LBS LINES UP DEVELOPMENT PIPELINE FOR NEXT GROWTH PHASE, WITH RM1.03 BILLION UNBILLED SALES SUPPORTING EARNINGS VISIBILITY

- The Reserva in Kwasa Damansara is positioned as a key long-term growth catalyst, with its first phase targeted for launch in 2027.

Petaling Jaya, 18 November 2026 – LBS Bina Group Berhad ("LBS" or the "Group"), a leading property developer guided by people-first values, continued to progress its development pipeline in the third quarter ended 30 September 2026 ("Q3FYE2026"), with the property development segment remains the key contributor to the Group's performance, supported by an improved contributions from its construction and trading segment.

For Q3FYE2026, LBS recorded revenue of RM324.7 million, profit before tax ("PBT") of RM34.0 million and profit after tax and minority interests ("PATMI") of RM16.6 million. The property development segment contributed revenue of RM268.6 million and PBT of RM28.3 million.

For the nine months ended 30 September 2026 ("9MFYE2026"), the Group recorded revenue of RM961.7 million, PBT of RM102.4 million and PATMI of RM48.7 million. Financial performance was primarily supported by ongoing property development activities, complemented by improved contributions from the construction and trading segment.

The property development segment remains the Group's core revenue contributor, accounting for approximately 85.0% of total revenue in 9MFYE2026. The segment generated revenue of RM814.7 million and PBT of RM95.0 million, with key contributions from LBS Alam Perdana, KITA @ Cybersouth in Selangor and Centrum Iris in Cameron Highlands.

LBS continues to advance its ongoing projects while preparing upcoming launches to support its next phase of growth. As at 17 November 2026, the Group recorded property sales of RM971 million and bookings of RM345 million. The Group's unbilled sales stood at RM1.03 billion as at 31 October 2026, providing visibility for future revenue recognition as construction progresses. Backed by its extensive landbank of 3,893 acres as at 17 November 2026, LBS remains focused on unlocking future development opportunities, prioritising projects that align with market demand and offer sustainable long-term growth potential.

Commenting on the results, Tan Sri Dato' Sri Ir. (Dr.) Lim Hock San, Group Executive Chairman of LBS said, "Property development remains the cornerstone of our business, while the stronger contributions from construction and trading are an encouraging development, providing additional support to the Group's earnings. We continue to see encouraging demand for developments such as Alam Perdana Industrial Park and Centrum Iris, while maintaining a disciplined approach to our project launches and development activities.

At KITA @ Cybersouth, the formalisation of the tenancy agreement with MYDIN for the township's first supermarket marks another positive step towards strengthening its commercial ecosystem, complementing the ongoing development of KITA Avenue Square. Meanwhile, The Reserva in Kwasa Damansara remains a key focus, with its first phase targeted to be unveiled in 2027. With a gross development value ("GDV") of RM8.3 billion, we believe the project has the potential to become a meaningful long-term growth catalyst, alongside other opportunities within our extensive landbank.

We also see promising potential in KLOOP, our upcoming multi-phase commercial development in Klebang, Melaka with an estimated GDV of over RM400 million. Strategically located within the Straits of Melaka Waterfront Economic Zone, the 27.3-acre development is envisioned as a vibrant commercial and lifestyle destination that will strengthen the Group's long-term commercial development portfolio."

He added, "We also welcome the proposed extension of stamp duty exemptions for first-time homebuyers under Budget 2027 until 31 December 2030, which is expected to ease upfront homeownership costs and support demand for affordable and mid-market homes.

Looking ahead, our priority is to translate these development opportunities into tangible results through effective project execution, well-positioned products and strategically timed launches. We remain committed to strengthening our earnings base progressively and delivering sustainable long-term value to shareholders.”

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