



**B u i l d i n g   A   S u s t a i n a b l e   F u t u r e**

**A N N U A L   R E P O R T   2 0 1 3**

## **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**

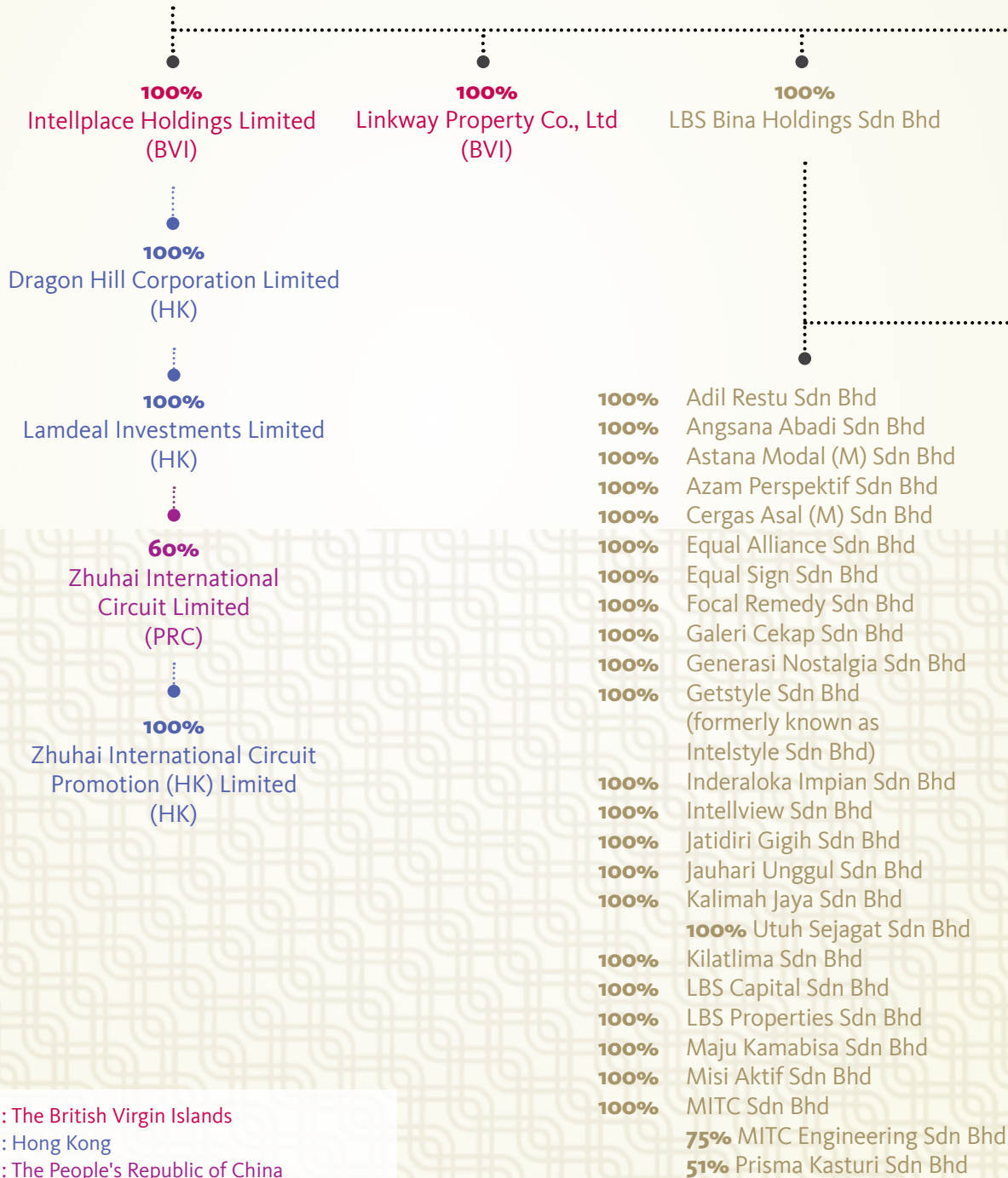
This year's cover uses a black monogrammed base to signify sophistication, affluence and success. It's a colour that exudes intrigue and coolness. It's a perfect colour to reflect our aspirations - that throughout the years, we've been carefully nurturing our reputation as a developer of unsurpassed quality and workmanship. A developer which understands the needs of our customers and insists on the best of innovation, sophistication and design. At LBS Bina, we enrich communities at large.

