



## **LBS AND ORIENTAL HOLDINGS SIGN JOINT VENTURE AGREEMENT FOR MELAKA MIXED-USED DEVELOPMENT**

- *First phase encompasses 54.75 acres of commercial land within Klebang, Melaka, paving the way for the development with robust long-term potential*
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**Pulau Pinang, 27 October 2025** – LBS Bina Group Berhad (“LBS” or the “Group”), a leading property developer guided by people-first values, has entered two (2) Joint Venture Agreements (“JVAs”) with Oriental Holdings Berhad (“OHB”) to jointly develop Phase 1A and Phase 1B of an integrated mixed-use project in Klebang, Melaka.

The formal signing, held today, marks a significant milestone in the collaboration between both parties, paving the way for the commencement of the Project’s first phase. These JVAs follow the Memorandum of Understanding (MoU) signed on 15 May 2025, further solidifying the strategic partnership between LBS and OHB.

The first phase of this collaboration involves the development of approximately 54.75 acres of prime commercial land, divided into Phase 1A and Phase 1B, each spanning about 27 acres. Both sub-phases will feature various types of individual commercial units, including the possibility of residential units. The first phase is scheduled to be launched by 2027.

Commenting on this milestone, Tan Sri Dato’ Sri Ir. (Dr.) Lim Hock San, Group Executive Chairman of LBS said, “The first phase of the project is poised to become a premier commercial destination. Its prime location ensures high visibility and excellent access, attracting strong business activity and footfall. This collaboration also creates synergy with our ongoing reclamation and development of land in Tanjung Bruas, as both projects are strategically positioned within the Straits of Melaka Waterfront Economic Zone.

Together, these developments strengthen LBS' foothold in Melaka's coastal growth corridor and unlock opportunities across logistics, industrial and commercial segments.

He added, "This partnership exemplifies our shared vision of fostering long-term value creation and advancing sustainable regional development. By leveraging the combined strengths, expertise, and resources of LBS and OHB, we aim to contribute to Melaka's transformation into a thriving, forward-looking business and lifestyle destination."

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