

LBS CLOSES 2025 WITH STRATEGIC MILESTONES, MAINTAINS FOCUS IN 2026

- *Advancing opportunity-driven execution and capital optimisation under its 8 x 8 Strategy to create long-term value*
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Petaling Jaya, 13 January 2026 – LBS Bina Group Berhad (“LBS” or the “Group”), a leading property developer guided by people-first values and driven by its core brand promise, *Building Tomorrow Together*, successfully concluded 2025 as the first year of implementing its 8 x 8 Strategy, achieving key strategic milestones that strengthened the foundations of its long-term growth, while adopting a selective and opportunity-driven approach to execution.

During the year, LBS focused on reinforcing its long-term development base through selective strategic initiatives. The Group secured development rights at Kwasa Damansara, enhancing landbank visibility and advancing progress at one of the Klang Valley’s emerging integrated townships. Shareholders’ approval for the flagship Kwasa Damansara development was obtained at an Extraordinary General Meeting held on 5 December 2025, marking continued progress under the Group’s phased and opportunity-led development strategy.

LBS has also entered into 2 Joint Venture Agreements with Oriental Holdings Berhad to jointly develop Phase 1A and Phase 1B of an integrated mixed-use project in Klebang, Melaka. This reflects the Group’s strategic participation in growth corridors that align with its long-term township-led development model under the 8 x 8 Strategy.

In parallel, the Group continues to prioritise landbank optimisation and capital efficiency as key enablers of flexibility. In November 2025, LBS successfully monetized a 2-acre land parcel in Johor Bahru for RM110 million, strengthening balance sheet resilience and enhancing its ability to respond to value-accretive opportunities as they arise.

The Group further strengthened its commitment to responsible and sustainable growth by achieving an FTSE4Good rating of 4.1, reflecting its robust environmental, social, and governance (ESG) practices. This includes the issuance of Sukuk Wakalah programme, with proceeds to be utilised in accordance with the LBS Sustainability Financing Framework, reinforcing LBS's commitment to responsible financing and inclusive growth. The Group has also received multiple awards recognising excellence for the first tranche of its Sukuk Wakalah issuance.

During the year under review, LBS achieved its First Gold Standard, marking four consecutive years of recognition under Deloitte Private's Best Managed Companies programme. In acknowledgement of exemplary leadership, Tan Sri Dato' Sri Ir (Dr) Lim Hock San, the Group Executive Chairman of LBS, was honored with The Edge Malaysia Outstanding Property Entrepreneur Award 2025. In addition, LBS received Business Today's Industry Choice Award for Best in Community-Centric Development, reflecting the Group's consistent leadership, operational excellence, and steadfast commitment to deliver long-term value.

Looking ahead, LBS is optimistic about the 2026 property market, which is expected to remain positive and resilient, supported by strong demand. The Group hopes that its projects and strategic developments will contribute further to the momentum of the national economy, supporting growth and enhancing living standards across communities.

Commenting on these milestones, Tan Sri Dato' Sri Ir (Dr) Lim Hock San, the Group Executive Chairman, stated, "2025 was an important year in laying the groundwork for our 8 x 8 Strategy. As we enter 2026, our focus remains on executing opportunities that align with our long-term vision, optimising our land assets and strengthening our flagship townships. We will continue to grow responsibly, guided by market demand and sustainability considerations, while creating connected communities that deliver enduring value for all stakeholders."

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