



DEFINING PROGRESS UPHOLDING EXCELLENCE

ANNUAL REPORT 2016

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.



DEFINING PROGRESS UPHOLDING EXCELLENCE

Over the past five decades, LBS has gone from strength to strength, becoming a leading property group at the forefront of the industry. This year's annual report cover continues the story from previous years, illustrating that LBS has aligned strategy and structure with ongoing sustainable development in an increasingly competitive environment. In 2017, we are confident in achieving further improvement and upholding excellence in our financial performance. Firmly committed to our shareholders, business partners and staff, we are defining hallmarks for mutual long-term success.





UPHOLDING EXCELLENCE LIVING STYLE WITH LBS

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

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

LBS has homes for every stage of your life which 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.



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THE LBS BRAND

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

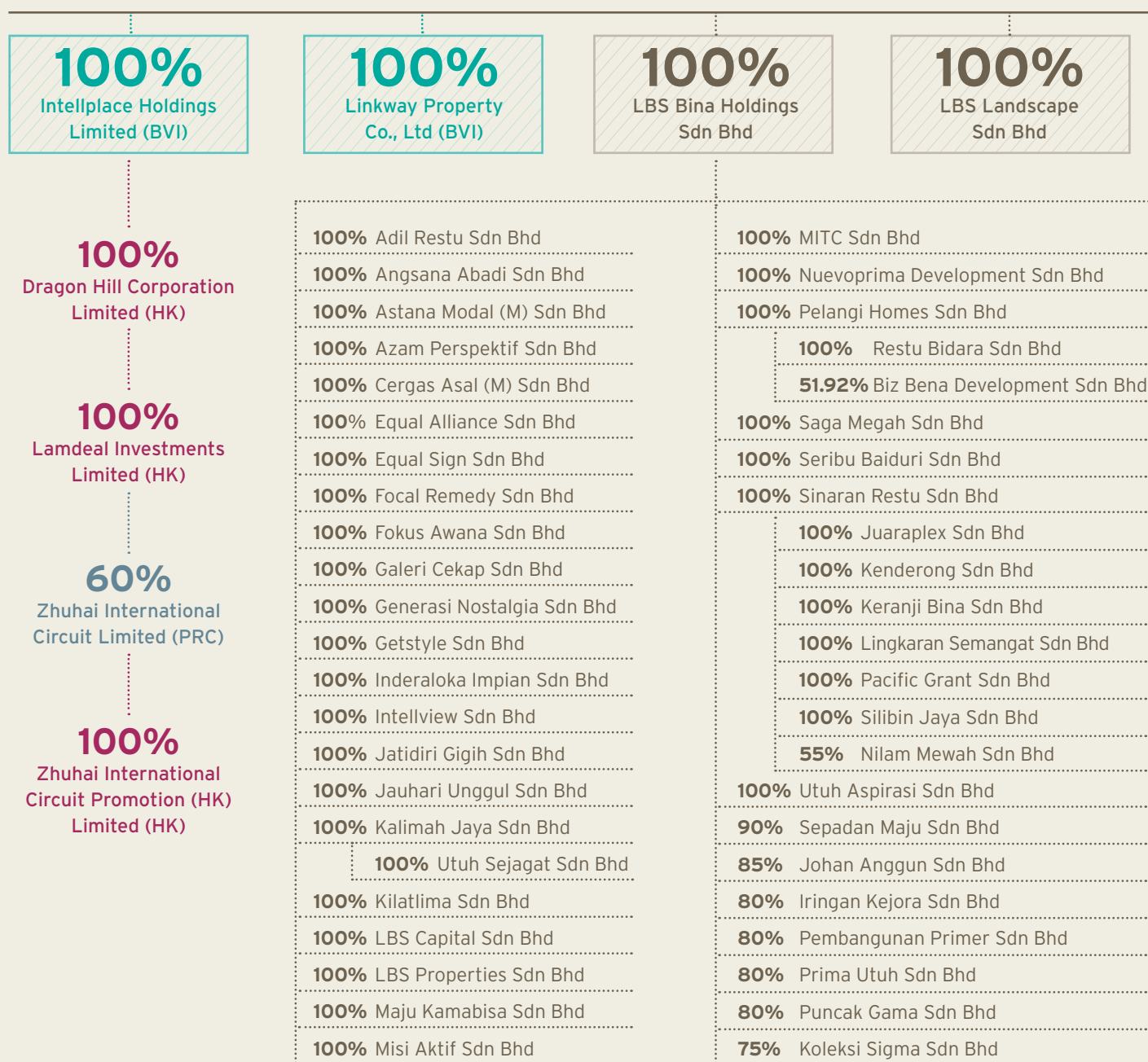
Over the years, LBS has succeeded in establishing a solid foundation in crafting high-quality built environments. This is what we believe in. Our ongoing commitment to improving overall community wellbeing has enabled us to come far and become who we are. We are driven by our promise to create sustainable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





