



The Shape Of Things To Come

ANNUAL REPORT 2014

Our Vision

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

Our Mission

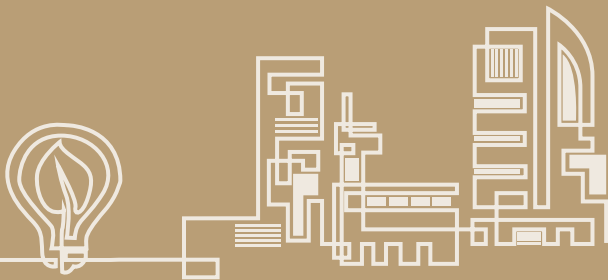
To consistently deliver exceptional performance through progressive creations, realising value to all stakeholders and enriching communities at large.

The Shape of Things to Come



Inspired by the theme which is a reference to future prospects and trends, the cover design adopts a simple but elegant style, maintaining a sense of continuity with previous years. The use of royal gold against a dark background symbolises LBS as a shining and bright light in its industry; a company that has accomplished much; and continues to build a landscape of potential and promise. It is a company in the driver's seat actively setting the shape of things to come. The inclusion of the infinite monogram design pays tribute to the bonds of family, the principles of trust and commitment and the continued focus on delivering exceptional performance through progressive creations.

The LBS Difference



Today, people are talking about **ENERGY CONSERVATION** in their homes. From energy saving bulbs and appliances to alternative fuel technology such as solar-powered water heaters, green is definitely in. But green is also expensive, which is why most homes are still built without such features.

Our solution is **TO INTEGRATE GREEN THINKING EVEN BEFORE WE PUT PENCIL TO BLUEPRINT**. By ingenious construction methods, bulk-purchasing of better materials and planning that actually considers how the entire master plan plays a crucial role in influencing each individual home, we introduce **EFFECTIVE GREEN TECHNOLOGY** while still keeping our prices competitive. This, then, is how we bring forward tomorrow's trends today.





Content

“

the Group will continue to reorganize and realign its focus into homeland development and adopted replenishment strategy for our land bank in the year 2014.

DATO' SERI LIM BOCK SENG
Chairman

”



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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.**





LBS

BELIEVE
BECOME
BEHOLD

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.

Shaping the Future Life with LBS

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-focused 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 strive to deliver
inspirational space where
people call it **HOME**

Awards and Accolades



2014

1. IAIR AWARDS

Best Company for Leadership
Property Development Malaysia

2. ASIA PACIFIC PROPERTY AWARD

Best Residential Development,
Asia Pacific :
SkyVilla @ D' Island Residence

3. ASIA PACIFIC PROPERTY AWARD

5 Stars Best Residential
Development, Malaysia :
SkyVilla @ D' Island Residence

4. ASIA PACIFIC PROPERTY AWARD

Highly Commended Interior
Design Show Home, Malaysia :
Nautilus @ D' Island Residence

2. ASIA PACIFIC PROPERTY AWARD

Highly Commended :
Development Multiple Units
Malaysia :
Apicalia @ D' Island Residence

2013

1. ASIA PACIFIC PROPERTY AWARD

5 Stars Best Interior Design Show
Home Malaysia :
Balvia @ 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



100%

Intellplace Holdings Limited (BVI)

100%

Dragon Hill Corporation Limited (HK)

100%

Lamdeal Investments Limited (HK)

60%

Zhuhai International Circuit Limited (PRC)

100%

Zhuhai International Circuit Promotion (HK) Limited (HK)

100%

Linkway Property Co., Ltd (BVI)

100% Adil Restu Sdn Bhd

100% Angsana Abadi Sdn Bhd

100% Astana Modal (M) Sdn Bhd

100% Azam Perspektif Sdn Bhd

100% Cergas Asal (M) Sdn Bhd

100% Equal Alliance Sdn Bhd

100% Equal Sign Sdn Bhd

100% Focal Remedy Sdn Bhd

100% Galeri Cekap Sdn Bhd

100% Generasi Nostalgia Sdn Bhd

100% Getstyle Sdn Bhd

100% Inderaloka Impian Sdn Bhd

100% Intellview Sdn Bhd

100% Jatidiri Gigih Sdn Bhd

100% Jauhari Unggul Sdn Bhd

100% Kalimah Jaya Sdn Bhd

100% Utuh Sejagat Sdn Bhd

100% Kilatlima Sdn Bhd

100% LBS Capital Sdn Bhd

100% LBS Properties Sdn Bhd

100% Maju Kamabisa Sdn Bhd

100%

LBS Bina Holdings Sdn Bhd

100% Misi Aktif Sdn Bhd

100% MITC Sdn Bhd

75% MITC Engineering Sdn Bhd

100% Prisma Kasturi Sdn Bhd

60% Nuevo Attraction & Destination Sdn Bhd
(formerly known as Debaran Emas Sdn Bhd)

