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If you are in any doubt as to the course of action to be taken, you should consult your stockbroker, bank manager, solicitor, accountant or other professional adviser immediately.

Bursa Malaysia Securities Berhad (“Bursa Securities”) has not perused this Statement to Shareholders in relation to the proposed renewal of authority for the Share Buy-Back (“Statement”) prior to its issuance as it is an exempt Statement. Bursa Securities takes no responsibility for the contents of this Statement, makes no representation as to its accuracy or completeness and expressly disclaims any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this Statement.



MUAR BAN LEE GROUP BERHAD

(Company No. 200601033829 (753588-P))

(Incorporated in Malaysia)

STATEMENT TO SHAREHOLDERS

IN RELATION TO THE

PROPOSED RENEWAL OF AUTHORITY FOR

THE SHARE BUY-BACK

The above proposal will be tabled as Special Business at Muar Ban Lee Group Berhad (“MBL” or “the Company”)’s Twentieth Annual General Meeting (“20th AGM”) to be held at the Conference Room of No. JR52, Lot 1818, Jalan Raja, Kawasan Perindustrian Bukit Pasir, 84300 Muar, Johor Darul Takzim. This Statement together with the Notice of the 20th AGM and Proxy Form are available on the Company’s website at www.mbl.com.

You are entitled to attend, vote and speak at the 20th AGM of MBL or to appoint a proxy or proxies to attend, vote and speak on your behalf. The Proxy Form should be completed and returned in accordance with the instructions therein and should reach the Registered Office of our Company at No. 85, Muntri Street, 10200 Georgetown, Pulau Pinang, on or before the date and time indicated below:-

Last date and time for lodging the Proxy Form	: Saturday, 23 May 2026 at 2.00 p.m.
Date and time of the AGM	: Monday, 25 May 2026 at 2.00 p.m.

This Statement is dated 27 April 2026

DEFINITIONS

Except where the context otherwise requires, the following definitions shall apply throughout this Statement:-

Act	:	The Companies Act 2016 as amended from time to time and any re-enactment thereof
AGM	:	Annual General Meeting
Board	:	The Board of Directors of our Company
Bursa Securities	:	Bursa Malaysia Securities Berhad (200301033577(635998-W))
Code	:	Malaysian Code on Take-overs and Mergers 2016 including the Rules On Take-Overs, Mergers And Compulsory Acquisitions or any guidelines, directions, practice notes as issued or amended from time to time
Director(s)	:	Director(s) of MBL
EPS	:	Earnings per share
Listing Requirements	:	Main Market Listing Requirements of Bursa Securities
LPD	:	31 March 2026, being the latest practicable date prior to the printing of this Statement
Market Day(s)	:	Any day(s) between Monday to Friday (inclusive), excluding public holidays, and a day on which Bursa Securities is open for trading of securities
MBL or our Company	:	Muar Ban Lee Group Berhad
MBL Group or our Group	:	MBL and its subsidiary companies, collectively
MBL Realty	:	MBL Realty Sdn Bhd
MBL Share(s) or Share(s)	:	Ordinary share(s) in MBL
NA	:	Net assets
Proposed Renewal	:	Proposed renewal of shareholders' mandate to authority for our Company to purchase our own Shares of up to 10% of our issued and paid-up share capital at any point of time
Purchased Shares	:	MBL Shares purchased pursuant to the Proposed Share Buy-Back
Record of Depositors	:	A record of securities holders established by Bursa Malaysia Depository Sdn Bhd under the Rules of Bursa Depository
RM and sen	:	Ringgit Malaysia and sen respectively

SC	:	Securities Commission Malaysia
Shares	:	Ordinary Shares of MBL
Substantial Shareholder(s)	:	Meaning given in Section 136 of the Act.
Treasury Shares	:	Purchased Shares which are or will be retained in treasury by the Company and shall have the meaning given in Section 127 of the Act.
VWAP	:	Volume Weighted Average Market Price.
Warrants	:	On 20 January 2023, the Company proposed to undertake a bonus issue of 113,767,950 warrants ("Warrant(s)-B") on the basis of 1 Warrant-B for every 2 existing ordinary shares in the MBL held by the shareholders. Shareholders had approved the proposed bonus issue in Extraordinary General Meeting held on 25 May 2023. Thereafter, a total of 113,767,950 bonus Warrants-B undertook assuming all Warrants-B are exercised at the exercise price of RM0.50 each.

All references to "our Company" or "MBL" in this Statement are to Muar Ban Lee Group Berhad and references to "our Group" are to our Company and our subsidiaries. References to "we", "us", "our" and "ourselves" are to our Company, or where the context requires, our Group. All references to "you" in this Statement are references to the shareholders of our Company.

