

LBS LAUNCHES ZENOPY RESIDENCES

*Serviced Apartments Focuses on Peace of Mind, Surrounded By Modern Day
Conveniences in Seri Kembangan*

Petaling Jaya, 22 March 2018 – Award winning township developer, LBS Bina Group Berhad (LBS) has unveiled its latest development, Zenopy Residences. Located in Seri Kembangan, Zenopy Residences is a 32-storey mixed development featuring serviced apartments and retail units with a GDV of RM312 million.

“Zenopy Residences is coined from the words ‘Zen’ and ‘Canopy’. ‘Zen’ refers to the wellbeing of mind and body, while ‘Canopy’ is a shelter by definition. This perfectly describes an ideal home. We are very happy to launch Zenopy Residences which combines value-added features, with connectivity and affordability. These key pillars are what home buyers want and we believe this will drive positive up-take for Zenopy Residences,” said LBS Group Managing Director, Tan Sri Lim Hock San.

Located on a 4.687 acre piece of land, Zenopy Residences features low density floors of no more than 17 units on each level served by six elevators. Poised to be a self-sufficient development, Zenopy Residences houses 398 serviced residential units complemented by 51 commercial shop units and 23 affordable shop units.

Today’s home buyers are more discerning and appreciate developments capable of offering added-value. Taking this trend into consideration, LBS created Zenopy Residences as an investment for peace of mind. Affordably priced from RM413,000*, the service residence features unique design layouts with built-up areas ranging from 823 sq ft to 2,031sf.

Units with a built up area of 1,012 sq ft feature a spacious layout of three bedrooms, two bathrooms, a dining and living room. Families favouring larger units can opt for a built up area of 1,128 sq ft which features a similar layout with an additional utility room. Catering to young modern families, both options (1,012 sq ft and 1,128 sq ft) also feature a yard area for residents to enjoy the impressive city skyline view. Type C units have a built up area of 823 sq ft and

features a cosy layout of two bedrooms, a bathroom, dining and living room as well as a yard area.

Empowering home buyers to adopt a balanced lifestyle, Zenopy Residences incorporates over 40 facilities built into the development and suited to a myriad of lifestyle needs. Key facilities include a 360m jogging track, gym corner, tennis and badminton courts for those who enjoy an active lifestyle. For residents who prefer mobility at a relaxed pace, the development features a wading pool, sauna and physiotherapy gym. Entertaining is fuss-free with the availability of purposefully-designed spaces such as a garden dining, function room, canopy feature gazebo and Skylounge.

Upon venturing beyond the boundaries of Zenopy Residences, residents will find that the development surrounded by numerous options covering retail and public facilities within a five kilometre radius. Zenopy Residences is located 5 km from shopping malls, retail outlets and hypermarkets, 4 km from prestigious educational institutions like the Alice Smith International School and Universiti Putra Malaysia (UPM), and within close proximity to parks like the Puncak Jalil Recreational Park and petting zoos like Farm in the City. Residents will also benefit from the upcoming MRT stations namely, the Equine Park Station and Taman Putra Permai Station.

Zenopy Residences fulfils the final checkbox for an ideal home with its connectivity via major links, namely the Lebuhraya Damansara Puchong (LDP), MEX and SKVE Expressway. Connected to a highly convenient and established road network, it is a mere 10 minutes to Serdang town, 15 minutes to Bukit Jalil and Puchong town, 20 minutes to Putrajaya, Cyberjaya and Subang and 30 minutes to the Kuala Lumpur International Airport.

For more information on Zenopy Residences, kindly visit <http://www.lbs.com.my/> or call 1700-81-8998.

*after 10 per cent Bumiputera Discount.

About LBS Bina Group Berhad

LBS has a distinct pedigree which dates back to 1980s when Dato' Seri Lim Bock Seng - a young and aggressive man with vision - founded the original construction business in Petaling Jaya. After a decade of rapid growth, LBS set its sights higher and ventured into the property development sector in 1992 where it started its first project, the Jelapang Maju Light Industrial Park in Ipoh, Perak. After taking over the baton from his father, Tan Sri Lim Hock San has grown and developed LBS into one of the major players in property development in Malaysia. LBS Bina Group Berhad (5789) was listed on the Main Board of Bursa Malaysia Securities Berhad in 2002 with business expanded to Zhuhai, the People's Republic of China.

Under the leadership of Managing Director, Tan Sri Lim Hock San, the Group re-strategised its business model, and launched a brand new image, identity and direction as part of its long term objective to be an internationally recognised developer, building and inspiring lifestyle spaces that enhance community living. To mark this new direction, the Group has extended its portfolio of quality homes to the high-end market and has embarked on a progressive journey of change, which includes the areas of product, customer experience, after-sales services, sustainability, green technology and design.

In recognition of his entrepreneurship, Tan Sri Lim was awarded the Asia Pacific Entrepreneur of the Year Award 2012 by Enterprise Asia. In July 2012, as an acknowledgement of his active involvement in the development of Zhuhai City, China, Tan Sri Lim Hock San was appointed a committee member of the Zhuhai Municipal People's Political Consultative Conference (Zhuhai CPPCC).

Under the stewardship of Tan Sri Lim, the Group was awarded the 'Best Company for Leadership of Property Development' at the 2014 International Alternative Investment Review (IAIR) Awards.

Another exemplary accomplishment of Tan Sri Lim was the conferment of The Brand Laureate Hall of Fame – Lifetime Achievement Brand ICON Leadership Award 2015. Tan Sri Lim was presented the award in recognition of his perseverance through many years, resilience that has withstood the test of time, demonstration of strong leadership, deep industry knowledge and impeccable values of integrity and responsibility through LBS.

In appreciation of his contribution to the lasting relationship between Malaysia and China, Tan Sri Lim was conferred the Lifetime Achievement Award 2015 during the World Chinese Economy Summit 2015 (WCES). The World Economic Summit honours entrepreneurs for their dedication, selfless service and innovative leadership.

LBS marked new milestones in 2016, as the company was awarded the 5 Star Best Development Marketing Malaysia award for its lifestyle-concept development BSP21, and the 5 Star Interior Design Show Home Malaysia award for its Corallia semi-detached homes, at the prestigious Asia Pacific Property Award (APPA) 2016.

LBS also clinched the BrandLaureate Most Valuable Brand Award for Property Industry 2016 award in recognition of its esteemed reputation as a trusted property developer at the BrandLaureate Best Brands Awards 2015 – 2016.

~end~