100% Nuevoprima Development Sdn Bhd

100% Pelangi Homes Sdn Bhd

40% Biz Bena Development Sdn Bhd

100% Saga Megah Sdn Bhd

100% Seribu Baiduri Sdn Bhd

100% Sinaran Restu Sdn Bhd

100% Juaraplex Sdn Bhd

100% Kenderong Sdn Bhd

100% Keranji Bina Sdn Bhd

100% Lingkaran Semangat Sdn Bhd

100% Pacific Grant Sdn Bhd

100% Silibin Jaya Sdn Bhd

55% Nilam Mewah Sdn Bhd

100% Utuh Aspirasi Sdn Bhd

90% Sepadan Maju Sdn Bhd

80% Pembangunan Primer Sdn Bhd

Corporate Structure

as at 31 March 2015

100%

Maju Kepunyaan Sdn Bhd

23.28%

ML Global Berhad
*(formerly known as VTI
Vintage Bhd)*

60%

SPJ Construction Sdn Bhd

100%

Saga Serata Sdn Bhd

80%	Prima Utuh Sdn Bhd
75%	Koleksi Sigma Sdn Bhd
71%	Generasi Simbolik Sdn Bhd
70%	Alunan Prestasi Sdn Bhd
70%	Fokus Awana Sdn Bhd
70%	Johan Anggun Sdn Bhd
70%	LBS Maju Sdn Bhd
61%	Dataran Enigma Sdn Bhd
60%	Iringan Kejora Sdn Bhd
58%	Casa Inspirasi Sdn Bhd
55%	Megah Solaris Sdn Bhd
51%	Mayang Jelatek Sdn Bhd
51%	Puncak Gama Sdn Bhd
51%	Taman Sempurna Sdn Bhd
51%	Wirama Era Baru Sdn Bhd
40%	Bayu Cergas Sdn Bhd
35%	Usaha Semarak Sdn Bhd
30%	Bimbingan Sumber 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

60%

Healthguard Medicare
Sdn Bhd

BVI : The British Virgin Islands

HK : Hong Kong

PRC : The People's Republic of China



Corporate Information

As at 13 April 2015

BOARD OF DIRECTORS

Dato' Seri Lim Bock Seng

SSSA, DPMS, AMN
(Chairman)

Dato' Sri Lim Hock San

SSAP, DSSA, JP
(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)

Chia Lok Yuen

(Executive Director)

Dato' Lim Mooi Pang

DIMP
(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 Wira Lim Hock Guan
Chia Lok Yuen

RISK MANAGEMENT COMMITTEE

Dato' Sri Lim Hock San (*Chairman*)
Datuk Wira Lim Hock Guan
Chia Lok Yuen
Dato' Lim Mooi Pang
Chang Yee Khim
Wong Kah Yeen
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

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 SDN BHD

No. 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

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



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

B3-31-G Brinchang Square
Jalan Besar Brinchang
39100 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
Lingkar 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
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

KUANTAN

B-16 Jalan Gambut 1
25000 Kuantan
Pahang Darul Makmur
Malaysia
T + 609 513 8500
F + 609 513 3043

Corporate Information

As at 13 April 2015

SOLICITORS

Balendran Chong Advocates & Solicitors
 Cheah Poh Gek & Associates
 Gan & Zul
 Henry Lim & Co.
 Lee, Ong & Partners
 Manjit Singh Sachdev, Mohammad Radzi & Partners
 Rashid Asari & Co.
 Steven Tai, Wong & Partners

AUDITOR

UHY

PRINCIPAL BANKERS / FINANCIERS

Bank Kerjasama Rakyat Malaysia Berhad
 Bank of China Limited
 CIMB Bank Berhad
 Hong Leong Islamic Bank Berhad
 Industrial and Commercial Bank of China Limited

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

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

lbsbinagroup (Service Account)
 lbsbinagroupmy (Subscription Account)



YOUTUBE

User/lbsbinagroup



TWITTER

@lbsbinagrouphd



FACEBOOK


lbsbinagroup



INSTAGRAM

lbsbinagroup



A group of business professionals in a meeting, looking towards the right. The image is a close-up, shallow depth-of-field shot of three people in a meeting. In the foreground, a man with glasses and a mustache, wearing a light blue shirt and a striped tie, is looking towards the right with a slight smile. Behind him, a woman with dark hair pulled back is also looking towards the right. In the background, another man is partially visible, also looking towards the right. The background is blurred, showing what appears to be a modern office or conference room with large windows and bright lighting.

**Without losing
sight of the present,
we have always
focused on the future.**

Through vision, one is inspired to reshape reality
and develop better days ahead for all stakeholders.



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

CHIA LOK YUEN
Executive Director

**DATO' SERI
LIM BOCK SENG**
Chairman

**DATO'
LIM MOOI PANG**
Executive Director

LIM TONG LEE
Director

Board of Directors



**DATUK WIRA
LIM HOCK GUAN**
Executive Director

**DATUK
LIM SI CHENG**
Director

**DATUK HAJI
BAHARUM BIN
HAJI MOHAMED**
Director

**MAJ (HON) DATO' SRI
LIM HOCK SING**
Executive Director

**DATUK
LIM HOCK SEONG**
Executive Director

Directors' Profile

DATO' SERI LIM BOCK SENG

CHAIRMAN

AGE 84 | 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 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 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



DATO' SRI LIM HOCK SAN

MANAGING DIRECTOR

AGE 57 | MALAYSIAN

(NON-INDEPENDENT EXECUTIVE DIRECTOR)

After graduating with First Class Honours in Civil Engineering from the University of Wales, United Kingdom in 1982, Dato' Sri Lim joined LBS and later, became the Managing Director after a decade of working experience. On 6 December 2001, he was appointed as the Managing Director of LBS Bina Group Berhad ("LBGB").

