LBS BINA GROUP BERHAD
Registration No. 200001015875 (518482-H)

26th ANNUAL GENERAL MEETING MINUTES

DATE	:	Friday, 19 June 2026
TIME	:	10.00.am. – 11.15 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 Maj (Hon) Dato' Sri Lim Hock Sing, JP - Executive Director 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 Pn. Nuraini Binti Ismail - Independent Non-Executive Director
SENIOR MANAGEMENT	:	Dato' Sri Lim Hock Seong (DSB) - Deputy Chief Executive Officer Mr. Lim Kim Kiat (LL) - Deputy Chief Executive Officer
BY INVITATION	:	Ms. Chan Yi Munn – Accounts & Finance Director Mr. Chee Kok Keong – Sales & Marketing Director Ms. Shany Lim Chew Yee (SL) – Head of Corporate Integrity & Sustainability
IN ATTENDANCE	:	Ms. Doris Lee Ching Ching (DL) – Company Secretary Mr. Eugene Chow (EC) – Joint Company Secretary

WELCOME & SAFETY BRIEFING

Nurul Faziera introduced herself as the Master of Ceremonies for the 26th Annual General Meeting ("AGM") and invited En. Mohd Azmal Bin Mohd Yusoff the officer from Property Management & Customer Relations to brief on the Function Room evacuation route plan in the event there is any emergency incident.

OPENING REMARKS BY THE CHAIRMAN

Tan Sri Chairman thanked Nurul and Azmal, and took the Chair pursuant to Clause 73 of the Company's Constitution. He welcomed and thanked all present to the 26th AGM. He then introduced every member of the Board, Senior Management and representative from UHY, the External Auditors who were present at the Meeting.

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.

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 AGM Notice has been properly given to all the shareholders since 30 April 2026 and with the consent of the shareholders presents was taken as read.

MEETING PROCEEDINGS AND VOTING PROCEDURES

The Company Secretary briefed all the shareholders and proxies present at the Meeting of the meeting proceedings and of their right to speak, to vote on the resolutions set in the AGM Notice and the following:

- In accordance with the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, all the resolutions set out in the AGM 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 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 all the 10 ordinary resolutions as set out in the AGM Notice.
    b) There will have the Q&A session.
    c) Thereafter, move on to the voting session and all the resolutions would be put to e-voting. The result of voting would be announced after the votes were duly verified.

AGM VIDEO PRESENTATION

Tan Sri Chairman then invited the attendees to view the Video Presentation on the Company's performance for the year 2025 and also the project launches for the year 2026.

TO RECEIVE THE 2025 AUDITED FINANCIAL STATEMENTS ("AFS") TOGETHER WITH THE REPORTS OF THE DIRECTORS AND AUDITORS THEREON

The AFS together with the Reports of the Directors and Auditors were provided in the Integrated Annual Report which had been properly sent to the shareholders were tabled for discussion only as it does not require approval of shareholders. Hence, this would not be put forward for voting., shareholders may raise questions during the Q&A session.

Tan Sri Chairman declared that the AFS together with Reports of the Directors and Auditors laid at this Meeting in accordance with Section 340 subsection 1(a) of the Companies Act 2016 were duly received.

RESOLUTIONS

Tan Sri Chairman proceeded to introduce the following resolutions which had been set out in the Notice of AGM dated 30 April 2025:

No.	Description
1	To approve the payment of a Final Single-Tier Dividend of 2.0 sen per ordinary share for the financial year ended 31 December 2025.
2	To approve the payment of Directors' Fees to the Independent Non-Executive Directors for the 12 months period from 1 July 2026 to 30 June 2027.
3	To approve the payment of allowances and benefits to the Directors of the Company up to an amount of RM1.50 million, for the period from 20 June 2026 to the next AGM of the Company to be held in year 2027.
4	To re-elect Tan Sri Dato' Sri Ir. (Dr.) Lim Hock San, JP who retires in accordance with Clause 100 of the Company's Constitution.
5	To re-elect Dato' Aminudin Zaki Bin Hashim who retires in accordance with Clause 100 of the Company's Constitution.
6	To re-elect Pn. Nuraini Binti Ismail who retires in accordance with Clause 100 of the Company's Constitution.
7	To re-appoint Messrs. UHY Malaysia PLT as Auditors and to authorise the Directors to fix their remuneration.
8	Authority to issue shares pursuant to sections 75 & 76 of the Companies Act, 2016.
9	Proposed shareholders' mandate for recurrent related party transactions of a revenue or trading nature involving LBS and its subsidiaries ("the Group") and Directors and major shareholders of the Group and persons connected with them.
10	Proposed renewal of share buy-back authority.