Words incorporating the singular shall, where applicable, include the plural and vice versa and words incorporating the masculine gender shall, where applicable, include the feminine and neuter genders and vice versa. Reference to persons shall include a corporation, unless otherwise specified.

Any reference in this Statement to any enactment is a reference to that enactment as for the time being amended or re-enacted. Any reference to a time of day in this Statement shall be a reference to Malaysian time, unless otherwise specified.

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MUAR BAN LEE GROUP BERHAD
(Company No. 200601033829 (753588-P))
(Incorporated in Malaysia)

Registered Office:

No. 85, Muntri Street
10200 Georgetown
Pulau Pinang

27 April 2026

Board of Directors:

Tan Sri Dato' Seri Dr. Tan King Tai @ Tan Khoon Hai (*Executive Chairman*)
Chua En Hom (*Deputy Executive Chairman*)
Dato' Chua Heok Wee (*Managing Director*)
Chua Kang Sing (*Executive Director*)
Khoo Chee Wee (*Executive Director*)
Datuk Rajendran A/L P Narayanasamy (*Independent Non-Executive Director*)
Ng Mei Wan (*Independent Non-Executive Director*)
Dato' Lim Choo Hooi (*Independent Non-Executive Director*)
Lee Sher Lu (*Independent Non-Executive Director*)

To: The Shareholders of MBL

Dear Sir/Madam,

PROPOSED RENEWAL OF SHARE BUY-BACK AUTHORITY (“PROPOSAL RENEWAL”)

1. INTRODUCTION

Our Company had on 27 May 2025, at its 19th AGM, obtained the shareholders' approval for the renewal of authorisation for share buy-back of up to ten percent (10%) of its issued share capital of the Company, through Bursa Securities. This authority will, in accordance with Chapter 12 of Listing Requirements, lapse at the conclusion of the forthcoming 20th AGM unless a renewal of authority of share buy-back is obtained from the Shareholders of our Company at the AGM.

On 10 April 2026, the Company had announced its intention to seek the approval of its shareholders at the forthcoming 20th AGM on the Proposed Renewal.

THE PURPOSE OF THIS STATEMENT IS TO PROVIDE YOU WITH THE RELEVANT INFORMATION AND DETAILS ON THE PROPOSED RENEWAL AND TO SEEK YOUR APPROVAL FOR THE ORDINARY RESOLUTION PERTAINING TO THE PROPOSED RENEWAL TO BE TABLED AT OUR FORTHCOMING 20TH AGM. THE NOTICE OF AGM (“UNDER “SPECIAL BUSINESS”) TOGETHER WITH THE PROXY FORM ARE BEING SEND TO YOU TOGETHER WITH THIS STATEMENT.

YOU ARE ADVISED TO READ AND CONSIDER CAREFULLY THE CONTENTS OF THIS STATEMENT BEFORE VOTING ON THE RESOLUTION TO BE TABLED AT OUR FORTHCOMING AGM TO GIVE EFFECT TO THE PROPOSED RENEWAL.

2. DETAILS OF THE PROPOSED RENEWAL

The Board propose to seek shareholders' approval for the renewal of authority for our Company to purchase up to ten percent (10%) of our Company's issued share capital at any point in time, subject to Section 127 of the Act, Chapter 12 of the Listing Requirements and any prevailing laws, rules, regulations, orders, guidelines, and requirements issued by the relevant authorities ("Prevailing Laws") at the time of purchase.

2.1 Quantum

As at LPD, the issued share capital of our Company stood at RM75,654,557.30 comprising 248,821,800 ordinary shares. Hence, up to 24,882,180 MBL Shares may be purchase by our Company pursuant to the Proposed Renewal. Nonetheless, assuming full exercise of Warrants Option, a total up to 36,258,975 MBL Shares or ten per centum (10%) of the enlarged issued share capital may be purchased by our Company.

The maximum aggregate number of MBL Shares, which may be purchased by our Company, shall not exceed ten percent (10%) of the total issued share capital of our Company at any point in time. For illustrative purposes, the maximum aggregate number of MBL Shares that may be purchased under the Proposed Renewal based on the existing issued share capital and the number of treasury shares held as at the LPD, are set out below:-

	Scenario 1	Scenario 2
	Assuming none of the Outstanding Warrants Option are exercised	Assuming all the Outstanding Warrants Option are exercised
	No. of MBL shares	No. of MBL shares
Issued share capital as at the LPD	248,821,800	248,821,800
To be issued assuming full exercise of the Outstanding Warrants Option	-	113,767,950
Enlarged issued share capital	248,821,800	362,589,750
Ten percent (10%) of the issued share capital	24,882,180	36,258,975
Less: Treasury shares held by the Company as at the LPD	21,085,900	21,085,900
Remaining number of MBL Shares that may be purchased by MBL	3,796,280	15,173,075

The actual number of MBL Shares to be purchased will depend on, amongst others, market conditions, and the availability of retained profits and financial resources of the Company at the time of the purchase(s).

