

NEWS RELEASE
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**LBS BINA SECURES DEVELOPMENT RIGHTS FOR 192.32 ACRES
IN KWASA DAMANSARA**

- *Malaysia's leading people-centric property developer poised to deliver 2,922 homes in landmark township*
- *Strategic development rights unlock RM8.3 billion GDV potential*

KWASA DAMANSARA, 30 July 2025 – Kwasa Land Sdn Bhd ("KLSB"), a wholly-owned subsidiary of the Employees Provident Fund ("EPF"), via its group of subsidiaries, today entered into a Development Rights Agreement ("DRA") with LBS Bina Group Berhad ("LBS" or "the Group"), a leading Malaysian property developer guided by people-first values, through its subsidiary, LBS Kwasa Damansara Sdn Bhd ("LBS Kwasa Damansara").

Under the DRA, LBS Kwasa Damansara has been granted exclusive rights to progressively develop 11 parcels of prime freehold land totalling 192.32 acres within the thriving Kwasa Damansara Township in the District of Petaling, Selangor. The gross development value of the project is estimated at approximately RM8.3 billion, representing a strategic investment by LBS into one of Klang Valley's most anticipated future-ready townships.

The proposed development located in the "PJ West" area of Kwasa Damansara is set to feature 2,922 residential units, comprising a balanced mix of low- and mid-rise condominiums as well as landed homes, tailored to meet a wide spectrum of market needs and lifestyle aspirations. Supporting infrastructure and amenities will be integrated in line with approved master plans, prioritising connectivity, liveability, and sustainability. The development will be executed in phases over a 14-year period.

The RM1.216 billion development rights, largely representing the total land cost of the project, underscore the long-term investment potential of the Kwasa Damansara Township. Strategically located, it is poised to emerge as one of Klang Valley's leading sustainable and future-proof townships. It marks a significant milestone in both LBS' growth trajectory and the continued transformation of Kwasa Damansara – a master-planned, 2,257-acre township positioned as Greater Kuala Lumpur's new northern growth corridor. Kwasa Damansara is envisioned as a vibrant, transit-oriented, and green township featuring a comprehensive mix of residential, commercial, institutional, and recreational components.

"We are pleased to partner with LBS, a developer with a proven track record in delivering quality and community-focused developments. This collaboration marks a progressive step forward in realising the vision of Kwasa Damansara as a sustainable and inclusive township that caters to Malaysia's growing urban population. With its integrated design and strategic connectivity – including access to multiple MRT stations – we believe this project will significantly contribute to the township's appeal and long-term value," said Datuk Adenan Md Yusof, Managing Director of Kwasa Land.

Commenting on the DRA, Tan Sri Dato' Sri Ir. (Dr.) Lim Hock San, Group Executive Chairman of LBS stated, "This collaboration marks a significant milestone in our ongoing mission to deliver well-connected and high-quality residential communities that prioritise long-term liveability. Drawing on our strong track record and extensive experience in township development, we are committed to maximising the value of this prime land by delivering a sustainable, high-quality, and future-ready neighbourhood that meets the evolving needs of modern homebuyers. Moving forward, this strategic development is expected to strengthen the Group's financial performance and position, while diversifying our portfolio with high-value, premium offerings."

Tan Sri Lim further highlighted that this opportunity aligns seamlessly with the Group's 8 x 8 Strategy, propelling LBS to new heights in the property development industry, through its commitment to innovation, sustainability and community-centric living.

PJ West will also be home to the proposed Kwasa Community Forest, a lush green sanctuary nestled atop the township's highest point. Serving as the township's green lung, this forest will be seamlessly connected to surrounding development plots through a network of green corridors, providing multiple access points for residents. The park is envisioned to include scenic lookout

points, serene forest walks, dedicated mountain biking trails, a boardwalk, an open-air amphitheatre, and a host of other recreational features designed to promote outdoor living and community engagement.

Strategically located near mature neighbourhoods such as Kota Damansara, Tropicana, Subang Bestari, and Sungai Buloh, the site enjoys proximity to retail, dining, and commercial hubs. Future residents will benefit from excellent connectivity via two MRT stations linked to the Putrajaya and Kajang lines, and accessibility through major highways including the North Klang Valley Expressway (NKVE), Guthrie Corridor Expressway (GCE), and Damansara-Shah Alam Elevated Expressway (DASH). It is also just 4km from the Sultan Abdul Aziz Shah Airport in Subang.

Destined to become a model city for business, living and leisure, Kwasa Damansara will offer over 250 acres of surrounding green spaces encompassing nine (9) parks and complemented by more than 25 km of cycling and walking trails. The township will also host 25,000 new housing units - including 10,000 affordable housing and land designated for 15 new schools.

To date, Kwasa Land has entered into collaboration agreements with 17 Development Partners, granting them development rights over approximately 973 acres within the township. These projects account for roughly 73% of the total 1,331 acres of saleable land in Kwasa Damansara and represent a combined Gross Development Value of over RM40 billion.

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