



## Our Vision

To be an internationally recognised developer, building and inspiring delightful spaces that enhance community living.

## Our Mission

To consistently deliver exceptional performance through progressive creations, realising value to all stakeholders and enriching communities at large.

## Cover Rationale

“ This year annual report’s theme is “**Living The Life with LBS**”, which reflects our determined efforts to turn our developments into your home. With each project that we embark on, we pay careful attention to every details, ensuring that you have the best of what we can offer. Letting you live your life, the way you want and how you always imagined it to be. ”



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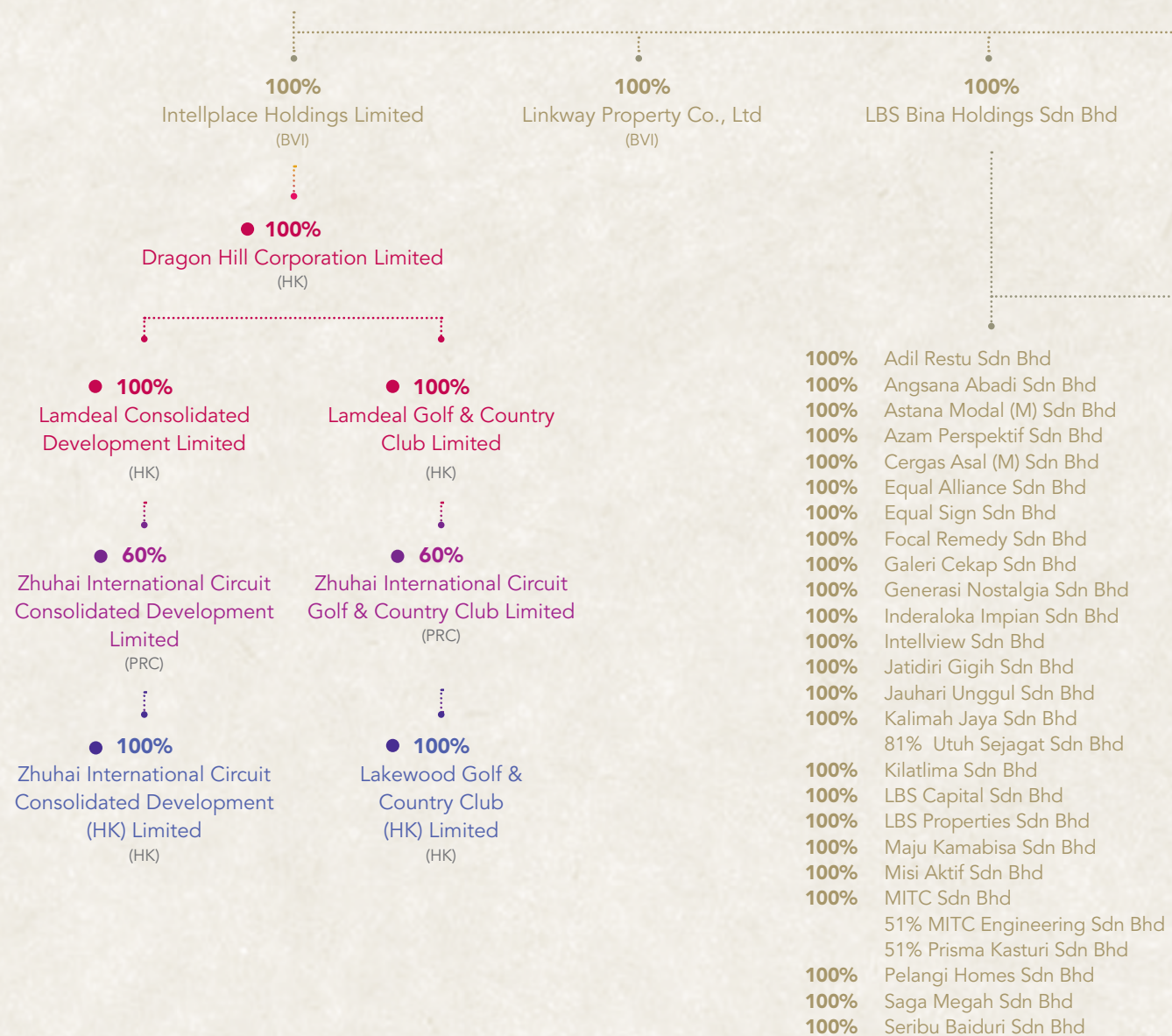
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FORM OF PROXY

