LBS ACTIVELY CALIBRATES STRATEGY TO NAVIGATE MARKET HEADWINDS WHILE MAINTAINING FINANCIAL DISCIPLINE

- Property development remains the Group's core revenue contributor at RM293.1 million
- RM1.06 billion in unbilled sales supports revenue visibility
- New launches to be paced in line with prevailing market demand

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Petaling Jaya, 20 August 2026 – LBS Bina Group Berhad ("LBS" or the "Group"), a leading property developer guided by people-first values, remained profitable and delivered higher revenue for the second quarter ended 30 June 2026 ("Q2FYE2026"), while actively calibrating its growth strategy through disciplined capital allocation, measured launches and prudent financial management.

For Q2FYE2026, LBS recorded revenue of RM340.5 million, an increase of 9.9% from RM309.8 million in the corresponding quarter last year, while profit after tax and minority interests ("PATMI") stood at RM15.1 million. The property development segment remained the Group's core revenue contributor, generating revenue of RM293.1 million and profit before tax ("PBT") of RM30.4 million during the quarter, mainly attributable to revenue contributions from several development projects that were completed or nearing completion during the quarter. Meanwhile, revenue from the construction and trading segment increased by 439.4% to RM41.3 million from RM7.7 million in the corresponding quarter last year, mainly driven by higher contributions from a foreign subsidiary.

For the six months ended 30 June 2026 ("1HFY2026"), the Group recorded revenue of RM637.0 million and PATMI of RM32.1 million. Revenue was primarily supported by continued development progress across LBS Alam Perdana, KITA @ Cybersouth at Selangor and Centrum Iris, Cameron Highlands.

The Group maintained a healthy financial position, with deposits, cash and bank balances of RM591.2 million as at 30 June 2026. Net assets per share stood at RM1.10 while net gearing remained at approximately 0.35 times, providing LBS with the financial flexibility to support its ongoing developments pipeline and pursue future growth opportunities.

In July 2026, LBS successfully completed the issuance of the third tranche of its ASEAN Social SRI Sukuk Wakalah, amounting to RM150.0 million in nominal value under its RM750.0 million Sukuk Wakalah Programme. The seven-year issuance further strengthens the Group's funding capacity and financial flexibility to support its business operations, sustainable development initiatives and planned developments.

As at 19 August 2026, the Group held a total landbank of 3,899 acres, supporting its long-term development pipeline. LBS' unbilled sales stood at RM1.06 billion as at 31 July 2026, providing revenue visibility for the coming years.

Meanwhile, preparations for the Group's development in Kwasa Damansara are progressing as planned. Upon commencement, the development is expected to serve as a meaningful long-term growth catalyst, strengthening LBS' future development and sales pipeline.

The Board also declared a first interim single-tier dividend of 0.85 sen per ordinary share in respect of the financial year ending 31 December 2026, payable on 19 November 2026.

Commenting on the results, Tan Sri Dato' Sri Ir. (Dr.) Lim Hock San, Group Executive Chairman of LBS said, "Market conditions continue to be influenced by geopolitical developments and persistent cost pressures, while homebuyers are adopting a more considered approach to their purchasing decisions. In response, we are pacing our launches in line with market demand and assessing each project based on its product positioning, pricing and timing. We remain disciplined in our launch planning and will not bring projects to market solely to meet predetermined timelines."

He added, "While profit contribution moderated during the period, the Group remained profitable and financially resilient. Supported by our existing sales pipeline, healthy balance sheet and financial flexibility, we remain focused on executing our development pipeline prudently while positioning LBS for sustainable longer-term growth."

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