



LBS REFERRAL PROGRAM

Terms and Conditions

The Program

The LBS Referral Program (“**Program**”) is organized by LBS Bina Group Berhad (“**Company**”) to reward eligible LBS homeowners and any non-purchasers (“**Referrer**”) registered under the “Hello by LBS” mobile application (“**LBS App**”) and who successfully refer new buyers (“**Referred Customers**”) to the Company and MGB properties listed in the Appendix 1 below (“**Products**”).

Eligibility

1. **Referrer:** To qualify as a Referrer under this Program, an individual must satisfy either of the following conditions:
 - 1.1 be an LBS homeowner who has successfully purchased any property directly from the Company; or
 - 1.2 be a non-purchaser who has duly officially registered an account under LBS App. .

Referred Customer:

2. To qualify as a Referred Customer, the individual must be:
 - 2.1 A Malaysian citizen or Permanent Resident in Malaysia;
 - 2.2 Of the age of Eighteen (18) years of age and above;
 - 2.3 Satisfies the criteria to be eligible for a loan application;
 - 2.4 Not an existing homeowner of LBS and MGB Products; and
 - 2.5 Meets all onboarding or verification requirements.
 - 2.6 Purchasing the property under the listed products.

Products

3. The participating projects shall be limited to those listed in the LBS App, excluding Authority-Controlled Price Developments such as PPAM, IDAMAN, MADANI, and any other similar government-initiated housing schemes.

The Referral Fee shall be fixed and calculated based on the actual selling price as stated in the relevant Sale and Purchase Agreement executed for the Products.

Registration and Submission

4. The Referrer must accurately complete and submit the prescribed digital referral form available in the LBS App to be eligible for participation in the Program.
5. Registration must be completed via the LBS App at least one (1) day prior to the booking of the property by the Referred Customer.

Sales Channel Restriction

6. Only sales concluded exclusively by the Company's internal sales team shall be eligible under this Program. For the avoidance of doubt, the unit sold, negotiated, arranged, introduced, or concluded through any third-party real estate agents and/or salesperson other than the Company's internal sales team shall not be eligible to participate in this Program.

Self-Referral Prohibition

7. The Referrer is strictly prohibited from referring himself or herself as a Referred Customer under this Program.

Personal Data and Consent

8. The Referrer shall ensure that the Referred Customer has given his/her written consent to disclose the Referred Customer's personal particulars (including but not limited to the Referred Customer's full name and contact number) to the Company and/or its subsidiaries for the purpose of this Program in accordance with the Personal Data and Protection Act 2010.
9. In this respect, the Company reserves the right to disclose the Referrer's identity to the Referred Customer upon request.
10. The Referrer shall fully indemnify the Company in respect of any claims, demands, suits or action initiated by the Referred Customer against the Company due to the disclosure of the Referred Customer's personal data.

Entitlement to Referral Fee

11. A Referrer who successfully fulfils all the criteria set out in these Terms & Conditions shall be entitled to receive a referral fee ("**Referral Fee**") in accordance with Clause 15.
12. For the avoidance of doubt, in the case of joint purchasers for one LBS's property, the eligible Referrer shall only be entitled to only One (1) payment for the Referral Fee.

The number of payments for the Referral Fee will be given out to the Referrer and shall be determined by the total number of properties successfully purchased by the Referred Customer, regardless of the project involved.

Payment of Referral Fee

13. The Referral Fee shall be paid by the Company upon the Company's receipt of the Referred Customer 10% SPA billing payment, either via loan financier or cash.

Successful Referral Criteria

14. A referral shall be deemed successful upon fulfilment of all of the following :
 - 14.1 the Sale and Purchase Agreement ("**SPA**") in respect of the property within the Product has been duly signed by the Referred Customer and the Company, as the case may be, and stamped;

14.2 the Loan Agreement in respect of the property within the Product has been duly signed by the Referred Customer and the Company, as the case may be, and stamped; and

14.3 The Company has received the Referred Customer 10% SPA billing payment, either via loan financier or cash.

Referral Fee Structure

15. The successful Referrer shall receive a Referral Fee based on the SPA Purchase Value as follows:

Referrer Status	SPA Purchase Value	Referral Award
Existing Homeowner	< RM500,000	RM 4,000
	RM 500,001 – RM999,999	RM 8,000
	>RM 1,000,000	RM 12,000
Non-Homeowner	All Purchase Value	RM 2,000 (Flat)

Payment shall be made using a method determined by the Company at its absolute discretion.

Non-Transferability

16. The Referral Fee is not exchangeable into any other forms of any credit or benefit in-kind and the Referral Fee is also strictly and exclusively rewarded to the Referrer. The Referral Fee cannot be redeemed, assigned or transferred to any other person or third parties.

Taxation

17. The Company and its subsidiaries shall not be liable or responsible for any taxation imposed or to be collected from the appropriate authorities out of or in connection to the reward of the Referral Fee to the Referrer and the responsibility to pay any form of taxation shall be that of the Introducer.

Exclusivity of Program

18. This Program is not in combination or in conjunction with any other introducer or referral program currently being organized by the Company. For the avoidance of doubt, in the event the Referrer participates in this Program and any other referral program(s) being organized by the Company or its subsidiaries during the Campaign Period, the Referrer is only entitled to be rewarded with the Referral Fee (if successful) under one (1) program only, to be determined by the Company at its sole discretion and the decision of the Company shall be final and binding.

Amendment and Termination

19. By participating in this Program, the Referrer shall be deemed to have given consent and agreement to be bound by the said terms and conditions. The Company shall have the absolute right to amend, vary, add or omit at any time or from time to time as the Company may deem fit, including the absolute right to suspend, withdraw or cancel this Program. The Referrer shall not hold the Company responsible and shall keep the Company indemnified against any loss incurred or damage suffered by the Referrer or any other third parties due to the Referrer's participation in this Program.

Indemnity

20. The Referrer shall fully indemnify, defend, and hold harmless the Company and its subsidiaries from and against any and all claims, demands, losses, damages, costs, or expenses (including legal fees) arising from or in connection with:

20.1 Any negligence, misrepresentation, false statement, or misconduct by the Referrer in relation to the Program; or

20.2 Any loss, damage, or dispute suffered by the Referred Customer because of the Referrer's actions or omissions.

This indemnity shall survive the completion or termination of the Program.

Final Decision

21. The Company shall have the absolute and final decision on all matters relating to the Program, including but not limited to the interpretation of these Terms and Conditions, and any correspondence, appeal, or attempt to dispute such decision shall not be entertained.