



**LBS BINA GROUP BERHAD**

Registration No: 200001015875 (518482-H)  
(Incorporated in Malaysia)

**Interim Financial Report**

**31 March 2024**

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**CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS  
AND OTHER COMPREHENSIVE INCOME  
For the financial period ended 31 March 2024**

	Note	Unaudited		Unaudited	
		Individual Quarter		Cumulative Period	
		Current	Preceding	Current	Preceding
		Year	Year	Year	Year
		Quarter	Quarter	To date	To date
		31.03.2024	31.03.2023	31.03.2024	31.03.2023
		RM'000	RM'000	RM'000	RM'000
Revenue		342,086	384,858	342,086	384,858
Cost of sales		(223,367)	(269,280)	(223,367)	(269,280)
Gross profit		118,719	115,578	118,719	115,578
Interest income		2,351	1,359	2,351	1,359
Other income		3,754	3,683	3,754	3,683
Administrative and operating expenses		(56,214)	(49,281)	(56,214)	(49,281)
Finance costs		(15,717)	(16,608)	(15,717)	(16,608)
Share of profit/(loss) of associates, net of tax		177	(8)	177	(8)
Profit before tax		53,070	54,723	53,070	54,723
Taxation	B5	(17,863)	(18,351)	(17,863)	(18,351)
Net profit for the financial period		35,207	36,372	35,207	36,372
<b>Net profit for the financial period attributable to:</b>					
Owners of the parent		30,529	30,495	30,529	30,495
Non-controlling interests		4,678	5,877	4,678	5,877
		35,207	36,372	35,207	36,372
<b>Earnings per share attributable to owners of the parent (sen) :</b>					
Basic	B10	1.49	1.48	1.49	1.48
Diluted	B10	1.49	1.48	1.49	1.48

**CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS  
AND OTHER COMPREHENSIVE INCOME**  
For the financial period ended 31 March 2024 (*cont'd*)

	Unaudited Individual Quarter		Unaudited Cumulative Period	
	Current Year Quarter 31.03.2024 RM'000	Preceding Year Quarter 31.03.2023 RM'000	Current Year To date 31.03.2024 RM'000	Preceding Year To date 31.03.2023 RM'000
Net profit for the financial period	35,207	36,372	35,207	36,372
Other comprehensive income, net of tax:				
Exchange translation differences for foreign operations	1,047	765	1,047	765
Total comprehensive income for the financial period	<u>36,254</u>	<u>37,137</u>	<u>36,254</u>	<u>37,137</u>
<b>Total comprehensive income for the financial period attributable to:</b>				
Owners of the parent	32,871	31,538	32,871	31,538
Non-controlling interests	3,383	5,599	3,383	5,599
	<u>36,254</u>	<u>37,137</u>	<u>36,254</u>	<u>37,137</u>

*The condensed consolidated statement of profit or loss and other comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial report.*

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

As at 31 March 2024

	Note	Unaudited 31.03.2024 RM'000	Audited 31.12.2023 RM'000
<b><u>ASSETS</u></b>			
<b>Non-current assets</b>			
Property, plant and equipment	A10	49,598	53,820
Right-of-use assets		353,002	351,854
Capital work-in-progress		33,864	25,183
Inventories - land held for property development		1,338,117	1,301,414
Investment properties		189,140	189,824
Investment in associates		2,131	2,254
Trade receivables		5,528	6,020
Other investments		476	476
Goodwill on consolidation		55,514	55,514
Deferred tax assets		92,596	88,872
		2,119,966	2,075,231
<b>Current assets</b>			
Inventories - property development costs		521,410	466,768
Inventories - completed properties and others		94,829	95,659
Contract assets		378,854	456,692
Trade and other receivables		646,101	449,198
Tax recoverable		26,399	19,213
Deposits, cash and bank balances		682,900	707,662
		2,350,493	2,195,192
<b>TOTAL ASSETS</b>		4,470,459	4,270,423
<b><u>EQUITY AND LIABILITIES</u></b>			
<b>Equity</b>			
Share capital		819,378	819,378
Redeemable Convertible Preference Shares ("RCPS")		103,509	103,509
Reserves		569,873	544,651
Treasury shares, at cost		(12,134)	(11,917)
Equity attributable to owners of the parent		1,480,626	1,455,621
Perpetual Sukuk Musharakah ("Perpetual Sukuk")		223,000	223,000
Non-controlling interests		168,246	166,810
<b>TOTAL EQUITY</b>		1,871,872	1,845,431

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
As at 31 March 2024 (*cont'd*)

	Note	Unaudited 31.03.2024 RM'000	Audited 31.12.2023 RM'000
<b><u>LIABILITIES</u></b>			
<b>Non-current liabilities</b>			
Trade and other payables		467,014	467,145
Borrowings	B7	426,517	211,508
Provision for retirement benefits		14,822	12,633
Deferred tax liabilities		35,489	34,944
		943,842	726,230
<b>Current liabilities</b>			
Contract liabilities		112,814	5,323
Trade and other payables		1,037,874	1,120,215
Borrowings	B7	482,988	556,715
Tax payable		21,069	16,509
		1,654,745	1,698,762
<b>TOTAL LIABILITIES</b>		2,598,587	2,424,992
<b>TOTAL EQUITY AND LIABILITIES</b>		4,470,459	4,270,423
<b>Net assets per share attributable to owners of the parent (RM)</b>		0.96	0.95

*The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial report.*

**LBS BINA GROUP BERHAD** (Registration No: 200001015875 (518482-H))

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
For the financial period ended 31 March 2024 (The figures have not been audited)

