WATSONS VOUCHER – LAST PUSH SALES CAMPAIGN (the "Campaign")

The Campaign is organised by LBS Bina Group Berhad and/or its respective subsidiaries and project developers (hereinafter collectively referred to as the ("**Organiser**"). By participating in the Campaign, you ("**Purchasers**") agree to be bound by the following terms and conditions (consisting of the General Terms and Conditions and Specific Terms and Conditions) ("**Campaign Terms**").

By participating in this Campaign, you are deemed to have read, understood and agreed to the Campaign Terms herein. The Organiser reserves the right to add, amend or vary the Campaign Terms at its sole discretion, with such amendments taking effect upon implementation. Purchasers are advised to refer to the Organiser's official website from time to time for the latest Campaign Terms.

In the event of any inconsistency between the Campaign Terms and any information contained in the Organiser's marketing brochures, leaflets, promotional materials or other platforms, the latest Campaign Terms shall prevail.

A. GENERAL TERMS & CONDITIONS

CAPACITY AND REPRESENTATION

- To participate in the Campaign, Purchasers must be eighteen (18) years of age and above or have attained the age of majority in the jurisdiction in which they are domiciled to enter into legally binding contracts.
- Purchasers acknowledge and agree that all information provided in connection with the Campaign is true, accurate and not misleading. The Organiser reserves the right to request additional information or supporting documents where necessary.
- The Organiser reserves the right to disqualify any Purchaser who provides false, inaccurate or misleading information or fails to fulfil the Campaign requirements.
- Purchasers shall not use the Campaign to facilitate any illegal, fraudulent or unauthorised transactions.
- Participation in the Campaign shall not violate any applicable laws, regulations, policies or agreements previously agreed to by the Purchasers.
- Purchasers shall comply with all applicable laws, by-laws, rules, regulations, policies, instructions and directions issued by the Organiser or relevant authorities.

PRIVACY

All personal information provided in connection with the Campaign shall be collected, processed, stored and used in accordance with the Organiser's Personal Data Protection Act Notice. By participating in this Campaign, Purchasers are deemed to have read, acknowledged and accepted the said notice, which is available at https://lbs.com.my.

WATSONS VOUCHER

- The Watsons Voucher is subject to the terms and conditions imposed by Watsons and/or the relevant voucher issuer.
- The Organiser shall not be responsible for any loss, damage, misuse, rejection or inability to redeem the Watsons Voucher arising from circumstances beyond the Organiser's control.
- The Organiser makes no representation or warranty in relation to the goods and services offered by Watsons. Any enquiries, complaints or disputes relating to the products, services or redemption of the Watsons Voucher shall be directed to Watsons.
- The Watsons Voucher is strictly non-transferable, non-refundable and non-exchangeable for cash or any other form of compensation.
- No cash refund or replacement shall be provided for any unused or remaining balance of the Watsons Voucher.
- Any applicable expiry date and redemption restrictions shall be subject to the terms stated on the Watsons Voucher.

INDEMNITY

Purchasers agree to indemnify and hold harmless the Organiser, its directors, employees, agents, affiliates and any third parties facilitating the Campaign against any losses, damages, claims, liabilities or expenses arising from any breach of the Campaign Terms by the Purchasers.

MISCELLANEOUS

- The Organiser reserves the right, at its sole discretion, to suspend, modify, extend, delay or terminate the Campaign at any time without prior notice.
- All decisions made by the Organiser in relation to the Campaign, including matters concerning eligibility, verification and voucher entitlement, shall be final and binding.
- The Organiser shall not be obliged to entertain any queries, claims, requests or correspondence following its final decision.
- If any provision of the Campaign Terms is found to be invalid, illegal or unenforceable, such provision shall be severed to the extent necessary without affecting the validity and enforceability of the remaining provisions.

DISCLOSURE

This Campaign is organised independently by the Organiser and is not sponsored, endorsed, administered by or associated with Watsons or its parent companies, affiliates or subsidiaries, unless otherwise expressly stated. Watsons acts solely as the issuer and/or redemption provider of the Watsons Voucher.

B. SPECIFIC TERMS & CONDITIONS

The following sets out the specific terms and conditions applicable to the Campaign:

CAMPAIGN PERIOD

The Campaign shall commence from **13 November 2026 to 31 December 2026, 11:59 p.m.** ("**Campaign Period**"). The Organiser reserves the absolute right to vary or extend the Campaign Period at its sole discretion.