# CONTENT

<b>02</b> Corporate Structure	<b>12</b> Board of Directors	<b>42</b> Portfolio 2013	<b>83</b> Statement on Risk Management and Internal Control	<b>223</b> Analysis of Shareholdings
<b>06</b> Corporate Information	<b>14</b> Directors' Profile	<b>54</b> Corporate Social Responsibility	<b>85</b> Recurrent Related Party Transactions	<b>227</b> Analysis of Warrants Holdings
<b>08</b> Awards and Accolades	<b>24</b> Group Financial Highlights	<b>62</b> Corporate Calendar	<b>87</b> Financial Statements	<b>231</b> Notice of Fourteenth Annual General Meeting
<b>09</b> The LBS Brand	<b>28</b> Chairman's Statement	<b>66</b> Corporate Governance Statement	<b>222</b> List of Major Properties	<b>FORM OF PROXY</b>
<b>10</b> Living the Life with LBS	<b>34</b> Review of Operations	<b>80</b> Audit Committee Report		

# CORPORATE STRUCTURE

AS AT 15 MAY 2014

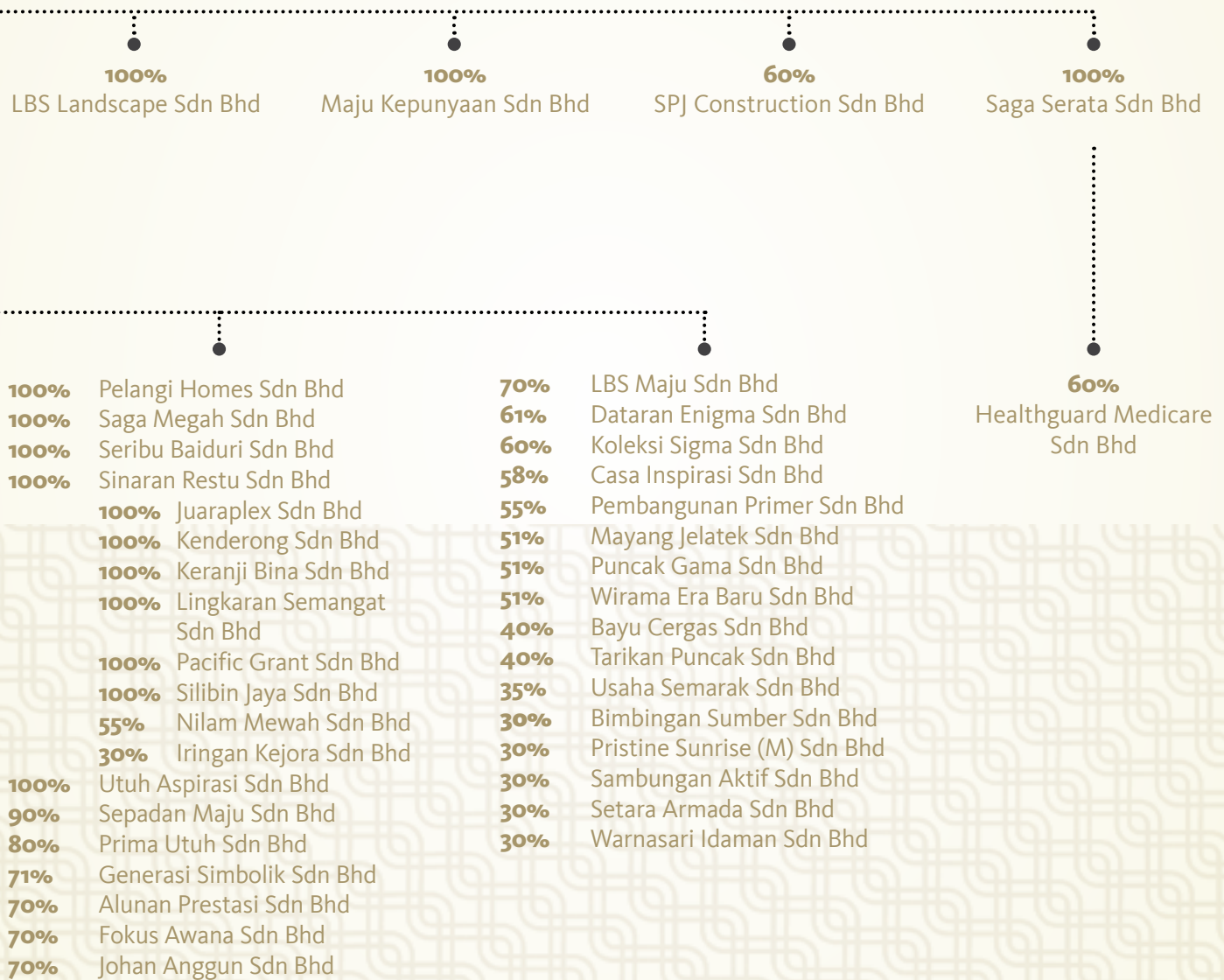


**BVI** : The British Virgin Islands  
**HK** : Hong Kong  
**PRC** : The People's Republic of China



## Corporate Structure

AS AT 15 MAY 2014





# Making a difference that lasts a lifetime

Our homes are not just the Brick and Mortar that hold them steadfast. It's more than that! It's about the many moments that are enjoyed and the magical memories that come from them. It's those cherished experiences that truly shine in each of our developments.





# CORPORATE INFORMATION

AS AT 15 MAY 2014

## BOARD OF DIRECTORS

### **Dato' Seri Lim Bock Seng**

SSSA, DPMS, AMN  