2.2 Duration

The mandate from the shareholders for the Proposed Renewal will be effective immediately after the passing of the ordinary resolution to be tabled at the 20th AGM of our Company to be convened and will continue to be in force until:-

- (a) the conclusion of the next Annual General Meeting ("AGM") of our Company, unless by ordinary resolution passed at the meeting, the authority is renewed, either unconditionally or subject to conditions;
- (b) the expiration of the period within which the next AGM is required by law to be held (unless earlier revoked or varied by ordinary resolution of the shareholders of our Company in general meeting) but not so as to prejudice the completion of purchase(s) by our Company made before the aforesaid expiry date and, in any event, in accordance with the Listing Requirements of Bursa Securities or any other relevant authorities;

The approval from the shareholders for the Proposed Renewal does not impose an obligation on our Company to purchase its own shares but rather it will allow the Board to exercise the power of our Company to purchase its own shares at any time within the abovementioned time period.

The purchase of such MBL shares will be carried out through Bursa Securities via stockbrokers appointed by our Company.

2.3 The Purchase Price

Pursuant to the Listing Requirements, our Company may only purchase our own Shares on the Bursa Securities at a price not more than fifteen per centum (15%) above the VWAP of the Shares for the five (5) market days immediately preceding the date(s) of purchase(s).

2.4 The Resale Price

The Company may only resell the Treasury Shares on the Bursa Securities at:

- (a) a price which is not less than the VWAP of the Shares for the five (5) market days immediately before the resale; or
- (b) a discounted price of not more than five per centum (5%) to the VWAP of the Shares for the five (5) market days immediately before the resale provided that:
 - (i) the resale takes place no earlier than thirty (30) days from the date of purchase; and
 - (ii) the resale price is not less than the cost of purchase of the Shares being resold.

2.5 Treatment of Purchased Shares

The Shares purchased by our Company will be dealt with by our Directors in accordance with Section 127 of the Act, in the following manner:-

- (a) cancel the Purchase Shares if the Directors of our Company deem that there is excess share capital and wish to reduce the number of shares in circulation; or
- (b) retain the Purchase Shares as treasury shares held by our Company; or
- (c) retain part of the Purchase Shares as treasury shares and cancel the remainder; or

- (d) resell the treasury shares on Bursa Securities in accordance with the relevant rules of Bursa Securities; or
- (e) distribute the Purchase Shares as share dividends if our Directors of our Company wish to reward the shareholders of MBL, which will depend on the availability of, among others, retained profits, share premium and tax credits of our Company.

In any other manner as prescribed by the Act, rules, regulations and guidelines pursuant to the Act and the requirements of Bursa Securities and any other relevant authority for the time being in force.

In the event our Company wishes to purchase our own Shares, our Company are required to lodge a declaration of solvency to Bursa Securities and release an immediate announcement on the day the purchase is made.

An appropriate announcement will also be made to Bursa Securities in respect of the intention of the Board whether to retain the Shares so purchased as Treasury Shares or cancel them or both.

While the purchased Shares are held as Treasury Shares, the rights attached to them in relation to voting, dividends and participation in any other distributions or otherwise are suspended and the Treasury Shares shall not be taken into account in calculating the number or percentage of Shares or of a class of Shares, in our Company for any purposes including substantial shareholdings, take-overs, notices, the requisitioning of meetings, the quorum for a meeting and the result of a vote on a resolution at a meeting.

3. SOURCES OF FUNDS

Your approval for the Proposed Renewal does not impose an obligation to our Company to purchase our own Shares. However, the Proposed Renewal will allow our Board to exercise the power of our Company to purchase our own Shares at any time within the abovementioned time period using internal funds of our Company and/or borrowings as long as the purchase is backed by an equivalent amount of retained profits of our Company.

Depending on the number of Shares purchased and the purchase price(s) of the Shares, the Proposed Renewal, if funded through internally generated fund, is not expected to have a material impact on the cash flow position of our Company.

In the event that bank borrowings are used to fund the purchase of Shares pursuant to the Proposed Renewal, our Company will ensure that it will have sufficient funds to repay the said borrowings as and when they fall due and this is not expected to have a material impact on the cash flow position of our Company.

The amount of funds to be utilised for the Proposed Renewal will only be determined later depending on the actual number of MBL Shares to be purchased, the purchase price(s) of the Purchased Shares, the availability of funds at the time of purchase(s) and other relevant cost factors.

