JBB BUILDERS INTERNATIONAL LIMITED

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1903)

PROFIT WARNING

This announcement is made by JBB Builders International Limited (the "**Company**", together with its subsidiaries, the "**Group**") pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (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 board (the "**Board**") of directors (the "**Directors**") of the Company wishes to inform the shareholders of the Company (the "**Shareholders**") and potential investors that based on the review of the unaudited consolidated management accounts of the Group for the year ended 30 June 2026 and information that is currently available, the Group is expected to record a loss attributable to owners of the Company of not more than RM1 million for the year ended 30 June 2026, as compared with a profit attributable to owners of the Company of approximately RM1.3 million recorded by the Group for the year ended 30 June 2025.

Based on the information currently available to the Company, the Board believes that the abovementioned expected loss is mainly attributable to the combined effect of the following factors:

(a) a decrease in revenue for the year ended 30 June 2026 as compared with the year ended 30 June 2025, which was driven by (i) the overall decrease in volume of sand transported generated from marine transportation contracts in Singapore arising from the operational challenges on a shallow and highly space-constrained site area, and approximately 1.5 months work suspension of a contract resulting from investigations into an external incident by authority, which led to the overall reduction in delivery; (ii) the decrease in the revenue generated from reclamation and related works and marine transportation due to slowdown of the progress of the projects with the increase of the fuel price and fuel supply shortage; and (iii) completion of certain contracts which contributed to a certain portion of revenue for the year ended 30 June 2025, while partially offsetting by the increase in volume of work performed for contracts generated from building and infrastructure works;

(b) a decrease in gross profit for the year ended 30 June 2026 as compared with the year ended 30 June 2025, which was primarily the decrease in revenue as abovementioned and the additional budgeted costs for the ongoing projects;

(c) a decrease in other revenue for the year ended 30 June 2026 as compared with the year ended 30 June 2025, which was mainly due to (i) the decrease in income of arrangement of marine transportation related activities for our subcontractors and suppliers at the site areas for the year ended 30 June 2026 arising from the decrease number of trips and unit rates; (ii) the decrease in interest income on deposits placed in the Group's banks in Malaysia for the year ended 30 June 2026 as a result of the decrease in fixed deposits placed in banks; and (iii) the decrease in interest income on trade receivables owing from a customer;

(d) a decrease in the loss allowance for expected credit losses on trade receivables and contract assets for the year ended 30 June 2026, which was primarily caused by the net impact of the decrease in balances of trade receivables and contract assets due to the decrease in revenue and improvement in collections, and certain customers who cannot fulfill the instalment repayment schedule as compared with the year ended 30 June 2025, as a result, reversal for impairment loss on trade receivables and contract assets was recognised for the year ended 30 June 2026 as compared with the recognition for impairment loss on trade receivables and contract assets for the year ended 30 June 2025; and

(e) an increase in general and administrative expenses for the year ended 30 June 2026 as compared with the year ended 30 June 2025, which was mainly due to (i) the increase of professional fees for the potential acquisition of a company established under the laws of the People's Republic of China; (ii) the increase of bank charges; (iii) the increase in staff salaries and related retirement benefits provided to employees; and (iv) the reduction in stamp duty and commissions for the disposal of deposits paid for acquisition of investment properties.

As the Company is still in the process of finalising the results of the Group for the year ended 30 June 2026, the information contained in this profit warning announcement is only based on the assessment by the Company's management on the unaudited consolidated management accounts of the Group and the information currently available, which has not been reviewed by the audit committee of the Company nor audited by the Company's auditors, and is subject to changes and adjustments arising from further review. The annual results of the Company for the year ended 30 June 2026 is expected to be published by the end of September 2026.

Shareholders and potential investors of the Company 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, 15 September 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, Ms. Chan Pui Kwan and Mr. Tam Ka Hei Raymond as independent non-executive Directors.