	← Attributable to owners of the parent →									
	← Non-distributable →						←-Distributable->			
	Share capital RM'000	RCPS RM'000	Treasury shares RM'000	Foreign exchange reserve RM'000	Other reserves RM'000	Retained earnings RM'000	Sub-total RM'000	Perpetual Sukuk RM'000	Non- controlling interests RM'000	Total equity RM'000
At 1.1.2024	819,378	103,509	(11,917)	127,466	(337,549)	754,734	1,455,621	223,000	166,810	1,845,431
Amount recognised directly in equity:										
Net profit for the financial period	-	-	-	-	-	30,529	30,529	-	4,678	35,207
Foreign currency translation reserve	-	-	-	2,342	-	-	2,342	-	(1,295)	1,047
Total comprehensive income for the financial period	-	-	-	2,342	-	30,529	32,871	-	3,383	36,254
<b>Transactions with owners:</b>										
Changes in equity interest in a subsidiary	-	-	-	-	(47)	-	(47)	-	47	-
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	-	(1,994)	(1,994)
Distribution to holders of Perpetual Sukuk	-	-	-	-	-	(7,602)	(7,602)	-	-	(7,602)
Shares repurchased	-	-	(217)	-	-	-	(217)	-	-	(217)
	-	-	(217)	-	(47)	(7,602)	(7,866)	-	(1,947)	(9,813)
At 31.03.2024	819,378	103,509	(12,134)	129,808	(337,596)	777,661	1,480,626	223,000	168,246	1,871,872

**LBS BINA GROUP BERHAD** (Registration No: 200001015875 (518482-H))

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

For the financial period ended 31 March 2024 (*cont'd*) (The figures have not been audited)

	← Attributable to owners of the parent →									
	← Non-distributable →					-Distributable->				
	Share capital RM'000	RCPS RM'000	Treasury shares RM'000	Foreign exchange reserve RM'000	Other reserves RM'000	Retained earnings RM'000	Sub-total RM'000	Perpetual Sukuk RM'000	Non- controlling interests RM'000	Total equity RM'000
At 1.1.2023	819,378	103,509	(6,659)	124,598	(335,016)	672,930	1,378,740	223,000	153,085	1,754,825
Amount recognised directly in equity:										
Net profit for the financial period	-	-	-	-	-	30,495	30,495	-	5,877	36,372
Foreign currency translation reserve	-	-	-	1,043	-	-	1,043	-	(278)	765
Total comprehensive income for the financial period	-	-	-	1,043	-	30,495	31,538	-	5,599	37,137
<b>Transactions with owners:</b>										
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	-	(609)	(609)
Distribution to holders of Perpetual Sukuk	-	-	-	-	-	(7,613)	(7,613)	-	-	(7,613)
Shares repurchased	-	-	(3,207)	-	-	-	(3,207)	-	-	(3,207)
	-	-	(3,207)	-	-	(7,613)	(10,820)	-	(609)	(11,429)
At 31.03.2023	819,378	103,509	(9,866)	125,641	(335,016)	695,812	1,399,458	223,000	158,075	1,780,533

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial report.



**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
For the financial period ended 31 March 2024

	<b>Unaudited Current Period Ended 31.03.2024 RM'000</b>	<b>Unaudited Preceding Period Ended 31.03.2023 RM'000</b>
<b>Operating Activities</b>		
Profit before tax	53,070	54,723
Adjustments for:		
Non-cash items	14,272	13,264
Other operating items	9,749	13,244
Operating profit before working capital changes	<u>77,091</u>	<u>81,231</u>
Changes in working capital:		
Inventories - land and property development costs	(90,928)	40,095
Inventories - completed properties and others	771	13,612
Contract assets	77,838	(100,761)
Contract liabilities	107,490	15,649
Receivables	(186,960)	106,599
Payables	(90,201)	(31,485)
	<u>(181,990)</u>	<u>43,709</u>
Cash generated from operations	<u>(104,899)</u>	<u>124,940</u>
Dividends received	300	180
Interest received	2,351	1,359
Interest paid	(12,887)	(15,130)
Tax paid	(24,451)	(23,224)
	<u>(34,687)</u>	<u>(36,815)</u>
Net cash (used in)/from operating activities	<u>(139,586)</u>	<u>88,125</u>
<b>Investing Activities</b>		
Capital work-in-progress incurred	(8,207)	(188)
Deposits and consideration paid for the acquisition and joint venture of development lands	(5,300)	(16,520)
Net cash inflows from acquisition of a subsidiary	-	5
Proceeds from disposal of:		
- Assets held for sale	-	50
- Property, plant and equipment	26	19
- Right-of-use assets	-	165
Proceeds from share capital reduction	-	522
Purchase of:		
- Property, plant and equipment	(3,166)	(1,439)
- Right-of-use assets	(78)	(175)
Net cash used in investing activities	<u>(16,725)</u>	<u>(17,561)</u>

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**For the financial period ended 31 March 2024 (cont'd)**

	<b>Unaudited Current Period Ended 31.03.2024 RM'000</b>	<b>Unaudited Preceding Period Ended 31.03.2023 RM'000</b>
<b>Financing Activities</b>		
Decrease / (Increase) in fixed deposits pledged	579	(7,245)
Increase in cash and bank balances pledged	(1,538)	(1,597)
Drawdown of borrowings	371,607	137,759
Distribution to holders of Perpetual Sukuk	(7,602)	(7,613)
Dividend paid to non-controlling interests	(1,994)	(609)
Purchase of treasury shares	(217)	(3,207)
Repayment of borrowings	(185,034)	(139,473)
Net cash from/(used in) financing activities	<u>175,801</u>	<u>(21,985)</u>
<b>Net increase in cash and cash equivalents</b>	19,490	48,579
<b>Effects of exchange translation differences on cash and cash equivalents</b>	1,318	(4,418)
<b>Cash and cash equivalents at the beginning of the financial period</b>	554,829	261,531
<b>Cash and cash equivalents at the end of the financial period</b>	<u>575,637</u>	<u>305,692</u>
<b>Cash and cash equivalents at the end of the financial period comprises:</b>		
Fixed deposits with licensed banks	72,581	32,001
Cash held under Housing Development Accounts	369,641	166,695
Cash and bank balances	240,678	185,793
Bank overdrafts	<u>(26,486)</u>	<u>(44,123)</u>
	656,414	340,366
Less : Fixed deposits pledged with licensed banks	(72,403)	(31,827)
Cash and bank balances pledged	<u>(8,374)</u>	<u>(2,847)</u>
	<u>575,637</u>	<u>305,692</u>

*The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the financial year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial report.*

**NOTES TO THE INTERIM FINANCIAL REPORT**

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**A1. Basis of preparation**

The interim financial report is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standard (“MFRS”) 134 : *Interim Financial Reporting* and paragraph 9.22 of the Listing Requirements of Bursa Securities.

