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JBB BUILDERS INTERNATIONAL LIMITED

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1903)

INSIDE INFORMATION

Reference is made to the announcement of JBB Builders International Limited (the “**Company**”) dated 15 January 2026 (the “**Announcement**”), which was made pursuant to the Rule 13.10 of the Rules (the “**Listing Rules**”) Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. Unless the context otherwise requires, capitalized terms used in this announcement shall have the same meanings as those defined in the Announcement.

This announcement is made by the Board pursuant to Rule 13.09(2)(a) of the Listing Rules and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the laws of Hong Kong). The Company wishes to provide shareholders and investors of the Company with more information in relation to the Potential Acquisition.

The Company (as the purchaser) is in negotiation process with Xiamen Jianfu Chain Management Co., Ltd. (廈門見福連鎖管理有限公司) (the “**Vendor**”) in relation to the sale and purchase of 100% equity interest in Chengdu Jianfu Convenience Store Management Co., Ltd. (成都市見福便利店管理有限公司) (the “**Target Company**”).

As at the date of this announcement, the consideration for the Potential Acquisition is still subject to negotiation between the parties. The final consideration will be specified in a formal and binding agreement in respect of the Potential Acquisition (the “**Formal Agreement**”).

BACKGROUND OF THE VENDOR AND THE TARGET COMPANY

The Vendor is a company established under the laws of the PRC with limited liability, whose principal business is the management and operation of convenience stores in the PRC. To the best information and belief of the Directors after having made reasonable enquiry, Ms. Yu Xingjun and Mr. Zhang Li (who are married couple) together with their son, Mr. Zhang Boyu, hold an aggregate of 55.36% equity interest in the Vendor, through (i) their respective direct interest of 31.04%, 13.02% and 0.96%; and (ii)

indirect interest of 6.18% and 4.16% owned respectively by two companies controlled by Mr. Zhang Li, namely Xiamen Jianfu Investment Partnership (Limited Partnership)* (廈門見福投資合夥企業(有限合夥)) and Xiamen Dafudaji E-commerce Co., Ltd.* (廈門大福大集電子商務有限公司). The Target Company is a company incorporated under the laws of the PRC with limited liability, which is principally engaged in retail business and operates convenience stores business in Sichuan, the PRC.

The Target Company 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. There are 65 self-operated stores and 30 franchised stores under the Target Company, which cover a wide range of products, including daily necessities, fresh fruits and vegetables, pre-packaged food, health food, and medical devices, etc., which enables them to fully satisfy customers’ daily needs.

To the best knowledge, information and belief of the Directors after having made reasonable enquiries, the Vendor and its ultimate beneficial owners are independent third parties (with the meaning ascribed to it under the Listing Rules).

GENERAL

If the Formal Agreement materializes, the Potential Acquisition may constitute a notifiable transaction of the Company under the Listing Rules. Further announcement(s) will be made by the Company in accordance with applicable requirements of the Listing Rules as and when appropriate.

The Company wishes to emphasize that no binding agreement in relation to the Potential Acquisition has been entered into as at the date of this announcement. As such, the Potential Acquisition may or may not proceed. Shareholders of the Company and potential investors are advised to exercise caution when dealing in the shares of the Company.

By order of the Board
JBB Builders International Limited
Dato' Ng Say Piyu
Chairman and executive Director

Hong Kong, 22 January 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.

* for identification purpose only