(Chairman)

### **Dato' Sri Lim Hock San**

SSAP, DSSA, JP  
(Managing Director)

### **Datuk Lim Hock Guan**

DMSM, PJK, JP  
(Executive Director)

### **Mej (K) Dato' Sri Lim Hock Sing**

SSAP, DIMP, JP  
(Executive Director)

### **Datuk Lim Hock Seong**

DMSM  
(Executive Director)

### **Chia Lok Yuen**

(Executive Director)

### **Lim Mooi Pang**

(Executive Director)

### **Datuk Haji Baharum Bin Haji Mohamed**

DMSM, AMN, PIS  
(Senior Independent Non-Executive Director)

### **Datuk Lim Si Cheng**

PJN, PIS  
(Independent Non-Executive Director)

### **Lim Tong Lee**

(Independent Non-Executive Director)

### **AUDIT COMMITTEE**

Lim Tong Lee (Chairman)  
Datuk Haji Baharum Bin Haji Mohamed  
Datuk Lim Si Cheng

### **NOMINATION AND REMUNERATION COMMITTEE**

Lim Tong Lee (Chairman)  
Datuk Haji Baharum Bin Haji Mohamed  
Datuk Lim Si Cheng

### **ESOS COMMITTEE**

Lim Tong Lee (Chairman)  
Datuk Haji Baharum Bin Haji Mohamed  
Datuk Lim Si Cheng  
Datuk Lim Hock Guan  
Chia Lok Yuen

### **RISK MANAGEMENT COMMITTEE**

Dato' Sri Lim Hock San (Chairman)  
Datuk Lim Hock Guan  
Chia Lok Yuen  
Lim Mooi Pang  
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 15 MAY 2014

### 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-6 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

#### BRINCHANG SQUARE

B3-31-G Brinchang Square  
Jalan Besar Brinchang  
39100 Cameron Highlands  
Pahang Darul Makmur  
Malaysia  
T + 605 491 5018  
F + 605 491 5020