CORPORATE STRUCTURE

AS AT 29 MARCH 2017



100%

Maju Kepunyaan
Sdn Bhd

71%	Generasi Simbolik Sdn Bhd
70%	Alunan Prestasi Sdn Bhd
70%	LBS Maju Sdn Bhd
61%	Dataran Enigma Sdn Bhd
60%	Bimbingan Sumber Sdn Bhd
60%	Healthguard Medicare Sdn Bhd
60%	Nuevo Attraction & Destination Sdn Bhd
58%	Casa Inspirasi Sdn Bhd
55%	Megah Solaris Sdn Bhd
51%	Induk Pelita Sdn Bhd
51%	Kemudi Ehsan Sdn Bhd
51%	Mayang Jelatek Sdn Bhd
51%	Seloka Sinaran Sdn Bhd
51%	Taman Sempurna Sdn Bhd
51%	Wirama Era Baru Sdn Bhd
40%	Bayu Cergas Sdn Bhd
35%	Usaha Semarak Sdn Bhd
30%	Pristine Sunrise (M) Sdn Bhd
30%	Sambungan Aktif Sdn Bhd
30%	Setara Armada Sdn Bhd
30%	Warnasari Idaman Sdn Bhd
20%	Tarikan Puncak Sdn Bhd


LBS

BELIEVE
BECOME
BEHOLD

55.34%

ML Global Berhad

60%

SPJ Construction
Sdn Bhd

100%	MITC Engineering Sdn Bhd
100%	Prisma Craft Sdn Bhd
100%	Prisma Kasturi Sdn Bhd
100%	Top Ace Solutions Sdn Bhd
30%	YLT Consultancy Sdn Bhd
100%	Vintage Roofing & Construction Sdn Bhd
100%	Tirai Impresif Sdn Bhd
100%	VTI Consortium Sdn Bhd
100%	Vintage Tiles Holding Sdn Bhd
100%	Vintage Tiles Industries Sdn Bhd
100%	Delta Gallery Sdn Bhd
100%	Vintage Tiles Industries (EM) Sdn Bhd
79.99%	Newsteel Building Systems Sdn Bhd
51%	Alunan Warta Sdn Bhd

BVI : The British Virgin Islands

HK : Hong Kong

PRC : The People's Republic of China

CORPORATE INFORMATION

AS AT 16 APRIL 2017

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

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

CREDIT ADMINISTRATION

No. L3A-21 Plaza Seri Setia
No. 1 Jalan SS9/2
47300 Petaling Jaya
Selangor Darul Ehsan
Malaysia
T + 603 7861 6000
F + 603 7861 6001/6002

MITC SDN BHD

No. L3-22 Plaza Seri Setia
No. 1 Jalan SS9/2
47300 Petaling Jaya
Selangor Darul Ehsan
Malaysia
T + 603 7877 7333
F + 603 7861 8077

ML GLOBAL BERHAD

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

NORTHERN REGION

IPOH

No. 17 Medan Ipoh 1A
Medan Ipoh Bistari
31400 Ipoh
Perak Darul Ridzuan
Malaysia
T + 605 255 8820
F + 605 545 5111

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 5017
F + 605 491 5022

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 & Issuing House Services Sdn Bhd (11324-H)

Unit 32-01
Level 32 Tower A
Vertical Business Suite Avenue 3
Bangsar South
No. 8 Jalan Kerinchi
59200 Kuala Lumpur
Malaysia
T + 603 2783 9299
F + 603 2783 9222

SALES OFFICES & GALLERIES

D' ISLAND RESIDENCE

No. 3 Jalan Timur 9
D' Island Residence
47130 Puchong
Selangor Darul Ehsan
Malaysia
Hotline: 1700 81 8998

BANDAR SAUJANA PUTRA

No. 2 & 6 Jalan SPU 1
Bandar Saujana Putra
42610 Jenjarom
Kuala Langat
Selangor Darul Ehsan
Malaysia
Hotline: 1700 81 8998

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



CORPORATE INFORMATION (CONT'D)

KUANTAN

B16 Jalan Gambut 1
25000 Kuantan
Pahang Darul Makmur
Malaysia
T + 609 513 8500
F + 609 513 3043

MIDHILLS, GENTING PERMAI

Lot 15360 Mukim Bentong
Daerah Bentong
Pahang Darul Makmur
Malaysia
Hotline: 1700 81 8998

SOLICITORS

Balendran Chong Advocates
& Solicitors

Cheah Poh Gek & Associates

Ezzah, Elia & Associates

Gan & Zul

H.S.Lim & Malik

Lee, Ong & Partners

Manjit Singh Sachdev,
Mohammad Radzi & Partners

Ong & Partners

Rashid Asari & Co.

Steven Tai, Wong & Partners

The Law Chamber of Hedzril

Ting & Ting

AUDITORS

UHY

PRINCIPAL BANKERS/ FINANCIERS

Affin Bank Berhad

AmBank (M) Berhad

Bank Kerjasama Rakyat Malaysia
Berhad

Bank of China (Malaysia) Berhad

CIMB Bank Berhad

Industrial and Commercial Bank of
China (Malaysia) Berhad

Kuwait Finance House (Malaysia)
Berhad

Malayan Banking Berhad

Malaysia Building Society Berhad

Public Bank Berhad

RHB Bank Berhad

The Bank of East Asia, Limited

United Overseas Bank (Malaysia)
Berhad

The Hong Kong and Shanghai Banking
Corporation Limited (Hong Kong)

Industrial and Commercial Bank of
China Limited (Zhuhai)

Bank of China Limited (Zhuhai)

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

EMAIL



Customer Service:
cs@lbs.com.my

SOCIAL MEDIA

Follow us on:



WECHAT
lbsbinagroupmy
(Subscription Account)



YOUTUBE
lbsbinagroup



TWITTER
lbsbinagroup



FACEBOOK
lbsbinagroup



INSTAGRAM
lbsbinagroup

CORPORATE CALENDAR

JANUARY 2016



LBS Annual Internal Communication Briefing 2016, Auditorium SJK (C) Sungai Way, Petaling Jaya

Chinese New Year ("CNY") greeting from LBS after the delivering of keynotes, performance and directions of the Company to the staff by the Group Managing Director, Tan Sri Lim Hock San and Management.

