

RIMBAWAN TOWNSHIP AND BAYU HILLS BY LBS BINA: AN ECO-CONSCIOUS TOWNSHIP WITH NATURE'S SERENITY

- Exemplifies LBS's steadfast commitment to both progress and preservation
- Embraces Miyawaki Method to enhance biodiversity and encourage natural succession

Gohtong Jaya, 15 October 2024 – LBS Bina Group Berhad (“LBS” or the “Group”), a developer guided by people-first values, has officially launched Rimbawan Township, a 315-acre premier development located in Genting Highlands, Pahang. This eco-conscious sanctuary is poised to generate a Gross Development Value (GDV) of more than RM9.5 billion.

At 821 metres above sea level, Rimbawan Township is meticulously master planned for integrating the community with the local ecosystem. The river and its waterfalls serve as the backbone of the township. On this, Rimbawan is conceptualised and built. To ensure biodiversity of the local ecosystem, green corridors are designed throughout the township, creating a natural aviary skyway for birds and wildlife to move freely between the protected green reserves.

This project exemplifies LBS's steadfast commitment to both progress and preservation, paving the way for effective reforestation efforts through the implementation of the Miyawaki Method¹²³ to enhance biodiversity and encourage natural succession. Additionally, our solutions integrate sponge city features, allowing

¹ Identifying and Mixing Native Species: Diverse trees reflective of the area's natural vegetation is carefully identified. The seedlings are then planted at a rate of 3 trees per square meter to replicate a natural forest structure.

² Natural Selection: Around three years after planting, natural selection takes place among the seedlings, allowing the strongest and most adapted trees to thrive.

³ Establishing a Dense Forest: Within 15-20 years, the planted area transforms into a dense, mature forest, resembling the structure and diversity of a natural ecosystem.

for the dense planting of native trees that foster a robust root system, improve soil structure, and significantly increase water absorption capacity. Complemented by a network of permeable pathways designed to facilitate rainwater infiltration, these features work in synergy to transform Rimbawan into a living, breathing sponge city that effectively mitigates flood risks.

To ensure Rimbawan integrates its residents with nature, this development is strategically divided into four distinct zones:

- **EcoCommunity:** Offers diverse housing options, including bungalow lots, landed properties, and high-rise residential units, amidst lush green open spaces that comprise more than 9km of jungle paths, as well as over 6km of cycling and jogging tracks.
- **EcoCommercial:** Centered around a flowing river, this is Rimbawan's social hub, with diverse amenities and commercial offerings, fostering community connections amidst natural surroundings
- **EcoDiscovery:** With over 50 acres of preserved eco haven, it offers residents immersive experiences and discoveries.
- **EcoPlay:** Features naturalistic playgrounds fostering children's connection with nature, nurturing a new generation that values sustainability and cares for the environment.

Tan Sri Dato' Sri Ir (Dr.) Lim Hock San, Group Executive Chairman of LBS, emphasised, "We believe that true progress goes beyond just meeting today's needs. It's about making decisions that ensure the well-being of tomorrow. As we face global environmental challenges, it's crucial that we rethink how we build, how we live, and how we coexist with nature."

Ideally positioned near prominent amenities and attractions, Rimbawan provides residents with seamless access to vibrant lifestyle options while embracing a serene environment. This distinctive development by LBS establishes a new benchmark in highland living by merging the beauty of natural landscapes with sophisticated modern elements, promoting a sustainable, balanced, and enriched lifestyle for residents.

With the launch of Rimbawan township, LBS has unveiled its first high-rise residential project, Bayu Hills serviced apartments. Being a part of the Rimbawan eco-conscious township, Bayu Hills's residents will be enjoying its own crafted facilities, as well as the beauty of a well-thought Rimbawan township.

Bayu Hills offers a suite of thoughtfully curated facilities that cater to every aspect of modern living, designed for the enjoyment, as well as for the residents to reap the benefits and view of the highlands and weather. Enhancing this unique experience, Bayu Hills features a sky lounge, a forest-view co-op workspace, and a lush green terrace, each space seamlessly integrated into the artfully crafted landscape and user-centric layout. Residents can also delight in other amenities like a kindergarten, prayer room, games room, swimming pool, BBQ area, and more. With meticulous attention to detail, Bayu Hills is a place where peace and harmony flourish, offering a serene home that transforms everyday moments into pure enjoyment.

Comprising 642 residential units, Bayu Hills is poised to generate a Gross Development Value (GDV) of RM453 million. With a low starting price of RM501,900, this low-density development presents a variety of thoughtfully designed layouts, ideal for homeowners seeking a harmonious blend of modern living and nature's serenity, with unit sizes ranging from 500 to 1,067 square feet.

"Sustainability is at the core of LBS's development strategy. Rimbawan Township is a project that truly encapsulates LBS Bina's commitment to building responsibly for the future. As developers, we are entrusted with more than just creating buildings, we have the privilege and duty to shape the communities and environments that will be home to future generations," added Tan Sri.

Tan Sri highlighted, "LBS's commitment, recently recognized as a Best Managed Company by Deloitte for the third consecutive year, is closely tied to our focus on Environmental, Social, and Governance (ESG) principles. Projects like this reflect our dedication to sustainable development, showcasing how we integrate nature preservation, community well-being, and ethical governance into every facet of our operations."

Be among the first 100 customers to book now and unlock exclusive offerings from LBS! For more information on Rimbawan township and Bayu Hills project, kindly visit :<https://lbsrimbawan.com.my/>.

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