



LBS CLOSES 2025 WITH 45.2% GROWTH IN PATMI GUIDED BY ITS 8 X 8 STRATEGY, RAISES DIVIDEND PAYOUT TO 40%

- Q4FYE2025's revenue surges 61.0%, while PATMI (continuing operations) registered a turnaround from a loss
- Dividend payout increases to 40% of PATMI, up from 30% to reward shareholders
- Announces the cancellation of treasury shares, boosting shareholders' ownership

Petaling Jaya, 25 February 2026 – LBS Bina Group Berhad (“LBS” or the “Group”), a leading property developer guided by people-first values, today announced its unaudited financial results for the fourth quarter (“Q4FYE2025”) and full year ended 31 December 2025 (“FYE2025”), marking a resilient performance in the first year of its three-year 8 x 8 Strategy.

For Q4FYE2025, LBS recorded revenue of RM462.3 million, representing a 61.0% increase from the RM287.1 million recorded in the preceding year's corresponding quarter. This improvement was primarily driven by the higher contribution from the property development segment by 59.5% to RM418.1 million, in comparison to RM262.1 million. Consequently, the Group's continuing operations exhibited a strong turnaround which resulted in a normalised profit after tax and minority interests (“PATMI”) of RM40.6 million, from a loss of RM7.4 million, supported by accelerated development activities across on-going projects and realisation of cost efficiencies from completed projects.

For the full year 2025, the Group's revenue improved 8.3%, reaching RM1.6 billion, predominantly derived from the property development segment, which contributed RM1.5 billion or 93.8% of the Group's total revenue. Revenue growth from this segment was supported by higher construction progress across on-going development projects, particularly its Klang Valley projects, such as LBS Alam Perdana, KITA@Cybersouth, Prestige Residence and Idaman projects. This brings PATMI from continuing operations to RM125.2 million, a 45.2% increase from RM86.3 million a

year ago. The Group's commendable earnings growth was also attributed to a lower base in the preceding year, which included a one-off foreign exchange loss arising from the settlement of an intra-group loan following the disposal of Lamdeal Investment Limited.

Commenting on the results, Tan Sri Dato' Sri Ir. (Dr.) Lim Hock San, Group Executive Chairman of LBS said, "FYE2025 marks the first year of the 8 x 8 Strategy, with our financial performance reflecting its successful implementation and resilience. We achieved total sales of RM1.4 billion, surpassing the previous year's RM1.3 billion, and continue to steadily execute our development pipeline amid strong demand across key markets. Klang Valley developments remain the anchor of our revenue and earnings, supported by both residential and industrial projects. Notably, we will undertake the development of one of Klang Valley's prestigious and emerging townships at Kwasa Damansara, with launches slated to begin in 2027. Beyond Klang Valley, we are also excited with our joint venture with Oriental Holdings Berhad to jointly develop an integrated mixed-use project in Klebang, Melaka."

In line with recognising the shareholders' continued support and confidence in the Group's growth trajectory, LBS has formally revised its dividend policy. Effective from FYE2025, the Group has increased its minimum dividend payout ratio from 30% to 40% of its PATMI. Reflecting this commitment to enhance shareholders' value, the Board of Directors has declared a first interim single-tier dividend of 1.3 sen per ordinary share, payable on 20 May 2026. The Board has also proposed a final single-tier dividend of 2.0 sen per ordinary share which is subject to shareholders' approval at the upcoming annual general meeting.

Concurrently, the Group has announced the cancellation of 10 million treasury shares, representing 0.6% of the issued ordinary shares, as a strategic effort to optimise its capital structure and enhance shareholders' value. With the reduction in the total number of outstanding shares, this initiative is expected to be accretive to the Group's earnings per share, improve dividend per share and reflect LBS' dedication to delivering sustained value to its shareholders.

As at 31 December 2025, LBS recorded cash and bank balances of RM653.2 million, with net assets per share rising to RM1.10 from RM1.05, reflecting a healthy financial position. The RM1.3 billion of unbilled sales will continue to provide LBS with strong earnings visibility in the coming years. With a focus on disciplined capital management, sustainability principles and sustained

market demand, the Group is poised to advance its 8 x 8 Strategy and deliver long-term value to stakeholders.