



LBS ENTERS STRATEGIC COLLABORATION WITH ORIENTAL HOLDINGS FOR MELAKA MIXED-USED INDUSTRIAL DEVELOPMENT WITH GDV SURPASSING RM7 BILLION

- *A planned integrated mixed-used industrial development project encompassing a total of approximately 561 acres*
- *Proposed Development located strategically within the Straits of Melaka Waterfront Economic Zone, offering strong growth potential*

Melaka, 15 May 2025 – LBS Bina Group Berhad (“LBS” or the “Group”), a leading property developer guided by people-first values, has entered into a Memorandum of Understanding (“MOU”) with Oriental Holdings Berhad (“OHB”). Both parties are collaborating on a mixed-use industrial development project in Melaka, with an estimated gross development value (GDV) exceeding RM7 billion.

The MOU outlines a proposed integrated mixed-use industrial development project (“Proposed Development”) mainly comprising industrial, and commercial units in Klebang, Melaka. Klebang is selected due to its strategic location within the Straits of Melaka Waterfront Economic Zone (SM-WEZ), which offers significant growth potential through its coastal accessibility, expanding infrastructure, and alignment with Melaka’s long-term economic transformation agenda.

The primary focus of this mixed-use industrial development is to cater to small and medium-sized enterprises (SMEs) in sectors such as oil and gas production, manufacturing, food and beverage supply chains, and warehousing. Furthermore, given the development’s frontage along a main access road, the industrial units offer commercial value as they can also function as retail showroom-warehouses.

Additionally, Melaka ranked sixth among Malaysian states in terms of industrial property transactions in Malaysia. Vacant land plot and Semi-D properties transactions have recorded double digit growth rate, driven by demand from investors and self-occupancy user market.

The Proposed Development, encompassing approximately 561 acres, will be divided into four phases. Specific details regarding the location and land area breakdown will be finalized in subsequent Definitive Agreements through mutual agreement of all parties.

Furthermore, the West Coast Expressway (WCE), currently in the planning stages, is set to run from Banting, Selangor, to Gelang Patah, Johor. This new route will serve as an alternative to alleviate traffic congestion currently experienced by motorists on the North-South Expressway (NSE).

Once the alignment of the WCE is finalized, it is anticipated to act as a catalyst for development in adjacent coastal areas, including Klang, Port Dickson, Melaka, Muar, and Batu Pahat, thereby bringing positive spillover economic impacts.

The MOU was formally executed by LBS Executive Director, Dato' Sri Daniel Lim, representing LBS, and Datuk Loh Kian Chong, Group Executive Chairman of Oriental Holdings Berhad, at Ames Hotel Melaka. This milestone highlights the strong leadership and shared commitment of all parties involved in bringing this landmark collaboration into fruition.

Witnessed by the Chief Minister of Melaka, YAB Datuk Seri Utama Ab Rauf Yusoh, this signing ceremony essentially underscores the project's pivotal role in driving Melaka's economic growth and urban transformation. The presence of the Chief Minister instils strong confidence in the Proposed Development and demonstrates the government's steadfast dedication to its success, solidifying its position as a major catalyst for Melaka's future prosperity.

Commenting on the MOU, Tan Sri Dato' Sri Ir. (Dr.) Lim Hock San, Group Executive Chairman of LBS said, "This MOU marks a significant milestone as we expand into the southern region, reinforcing our commitment to regional development and people-centric communities. In partnership with Oriental Holdings, we are excited to shape Klebang into a vibrant, sustainable township. By combining our expertise and shared vision, we aim to deliver lasting value, both in

building sustainable developments and uplifting Melaka's economic and social landscape. We look forward to a strong, long-term partnership built on shared goals and mutual success."

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