



Topping Off Ceremony marks a significant milestone for our collaboration project, LSH33

- A BEST Collaboration between Besteel Engtech Sdn. Bhd. and LSH BEST Builders Sdn. Bhd., a wholly-owned subsidiary of Lim Seong Hai Capital Berhad

KUALA LUMPUR, [9 October 2023] – Lim Seong Hai Capital Berhad (“LSH Capital” or the “Company” or “Group”) marked a milestone achievement by successfully hosting a “Topping Off” ceremony at Laman Seri Harmoni (“**LSH33**”).

Besteel Engtech Sdn. Bhd. (“**Besteel Engtech**”) is one of the first developers to sign the BEST Strategic Collaboration Agreement with LSH BEST Builders Sdn. Bhd., a wholly-owned subsidiary of LSH Capital, which provides construction-related services and solutions to its clients using Blue Ocean Strategy; Enhancement Solutions for Finance; Sustainability, Made Affordable; and Transformation and Innovation (“**BEST Collaboration**”).

The BEST Collaboration with Besteel Engtech has resulted in the development of LSH33, a mixed development comprises of four components: 1 block of 300 Perumahan Penjawat Awam Malaysia (PPAM) units; 1 block of 300 Residensi Wilayah (RUMAWIP) units; 1 block of 300 Condominium units; and 4 levels of retail space with a net lettable area of 103,000 square feet. The Gross Development Value (GDV) of the development is at RM370mil.

“LSH33 is a successful example of the BEST Collaboration Framework, where we can assist property developers in fully unlocking the value of their lands. As a development that was launched in December 2020, at a time where Malaysians are still coming to terms with Covid-19 and Movement Control Orders (MCOs), LSH Capital has worked hand in hand with Besteel Engtech in all aspects of the project development, including providing construction advise and solutions, as well as providing sales and marketing and financial solutions for the development. As a result of our BEST Collaboration, the construction of LSH33 is on track for delivery and has achieved remarkable sales where 95% of the 900 residential units have been taken up, including 100% sales achieved for PPAM and RUMAWIP products” said Tan Sri Datuk Seri Lim Keng Cheng in a statement.

“LSH Capital has also introduced Industrialised Building Systems (IBS) for the development which allowed LSH33 to catch up on its work program that was initially delayed by the several MCOs that were introduced from 2020 to 2021. We are confident to have physical completion of the development in early 2024, and subject to the authorities’ approval we anticipate to welcome purchasers to their new homes in Q2 2024”.

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LSH33 is well within reach of major townships at the north of Kuala Lumpur, a short driving distance away from KLCC as well as local roads such as Jalan Pahang, Jalan Genting Klang, Jalan Gombak, Jalan Sentul, Jalan Ipoh, Middle Ring Road 2 (MRR2) and DUKE-Phase 2. It is also within walking distance from the neighbourhood of Taman Pelangi and prominent high-rise developments such as SkyAwani Residence, Maxim Citilights, Sentul Point, Sentul Village, M Centura and M Arisa.

Tan Sri Datuk Seri Lim Keng Cheng expressed his gratitude and appreciation to all involved in the LSH33 Project, including consultants, subcontractors, agencies, banks and media representatives. He is optimistic that similar project concepts will be developed in the future so that the Group can offer a broader range of products and is committed to align with the Government's vision to empower middle and low-income groups with more home ownership opportunities. The Group supports the creation of affordable and inclusive communities through visionary development strategies, as evidenced by the remarkable success of the RUMAWIP and PPAM projects such as LSH33 and LSH Segar.

The next development under the Group, LSH Segar is located in Cheras, Kuala Lumpur and consist of: -

- (a) 1 block of 26 storeys with a total of 440 units RUMAWIP/ Residensi Wilayah, 7 storeys podium with car parking bays including portion of facilities, main lobby and mechanical and electrical control rooms and 1 storey of facility deck; and
- (b) 1 block of 28 storeys with a total of 420 units known as Luxury Sky Homes, 1 storey with a total of 7 units known as Luxury Sky Semi-D units, 1 storey with a total of 8 units known as Luxury Sky Bungalow, 1 storey of facility deck and 8 levels of podium with car parking bays including a portion of facilities, main lobby and M&E control rooms.

With the Group's commitment to aligning the Government's vision, the Chairman hopes that the Group and the Government are transforming lives and cultivating a brighter future for everyone.

End

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For further media enquires please contact:

Ahmad Nasir Bin Mohd Said
Tel: + 6012 334 8606
Email: nasir@limseonghai.com

Ryan Chan
Tel: + 6012 643 7715
Email: ryanchan@limseonghai.com

About Lim Seong Hai Capital Berhad

Lim Seong Hai Capital Berhad ("**LSH Capital**") was incorporated in Malaysia on 11 November 2020 under the Companies Act 2016 as a private limited company under the name Lim Seong Hai Capital Sdn Bhd. On 21 May 2021, we were converted into a public company limited by shares and adopted our present name, Lim Seong Hai Capital Berhad. LSH Capital was listed on the LEAP Market of Bursa Malaysia Securities Berhad on 30 July 2021.

We are an investment holding company and through our subsidiaries, namely LSH BEST Builders Sdn Bhd, Astana Setia Sdn Bhd, Lim Seong Hai Lighting Sdn Bhd, Knight Auto Sdn Bhd and Lim Seong Hai Ventures Sdn Bhd, we are principally engaged in the business of construction and construction-related services & solutions, provision of building materials, lighting products and related mechanical & electrical ("**M&E**") products and services, hardware and tools, and rental of machinery and property development. The experience and expertise of LSH Capital promoters and directors in the fields of construction, engineering, property development, accounting and finance and M&E has positioned LSH Capital to be one of the preferred construction services and solution provider in line with our BEST Collaboration Framework.

Forward-Looking Statements

The statement included in this press release, other than statements of historical facts, are forward-looking statements. Forward-looking statement generally can be identified by the use of forward-looking terminology such as "may," "will," "expect," "intend," "estimate," "anticipate," "plan," "seek," or "believe." These forward-looking statements, which are subject to risks, uncertainties, and assumptions, may include projections of our future financial performance based on our growth strategies and anticipated trends in our business. These statements are only predictions based on our current expectations about future event. There are important factors that could cause our actual results, level of activity, performance, or achievements to differ materially from the results, level of activity, performance or achievements expressed or implied by the forward-looking statement, including, but not limited to our ability to win additional business. Although we believe the expectations reflected in the forward- looking statements are reasonable, we cannot guarantee future result, level of activity, performance, or achievements. You should not rely upon forward- looking statements as predictions of future events. These forward-looking statements apply only as of the date of this press release; as such, they should not be unduly relied upon as circumstances change. Except as required by law, we are not obligated, and we undertake no obligation, to release publicly any revisions to these forward-looking statements that might reflect events or circumstances occurring after the date of this release or those that might reflect the occurrence of unanticipated events.

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Caption: Tan Sri Lim Keng Cheng (fifth from right) and Datuk Lim Keng Guan (fourth from left) officiating the topping off ceremony of LSH33