The interim financial report should be read in conjunction with the audited financial statements for the financial year ended 31 December 2023. The explanatory notes attached to the interim financial report provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 December 2023.

**A2. Changes in accounting policies**

Basis of accounting

The financial statements of the Group have been prepared in accordance with Malaysian Financial Reporting Standards (“MFRS”), International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia.

The financial statements of the Group have been prepared under the historical cost convention unless otherwise indicated in the significant accounting policies below.

Adoption of new and amended standards

Amendments to MFRS 16	Lease Liability in Sale and Leaseback
Amendments to MFRS 101	Non-Current Liabilities with Covenants
Amendments to MFRS 107 and MFRS 7	Supplier Finance Arrangements

The adoption of the new standards and amendments to standards did not have any significant impact on the financial statements of the Group.

Standards issued but not yet effective

The Group has not applied the following new standards and amendments to standards that have been issued by the Malaysian Accounting Standards Board but are not yet effective for the Group:

		Effective dates for financial periods beginning on or after
Amendments to MFRS 121	Lack of Exchangeability	1 January 2025
Amendments to MFRS 10 and MFRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred until further notice

The Group intends to adopt the above new standards and amendments to standards, if applicable, when they become effective.

## **LBS BINA GROUP BERHAD (Registration No: 200001015875 (518482-H))**

### **A3. Auditors' report on preceding annual financial statements**

The auditors' report on the financial statements for the financial year ended 31 December 2023 was not subject to any qualification.

### **A4. Seasonal or cyclical factors**

The business operations of the Group during the financial period under review have not been materially affected by any significant seasonal or cyclical factors.

### **A5. Unusual items due to their nature, size or incidence**

There were no unusual items affecting the assets, liabilities, equity, net income, or cash flows during the financial period under review.

### **A6. Material changes in estimates**

There were no material changes in estimates that have a material effect on the amounts reported for the current financial period.

### **A7. Debt and equity securities**

There were no issuances, repurchases, cancellations, resale and repayments of debts and equity securities during the current financial period, save and except as follows:

#### Shares repurchased

The Company repurchased 350,000 of its ordinary shares in the open market for a total consideration of RM217,203 and retained as treasury shares of the Company.

#### Debts issuances and repayment

The Company has made a first issuances of Sukuk Wakalah totalling RM200.00 million in nominal value.

LBS Bina Holdings Sdn. Bhd. ("LBS Bina"), a direct wholly-owned subsidiary of the Company has made three issuances of Sukuk Murabahah totalling RM31.10 million in nominal value and out of which RM28.81 million of Sukuk Murabahah in nominal value has been redeemed.

### **A8. Dividend paid**

There was no dividend paid during the financial quarter under review.

**A9. Segmental Reporting**

**Period ended 31 March 2024**

The segmental results for the current financial period are as follows:

	Property Development RM'000	Construction and Trading RM'000	Management and Investment RM'000	Motor Racing Circuit RM'000	Hotel RM'000	Others RM'000	Total RM'000
<b>Revenue</b>							
Total revenue	327,217	130,298	31,221	3,810	2,131	16,023	510,700
Less: Inter-segment revenue	-	(124,473)	(30,866)	-	(60)	(13,215)	(168,614)
Revenue from external customers	327,217	5,825	355	3,810	2,071	2,808	342,086
<b>Financial Results</b>							
Segment results	63,492	11,338	2,705	803	(444)	(452)	77,442
Interest income	1,862	172	285	-	-	32	2,351
Finance costs	(5,883)	(1,129)	(7,969)	(323)	(412)	(1)	(15,717)
Depreciation	(1,491)	(5,092)	(1,412)	(2,089)	(572)	(527)	(11,183)
Share of profit of associates, net of tax	-	177	-	-	-	-	177
Profit/(Loss) before tax	57,980	5,466	(6,391)	(1,609)	(1,428)	(948)	53,070
Taxation	(15,361)	(3,483)	603	439	-	(61)	(17,863)
Net profit/(loss) for the financial period	42,619	1,983	(5,788)	(1,170)	(1,428)	(1,009)	35,207
<b>Assets</b>							
Additions to non-current assets	37,045	11,419	58	4	4	115	48,645
Segment assets	3,350,075	260,268	400,839	207,753	75,781	175,743	4,470,459

**Period ended 31 March 2023**

The segmental results for the preceding financial period are as follows:

	Property Development RM'000	Construction and Trading RM'000	Management and Investment RM'000	Motor Racing Circuit RM'000	Hotel RM'000	Others RM'000	Total RM'000
<b>Revenue</b>							
Total revenue	370,435	168,790	14,746	3,953	1,481	14,987	574,392
Less: Inter-segment revenue	-	(162,084)	(14,556)	-	-	(12,894)	(189,534)
Revenue from external customers	370,435	6,706	190	3,953	1,481	2,093	384,858
<b>Financial Results</b>							
Segment results	56,930	18,209	5,529	545	(737)	(833)	79,643
Interest income	1,034	128	41	142	-	14	1,359
Finance costs	(6,899)	(1,043)	(7,918)	(307)	(441)	-	(16,608)
Depreciation	(1,533)	(3,831)	(1,381)	(2,138)	(315)	(465)	(9,663)
Share of loss of associates, net of tax	-	(7)	-	-	-	(1)	(8)
Profit/(Loss) before tax	49,532	13,456	(3,729)	(1,758)	(1,493)	(1,285)	54,723
Taxation	(13,630)	(3,713)	(1,431)	422	-	1	(18,351)
Net profit/(loss) for the financial period	35,902	9,743	(5,160)	(1,336)	(1,493)	(1,284)	36,372
<b>Assets</b>							
Additions to non-current assets	19,885	4,844	454	34	249	26	25,492
Segment assets	3,107,472	230,655	368,490	209,796	77,837	143,258	4,137,508

## **LBS BINA GROUP BERHAD (Registration No: 200001015875 (518482-H))**

### **A10. Valuation of property, plant and equipment**

There was no fair value adjustment to the property, plant and equipment since the last annual audited financial statements.

