

Celebrate 65. Score More Than a Home Campaign - Terms & Conditions

“Celebrate 65. Score More Than a Home” Campaign (“hereinafter referred to as “Campaign”) is organised by LBS Bina Group Berhad (“hereinafter referred to as “the Organiser”).

This Campaign is open to purchasers who purchased selected properties developed by LBS Bina Group and its subsidiaries subject to the terms and conditions contained herein (“Campaign Terms”). In order to qualify for this Campaign, the purchasers irrevocably and unconditionally agree to be bound by the Campaign Terms.

The Eligible Purchasers (as defined below) and Lucky Draw Winners (as defined below) agree that the Organiser may change, amend, delete, vary and/or add to the Campaign Terms without any prior notice to the Eligible Purchasers and Lucky Draw Winners, and they are advised to visit this page from time to time to be updated of the latest Campaign Terms.

In the event of any inconsistencies between any terms and conditions stipulated in any of the Organiser’s marketing or promotional materials including but not limited to any brochures, leaflets, buntings, and/or otherwise any other platforms and the Campaign Terms, the Campaign Terms shall prevail.

TERMS AND CONDITIONS:

ELIGIBILITY OF ENTRY

1. The Campaign is open to purchaser(s) who: –
 - 1.1. Have purchased property priced from RM300,000.00 and above (Gross Value) from any of the LBS Bina Group of Companies’ selected projects (“Eligible Unit”) directly from the Organizer or its subsidiary companies.
 - 1.2 You must ensure that all of the following conditions are met: –
 - i) A valid Sale and Purchase Agreement (hereinafter referred to as “SPA”) has been executed;
 - ii) Purchaser who has not cancelled the purchase and has complied with all terms and conditions stipulated in the SPA;
 - iii) Secured a loan OR in the case of cash purchase, has paid at least 10% of the purchase price in accordance with the SPA;
 - iv) Have not defaulted on and/or breached any provisions of the SPA; AND
 - v) Are not employees of the Organiser and/or its affiliated and/or related companies. (hereinafter collectively known as “Eligibility Criteria”).
 - 1.3 Any Sale and Purchase Agreement executed in joint names shall be treated as a single entry, and the Introducer shall only be entitled to a single entry.

1.4 For the avoidance of doubt, any sellers and/or buyers of a sub-sale properties developed by LBS Bina Group and its subsidiaries shall not be eligible to participate in the Campaign. Purchasers that fully satisfy the Eligibility Criteria stipulated above shall hereinafter be referred to as “Eligible Purchasers”.

1.5 Each successful purchase of an Eligible Unit that meets the above Eligibility Criteria shall be entitled to the draw based on the price schedule and number of entries as below:

RM300,000 – RM500,000	RM500,001 – RM700,000	RM700,001 – RM1,000,000	< RM1,000,001
1 Entry	2 Entries	3 Entries	4 Entries

2. Prize Structure

Item	5 Days/4 Nights trip to England for 2 pax	Exclusive Signed Jerseys	6.5gram Gold Plate	Traveloka Travel Vouchers	Watsons Vouchers	Furnishing Package
Quantity	1	8	11	30	100	200
	Criteria: Fulfill Clause 1 of the Campaign Terms	Criteria: Fulfill Clause 1 of the Campaign Terms	Criteria: Fulfill Clause 1 of the Campaign Terms	Criteria: Fulfill Clause 1 of the Campaign Terms	Criteria: Fulfill Clause 1 of the Campaign Terms	Criteria: Fulfill Clause 1 of the Campaign Terms

2.1. Terms & Conditions for the England Travel Package

- a. The travel package Prize must be redeemed and travel completed between October 2026 and March 2027.**
- b. Forfeiture:** Failure to utilize the prize within this specified period will result in the immediate forfeiture of the prize. No extensions or alternative travel dates will be granted.
- c. Accommodation:** Lodging is provided on a **Twin-Sharing basis**. The Organiser reserves the right to select the hotel and room type.
- d. Included Costs:** The package covers return flights from Malaysia to England, a 4-night stay inclusive of breakfast for 2, Match Day Tickets for a Category B game in English Premier League, return airport transfers, match-day transfers, and a stadium tour of the selected club.
- e. Excluded Costs:** All other expenses—including but not limited to local transportation, meals not specified in the package, visa fees, and personal out-of-pocket expenses—shall be borne solely by the Lucky Draw Winner.