### SOLICITORS

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

### AUDITOR

UHY

### PRINCIPAL BANKERS / FINANCIERS

Bank Kerjasama Rakyat Malaysia Berhad  
CIMB Bank Berhad  
Kuwait Finance House (Malaysia) Berhad  
Malayan Banking Berhad  
Malaysia Building Society Berhad  
Public Bank Berhad  
United Overseas Bank (Malaysia) Berhad  
Hong Leong Islamic Bank Berhad  
The Hong Kong and Shanghai Banking  
Corporation Limited  
Bank of China Limited  
Industrial and Commercial Bank  
of China Limited

### STOCK EXCHANGE LISTING

Main Market, Bursa Malaysia Securities Berhad  
since 30 January 2002  
Stock Code : 5789  
Stock Name : LBS  
Sector : Properties


### WEBSITE

 [WWW.LBS.COM.MY](http://WWW.LBS.COM.MY)

### EMAIL

 **Customer Service**  
[cs@lbs.com.my](mailto:cs@lbs.com.my)

 **Facebook**  
[www.facebook.com/lbsbinagroup](http://www.facebook.com/lbsbinagroup)

 **Twitter**  
[www.twitter.com/lbsbinagrouphd](http://www.twitter.com/lbsbinagrouphd)

# AWARDS AND ACCOLADES

## 2014

- 1. IAIR AWARDS**  
Malaysia Best Company for Leadership (Property Development)
- 2. ASIA PACIFIC PROPERTY AWARD**  
Best Residential Development, Asia Pacific : SkyVilla @ D' Island Residence
- 3. ASIA PACIFIC PROPERTY AWARD**  
5 Star Best Residential Development, Malaysia : SkyVilla @ D' Island Residence
- 4. ASIA PACIFIC PROPERTY AWARD**  
Highly Commended Interior Design Show Home, Malaysia : Nautilus @ D' Island Residence



## 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
- 7. Property Press Awards 2013 (Malaysian Reserve)**  
Best Urban Scenic Development (D' Island Residence)



## 2012

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



## 2011

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



# THE LBS BRAND



# LBS

BELIEVE  
BECOME  
BEHOLD

**The interweaving design represents the enduring bonds between the founder Dato' Seri Lim Bock Seng and his four sons, who, together, expanded LBS into a leading property group, infused with their core values of unity and trust. The interwoven pattern is then further expanded into an infinite monogram design, symbolising LBS' mission in delivering exceptional performance through progressive creations.**



**BELIEVE  
BECOME  
BEHOLD**

Over the years, LBS has succeeded in establishing a solid foundation in crafting high-quality built environments. This is what we believe in. Our ongoing commitment to improving overall community wellbeing has enabled us to come far and become who we are. We are driven by our promise to create sustainable living, working and recreational environments that will provide a better future for everyone, a future that is worth beholding.