### **A11. Changes in the composition of the Group**

There were no changes in the composition of the Group during the current quarter except for the followings:

- (i) On 15 January 2024, the Company had subscribed for 100 ordinary shares in LBS Agro Farm Sdn. Bhd. ("LBSAFSB") for a total cash consideration of RM100 only. Consequently, LBSAFSB became a wholly-owned subsidiary of the Company.
- (ii) On 26 January 2024, Setara Armada Sdn. Bhd., a wholly-owned subsidiary of the Company had subscribed for 51 ordinary shares, representing 51% equity interest in Suria Hijauan Sdn. Bhd. ("SHSB") for a total cash consideration of RM51 only. Consequently, SHSB became a 51%-owned indirect subsidiary of the Company.
- (iii) On 29 January 2024, LBSAFSB had subscribed for 100 ordinary shares in Sinaran Gerbang Sdn. Bhd. ("SGSB") for a total cash consideration of RM100 only. Consequently, SGSB became a wholly-owned subsidiary of LBSAFSB, which in turn is a wholly-owned indirect subsidiary of the Company.
- (iv) On 21 February 2024, Generasi Nostalgia Sdn. Bhd. ("GNSB"), a wholly-owned subsidiary of LBS Bina Holdings Sdn. Bhd. ("LBS Bina"), had reduced its share capital from RM250,000 comprising 250,000 ordinary shares to RM11,000 comprising 11,000 ordinary shares by cancelling the shares capital of RM239,000 comprising 239,000 ordinary shares.

### **A12. Material events subsequent to the end of financial period**

- (i) On 4 and 5 April 2024, the Company disposed 4,000,000 ordinary shares, representing 0.68% equity interest in MGB Berhad ("MGB"), a 58.65% subsidiary of the Company for a total cash consideration of RM3,240,000 only. Consequently, MGB became a 57.98% subsidiary of the Company.
- (ii) On 9 April 2024, a total of 5,000,000 RCPS were converted into ordinary shares at the conversion ratio of 11 new ordinary shares for 10 RCPS which have resulted in 5,500,000 ordinary shares being issued.
- (iii) On 2 May 2024, Prisma Kasturi Sdn. Bhd. ("PKSB"), an indirect wholly-owned subsidiary of MGB, has changed its principal activity from hospitality to property development.
- (iv) On 3 May 2024, Central Valley Ventures Sdn. Bhd. ("CVVSB"), a 70% subsidiary of LBS Bina, has increased its paid-up share capital from 100 to 500,000 ordinary shares. LBS Bina has subscribed for an additional 349,930 ordinary shares in CVVSB for a total cash consideration of RM349,930 only. Consequently, CVVSB remained 70% subsidiary of LBS Bina.
- (v) On 10 May 2024, MGB Construction & Engineering Sdn. Bhd. ("MGBCE"), a wholly-owned subsidiary of MGB, has undertaken internal restructuring whereby MGBCE, disposed all the equity interest in PKSB to MGB Land Sdn. Bhd. ("MGBLSB"), a wholly-owned subsidiary of MGB, for a total cash consideration of RM25,000 only. Consequently, PKSB became a wholly-owned subsidiary of MGBLSB.

There were no material subsequent events as at 14 May 2024, being the latest practicable date, which shall not be earlier than 7 days from the date of issuance of this interim financial report.

**A13. Capital commitments**

Capital commitments not provided for in the interim financial report as at 31 March 2024 were as follows:

	<b>Amount RM'000</b>
Approved and contracted for:	
a) Property development lands	449,621
b) Construction of right-of-use assets	33,060
c) Acquisition of property, plant and equipment	11,420
	<u>494,101</u>

**A14. Contingent assets or contingent liabilities**

	<b>31.03.2024 RM'000</b>	<b>31.03.2023 RM'000</b>
Bank guarantees for:		
- Property development	135,695	94,190
- Others	73	65
	<u>135,768</u>	<u>94,255</u>

There were no contingent assets as at the date of this interim financial report.

**A15. Significant related party transactions**

The significant related party transactions during the current financial period were summarised as below:

	<b>Amount RM'000</b>
<b>Income</b>	
Rental income	2
<b>Expenses</b>	
Contractors' fees	3,872
Lease expenses	8
Profit sharing to landowner	246
Rendering of services	1,661

The nature and relationship between the Group with related parties are as follows:

- (i) A company in which certain Directors of the Company and its subsidiaries has financial interest;
- (ii) A person or companies that have financial interest in the subsidiaries;
- (iii) Directors or key management personnel of the subsidiaries of the Company and their close family members;
- (iv) An associate of the Company; and
- (v) A substantial shareholder of the Company.



**B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA SECURITIES**

**B1. Review of Group performance**

The performance of the respective operating business segments is analysed as follows:

	<b>Individual Quarter</b>		<b>Changes %</b>
	<b>Current Year Quarter 31.03.2024 RM'000</b>	<b>Preceding Year Quarter 31.03.2023 RM'000</b>	
<b>Revenue</b>			
Property Development	327,217	370,435	-12%
Construction and Trading	130,298	168,790	-23%
Management and Investment	31,221	14,746	112%
Motor Racing Circuit	3,810	3,953	-4%
Hotel	2,131	1,481	44%
Others	16,023	14,987	7%
	<u>510,700</u>	<u>574,392</u>	-11%
Less: Inter-segment revenue	<u>(168,614)</u>	<u>(189,534)</u>	11%
	<u>342,086</u>	<u>384,858</u>	-11%
<b>Profit/(Loss) after tax</b>			
Property Development	42,619	35,902	19%
Construction and Trading	1,983	9,743	-80%
Management and Investment	(5,788)	(5,160)	-12%
Motor Racing Circuit	(1,170)	(1,336)	12%
Hotel	(1,428)	(1,493)	4%
Others	(1,009)	(1,284)	21%
	<u>35,207</u>	<u>36,372</u>	-3%

For the current quarter ("1Q2024"), the Group recorded revenue of RM342 million and profit after tax ("PAT") of RM35 million as compared to revenue of RM385 million and PAT of RM36 million in the previous year corresponding quarter.

