

Pricing Supplement

PRICING SUPPLEMENT dated 21 January 2025

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

SUKUK WAKALAH PROGRAMME OF UP TO RM750.0 MILLION IN NOMINAL VALUE

Tranche: 2

Series No.: 1

Issue of RM400,000,000.00 Nominal Value of Sukuk Wakalah

This document ("**Pricing Supplement**") is issued to give details of an issue of Islamic medium term notes ("**Sukuk Wakalah**") under the Islamic medium term notes programme with the programme limit of up to Ringgit Malaysia Seven Hundred and Fifty Million (RM750,000,000.00) in nominal value under the Shariah principle of Wakalah Bi Al-Istithmar ("**Sukuk Wakalah Programme**") by **LBS BINA GROUP BERHAD** (Registration No. 200001015875 (518482-H)) ("**Issuer**").

This Pricing Supplement is to be read in conjunction with the terms and conditions of the Sukuk Wakalah ("**Conditions**") set out in the trust deed dated 9 January 2024 made between the Issuer and **MALAYSIAN TRUSTEES BERHAD** (Registration No. 197501000080 (21666-V)) as the trustee ("**Sukuk Trustee**"), which is made a part hereof as if set forth herein and all documents incorporated by reference therein (collectively, the "**Trust Deed**"). Unless otherwise defined in this Pricing Supplement, capitalised terms used herein have the same meaning as the words and expressions defined in the Conditions (as set out in Schedule 3 (*Terms and Conditions of the Sukuk Wakalah*) of the Trust Deed).

The establishment of the Sukuk Wakalah Programme and the issuance of the Sukuk Wakalah under the Sukuk Wakalah Programme has been duly authorised by a circular resolution of the Board of Directors' of the Issuer dated 3 October 2023.

The Issuer has authorised **HSBC AMANAH MALAYSIA BERHAD** (Registration No. 200801006421 (807705-X)); **RHB INVESTMENT BANK BERHAD** (Registration No. 197401002639 (19663-P)); and **MAYBANK INVESTMENT BANK BERHAD** (Registration No. 197301002412 (15938-H)) ("**Joint Lead Managers**" and each a "**Joint Lead Manager**") to circulate or distribute this Pricing Supplement on its behalf in respect of or in connection with the proposed offer or invitation to subscribe for and issue of the Sukuk Wakalah to prospective investors who fall within the ambit of the Selling Restrictions for the purpose of the offer for subscription and issue of the Sukuk Wakalah described herein pursuant to the Sukuk Wakalah Programme and that no further evidence of authorisation is required.

This Pricing Supplement is for information purposes only and does not constitute, and may not be used for the purposes of, an offer or solicitation by anyone in any jurisdiction.

This Pricing Supplement and its contents are strictly confidential and are made strictly on the basis that the recipient shall ensure that they will remain confidential. Accordingly, this Pricing Supplement and its contents, or any information, which is made available in connection with any further enquiries, must be held in complete confidence.



This Pricing Supplement is sent to selected persons who fall within the ambit of the Selling Restrictions. Any person who receives this Pricing Supplement who does not fall within the ambit of the Selling Restrictions must immediately notify the Joint Lead Managers and return this Pricing Supplement to the Joint Lead Managers or the Issuer.

The recipient must return this Pricing Supplement and any other information in connection therewith to the Joint Lead Managers promptly upon the relevant Joint Lead Managers' request.

***THE DISTRIBUTION OF THIS PRICING SUPPLEMENT AND THE OFFERING OR ISSUANCE OF THE SUKUK WAKALAH IS SUBJECT TO THE SELLING RESTRICTIONS. PERSONS INTO WHOSE POSSESSION THIS PRICING SUPPLEMENT COMES INTO ARE REQUIRED BY THE ISSUER, THE JOINT LEAD ARRANGERS AND THE JOINT LEAD MANAGERS TO INFORM THEMSELVES ABOUT AND TO OBSERVE SUCH RESTRICTION. FOR A DESCRIPTION OF CERTAIN RESTRICTIONS ON OFFERS AND ISSUANCE OF THE SUKUK WAKALAH AND ON DISTRIBUTION OF THIS PRICING SUPPLEMENT, SEE "SELLING RESTRICTIONS" IN THE TRUST DEED.**

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Specific Final Terms

The following items under this heading "Specific Final Terms" are the particular terms in relation to the Sukuk Wakalah to which this Pricing Supplement relate. In case of any conflict between such terms and the terms and conditions set forth in the Trust Deed, the terms set forth in this Pricing Supplement shall govern.

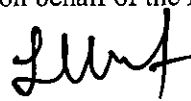
1.	Issuer	:	LBS BINA GROUP BERHAD
2.	Format of Sukuk	:	ASEAN Social SRI Sukuk Wakalah
3.	Tranche	:	2
4.	Series No.	:	1
5.	Nominal Value	:	RM400,000,000.00
6.	Issue Price	:	RM400,000,000.00
7.	Issue Date	:	24 January 2025
8.	Tenure	:	7 years
9.	Scheduled Dissolution Date	:	23 January 2032
10.	Mode of Issuance	:	Book Building
11.	Purpose of utilisation of Sukuk Proceeds	:	The proceeds raised from the ASEAN Social SRI Sukuk Wakalah shall be allocated by the Issuer for affordable housing in line with the criteria as set out in LBS Sustainability Financing Framework and the applicable Sustainability Guidelines / Framework which includes refinancing of existing financing/borrowings of the Issuer and/or its subsidiaries.
12.	Periodic Distribution Rate	:	4.81%
13.	Periodic Distribution Period	:	Semi-annual
14.	Security	:	Unsecured
15.	Credit Rating	:	AA- <i>IS</i> (Stable) by MARC Ratings Berhad
16.	Other terms or special conditions	:	Nil

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RESPONSIBILITY

The Issuer, having made all enquiries as were reasonable, confirms that the information contained in this Pricing Supplement is in accordance with the facts and is not false and is not misleading in any material respect and accepts responsibility for all information contained in this Pricing Supplement.

The Issuer confirms that where information has been sourced or extracted from third parties, the Issuer confirms that to the best of its knowledge and belief, and as far as it is able to ascertain from such information, no facts have been omitted which would render the reproduced information inaccurate or misleading.

Signed on behalf of the Issuer:

By: _____
Duly authorised signatory
Name: LIM KIM KIAT
Designation: DEPUTY CEO

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