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# Corporate Structure

as at 22 May 2013

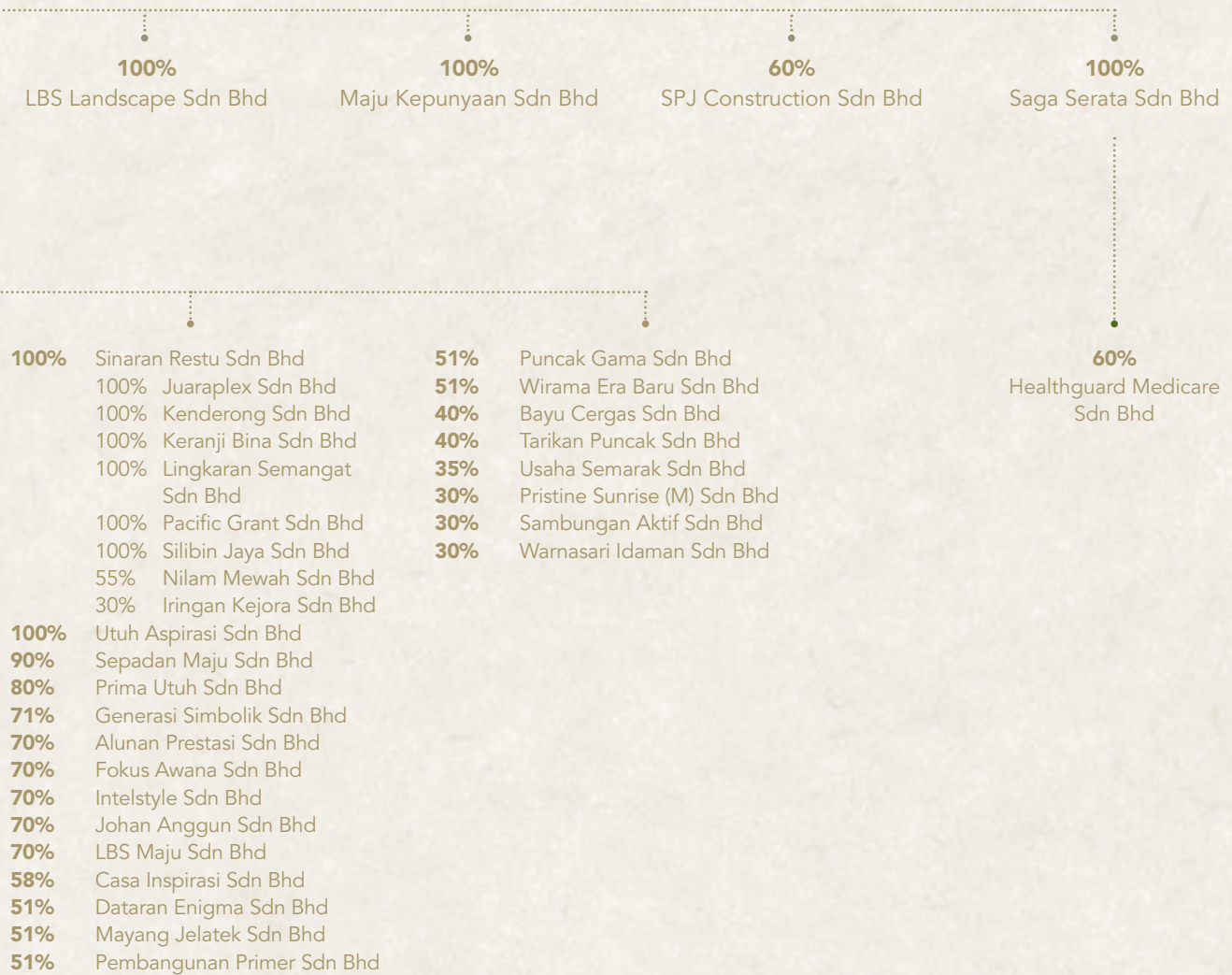


BVI: The British Virgin Islands  
 HK: Hong Kong  
 PRC: The People's Republic of China



# Corporate Structure

as at 22 May 2013



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**“Living Life  
My Way,  
My Style”**

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# Corporate Information

as at 22 May 2013

## BOARD OF DIRECTORS

Dato' Seri Lim Bock Seng  
SSSA, DPMS, AMN  
(Chairman)

Dato' Kamaruddin bin Abdul Ghani  
DIMP, SMP, AMN  
(Vice Chairman and Senior  
Independent Non-Executive Director)

Dato' Lim Hock San  
DSSA, JP  
(Managing Director)

Datuk Lim Hock Guan  
DMSM, PJK, JP  
(Executive Director)

Mej (K) Dato' Lim Hock Sing  
DIMP, JP  
(Executive Director)

Datuk Lim Hock Seong  
DMSM  
(Executive Director)

Chia Lok Yuen  
(Executive Director)

Lim Mooi Pang  
(Executive Director)

Tan Sri Dato' Seri Utama (Dr) Haji Abu  
Hassan bin Haji Omar  
PSM, SPMS, SMT, PIS, FCILT, FMIP  
(Independent Non-Executive Director)

Maj Jen Dato' Mohamed Isa bin Che  
Kak (B)  
JSD, KMN, PPT, SMP, DSDK, JMN,  
DPTS, PSAT  
(Independent Non-Executive Director)

Dato' Wong Woon Yow  
DSSA  
(Independent Non-Executive Director)

Mohd Fazil bin Shafie  
(Independent Non-Executive Director)

Kong Sau Kian  
(Independent Non-Executive Director)

