

EXCELLENCE THROUGH SUSTAINABILITY



LBS believes sustainability has its roots in the values and attitudes toward how people are viewed and the environment in which the company is shaping for the next generation. Hence as highly responsible corporate citizens, LBS is keyed into sustainability and continues to embrace measures at various levels that will generate positive impact on society and environment.

Sectors within the purview includes materials we use to build, corporate governance, economic value generated and distributed, environmental compliance, energy efficiency, occupational health and safety, training and education, customer health and safety, local community, and CSR initiatives.

With reporting based on Global Reporting Initiative (GRI) standards, the Group has performed above expectations for the past year. The ultimate aim is for sustainability to become the business norm, beyond compliance and reporting. To this end, the Group is committed to include sustainability in policies and practices, making it a vital part of LBS DNA.



Kita @ Cybersouth by LBS

Sustainability Report

GRI 102-46, 102-50, 102-51, 102-52, 102-53

“Our success is built on a foundation of perseverance, commitment, foresight and a clear vision.”

ABOUT THIS REPORT

Since LBS Bina Group Berhad was founded by Dato’ Lim Bock Seng in 1961, we have been driven by our clear vision that rests on a foundation of perseverance, commitment and foresight. As a property developer, we have been dedicated to providing a diverse array of property projects that highlight our understanding of the market and the population we serve. Our success has largely been attributed to being a part of the solution in increasing the supply of affordable housing in the Malaysian property market. At LBS, we firmly believe that every Malaysian should have access to a well-designed, comfortable and safe space that they can call home.

Beyond striving to deliver positive socioeconomic change, we are determined to ensure that our business effect on the environment is managed responsibly and thoughtfully. One of the key ways we gauge our economic, environmental and social (EES) impact is through sustainability reporting.

Our sustainability reporting journey began in 2016, with our previous reports providing an opportunity for our company to better attune itself to the reporting process. In 2017, we established our Sustainability Committee to govern our sustainability initiatives as well as develop our long-term sustainability goals.

As a property developer, we understand the importance of undertaking sustainability initiatives in our business practices. Without compromising the quality and integrity of our work, we intend to continue exploring new and effective ways to adopt sustainability into our daily operations.

This year, LBS Bina Group Berhad is proud to present our third Sustainability Report, which showcases our commitment to economic, environmental, and social matters that are material to our organisation.

OUR REPORTING APPROACH

This report has been prepared with reference to the latest Global Reporting Initiative (GRI) Standards.

It follows the GRI Standards Reporting Principles for defining reporting content, which include:

- Stakeholder Inclusiveness: capturing our stakeholder’s expectations and concerns;
- Sustainability Context: presenting our performance in the wider context of sustainability;
- Materiality: identifying and prioritising the key sustainability issues that our Group encounters;
- Completeness: reporting all sustainability topics that are relevant to our Group and influence our stakeholders

The Material references included in this report are as stated below:

- GRI 102 Governance 2016
- GRI 201 Economic Performance 2016
- GRI 302 Energy 2016
- GRI 307 Environmental Compliance 2016
- GRI 403 Occupational Health and Safety 2016
- GRI 404 Training and Education 2016
- GRI 413 Local Communities 2016
- GRI 416 Customer Health and Safety 2016

Tan Sri Lim Hock San.
LBS Group Managing Director



For more information on the Materiality Disclosures, please refer to the Materiality Matrix on page 116.

SCOPE AND BOUNDARIES

This report identifies the sustainability practices and progress of LBS Bina Group Berhad (LBS), which includes the property development division, LBS Bina Holdings Sdn Bhd’s Head Office as well as our construction division, MGB Bhd’s Head Office and the construction sites in Malaysia where MGB is the main contractor. The data from LBS Bina Group’s China-based subsidiaries are excluded from this report due to differing statutory requirements.



FEEDBACK

We welcome your views, comments or feedback, which may be directed to:

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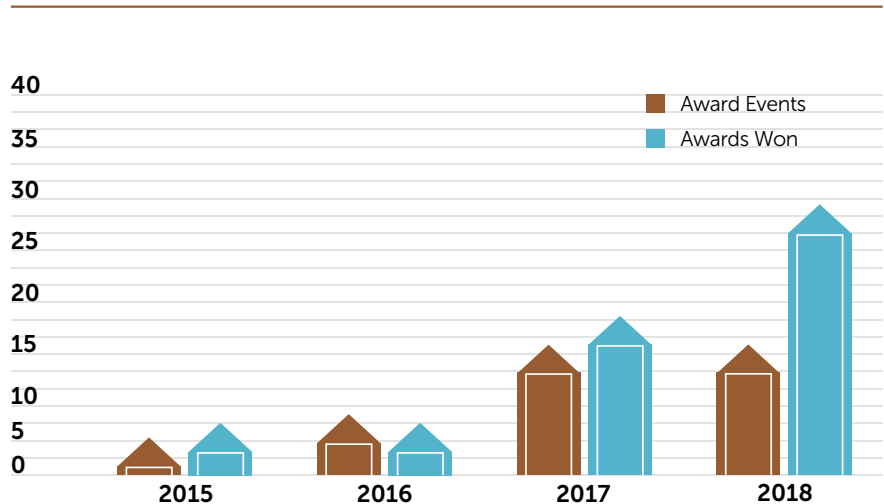
Sustainability Report (Cont'd)

The reporting period is from 1 January 2018 to 31 December 2018, unless otherwise stated, and we are determined to publish our sustainability performance and progress annually.

AWARDS & RECOGNITION

LBS has a strong track record of awards for the work that we have done in the property, construction, and Corporate Social Responsibility (CSR) sectors. Over the years, we have received many awards, mostly related to the properties we have developed, with some awards related to our sustainable efforts. The record of awards received by LBS can be noted in Figure 1.

FIGURE 1: LBS GROWTH IN AWARDS & RECOGNITION



In 2018, we were awarded a total of 30 awards from 14 award events. Among the most notable awards received in relation to environmental, social and governance (ESG) areas were:

FIGURE 2: LBS NOTABLE AWARDS RECEIVED IN 2018



STAR PROPERTY AWARDS 2018
The Neighbourhood Award: Honours The Long Life Award (Best Health and Wellness Facilities Development: Merit for BSP 21



PROPERTY GURU ASIA PROPERTY AWARDS (MALAYSIA) 2018
Special Recognition: CSR Special Recognition: Sustainable Development



PROPERTY INSIGHT PRESTIGIOUS DEVELOPER AWARDS 2018
Best Affordable Housing Developer



MALAYSIA PROPERTY AWARD 2018 (FIABCI MALAYSIA)
'Property Man' Award for Group MD: Tan Sri Lim Hock San



CSR MALAYSIA AWARDS 2018
Listed Property Developer Category: Company of the Year For Championing Welfare and Charity Initiatives

Sustainability Report (Cont'd)

GRI 102-14

SUSTAINABILITY COMMITTEE CHAIRPERSON'S MESSAGE

On behalf of the Sustainability Committee of LBS, I am proud to present our third Sustainability Report. The Sustainability Committee's experience over the past year on our sustainability journey has not been without its challenges, however, it has been an exciting and fulfilling one. We are proud of the progress we have made this year, and I would like to present some key highlights in the following sections.



GOVERNANCE

Speaking from a Governance standpoint, the Sustainability Committee has been actively steering and implementing sustainability initiatives throughout our Group of companies. We have also been tracking and monitoring the material matters that have been identified by our stakeholders in the previous year, in an effort to ensure high quality, readily available and comparable data for us to analyse. Our appetite with regard to sustainable initiatives have increased and we are ready to move forward and set more ambitious targets that align with the vision of the LBS Board of Directors.

for the comparable measurements of our impact to be monitored in the long-run. The fund distribution mechanism also guarantees that each pillar receives an optimal amount of funding, based on factors that are not only internally important to LBS, but taking into account socially important agenda such as community health and well-being throughout our wider population.

ENVIRONMENT

As construction activities are energy intensive, we are striving to adopt strong sustainable stewardship initiatives that will pave the way towards mitigating harm to the environment and climate change risks as a result of our business practices. In order to increase the efficiency of our construction process and reduce energy emissions, LBS is employing the use of Industrialised Building System (IBS) throughout a large portion of our projects. The use of IBS decreases construction cost and time, as well as material wastage on-site, which provide a mutually beneficial system for our business as well as the environment.

SOCIETY

The LBS Foundation was established in June 2015, and over the past year we have formalised the structure of our fund distribution mechanism, which integrates the four pillars of the foundation – health, education, environment and community. Utilising the pillars as a roadmap for fund dissemination provides a platform to track, measure and monitor the use of our manpower and financial investment towards charitable activities and events. This is encouraged in order



LBS signed an MOU with the Kuala Selangor District Council (MDKS), and pledged to contribute RM3 million to support initiatives intended to improve the quality of life and well-being of residents living in Kampung Kuantan.

