

# LBS at a Glance

**GARNERED**

**24**

AWARDS AND  
ACCOLADES



**17** ON-  
GOING  
PROJECTS  
IN HAND



**BUILT MORE THAN**

**30,000**  
**HOMES**



**REVENUE**

**RM680.3**  
(MILLION)

LAND BANK  
MORE THAN

**2,800**  
**ACRES**

**ACHIEVED**

**60%**

higher sales  
in year 2015



**DIVIDEND OF**

**9.5 SEN\***  
per ordinary share

**APPROXIMATE**

**400**

Employees  
in Malaysia



\* 6 sen Tax Exempt Special Dividend had been paid on 26 January 2016

\* 3.5 sen Single Tier First and Final Dividend to be approved by shareholders at the Sixteenth Annual General Meeting

# OUR VISION

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

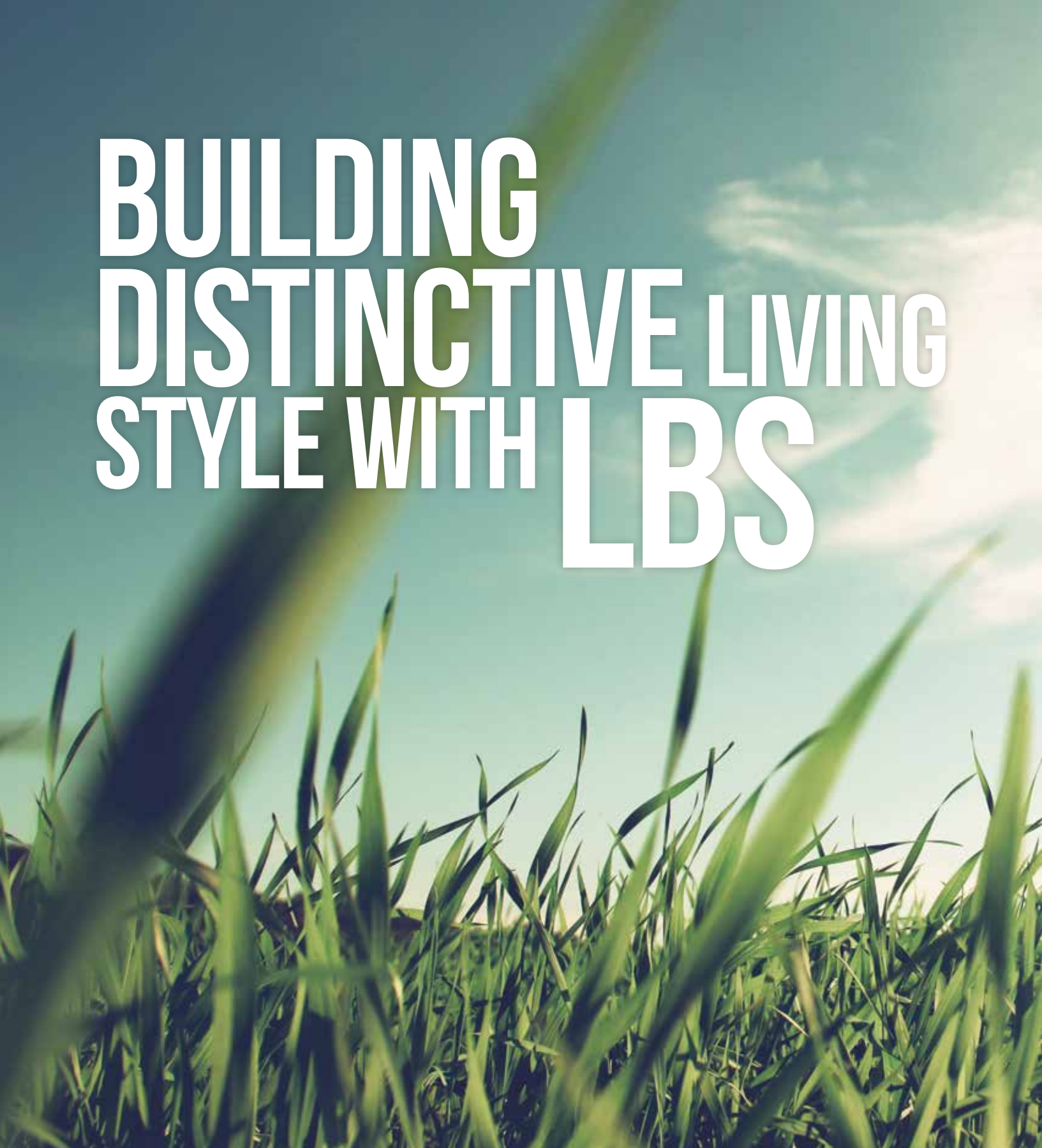
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# OUR MISSION