Lim Tong Lee  
(Appointed w.e.f. 22 May 2013)  
(Independent Non-Executive Director)

## AUDIT COMMITTEE

Dato' Kamaruddin bin Abdul Ghani  
(Chairman)

Maj Jen Dato' Mohamed Isa bin Che  
Kak (B)

Dato' Wong Woon Yow

Kong Sau Kian

## NOMINATION AND REMUNERATION COMMITTEE

Kong Sau Kian (Chairman)

Dato' Kamaruddin bin Abdul Ghani

Dato' Lim Hock San

Datuk Lim Hock Guan

Tan Sri Dato' Seri Utama (Dr) Haji Abu  
Hassan bin Haji Omar

Maj Jen Dato' Mohamed Isa bin Che  
Kak (B)

## ESOS COMMITTEE

Maj Jen Dato' Mohamed Isa bin Che  
Kak (B) (Chairman)

Datuk Lim Hock Guan

Chia Lok Yuen

Mohd Fazil bin Shafie

Kong Sau Kian

## RISK MANAGEMENT COMMITTEE

Dato' Lim Hock San (Chairman)

Datuk Lim Hock Guan

Lim Mooi Pang

Chia Lok Yuen

Chang Yee Khim

Chew Wee Seong

Yeoh Keong Hoong

## COMPANY SECRETARIES

Lee Ching Ching

Phang Ai Tee

## REGISTERED OFFICE

Plaza Seri Setia Level 1-4  
No. 1 Jalan SS9/2  
47300 Petaling Jaya  
Selangor Darul Ehsan  
Malaysia  
T + 603 7877 7333  
F + 603 7877 7111



# Corporate Information

as at 22 May 2013

## BUSINESS ADDRESSES

### HEAD OFFICE

Plaza Seri Setia Level 1-4  
No. 1 Jalan SS9/2  
47300 Petaling Jaya  
Selangor Darul Ehsan  
Malaysia  
T + 603 7877 7333  
F + 603 7877 7111

### MITC ENGINEERING SDN BHD

H-7 & I-7 Sunway PJ@51A  
Jalan SS9A/19 Section 51A  
47300 Petaling Jaya  
Selangor Darul Ehsan  
Malaysia  
T + 603 7874 5888  
F + 603 7874 5889

### MITC SDN BHD

321 & 322, Plaza Seri Setia  
No. 1, Jalan SS9/2  
47300 Petaling Jaya  
Selangor Darul Ehsan  
Malaysia  
T + 603 7877 7333  
F + 603 7861 8077

### NORTHERN REGION

#### IPOH

No. 17 Medan Ipoh 1A  
Medan Ipoh Bistari  
31400 Ipoh  
Perak Darul Ridzuan  
Malaysia  
T + 605 255 8820  
F + 605 254 4225

### CAMERON HIGHLANDS

B-G-10 & B-G-12 Block B  
Jalan Royal Lily 1 Taman Royal Lily  
39000 Tanah Rata Cameron Highlands  
Pahang Darul Makmur  
Malaysia  
T + 605 491 5018  
F + 605 491 5020

### SOUTHERN REGION

#### BATU PAHAT

No. 22 Jalan Kundang  
Taman Bukit Pasir  
83000 Batu Pahat  
Johor Darul Takzim  
Malaysia  
T + 607 438 8688  
F + 607 438 8233

### REGISTRAR

Tricor Investor Services Sdn Bhd  
(118401-V)  
Level 17 The Gardens North Tower  
Mid Valley City  
Lingkaran Syed Putra  
59200 Kuala Lumpur  
Malaysia  
T + 603 2264 3883  
F + 603 2282 1886

### SALES OFFICES & GALLERIES

#### D' Island RESIDENCE

No. 3, Jalan Timur 9  
D' Island Residence  
47130 Puchong  
Selangor Darul Ehsan  
Malaysia  
T + 6011 1233 0899 / 0877

#### BANDAR SAUJANA PUTRA

No. 2 & 6, Jalan SPU 1  
Bandar Saujana Putra  
42610 Jenjarom  
Kuala Langat  
Selangor Darul Ehsan  
Malaysia  
T + 6011 1233 0566 / 0577 / 0655

## SOLICITORS

Cheah Poh Gek & Associates  
Manjit Singh Sachdev, Mohammad  
Radzi & Partners  
Rashid Asari & Co.  
Steven Tai, Wong & Partners

## AUDITOR

UHY

## PRINCIPAL BANKERS / FINANCIERS

Affin Bank Berhad  
AmBank (M) Berhad  
Bank Kerjasama Rakyat Malaysia Berhad  
CIMB Bank Berhad  
Export-Import Bank of Malaysia Berhad  
Kuwait Finance House (Malaysia) Berhad  
Malaysia Building Society Berhad  
Public Bank Berhad  
United Overseas Bank (Malaysia) Berhad

## STOCK EXCHANGE LISTING

Main Market,  
Bursa Malaysia Securities Berhad  
since 30 January 2002  
Stock Code : 5698  
Stock Name : LBS  
Sector : Properties

