in similar or complementary businesses of the LICB Group. It is therefore in the interest of the LICB Group to transact with the Related Parties (in addition to their transactions with third parties in the ordinary course of business) so that the LICB Group can enjoy synergistic benefits. In addition, the LICB Group is also able to provide and obtain management and support services to/from the Related Parties at competitive prices. Given the complementary nature of the activities of the members of the LICB Group and that of the Related Parties, as well as the fact that such activities are in the ordinary course of business of both the LICB Group and the Related Parties, it is anticipated that the Recurrent Transactions would occur on a frequent and recurrent basis.

The Proposed Shareholders' Mandate is intended to facilitate transactions in the ordinary course of business of the LICB Group which are transacted from time to time with the specified classes of Related Parties, provided that they are undertaken on an arm's length basis and on normal commercial terms which are consistent with the LICB Group's usual business practices and policies, and on terms not more favourable to the Related Parties than those generally available to and/or from the public and are, in the Company's opinion, not detrimental to the minority shareholders.

The Proposed Shareholders' Mandate, if approved by the Shareholders, would eliminate the need to make announcements to Bursa Securities or to convene general meetings from time to time to seek Shareholders' approval as and when potential Recurrent Transactions with the specified classes of Related Parties arise. This will substantially reduce the expenses associated with convening of general meetings on an *ad hoc* basis, improve administrative efficiency considerably and allow resources to be channelled towards attaining other corporate objectives.

3.7 Audit Committee Statement

The Audit Committee of the Company has seen and reviewed the procedures mentioned in paragraph 3.5 and is of the view that:

- (i) the said procedures are sufficient to ensure that the Recurrent Transactions are not more favourable to the Related Parties than those generally available to the public and are not to the detriment of the minority shareholders;

- (ii) the LICB Group has in place adequate procedures and processes to monitor, track and identify RRPTs in a timely and orderly manner, and such procedures and processes are reviewed on a yearly basis or whenever the need arises; and
- (iii) the Proposed Shareholders' Mandate is in the best interest of the LICB Group, fair, reasonable and on normal commercial terms, and not detrimental to the interest of the minority shareholders.

4. CONDITION OF THE PROPOSED SHAREHOLDERS' MANDATE

The Proposed Shareholders' Mandate is subject to the approval of the Shareholders of the Company at the 94th AGM.

5. EFFECTS OF THE PROPOSED SHAREHOLDERS' MANDATE

The Proposed Shareholders' Mandate is not expected to have any effect on the issued share capital, earnings and net assets of the LICB Group, and substantial shareholders' shareholding in the Company.

6. ABSTENTION FROM VOTING

The Interested Directors (as set out in paragraph 3.2) who are interested in the Recurrent Transactions with the respective Related Parties to the extent as set out in paragraph 3.2 have abstained and will continue to abstain from board deliberation and voting on the resolution pertaining to the Proposed Shareholders' Mandate. The Interested Directors, the Interested Major Shareholders (as set out in paragraph 3.2) and/or the Persons Connected (as set out in paragraph 3.2) who have interests, direct or deemed, in the Recurrent Transactions will abstain from voting in respect of their direct and/or deemed shareholdings on the resolution relating to the Proposed Shareholders' Mandate at the 94th AGM. The Interested Directors and the Interested Major Shareholders will undertake to ensure that the Persons Connected will abstain from voting in respect of their direct and/or deemed shareholdings on the resolution deliberating or approving the Proposed Shareholders' Mandate at the 94th AGM.

7. DIRECTORS' RECOMMENDATION

The Board (with the exception of the Interested Directors) is of the opinion that the Proposed Shareholders' Mandate is in the best interest of the LICB Group. For the reasons stated in paragraph 3.6, the Board (with the exception of the Interested Directors) recommends that Shareholders vote in favour of the Ordinary Resolution in respect of the Proposed Shareholders' Mandate to be tabled at the 94th AGM.

8. AGM

The 94th AGM, as convened by the Notice incorporated in the 2024 Annual Report, will be held at the Meeting Hall, Level 16, Lion Office Tower, No. 1 Jalan Nagasari, 50200 Kuala Lumpur, Wilayah Persekutuan on Friday, 30 May 2025 at 10.30 am.