- f. The Prize includes (2) entries to a football match in England. The **specific match, stadium, and seating** are determined solely by the Organiser, subject to ticket availability and the official match schedule at the time of travel.
- g. The Organiser is not liable for any last-minute changes or cancellations made by the match organizers or travel package providers.
- h. The Prize is **strictly non-exchangeable for cash**.
- i. The Prize must be redeemed by the Lucky Draw Winner named in the SPA and **cannot be transferred, sold, or assigned to any other person**.
- j. The Lucky Draw Winner shall be solely responsible in obtaining a valid travel document and comprehensive travel insurance at the time of departure.
- k. The Lucky Draw Winner shall **liaise with the travel agent directly** for the travel arrangement.
- l. The Organiser shall not be responsible or liable for any loss, damage, or deterioration of the Prize, whether occurring after collection, and howsoever caused.

2.2 All Prizes shall only be redeemable and/or claimable by the respective Lucky Draw Winners upon fulfilment of the following conditions:

- a) For Housing Loan Purchaser(s):
Upon execution and stamping of the housing loan agreement between the Eligible Purchasers and the financier; or
- b) For Cash Purchaser(s):
Upon receipt by the Developer / Organiser of the payment equivalent to at least Ten Percent (10%) of the purchase price of the property pursuant to the SPA.

2.3 All eligible buyers that have fulfilled the criteria from Clause One will be entitled to a furnishing package subject to the value determined by the Organiser.

2.4 Other prizes will be given out through a lucky draw to determine the winner.

3. DISQUALIFICATION

3.1 In the event the SPA is terminated and/or cancelled and/or rescinded and/or the Eligible Purchaser defaults on any payment due and payable under the SPA and/or breaches any terms and conditions under the SPA for any reason whatsoever, that Eligible Purchaser shall be and/or shall be deemed disqualified from participating in the Campaign without any notice from the Organiser (“Disqualified Purchaser”), and any prizes won by the Disqualified Purchaser under this Campaign shall be automatically revoked.

3.2 In the event a Prize has been collected by a Disqualified Purchaser, the Disqualified Purchaser shall pay the retail price of the Prize and all costs incidental to and arising from the same (“Retail Price”) to the Organiser **within Seven (7) days** upon the Organiser’s demand. Notwithstanding the above, the Organiser reserves the right to initiate legal

action against the Disqualified Purchaser for the Retail Price of the Prize in the event the Disqualified Purchaser fails, omits and/or neglects to make such payment in full within the above stipulated timeline.

3.3 For the avoidance of doubt, only the Eligible Purchasers named in the SPA shall be eligible to participate in the Campaign. In the event a winning lucky draw entry has more than one (1) name listed in the SPA, the Prize given to any of the purchasers listed in that SPA shall be deemed as given to all of them as a whole and/or shall be shared equally among the purchasers listed in the SPA of the winning lucky draw entry or be nominated wholly to any of the Eligible Purchasers of the winning lucky draw entry. The Prizes shall not be nominated, transferred or assigned to any third-party other than the purchaser(s) stated in the SPA and/or be exchangeable for cash payment without the Organizer’s express written consent.

4 THE CAMPAIGN

4.1 The Campaign comprises of 1 Grand Lucky Draw scheduled as follows:

Lucky Draw Entry for SPA Dated Between	Allocated Lucky Draw Date (“Allocated Draw Date”)
1st April 2026 to 31st July 2026	September, 2026

4.2 The Eligible Purchasers’ lucky draw entries shall be randomly drawn via a computerised system and witnessed by independent observers. The Eligible Purchasers acknowledge and agree that by engaging independent observers, the Organiser has discharged its duty of care to ensure the transparency and full and frank disclosure for the Campaign and the Eligible Purchasers further waive any and all rights of complaints, actions, and/or disputes on the integrity of the Organiser throughout the Campaign.

4.3 The Organiser may at its sole and absolute discretion change and vary any of the Allocated Draw Date at any time without any prior notice to be given to the Eligible Purchasers. The Eligible Purchasers are advised to visit this page from time to time to be updated of the latest Allocated Draw Date.

4.4 The Organiser reserves the right to reject and/or limit any Lucky Draw Entries at its sole and absolute discretion without having to assign any reason whatsoever.

4.5 The Organiser reserves the right to substitute or replace any of the Prizes with any other prize of similar value without any prior notice.

5 TAX AND DISBURSEMENTS FEES

5.1 All transportation, personal expenses, insurance, stamp duties, transfer fees, taxes, any other duties and/or any other costs, fees and/or related expenses incurred pertaining to the Prizes shall be the sole responsibility of the winners of lucky draw prizes (“Lucky Draw Winners”). The Organiser shall not reimburse any claims and/or be held responsible for any costs and expenses incurred by the Lucky Draw Winners.