DATO' LIM MOOI PANG
LBS Sustainability
Committee Chairperson
28 February 2019



INCLUSIVITY

As developers with strong local roots, we understand the struggles faced by the average Malaysian and we are proud to be an effective and prolific provider of affordable housing over the past two decades. With the rising cost of living, ensuring that we create high-quality yet affordable housing is a key initiative to ensure an inclusive society. LBS understands the security a home can provide for a family, and we take pride in delivering a holistic 'shared-values' approach towards our business.

SUMMARY

At LBS, we look forward to continuing our sustainability journey and we remain realistic about the long-term

commitment it will require. Recently, LBS signed an MOU with the Kuala Selangor District Council (MDKS), and pledged to contribute RM 3 million to support initiatives intended to improve the quality of life and well-being of residents living in Kampung Kuantan.

We continue to receive recognition for our projects completed in 2018, including clinching the "All-Star Awards – Top Ranked Developers for the Year"; Readers' Choice Award, which was presented by the StarProperty.my Awards 2019 on 6 March 2019. In addition, LBS was awarded the Best Developer 2018/2019, Best CSR Award 2019, Best Affordable Housing Development (Kita@CyberSouth), Best Township Development (LBS Alam Perdana), Best Family Living Development (BSP 21) and the

noteworthy Lifetime Achievement Award presented to our Group Managing Director, Tan Sri Lim Hock San at the Des Prix Infinitus Asean Property Awards Malaysia held on 15 March 2019.

From a Governance perspective, we understand our responsibility as the Sustainability Committee, and as we learn about the impact our organisation can create through the sustainability reporting process, we remain dedicated to working hard to devise and implement new sustainability initiatives that can transform communities. Moving forward, we aim to set higher standards for continued disclosures, while preparing our organisation for additional disclosures that become material over time.






























Sustainability Report (Cont'd)

GRI 102-40, 102-42, 102-43, 102-44

STAKEHOLDER ENGAGEMENT

LBS places stakeholder value creation amongst the key areas of focus for our business. This year, we continue to engage with the listed seven major categories of stakeholders in Table 1. We proactively communicate with our diverse stakeholders through various platforms to understand their sustainability concerns that could adversely impact or benefit our business. We take serious measures to ensure our business remains relevant and responsive to stakeholders concerns. This data is also given due consideration during the stakeholder engagement workshop that grades the materiality of topics for LBS.



| STAKEHOLDER GROUP | MODE OF ENGAGEMENT | FREQUENCY OF ENGAGEMENT | CONCERNS RAISED |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Shareholders / Investors | <ul style="list-style-type: none">  Annual General Meeting  Annual Report  Quarterly Financial Report  Analyst Briefing  Extraordinary General Meeting  Regular Shareholder Communication  Announcement on Bursa Malaysia and Corporate Website | <ul style="list-style-type: none">  Annually  Annually  Quarterly  As and when needed  As and when needed  Monthly, one-to-one and group  As and when needed | <ul style="list-style-type: none">  Economic Performance  Corporate Governance |
| Employees | <ul style="list-style-type: none">  Annual Performance Appraisal  Briefings and Trainings  Event, Celebrations and Sporting Activities  Management, Operational and Committee Meetings  Town-hall Meetings | <ul style="list-style-type: none">  Annually  Periodic  Weekly and Periodic  Weekly and Periodic  Half-yearly | <ul style="list-style-type: none">  Career Progression  Fair Benefits  Occupational Health & Safety |

Sustainability Report (Cont'd)

| | | | |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Customers | <ul style="list-style-type: none"> Feedback Channels such as Emails, Phone Calls and Hotlines Website and Social Media Product Launches and Roadshows Marketing and Promotional Programmes and Events | <ul style="list-style-type: none"> As and when needed As and when needed As and when needed As and when needed | <ul style="list-style-type: none"> Product Delivery Customer Privacy Customer Health & Safety |
| Government / Regulators | <ul style="list-style-type: none"> Income Tax Filing Annual Return Official Meetings and Visits Industry Events and Seminars | <ul style="list-style-type: none"> Annually Annually As and when needed As and when needed | <ul style="list-style-type: none"> Regulatory Compliance |
| Suppliers / Contractors | <ul style="list-style-type: none"> Product Launches and Roadshows Meetings and Site Visits Supplier Assessment System Briefings and Trainings | <ul style="list-style-type: none"> As and when needed As and when needed As and when needed As and when needed | <ul style="list-style-type: none"> Business Integrity Ethical Procurement |
| Local Communities | <ul style="list-style-type: none"> Community Outreach and Development Programmes Strategic Partnerships Charitable Contributions Website and Social Media | <ul style="list-style-type: none"> Periodic Upon Mutual Agreement As and when needed As and when needed | <ul style="list-style-type: none"> Community Outreach |
| Media | <ul style="list-style-type: none"> Press Releases Site Visits Interviews Events Website and Social Media | <ul style="list-style-type: none"> As and when needed As and when needed As and when needed As and when needed As and when needed | <ul style="list-style-type: none"> Regulatory Compliance Customer Health & Safety |

Table 1: LBS Stakeholder List and Engagement Modes

Sustainability Report (Cont'd)

GRI 102-47

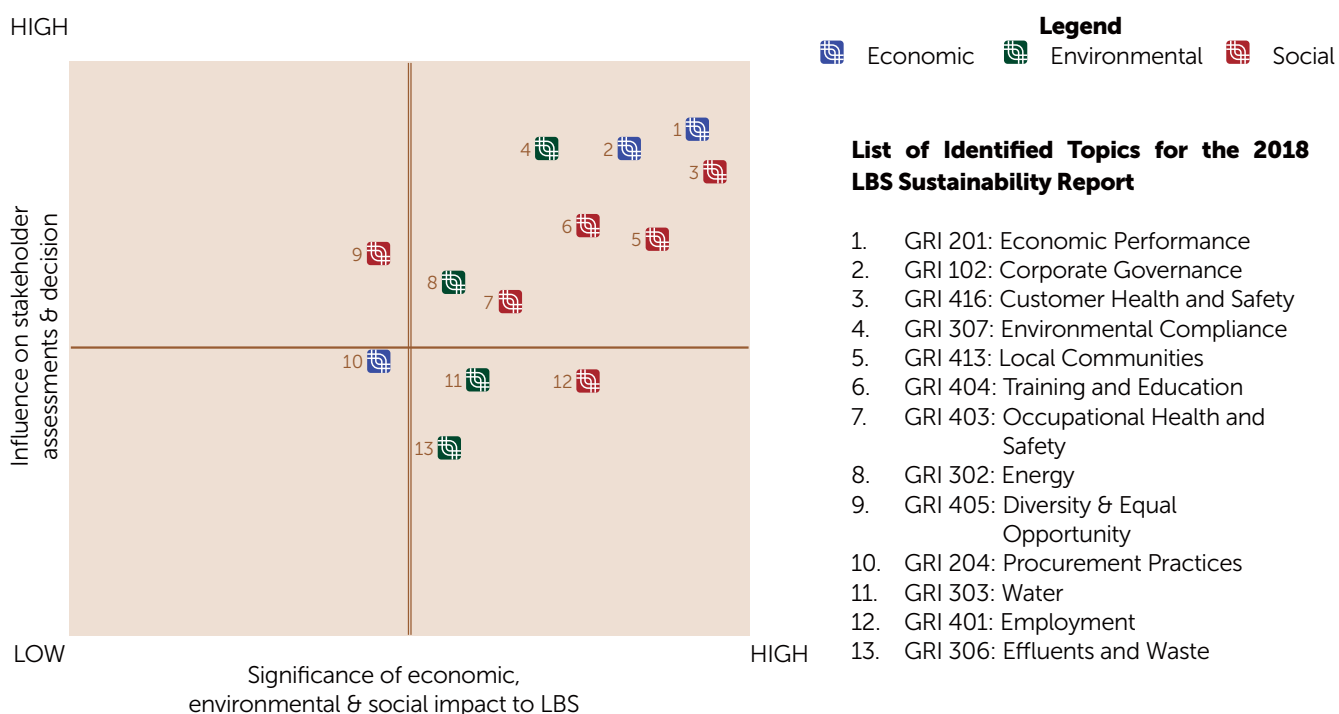
MATERIALITY MATRIX

To ensure we are able to effectively identify sustainability topics material to LBS, a materiality assessment was conducted through a stakeholder engagement workshop. During this workshop, a review of 2017's materiality matrix and reported disclosures were conducted prior to the voting of 2018's materiality topics.