The analysis of the performance of the respective operating business segment for the 1Q2024 is as follows:

**Property Development**

For the 1Q2024, Property Development segment recorded revenue of RM327 million and PAT of RM43 million respectively as compared to revenue of RM370 million and PAT of RM36 million in the same period last year.

Property development remained to be the top contributor to the Group's revenue at RM327 million or 96% of the Group's total revenue.

Development projects within the Klang Valley remained as the largest revenue and PAT contributor, where their revenue accounted for more than 91% of the Group's revenue for the 1Q2024.

The revenue and PAT were mainly derived from the key development projects at LBS Alam Perdana, KITA @ Cybersouth, Prestige Residence and Idaman projects.

The decrease in revenue was mainly due to completion of certain development projects or the projects were near their completion stage before delivery of vacant possession.

The increase in PAT was mainly due to the Group's ongoing effort on cost management and cost optimisation.

**B1. Review of Group performance (cont'd)**

**Construction and Trading**

Construction and Trading segment achieved revenue and PAT of RM130 million and RM2 million respectively as compared to revenue of RM169 million and PAT of RM10 million in the same period last year.

The revenue and PAT were primarily contributed from in-house projects. The decrease in revenue and PAT were mainly due to certain projects were near their completion stage with minimal progress.

**Management and Investment**

Management and Investment segment achieved revenue and loss after taxation ("LAT") of RM31 million and RM5.8 million respectively as compared to revenue of RM15 million and LAT of RM5.2 million in the same period last year.

The improvement in revenue were mainly due to higher intra-group dividend income.

The increase in LAT was mainly due to lower intra-group income from project management fees.

**Motor Racing Circuit**

Motor Racing Circuit segment recorded revenue of RM3.8 million and LAT of RM1.2 million as compared to revenue of RM4 million and LAT of RM1.3 million in the same period last year.

The slight decrease in revenue was mainly due to lesser income from corporate day events.

**Hotel**

Hotel operation recorded revenue of RM2 million and LAT of RM1.4 million as compared to revenue of RM1.5 million and LAT of RM1.5 million in the same period last year.

The improvement in revenue and LAT were mainly due to higher room occupancy rates and additional income from corporate events.

**Others**

Others segment mainly comprises of retail mall and car park management, provision of treasury management services to the Group, provision of financial services and rental from properties management.

Others segment recorded revenue of RM16 million and LAT of RM1.0 million as compared to revenue of RM15 million and LAT of RM1.3 million in the same period last year.

The improvement in revenue and LAT were mainly due to higher intra-group interest income from treasury management services, as well as increase in income from rental, retail mall and car park operations.

## **LBS BINA GROUP BERHAD (Registration No: 200001015875 (518482-H))**

### **B2. Material changes in the quarterly results compared to the results of the immediate preceding quarter**

	<b>Current Quarter 31.03.2024 RM'000</b>	<b>Immediate Preceding Quarter 31.12.2023 RM'000</b>	<b>Changes (%)</b>
Revenue	342,086	597,896	-43%
Profit after tax ("PAT")	35,207	41,577	-15%

For the 1Q2024, the revenue decreased 43% to RM342 million from RM598 million and PAT was 15% lower at RM35 million as compared with RM42 million in the immediate preceding quarter.

The revenue and PAT were lower mainly due to low season in the first quarter as observed in the prevailing trend in the property market.

### **B3. Group's prospects for the current financial year**

As of May 20, 2024, the Group has achieved RM349 million in total property sales, on the back of RM453 million bookings poised for conversion. The Klang Valley region has been a significant contributor, representing over 92% of the Group's property sales.

In reflecting LBS's strategic expansion and dedication to enhancing the property landscape, the Group has launched three major projects with a combined value of RM1.12 billion. These launches include BSP Sutera Apartment and Townhouse (RM207 million) in Bandar Saujana Putra, SkyRia Service Apartment (RM265 million) in Puchong and Alam Perdana Central Hub (Semi-Detached Factory and Terrace Factory) in Alam Perdana, contributing RM648 million. These new launches are expected to contribute positively over the next three years.

The take up rate of 50% for Alam Perdana Central Hub, which was launched in April 2024 was very encouraging and we, as a developer that has predominantly operated in the residential and commercial segments, Alam Perdana Central Hub factories reflects our ability to recognise and seize adjacent opportunities in the industrial segment.

As of April 30, 2024, the Group maintains a future land bank spanning 2,672 acres, providing a robust foundation for future growth. Supported by unbilled sales totalling RM1.64 billion, the Group anticipates near-term earnings visibility.

The Group's strategic objectives for leveraging the future land bank to drive growth and profitability or statement reaffirming the Group's commitment to maximizing shareholder value and delivering sustainable long-term returns.

### **B4. Profit forecast or profit guarantee**

Not applicable as the Group has not issued any profit forecast or profit guarantee to the public.