The 2024 Annual Report is available on the website of the Company at www.lion.com.my/licb-agm.

9. FURTHER INFORMATION

Shareholders are requested to refer to Appendix III contained in this Circular for further information.

Yours faithfully

For and on behalf of the Board

LION INDUSTRIES CORPORATION BERHAD

ZAINAB BINTI DATO' HJ. MOHAMED

Independent Director

1. INTERESTS OF THE INTERESTED DIRECTORS AND THE INTERESTED MAJOR SHAREHOLDERS IN THE RELATED PARTIES SET OUT IN PARAGRAPH 3.2 AS AT 31 MARCH 2025

(i) Tan Sri Cheng Heng Jem

(a) Parkson Group

Direct interest : 24.97%
Deemed interest : By virtue of Section 8 of the Act (29.56%) held via Likom Computer, LCB, LICB, AMSB, Deluxe, Excel Step, Trillionvest and LPB.

(b) ACB Group

Direct interest : Nil
Deemed interest : By virtue of Section 8 of the Act (47.66%) held via LCB, Limpahjaya, CCI, Lion Rubber Works and PMB Jaya.

(c) Amble Bond Group

Direct interest : 85.00%
Deemed interest : By virtue of his spouse, Puan Sri Chan Chau Ha @ Chan Chow Har's 14.00% direct interest in Amble Bond.

(d) LAP Group

Direct interest : Nil
Deemed interest : 66.66% held via Omali and AMB Venture.

(e) LCB Group

Direct interest : 3.96%
Deemed interest : By virtue of Section 8 of the Act (65.47%) held via WCSB, Finlink, Tirta, Happyvest, Amanvest, Viewtrain, Horizon, LMgmt, LDP, Trillionvest, Sims, Narajaya, Haber, LICB, AMSB, Projek Jaya, Posim Marketing, Posim Petroleum, Lion Waterfront, LDHB, LDH Mgmt, Teraju Varia, Lion DRI, Graimpi, Andalas, Lion Tooling, Secom, LAP Energy, Ributasi, Likom Computer and Amble Bond. In addition, RM316,075,950 LCB RCSLS.

(f) LDP Group

Direct interest : 98.40%
Deemed interest : By virtue of Section 8 of the Act (1.00%) held via Utara.

- (g) Lion Mining Group
- Direct interest : 100%
- Deemed interest : Nil
- (ii) Tan Sri Cheng Yong Kim
- (a) Parkson Group
- Direct interest : 1.66%
- Deemed interest : By virtue of Section 8 of the Act (0.61%) held via LHPL.
- (b) LAP Group
- Direct interest : Nil
- Deemed interest : 2.18% held via Andar.
- (c) LCB Group
- Direct interest : 0.15%
- Deemed interest : By virtue of Section 8 of the Act (4.19%) held via LHPL and Dynamic Horizon.
- (d) LHPL Group
- Direct interest : 27.10%
- Deemed interest : Nil
- (e) LTC Group
- Direct interest : Nil
- Deemed interest : 100% held via Mountbatten.

2. INTERESTS OF THE RELATED PARTIES SET OUT IN PARAGRAPH 3.2 IN THE COMPANY AS AT 31 MARCH 2025

	Related Parties	Direct Interest		Deemed Interest		
		No. of LICB Shares	% ^	No. of LICB Shares	% ^	No. of LICB Warrants
1	LCB	-	-	801,500 ^(a)	0.12	400,750
	Through its subsidiary: LCE	801,500	0.12	-	-	400,750
2	LDP	-	-	1,752,469 ^(b)	0.26	876,234
	Through its subsidiaries: Amanvest	1,692,226	0.25	-	-	846,113
	Tirta	60,243	0.01	-	-	30,121

Notes:

^ Based on the total number of issued shares of the Company, excluding 37,105,300 LICB Shares bought back by the Company and retained as treasury shares as at 31 March 2025.

(a) Deemed interested by virtue of Section 8 of the Act held via LCE.