FEBRUARY 2016



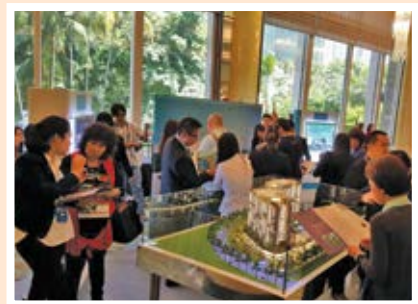
Lion Dance Blessing Performance, LBS Head Office

Directors and staff huddle together for a group photo with the lion dance performers.



LBS Chinese New Year Appreciation Dinner 2016

CNY greeting by the LBS Founder, Dato' Seri Lim Bock Seng and Directors of LBS in conjunction with the CNY Appreciation Dinner.



Feng Shui Astrology (Encore), Mandarin Oriental

LBS sponsored and supported the Feng Shui Astrology (Encore) organised by Dato' Joey Yap.

CORPORATE CALENDAR (CONT'D)

MARCH 2016



The Sultan of Selangor's Cup 2016

LBS sponsored RM50,000.00 for the Sultan of Selangor's Cup 2016.



2016 International Alternative Investment Review (IAIR) Awards

Tan Sri Lim Hock San, Group Managing Director of LBS receiving the IAIR Award for the "Company of the Year of Property Developer" for Global category. The event was held at Sheraton Hotel & Towers, Hong Kong.



StarProperty.my Awards 2016

LBS awarded the "All-Star Award - Top Ranked Developers of the Year".



33rd Kiwanis Treasure Hunt 2016

LBS sponsored RM120,000.00 for the 33rd Kiwanis Treasure Hunt.

CORPORATE CALENDAR (CONT'D)

APRIL 2016



Asia Pacific Property Awards 2016

LBS garnered 2 awards at the Asia Pacific Awards 2016 namely, Five Star Development Marketing Malaysia for *BSP 21* and Five Stars Best Interior Design Show Home Malaysia for *Corallia*.



Blood Donation Campaign 2016

LBS staff and the public donating blood at blood donation campaign at Persatuan Hokkien Sungai Way.



LBSclub 7th Bowling Tournament 2016, Mega Lane, Sunway Pyramid

Group picture of participants from LBS filled with excitement.



The Star's Step Up School Sponsorship Programme 2016

LBS sponsored The Star's education programme - The Step Up and Star NiE by sponsoring RM60,000 for the fifth consecutive year.



Council Installation Night 2016

LBS sponsored and supported the Council Installation Night 2016 for the enriching Members for the future organised by the Malaysia Retail Chain Association.

CORPORATE CALENDAR (CONT'D)

MAY 2016



Launch of Cameron Centrum, Brinchang

The official launch of Cameron Centrum was graced and officiated by Tengku Mahkota of Pahang, Tengku Abdullah Al-Haj Ibni Sultan Haji Ahmad Shah Al-Musta'in Billah at Shangri-La Hotel, Kuala Lumpur.

JUNE 2016



The BrandLaureate BestBrands Awards 2015-2016

Datuk Wira Lim Hock Guan, Executive Director of LBS receiving The BrandLaureate BestBrands Awards for the "Most Valuable Brand" category.



16th Annual General Meeting 2016

The 16th AGM was held at Tropicana Golf & Country Resort on 9 June 2016.

CORPORATE CALENDAR (CONT'D)

JULY 2016



Opening of Show Room for Nautilus (Phase 2)

LBS invited the purchasers of *Nautilus* (Phase 2) to visit the new show room in *D' Island Residence*.

AUGUST 2016



Launch of Desiran Bayu

Official Launch of *Desiran Bayu* in Puchong.



South East Asia Property Awards (Malaysia) 2016

LBS bagged 2 awards at the South East Asia Property Awards (Malaysia) 2016 namely, Highly Commended for Best Mid-Range Condo Development (Central Malaysia) for *BSP 21* and Special Recognition in Corporate Social Responsibility.

CORPORATE CALENDAR (CONT'D)

AUGUST 2016



Asia Pacific Entrepreneurship Award (APEA) 2016

Datuk Wira Lim Hock Guan, Executive Director of LBS receiving the Asia Pacific Entrepreneurship Award (APEA) 2016 with an award for his outstanding leadership in the construction, property and building materials industry.

SEPTEMBER 2016



Signing Ceremony of Development Rights Agreement (DRA)

The DRA was signed between Menteri Besar Selangor (Incorporated) (MBI), Worldwide Property Management Sdn Bhd and Kemudi Ehsan Sdn Bhd for the township development in Ijok, Kuala Selangor.



Media Briefing & Investor Briefing

Tan Sri Lim Hock San, Group Managing Director of the Company attended to the reporters after the briefing on Reorganisation of LBS' construction division.

CORPORATE CALENDAR (CONT'D)

NOVEMBER 2016



2016 LBS Media Appreciation Night

LBS Media Appreciation Night with “Hawaiian Night” themed party.



International Hua Hee Karaoke 2016

LBS sponsored RM80,000 to Astro International Hua Hee karaoke 2016 to promote Hokkien dialect as a tool to communicate in the broader community through a singing competition.



