

LBS CONTINUES TO DELIVER STEADY NET PROFIT

- *Project launches with GDV of RM1.45 billion and bookings in the pipeline of RM373 million.*
- *Total property sales of RM1.09 billion as at 15 August 2023.*
- *As at 31 July 2023 – strong unbilled sales of RM2.50 billion.*

Petaling Jaya, 21 August 2023 – A renowned people’s developer, LBS Bina Group Berhad (“LBS” or the “Group”) today announced its second quarter results for the financial year ending 31 December 2023 (“Q2FYE2023”).

For the quarter under review, LBS delivered profit before tax of RM57.2 million and profit after tax of RM36.7 million, a year-on-year increase of 8.0% and 10.7% respectively for Q2FYE2023. This was on the back of a revenue of RM375.4 million. The Group reported a commendable set of financial results despite facing industry-wide challenges such as rising inflationary pressure.

For the six months ended 30 June 2023 (“6MFYE2023”), revenue clocked in at RM760.3 million. Meanwhile, profit after tax increased by 9.1% to RM73.1 million from RM67.0 million in comparison to the preceding year corresponding period. As at 30 June 2023, LBS’ cash and cash equivalents stood at RM258.4 million.

The Group announced that as at 15 August 2023, LBS has secured total property sales of RM1.09 billion with bookings in the pipeline of RM373 million. Furthermore, as at 31 July 2023, the Group has a land bank for future development of 2,916 acres, with unbilled sales of approximately RM2.50 billion. This provides earnings visibility for the next two to three years.

Commenting on the results, LBS Executive Chairman Tan Sri Ir. Lim Hock San said, “LBS has reported a commendable set of results this quarter. Our consistent performance throughout the quarters is testament that we are on steady footing. We hope to keep up our momentum in the second half of 2023.

We expect to complete and handover 8 projects in the second half of 2023. This should spur profitability and boost LBS' cash position. Alongside this, we continue to launch projects according to plan. We have launched properties with a Gross Development Value (GDV) of RM1.45 billion this year and expect to launch a further RM1.64 billion for the rest of 2023. In addition, the take-up rate for our properties have been encouraging, especially in the Klang Valley region, showing that we are developing in the right locations and pricing our developments in accordance with our target demographic.

With the recent announcement from the Central Bank of Malaysia to maintain the overnight policy rate at 3.0%, the Group remains vigilant and nimble to push toward our 2023 sales target of RM2 billion. The Group continues to remain focused on its growth plans while prioritising its shareholders as it aims to elevate LBS to greater heights.”

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