



LBS REMAINS RESILIENT IN Q1FYE2026 WITH RM17.0 MILLION PATMI, SUPPORTED BY RM1.1 BILLION IN UNBILLED SALES

- Centrum Iris, Alam Perdana Industrial Park and KITA Sejati continue to support sales momentum, with unbilled sales standing at RM1.1 billion as at 30 April 2026
- Idaman Cahaya 3, with a gross development value of RM117.0 million, marks the latest addition to LBS' FYE2026 launch pipeline, which spans residential, industrial and commercial developments

Petaling Jaya, 26 May 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 first quarter of financial year ending 31 December 2026 (“Q1FYE2026”), demonstrating the Group’s resilience amid the completion of several ongoing development phases and continued cost pressures across the property development sector.

For Q1FYE2026, LBS recorded revenue of RM296.5 million and profit after tax and minority interests (“PATMI”) of RM17.0 million. The property development segment remains the Group’s largest revenue contributor, accounting for 85.3% of total revenue, and contributing RM36.2 million to total PBT. The construction and trading segment saw revenue rise more than fourfold to RM37.6 million, underpinned by contributions from a foreign subsidiary and improved cost optimisation, delivering PBT of RM3.1 million.

Variances between Q1FYE2026 and the corresponding quarter last year were mainly attributable to the timing of project completion, as several developments had reached completion or near-completion stages.

LBS continued to record encouraging sales momentum, supported by demand across key projects including Centrum Iris in Cameron Highlands, Alam Perdana Industrial Park and KITA

Sejati. In April 2026, the Group launched Idaman Cahaya 3, with a gross development value of RM117.0 million, marks the latest addition to the Group's FYE2026 launch pipeline.

As at 30 April 2026, the Group held a total landbank of 3,918 acres, supporting its long-term development pipeline. LBS' unbilled sales stood at RM1.1 billion, providing revenue and earnings visibility for the quarters ahead. The Group is also in advanced preparation for its entry into Kwasa Damansara, a strategically located integrated township development that will broaden the Group's portfolio and reinforce its long-term growth trajectory.

Commenting on the results, Tan Sri Dato' Sri Ir. (Dr.) Lim Hock San, Group Executive Chairman of LBS said, "The operating environment remains challenging, as external uncertainties arising from the Middle East conflict and ongoing cost pressures continue to affect business conditions across the property sector. However, LBS has always been built on resilience, discipline and adaptability. Our Q1FYE2026 results reflect this foundation, as the Group remained profitable while continuing to record encouraging sales momentum across key developments. Although the quarter was affected by the normal timing of projects reaching completion or near-completion stages, our RM1.1 billion unbilled sales provide visibility for the quarters ahead."

He added, "As LBS celebrates its 65th anniversary this year under the theme 'Building Tomorrow Together', we remain focused on strengthening operational efficiency, pacing our launches according to market demand and managing costs prudently. Our sizeable landbank, upcoming launches and active preparation for Kwasa Damansara will continue to support LBS' long-term growth trajectory. At the same time, our enhanced minimum dividend payout ratio of 40.0%, effective FYE2025, reflects the Board's confidence in the Group's earnings sustainability and our commitment to balancing growth with sustainable shareholder returns."

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