The matrix in Figure 3 represents the outcome of our materiality assessment. Topics have been ranked on a scale of low-to-high for the economic, environmental, and social (EES) impact on business, and the weight of importance placed by our stakeholders.



FIGURE 3: POSITIONING OF MATERIALITY TOPICS FOR LBS



Of the selected topics, five of the eight identified were reported in the last year's sustainability report - with Customer Health and Safety shifting its disclosure focus due to the transition from GRI G4-Guidelines to GRI Standards. This year, we will not be reporting Water as our construction division, MGB Berhad and its sustainability report discusses this topic at length. Two additional topics, Corporate Governance and Local Communities were selected to better reflect LBS commitment and focus on integrity and socioeconomic issues.

The following pages will provide the detailed management approach employed by LBS on managing our carefully chosen sustainability topics along with the relevant performance data.

Sustainability Report (Cont'd)

GRI 102-18 TO GRI 102-37

CORPORATE & SUSTAINABILITY GOVERNANCE

“Today, more people are aware of their carbon footprint and we see many people making an effort to reduce its impact on the environment. As a responsible corporate citizen, sustainability is an important element we consider in our projects and processes. This means we work hard to incorporate practicality in our designs, to maximise natural lighting and ventilation in homes; increasingly making an effort to observe energy efficient practices. We also source for sustainable building materials.”

LBS Group Managing Director, Tan Sri Lim Hock San.



THE IMPORTANCE OF ROBUST SUSTAINABLE GOVERNANCE

Establishing good governance in a company is key to ensuring the success of its business, and provides a framework for structured decision-making processes to occur. Through this, the Board of Directors and employees can better understand the most practical and proactive steps to take towards achieving good economic, environmental and societal (EES) outcomes for our business.

It is through sustainable governance that alignment with the national EES agenda can also be addressed. The Malaysian Government is a signatory of the United Nation's (UN) 2030 Agenda for Sustainable Development as well as the UN Framework Convention on Climate Change (UNFCCC) Paris Agreement.

At the national level, policies and programmes have been developed to assist with the implementation of sustainable business practices in the built environment sector. Some examples include tax exemption incentives to build certified green developments, renewable energy feed-in tariffs for property owners, and the encouragement of construction efficiency through the Construction Industry Transformation Programme (CITP) for industry players. Our nation's global commitments require the cooperation of the government, businesses and the general public in order to ensure that targets pertaining to EES matters are achieved.

At LBS, we understand the importance that committed leadership provides in setting the framework for incorporating sustainability into our business practices, which has led us to select this Governance disclosure.

Sustainability Report
(Cont'd)



LBS has a clear corporate governance structure and robust policies to ensure that the company has

- ☆ good
- ☆ fair
- ☆ balanced governance

MANAGING RESPONSIBLE GOVERNANCE

From an organisational perspective, LBS has a clear corporate governance structure and robust policies to ensure that the company has good, fair and balanced governance. Through the Board Charter, the roles of the Board of Directors, Board Committees and management are clearly demarcated, while the Code of Conduct and Business Ethics provide guiding principles for all directors and employees to ensure good business conduct is maintained. The Board's effectiveness is evaluated on an annual basis by the Nomination and Remuneration Committee in order to ensure good governance is practiced.

At LBS, our Corporate Governance Charter has been established to ensure compliance with Malaysian Code of Corporate Governance, Bursa's Listing Requirements as well as the Securities Commission Act and all other applicable laws. From a sustainability point of view, LBS publishes its sustainability report annually in accordance with the Amendments to Bursa Malaysia Main Market Listing Requirements in 2015.

To ensure that our directors, as well as our employees, have the required knowledge to act effectively, they are encouraged to attend governance and sustainability-related training and seminars to keep abreast of the latest regulatory changes, as well as stay updated on industry trends and advancements. In addition, LBS directors and employees organise and participate in events with the local Non-Governmental Organisations (NGOs) to increase familiarity with environmental and social concerns in our local communities.

To champion LBS' sustainability initiatives, our Sustainability Committee was established in 2017. We believe the sustainability journey is a long and continuous one, and we intend to steer our company's activities towards having a more positive impact on the economy, environment, and society where we conduct our business.



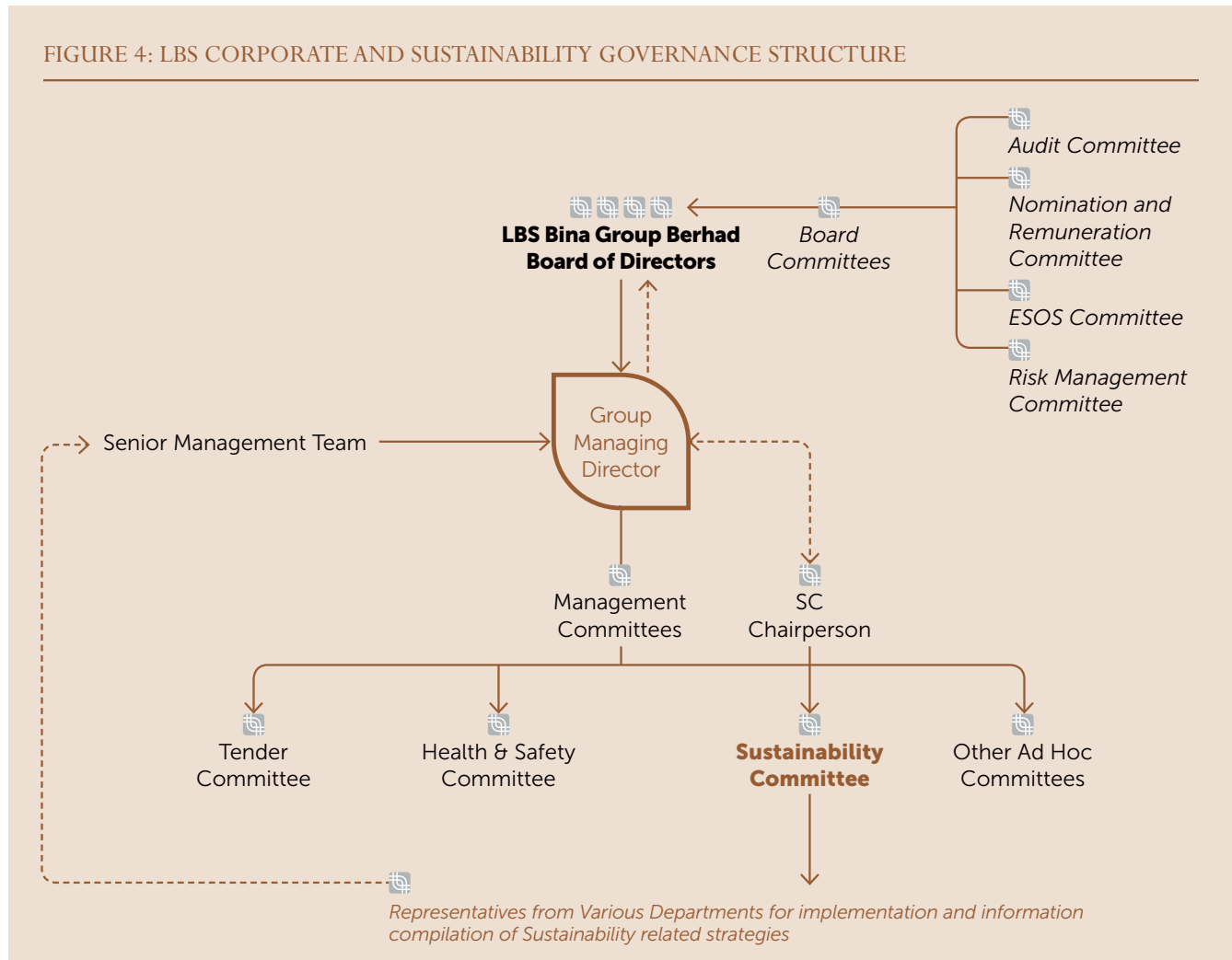
LBS directors and employees organise and participate in events with the local Non-Governmental Organisations (NGOs) to increase familiarity with environmental and social concerns in our local communities



Sustainability Report (Cont'd)

OUR SUSTAINABILITY GOVERNANCE AT LBS

FIGURE 4: LBS CORPORATE AND SUSTAINABILITY GOVERNANCE STRUCTURE



The Sustainability Committee (SC) champions and governs all environmental and social initiatives across our organisation, and are responsible for revising and formulating our sustainability strategy as well as to communicate with the Heads of Department on implementing these initiatives.