The maximum amount of funds to be utilised by our Company for the Proposed Renewal shall not exceed the retained profit of our Company. Based on the latest Audited Financial Statements as at 31 December 2025 of MBL, the retained profits is RM17,559,961.

4. RATIONALE FOR THE PROPOSED RENEWAL

The Proposed Renewal, if implemented, will enable our Group to utilise any of our surplus financial resources which is not immediately required for other uses, to purchase our own shares from the market. The Proposed Renewal is expected to stabilise the supply and demand, as well as the price of our Shares.

All things being equal, the Proposed Renewal, whether the Purchased Shares are retained as treasury shares or cancelled, will result in a lower number of MBL Shares being used for the purpose of computing the EPS. Therefore, the Proposed Renewal will improve the EPS of our Company which in turn, may have a positive impact on the market price of our Shares.

The Purchased Shares may be held as treasury shares and resold through Bursa Securities at a higher price with the intention of realising a potential gain without affecting the total issued share capital of our Company. Should any treasury shares be distributed as share dividend, this would serve to reward our shareholders.

The Proposed Renewal is not expected to have any potential material disadvantage to our Company and our shareholders, and it will only be exercised after due consideration of the financial resources of our Group and the impact on the shareholders of our Company. Our Board, in exercising any decision to buy-back any MBL Shares, will be mindful of the interests of our Company and our shareholders.

5. POTENTIAL ADVANTAGES AND DISADVANTAGES OF THE PROPOSED RENEWAL

The potential advantages of the Proposed Renewal to our Company and our shareholders are as follows:

- (a) allows our Company to take preventive measures against speculation particularly when our Shares are undervalued which would in turn, stabilise the market price of our Shares and hence enhance investors' confidence;
- (b) allows flexibility for our Company to achieve the desired capital structure, in terms of debt and equity composition and size of equity;
- (c) the Proposed Renewal will also provide our Company with opportunities for potential gains if the Purchased Shares which are retained as treasury shares are resold at a higher price; and
- (d) if the treasury shares are distributed as share dividends by our Company, it may then serve to reward you.

The potential disadvantages of the Proposed Renewal to our Company and our shareholders, are as follows:

- (a) the Proposed Renewal will reduce the financial resources of our Group and may result in our Group foregoing better investment opportunities that may emerge in the future; and
- (b) as the Proposed Renewal can only be made out of the retained profits and/or share premium of our Company, it may result in the reduction of financial resources available for distribution to our shareholders in the future.

6. EFFECTS OF THE PROPOSED RENEWAL

The effects of the Proposed Renewal of Share Buy-Back Authority are presented based on the following assumptions:

- (a) the purchase of own Shares of up to 10% of the issued share capital of our Company is carried out in full; and
- (b) MBL Shares so purchased are retained as treasury shares.

Assuming that the Proposed Renewal will be carried out in full at any time during the proposed authorised period, the effects on the share capital, NA, earnings, working capital, and substantial shareholders' and directors' shareholdings in our Company are as follow:

6.1 Share capital

For illustrative purposes, the effects of the Proposed Renewal on the issued share capital of our Company will depend on whether the Purchased Shares are cancelled or retained as treasury shares. The Proposed Renewal will result in a reduction of the issued share capital of our Company, if the Purchased Shares are cancelled.

As at the LPD upon the implementation of the Proposed Renewal and assuming that 10% of our Company's issued share capital are purchased and cancelled, are set out below:

	Scenario 1	Scenario 2
	Assuming none of the Outstanding Warrants Option are exercised	Assuming all the Outstanding Warrants Option are exercised
	No. of MBL Shares	No. of MBL Shares
Issued share capital as at the LPD	248,821,800	248,821,800
To be issued assuming full exercise of the Outstanding Warrants Option	-	113,767,950
Enlarged issued share capital	248,821,800	362,589,750
Less: Assuming all treasury shares held by MBL as at the LPD are cancelled	21,085,900	21,085,900
Less: Assuming MBL Shares purchased under the Proposed Renewal are cancelled [Note (1)]	3,796,280	15,173,075
Resultant issued share capital	223,939,620	326,330,775

Note (1):- Assuming the MBL Shares purchased pursuant to the Proposed Renewal is based on the maximum number of MBL Shares that may be purchased under the respective scenarios.

On the other hand, if the MBL Shares purchased are retained as treasury shares, resold or distributed to our shareholders, the Proposed Renewal will have no effect on the issued share capital of our Company.

6.2 NA

The effects of the Proposed Renewal on the NA of our Group will depend on the purchase price(s) of Shares, the number of Shares purchased, the effective funding cost to our Group to finance the share buy-back, if any, or loss in interest income to our Company, and whether the Purchased Shares are cancelled, retained as treasury shares resold on Bursa Securities or distributed as share dividends to our shareholders.