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

## **BUILDING STRENGTH DEFINING DISTINCTION**

Reflecting a consistency in flow from the previous year, the theme of Building Strength Defining Distinction is inspired by LBS continued drive towards building its competitive capability and its continuous desire to always build a better, more robust future for all stakeholders; a future of promise, potential and vision. In doing so, LBS sets itself apart for charting its own unique path of accomplishments and achievements, for measuring success on its own terms that stays true to its vision, mission and business philosophy that as we progress, we continue to deliver meaning, opportunities and possibilities for all who desire a better future.



# BUILDING DISTINCTIVE LIVING STYLE WITH LBS



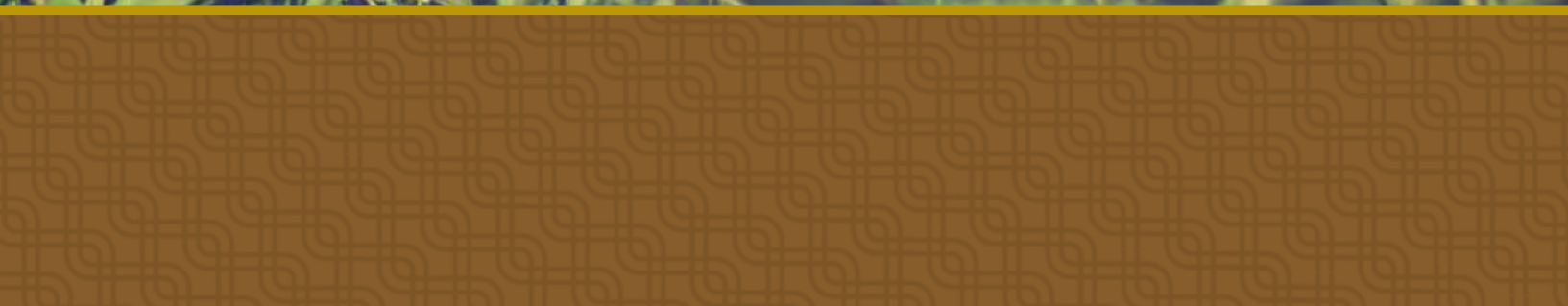
In LBS, we strive to deliver inspirational space where people call it **HOME**.

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-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 attentively with all LBS customers – in terms of property design, township planning and development, customer service.



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 LBS

MIDHILLS

*Midhills at Genting*

# 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.



# AWARDS AND ACCOLADES

# 2015



**ASIA PACIFIC PROPERTY AWARDS**  
5 Stars Best Architecture  
Single Residence, Malaysia :  
Barrington Homes

**ASIA PACIFIC PROPERTY AWARDS**  
5 Stars Best Development  
Marketing, Malaysia :  
BSP Township

**ASIA PACIFIC PROPERTY AWARDS**  
Highly Commended  
Apartment Malaysia :  
BSP21

**THE BRANDLAUREATE BRAND  
ICON LEADERSHIP AWARDS 2015**  
Hall of Fame – Lifetime Achievement  
Brand ICON Award 2015

**WORLD CHINESE ECONOMIC  
SUMMIT (WCES) LIFETIME  
ACHIEVEMENT AWARD**  
For enhancing bilateral relations  
between Malaysia and China  
(Guangdong Province)



**ARC AWARDS  
INTERNATIONAL XXIX**  
2015 Grand Winner Best of  
International (Asia/Pacific)  
- Annual Report 2014



# 2014

**IAIR AWARDS**  
Best Company for Leadership  
Property Development  
Malaysia

**ASIA PACIFIC  
PROPERTY AWARDS**  
Best Residential Development,  
Asia Pacific :  
SkyVilla @ D' Island Residence

**ASIA PACIFIC  
PROPERTY AWARDS**  
5 Stars Best Residential  
Development, Malaysia :  
SkyVilla @ D' Island Residence

**ASIA PACIFIC  
PROPERTY AWARDS**  
Highly Commended Interior  
Design Show Home, Malaysia :  
Nautilus @ D' Island Residence