The 8th World Chinese Economic Summit 2016

Tan Sri Lim Hock San, Group Managing Director who is also the president of Malaysia Guangdong Chamber of Investment Promotion (MGCIP) as one of the panelists at the Panel Discussion on “One Belt One Road Initiative: Harnessing Opportunities and the Global Diaspora”.

CORPORATE CALENDAR (CONT'D)

NOVEMBER 2016



In-house Seminar 2016

Directors together with Management Staff attended the seminar on "Highlights of the Companies Act 2016 - Changes and Implications".

DECEMBER 2016



LBS Bina-P1 Marine Motorsports Tie-Up For Greater Water Sports Appreciation

Dato' Cynthia Lim Mooi Pang, Executive Director of LBS with winners of 2016 P1 AquaX Malaysia Series grand final in Puchong.



iProperty.com People's Choice Award 2016

LBS received 3 awards from iProperty.com People's Choice Award namely, Best Waterfront Development for *D' Island Residence*, Finalist for Best Value Development for *BSP 21* and Finalist for Developer of The Year 2016.

WE HAVE EMBRACED

**NEW WAYS
OF THINKING
AND DOING
BUSINESS**

**TO CONTRIBUTE TO
THE STRENGTH AND
POPULARITY OF OUR
BRAND**





BOARD AND BOARD COMMITTEES

AS AT 16 APRIL 2017

BOARD OF DIRECTORS

Dato' Seri Lim Bock Seng

SSSA, DPMS, AMN
(Chairman)

Tan Sri Lim Hock San

PSM, SSAP, DSSA, JP
(Group Managing Director)

Datuk Wira Lim Hock Guan

DCSM, DMSM, PJK, JP
(Executive Director)

Maj (Hon) Dato' Sri Lim Hock Sing

SSAP, DIMP, JP
(Executive Director)

Datuk Lim Hock Seong

DMSM
(Executive Director)

Dato' Chia Lok Yuen

DIMP
(Executive Director)

Dato' Lim Mooi Pang

DIMP
(Executive Director)

Datuk Dr 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 Dr Haji Baharum Bin
Haji Mohamed

Datuk Lim Si Cheng

NOMINATION AND REMUNERATION COMMITTEE

Datuk Dr Haji Baharum Bin
Haji Mohamed (*Chairman*)

Lim Tong Lee

Datuk Lim Si Cheng

ESOS COMMITTEE

Lim Tong Lee (*Chairman*)

Datuk Dr Haji Baharum Bin
Haji Mohamed

Datuk Lim Si Cheng

Datuk Wira Lim Hock Guan

Dato' Chia Lok Yuen

RISK MANAGEMENT COMMITTEE

Tan Sri Lim Hock San (*Chairman*)

Datuk Wira Lim Hock Guan

Dato' Chia Lok Yuen

Dato' Lim Mooi Pang

Chang Yee Khim

Wong Kah Yeen

Yeoh Keong Hoong

COMPANY SECRETARY

Lee Ching Ching



BOARD OF DIRECTORS



BOARD OF DIRECTORS

(CONT'D)



**DATO'
CHIA LOK YUEN**
Executive Director



**DATUK
LIM SI CHENG**
Director



**DATUK DR HAJI
BAHARUM BIN
HAJI MOHAMED**
Director



**DATO'
LIM MOOI PANG**
Executive Director



LIM TONG LEE
Director

DIRECTORS' PROFILE

DATO' SERI LIM BOCK SENG

Chairman

Age 86 | Malaysian

Non-Independent
Non-Executive Director

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 40 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.

He is the father of Tan Sri Lim Hock San (Group Managing Director), Datuk Wira Lim Hock Guan (Executive Director), Maj (Hon) Dato' Sri Lim Hock Sing (Executive Director), Datuk Lim Hock Seong (Executive Director) and Dato' Lim Mooi Pang (Executive Director).

DIRECTORS' PROFILE

(CONT'D)

TAN SRI LIM HOCK SAN

Group Managing Director

Age 60 | Malaysian

Non-Independent Executive Director

Upon graduation in 1982 with First Class Honours in Civil Engineering from the University of Wales, UK, Tan Sri Lim returned to Malaysia upon his father's request to assist in the family business of lorry transportation and construction works. Two decades later, the businesses have expanded into property development, insurance and tourism. On 6 December 2001, Tan Sri Lim was appointed the Managing Director of LBS Bina Group Berhad ("LBGB").

With excellent entrepreneurship, acquired management skills and experienced technical expertise, Tan Sri Lim became the Key Leader and spearheaded LBGB and its subsidiaries ("Group") to become one of the leading players in the property development industry.