If all Purchased Shares are cancelled, the Proposed Renewal will reduce the NA per Share if the purchase price per Purchased Share exceeds the NA per Share at the relevant point in time, and vice versa.

The NA of our Group would decrease if the Purchased Shares are retained as treasury shares due to the requirement for treasury shares to be carried at cost and be offset against equity, resulting in a decrease in the NA of our Group by the cost of the treasury shares.

If the treasury shares are resold through Bursa Securities, the NA per Share upon the resale would increase if our Company realises a gain from the resale, and vice versa. If the treasury shares are distributed as share dividends, the NA per Share will decrease by the cost of the treasury shares.

6.3 EPS

The effects of the Proposed Renewal on the EPS of our Group will depend on the purchase price(s) of the Shares, the number of Shares purchased and the effective funding cost, if any, or any loss in interest income to our Group or opportunity cost in relation to other investment opportunities.

Assuming that the Purchased Shares are retained as treasury shares and subsequently resold, the effects on the EPS of our Group will depend on the actual selling price, the number of the treasury shares resold, and the effective gain or interest savings arising from the share buy-back exercise.

If the Purchased Shares are cancelled, the Proposed Renewal will increase the EPS of our Group provided that the income foregone and interest expenses incurred, if any, on the Purchased Shares are less than the EPS before the share buy-back.

6.4 Working capital

The Proposed Renewal, as and when implemented, will reduce the working capital and cash flow of our Group, the quantum of which depends on, amongst others, the number of Shares purchased and the purchase price(s) of the Shares.

The Purchased Shares which are kept as treasury shares, upon resale, will increase the working capital and the cash flow of our Group upon receipt of the proceeds of the resale. The quantum of the increase in the working capital and cash flow will depend on the actual selling price(s) of the treasury shares and the number of treasury shares resold.

6.5 Dividend

Barring unforeseen circumstances, the Proposed Renewal is not expected to have any effect on our Group's dividend policy. The decision to declare and pay dividends in the future would depend on the performance, cash flow position and financing requirements of our Group. As stated in Section 6.1 above, our Board may have the option to distribute future dividends in the form of the treasury shares purchased pursuant to the Proposed Renewal.

7. SHAREHOLDING STRUCTURE OF DIRECTORS' AND SUBSTANTIAL SHAREHOLDERS' SHAREHOLDINGS AND PERSONS CONNECTED TO DIRECTORS AND SUBSTANTIAL SHAREHOLDERS

For illustration purposes only, based on the Records of Depositors as at the LPD and assuming that the maximum number of MBL Shares (of up to ten percent (10%) of the issued share capital) authorised under the Proposed Renewal are purchased from shareholders other than the existing Substantial Shareholders and Directors of MBL, and all such shares purchased are cancelled, the effect of the Proposed Renewal on the shareholdings of the existing Substantial Shareholders and Directors of MBL by virtue of Section 127(9) of the Act are set out below:-

The effects of the Proposed Renewal of Share Buy-Back Authority are presented based on the following:-

Scenario 1 – Assuming none of the Outstanding Warrants Option are exercised

Directors	No. of Shares held as at LPD		After all treasury shares so purchased are cancelled	
	Direct	Indirect	Direct	Indirect
Tan Sri Dato' Seri Dr. Tan King Tai @ Tan Khoon Hai	18,792,800	^(b) 3,485,300	18,792,800	^(b) 3,485,300
	8.25	1.53	8.39	1.56
Chua En Hom	300,000	^(a) 85,512,960	300,000	^(a) 85,512,960
	0.13	37.55	0.13	38.19
Dato' Chua Heok Wee	997,400	^(a) 85,512,960	997,400	^(a) 85,512,960
	0.44	37.55	0.45	38.19
Chua Kang Sing	-	^(a) 85,512,960	-	^(a) 85,512,960
	-	37.55	-	38.19
Khoo Chee Wee	200,000	^(c) 519,600	200,000	^(c) 519,600
	0.09	0.23	0.09	0.23

Datuk Rajendran A/L P Narayanasamy	-	-	-	-	-	-	-	-
Ng Mei Wan	-	-	-	-	-	-	-	-
Dato' Lim Choo Hooi	-	-	-	-	-	-	-	-
Lee Sher Lu	-	-	-	-	-	-	-	-

Substantial Shareholders

MBL Realty Sdn. Bhd.	85,512,960	37.55	-	-	85,512,960	38.19	-	-
Tan Sri Dato' Seri Dr. Tan King Tai @ Tan Khoon Hai	18,792,800	8.25	(b) 3,485,300	1.53	18,792,800	8.39	(b) 3,485,300	1.56

Notes:

- ^ Based on the assumption that our Company purchases the maximum 24,882,180 MBL Shares, representing 10% of its issued share capital of 248,821,800 MBL Shares.
- (a) Deemed interested by virtue of their substantial shareholdings in MBL Realty pursuant to Section 8 of the Act.
- (b) Deemed interested by virtue of his spouse and children pursuant to Section 59(11) of the Act.
- (c) Deemed interested by virtue of his spouse pursuant to Section 59(11) of the Act.