(b) Deemed interested by virtue of Section 8 of the Act held via Amanvest and Tirta.

FURTHER INFORMATION

1. DIRECTORS' RESPONSIBILITY STATEMENT

This Circular has been seen and approved by the Directors who individually and collectively accept full responsibility for the accuracy of the information given herein 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, neither LICB nor any of its subsidiaries (excluding LPB and its subsidiaries) has entered into any contract which are material within the 2 years preceding the date of this Circular, other than contracts entered into in the ordinary course of business:

- (1) Deed of Mutual Termination dated 8 August 2023 between LLB Bina Sdn Bhd and Premier Land Resources Sdn Bhd ("Premier Land") wherein both parties had mutually agreed to terminate the Conditional Sale and Purchase Agreement dated 20 November 2020 entered into between Premier Land and Grandprop Sdn Bhd ("Grandprop") subsequent to which Grandprop had novated all its rights, benefits, interests, obligations and liabilities therein to LLB Bina Sdn Bhd with the consent of Premier Land.
- (2) Conditional Sale and Purchase Agreement dated 1 September 2023 between Amsteel Mills Sdn Bhd and Unichamp Mineral Sdn Bhd for the proposed disposal by Amsteel Mills Sdn Bhd of a portion of a piece of freehold land held under Geran 297957, Lot 19322, Mukim Tanjong Duabelas, Daerah Kuala Langat, Negeri Selangor measuring 19.781 acres or approximately 861,660 square foot for a cash consideration of RM67.96 million.
- (3) Conditional Sale and Purchase Agreement dated 1 September 2023 between Gelora Berkat Sdn Bhd, a wholly-owned subsidiary of the Company and Unichamp Mineral Sdn Bhd for the proposed disposal by Gelora Berkat Sdn Bhd of a portion of a piece of freehold land held under H.S.(D) 26819, PT 17217, Mukim Tanjong Duabelas, Daerah Kuala Langat, Negeri Selangor measuring 7.006 acres or approximately 305,181 square foot for a cash consideration of RM24.07 million.
- (4) Conditional Sale and Purchase Agreements dated 22 April 2024 between Amsteel Mills Sdn Bhd, a subsidiary of the Company and RHB Trustees Berhad, the trustee of Axis Real Estate Investment Trust for the following disposals:
 - (a) 2 pieces of leasehold industrial land held under H.S.(D) 17795, PT 3494 (now known as Lot No. 25170) with buildings erected thereon together with the fixtures and fittings attached thereto and H.S.(D) 31354, PT 17631 (now known as Lot No. 26953), both located in Mukim of Kapar, District of Klang, State of Selangor for a total consideration of RM313 million to be satisfied entirely in cash, and the subsequent leaseback by Amsteel Mills Sdn Bhd; and
 - (b) a piece of leasehold industrial land held under H.S.(D) 119721, PT 59358 (now known as Lot 62610) located in Mukim of Kapar, District of Klang, State of Selangor for a disposal consideration of RM38.8 million to be satisfied entirely in cash.

3. MATERIAL LITIGATION, CLAIM AND ARBITRATION

Neither LICB nor any of its subsidiaries (excluding LPB and its subsidiaries) is engaged in any material litigation, claims or arbitration, either as plaintiff or defendant, which has a material effect on the financial position of LICB and/or its subsidiaries and the Directors have no knowledge of any proceedings pending or threatened against LICB and/or its subsidiaries or of any fact likely to give rise to any proceeding which may materially and adversely affect the financial position of LICB and/or its subsidiaries.

4. DOCUMENTS AVAILABLE FOR INSPECTION

Copies of the following documents are available for inspection by Shareholders of the Company at the Registered Office of the Company at Level 14, Lion Office Tower, No. 1 Jalan Nagasari, 50200 Kuala Lumpur, Wilayah Persekutuan during normal business hours from Mondays to Fridays (except public holidays) from the date of this Circular up to and including the date of the 94th AGM:

- (a) Constitution of the Company;
- (b) Audited consolidated financial statements of the Company for the past 2 financial years ended 31 December 2023 and 31 December 2024; and
- (c) Material contracts referred to in Section 2 of this Appendix.