

THIS NOTICE IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION.

If you have sold or transferred all your Offer Shares (as defined herein), you should at once hand this Notice to the purchaser or stockbroker or agent through whom you effected the sale or transfer for onward transmission to the purchaser or transferee.

If you are in any doubt as to the action to be taken or may require advice in relation to the Offer (as defined herein), please consult your stockbroker, solicitor, accountant, bank manager or other professional advisers immediately.

Neither Securities Commission Malaysia ("SC") nor Bursa Malaysia Securities Berhad ("**Bursa Securities**") has perused the contents of this Notice prior to its issuance and hence, the SC and Bursa Securities take no responsibility for the contents of this Notice, make 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 Notice.

NOTICE TO THE SHAREHOLDERS OF

FACB INDUSTRIES INCORPORATED BERHAD

IN RELATION TO THE

UNCONDITIONAL VOLUNTARY TAKE-OVER OFFER

BY

MAGNI VANTAGE LIMITED

(BVI Company No. 2173426)
(Incorporated in British Virgin Islands)

("OFFEROR")

THROUGH

UOBKayHian

UOB KAY HIAN (M) SDN BHD

(formerly known as UOB Kay Hian Securities (M) Sdn Bhd)
(Registration No. 199001003423 (194990-K))
(A Participating Organisation of Bursa Malaysia Securities Berhad)

TO ACQUIRE

**ALL THE REMAINING ORDINARY SHARES IN FACB INDUSTRIES INCORPORATED
BERHAD (EXCLUDING TREASURY SHARES) NOT ALREADY HELD BY THE
OFFEROR AND CHEN YIY FON ("ULTIMATE OFFEROR") ("OFFER SHARE(S)") FOR
A CASH OFFER PRICE OF RM1.60 PER OFFER SHARE ("OFFER")**

This Notice is dated 2 September 2025

UOB KAY HIAN (M) SDN BHD
(formerly known as UOB Kay Hian Securities (M) Sdn. Bhd.)

Ground & 19th Floor,
Menara Keck Seng,
203 Jalan Bukit Bintang,
55100 Kuala Lumpur,
Wilayah Persekutuan,
Malaysia.

Tel: 603 2147 1888
Fax: 603 2147 1950

www.uobkayhian.com
Co. No. 194990-K

2 September 2025

Registered office of
MAGNI VANTAGE LIMITED
Craigmuir Chambers
Road Town, Tortola
VG 1110
British Virgin Islands

To: The Holders

Dear Sir/Madam,

UNCONDITIONAL VOLUNTARY TAKE-OVER OFFER BY THE OFFEROR THROUGH UOBKH TO ACQUIRE THE OFFER SHARES FOR A CASH OFFER PRICE OF RM1.60 PER OFFER SHARE

Unless otherwise stated, all abbreviations used herein shall have the same meaning as defined in the offer document in relation to the Offer dated 11 August 2025 ("Offer Document").

We refer to the Offer Document which sets out the terms and conditions of the Offer, the press notices dated 7 August 2025, 27 August 2025 and 28 August 2025.

1. CLOSING DATE

On 27 August 2025, UOBKH had, on behalf of the Offeror and the Ultimate Offeror, inform that the closing time and date for the acceptances of the Offer have been **extended** from 5.00 p.m. (Malaysian time) on Monday, 1 September 2025 to **5.00 p.m. (Malaysian time) on Monday, 15 September 2025 ("Extended Closing Date")**.

Where a period specified in the Rules which appears in the notice ends on a day which is not a Market Day, the period is extended until the next Market Day. As the Extended Closing Date falls on Monday, 15 September 2025 which is a public holiday, the said period is extended until the next Market Day, i.e. Wednesday, 17 September 2025.

2. OFFER BECOMES UNCONDITIONAL

As stated in the Offer Document, *the Offer is conditional upon the fulfilment of the Acceptance Condition, wherein the Offeror having received, on or before the Closing Date, valid acceptances in respect of the Offer Shares (provided that such acceptances are not, where permitted, subsequently withdrawn), which would result in the Offeror and the Ultimate Offeror holding more than 50% of the voting shares in FACB (excluding treasury shares) (including Shares that are already acquired, held or entitled to be acquired or held by the Offeror and the Ultimate Offeror).*

On 28 August 2025, UOBKH had, on behalf of the Offeror and the Ultimate Offeror, inform that the Offeror has received valid acceptances in respect of the Offer Shares which resulted in the Offeror and the Ultimate Offeror holding more than 50% of the voting shares in FACB (excluding treasury shares) (including Shares that are already acquired, held or entitled to be acquired or held by the Offeror and the Ultimate Offeror). Accordingly, the Acceptance Condition is met and the Offer has become **unconditional on Thursday, 28 August 2025 ("Unconditional Date")**.