# 2013

**ASIA PACIFIC  
PROPERTY AWARDS**  
5 Stars Best Interior Design  
Show Home Malaysia :  
Balvia @ D' Island Residence

**ASIA PACIFIC  
PROPERTY AWARDS**  
Highly Commended :  
Development Multiple Units  
Malaysia :  
Apicalia @ D' Island Residence

**ASIA PACIFIC  
PROPERTY AWARDS**  
Highly Commended :  
Development Marketing  
Malaysia :  
D' Island Residence

**MARKETING EXCELLENCE  
AWARD 2013**  
Bronze winner of Excellence  
In Public Relations : Internal/  
Employee Communications

# 2012

**ASIA PACIFIC  
ENTREPRENEUR AWARD  
(APEA)**  
Entrepreneur of  
The Year 2012 :  
Dato' Sri Lim Hock San

**MARKETING EXCELLENCE  
AWARD 2013**  
Bronze winner of Excellence  
In Product/Packaging Design:  
Cameron Golden Hills  
"The Way Life Should Be"

**MARKETING EXCELLENCE  
AWARD 2013**  
Finalist of Excellence In CRM  
and Loyalty Marketing

**PROPERTY PRESS  
AWARDS 2013  
(MALAYSIAN RESERVE)**  
Best Urban Scenic  
Development  
(D' Island Residence)

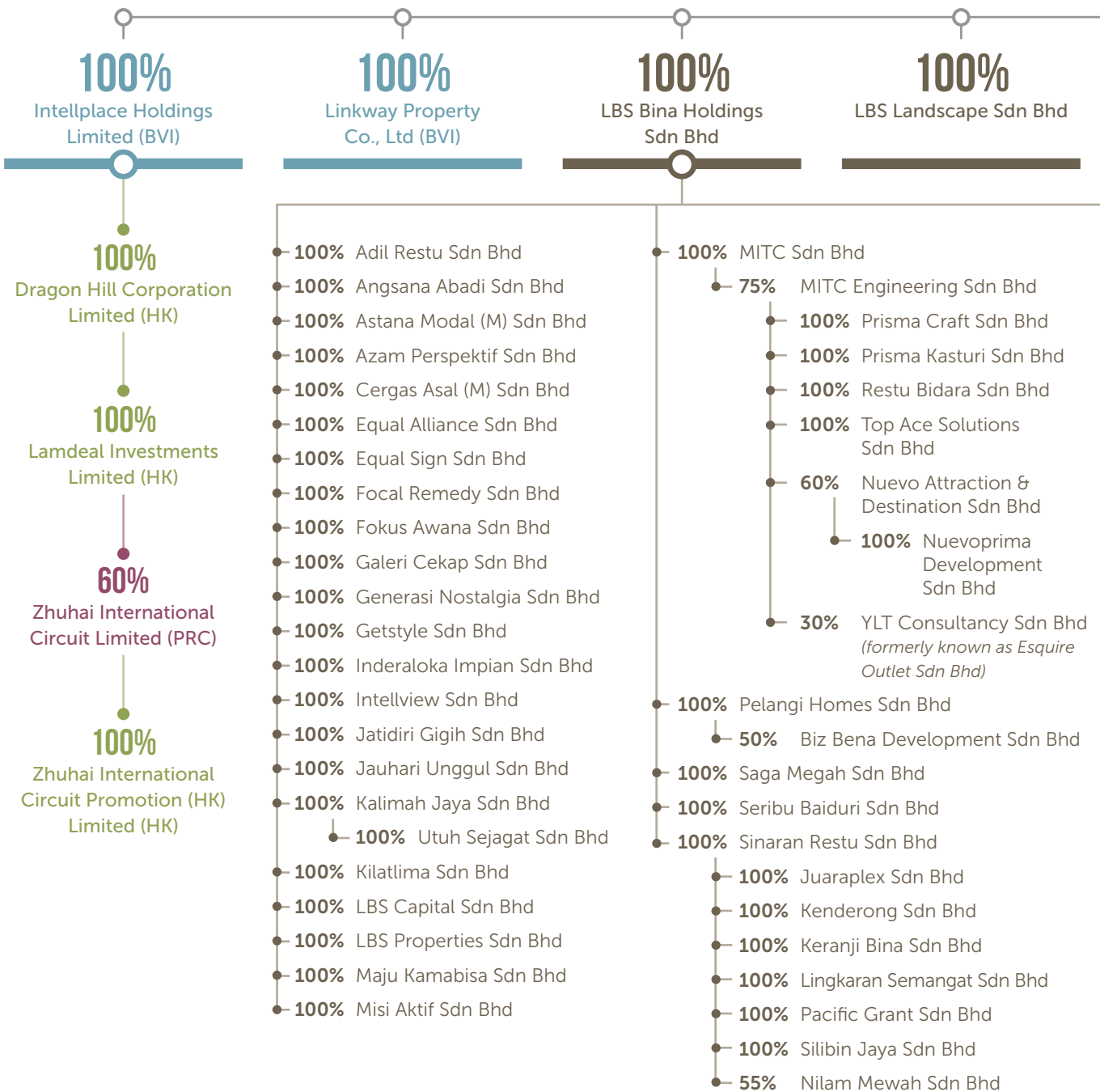
# 2011

**SME RECOGNITION  
AWARD 2011**  
Platinum Entrepreneur Award :  
Dato' Sri Lim Hock San

**BCI ASIA**  
Top 10 Developers  
2011 Award

# CORPORATE STRUCTURE

AS AT 31 MARCH 2016





100%

Maju Kepunyaan Sdn Bhd

31.95%

ML Global Berhad

60%

SPJ Construction Sdn Bhd

100%

Saga Serata Sdn Bhd

- 100% Utuh Aspirasi Sdn Bhd
- 90% Sepadan Maju Sdn Bhd
- 85% Johan Anggun Sdn Bhd
- 80% Iringan Kejora Sdn Bhd
- 80% Pembangunan Primer Sdn Bhd
- 80% Prima Utuh Sdn Bhd
- 75% Koleksi Sigma Sdn Bhd
- 71% Generasi Simbolik Sdn Bhd
- 70% Alunan Prestasi Sdn Bhd
- 70% LBS Maju Sdn Bhd
- 66% Puncak Gama Sdn Bhd
- 61% Dataran Enigma Sdn Bhd
- 58% Casa Inspirasi Sdn Bhd
- 55% Megah Solaris Sdn Bhd
- 51% Mayang Jelatek 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 31 March 2016

## BOARD OF DIRECTORS

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

**Tan Sri Lim Hock San**  
PSM, 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)*

**Dato' Chia Lok Yuen**  
DIMP  