These outstanding accolades were awarded personally to Tan Sri Lim :-

- i. Second prize in the British Steel Corporation Competition for Design in Hollow Steel Section, 1982
- ii. Recipient of the inaugural Platinum Entrepreneur Award by SMI Association of Malaysia, 2011
- iii. Prestigious Entrepreneur of the Year by Asia Pacific Entrepreneurship Awards (APEA), 2012
- iv. Malaysia Best Company for Leadership of Property Development of the Year by International

Alternative Investment Review (IAIR) Awards, 2014

- v. Conferment of World Chinese Economic Summit (WCES) Lifetime Achievement Award for continued efforts in enhancing bilateral relations between Malaysia and China (Guangdong Province), 2015
- vi. Bestowed with The BrandLaureate Hall of Fame - Lifetime Achievement Brand Icon Leadership Awards by Asia Pacific Brands Foundations, 2015
- vii. Global Best Company for Leadership of Property Development of the Year by International Alternative Investment Review (IAIR) Awards, 2016

Being a philanthropist and an active advocate of social and community works, Tan Sri Lim sits on the board of these charitable organisations :-

1. Chairman of the Board of Governors of SMJK Katholik
2. Chairman of the Board of Governors of SJK (C) Tun Tan Siew Sin
3. President of The Federation of Malaysia Lim Associations
4. President of Malaysia-Guangdong Chamber of Investment Promotion
5. President of Gabungan Persatuan Cina Petaling Jaya, Selangor
6. President of Wushu Federation of Federal Territory Kuala Lumpur
7. President of Malaysia Chamber of Commerce In China-Guangdong
8. Vice President of the Ann Khoe Association, Selangor & Wilayah Persekutuan
9. Vice President of Fujian Overseas Exchanges Association Fifth Council
10. Vice President of The World Lin's Association
11. Honorary Chairman of Rumah Berhala Leng Eng Tian
12. Honorary Chairman of Selangor Petaling Business & Industry Association

13. Honorary President of Malaysia-China Silk Road Entrepreneurs Association
14. Honorary President of Catholic High School Alumni Association
15. Honorary President of Persatuan Penganut Tho Guan Sen
16. Honorary Life Adviser of The Federation of Chinese Associations Malaysia
17. Honorary Adviser of The Federation of Malaysia Chinese Surname Association
18. Honorary Adviser of Malaysia-China Chamber of Commerce
19. Honorary Adviser of Gabungan Persatuan Keturunan Cina Negeri Sembilan
20. Adviser of Persatuan Ko Chow Sungai Way
21. Adviser of Kelab Sungai Way
22. Deputy Chairman of Selangor/KL Lim Clansmen Association
23. Committee Member of China Federation Ninth Plenary Session
24. Committee Member of China Chamber of International Commerce
25. Committee Member of Fujian Provincial Federation
26. National Council Member of The Associated Chinese Chambers of Commerce and Industry of Malaysia (ACCCIM)

In addition, Tan Sri Lim holds directorship of several subsidiary companies in the Group, Chairman of Risk Management Committee in LBGB and Managing Director of ML Global Berhad.

He is the eldest son of Dato' Seri Lim Bock Seng (Chairman) and brother of Datuk Wira Lim Hock Guan (Executive Director), Major (Hon) Dato' Sri Lim Hock Sing (Executive Director), Datuk Lim Hock Seong (Executive Director) and Dato' Lim Mooi Pang (Executive Director).

DIRECTORS' PROFILE

(CONT'D)

DATUK WIRA LIM HOCK GUAN

Executive Director

Age 55 | Malaysian

Non-Independent
Executive Director

Datuk Wira 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 Wira Lim Hock Guan started his career as a Civil Engineer upon his graduation.

Datuk Wira 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 Wira 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 Chairman of Persatuan Hokkien Sungai Way, President of Selangor Petaling Business & Industry Association, 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. Datuk Wira Lim Hock Guan also sits on the Board of ML Global Berhad, a listed company as an Executive Director and several subsidiary companies of the Group.

He is the son of Dato' Seri Lim Bock Seng (Chairman) and brother of Tan Sri Lim Hock San (Group Managing Director), Maj (Hon) Dato' Sri Lim Hock Sing (Executive Director), Datuk Lim Hock Seong (Executive Director) and Dato' Lim Mooi Pang (Executive Director).



DIRECTORS' PROFILE

(CONT'D)

MAJ (HON) DATO' SRI LIM HOCK SING

Executive Director

Age 54 | Malaysian

Non-Independent
Executive Director

Maj (Hon) Dato' Sri Lim Hock Sing was appointed as Executive Director of LBGB on 6 December 2001. Obtaining his Bachelor of Accounting Degree from Eastern Washington University in 1989, he started practicing as an audit supervisor at Khoo & Co, a local public accounting firm. LBS later absorbed him as a fulltime Director beginning in 1991 and has been entrusted with LBS Group's interests in the states of Pahang and Johor.

Dato' Sri Lim Hock Sing has devoted his professional career into LBS. With his accountancy background and also over 20 years of experience in property development, he has contributed invaluable aptitude in matters of finance, marketing and real estate evaluation. He also plays a hands-on approach sitting on the Board of subsidiaries of the Group.

Apart from the corporate personality which he is known for, Dato' Sri Lim Hock Sing also blends well with the community. His environmental concerns are reflected in his position as one of the Trustees in Sultan Ahmad Shah Environment Trust (SASET) since 2012. He is also a contributing member of Persatuan Warga Cinta Negara Malaysia (PENCINTA), and engaged in central roles for organizations like Young Entrepreneurs Association of Malaysia (PUUM) and Sungai Way Hokkien Association.

Being an active advocate of social and community works, Dato' Sri Lim Hock Sing sits as Chairman of Board of Director of SRJK Sungai Way School in January 2017 and Chairman of Persatuan Penganut Agama Buddha Kunzang Chokhor Ling Selangor since 2015.

Due to the respectable corporate figure he portrays, he was invited to join as a committee member of the Malaysia-Kuwait Business Council, an organization formed under the Malaysia External Trade Development Corporation (MATRADE).