## WEBSITE

WWW.LBS.COM.MY

## EMAIL

cs@lbs.com.my



# Awards And Accolades

2013



1. **Asia Pacific Property Award**  
5 Stars Best Interior Design Show Home Malaysia (Balvia @ D' Island Residence)
2. **Asia Pacific Property Award**  
Highly Commended: Development Multiple Units Malaysia (Apicalia @ D' Island Residence)
3. **Asia Pacific Property Award**  
Highly Commended: Development Marketing Malaysia (D' Island Residence)

4. **Marketing Excellence Award 2013**  
Bronze winner of Excellence In Public Relations: Internal/Employee Communications
5. **Marketing Excellence Award 2013**  
Bronze winner of Excellence In Product/Packaging Design: Cameron Golden Hills "The Way Life Should Be"
6. **Marketing Excellence Award 2013**  
Finalist of Excellence In CRM and Loyalty Marketing

2012



1. **Asia Pacific Entrepreneur Award (APEA)**  
Entrepreneur Of The Year 2012: Dato' Lim Hock San

2011



1. **SME Recognition Award 2011**  
Platinum Entrepreneur Award: Dato' Lim Hock San
2. **BCI Asia Top 10 Developers 2011 Award**







# Living The Life With LBS



— In LBS,  
we strike to deliver  
inspirational space  
where people call it *home*.

LBS has homes for every stage of your life which will allow you to live your dreams - whether it is your first home, upgrade to a spacious living space, investment home, holiday home or a place for your business. LBS creates inspiring and delightful spaces. More importantly LBS is people-focussed and understands your priorities and needs to achieve your dream home and lifestyle.

Through progressive creations, we want to ensure LBS homes, townships and premises gives you the platform to experience a quality and balanced lifestyle suitable to meet your needs in today's fast-paced world of technology, from affordability to design, sustainability to aesthetics.

We are improving our processes to ensure an effortless journey from sales enquiry to ownership. We've refined our processes to ensure our products deliver environment that meets the needs of every generation and community and ensure business are handled effortlessly with all LBS customers - in terms of property design, township planning and development, customer service.

In LBS,  
we don't just build houses,  
we create *living habitats of the future*.



# Board of Directors





# Board of Directors





# Directors' Profile



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## DATO' SERI LIM BOCK SENG

Chairman

Age 82

Malaysian

(Non-Independent Non-Executive Director)

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Dato' Seri Lim is the founder of LBS Bina Holdings Sdn Bhd ("LBS"), was appointed as the Chairman of LBS Bina Group Berhad ("LBGB" or "Group" or "Company") on 6 December 2001. He has more than 30 years of experience in the construction and property development sectors. He was initially involved in the supply and transportation of sand, aggregates, earth and ball clay for construction of infrastructure works such as earthworks, sewerage works, roads and drainage. Subsequently, he ventured into construction of houses, shops and factory buildings.

Dato' Seri Lim is active in community activities, particularly in the Seri Setia area in Petaling Jaya, Selangor. He sits on the boards and committees of several non-profit-making organisations. He is the Permanent Honorary Chairman of Seri Setia Old Folks Home, Honorary Adviser to Khuan Loke Club, Seri Setia, Honorary Adviser to General Traders Association, Sungai Way – Subang, Honorary Chairman of the Old Boys Association of SJK (C) Sungai Way, Honorary Adviser for Youth Club Sungai Way, Honorary Adviser of Selangor and Kuala Lumpur Lim Clansmen Association, Honorary Chairman of the Management Board and Building Committee of SJK (C) Sungai Way, Honorary Chairman

of Persatuan Hokkien Sungai Way, Honorary President of the Federation of Hokkien Association, Malaysia, Permanent Honorary Adviser to Loong Thien Kong, Kajang, Permanent Honorary Adviser to Persatuan Penganut Tho Guan Sen, Permanent Honorary Adviser to Wei Long Temple, Happy Garden, Kuala Lumpur, Honorary Chairman to Ulu Selangor Ann Kooi Association, Honorary Adviser to Federation of Association of Lim Clansmen and Honorary Chairman to Selangor & Kuala Lumpur Ann Kooi Association. Dato' Seri Lim also sits on the Board of several subsidiary companies of the Group.

He is the father of Dato' Lim Hock San (Managing Director), Datuk Lim Hock Guan (Executive Director), Mej (K) Dato' Lim Hock Sing (Executive Director), Datuk Lim Hock Seong (Executive Director) and Ms. Lim Mooi Pang (Executive Director). Dato' Seri Lim has no conflict of interests with the Company and he has no convictions for any offences within the past 10 years.



## Directors' Profile



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### DATO' KAMARUDDIN BIN ABDUL GHANI

Vice Chairman

Age 68

Malaysian

(Senior Independent Non-Executive Director)

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Dato' Kamaruddin joined the Board of Directors of LBGB on 6 December 2001. Dato' Kamaruddin is a consultant in equestrian. As a consultant, he has played a major role in providing valuable opinion during the phases of designing and building of Bukit Kiara Resort and the Putrajaya Equestrian Park.