*(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**  
**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**

## 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

# CORPORATE INFORMATION



## 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 & 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

### KUANTAN

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

# CORPORATE INFORMATION



## SOLICITORS

Balendran Chong Advocates  
& Solicitors

Cheah Poh Gek & Associates  
Gan & Zul

Henry Lim & Co.

Lee, Ong & Partners

Manjit Singh Sachdev, Mohammad  
Radzi & Partners

Ong & Partners

Rashid Asari & Co.

Steven Tai, Wong & Partners

Ting & Ting

## AUDITOR

UHY

## PRINCIPAL BANKERS / FINANCIERS

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](http://www.lbs.com.my)

## EMAIL

**Customer Service:**

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

## SOCIAL MEDIA

Follow us on:



**WECHAT**

lbsbinagroupmy (Subscription  
Account)



**YOUTUBE**

lbsbinagroup



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**FACEBOOK**

lbsbinagroup



**INSTAGRAM**

lbsbinagroup







**EMBRACING A**  
**NEW ERA**  
**OF GROWTH**

Embracing the future with optimism and confidence, we set forth towards a new horizon, ushering brighter prospects and reshaping the landscape for a better tomorrow.



# BOARD OF DIRECTORS



**1 DATO' SERI LIM BOCK SENG**  
Chairman

**2 TAN SRI LIM HOCK SAN**  
Managing Director

**3 DATUK WIRA LIM HOCK GUAN**  
Executive Director

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

**5 DATUK LIM HOCK SEONG**  
Executive Director

**6 DATO' CHIA LOK YUEN**  
Executive Director

**7 DATO' LIM MOOI PANG**  
Executive Director

**8 DATUK HAJI BAHARUM BIN HAJI MOHAMED**  
Director

**9 DATUK LIM SI CHENG**  
Director

**10 LIM TONG LEE**  
Director

# DIRECTORS' PROFILE

## DATO' SERI LIM BOCK SENG

CHAIRMAN | AGE 85 | 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. Dato' Seri Lim also sits on the Board of several subsidiary companies of the Group.