ELIGIBILITY

1. Purchasers who successfully book and purchase residential units under the following selected projects within the Campaign Period shall be eligible to participate in the Campaign, subject to the respective project allocation and fulfilment of the eligibility criteria:
   i. SkyRia (Type C – 900sf, only for unit 1, 11 and 20)
   ii. Astella
   iii. Aulica
   iv. KITA Sejati
   v. Centrum Iris (Type B & D)
   vi. Sapphire Garden

2. Redemption eligibility is subject to the following requirements:
   i. The Purchaser must have made a booking for the respective property within the Campaign Period;
   ii. For Purchasers opting for mortgage financing, the Purchaser must have accepted the Letter of Offer ("**LO**") issued by the bank/end-financier;
   iii. For cash Purchasers, the Purchaser must have paid at least ten per cent (10%) of the total Purchase Price, excluding any rebates, in accordance with the progressive billing;
   iv. The Purchaser must remain a valid Purchaser and must not have cancelled or withdrawn from the purchase of the property; and
   v. The Purchaser must fulfil all other applicable requirements under the Sale and Purchase Agreement ("**SPA**") and the Organiser's purchase procedures.

3. The Campaign is limited to the respective voucher allocation for each project and shall be offered on a first-come, first-served basis, subject to verification and confirmation by the Organiser.

4. The Organiser reserves the right to verify the Purchaser's booking details, payment status and eligibility against the records maintained in MHub and/or the Organiser's internal records. The Organiser's records and verification shall be final in determining the Purchaser's eligibility.

CAMPAIGN MECHANICS

To qualify for the Campaign, Purchasers must:

a. Make a booking for the respective property within the Campaign Period;
b. Fulfil the applicable financing or payment requirements as stipulated under the Eligibility section;
c. Submit the required redemption details and supporting documents, including Appendix 1 where applicable, for the Organiser's verification; and
d. Obtain confirmation of eligibility from the Organiser before the Watsons Voucher is issued.

The submission of redemption details shall not automatically guarantee voucher entitlement. All entitlements are subject to verification, fulfilment of the Campaign Terms and availability of the respective project's voucher allocation.

VOUCHER DETAILS AND ALLOCATION

The proposed Watsons Voucher allocation for the Campaign is as follows:

No.	Project	Unit Allocation	Incentive per Unit (RM)	Total Allocation (RM)
1	SkyRia (Type C – 900sf, only for unit 1, 11 and 20)	20	1,000	20,000
2	Astella	5	1,000	5,000
3	Aulica	5	1,000	5,000
4	KITA Sejati	75	200	15,000
5	Centrum Iris (Type B & D)	50	500	25,000
6	Sapphire Garden	8	1,000	8,000
	Total	**163**		**78,000**

The voucher allocation is strictly subject to availability and the respective project's campaign cap. The Organiser reserves the right to adjust the allocation, subject to Management's approval.

Any unutilised voucher allocation shall not be automatically carried forward or converted into cash or other benefits, unless otherwise approved by the Organiser.

VOUCHER REDEMPTION AND DISTRIBUTION

- The redemption and collection process for eligible Watsons Vouchers shall commence from **21 January 2027 onwards**, subject to verification and confirmation by the Organiser.
- Eligible Purchasers shall be required to submit the prescribed redemption details, including Appendix 1 where applicable, in accordance with the Organiser's instructions.
- Voucher collection and/or delivery arrangements shall be communicated to eligible Purchasers by the Organiser.
- For Centrum Iris, voucher collection shall be made directly at the **LBS Sales Gallery Cameron**.
- For Sapphire Garden, voucher collection shall be made directly at the **LBS Discovery Gallery Batu Pahat**.
- Any courier costs incurred for voucher distribution shall be fully borne by the Developer.
- The Organiser reserves the right to determine the appropriate voucher collection and distribution arrangements.

DISQUALIFICATION

In the event that the Purchaser cancels or withdraws from the property purchase, the SPA is terminated, or the Purchaser fails to fulfil the applicable payment obligations under the SPA, the Purchaser shall be deemed disqualified from the Campaign.

The Organiser reserves the right to withhold, revoke or cancel any voucher entitlement where the Purchaser is found to be ineligible, has breached any of the Campaign Terms or has provided false, inaccurate or misleading information. The Organiser further reserves the right to disqualify any Purchaser who fails to comply with the Campaign Terms, and all decisions made by the Organiser in this regard shall be final and binding.