# LIVING THE LIFE WITH LBS

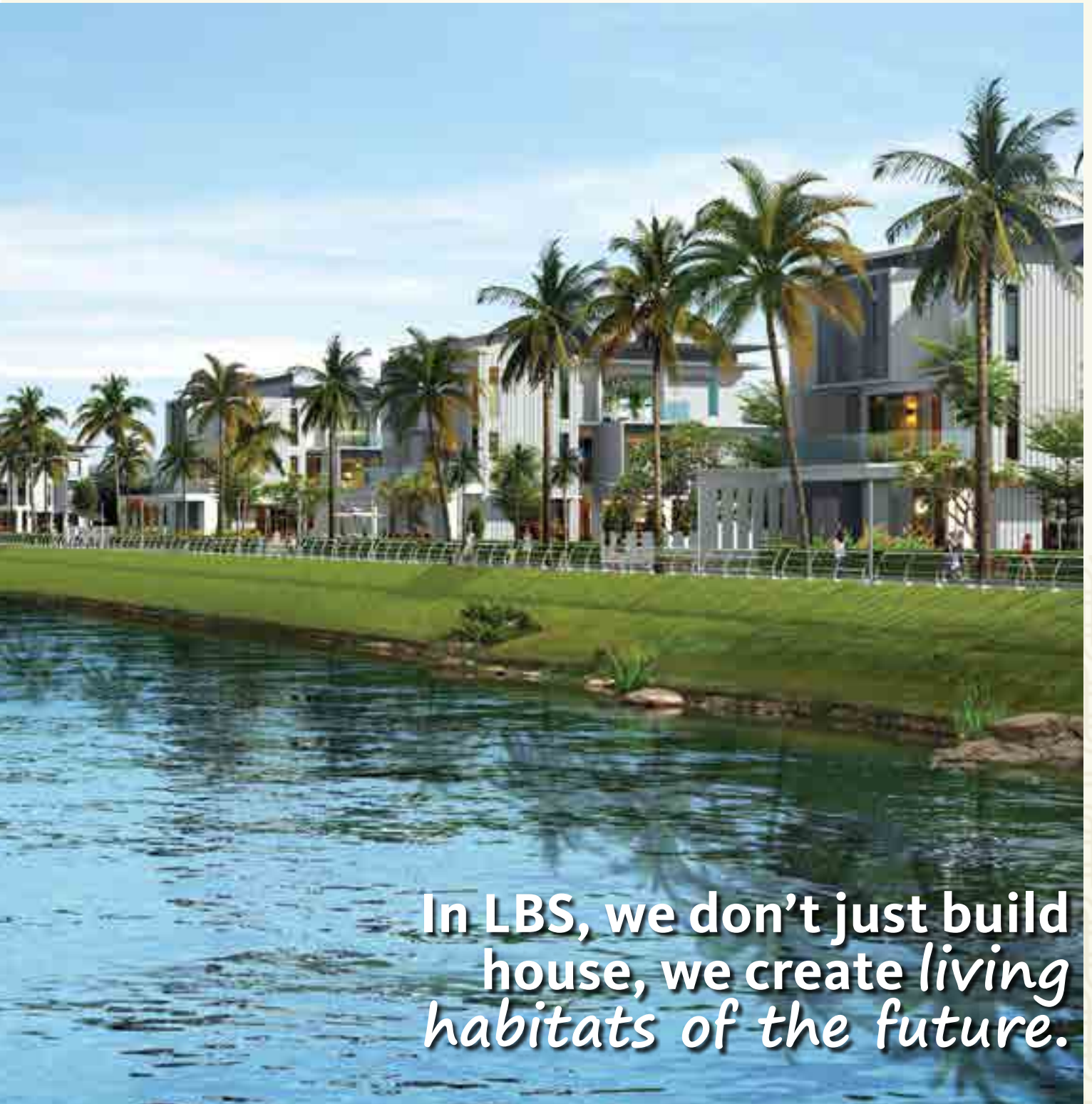
In LBS,  
we strike to deliver  
inspirational space  
where people call it *HOME*.

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.

**LIVING THE  
LIFE WITH LBS**



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



# BOARD OF DIRECTORS

**LIM MOOI PANG**  
Executive Director

**DATUK  
LIM HOCK GUAN**  
Executive Director

**DATO' SERI  
LIM BOCK SENG**  
Chairman

**DATO' SRI  
LIM HOCK SAN**  
Managing Director

**LIM TONG LEE**  
Director





## BOARD OF DIRECTORS

**MEJ (K) DATO' SRI  
LIM HOCK SING**  
Executive Director

**CHIA LOK YUEN**  
Executive Director

**DATUK  
LIM HOCK SEONG**  
Executive Director

**DATUK HAJI BAHARUM  
BIN HAJI MOHAMED**  
Director

**DATUK  
LIM SI CHENG**  
Director



## DIRECTORS' PROFILE



### **DATO' SERI LIM BOCK SENG**

**Chairman**

**Age 83**

**Malaysian**

**(Non-Independent Non-Executive Director)**

Dato' Seri Lim, 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' Sri Lim Hock San (Managing Director), Datuk Lim Hock Guan (Executive Director), Mej (K) Dato' Sri 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

Dato' Sri Lim joined LBS in 1982 and became the Managing Director of LBS in 1992. On 6 December 2001, Dato' Sri 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' Sri Lim won the second prize in the British Steel Corporation Competition for Design in Hollow Steel Section in the same year.