Scenario 2 – Assuming all the Outstanding Warrants Option are exercised

	No. of Shares held as at LPD		Assuming full exercise of the outstanding Warrants Option		After all treasury so purchased are cancelled							
	Direct	%	Indirect	%	Direct	%	Indirect	%				
Directors												
Tan Sri Dato' Seri Dr. Tan King Tai @ Tan Khoon Hai	18,792,800	8.25	^(e) 3,485,300	1.53	24,839,900	6.85	^(e) 5,600,400	1.54	24,839,900	7.61	^(e) 5,600,400	1.72
Chua En Hom	300,000	0.13	^(d) 85,512,960	37.55	450,000	0.12	^(d) 128,269,440	35.38	450,000	0.14	^(d) 128,269,440	39.31
Dato' Chua Heok Wee	997,400	0.44	^(d) 85,512,960	37.55	1,493,800	0.41	^(d) 128,269,440	35.38	1,493,800	0.46	^(d) 128,269,440	39.31
Chua Kang Sing	-	-	^(d) 85,512,960	37.55	-	-	^(d) 128,269,440	35.38	-	-	^(d) 128,269,440	39.31
Khoo Chee Wee	200,000	0.09	^(f) 519,600	0.23	300,000	0.08	^(f) 779,400	0.21	300,000	0.09	^(f) 779,400	0.24
Datuk Rajendran A/L P Narayananamy	-	-	-	-	-	-	-	-	-	-	-	-
Ng Mei Wan	-	-	-	-	-	-	-	-	-	-	-	-
Dato' Lim Choo Hooi	-	-	-	-	-	-	-	-	-	-	-	-
Lee Sher Lu	-	-	-	-	-	-	-	-	-	-	-	-

Substantial Shareholders

MBL Realty Sdn. Bhd.	85,512,960	37.55	-	-	128,269,440	35.38	-	-	128,269,440	39.31	-
Tan Sri Dato' Seri Dr. Tan King Tai @ Tan Khoon Hai	18,792,800	8.25	(e) 3,485,300	1.53	24,839,900	6.85	(e) 5,600,400	1.54	24,839,900	7.61	(e) 5,600,400
											1.72

Notes:

- ^ Based on the assumption that our Company purchases the maximum 36,258,975 MBL Shares, representing 10% of its issued share capital of 362,589,750 MBL Share after all the outstanding Warrants Option are exercised.
- (d) Deemed interested by virtue of their substantial shareholdings in MBL Realty pursuant to Section 8 of the Act.
- (e) Deemed interested by virtue of his spouse and children pursuant to Section 59(11) of the Act.
- (f) Deemed interested by virtue of his spouse pursuant to Section 59(11) of the Act.

8. IMPLICATION OF THE CODE

It is not the intention of our Company to cause our substantial shareholders to trigger an obligation to undertake a mandatory offer under the Code and our Company will be mindful of the above implications of the Code in making any purchase of our own Shares under the Proposed Renewal.

Nonetheless, if the obligation to undertake a mandatory take-over offer under the Code is expected to be triggered, our substantial shareholder and its respective persons acting in concert will make an application to the SC for an exemption from a mandatory offer under Rule 4 of the Code.

9. HISTORICAL SHARE PRICES

The monthly highest and lowest prices of MBL Shares as traded on Bursa Securities for the last twelve (12) months from April 2025 to March 2026 are as follows:-

Month	High (RM)	Low (RM)
April 2025	0.410	0.360
May 2025	0.400	0.385
June 2025	0.385	0.355
July 2025	0.380	0.355
August 2025	0.380	0.350
September 2025	0.360	0.335
October 2025	0.370	0.345
November 2025	0.370	0.330
December 2025	0.350	0.325
January 2026	0.345	0.305
February 2026	0.330	0.305
March 2026	0.340	0.285

The last transacted price of MBL Shares on 31 March 2026, being the latest practicable date prior to the printing of this Statement, was RM0.325.