Dato' Kamaruddin is also a sportsman that actively involved in the equestrian sport. He represented Malaysia in equestrian and polo competitions and won numerous prizes. With glorious of victory, Dato' Kamaruddin had successfully became the gold medallist for Kuala Lumpur SEA Game and also in the World Endurance Champion, both in year 2001. On the other hand, he also held committee positions in various equestrian and polo clubs. Mainly, he was founder member and the past president of the Equestrian Association of Malaysia and founder member of Malaysian Endurance Riding Society. He was also the organising committee of the World Equestrian Endurance Championship in 2008. He is the honorary member of Royal Selangor Polo Club and The Equestrian Association of Malaysia. He is also an honorary life member of Bukit Kiara Equestrian Club.

He is the Chairman of Audit Committee and member of Nomination and Remuneration Committee in LBGB.

He does not have any family relationship with any Director and/or Major Shareholder of the Company. He has no conflict of interests with the Company and he has no convictions for any offences within the past 10 years.



## Directors' Profile



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### DATO' LIM HOCK SAN

Managing Director

Age 55

Malaysian

(Non-Independent Executive Director)

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Dato' Lim joined LBS in 1982 and became the Managing Director of LBS in 1992. On 6 December 2001, Dato' Lim was appointed as the Managing Director of LBGB. He was graduated with First Class Honours in Civil Engineering from the University of Wales, United Kingdom in 1982, and Dato' Lim won the second prize in the British Steel Corporation Competition for Design in Hollow Steel Section in the same year.

Dato' Lim's excellent business foresights, technical expertise and 30 years of management experience have well positioned him as the Key Leader. Under his leadership, LBGB and its subsidiaries ("Group") have grown and developed as one of the major players in property development. Dato' Lim was the recipient of the inaugural The Platinum Entrepreneur Award by SMI Association of Malaysia in 2011 and the prestigious Entrepreneur of the Year 2012 by Asia Pacific Entrepreneurship Awards (APEA) for his outstanding entrepreneurship, leadership and achievements in raising the profile of the Company in the country and overseas.

Dato' Lim is also very active in community works of various charitable organisations. Presently, Dato' Lim is the Chairman of the Board of Governors of SMJK Katholik, and SJK (C) Sungai Way, the President of Persatuan Hokkien Seri Setia, the

President of Selangor Petaling Business & Industry Association, Vice President of the Ann Khoe Association, Selangor & Wilayah Persekutuan, the Vice President of Federation of Hokkien Associations of Malaysia, the Deputy President of Gabungan Persatuan Cina Petaling Jaya, Selangor, the President of Malaysia-Guangdong Chamber of Investment Promotion, the President of Malaysia Chamber of Commerce in China-Guangdong, Committee Member of China Chamber of International Commerce and member of Zhuhai Municipal People's Political Consultative Conference (Zhuhai CPPCC), China.

Besides sitting on the Board of several subsidiary companies of the Group, Dato' Lim is the Chairman of Risk Management Committee and member of Nomination and Remuneration Committee in LBGB.

He is the eldest son of Dato' Seri Lim Bock Seng (Chairman) and brother of Datuk Lim Hock Guan (Executive Director), Mej (K) Dato' Lim Hock Sing (Executive Director), Datuk Lim Hock Seong (Executive Director) and Ms. Lim Mooi Pang (Executive Director). Dato' Lim has no conflict of interests with the Company and he has no convictions for any offences within the past 10 years.



# Directors' Profile



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## DATUK LIM HOCK GUAN

Executive Director

Age 51

Malaysian

(Non-Independent Executive Director)

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Datuk Lim Hock Guan was appointed as Executive Director of LBGB on 6 December 2001. He holds a B.Sc. Civil Engineering from the Tennessee Technology University, USA. Datuk Lim Hock Guan started his career as a Civil Engineer upon his graduation.

Datuk Lim Hock Guan has more than 20 years of extensive experience in the field of property development and construction. He is in charge of the Group's projects in Klang Valley and he is one of the major driving forces behind the LBS Group's successful implementation of the projects in the Klang Valley.

He is member of Risk Management Committee, Nomination and Remuneration Committee as well as ESOS Committee in LBGB.

He is the son of Dato' Seri Lim Bock Seng (Chairman) and brother of Dato' Lim Hock San (Managing Director), Mej (K) Dato' Lim Hock Sing (Executive Director), Datuk Lim Hock Seong (Executive Director) and Ms. Lim Mooi Pang (Executive Director). Datuk Lim Hock Guan has no conflict of interests with the Company and he has no convictions for any offences within the past 10 years.

Datuk Lim Hock Guan also sits on the Board of several subsidiary companies of the Group. He is also active in community works and has involved in several non-profit-making organisations. He is the Vice President of Malaysia-Guangdong Chamber of Investment Promotion and the Vice President of The Malaysian Chamber of Commerce in Guangdong, China. He is also a qualified sharpshooter from National Rifle Association, Washington D.C.