Dato' Sri Lim Hock Sing was awarded the rank of Honorary Major in the 505th Regiment of The Reserve Army of Malaysia by K.D.Y.T.M. Tengku Mahkota Pahang, Tengku Abdullah Al-Haj Ibni Sultan Haji Ahmad Shah Al-Musta'in Billah in 2012.

He is the third son of Dato' Seri Lim Bock Seng (Chairman), brother to Tan Sri Lim Hock San (Group Managing Director), Datuk Wira Lim Hock Guan (Executive Director), Datuk Lim Hock Seong (Executive Director) and Dato' Lim Mooi Pang (Executive Director).

DIRECTORS' PROFILE

(CONT'D)

DATUK LIM HOCK SEONG

Executive Director

Age 51 | Malaysian

Non-Independent
Executive Director

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 Tan Sri Lim Hock San (Group Managing Director), Datuk Wira Lim Hock Guan (Executive Director), Maj (Hon) Dato' Sri Lim Hock Sing (Executive Director) and Dato' Lim Mooi Pang (Executive Director).

DATO' CHIA LOK YUEN

Executive Director

Age 58 | Malaysian

Independent
Executive Director

Dato' 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 Administrator, 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.

Dato' Chia 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.

Dato' Chia also sits on the Board of the subsidiary companies of the Group. He is 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.



DIRECTORS' PROFILE

(CONT'D)

DATO' LIM MOOI PANG

Executive Director

Age 50 | Malaysian

Non-Independent
Executive Director

Dato' 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, Dato' Lim Mooi Pang 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 the 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.

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

Dato' Lim Mooi Pang is the daughter of Dato' Seri Lim Bock Seng (Chairman), sister of Tan Sri Lim Hock San (Group Managing Director), Datuk Wira Lim Hock Guan (Executive Director), Maj (Hon) Dato' Sri Lim Hock Sing (Executive Director) and Datuk Lim Hock Seong (Executive Director).

DIRECTORS' PROFILE

(CONT'D)

LIM TONG LEE

Director

Age 49 | Malaysian

Independent
Non-Executive Director

Lim Tong Lee was appointed as Independent Non-Executive Director of LBGB on 22 May 2013. 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 24 years working experience in private equity, corporate finance and audit. Prior to joining KGI Fraser Securities Pte Ltd, he was attached to Venstar Capital Management Pte Ltd, Singapore, from 2014 to 2015 as Senior Vice President, 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.

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 is Chairman of the Audit Committee and ESOS Committee in LBGB. He does not have any family relationship with any Director and/or Major Shareholder of the Company.

DATUK DR HAJI BAHARUM BIN HAJI MOHAMED

Director

Age 59 | Malaysian

Senior Independent
Non-Executive Director

Datuk Dr Haji Baharum bin Haji Mohamed was appointed as Independent Non-Executive Director of LBGB on 20 August 2013 and designated as Senior Independent Non-Executive Director on 19 April 2014. He is currently the Director of FELCRA Berhad.

Datuk Dr Baharum graduated from the UKM, Malaysia with a Bachelor of Social Science (Honours) in 1982. He also obtained certificate in Business Management from AIM, Manila in 1985. He obtained Master Degree from EUI, Ireland in 2003 and graduated with a doctorate in PhD (Environmental studies) from University Utara Malaysia in 2015.

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 Principal Secretary to the Deputy Minister of the Prime Minister's Department from 1995 to 1998.

He was the former Chairman of Lembaga Pelesenan Kendaraan Perdagangan (CVLB) 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.

Datuk Dr Baharum is Chairman of the Nomination and Remuneration Committee and member of the Audit Committee and ESOS Committee in LBGB. He does not have any family relationship with any Director and/or Major Shareholder of the Company.



DIRECTORS' PROFILE

(CONT'D)

DATUK LIM SI CHENG

Director

Age 67 | Malaysian

Independent
Non-Executive Director

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

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 VTAR Education Sdn Bhd and committee member of Malaysia Mental Literacy Movement.

Datuk Lim is a member of the Audit Committee, Nomination and Remuneration Committee and ESOS Committee in LBGB. He does not have any family relationship with any Director and/or Major Shareholder of the Company.

KEY SENIOR MANAGEMENT



**PUAN SRI KAREN
WANG SWEE HONG**

Senior General Manager of IT Dept

Female | Age 58 | Malaysian

Puan Sri Karen started her career with LBS Bina Group in September 1982. She first joined the group as an Office Administrator after completing the ICSA course in London, UK. During the employment years, she has served as the Company Secretary, Personal Assistant to Managing Director, Head of Administration & IT Department and currently, heading the IT Department.

Under the portfolio of the IT Department, Puan Sri coordinates the area of works which included all licensed software and hardware, telecommunications system, network infrastructure, application servers, card access system, office equipment and maintenance of computer peripherals within the group.

On the social aspect of the corporate resume, Puan Sri has undertaken an additional CSR portfolio as the Adviser of LBSclub since 2003. LBSclub, which comprises a committee of nominated staff, serves as a platform for social and recreational activities among company

staff like monthly birthday celebrations, fun games, special contests, bowling tournaments, treasure hunts and team-building events. All these activities will be captured in an in-house monthly e-news publication under myLBSclub of which Puan Sri is the Chief Editor.

One of the special ongoing CSR projects undertaken for the eleventh consecutive year is the annual Kiwanis Motor Treasure Hunt, of which LBS is the Premier Sponsor, to raise funds for the operating expenses and maintenance of the Kiwanis Down Syndrome Foundation - National Centre.