**B5. Taxation**

The breakdown of tax expense was as follows:

	Individual Quarter		Cumulative Period	
	Current year Quarter 31.03.2024 RM'000	Preceding year Quarter 31.03.2023 RM'000	Current year To date 31.03.2024 RM'000	Preceding year To date 31.03.2023 RM'000
Current tax provision	21,812	14,497	21,812	14,497
Under provision in prior years	14	-	14	-
Deferred tax	(3,963)	3,854	(3,963)	3,854
Total tax expense	<u>17,863</u>	<u>18,351</u>	<u>17,863</u>	<u>18,351</u>

The effective tax rate of the Group for the current quarter and financial period were higher than the statutory tax rate of 24% mainly due to losses of certain subsidiaries which cannot set off against taxable profits made by other subsidiaries, non-tax deductible expenses and non-recognition of deferred tax assets for certain temporary differences.

**B6. Status of corporate proposals**

The following is the status of corporate proposals that have been announced by the Company but has not been completed as at 14 May 2024, being the latest practicable date which is not earlier than 7 days from the date of issuance of this interim financial report:

**LBS Group**

- (i) On 15 December 2017, the Company's direct subsidiary, LBS Bina established an Islamic Medium Term Notes ("Sukuk Murabahah") under the Sukuk Murabahah Programme ("Programme") of up to RM500 million in nominal value with a tenure of up to 20 years from the first issuance date.

As at 14 May 2024, out of nine issuances of Sukuk Murabahah totalling RM176.60 million in nominal value, LBS Bina has redeemed Sukuk Murabahah totalling RM135.12 million in nominal value.

- (ii) The Company established a Perpetual Sukuk Musharakah Programme ("Perpetual Sukuk") of up to RM700 million in nominal value based on the Shariah principle of Musharakah.

The proceeds from the issuance of Perpetual Sukuk shall be utilised for Shariah-compliant purposes which include refinancing of existing financing / borrowings, capital expenditure, asset acquisition, working capital, general corporate purposes and defray fees, costs and expenses in relation to the issuance of Perpetual Sukuk.

As at 31 December 2023, the Company made two issuances totalling RM223 million in nominal value.

**B6. Status of corporate proposals (cont'd)**

The following is the status of corporate proposals that have been announced by the Company but has not been completed as at 14 May 2024, being the latest practicable date which is not earlier than 7 days from the date of issuance of this interim financial report: (cont'd)

**LBS Group (cont'd)**

- (iii) On 31 March 2021, the Company's indirect subsidiary, Casa Inspirasi Sdn. Bhd. has entered into a Joint Venture Agreement with Majlis Daerah Cameron Highlands to develop a piece of land held under leasehold title of 99 years expiring on 29 May 2116, known as H.S.(D) 4908 PT 3288 in Mukim Tanah Rata, Daerah Cameron Highlands, Negeri Pahang, measuring approximately 51.52 acres.

On 11 January 2024, the Board of Directors of the Company announced that a supplemental agreement would be signed by both parties to reflect a change in land size, from 51.52 acres to 49.48 acres and cash consideration accordingly.

Both Agreements have not been completed as the Conditions Precedent therein have not been complied.

- (iv) On 8 April 2021, the Company's indirect subsidiary, Leaptec Engineering Sdn. Bhd. has entered into a Reclamation and Development Agreement with State Government of Melaka for reclamation and development of the reclaimed land into an industry hub with port facilities measuring approximately 1,200 acres located at Tanjung Bruas, Bandar XLV, Daerah Melaka Tengah, Melaka.

On 6 October 2022, the Board of Directors of the Company announced that both parties have agreed to extend the Compliance Period (which is expiring on 7 October 2022) for another 12 months to 7 October 2023 for the fulfillment of the Conditions Precedent as stipulated in the Reclamation and Development Agreement dated 8 April 2021.

On 6 October 2023, the Board of Directors of the Company announced to extend the agreement, which is expiring on 7 October 2023 to 7 October 2024. A second supplemental agreement would be signed by both parties to reflect a change in land size, from 1,200 acres to 735 acres and cash consideration accordingly.

Both Agreements have not been completed as the Conditions Precedent therein have not been complied.

- (v) On 21 March 2022, the Company entered into a Heads of Agreement ("HOA") with Ancom Berhad, Nylex (Malaysia) Berhad, Sinar Bina Infra Sdn. Bhd. ("SBI") and BTS Group Holdings Public Company Limited ("BTS") for the collaboration to build and operate a light rail transport ("LRT") system connected with the railway shuttle link currently being built from Singapore to Johor Bahru, with an integrated property development using the "Transit-Oriented Development" concept in Johor Bahru metropolitan region.

The HOA is subject to the completion of a feasibility study to be conducted by BTS and professional consultants, the grant of the LRT Project concessions by the state government of Johor to SBI and signing of definitive agreements.

On 21 March 2023, the Board of Directors of the Company announced a 3-month extension of the HOA, originally set to expire on the same date.

On 21 June 2023, all parties involved in the HOA further extend its duration, stretching the expiration date to 31 January 2024.

On 23 January 2024, the Company announced for further extension, prolonging the HOA for another 6 months to expire on 31 July 2024.

**B6. Status of corporate proposals (cont'd)**

The following is the status of corporate proposals that have been announced by the Company but has not been completed as at 14 May 2024, being the latest practicable date which is not earlier than 7 days from the date of issuance of this interim financial report: (cont'd)

**LBS Group (cont'd)**

- (vi) On 22 July 2022, the Company's indirect subsidiary, Casa Inspirasi Sdn. Bhd. has entered into a Sale and Purchase Agreement ("SPA") with Perbadanan Setiausaha Kerajaan Pahang ("PSKP") to purchase two (2) pieces of leasehold lands held under H.S.(D) 19366 PT 24508 measuring approximately 61.65 acres ("Plot A") and H.S.(D) 19365 PT24507 measuring approximately 248.30 acres ("Plot B") in Mukim Bentong, District of Bentong, Negeri Pahang.

On 5 September 2023, the Company announced that PSKP has agreed to extend the period to fulfill the Conditions Precedent pursuant to the terms of the SPA to 21 July 2024.

In December 2023, the Conditions Precedent in the Agreement for Plot A have been fulfilled and has become unconditional.

The Agreement for Plot B has not been completed as the Conditions Precedent therein have not been complied.