The SC comprises representatives from different departments and is appointed by the Group Managing Director (MD) with the advice of the SC Chairperson, who is also appointed by the Group MD. Figure 4 highlights the Corporate

and Sustainability Governance Structure of LBS and presents the communication flow of the SC with the board, the management and the company as a whole. Through the SC Chairperson, who is an Executive Director and Board Member, the SC has representation at board meetings, ensuring that sustainability-related matters are addressed at the highest level of decision-making.

The review of EES policies and related matters occurs every six months, based on the findings of the SC, with the exception of any urgent or critical

matters. The SC has been meeting on an ad hoc basis, averaging twice a year since it was established in 2017. Moving forward, there are targets to hold half-yearly meetings to monitor and track our sustainability initiatives, to strengthen the quality of our data and help us better navigate our sustainability journey.

For further details on Corporate Governance, please refer to page 142 of the Annual Report.

Sustainability Report (Cont'd)

GRI 103-1, 103-2, 103-3, 201-1



DIRECT ECONOMIC VALUE GENERATED AND DISTRIBUTED

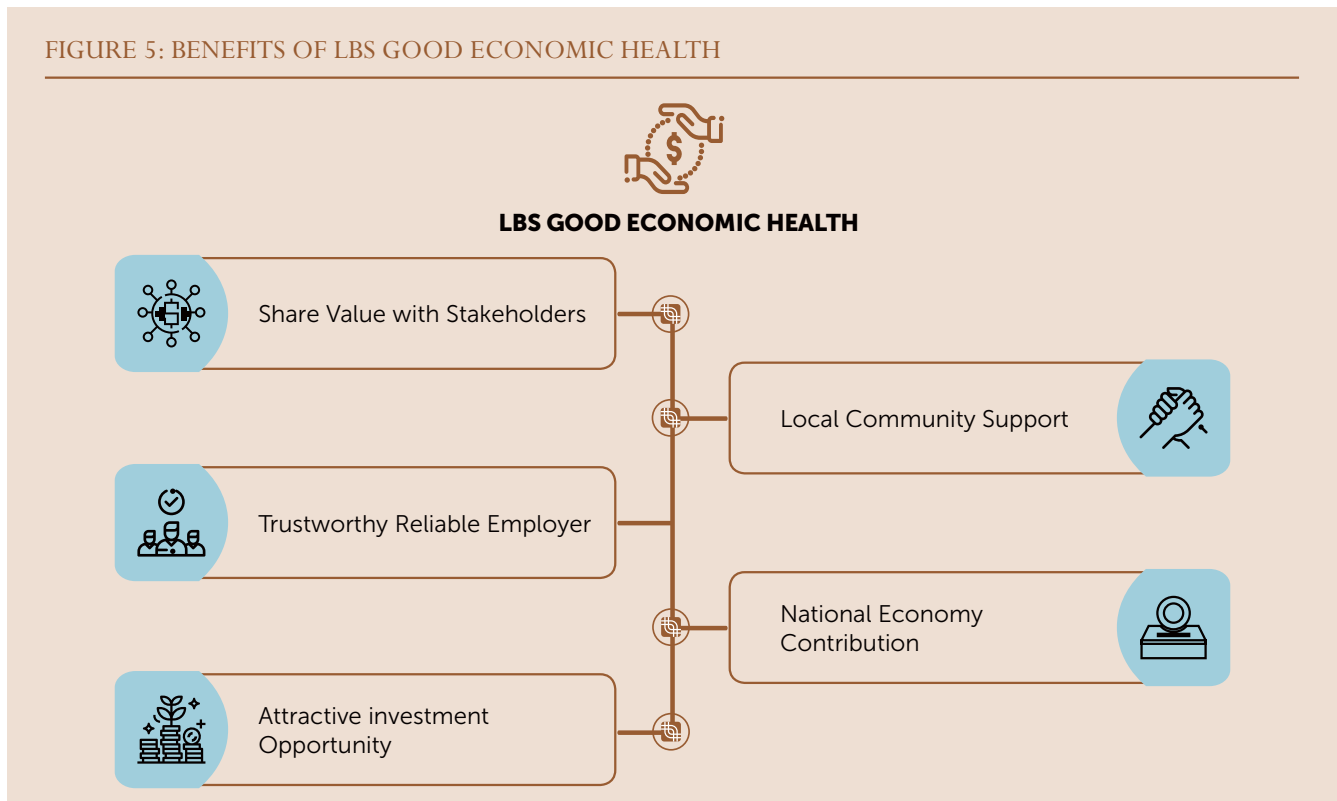
Why It Matters?

Financial stability and long-term profitability ensure that LBS maintains its position as a reliable and value-adding partner for all our stakeholders. As a property developer, maintaining our market leadership in the industry is crucial to our reputation, which is an important factor for attracting and maintaining the trust we have built with our stakeholders since inception.

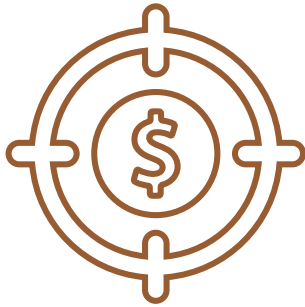


At LBS, the value we create through economic performance flows toward our direct stakeholders, such as employees, vendors, investors, and regulators, as well as the indirect stakeholders, such as the local community, the government, and the overall national economy. The impacts of LBS good economic health can be seen in Figure 5.

FIGURE 5: BENEFITS OF LBS GOOD ECONOMIC HEALTH



Sustainability Report (Cont'd)



We strive to increase our sales performance on an annual basis, and for the year 2018, a target of

**RM
1,800,000,000**
was set

HOW WE APPROACH IT

The financial performance of LBS is managed by our Group Managing Director, Finance Director and the Board of Directors, and our revenue comes through our sales department, who have specific sales targets.

We strive to increase our sales performance on an annual basis, and for the year 2018, a target of RM 1,800,000,000 was set. An additional component of managing our economic performance lies in the efficiency and quality of product delivery. We aim to deliver our well-built homes on time to achieve our sales target from year-to-year. We do not compromise on the quality of our products and work hard toward ensuring that no defect liability or delay charges occur for any of our projects.

LBS recognises that evaluating our economic impact, risk, and opportunities from our investments are vital to achieving favourable economic outcomes. We continuously strive to explore new strategies to maximise our investment in land banks and human resources as well as our Industrialised Building System (IBS) factories in Ijok and Nilai. Our economic performance is monitored through quarterly evaluations by our management. Our financial performance is reviewed by external auditors, and internal auditors are engaged to optimise the operational performance of our organisation, which contributes to our increased economic performance.

OUR PERFORMANCE DATA

Figure 6 shows the total Economic Value Distributed by LBS within our organisation in 2018, which was close to RM 690,000,000. Of this, 59%, or around RM 400,000,000 was retained by the Group, while a total of 35% or almost RM 240,000,000 has been reinvested for Business Operations, including operating and finance costs, employee salaries and benefits as well as corporate taxes. Dividends came up to 6% or slightly above RM 40,000,000, while Community Investment was approximately around 0.1% or RM 1,000,000. We have provided the total Economic Value Generated by our Group within the Financial Statement section of the Annual Report, which can be found on page 178.

FIGURE 6: ECONOMIC PERFORMANCE IN 2018



Sustainability Report (Cont'd)

GRI 103-1, 103-2, 103-3, 307-1



ENVIRONMENTAL COMPLIANCE

Why It Matters?

Promoting sustainable development is an integral part of our business. We stand by our responsibility in providing measures to ensure health and safety protection for our homebuyers as well as local communities from potential environmental hazards. This means we constantly evaluate our practices against all applicable statutory requirements pertaining to environmental requirements throughout the full cycle of our property development and construction projects. Moreover, we are continuing to explore new ways of achieving a balance between our business activities with the environmental impact in our day-to-day operations.



HOW WE APPROACH IT?

We consistently integrate environmental considerations into the planning and preparation of our property development projects. An Environmental Impact Assessment (EIA) will be conducted prior to the commencement of any site work and an Environmental Management Plan (EMP) will be prepared as and when required by local authorities. This is supplemented by effective stakeholder engagement via focus group discussions and interviews with government agencies and local

communities to understand the statutory requirements as well as opinions from local communities who are identified to potentially benefit and be impacted by our property development projects.

To ensure our construction division MGB Berhad (MGB) takes extra care towards environmental concerns, MGB has succeeded in aligning its robust environmental management system to the international standard

ISO14001:2015. MGB also expanded its reach to require contractors at all MGB's project sites to adhere to their environmental requirements under the supervision of MGB's Health, Safety and Environmental (HSE) officers and HSE Committee. To understand more on MGB's approach towards environmental compliance, kindly refer to MGB's latest Annual Report.

