



**FOR IMMEDIATE RELEASE**

## **STRATEGIC EXPANSION: LBS BINA GROUP COLLABORATES WITH KLM LAND TO ADVANCE DETACHED FACTORY DEVELOPMENT AT ALAM PERDANA INDUSTRIAL PARK**

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**PETALING JAYA, 18 Aug 2025** – LBS Bina Group Berhad (“LBS” or “the Group”), a developer guided by people-first values, is proud to announce the official launch of the Alam Perdana Industrial Park Detached Factory, in collaboration with its project joint venture (JV) partner for Phase 3, KLM Land Sdn Bhd (“KLM”). This milestone marks a pivotal step in delivering highly customizable, build-to-suit industrial spaces designed to meet the evolving needs of modern businesses.

Since its debut in April 2024, Alam Perdana Industrial Park has achieved a 73% take-up rate, reflecting strong demand for strategically located, scalable industrial solutions. The Phase 3 development, featuring the detached factory component, offers land parcels from 27,051 square feet (0.6 acres) to 106,374 square feet (2.4 acres), with built-ups ranging from 14,114 to 73,437 square feet to provide maximum operational flexibility.

The detached factory units at Alam Perdana Industrial Park are designed as build-to-suit industrial solutions tailored to meet the precise requirements of modern businesses. Each factory can be configured with specialised layouts to accommodate unique operational requirements such as optimised loading areas, integrated storage zones, and unloading points to enhance overall workflow, complemented by 12 metres ceiling height. Engineered with a robust floor load capacity of 3 tonnes per square metre (3 ton/m<sup>2</sup>), which exceeds standard requirements for typical light to medium industrial operations, enabling the installation of heavy machinery, high-density storage, and intensive manufacturing processes.

Alam Perdana Industrial Park is master-planned to present a diverse range of industrial properties from terrace and semi-detached to detached factories designed to meet businesses at every growth stage. Strategically developed as an industrial park, it fosters a collaborative ecosystem where related industries operate side by side, enabling faster sourcing, lower logistics costs, and more efficient operations. This proximity fosters collaboration and service efficiency, allowing smaller workshops to conveniently support larger clients nearby.

Located in Bandar Puncak Alam, a rapidly developing township with a mature population and expanding employment opportunities, the park benefits from a ready workforce and strong local demand. Excellent connectivity via the ECRL, WCE, DASH, LATAR, and GCE highways ensures seamless logistics and convenient transportation for goods and personnel, supporting efficient operations and sustained business growth.

"We are committed to delivering flexible, functional spaces that enable businesses to thrive. KLM Land's expertise will ensure that every facility we build is designed with the utmost attention to detail, helping our clients optimise their operations. Our flexible unit sizes and attractive pricing make Alam Perdana an ideal choice for businesses of all sizes. Whether you're just starting or looking to expand, our solutions are designed to meet your evolving needs. This project also reflects our commitment under the LBS 8 x 8 Strategy, which focuses on delivering innovative, sustainable developments that generate long-term value for our stakeholders," said Tan Sri Dato' Sri Ir. (Dr.) Lim Hock San, the Group Executive Chairman of LBS.

He added, "With its excellent location, growing workforce, and exceptional infrastructure, Alam Perdana Industrial Park is perfectly positioned to support businesses in their journey toward long-term success.

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