## Directors' Profile



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### MEJ (K) DATO' LIM HOCK SING

Executive Director

Age 50

Malaysian

(Non-Independent Executive Director)

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Mej (K) Dato' Lim Hock Sing was appointed as Executive Director of LBGB on 6 December 2001. Upon graduating from Eastern Washington University, USA in 1989, with a Bachelor of Arts Degree in Accountancy, Mej (K) Dato' Lim Hock Sing has practiced his trade as an audit supervisor at Khoo & Co., a public accounting firm. He was later absorbed into LBS and has been a fulltime Director since 1991, overseeing all of LBS Group's projects in Pahang State, particularly in Cameron Highlands.

With his accountancy background and over 20 years of experience in property development, Mej (K) Dato' Lim Hock Sing has been providing invaluable professional expertise for LBGB in areas of finance, marketing and property evaluation. He is also sits on the Board of several subsidiaries of the Group.

Apart from his corporate involvement in the industry, Mej (K) Dato' Lim Hock Sing is also known for his community work. His exceeding reputation has been acknowledged by the Youth Group of Kuala Lumpur Lim Clansmen Association, which he was elected as a leader. He is also an Executive Committee Member of the Young Entrepreneur's Association of Malaysia (PUMM) since the year 2002 and

an active member of the Hokkien Association of Sungai Way, Sungai Way Old Boys Association and Persatuan Warga Cinta Negara Malaysia (PENCINTA). Beginning from 2012, Mej (K) Dato' Lim Hock Sing also sits in the Board of Trustees for Sultan Ahmad Shah Environment Trust (SASET), a non-profit organisation.

Mej (K) Dato' Lim Hock Sing was awarded by K.D.Y.T.M. Tengku Mahkota Pahang Tengku Abdullah Al-Haj Ibni Sultan Haji Ahmad Shah Al-Musta'in Billah the Honorary Major In The Reserve Army (Rej 505 Askar Wataniah) on 24th June 2012.

Mej (K) Dato' Lim Hock Sing is the third son of Dato' Seri Lim Bock Seng (Chairman), and a brother of Dato' Lim Hock San (Managing Director), Datuk Lim Hock Guan (Executive Director), Datuk Lim Hock Seong (Executive Director) and Ms. Lim Mooi Pang (Executive Director). Mej (K) Dato' Lim Hock Sing has no conflict of interest with the Company and is free from convictions of any offences within the past 10 years.



## Directors' Profile



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### DATUK LIM HOCK SEONG

Executive Director

Age 48

Malaysian

(Non-Independent Executive Director)

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Datuk Lim Hock Seong graduated from Kolej Damansara Utama with a Diploma in Telecommunication and Computer Engineering in 1990, and was appointed Executive Director of LBGB on 6 December 2001. He is also the Executive Director of LBS since 1992.

As a Director in charge of property development projects in Perak, he monitors the initialisation, planning, management and overseeing day-to-day operations of the projects.

He is a member of the Yayasan Ang Koai Selangor, the Malaysian Chinese Association, the Persatuan Hokkien Seri Setia as well as other charitable and non-profit-making organisations. Datuk Lim Hock Seong is also actively involved in community works. He also sits on the Board of several subsidiary companies of the Group.

Upon playing an active role in the social development and well-being of the community, Datuk Lim Hock Seong has been conferred the Diraja Mulia Seri Melaka (D.M.S.M) by His Royal Highness Yang Di-Pertua Negeri Melaka in 2007.

He is the son of Dato' Seri Lim Bock Seng (Chairman) and brother of Dato' Lim Hock San (Managing Director), Datuk Lim Hock Guan (Executive Director), Mej (K) Dato' Lim Hock Sing (Executive Director) and Ms. Lim Mooi Pang (Executive Director). Datuk Lim Hock Seong has no conflict of interest with the Company and he has no convictions for any offences within the past 10 years.



## Directors' Profile



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### CHIA LOK YUEN

Executive Director

Age 54

Malaysian

(Non-Independent Executive Director)

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Chia Lok Yuen was appointed as a Director of LBGB on 6 December 2001 and was promoted to Executive Director on 1 July 2005. He is an Associate member of the Institute of Chartered Secretaries and Administrators, UK (ACIS) and has obtained a Diploma in Banking And Finance from the Institute of Bankers Malaysia. He is also a MBA graduate from the prestigious Heriott-Watt University in Edinburgh, United Kingdom.

Chia Lok Yuen was previously a banker by profession under the employment of a well-known domestic bank for more than 16 years. He has gained vast experience and exposure in local and international corporate business dealings.

He joined LBS as Senior General Manager in 1996 in charge of the overall management and business operations of the Group. He has contributed significantly towards the growth of the LBGB Group and its subsequent listing in the Bursa Malaysia Securities Berhad.

He is responsible for LBS Group's corporate functions including IT, Treasury, Investor Relations, Legal, Credit & Property Management and Secretarial & Corporate Affairs.

Chia Lok Yuen also sits on the Board of several subsidiary companies of the Group. He is also a member of the Risk Management Committee and ESOS Committee in LBGB.