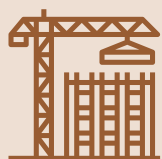




OUR PERFORMANCE

In 2018, the Group recorded a remarkable achievement attaining zero cases of significant fines and non-monetary sanctions for environmental non-compliance from government authorities. We maintained last year's achievement of zero cases at our property development division and improved our performance to zero cases as compared to one case in 2017 at our construction division. As we strive to sustain this achievement through the coming years, we plan to allocate more resources in order to reinforce our practices in environmental compliance while constantly benchmarking our operations against statutory requirements and best practices.

FIGURE 7:
GROUP NUMBER OF ENVIRONMENTAL NON-COMPLIANCE CASE BY DIVISION IN 2017 & 2018



Property
Development

2018:0
2017:0



Construction

2018:0
2017:1

Sustainability Report (Cont'd)

GRI 103-1, 103-2, 103-3, 302-1



ENERGY

Why It Matters?

At LBS, we rely on natural resources such as energy to deliver our products and services at the highest standards of quality. While recognising the responsibility our operations have on climate change, we are committed to proactively reducing our energy consumption through effective management and the implementation of best practices. This will enable us to achieve energy and cost savings, resulting in greater operating efficiency for the organisation.



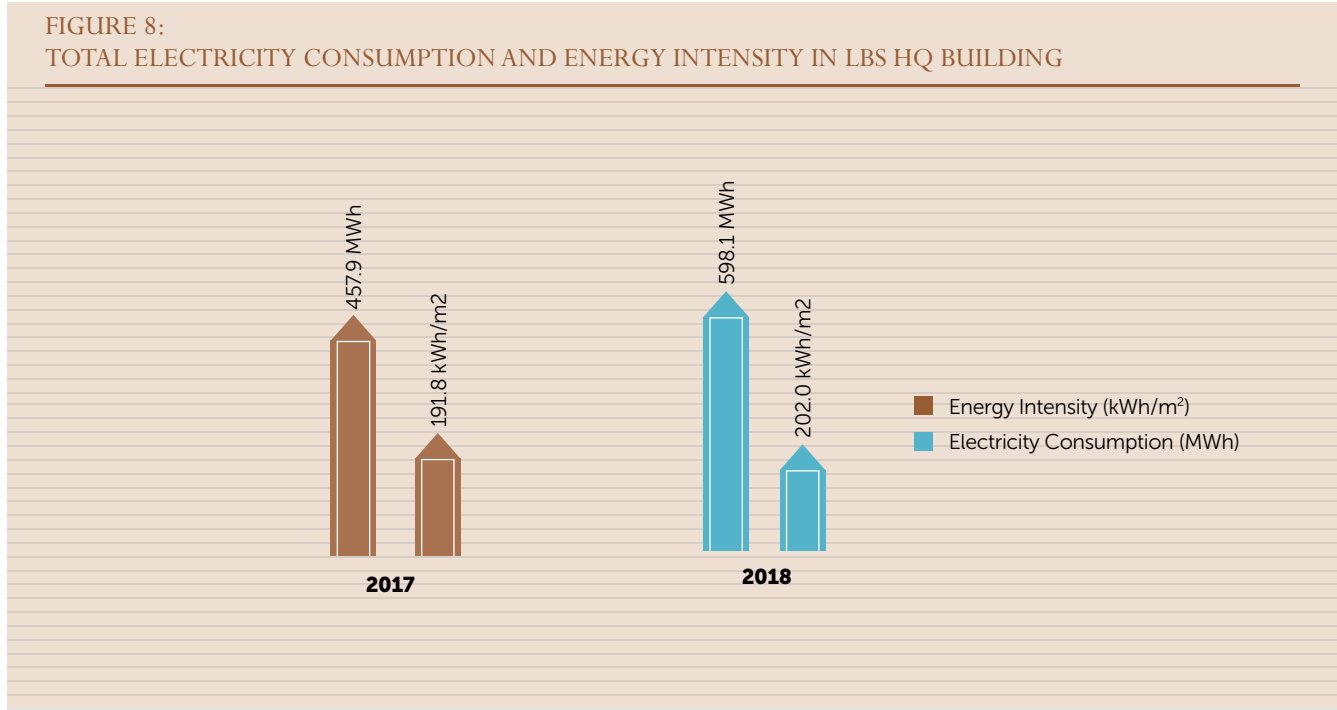
HOW WE APPROACH IT?

As part of our commitment to energy conservation, our property development division focuses on optimising electricity consumption within the LBS HQ building. Our Property Management, Maintenance & Project Audit (PMMPA) department closely monitors our monthly electricity consumption and conducts regular workshops to facilitate our employees embracing best practices in energy conservation. This year, we completed the installation of a new air conditioning system in LBS HQ building. It is estimated that the new air conditioning system will result in approximately 30% of energy savings.



Sustainability Report (Cont'd)

FIGURE 8:
TOTAL ELECTRICITY CONSUMPTION AND ENERGY INTENSITY IN LBS HQ BUILDING



Our commitment to energy conservation extends to our construction division. All MGB offices and sites are required to adhere to the international standard ISO14001:2015, in addition to energy conservation procedures outlined in MGB's Environmental Instructions Manual. To better understand the management of our construction division's energy consumption, kindly refer to MGB Berhad's latest Annual Report.

OUR PERFORMANCE

Energy consumption at LBS HQ building was reported in 2018. The HQ building had its total electricity consumption increase by 30.6% to 598.1 MWh in comparison to 2017's consumption of 457.9 MWh. The higher electricity consumption was due to an increase of floor area of 24% from the addition of a new function room, which began operating in May 2018, as well as an increase in the

HQ-based employees of 10% in 2018. As such when comparing the energy intensity increase based on the floor area of LBS HQ, the increase is only around 5% or 10 kWh per m² from 2017 to 2018. Moving forward, we are planning to expand our electricity consumption monitoring to other LBS offices and project sites in Malaysia.

Sustainability Report (Cont'd)

GRI 103-1, 103-2, 103-3, 403-2



OCCUPATIONAL HEALTH AND SAFETY

Why It Matters?

Keeping people safe is a core principle at LBS as we strive to create an injury-free working environment for all employees and anyone who may come into contact with our business activities. In addition to workplace safety, we place great emphasis on the health and well-being of our employees. We are committed to integrating practical measures into our processes, operations, and systems in order to mitigate any potential risk of occupational health and safety (OHS) hazards, and communicate best practices across the Group. We also work to ensure that statutory and regulatory obligations concerning OHS are diligently complied with.



Sustainability Report (Cont'd)

HOW WE APPROACH IT

In line with our aim to achieve a consistently high standard of OHS across the value chain of our operations, a Group-wide Employee Handbook has been established to ensure increased vigilance and awareness on health and safety among our employees. The Handbook contains a range of policies such as Occupational Health and Safety, Safety and Fire Precautions, Smoking within Office and Premises, and Alcohol and Drug-Free Work Place.

Beyond caring for our direct employees, we recognise that indirect employees, such as those who work on project sites, are vital to our day-to-day operations. While they may not operate directly within our immediate realm of responsibility, we remain an advocate for guiding and influencing our main contractor and sub-contractors in caring for their workers' health, safety and well-being. Our construction division manages this by having a dedicated Site Health, Safety and Environment (HSE) Committee on each project site to oversee the overall implementation of health and safety policies and to review the site's performance on a monthly basis. For more details on MGB's approach to health and safety management, please refer to their Annual Report 2018.

Our goals include achieving zero fatalities, low lost-time injuries and to deliver comprehensive training for all employees on OHS. In 2018, we affirm our commitment to this area through key initiatives that have been centred on enhancing employee awareness on their health, safety, and well-being. These initiatives are as follows:

- Introduction of LBS weekly sporting activities (e.g. Zumba, Muay Thai, badminton and basketball)

- Provision of basic First Aid, AED, and CPR training
- Purchase of emergency equipment (e.g. stretchers and wheelchairs)
- Installation of security cameras, panic buttons and fire extinguishers on every floor at the HQ office
- Maintenance of emergency staircases and office renovations (e.g. lighting, ventilation, furniture and office)

We measure the success of our initiatives through the frequency and severity of any injuries endured by our workforce. Our health and safety management system is regularly audited by the internal audit teams and independent consultants. The Management will monitor the health and safety performance closely, and measure the results of interventions through ad hoc review meetings when the need arises.