- (vii) On 1 April 2023, the Company has entered into a Memorandum of Understanding ("MOU") with Sany Group Co., Ltd ("Sany") to form the basis of understanding and to combine the respective efforts to collaborate and co-operate with each other for the following proposed projects:

- (i) to jointly explore the proposal of using Sany Construction Engineering's latest structural system ("SPCS") for the development of 10,000 units of property across Asia ("Property Project"). The total project value of the Property Project is approximately RM3 billion; and
- (ii) to jointly explore, research and plan for an Intelligent Deep-Water Port in Malacca by using Sany's expertise in Artificial Intelligence ("AI") manufacturing and port management technology to build a One-Stop Industrial 4.0 Hub Port in Malacca Waterfront Economic Zone (M-WEZ) comprising of free trade zones and oil and liquified natural gas industrial park, logistic and warehousing intelligent manufacturing, ship maintenance and other port-related business ("Port Project"). The total investment value of the Port Project is approximately RM8 billion.

The Company and Sany shall be collectively referred to as the "Parties".

The MOU shall be effective from the date of MOU and valid for a period of one year with an automatic extension for a further period of one year ("Validity Period"). The MOU is only valid as per the Validity Period, unless extended or renewed by mutual agreement of the Parties in writing.

- (viii) On 5 July 2023, the Company's indirect subsidiary, Sejuta Bina Sdn. Bhd. has entered into a Joint Venture Agreement with Saga Tunas Sdn. Bhd. to jointly develop six (6) pieces of freehold vacant Malay Reserve Lands held under Geran Mukim 2503 (Lot 2735), Geran Mukim 2243 (Lot 2739), Geran Mukim 863 (Lot 2734), Geran Mukim 2516 (Lot 4101), Geran Mukim 2242 (Lot 2738) and Geran Mukim 509 (Lot 2742), with a total land area measuring approximately 6.97 acres in Mukim Kuala Lumpur, Tempat Sungai Penchala, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur.

This Agreement has not been completed as the Conditions Precedent therein have not been complied.

- (ix) On 6 July 2023, the Company's direct dormant subsidiary, SPJ Construction Sdn. Bhd. ("SPJ") has been placed under Members' Voluntary Winding-up pursuant to Section 439 (1)(b) of the Companies Act 2016.

**B6. Status of corporate proposals (cont'd)**

The following is the status of corporate proposals that have been announced by the Company but has not been completed as at 14 May 2024, being the latest practicable date which is not earlier than 7 days from the date of issuance of this interim financial report: (cont'd)

**LBS Group (cont'd)**

- (x) On 6 October 2023, the Company signed a Letter of Intent (“LOI”) with Malaysian Green Technology and Climate Change Corporation (“MGTC”), MGB and Midwest Green Sdn. Bhd. (“Midwest”) with the objective of aiming to promote coloration and innovative renewable energy projects in Malaysia.

The Company, MGTC, MGB and Midwest collectively referred to as the “Parties”.

The LOI serves as general framework for potential cooperation among the Parties and has no legal binding effect. The LOI shall take immediate effect with no expiry date.

Upon finalization of the terms of the collaboration by the Parties, the Parties shall enter into a definitive agreement to record their mutual terms in the Proposal Innovative Solar Farm project.

- (xi) On 14 November 2023, the Company had lodged an Islamic Medium Term Notes (“Sukuk Wakalah”) programme of up to RM750.0 million in nominal value based on the Shariah principle of Wakalah Bi Al-Istithmar (“Sukuk Wakalah Programme”) with the Securities Commissions Malaysia (“SC”).

The Sukuk Wakalah Programme has been structured with a perpetual tenure, each Sukuk Wakalah to be issued will have a tenure of more than one year.

**Sukuk Wakalah**

The proceeds raised from the issuance of the Sukuk Wakalah under the Sukuk Wakalah Programme shall be utilised by the Company and its subsidiaries for the following purposes:

- (i) finance Shariah-compliant capital expenditure, investment, general corporate purposes, working capital requirements of the Company and/or its subsidiaries;
- (ii) refinance any existing financing/borrowings and/or future Shariah-compliant financing of the Company and/or its subsidiaries (including redemption of outstanding sukuk);
- (iii) pre-fund the minimum required balance in the applicable finance service reserve account; and/or
- (iv) defray any fees, costs and expenses in relation to the establishment of the Sukuk Wakalah Programme and issuance of Sukuk Wakalah under the Sukuk Wakalah Programme.

**Sustainability Sukuk Wakalah**

The Sukuk Wakalah Programme also provides flexibility for the Company to issue Sustainability Sukuk Wakalah which is in compliance with amongst others, Green/Social/Sustainability/Sustainable and Responsible Investment (“SRI”) Sukuk guidelines, frameworks, standards or principles issued by the SC, the ASEAN Capital Markets Forum or the International Capital Market Association (“Sustainability Guidelines/Frameworks”).

**Sustainability Financing Framework**

The Company has also established a Sustainability Financing Framework, which has been assigned a “Gold” Impact Bond Assessment by Malaysian Rating Corporation Berhad.

Proceeds raised from the issuance of Sustainability Sukuk Wakalah shall be utilised for eligible projects as outlined in the Company’s Sustainability Financing Framework, which is consistent with the applicable Sustainability Guidelines/Frameworks.

On 14 May 2024, the Company made a first issuance of RM200.0 million in nominal value pursuant to the Sukuk Wakalah Programme.

**B6. Status of corporate proposals (cont'd)**

The following is the status of corporate proposals that have been announced by the Company but has not been completed as at 14 May 2024, being the latest practicable date which is not earlier than 7 days from the date of issuance of this interim financial report: (cont'd)

**MGB Group**

- (i) On 14 December 2022, Retro Court Sdn. Bhd. ("RCSB"), a indirect subsidiary of MGB Berhad ("MGB"), a listed subsidiary of the Company, entered into a Framework Agreement ("FA") with Invest Energy Sdn. Bhd. ("IESB") for collaboration to explore the potential design, finance, operation, use, and/or maintenance of clean energy solutions such as green energy (including but not limited to all types of renewable energy and energy efficiency solutions such as solar, biogas, biomass and/or combined heat and power) located at Kerteh Terengganu Industrial Park.

