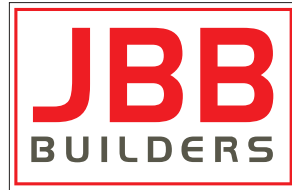


*Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness, and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.*



## **JBB BUILDERS INTERNATIONAL LIMITED**

*(Incorporated in the Cayman Islands with limited liability)*

**(Stock Code: 1903)**

### **VOLUNTARY ANNOUNCEMENT – MEMORANDUM OF UNDERSTANDING**

This announcement is made by JBB Builders International Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) on a voluntary basis. The board (“**Board**”) of directors of the Company (the “**Director(s)**”) would like to update the shareholders and potential investors of the Company on the latest business developments of the Group.

The Board is pleased to announce that, on 8 May 2026, the Company entered into a memorandum of understanding (the “**MOU**”) for a term of six months with Xiamen Jianfu Chain Management Co., Ltd. (廈門見福連鎖管理有限公司) (the “**Strategic Partner**”).

Pursuant to the MOU, the Group and the Strategic Partner will collaborate with each other to explore the convenience store chain business opportunities in Malaysia and Singapore (the “**Collaboration**”). The parties will carry out feasibility study of the Collaboration and explore potential business model.

The Strategic Partner is a company established under the laws of the People’s Republic of China (“**PRC**”) with limited liability, whose principal business is the management and operation of convenience stores in the PRC. The Strategic Partner has built a business system of “Brand + Operation + Supply Chain (品牌+運營+供應鏈)” by operating self-operated stores, franchise and wholesaling supply chain businesses, which covers several segments such as product research and development, commercial trade, logistics and warehousing, information intelligence, livestreaming e-commerce, research and development testing, etc.

The Strategic Partner and its ultimate beneficial owner(s) are regarded as independent third parties of the Company under the Rule Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

## **REASONS FOR AND BENEFITS OF ENTERING INTO THE MOU**

The Company is of the view that the Collaboration presents a possible opportunity to explore the convenience store business in Malaysia and Singapore as both parties expressed interests in the retail chain industry and wish to collaborate in the future. The Collaboration is expected to create significant operational synergies by combining the Group's established local business networks and resources in Malaysia and Singapore with the Strategic Partner's extensive retail franchising and supply chain experience. By leveraging these complementary strengths, the Group is well-positioned to unlock new business opportunities within the retail sector in Malaysia and Singapore.

As such, the Board is of the view that entering into the MOU is in the interests of the Company and its shareholders as a whole.

## **GENERAL**

The MOU aims to establish initial mutual understanding among the parties to the MOU regarding the Collaboration. Except for termination, notices, governing law, expenses and confidentiality provisions, the MOU is a non-legally binding agreement and will not incur any legal liability to any party in any way.

**Shareholders and potential investors of the Company should note that the MOU only sets out the intentions of the parties to the possible cooperation, and the MOU will not be legally binding on the parties and will not create any statutory obligations. If a legally binding and formal agreement has been agreed and/or signed, the Company will make further announcement(s) in compliance with the Listing Rules.**

By Order of the Board  
**JBB Builders International Limited**  
**Dato' Ng Say Piyu**  
*Chairman and Executive Director*

Hong Kong, 8 May 2026

*As at the date of this announcement, the Board comprises Dato' Ng Say Piyu, Mr. Lam Fung Eng and Mr. Ng Chong Boon as executive Directors, Datin Ngooi Leng Swee as non-executive Director, Mr. Tai Lam Shin, Mr. Chan Tsun Choi, Arnold and Ms. Chan Pui Kwan as independent non-executive Directors.*