(Source: Investing.com)

10. PURCHASE, RESALE, TRANSFER AND CANCELLATION OF TREASURY SHARES IN THE PREVIOUS TWELVE (12) MONTHS

Previous purchases, resale and cancellation of treasury shares

Based on the Record of Depositors as at the LPD, 21,085,900 MBL Shares are held as treasury shares by our Company.

Our Company has not resold and/or cancelled any treasury shares held by our Company in the past twelve (12) months preceding the LPD.

11. PUBLIC SHAREHOLDING SPREAD

Based on our Company's Record of Depositors as at the LPD, 121,932,501 Shares representing approximately 53.54% of the issued share capital of our Company were held by 1,838 public shareholders holding not less than 100 MBL Shares each.

The Proposed Renewal will be carried out in accordance with prevailing laws at the time of the purchase including compliance with the public shareholding spread. Our Company will only undertake the Proposed Renewal, provided that the public shareholding spread of at least 25%

of the issued capital of our Company (excluding treasury shares) are in the hands of public shareholders. Our Board are mindful of the compliance with the public shareholding spread as required by the Listing Requirements and will take into consideration the requirement when making any purchase of MBL Shares pursuant to the Proposed Renewal.

12. APPROVAL REQUIRED

The Proposed Renewal requires your approval at the forthcoming AGM. The Proposal Renewal is not conditional upon any other proposal.

13. DIRECTORS' AND SUBSTANTIAL SHAREHOLDERS' INTEREST

Save for the inadvertent increase in the percentage shareholdings and/or voting rights of the Directors and Substantial Shareholders of our Company as a consequence of the Proposed Renewal as set out in Section 7 above, none of our Directors, Substantial Shareholders and/or persons connected to them has any interest, direct or indirect, in the Proposed Renewal or resale of the treasury shares (if any in the future).

14. DIRECTORS' RECOMMENDATION

Our Board, having considered all aspects of the Proposed Renewal is of the opinion that the Proposed Renewal is in the best interest of our Company. Accordingly, our Board recommends that you vote in favour of the ordinary resolution pertaining to the Proposed Renewal to be tabled at the forthcoming AGM.

15. AGM

The Ordinary Resolution pertaining to the Proposed Renewal is set out in the Extract of the Notice of 20th AGM in Appendix II of this Statement and as a Special Business in the Notice of the 20th AGM, which is sent to you together with this Statement.

The 20th AGM will be held at the Conference Room of No. JR52, Lot 1818, Jalan Raja, Kawasan Perindustrian Bukit Pasir, 84300 Muar, Johor Darul Takzim on Monday, 25 May 2026 at 2.00 p.m. or any adjournment thereof for the purpose of considering and, if thought fit, passing the ordinary resolution pertaining to the Proposed Renewal.

If you are unable to attend and vote in person at the AGM, you are requested to complete, sign and return the Proxy Form, in accordance with the instructions printed thereon as soon as possible and, in any event, so as to arrive at our Company's registered office at No. 85, Muntri Street, 10200 Georgetown, Pulau Pinang, not less than forty-eight (48) hours before the date and time set for the AGM or any adjournment thereof. The lodging of the Proxy Form will not, however, preclude you from attending and voting in person at the AGM should you subsequently wish to do so. Pursuant to Paragraph 8.29A(1) of the Bursa Securities MMLR, all the Resolutions set out in this Notice will be put to vote by poll.

Yours faithfully,
For and on behalf of
MUAR BAN LEE GROUP BERHAD

TAN SRI DATO' SERI DR. TAN KING TAI @ TAN KHOON HAI
Executive Chairman

ADDITIONAL INFORMATION**1. DIRECTORS' RESPONSIBILITY STATEMENT**

This Statement has been reviewed and approved by the Directors and they collectively and individually accept full responsibility for the accuracy of the information given and confirm that after making all reasonable enquiries to the best of their knowledge and belief there are no other facts the omission of which would make any statement herein misleading.

2. MATERIAL LITIGATION, CLAIMS OR ARBITRATION

As at LDP, neither the Company nor any of its subsidiary companies is engaged in any material litigation, claims or arbitration either as plaintiff or defendant and the Directors do not have any knowledge of any proceedings, pending or threatened, against the Company or any of its subsidiary companies or of any facts likely to give rise to any proceedings which might materially affect the position or business of the Company or its subsidiary companies.

3. MATERIAL CONTRACTS**A. Proposed Bonus Issue of Warrants-B (the "Proposal")**

On 20 January 2023, the Company proposes to undertake a bonus issue of 113,767,950 warrants ("Warrant(s)-B") on the basis of 1 Warrant B for every 2 existing ordinary shares in the MBL ("MBL Share(s)" or the "Share(s)") held by the shareholders whose names appear in the Record of Depositors of the Company on an entitlement date to be determined later ("Entitlement Date") ("Entitled Shareholder(s)") ("Proposed Bonus Issue of Warrants-B" or the "Proposal").

