

LBS BINA GROUP BERHAD

Registration No. 200001015875 (518482-H)

EXTRAORDINARY GENERAL MEETING MINUTES

DATE : Friday, 5 December 2025
TIME : 10.00 a.m. – 11.05 a.m.
VENUE : Function Room, Level 5, Plaza Seri Setia, No. 1, Jalan SS9/2, 47300 Petaling Jaya, Selangor Darul Ehsan.

PRESENT : Tan Sri Dato' Sri Ir. (Dr.) Lim Hock San, JP - *Group Executive Chairman*
Datuk Wira Lim Hock Guan, JP - *Group Managing Director / Chief Executive Officer*
Dato' Lim Mooi Pang - *Executive Director*
Dato' Lim Han Boon - *Senior Independent Non-Executive Director*
Dato' Yong Lei Choo - *Independent Non-Executive Director*
Dato' Aminudin Zaki Bin Hashim - *Independent Non-Executive Director*
Puan Nuraini Binti Ismail - *Independent Non-Executive Director*

SENIOR MANAGEMENT : Dato' Sri Lim Hock Seong - *Deputy Chief Executive Officer*
Mr. Lim Kim Kiat (LL) - *Deputy Chief Executive Officer*
Management Team (As per Attendance List)

PROFESSIONAL ADVISORS : RHB Investment Bank Berhad
Lin Partnership
Steven Tai Wong & Partners
Nawawi Tie Leung Property Consultants Sdn. Bhd.
(As per Attendance List)

COMPANY SECRETARIES : Ms. Doris Lee Ching Ching - *Company Secretary*
Mr. Eugene Chow - *Joint Company Secretary*

ABSENT WITH APPOLOGIES : Maj (Hon) Dato' Sri Lim Hock Sing, JP - *Executive Director*

OPENING REMARKS BY THE CHAIRMAN

Tan Sri Chairman took the Chair, welcomed all to the EGM. He then introduced every member of the Board, Senior Management and representative from professional advisors of the Company. He also sent apologies on behalf of Maj (Hon) Dato' Sri Lim Hock Sing for his absence.

He informed that attendance of the Meeting is restricted to Shareholders and authorised personnels only. Discussions in the meeting are deemed confidential and only for the knowledge of relevant parties, unauthorised visual or audio recording is strictly prohibited.

En. Mohd Azmal Bin Mohd Yusoff, the officer from Property Management & Customer Relations was invited to brief on the Function Room evacuation route plan in the event there is any emergency incident.

Ms. Doris Lee Ching Ching was invited to brief on the procedures for the EGM.

QUORUM

The requisite quorum being present pursuant to Clause 71 of the Company's Constitution, Tan Sri Chairman called the Meeting to order at 10.10 am.

NOTICE OF THE MEETING

The EGM Notice has been properly given to all the shareholders since 20 November 2025 and with the consent of the shareholders presents was taken as read.

MEETING PROCEEDINGS AND VOTING PROCEDURES

Ms. Doris Lee Ching Ching briefed all the shareholders and proxies present at the Meeting of their right to speak, to vote on the resolution set in the EGM Notice and the following:

- In accordance with the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, all the resolution set out in the EGM Notice were to be voted by poll and be conducted through e-voting. The polling process was carried upon completion of deliberations of all the items at the Meeting.
- The Company has appointed Tricor Investor and Issuing House Services Sdn. Bhd. ("**Tricor**") as the Poll Administrator to conduct the polling process, and Scrutineer Solutions Sdn. Bhd. as the Scrutineers to verify the poll results.
- The polling process for the resolutions would be carried out upon completion of tabling of all the agendas to be transacted. She then briefed the participants on the flow of the Meeting as follows: -
 - a) The Meeting will go through ordinary resolution as set out in the EGM Notice.
 - b) There will have the Q&A session.
 - c) Thereafter, move on to the voting session and the resolution would be put to e-voting.
 - d) The results of voting would be announced after the votes were duly verified.

KWASA PROJECT PRESENTATION

Mr. Chee KK, Director of Sales and Marketing of LBS, was invited to present on the proposal and provide an overview of the proposed project under Kwasa Damansara master plan. The slides were presented and displayed throughout the meeting.

AGENDA OF THE MEETING

Tan Sri Chairman proceeded to read out the agenda item tabled for the Meeting and informed that the questions and answer session would be open after the agenda item was tabled.