He is the father of Tan 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

## TAN SRI DATO' SRI LIM HOCK SAN

MANAGING DIRECTOR | AGE 58 | MALAYSIAN  
(NON-INDEPENDENT EXECUTIVE DIRECTOR)

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

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

The following outstanding awards were won by Tan Sri Lim :-

- i. Second prize in the British Steel Corporation Competition for Design in Hollow Steel Section in 1982
- ii. Recipient of the inaugural Platinum Entrepreneur Award by SMI Association of Malaysia in 2011
- iii. Prestigious Entrepreneur of the Year 2012 by Asia Pacific Entrepreneurship Awards (APEA)
- iv. Malaysia Best Company for Leadership of Property Development of the Year 2014 by International Alternative Investment Review (IAIR) Awards

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

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

1. Chairman of the Board of Governors of SMJK Katholik
2. Chairman of the Board of Governors of SJK (C) Sungai Way
3. Chairman of the Board of Governors of SJK (C) Tun Tan Siew Sin
4. President of The Federation of Malaysia Lim Associations
5. President of Gabungan Persatuan Cina Petaling Jaya, Selangor
6. President of Wushu Federation of Federal Territory Kuala Lumpur
7. President of Malaysia-Guangdong Chamber of Investment Promotion
8. President of Malaysia Chamber of Commerce In China-Guangdong
9. Vice President of the Ann Khoe Association, Selangor & Wilayah Persekutuan

10. Vice President of Fujian Overseas Exchanges Association Fifth Council
11. Honorary Chairman of Rumah Berhala Leng Eng Tian
12. Honorary President of Catholic High School Alumni Association
13. Honorary President of Persatuan Penganut Tho Guan Sen
14. Committee of China Federation Ninth Plenary Session
15. Committee of China Chamber of International Commerce
16. Committee of Fujian Provincial Federation
17. Committee of Zhuhai Municipal People's Political Consultative Conference (Zhuhai CPPCC), China.

Besides holding directorships of several subsidiary companies in the Group, Tan Sri Lim also holds an important portfolio as Chairman of Risk Management Committee in LBGB. Currently, Tan Sri Lim sits on the Board of ML Global Berhad as a Non-Independent Non-Executive Director.

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

## DATUK WIRA LIM HOCK GUAN

EXECUTIVE DIRECTOR | AGE 54 | 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 a 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, a listed company as a Non-Independent Non-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 (Managing Director), Maj (Hon) Dato' Sri Lim Hock Sing (Executive Director), Datuk Lim Hock Seong (Executive Director) and Dato' Lim Mooi Pang (Executive Director).

## MAJ (HON) DATO' SRI LIM HOCK SING

EXECUTIVE DIRECTOR | AGE 52 | 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

# DIRECTORS' PROFILE

Abdullah Al-Haj Ibni Sultan Haji Ahmad Shah Al-Musta'in Billah in 2012.

He is the third son of Dato' Sri Lim Bock Seng (Chairman), brother to Tan 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).

## DATUK LIM HOCK SEONG

EXECUTIVE DIRECTOR | AGE 50 | 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 (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' ALAN CHIA LOK YUEN

EXECUTIVE DIRECTOR | AGE 57 | MALAYSIAN  
(NON-INDEPENDENT EXECUTIVE DIRECTOR)

Dato' Alan 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' Alan 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' Alan 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 49 | 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 Tan 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).

## DATUK HAJI BAHARUM BIN HAJI MOHAMED

DIRECTOR | AGE 59 | MALAYSIAN  
(SENIOR INDEPENDENT NON-EXECUTIVE DIRECTOR)

Datuk 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 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 graduated with a doctorate in PhD Specialisation Environmental at UUM College of Law, Government and International Studies, 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 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 66 | 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 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.

## LIM TONG LEE

DIRECTOR | AGE 48 | 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 Head of Corporate Finance of KGI Fraser Securities Pte Ltd, Singapore (formerly known as AmFraser Securities Pte Ltd). 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 AmInvestment 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 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.