B. Proposed Establishment of an Employees' Share Option Scheme ("ESOS")

The Company has a share grant plan ("SGP") which was approved by its shareholders on 14 June 2013. As of 21 February 2023, being the latest practicable date prior to the date of this announcement ("LPD"), there were no outstanding and unexercised MBL Shares granted under SGP. The board had decided not to extend the existing SGP and that it will be terminated upon obtaining the shareholders' approval for the Proposed ESOS at an extraordinary general meeting ("EGM") to be convened.

On 16 March 2023, the Company submitted an additional listing application to Bursa Securities for combination of new issue of securities in relation to both Proposed Bonus Issue of Warrants-B and Proposed ESOS.

On 27 April 2023, Bursa Securities has resolved to approve the following:

- (a) Admission to the Official List and listing and quotation for 113,767,950 Warrants to be issued pursuant to the Proposed Bonus Issue of Warrants;
- (b) Listing of and quotation for 113,767,950 new ordinary shares in MBL to be issued arising from the exercised of the Warrants; and
- (c) Listing of and quotation for such number of additional new ordinary shares in MBL representing up to 15% of the total number of issued shares of MBL to be issued pursuant to the Proposed ESOS.

On 8 May 2023 and 9 May 2023, Notice of Extraordinary General Meeting ("EGM") and Circular to shareholders in relation to the abovementioned has been submitted and announced on the Bursa Malaysia ("BURSA")'s website, respectively. Both the Notice of EGM and Circular to shareholders are made available on both the MBL and BURSA's website.

On 25 May 2023, both the above corporate proposals were duly approved by the shareholders of the Company at the EGM held on 25 May 2023.

4. DOCUMENTS FOR INSPECTION

Copies of the following documents are available for inspection at the Registered Office of our Company at No. 85, Muntri Street, 10200 Georgetown, Pulau Pinang during the normal office hours on any business day falling from the date of this Statement up to and including the date of Twentieth Annual General Meeting:-

- Constitution of the Company; and
- Audited consolidated financial statements of the Company for the past two (2) financial years ended 31 December 2024 and 31 December 2025.

**EXTRACT OF THE NOTICE OF THE 20TH AGM
ORDINARY RESOLUTION II (RESOLUTION NO. 7)****Proposed Renewal of Authority for Share Buy-Back**

“THAT subject to the Companies Act, 2016 (“the Act”), rules, regulations and orders made pursuant to the Act, provisions of the Company’s Constitution, the Listing Requirements of Bursa Malaysia Securities Berhad and any other relevant authorities, the Directors of the Company be hereby unconditionally and generally authorised to make purchases of ordinary shares of the Company’s issued capital through Bursa Securities at anytime and upon such terms and conditions and for such purposes as the Directors may, in their discretion deem fit, subject to the following:-

- i. the maximum number of MBL shares which may be purchased by the Company shall not be exceed ten per centum (10%) of the issued share capital of the Company at any point of time;
- ii. the maximum fund to be allocated by the Company for the purpose of purchasing its own shares shall not exceed the retained profits of the Company, as at 31 December 2025;
- iii. the authority conferred by this Resolution will be effective immediately upon the passing of this Resolution and will continue in force until:-
 - a. the conclusion of the next Annual General Meeting (“AGM”) of the Company, unless by ordinary resolution passed at the meeting, the authority is renewed, either unconditionally or subject to conditions;
 - b. the expiration of the period within which the next AGM is required by law to be held (unless earlier revoked or varied by ordinary resolution of the shareholders of the Company in general meeting) but not so as to prejudice the completion of purchase(s) by the Company made before the aforesaid expiry date and, in any event, in accordance with the Listing Requirements of Bursa Securities or any other relevant authorities;
- iv. upon completion of the purchase(s) of the MBL Shares by the Company (“Purchase Shares”), the Purchase Shares shall be dealt with either of the following manner:-
 - a. cancel the Purchase Shares if the Directors of the Company deem that there is excess share capital and wish to reduce the number of shares in circulation; or
 - b. retain the Purchase Shares as treasury shares held by the Company; or
 - c. retain part of the Purchase Shares as treasury shares and cancel the remainder; or
 - d. resell the treasury shares on Bursa Securities in accordance with the relevant rules of Bursa Securities; or
 - e. distribute the Purchase Shares as share dividends if the Directors of the Company wish to reward the shareholders of MBL, which will depend on the availability of, among others, retained profits, share premium and tax credits of the Company.

AND THAT the Directors of the Company be and are hereby authorised to take all such actions and steps as are necessary or expedient to implement or to effect the purchase of MBL Shares.”