Puan Sri Karen is the spouse of Tan Sri Lim Hock San JP. She is also the Adviser of Hokkien Association Seri Setia (Women) and The Federation of Malaysian Lim Association (Women).

Puan Sri Karen holds her current position as Senior General Manager of IT Department since 1 January 2014.



VICTOR LIM SENG LEE

Senior General Manager of
Investor Relations Dept

Male | Age 57 | Malaysian

Victor Lim Seng Lee joined LBS Bina Group Berhad ("LBGB" or "Company") in June 2013. He was appointed to the Board of Zhuhai Holdings Investment Group Limited, a public company listed on the Hong Kong Stock Exchange as Alternate Director to Datuk Wira Lim Hock Guan in March 2016.

He has completed the Certified Accounting Technician (CAT) diploma course in 1981 and possesses over 30 years of experience dealing in the world financial markets including listed equities and derivatives.

He joined the Singapore International Monetary Exchange (SIMEX/SGX) and worked for 5 years as a full time Proprietary Trader trading the Singapore, Japan and USA financial market derivatives including the cross rate forex. Subsequently he joined the Kuala

Lumpur Options and Financial Futures Exchange (KLOFFE) as a Professional Trader dealing in the KLSE stock index futures and the Crude Palm Oil futures for 2 years.

Prior to joining LBGB, he worked in RHB Investment Bank Berhad as a Dual Licensed Dealer's Representative dealing in Bursa listed shares and the Futures market for 11 years. During that time he has participated as one of the Securities Commission's approved program Trainers/Speakers for Continuous Professional Course (CPE).

Currently he is responsible for the Group's Investor Relations.

He holds his current position as Senior General Manager - Investor Relations since 3 June 2013.

KEY SENIOR MANAGEMENT

(CONT'D)



CHANG YEE KHIM

General Manager of
Accounts and Finance Dept

Female | Age 51 | Malaysian

Chang Yee Khim holds a Bachelor of Science (Honours) Degree majoring in Accounting and Economics from the University of Ulster, United Kingdom.

She started her career in a Chartered Accountancy firm in United Kingdom for more than 6 years where she gained various audit exposure. Following her return to Malaysia, she joined an entertainment group as Accounts Manager, reporting directly to the Chief Financial Controller on accounting matters.

After 4 years of service in the entertainment group, she joined LBGB group in 2000 to assist in the listing exercise for LBGB which was officially listed in 2002. She was then appointed to head Corporate Finance Department, responsible for corporate exercises, bank borrowings and cash flows of LBGB group where she gained extensive exposure in accounting, finance and general management in property development industry.

She was later promoted to head Accounts and Finance Department overseeing the accounting, taxation and finance functions of LBGB group.

She holds her current position as General Manager in charge of Accounts and Finance since 1 May 2006.



DORIS LEE CHING CHING

General Manager of
Secretarial & Corporate Affairs Dept

Female | Age 47 | Malaysian

Doris Lee Ching Ching is an Associate member of Institute of Chartered Secretaries and Administrators, UK (ICSA). She also holds a Certificate in Professional Photography from Han Chiang Academy of Journalism and had obtained the Certificate in Investor Relations (CIR), UK in 2010.

She started her career with an international banking group in 1991. One year later, she left the banking industry and started her practice in chartered secretaryship under the secretarial arm of an international public accounting firm where she gained extensive exposure in areas including corporate exercises, listing and other special assignments.

In 1997, she joined Instangreen Corporation Berhad ("ICB") as Company Secretary overseeing the corporate compliances and public affairs of the Group. Subsequent to the completion of the restructuring of ICB Group under the auspices of the Special Administrators appointed under the Pengurusan Danaharta Nasional Berhad Act, 1998, wherein ICB became a wholly-owned subsidiary of LBGB, she was transferred to LBGB in April 2002.

She is the Company Secretary of LBGB Group and is responsible for the statutory compliances and corporate affairs of the Group.

She holds her current position as General Manager - Secretarial & Corporate Affairs since 1 May 2006.



SALLY LAU SAU KHENG

General Manager of
Sales and MarCom Dept

Female | Age 49 | Malaysian

Sally Lau Sau Kheng has been working with the LBGB Group since May 1994. Prior to joining LBGB Group, she was working with a well known leading local bank for 3 years and has derived exposure in banking administration affairs and built up her skills in client relations. Sally first joined LBGB Group's Credit and Sales Department and gained extensive experience in sales administration, credit control, customer relations, marketing and promotion. She was promoted to head the Sales and MarCom Department in July 2005 overseeing the operation of the department and was also involved in product planning and promotion, market trends monitoring and aided in pricing strategy. She was promoted to Assistant General Manager in July 2009. During the year of 2011, she was promoted again to General Manager leading Sales And MarCom Department.

Besides in charge of sales and marketing activities of the Group, she is also responsible for the functions of public relations, branding and customer service.

She holds her current position as General Manager-Sales and MarCom Department since 1 January 2011.

KEY SENIOR MANAGEMENT (CONT'D)



WONG KAH YEEN

General Manager of
Credit Administration Dept

Male | Age 48 | Malaysian

Wong Kah Yeen joined LBGB Group in September 1999. He was graduated from London Chamber of Commerce and Industry with Third Level Group Diploma in Cost Accounting and an additional course in Business Management from a local Institute Examination Board (as Associated College of The University of Wales, UK).