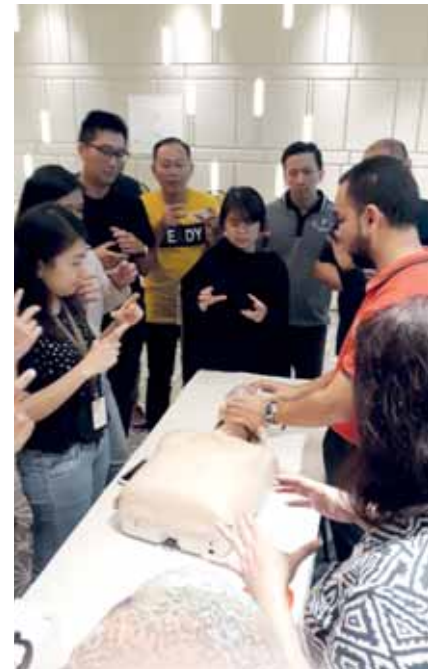
OUR PERFORMANCE

As a result of various safety initiatives and engagement programmes with our employees, we have recorded zero fatalities and occupational hazards in 2018. Including MGB Berhad and its sub-contractors, there were five injuries, with a loss of 74 workdays, sustained by male employees of the Group for the year in review, in comparison to two injuries recorded from the previous year. Figure 9 highlights the 2018 OHS performance of LBS.

Investigations and corrective actions were immediately undertaken following the incidents. As a Group, LBS remains fully committed to working with our subsidiaries to continually improve OHS conditions across all of our business operations.

FIGURE 9 :
OHS PERFORMANCE OF LBS

| Number of Injuries | Total Number of Lost Workdays |
|--------------------|-------------------------------|
| 5 | 74 |
| Injury Rate | Lost Day Rate |
| 0.1 | 1.47 |



Sustainability Report (Cont'd)

GRI 103-1, 103-2, 103-3, 404-2



TRAINING AND EDUCATION

Why It Matters?

We believe that an engaged workforce and strong leadership are key drivers for our organisational growth, innovation, and sustainability. Investing in employee learning and development helps build a resilient and future-orientated workforce. This does not only provide a competitive edge for LBS' future growth and success but for the people we nurture as well. Our employees acquire skills and expertise that will differentiate them from the market through in-depth learning and development opportunities coupled with long-term career prospects provided by LBS.



Sustainability Report (Cont'd)

HOW WE APPROACH IT

We seek to enhance and promote our employees' learning and development capacity through the Group's systematic approach to training and talent development. As part of our Human Resources (HR) planning process, we continually assess, plan and coordinate training based on our corporate strategies on a yearly basis. In order to carry out the proposed training in the Training Calendar, approval from the Management and the Heads of Departments (HODs) have to be obtained and HODs hold the responsibility for nominating their subordinates to attend training.

As today's employees are more career conscious than ever, we significantly invest in our human capital development and provide our employees with opportunities to achieve their intended learning outcomes. Through the Training Requisition Form, our

employees are able to request for their desired training, hence allowing them to expand their skills and knowledge and increase their job satisfaction.

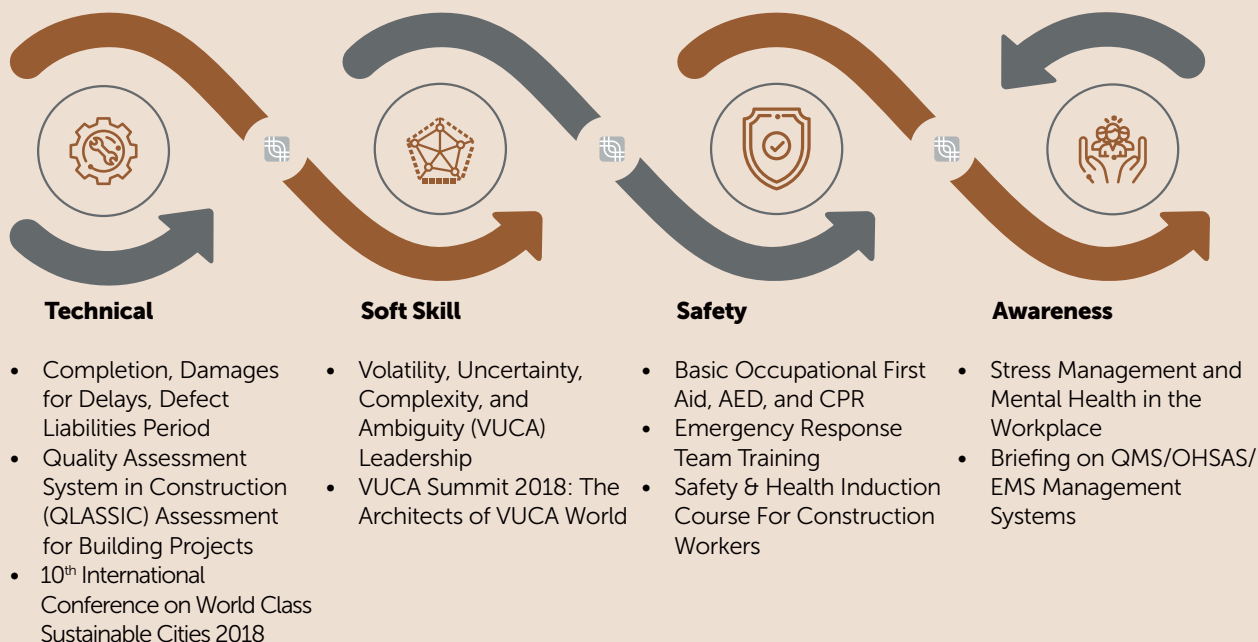
In the same vein, we are exploring different ways to blend various methods together to create an effective and holistic approach to learning. In 2018, we target to increase soft skills training for employees to maintain their competitive edge in the market and improve competence for future roles and responsibilities. We also require employees who attended external training to conduct a sharing session to pass on their knowledge to colleagues. The Management constantly communicates with training providers to maximise the effectiveness of these courses in order to further develop a robust talent pool. Training Evaluation Form, designed and implemented in May 2018, is used by all subsidiaries under the Group as a tool to gauge employee feedback on training. Annual

training analysis is conducted to ensure there are adequate training reviews to further upscale competencies and professional knowledge.

OUR PERFORMANCE

We offer our employees a rich and diverse range of training and development programmes framed within our four key learning categories- technical, soft skills, safety and awareness. In 2018, the Group, including our subsidiaries, invested more than RM120,000.00 for our employees' training and development, resulting in the clocking in of over 4,300 hours of training. This is achieved through 81 external and internal training programmes provided for different levels of employees. Examples of training programmes that our employees have participated in are as follows:

FIGURE 10:
SAMPLE OF TRAINING PROGRAMMES FOR LBS EMPLOYEES IN 2018



Sustainability Report (Cont'd)

GRI 103-1, 103-2, 103-3, 416-2



CUSTOMER HEALTH AND SAFETY

Why It Matters?

As property developers, it is crucial that we ensure the safety and well-being of our house buyers and the community in the vicinity of our buildings. Therefore, delivering good quality new houses, townships and premises with a high standard of health and safety is underscored as part and parcel of our customer care philosophy.



HOW WE APPROACH IT

We practice due diligence in the design and construction of our houses, townships and premises to ensure they do not pose any safety hazards to our customers. LBS works closely with our architects, professional consultants, and builders during the entire design and construction process to identify risks and assess the severity of health and safety impacts.

Pursuant to our commitment to maintaining a safe and secure environment across all properties, our customer care system is put in place to address any enquiries or complaints concerning health and safety. Maintenance Officers from the Group's Property Management, Maintenance and Project Audit (PMMPA) department are engaged to manage maintenance work and ensure health and safety

compliance is above board and that quality service is delivered to our customers.

The relationship with our customers continues after the sale of properties through customer feedback. Since its initiation in 2011, customer feedback has been used to improve the design and construction process, for example, we have initiated a process to upgrade the railing materials we use for our homes, from clear glass to tempered laminated glass, to prevent hidden defects. In 2018, we set a target of resolving all glass railing-related issues before releasing the houses to our customers, and to receive the Certificate of Completion and Compliance (CCC) for all our projects on time.