Dato' Sri 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' Sri Lim was the recipient of the inaugural The Platinum Entrepreneur Award by SMI Association of Malaysia in 2011, the prestigious Entrepreneur of the Year 2012 by Asia Pacific Entrepreneurship Awards (APEA) and Malaysia Best Company for Leadership of the Year 2014 by International Alternative Investment Review (IAIR) for his outstanding entrepreneurship, leadership and achievements in raising the profile of the Company in the country and overseas.



Dato' Sri Lim is also very active in community works of various charitable organisations. Presently, Dato' Sri 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, the President of Gabungan Persatuan Cina Petaling Jaya, Selangor, the President of Malaysia-Guangdong Chamber of Investment Promotion, Vice President of the Ann Khoe Association, Selangor & Wilayah Persekutuan, the Vice President of Federation of Hokkien Associations of Malaysia, the Honorary President of Catholic High School Alumni Association, the Honorary President of Persatuan Penganut Tho Guan Sen and Honorary Chairman of Rumah Berhala Leng Eng Tian, the President of Malaysia Chamber of Commerce In China-Guangdong, Vice President of Fujian Overseas Exchanges Association Fifth Council, 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' Sri Lim is the Chairman of Risk Management 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' Sri Lim Hock Sing (Executive Director), Datuk Lim Hock Seong (Executive Director) and Ms. Lim Mooi Pang (Executive Director). Dato' Sri Lim has no conflict of interests with the Company and he has no convictions for any offences within the past 10 years.

### **DATO' SRI LIM HOCK SAN**

**Managing Director**

**Age 56**

**Malaysian**

**(Non-Independent Executive Director)**



## DIRECTORS' PROFILE

### DATUK LIM HOCK GUAN

**Executive Director**

**Age 52**

**Malaysian**

**(Non-Independent Executive Director)**

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.

Datuk Lim Hock Guan sits on the Board of several subsidiary companies of the Group. He is member of Risk Management Committee and ESOS Committee in LBGB. He also sits on the Board of Zhuhai Holdings Investment Group Limited, a company listed on the Main Board of Hong Kong Stock Exchange, as Non-Executive Director.

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.

He is the son of Dato' Seri Lim Bock Seng (Chairman) and brother of Dato' Sri Lim Hock San (Managing Director), Mej (K) Dato' Sri 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.



## DIRECTORS' PROFILE

Mej (K) Dato' Sri 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, he has practiced his trade as an audit supervisor at Khoo & Co., a public accounting firm. Mej (K) Dato' Sri Lim Hock Sing 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.

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

Executive Director

Age 51

Malaysian

(Non-Independent Executive Director)

With his accountancy background and over 20 years of experience in property development, he has been providing invaluable professional expertise for LBGB in areas such as 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' Sri 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, he also sits in the Board of Trustees for Sultan Ahmad Shah Environment Trust (SASET), a non-profit organisation.

Mej (K) Dato' Sri 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 24 June 2012.



He is the third son of Dato' Seri Lim Bock Seng (Chairman) and a brother of Dato' Sri 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' Sri Lim Hock Sing has no conflict of interests with the Company and he has no convictions of any offences within the past 10 years.

## DIRECTORS' PROFILE



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

### **DATUK LIM HOCK SEONG**

**Executive Director**

**Age 49**

**Malaysian**

**(Non-Independent Executive Director)**



## DIRECTORS' PROFILE

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.



### CHIA LOK YUEN

**Executive Director**

**Age 55**

**Malaysian**

**(Non-Independent Executive Director)**

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

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.