ANY OTHER BUSINESS

Tan Sri Chairman informed that the last item on the agenda was for the transaction of any other business where due notice shall have been given in accordance with the Companies Act, 2016.

As the Company Secretary had confirmed that no notice had been received from the shareholders to transact any other ordinary business at the Meeting, all the 10 resolutions, details of which were set out in the AGM Notice were put to the shareholders for consideration.

QUESTION AND ANSWER SESSION

Having dealt with all items in the agenda, the Chairman opened the floor for questions and answers.

A shareholder stood up and informed that he did not have a question but wanted to make a statement of appreciation and thanks to the Chairman and the Board for the stellar performance over the last 5 years, despite Covid 19 the Group had improved on every single measurable KPI.

Q1 : To explain the decision behind selling the property in China as well as how the proceeds were utilized, the shareholder explained that he was not present at the previous AGM and apologized for asking this one year later.

A1 : The Chairman explained that the Chinese property was a joint venture, changes in regulations were such that there would have been a need to incorporate a company, this would have made things more complicated operationally. He also explained that the offer was timely and opportunistic, had the offer not been taken, the Group would have been caught up with property slump that China is currently experiencing. The proceeds used as working capital, to reduce borrowings and to pay a special dividend.

Q2 : What is the outlook for 2026 and beyond?

A2 : The industry was affected by global events year on year, from supply chain disruptions and tariffs last year to the war in West Asia this year. 2026 will be tough as the Board had reviewed projects and chosen to be prudent, however 2027 looks optimistic with a strong pipeline starting with projects in Kwasa Damansara, Bukit Jalil, Cyber South, Cameron Highlands, Goh Tong Jaya and Penchala.

Q3 : The 8 x 8 strategy was meant to result in RM8 billion revenue in three years, 2026 has already missed the target, and is achieving this target still possible?

A3 : Dato Lim Mooi Pang explained that it was a conscious decision to scale back on new launches in 2026, this prudent decision proved to be the right one when one considers how the supply chain disruptions, tariff and war in West Asia affects supply and cost. The strategy to grow remains and will be adjusted to reflect market conditions, for the time being, the 8 x 8 strategy will remain.

Q4 : The solar project was meant to be completed in 2025, to date this has yet to complete, what were the reasons and when will it complete?

A4 : Datuk Wira Lim Hock Guan explained that there were delays in obtaining the necessary permits as consent from neighbours and stakeholders took longer than expected, the management is confident that it will be completed before the end of this financial year.

Q5 : Are there any plans to diversify and look at projects that generate recurring income such as oil palm or agriculture?

A5 : Dato Lim Mooi Pang explained that the Board was indeed looking at such projects, the solar farm is such an example. For diversification to succeed, factors to consider include but not limited to economies of scale, capital repayment period and rate of return. While being open to such projects, the Company at its core is a property development company.

POLLING PROCESS

Upon dealt with all the questions, Tan Sri Chairman invited the attendees to view the video explaining on the process of e-voting. He then declared the commencement of poll voting process. He informed that 20 minutes was provided for voting on all resolutions 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 all the Resolutions 1 to 10 tabled at the Meeting were carried.

ANY OTHER MATTERS

None.

CONCLUSION

There being no other business, Tan Sri Chairman concluded the 26th AGM. He thanked all the shareholders for their participation and ended the Meeting at 11.15 a.m.

Confirmed as a correct record of the proceedings

(SIGNED)

Tan Sri Dato' Sri Ir. (Dr.) Lim Hock San, JP
Group Executive Chairman

Date : 7 July 2026