He does not have any family relationship with any Director and/or Major Shareholder of the Company. He has no conflict of interests with the Company and he has no convictions for any offences within the past 10 years.



## Directors' Profile



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**LIM MOOI PANG**

Executive Director

Age 46

Malaysian

(Non-Independent Executive Director)

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Lim Mooi Pang was appointed as Executive Director of LBGB on 16 July 2009. She graduated with an Honour Degree in Management Studies from the University of Waikato, New Zealand. She began her career with Messrs. Ernst & Young New Zealand where she attained her qualifications as a member of the New Zealand Institute of Chartered Accountants. Her last position with Ernst & Young was as Senior Audit Manager.

Before joining LBS Group in May 2004, she was the Director of Finance and Administration with Speedline Technologies, an American multinational company based in Singapore.

Prior to her current position, Ms. Lim was the Senior General Manager of the Overseas Operating Division where she oversaw and managed LBS Group's investments in Zhuhai, China. She continues to be a director of Zhuhai International Circuit Golf & Country Club Limited and Zhuhai International Circuit Consolidated Development Limited. She has also assumed the position of Vice-Chairman at Zhuhai International Circuit Ltd.

She is currently responsible for LBS Group's corporate functions in Accounts and Finance, Human Resource and Administration, Purchasing and Rental, Sales and Marketing Communication.

Lim Mooi Pang also sits on the Board of several subsidiary companies of the Group. She is a member of the Risk Management Committee in LBGB.

Lim Mooi Pang is the daughter of Dato' Seri Lim Bock Seng (Chairman), sister of Dato' Lim Hock San (Managing Director), Datuk Lim Hock Guan (Executive Director), Mej (K) Dato' Lim Hock Sing (Executive Director) and Datuk Lim Hock Seong (Executive Director). She has no conflict of interests with the Company and she has no convictions for any offences within the past 10 years.



# Directors' Profile



## TAN SRI DATO' SERI UTAMA (DR) HAJI ABU HASSAN BIN HAJI OMAR

Director

Age 72

Malaysian

(Independent Non-Executive Director)

Tan Sri Dato' Seri Utama (Dr) Haji Abu Hassan bin Haji Omar, who joined the Board of Directors of LBGB on 20 August 2004, has about forty-one (41) years of experience in the civil and public services. He holds an Honours Degree in Geography as well as a Master Degree in Regional Development from the University of Hull, United Kingdom. In 1985, he was awarded the Honorary Doctorate of Science Degree from the same university. He has held various administrative and political positions. Amongst the civil service posts he held were District Officer, Hulu Langat; Principal Assistant Secretary, Economic Planning Unit, Prime Minister's Department and Deputy State Secretary, Selangor. He was the Minister of Welfare Services from 1984 to 1986, the Minister of Federal Territory from 1986 to 1987, the Minister of Foreign Affairs from 1987 to 1991, the Minister of Domestic Trade and Consumer Affairs from 1991 to 1997 and the Menteri Besar of Selangor from 1997 to 2000. He was Member of Parliament (Kuala Selangor) from 1978 to 1997 and Selangor State Assemblyman (Permatang) from 1997 to 2004, Pro-Chancellor of Universiti Industri Selangor (UNISEL) from 2006 to 2009 and Member of the Council of Royal Court Selangor from 1997 to 2000 and 2005 to 2010. He is now the President of Majlis Bekas Rakyat ("MUBARAK") Selangor, Member of MUBARAK Malaysia Supreme Council and Chairman of Reconciliation Council Parliament Kuala Selangor.

Tan Sri Dato' Seri Utama (Dr) Haji Abu Hassan is currently Chairman, Advisor and Director of several public and private limited companies. Amongst them is as Advisor of Beslube Engineering (M) Sdn Bhd. He is also Patron, Chairman and President of a number of Non-Governmental Organisations. Amongst them are Patron, University of Hull Alumni; Chairman, Board of Trustees, Mental Health Foundation Malaysia; Patron, Rumah Tunas Harapan Tengku Ampuan Rahimah, Kuala Selangor; Patron Persatuan Bekas Murid-Murid, Sekolah Tinggi Klang, Selangor; Advisor of Royal Klang Club, Secretary of Group of Ex-Ministers (GEM) and Chairman of Derma Alam Shah Committee. In Kota Kemuning, Shah Alam where he resides, he is Patron of the Kota Kemuning Residents' Association.

He is a member of the Nomination and Remuneration Committee in LBGB.

He does not have any family relationship with any Director and/or Major Shareholder of the Company. He has no conflict of interests with the Company and he has no convictions for any offences within the past 10 years.



# Directors' Profile



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## MAJ JEN DATO' MOHAMED ISA BIN CHE KAK (B)

Director

Age 77

Malaysian

(Independent Non-Executive Director)

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Maj Jen Dato' Mohamed Isa bin Che Kak (B) joined the Board of Directors of LBGB on 6 December 2001. Currently, he is also Director of C.I. Holdings Berhad. After graduating from the Royal Military College, he was commissioned into the Royal Malay Regiment in 1958. In his course of military career, he attended various military training courses such as The Joint Services Command and Staff College in Wellington, India where he qualified with Pass Staff College (psc), The Senior Officers Management Course in Naval Staff College in Monterey, California, United States of America.