Dato' Sri Lim's excellent business foresights, technical expertise and 32 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 the property development.

Besides winning the second prize in the British Steel Corporation Competition for Design in Hollow Steel Section in 1982, Dato' Sri Lim was also 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) Awards for his outstanding entrepreneurship, leadership and achievements in raising the profile of the Company in the country and abroad.

Being an active advocate of social and community works, Dato' Sri Lim sits on the board of the following charitable organisations :-

1. Chairman of the Board of Governors of SMJK Katholik
2. Chairman of the Board of Governors of SJK (C) Sungai Way
3. President of Persatuan Hokkien Seri Setia
4. President of Selangor Petaling Business & Industry Association
5. President of Gabungan Persatuan Cina Petaling Jaya, Selangor
6. President of Malaysia-Guangdong Chamber of Investment Promotion
7. Vice President of the Ann Khoe Association, Selangor & Wilayah Persekutuan
8. Vice President of Federation of Hokkien Associations of Malaysia
9. Honorary President of Catholic High School Alumni Association

10. Honorary President of Persatuan Penganut Tho Guan Sen
11. Honorary Chairman of Rumah Berhala Leng Eng Tian
12. President of Malaysia Chamber of Commerce In China-Guangdong
13. Vice President of Fujian Overseas Exchanges Association Fifth Council
14. Committee Member of China Chamber of International Commerce
15. Member of Zhuhai Municipal People's Political Consultative Conference (Zhuhai CPPCC), China.

Presently, sitting on the Board of several subsidiary companies of the Group, Dato' Sri Lim is also the Chairman of Risk Management Committee in LBGB.

He is the eldest son of Dato' Seri Lim Bock Seng (Chairman) and brother of 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

DATUK WIRA LIM HOCK GUAN

EXECUTIVE DIRECTOR

AGE 53 | 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 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), Maj (Hon) Dato' Sri Lim Hock Sing (Executive Director), Datuk Lim Hock Seong (Executive Director) and Dato' Lim Mooi Pang (Executive Director).

Directors' Profile

MAJ (HON) DATO' SRI LIM HOCK SING

EXECUTIVE DIRECTOR

AGE 51 | 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.

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 Dato' Sri Lim Hock San (Managing Director), Datuk Wira Lim Hock Guan (Executive Director), Datuk Lim Hock Seong (Executive Director) and Dato' Lim Mooi Pang (Executive Director).

Directors' Profile

DATUK LIM HOCK SEONG

EXECUTIVE DIRECTOR

AGE 49 | 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 Dato' Sri Lim Hock San (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).

Directors' Profile

CHIA LOK YUEN

EXECUTIVE DIRECTOR

AGE 56 | MALAYSIAN

(NON-INDEPENDENT EXECUTIVE DIRECTOR)



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.

Directors' Profile

DATO' LIM MOOI PANG

EXECUTIVE DIRECTOR

AGE 48 | 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 multi-national 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 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.

Dato' 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.

Dato' Lim Mooi Pang is the daughter of Dato' Seri Lim Bock Seng (Chairman), sister of Dato' Sri Lim Hock San (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

DATUK HAJI BAHARUM BIN HAJI MOHAMED

DIRECTOR

AGE 58 | MALAYSIAN

(SENIOR INDEPENDENT NON-EXECUTIVE DIRECTOR)



Datuk Haji Baharum bin Haji Mohamed was appointed as Independent Non-Executive Director of LBGB on 26 August 2013 and designated as the Senior Independent Non-Executive Director on 19 April 2014. He is currently the Director of FELCRA Berhad.

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.

Datuk Baharum 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.

Directors' Profile

DATUK LIM SI CHENG

DIRECTOR

AGE 65 | MALAYSIAN

(INDEPENDENT NON-EXECUTIVE DIRECTOR)



Datuk Lim Si Cheng was appointed as Independent Non-Executive Director of LBGB on 26 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 KOJADI Education Services 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.

Directors' Profile



LIM TONG LEE

DIRECTOR

AGE 47 | MALAYSIAN

(INDEPENDENT NON-EXECUTIVE DIRECTOR)

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 AmInvestment Bank Berhad from 1995 to 1997 and 1999 to 2007 with last position as Director of Corporate Finance.

He was attached to Messrs. Ernst & Young, Kuala Lumpur office for 5 years

prior to joining AmInvestment 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, 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.

- All the directors of LBGB have no conflict of interest with the Company nor any convictions of any offences within the past 10 years.



To shape the future is
to pursue the path less
travelled but invariably
more rewarding.

To be committed to our values and philosophy, to believe and to stay in the pursuit of excellence is the true showcase of a company's quality.