**LBS received
54 individual
incidents
of feedback
involving the
glass railing
materials used
in our 352
housing units.**

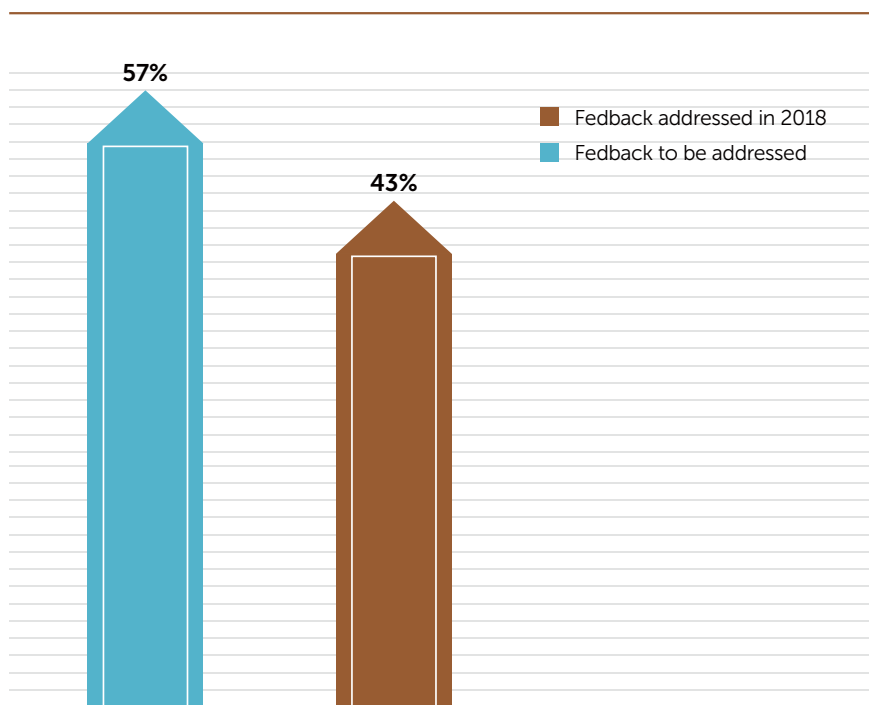
Sustainability Report (Cont'd)



ZERO

**Incidents of non-compliance
concerning the health and safety
impacts of our properties**

FIGURE 11:
CUSTOMER HEALTH AND SAFETY FEEDBACK ADDRESSED



OUR PERFORMANCE

In 2018, there were zero incidents of non-compliance with regulations and voluntary codes pertaining to the health and safety of our houses, townships, and premises. We received 54 individual incidents of feedback involving the glass railing materials used in our 352 housing units. In response to feedback gathered from our customers, we have replaced the glass railing materials in 23 housing units as at the end of the reporting year and we will continue with the remaining 31 units to ensure we remain pro-active in enhancing our level customer satisfaction and experience.

Sustainability Report (Cont'd)

GRI 103-1, 103-2, 103-3, 413-1



LOCAL COMMUNITIES

Why It Matters?

As active members of our communities, LBS recognises the importance of forming strong relationships in the localities in which we operate. Building strong community ties is as fundamentally important as the sound foundation for building a home. Families will live and grow within their communities for decades to come and we seek to grow with them not only as homebuilders but as pillars of the community too.



By giving back to the community, LBS can create thriving neighbourhoods with greater quality of life for local communities. This is in line with our aspiration towards becoming an internationally recognised developer that not only builds award-winning living spaces but also as a provider of services and facilities that can create strong and harmonious societies. This ideology has been the backbone of our business and has been invaluable in instilling customer confidence and brand loyalty to our organisation.



HOW WE APPROACH IT

In June 2015, we established the LBS Foundation as a consolidated corporate social responsibilities (CSR) platform for the Group. The Foundation strives to promote and build vibrant communities, and has been successful in highlighting LBS' ability to enrich lives within the community.

For the past three years, the four pillars of LBS Foundation – Health, Education, Environment and Community, have provided the focus areas for the company's outreach programme, as seen in Figure 12. The pillars align the way we manage the Foundation with the philosophy of our founder Dato' Seri Lim Bock Seng. In order to manage the outcomes of our Foundation, we have developed an evaluation system in 2018 that rigorously benchmarks our activities against the four pillars of the foundation.

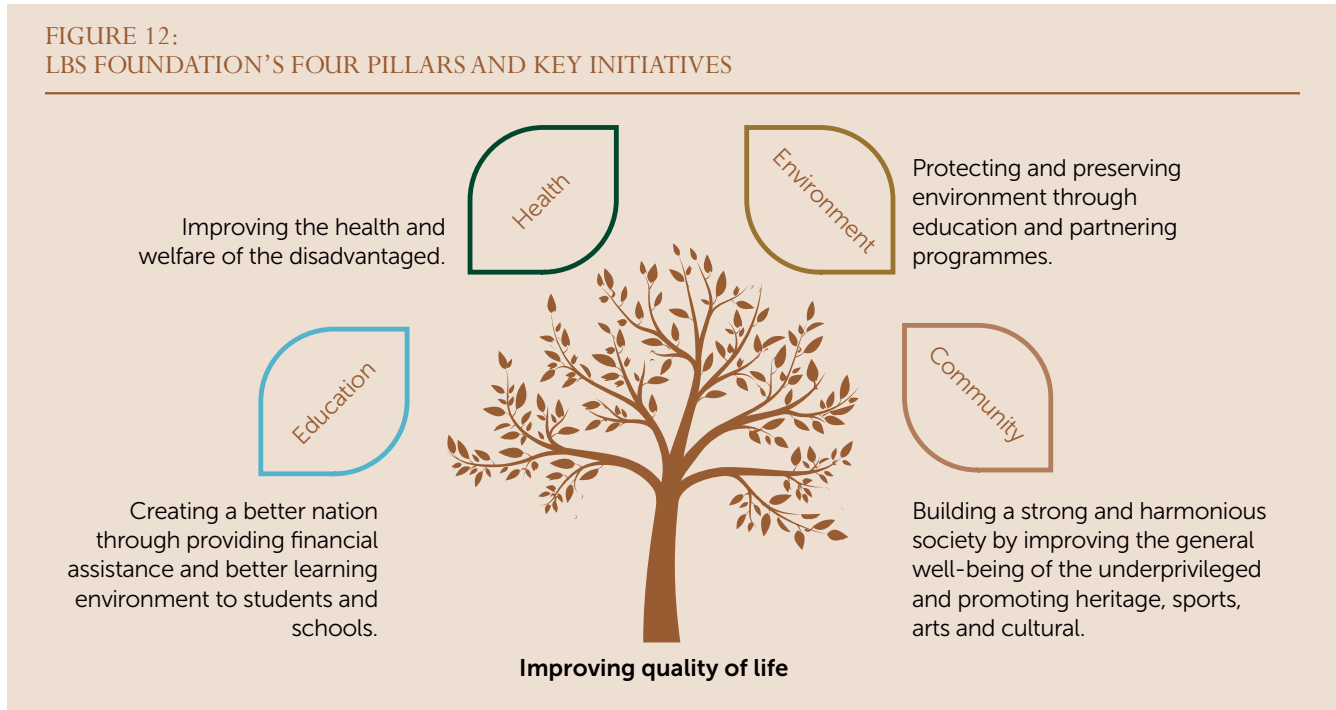
*“Reach for the sky
through aspiration and
unity, enrich the land
through commitment and
community.”*

LBS Founder,
Dato' Seri Lim Bock Seng



Sustainability Report (Cont'd)

FIGURE 12:
LBS FOUNDATION'S FOUR PILLARS AND KEY INITIATIVES



OUR PERFORMANCE

In order to ensure that the issues pertinent to our beliefs obtain adequate attention, each proposed programme is compared to a set of criteria under a pillar. Each pillar has a key initiatives and justification with the objective of obtaining a positive outcome related to it. We undertake this evaluation for new programmes under the foundation, and report the results to the LBS Foundation Committee and the Board of Trustees. The target for

funding of programmes achieving the four pillars' key initiatives was set at 50% for all CSR initiatives for 2018.

With this rigorous evaluation system in place, we are able to measure the reach of our investments and gain a deeper understanding of the impact on our communities as well as the challenges faced by them. We can then undertake measures to address these issues through programmes such as encouraging community safety, promoting health and well-being,

providing educational assistance and piloting environmental campaigns.

In 2018, LBS was involved in over 50 CSR initiatives and has surpassed our target to achieve pillar-relevant CSR initiatives for 76% of our programmes. Moving forward, we will continue to review our targets and widen our donor base, in order to expand our impact on supporting the successes and growth of the communities we work and live in.



More than

RM900,000

Donation distributed in 2018



76%

Conducted CSR Initiatives met with the Four Pillars' criteria

Sustainability Report (Cont'd)



LBS FOUNDATION PROGRAMME EVALUATION CASE STUDY – TREE PLANTING AT HUTAN PAYA GAMBUT KUALA SELANGOR

In 2018, the LBS Foundation officially became the primary sponsor for The Tree Planting Programme within the Raja Musa Forest Reserve at Hutan Paya Gambut, Kuala Selangor. A total of 100 students and 50 mixed of volunteers from NGOs, private organisations and government officials attended the event that is a part of Malaysia's #CommonwealthCanopy project. The 23,000 hectare site is part of the second largest contiguous peat swamp forest in Malaysia.