The Chairman introduced the resolution and put a motion to consider said resolution as set out in the EGM Notice which is to consider the proposed acquisition of development rights from Kwasa Land Sdn Bhd, Kwasa Development (5) Sdn Bhd, Kwasa Development (6) Sdn Bhd, Kwasa Development (8) Sdn Bhd, Kwasa Development (9) Sdn Bhd and Kwasa Development (10) Sdn Bhd for a proposed residential development of a total of 11 parcels of freehold land, measuring approximately 192.32 acres, located in Kwasa Damansara township for a cash consideration of RM1.216 billion.

The Chairman informed that prior to voting, the floor was open to questions.

QUESTION AND ANSWER SESSION

The question and answer raised were as follows:

- Q1 : The Group has traditionally developed affordable properties, does the Group have experience in developing properties targeted for the higher income bracket.
- A1 : Tan Sri Chairman explained that the Group indeed does as the Zhuhai and D'Island Projects were of the higher end, furthermore, KWASA is the master developer and had conducted a due diligence on the Group prior to accepting the bid, hence there is both internal and external validation of the Group's capabilities.

POLLING PROCESS

Having dealt with the agenda, Tan Sri Chairman invited the representative of Tricor to brief the process of e-voting by playing a video clip on how to conduct the e-voting and the process to log into the voting platform. He declared the commencement of poll voting process. He informed that 20 minutes was provided for voting on the resolution by e-voting.

The voting session was closed after 20 minutes. Thereafter, the Meeting would be adjourned for the Scrutineer to verify the poll results.

POLL RESULTS

The Meeting resumed after 20 minutes for the declaration of results. The votes were counted by the Poll Administrator and verified by the Scrutineers. Tan Sri Chairman invited the representative from Scrutineer Solutions Sdn. Bhd. to read the poll result enclosed as *Appendix I*.

Based on the poll results, Tan Sri Chairman declared that the Resolution tabled at the Meeting to be carried:

ORDINARY RESOLUTION

PROPOSED ACQUISITION OF DEVELOPMENT RIGHTS FROM KWASA LAND SDN BHD, KWASA DEVELOPMENT (5) SDN BHD, KWASA DEVELOPMENT (6) SDN BHD, KWASA DEVELOPMENT (8) SDN BHD, KWASA DEVELOPMENT (9) SDN BHD AND KWASA DEVELOPMENT (10) SDN BHD FOR A PROPOSED RESIDENTIAL DEVELOPMENT OF A TOTAL OF 11 PARCELS OF FREEHOLD LAND, MEASURING APPROXIMATELY 192.32 ACRES, LOCATED IN KWASA DAMANSARA TOWNSHIP FOR CASH CONSIDERATION OF RM1.216 BILLION (“PROPOSED DEVELOPMENT RIGHTS”)

THAT subject to the approvals of all relevant authorities and/or parties (where required) being obtained, approval be and is hereby given for the Company, through its indirect wholly-owned subsidiary, LBS Kwasa Damansara Sdn Bhd, to undertake the Proposed Development Rights for the development of 11 parcels of freehold land, measuring approximately 192.32 acres in total area, registered under the name of Kwasa Land Sdn Bhd as master developer for the entire Kwasa Damansara Township and beneficially owned by Kwasa Development (5) Sdn Bhd, Kwasa Development (6) Sdn Bhd, Kwasa Development (8) Sdn Bhd, Kwasa Development (9) Sdn Bhd, and Kwasa Development (10) Sdn Bhd, subject to and upon such terms and conditions as stipulated in the development rights agreement dated 30 July 2025 (“**DRA**”).

AND THAT the Board of Directors (“**Board**”) of the Company be and is hereby authorised and empowered to take all such steps and to enter into all deeds, agreements, arrangements, undertakings, transfers and indemnities as the Board deems fit, necessary, expedient and/or appropriate in order to implement, finalise and give full effect to this ordinary resolution and the terms and conditions of the DRA with full powers to assent to any conditions, modifications, variations and/or amendments as may be required by any relevant authorities and/or as the Board deems fit, appropriate and in the best interest of the Company.

CONCLUSION

There being no other business, Tan Sri Chairman concluded the EGM. He thanked all the shareholders for their participation and ended the Meeting at 11.05 am.

Confirmed as a correct record of the proceedings

[SIGNED]

Tan Sri Dato’ Sri Ir. (Dr.) Lim Hock San
Group Executive Chairman

Date : 5 December 2025
Petaling Jaya, Selangor