5.2 All Lucky Draw Winners shall be solely responsible to declare their respective Prize winnings with the relevant tax authorities and pay for any levy, duty, charges and tax that is imposed (if any). The Organiser shall not in any way be held liable to pay any charges, tax, levy, fines and/or duty that are imposed on the Lucky Draw Winners by the relevant tax authorities for the Prize winnings.

6 EXCLUSION OF LIABILITY

6.1 The Organiser shall not be liable and/or responsible for any mishap, injury, damage, claim or accidents resulting from the Eligible Purchasers and Lucky Draw Winners’ participation in the Campaign and from the use of the Prizes. The Lucky Draw Winners and Eligible Purchasers agree to indemnify and hold harmless the Organiser, its affiliates, agents and any other third parties facilitating the Campaign against any liability and claims and agree to indemnify the Organiser completely against any claims, damages, losses and liability arising from and/or in relation to their conduct or omission while participating the Campaign and from the use of the Prizes.

6.2 The Lucky Draw Winners agree and acknowledge that the Organiser has not made any representation or warranty of any kind whatsoever in respect of the quality, usability, reliability and condition of the Prizes. Any warranty (if any) that is made available in relation to the Prize(s) shall be between the Lucky Draw Winners and the suppliers and in all such cases, the Lucky Draw Winners shall refer any such warranty directly to the relevant suppliers. The Organiser shall not be liable to compensate and rectify any defect or other faults in relation to the Prizes.

7 PRIVACY

7.1 All information provided by each Eligible Purchaser shall be collected, stored, used and retained by the Organiser in accordance with the Organiser’s Personal Data Protection Notice. The Eligible Purchasers are to read, acknowledge and accept the Organiser’s Personal Data Protection Notice which is incorporated by reference herein and can be found at <https://lbs.com.my/pdpa-notice/>. Therefore, by participating in this Campaign, all Eligible Purchasers hereby warrant that all personal details provided by them are true, correct, accurate and complete.

7.2 In addition to clause 6.1, the Eligible Purchasers and Lucky Draw Winners agree that the Organiser shall have the exclusive right to use their names and/or photographs as marketing campaign materials for the purposes of advertising, trade and/or publicity without any prior notice thereto and/or permission thereof. The Eligible Purchasers and Lucky Draw Winners shall not be entitled to claim ownership and/or compensation on the materials.

7.3 The Eligible Purchasers and Lucky Draw Winners hereby give their consent to and authorize the Organiser to disclose their particulars to any third-party service providers and/or partners engaged by the Organiser for purposes of the Campaign and/or any customer survey in understanding the Eligible Purchasers and Lucky Draw Winners purchasing behaviour.

8 HOW TO REDEEM PRIZES

8.1 The Organiser will notify the respective Lucky Draw Winners of their prize redemption arrangements via email or phone call or any modes of communication deemed appropriate by the Organiser.

8.2 All Lucky Draw Winners shall be required to furnish their identification documents i.e., NRIC or Passport to the Organiser for verification purposes during and/or prior to the collection of the Prizes. The Organiser shall have the right to withhold or forfeit any Prize from any Lucky Draw Winners who fails to provide identification documents for the collection of the Prize and/or to collect the Prize within **Thirty (30) days for the England Travel Package and Sixty (60) days for other prizes upon being notified by the Organiser of the redemption date of the Prizes.**

8.3 All costs and expenses incurred by the Lucky Draw Winners to claim their respective prizes shall be borne by the respective Lucky Draw Winners accordingly, and the Organiser shall not be responsible for such costs and expenses.

9 MISCELLANEOUS

9.1 Any pictures/photos/videos of the Prizes shown in any advertisement and promotional materials are solely for illustration purpose and may defer from the actual prizes.

9.2 The Organiser reserves the right at its sole discretion to suspend, modify or terminate the Campaign at any time without prior notice.

9.3 The Organiser shall not be responsible for any losses, damage, death or injury arising from usage of the prizes received.

9.4 The Organiser shall have the absolute right to disqualify any individual that it determines to be tampering with the entry process or the operation of the Campaign, and/or to be acting in breach or potential breach of this Campaign Terms and Conditions.

9.5 The Organiser reserves the right to cancel, modify suspend or delay the Campaign in the event of unforeseen circumstances beyond its reasonable control.