**LIM MOOI PANG**  
Executive Director  
Age 47  
Malaysian  
(Non-Independent Executive Director)



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 Vice-Chairman of 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) and sister of Dato' Sri Lim Hock San (Managing Director), Datuk Lim Hock Guan (Executive Director), Mej (K) Dato' Sri 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

Datuk Haji Baharum bin Haji Mohamed was appointed as Independent Non-Executive Director of LBGB on 20 August 2013. He is currently the Director of FELCRA Berhad.

### DATUK HAJI BAHARUM BIN HAJI MOHAMED

Director

Age 57

Malaysian

(Senior Independent Non-Executive Director)



Datuk Baharum graduated from the University of Kebangsaan (UKM) with a Bachelor of Social Science (Honours) in 1982. He also obtained Certificate in Business Management from The Asian Institute Management, Manila in 1985. He obtained his master degree from European University of Ireland (EUI) in 2003 and currently he is pursuing a doctorate in PhD Specialisation Environmental at UUM College of Law, Government and International Studies, University Utara Malaysia.

After graduated in 1982, he started his career as Officer with Majlis Amanah Rakyat (MARA) from 1982 to 1986 and thereafter appointed as Deputy Director of MARA in the states of Negeri Sembilan (1987 to 1989) and Sabah (1989 to 1992). He was a Special Officer to YB Chairman of MARA from 1992 to 1995 prior to his appointment as Senior Secretary to the Deputy Minister of the Prime Minister's Department from 1995 to 1998. He was the former Chairman of Lembaga Pelesenan Kenderaan Perdagangan Semenanjung Malaysia from 2004 to 2006 and was also appointed as Chairman of UDA Holding Berhad from year 2006 to 2008. Presently, he is the Executive Chairman of a privately owned company involved in construction.

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

Datuk Lim Si Cheng was appointed as Independent Non-Executive Director of LBGB on 20 August 2013.

### DATUK LIM SI CHENG

Director

Age 64

Malaysian

(Independent Non-Executive Director)



Datuk Lim began his career as a journalist in 1968. From 1982 to 1990, he was a State Assemblyman of Bandar Segamat and Exco Member of Johor State Government from 1986 to 1990. He was appointed as Political Secretary to the Minister of Transport, Malaysia from 1990 to 1995. Following this, he was elected as Member of Parliament Kulai, Johor for 3 consecutive terms from 1995 to 2008.

Datuk Lim then moved to House of Representative, Parliament Malaysia and served as Deputy Speaker started from 1999 until February 2008. He was a member of the Malaysian Pepper Board from 2008 to 2011.

Datuk Lim holds directorship in various companies which include Ralco Corporation Berhad and Koperasi Jayadiri Malaysia Bhd. He is also very active in community works of various charitable organisations. Presently, Datuk Lim is the Deputy Chairman of MCA Disciplinary Board, member of University Tunku Abdul Rahman Education Foundation, Trustee in Huaren Education Foundation, Trustees in Chang Ming Thien Foundation, board member of KOJADI Education Services Sdn Bhd and committee member of Malaysia Mental Literacy Movement.

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

## DIRECTORS' PROFILE

Lim Tong Lee was appointed as Independent Non-Executive Director of LBGB on 22 May 2013. He is currently the Senior Vice President of Venstar Capital Management Pte Ltd, Singapore. He also sits on the Board of ValueMax Group Ltd, a company listed on the Main Board of Singapore Exchange, as Independent Non-Executive Director.



He has more than 23 years working experience in private equity, corporate finance and audit. Prior to joining Venstar Capital Management Pte Ltd, Singapore, he was attached to AmWater Investments Management Pte Ltd in 2013 as Chief Investment Officer and AmFraser Securities Pte Ltd, Singapore as Director/Head of Corporate Finance from 2007 to 2012. He was with AmlInvestment Bank Berhad from 1995 to 1997 and 1999 to 2007 with last position as Director of Corporate Finance.

### LIM TONG LEE

Director

Age 46

Malaysian

(Independent Non-Executive Director)

He was attached to Ernst & Young, Kuala Lumpur office for 5 years prior to joining AmlInvestment Bank in 1995. Between 1997 to 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.