In his more than 32 years of service in the Malaysian Army, he had served in various capacities both Regimental and Staff. Among his early appointments was the Regimental Intelligence Officer serving with the United Nation Forces in Congo. He was also appointed as the Aide De Camp (ADC) to His Majesty Yang Di-Pertuan Agong of Malaysia from 1971 to 1975. In recognition of his services, he was awarded with the military honour of Pingat Setia Angkatan Tentera.

He is the Chairman of ESOS Committee, a member of Audit Committee and Nomination and Remuneration Committee in LBGB as well as sitting on the Board of several subsidiary companies of the Group.

He does not have any family relationship with any Director and/or Major Shareholder of the Company. He has no conflict of interests with the Company and he has no convictions for any offences within the past 10 years.



## Directors' Profile



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### DATO' WONG WOON YOW

Director

Age 74

Malaysian

(Independant Non-Executive Director)

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Dato' Wong Woon Yow joined the Board of Directors of LBGB on 20 August 2004. He is a Diploma holder in Banking and Credit Management and the Executive Diploma in Marketing and Selling Bank Services from International Management Centre, United Kingdom. He served Malayan Banking Berhad for more than 33 years. During that period he gained much exposure and experience in managing various branches as well as managing head office departments. He is also well known and respected in the local business community.

After leaving Malayan Banking Berhad in 1993 he ventured into property development.

He is a member of the Audit Committee of LBGB.

He does not have any family relationship with any Director and/or Major Shareholder of the Company. He has no conflict of interests with the Company and he has no convictions for any offences within the past 10 years.



## Directors' Profile



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### MOHD FAZIL BIN SHAFIE

Director

Age 44

Malaysian

(Independent Non-Executive Director)

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Mohd Fazil was appointed to the Board of LBGB on 6 December 2001 as an Independent Non-Executive Director. He obtained a Bachelor in Civil Engineering (Hons) Degree from Universiti Teknologi Mara in 1995. Subsequently, he further obtained the accreditation of Master of Business Administration from Oxford University, United Kingdom in year 2009.

He began his career as a project engineer and was promoted to become a project manager with Perangsang International Sdn Bhd. He has over 16 years of working experience in civil engineering and is currently the Managing Director of a private management consultant company.

He is a member of ESOS Committee in LBGB.

He does not have any family relationship with any Director and/or Major Shareholder of the Company. He has no conflict of interests with the Company and he has no convictions for any offences within the past 10 years.



## Directors' Profile



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### KONG SAU KIAN

Director

Age 48

Malaysian

(Independant Non-Executive Director)

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Kong Sau Kian joined the Board of Directors of LBGB on 6 December 2001. He is a member of the Malaysian Institute of Accountants. He graduated with a Bachelor of Accounting (Honours) Degree from University of Malaya in 1988. Subsequently, he joined an international public accounting firm until 1992 where he gained exposure in areas include audit of wide range of industries, corporate restructuring, acquisition audit and other special assignments. He also sits on the Board of LBI Capital Berhad and Asia Brands Berhad (formerly known as Hing Yiap Group Berhad).

He is the Chairman of Nomination and Remuneration Committee, member of Audit Committee and ESOS Committee in LBGB.

He does not have any family relationship with any Director and/or Major Shareholder of the Company. He has no conflict of interests with the Company and he has no convictions for any offences within the past 10 years.



## Directors' Profile



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### LIM TONG LEE

Director

Age 45

Malaysian

(Independent Non-Executive Director)

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Lim Tong Lee was appointed as Independent Non-Executive Director of LBGB on 22 May 2013.

He is currently the Chief Investment Officer of AmWater Investments Management Pte Ltd, Singapore.

He has more than 22 years working experience in corporate finance and financial related industries covering initial public offerings, mergers and acquisitions, private equity, secondary fund raising, bond fund raising, corporate restructuring, privatisation exercise, reverse take over/back door listing and auditing.

Prior to joining AmWater Investments Management Pte Ltd, Singapore in 2013, he was attached to AmFraser Securities Pte Ltd, Singapore as Director/Head of Corporate Finance from 2007 to 2012 and he was with AmInvestment Bank Berhad from 1995 to 1997 and 1999 to 2007 with his last position as Director of Corporate Finance.

He was attached to Ernst & Young, Kuala Lumpur office for 5 years prior to joining AmInvestment Bank in 1995. Between 1997 to July 1999, he was employed as the General Manager, Corporate Finance of a property development company.

He is a Fellow Member of Association of Chartered Certified Accountants, United Kingdom, a member of Malaysian Institute of Accountants and Malaysian Institute of Certified Public Accountants.

He does not have any family relationship with any Director and/or Major Shareholder of the Company. He has no conflict of interests with the Company and he has no convictions for any offences within the past 10 years.



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**“Living Our  
Dreams and  
Loving It”**

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