In addition, pursuant to subparagraph 12.01(3)(b) of the Rules, the Offeror and the Ultimate Offeror shall keep the Offer open for acceptances for at least 14 days from the Unconditional Date, which in any event, shall not be later than the 60th day from the Posting Date.

Accordingly, unless extended or revised, the Offer shall remain open for acceptances until **5.00 p.m. (Malaysian time) on Monday, 15 September 2025, being the Extended Closing Date**.

3. SETTLEMENT OF THE OFFER

The settlement of the consideration for the Offer Shares, in respect of valid acceptance, will be effected via:-

- (i) remittance into the Accepting Holders' bank account, if the Accepting Holders have registered their bank account with Bursa Depository for the purposes of cash dividend/distribution; or
- (ii) otherwise, remittance in the form of cheque(s), banker's draft(s) and/or cashier's order(s) which will be posted by ordinary mail to the Accepting Holders (or their designated agents, as they may direct) at their registered Malaysian addresses last maintained with Bursa Depository, at their own risk,

within 10 days from:-

- (a) the date the Offer becomes or is declared wholly unconditional, if the valid acceptances are received during the period when the Offer is still conditional; or

In this respect, the settlement will be made within 10 days from 28 August 2025 (being the Unconditional Date) in respect of valid acceptances received during the Offer Period up to 28 August 2025.

- (b) the date of the valid acceptances, if the valid acceptances are received during the period after the Offer is or has become or has been declared wholly unconditional.

In this respect, the settlement will be made within 10 days from the date of valid acceptance in respect of valid acceptance received from 29 August 2025 up to the Closing Date.

Save for the abovementioned, all other details, terms and conditions of the Offer as set out in the Offer Document remain unchanged.

In accordance with paragraph 13.01 of the Rules, the level of acceptances of the Offer as at 5.00 p.m. (Malaysian time) on the Unconditional Date is as follows:-

	No. of Shares	%*
FACB Shares held by the Offeror and the Ultimate Offeror as at 11 August 2025 (being the date of despatch of the Offer Document (" Posting Date "))	8,288,900	9.88
FACB Shares for which acceptances under the Offer (which are complete and valid in all respects) have been received by the Offeror and the Ultimate Offeror after the Posting Date and up to 5.00 p.m. (Malaysian time) on the Unconditional Date	35,967,067	42.88
FACB Shares acquired or agreed to be acquired by the Offeror and the Ultimate Offeror (other than by way of acceptances under the Offer) after the Posting Date and up to 5.00 p.m. (Malaysian time) on the Unconditional Date	1,809,600	2.16
Total FACB Shares held by the Offeror and the Ultimate Offeror as at the Unconditional Date	46,065,567	54.92
FACB Shares for which acceptances under the Offer (which are subject to verification) have been received by the Offeror and the Ultimate Offeror after the Posting Date and up to 5.00 p.m. (Malaysian time) on the Unconditional Date	113,200	0.13

Note:-

* Computed based on 83,882,800 FACB Shares (excluding treasury shares) in issue.

IF YOU WISH TO ACCEPT THE OFFER, YOU ARE ADVISED TO REFER TO THE OFFER DOCUMENT FOR THE DETAILS, TERMS AND CONDITIONS OF THE OFFER AND THE PROCEDURES FOR ACCEPTANCE OF THE OFFER. YOU DO NOT NEED TO TAKE ANY ACTION IF YOU DECIDE NOT TO ACCEPT THE OFFER.

YOU ARE ALSO ADVISED TO CONSIDER THE CONTENTS OF THE INDEPENDENT ADVICE CIRCULAR DATED 21 AUGUST 2025 AND THE RECOMMENDATIONS THEREIN BEFORE DECIDING WHETHER TO ACCEPT OR REJECT THE OFFER.

You may obtain additional copies of the Offer Document including the Form of Acceptance and Transfer from the office of the Registrar for the Offer during normal business hours, i.e. from 9.00 a.m. to 5.00 p.m. on Mondays to Fridays (excluding public holidays). Details of the Registrar for the Offer are as follows:-

Bina Management Sdn Bhd
(197901005880 (50164-V))
Lot 10, The Highway Centre
Jalan 51/205
46050 Petaling Jaya
Selangor Darul Ehsan

Helpdesk Telephone No. : 603 7784 3922
Facsimile No. : 603 7784 1988
Email address : binawin@binamg168.com

The Offer Document including the Form of Acceptance and Transfer are also available on the website of Bursa Securities at www.bursamalaysia.com.

Yours faithfully,
For and on behalf of
UOB KAY HIAN (M) SDN BHD
(formerly known as UOB Kay Hian Securities (M) Sdn Bhd)

NANTHA KUMAR
Director
Co-Head, Corporate Finance

WINSTON LOH
Director
Corporate Finance