The tree-planting programme's objectives include improving the quality of soil, air and the surroundings of the forest. By increasing the number of trees in the



country, we are able to meet our environmental targets and set a positive example for the participating students.

The programme was evaluated by the Foundation Committee to assess the impact it would have on the local community, and it met the requirements under our Environmental Pillar - aimed at protecting and preserving the natural ecosystem and combatting climate change.



KLINIK PERSEDIAAN UPSR (KEY INITIATIVE IN 2018)

In collaboration with Majlis Daerah Kuala Selangor, LBS Foundation joined hands with Pejabat Pendidikan Daerah Kuala Selangor to successfully organise a 2-day UPSR preparatory workshop. The workshop was aimed at preparing 45 students of SK Sultan Abdul Aziz Shah and SK Pasangan Kampung Kuantan for their upcoming UPSR examination and give them a confidence boost by equipping them with the requisite skills. Three students from the programme scored straight A's for all six subjects, and the school was ranked #1 in UPSR results among the 37 schools in the district.

Sustainability Report (Cont'd)



BEACH CLEAN-UP 2018

In conjunction with International Coastal Clean-up (ICC) Day, LBS Foundation participated in the 'Beach Clean-up 2018' event, organised by Metrics Global and Reef Check Malaysia. The event was aimed at educating the younger generation on the dangers of sea pollution and the importance of marine conservation. The event involved over 80 volunteers from LBS Foundation at Pantai Morib, Selangor. A beach clean-up was also held at two other locations, Pantai Remis and Pantai Minyak Beku, Johor.



HOSPICE KLANG CHARITY DINNER

LBS Foundation participated in a Charity Dinner which raised RM2 million in funds for Hospice Klang. The hospice, which is a non-governmental organisation, offers palliative care and service to cancer patients for free. The funds were raised in support of the Resident Doctor Project, which entails the building of a new facility in order to widen the coverage of free palliative care services to terminally ill patients.

FEATURE: AFFORDABLE HOUSING

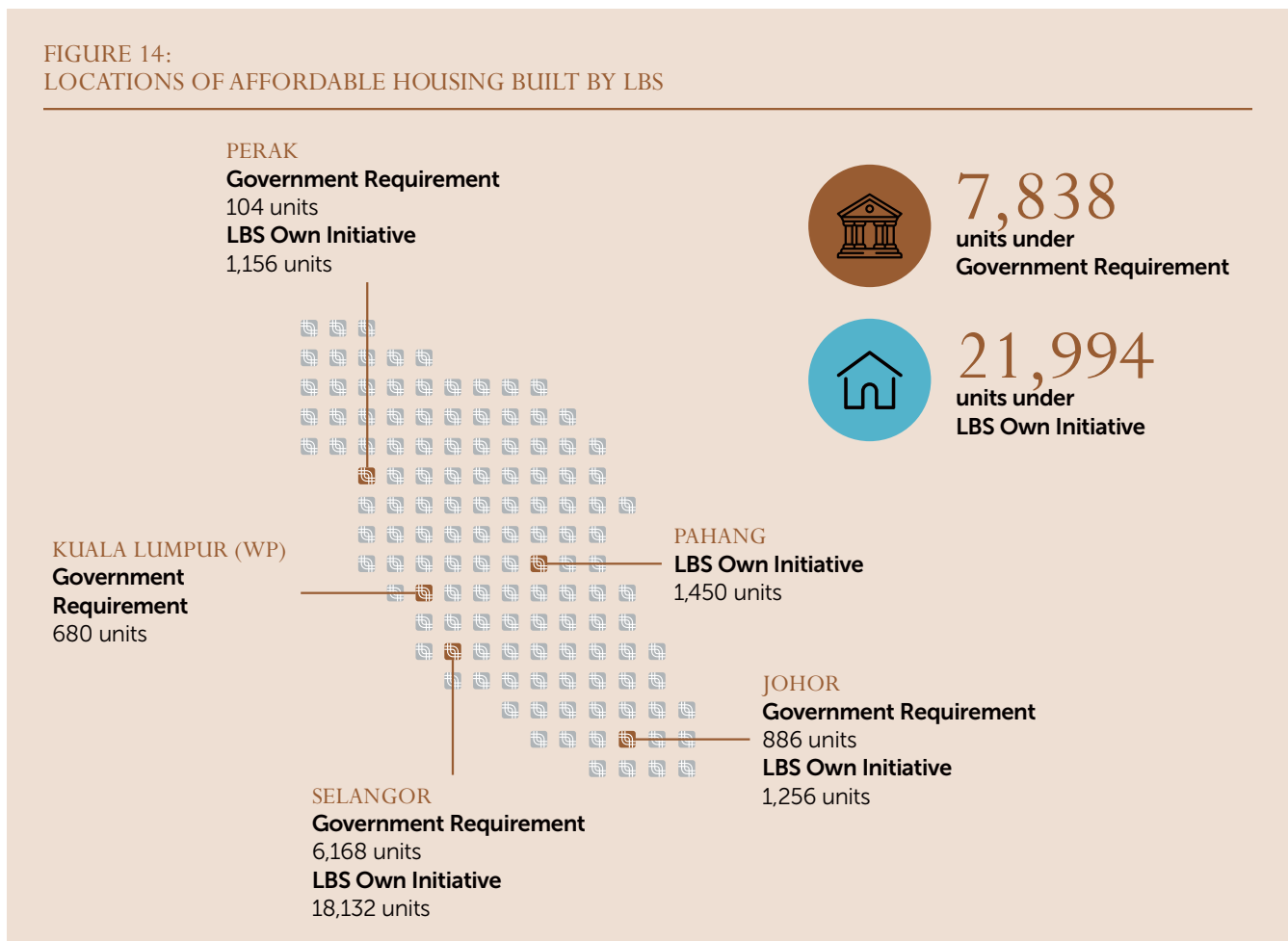
Focused on ensuring that the Malaysian property market remains socially inclusive and consistent with the nation’s housing growth strategy, LBS continues to be a leading player in the domestic mass-market affordable housing segment.

Crafting affordable, community-centric and connected living spaces has always been a key component of success for our company. By prioritising an inclusive approach to housing in our core business, LBS has achieved remarkable growth with a solid reputation in the affordable housing market as well as the overall property market.

In 1998, we embarked on our exciting journey into affordable housing with our very first development in Taman Perindustrian Bukit Serdang, Seri Kembangan, in the state of Selangor. The development comprised of 156 units of six-storey low-cost shop-apartments. Since then, we have continued building affordable homes in other notable locations throughout Selangor, Perak, Pahang, and Johor.

Over the past two decades, LBS has built close to 30,000 units of affordable homes, of which approximately 7,800 were government requirements, while almost 22,000 homes were built through our own initiative, demonstrating our ability and desire to deliver quality developments that support first-time homebuyers.

FIGURE 14:
LOCATIONS OF AFFORDABLE HOUSING BUILT BY LBS



Feature Affordable Housing (Cont'd)

Defining Affordable Housing

The price of an affordable house in urban areas varies by locations. Properties within the Klang Valley, for example, which are priced RM 500,000 and under are regarded as affordable by the Real Estate & Housing Development Authority (REHDA).



1,000

**new units to be unveiled in 2019
within the Greater Klang Valley region**

Our company's efforts to provide affordable homes in the market has been recognised with various awards throughout the years including the recently acquired Best Affordable Housing Developer at the Property Insight Prestigious Developer Awards in 2018 and Best Affordable Housing Development (Kita@Cybersouth by LBS) awarded by Des Prix Inifinitus Asean Property Awards Malaysia on 15 March 2019. Most of our affordable homes within the Klang Valley region are priced between RM 300,000 to RM 500,000, and we aim to continue providing homes within the affordable range over the next three years, including 1,000 new units to be unveiled in 2019 within the Greater Klang Valley region.

In line with the Government's call to reduce housing prices and ultimately empower first-time homebuyers in Malaysia, LBS plans to leverage our Industrialised Building System (IBS) capabilities to build homes at a lower cost with the same high quality. LBS is proud to announce that our subsidiary, MGB Berhad in a joint venture with SANY Construction Industry Development (M) Sdn Bhd launched its first precast concrete mobile plant located at Alam Perdana, Ijok, Selangor in May 2018 with an average of 2,000 units of property annually. In addition, on 16 March 2019, MGB Berhad and SANY

Construction Development (M) Sdn Bhd opened their permanent IBS production facility in Nilai, Negeri Sembilan with a production capacity of 2,000 precast units per annum. With a combined production capacity of 4,000 precast units per annum, it will support our affordable housing projects in the future.

For more information on LBS Bina Group Berhad's Affordable Home, please visit <http://lbs.com.my>

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