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**LBS UNVEILS ANOTHER EXCITING PROJECT IN IMPERIAL GARDEN @
BANDAR PUTERA INDAH**

“Urban Living made Simple”

Petaling Jaya, 17 July 2024 – LBS Bina Group Berhad ("LBS" or the "Group"), a developer guided by people-first values, proudly announces the launch of its latest development, Imperial Garden, located in the heart of Bandar Putera Indah, Batu Pahat. This six-phase Double Storey Semi-D project will be built on 37.11 acres of freehold land, with an estimated Gross Development Value (GDV) of RM 237 million. Phase 1 (30 units) has been launched, and Phase 2 (33 units) is set to launch in August this year.

Located in Batu Pahat, the cultural gem of the South and one of Malaysia’s rapidly growing towns with increasing infrastructure development and economic activities, Imperial Garden aims to redefine urban living. With a focus on simplicity, family-oriented design, and easy access to essential amenities, it sets a new standard in residential comfort.

Each unit features a 1,829 sq ft layout with four bedrooms, three bathrooms, generous living areas including a driveway and terrace, surrounded by green spaces, parks, and communal areas for all residents to enjoy. This makes Imperial Garden the perfect home for growing families and empty nesters, starting at a price of RM 575,280*.

The motto "Urban Living Made Simple" speaks for itself, encapsulating Imperial Garden's vision of uncomplicated living in a bustling urban setting. The residence ensures residents easy access to essential amenities and facilities. Families will

especially appreciate the expansive garden areas, perfect for outdoor activities and community gatherings. Located in a township with a balanced mix of residential and commercial units, Imperial Garden offers a tranquil environment away from the hustle and bustle of the town center.

As with all LBS projects, Imperial Garden @ Bandar Putera Indah, where homeowners will be a stone throw away from various key public amenities, be it schools, clinics, police stations, and shopping centres, including AEON Big Batu Pahat and Batu Pahat Mall. This also remains the case for connectivity where homeowners will have direct access to the North-South Expressway, providing access to major cities.

LBS Group Executive Chairman Tan Sri Ir. (Dr.) Lim Hock San said, "We understand that the homeownership journey is becoming more challenging day by day, more so for those that have a dream to own a freehold and landed property. Imperial Garden makes this a dream home come true, as we have curated the project to make it both a perfect home for your own stay that will also look great in your investment portfolio, as it provides great convenience for those working in Singapore. "

Getting the keys to your home is just half the journey; furnishing the home presents another financial challenge. Therefore, Imperial Garden will be among the participating projects in our recently launched campaign with Maybank, called Maybank - My Deco Financing, which offers loans up to 120%. This allows future homeowners the flexibility to furnish their homes to their liking and enhance their rental yield," Tan Sri concluded.

For more information on Imperial Garden, kindly visit lbs.com.my.

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