Prior to joining LBGB Group, he has served as Operation Officer with a leading local bank. With more than seven years of working experience in the banking industry, he gained extensive experience including loan review, security and loan documentation, loan disbursement and customer banking operations.

He holds his current position as General Manager - Credit Administration since 1 August 2014.



LOH YIN HUI

General Manager of
Property Management/Maintenance
& Project Audit Dept

Male | Age 47 | Malaysian

Loh Yin Hui joined LBGB since July 2000, is a qualified civil engineer by profession and graduated from University Technology Of Malaysia in year 1992. He has more than 20 years of project management in construction & property development, implementation and maintenance of landed as well as high rise buildings in Malaysia.

His past experience includes the development of commercial building i.e. Low Yat Plaza Shopping Mall & Capitol Hotel in Kuala Lumpur city centre, construction of deep foundation with basement for Galleria Shopping Mall at Jalan Pahang Kuala Lumpur, Gasing Height Condominium at Petaling Jaya. His involvement in property development in bigger township starts with the mix development under LBS Group of company namely Kota Perdana within 157 acres of land next to Equine Park. He is actively involved in project implementation & building maintenance such as Development and construction & maintenance of 1217 units of Casa Tropicana Condominium, Bandar Saujana Putra, Disland project & Taman Tasik Puchong landed property project, etc.

Currently, he is responsible to oversee the Group's Property Management and Contract Administration and Project Audit and Control Function.

He holds his current position as General Manager - Property Management/Maintenance & Project Audit Department since 1 January 2015.



CHEN SAU HIONG

General Manager of Project Dept

Male | Age 53 | Malaysian

Chen Sau Hiong joined LBGB in July 2011. He holds a Bachelor of Science in Construction Management from Heriot Watt University, United Kingdom. He is a Corporate Member of Chartered Institute of Building, UK.

He has more than 24 years' experience in the property development industry with wealth of experience in planning, development, implementation and maintenance over various projects spans from housing sector to commercial and multi-storey development.

Prior to joining LBGB, he has been working in a public listed company for the past 20 years and gained extensive experiences in project management and other related disciplines.

Currently, he is responsible for the planning and implementation of building and infrastructure of property developments LBGB Group, particularly projects under the administration of Majlis Perbandaran Sepang, Selangor.

He holds his current position as General Manager - Project since 28 July 2011.



KEY SENIOR MANAGEMENT (CONT'D)



LEE CHEONG SAN

Assistant General Manager of
Project Dept

Male | Age 49 | Malaysian

Lee Cheong San joined LBS in April 1999 and was graduated with Bachelor of Science in Civil Engineering from Ohio State University, Columbus, USA. He also holds a Diploma in Civil Engineering from Universiti Teknologi Malaysia in 1991 before he further his study in USA. He is a graduate member of Board of Engineer Malaysia (BEM) and Institute of Engineer Malaysia (IEM). He has 23 years of working experience in property development, planning, implementation and construction of township development which consist of residential/commercial condominiums, office buildings and landed properties.

Currently he is in-charge of Bandar Saujana Putra, a 830 acres mixed development township with highrise service apartments and residential/commercial landed properties. Besides Bandar Saujana Putra, he is also in-charge of 60 acres Telok Gong industrial development at Port Klang. Previously, he was in-charge of a 200 acres township development at Taman Pinggiran Putra, Seri Kembangan. Before joining LBS, he has few years of working experience in construction company as Project/Site Engineer, projects that he was involved were Putrajaya parcel B, Pearl Point Condominium Old Klang Road, Scott Villa Condominium Brickfield and other.

He holds his current position as Assistant General Manager - Project since 1 January 2013.



NICHOLAS LOO KONG CHIN

Assistant General Manager of
Project Dept

Male | Age 41 | Malaysian

Nicholas Loo Kong Chin graduated from the prestigious university in United Kingdom, Heriot-Watt University in Edinburgh. He obtained the Bsc in Construction Management in 2004 and Second Upper Diploma in Quantity Surveyor in 1997. He is the member of Charter Institute Of Building in UK.

He has more than 20 years' experience in the property development and construction industry; accomplished few township developments including Taman Setapak Jaya Baru, Bandar Pinggiran Subang and Taman Kintaman Klang and several hospitality projects such as Best Western Hotel at Bangsar Trade Centre and Amari Hotel at Tanjung Tuah, Melaka.

He joined LBS in 2014 and assigned to manage the Cameron Highlands township development. During his service, he has accomplished the prestigious Golden Hill Township at Berincang. Currently, he is taking responsibility of planning and implementation of the Cameron Highlands project, and other related project matters of the Group.

He holds his current position as Assistant General Manager, Project - Cameron Highlands since 16 June 2014.

Save as disclosed, the members of the Board and Key Senior Management do not hold any directorship in any listed entity and public companies, have no family relationship with any Director and/or major shareholder of LBGB, have no conflict of interest with LBGB, have not been convicted of any offences within the past five years, other than traffic offences and have not been imposed any public sanction or penalty by the relevant regulatory bodies during the financial year 2016.

The disclosure on the particulars of the Key Senior Management of LBGB is made in compliance with the requirements under Appendix 9C of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

**FOR SOME,
IT'S THE WONDER OF**

**BRINGING
DREAMS
TO LIFE**

**FOR OTHERS IT'S
THE AMAZEMENT
OF DISCOVERING
NEW THINGS**