This Agreement has not been completed as the Conditions Precedent therein have not been complied.

- (ii) On 27 July 2023, MGB's indirect subsidiary, MGB International for Industry ("MII") had entered into a Joint Venture Agreement ("JVA") with SANY Alameriah Industrial ("SA"), a limited liability company incorporated at Kingdom of Saudi Arabia, to outline the obligations and responsibilities of each party to collaborate and co-operate with each other by way of a joint venture as set out below:

- (i) SA is desirous of securing Supply and Installation Contracts for a total aggregate minimum amount of Two Hundred Seventy Thousand Cubic Metres (270,000 m<sup>3</sup>) of precast concrete products within three (3) years from the Commencement Date. The Commencement Date is the date which SA and MII have fulfilled their obligations as provided in the JVA during ninety (90) working days transition period starting from the Effective Date, ie. 27 July 2023.
- (ii) During the first year from the Commencement Date, SA needs to secure a minimum order of Ninety Thousand Cubic Metres (90,000 m<sup>3</sup>) of precast concrete products from the clients to supply and install precast concrete products ("Supply and Installation of Precast Concrete").
- (iii) SA is desirous of collaborating with MII for MII to operate SA's precast concrete factory located at Al Lith RD, Jeddah 3rd Industrial City, Jeddah, Kingdom of Saudi Arabia ("Factory") ["Operation of Factory"] for the production of precast concrete products and works to be carried out by MII pursuant to the purchase orders issued by SA to MII for the installation of precast concrete products within the Kingdom of Saudi Arabia ("Installation Works") to cater for the Supply and Installation Contract.

This Agreement has not been completed as the obligations and responsibilities of each party therein have not been fulfilled.

- (iii) On 21 October 2023, MGB had entered into a Memorandum of Understanding ("MOU") and Non-Disclosure Agreement with Almqr Development Co. ("Almqr"), a joint-closed stock company incorporated at Kingdom of Saudi Arabia and Alameriah Real Estate Development Company ("Alameriah"), a limited liability company incorporated at Kingdom of Saudi Arabia, for the purpose to explore the cooperation and investment opportunities in Almadina Almonawara relating to the pioneering, innovative, and distinctive projects, and other projects that have a developmental and social goals.

The MOU is subject to terms and conditions as stipulated in the MOU.



**B7. Borrowings and debt securities**

The Group borrowings and debt securities were as follows:

**Period ended 31.03.2024**

	<b><u>Long-term</u></b>	<b><u>Short-term</u></b>	<b><u>Total borrowings</u></b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
<u>Secured</u>			
Bank overdrafts	-	26,486	26,486
Borrowings	176,330	415,134	591,464
Lease liabilities	16,085	13,515	29,600
Sukuk	234,102	27,853	261,955
Total borrowings	<u>426,517</u>	<u>482,988</u>	<u>909,505</u>

**B8. Material litigation**

There was no material litigation as at 14 May 2024, being the latest practicable date which is not earlier than 7 days from the date of issuance of this interim financial report.

**B9. Dividend declared**

No dividend has been declared for the quarter under review.

**B10. Earnings per share (“EPS”)****Basic EPS**

The basic earnings per share are calculated based on the consolidated profit for the financial period attributable to the owners of the parent and the weighted average number of ordinary shares in issue during the financial period as follows:

	<b>Current Period to Date 31.03.2024</b>	<b>Preceding Period to Date 31.03.2023</b>
Adjusted net profit attributable to ordinary equity holders (RM'000)	<u>22,927</u>	<u>22,882</u>
Weighted average number of ordinary shares in issue ('000)	<u>1,539,714</u>	<u>1,548,701</u>
Basic EPS (sen)	<u>1.49</u>	<u>1.48</u>

**Diluted EPS**

Diluted earnings per share are calculated based on the consolidated profit for the financial period attributable to the owners of the parent and the weighted average number of ordinary shares issued and issuable during the financial period have been adjusted for the dilutive effects of all potential ordinary shares as follows:

	<b>Current Period to Date 31.03.2024</b>		<b>Preceding Period to Date 31.03.2023</b>	
Adjusted net profit attributable to ordinary equity holders (RM'000)	<u>22,927</u>		<u>22,882</u>	
Adjusted weighted average number of ordinary shares in issue ('000)	<u>1,539,714</u>	#	<u>1,548,701</u>	#
Diluted EPS (sen)	<u>1.49</u>		<u>1.48</u>	

# The number of shares under RCPS was not taken into account in the computation of diluted earnings per share as the RCPS does not have any dilutive effect on the weighted average number of ordinary shares.

**LBS BINA GROUP BERHAD (Registration No: 200001015875 (518482-H))**

**B11. Notes to the Condensed Consolidated Statement of Profit or Loss  
and Other Comprehensive Income**

	<b>Current Year Quarter 31.03.2024 RM'000</b>	<b>Current Year To Date 31.03.2024 RM'000</b>
Allowance for impairment losses on receivables	181	181
Depreciation of:		
- Investment properties	684	684
- Property, plant and equipment	3,477	3,477
- Right-of-use assets	7,022	7,022
Inventories written down	61	61
Property, plant and equipment written off	88	88
Provision for retirement benefits	2,190	2,190
Provision for staff economic compensation	36	36
Waiver of interest income	11	11
Net foreign exchange loss	97	97
Contingency sum accrued in prior years no longer required	(2,855)	(2,855)
Net fair value adjustment on trade receivables	(15)	(15)
Net gain on disposal of property, plant and equipment	(25)	(25)
Reversal of allowance for impairment losses on receivables	(118)	(118)

**By Order of the Board,**

**Dato' Lim Mooi Pang  
Executive Director**

Petaling Jaya, Selangor Darul Ehsan  
21 May 2024