



LBS POSTS RESILIENT Q3FYE2025 RESULTS WITH 19.8% REVENUE GROWTH

Sales momentum sustained with RM1.34 billion unbilled sales (as at 31 October 2025), providing earning visibility into the coming years

Petaling Jaya, 28 November 2025 – LBS Bina Group Berhad (“LBS” or the “Group”), a leading property developer guided by people-first values, released its unaudited financial results for the third quarter ended 30 September 2025 (“Q3FYE2025”), underscoring robust project execution while maintaining its growth trajectory guided by its 8 x 8 Strategy.

For the quarter under review, the Group registered revenue of RM452.3 million, up 19.8% from RM377.4 million in the corresponding quarter last year. The property development segment, which remains as the Group’s largest revenue contributor at 94.8% of total revenue, recorded an 18.1% increase to RM428.5 million from RM362.8 million, driving the overall revenue growth. Consequently, under continuing operations, LBS achieved a 6.1% increase in profit after tax and minority interests (“PATMI”) to RM29.3 million from RM27.6 million in Q3FYE2024. On a quarter-on-quarter basis, the accelerated development activities in on-going projects meant that the Group’s Q3FYE2025 revenue and PATMI were 46.0% and 8.1% higher, respectively.

For the cumulative nine months period, LBS achieved PATMI from continuing operations of RM84.6 million, on the back of revenue of RM1.1 billion, primarily driven by its ongoing developments including KITA @ Cybersouth, LBS Alam Perdana, Prestige Residence, and the Idaman series.

Commenting on the results, Tan Sri Dato’ Sri Ir. (Dr.) Lim Hock San, Group Executive Chairman of LBS said, “The Group’s financial results were underpinned by our continuing sales momentum. The strong demand for Alam Perdana Industrial Park’s customisable detached and semi-detached factory units, robust sales from the affordable high-rise residential project, Idaman Perdana and significant contributions from Centrum Iris, a mixed development project have

significantly boosted overall sales. In addition to strong sales, we remained proactive, having introduced a new industrial product within our Alam Perdana Industrial Park, and successfully launched KITA Avenue Square, the first commercial development within KITA @ Cybersouth, which saw encouraging take-up rates.”

He added, “Our long-term growth prospects remain anchored by major upcoming projects, including the Kwasa Damansara township and our joint venture with Oriental Holdings Berhad in Klebang, Melaka for an integrated mixed-use industrial development. These initiatives will strengthen our foothold in key growth corridors across Malaysia. Furthermore, guided by our 8 x 8 Strategy, we have recently divested part of our Johor land to favourably unlock its value.”

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