

REPLY TO BURSA QUERY DATED 4 FEBRUARY 2026

1. The direct and/or indirect shareholdings of the directors of GFSB in GFSB.

| No. | Directors | Shareholdings | | | |
|-----|------------------|---------------|------|---------------|-------|
| | | Direct | % | Indirect | % |
| 1 | TAN WEE HIONG | 219,000 | 5.0 | 438,000*** | 10.00 |
| 2 | HONG KERK AI | - | - | 3,066,000** | 70.00 |
| 3 | LOW SOE ENG, DR. | 240,500 | 5.49 | 416,500*** | 9.51 |
| 4 | TOH THIM LEONG | - | - | 3,066,000* | 70.00 |
| 5 | TOH CHEE YEONG | 99,150 | 2.26 | 2,966,850**** | 67.74 |

* By virtue of the shares held Adrindo Jaya Sdn Bhd, Triumphal Engineering Supply Sdn. Bhd., his spouse and children

** By virtue of the shares held by her spouse and children

*** By virtue of the shares held by her/his children

**** By virtue of the shares held by his parent and siblings

2. Net book value of the Subject Property based on GFSB' latest audited financial statements.

The net book value of the Subject Property is RM3,249,987.

3. Method of valuation carried out on the Subject Property by the Independent Valuer.

The method of valuation carried out on the Subject Property by the Independent Valuer is Comparison Method.

4. A statement on whether the Proposed Acquisition is subject to shareholders and the relevant Government Authorities approval.

The Proposed Acquisition is not subject to the approval of the shareholders of MTAG GROUP BERHAD and no approval from relevant Government Authorities is required for the acquisition.

5. The estimated time frame for submission of the application to such authorities, if applicable.

Not applicable.

6. The Company to provide the rationale that relates to the land acquisition where is conditional to the en bloc land.

The Group intends to proceed with the Proposed Acquisition notwithstanding the en-bloc condition and structure imposed on the transaction, whereby the Proposed Acquisition is inter-conditional and interdependent with the Adjacent Land SPA. The Group is of the view that the Proposed Acquisition is aligned with its long-term strategy to strengthen its manufacturing and industrial capabilities, expand production capacity, and support ongoing and future business growth opportunities.

The Subject Property, by virtue of its land size and strategic location, is consistent with the Group's planned roadmap for the expansion of its manufacturing footprint. After taking into consideration the commercial rationale and anticipated operational synergies, the Group considers that the overall benefits arising from the Proposed Acquisition of the Subject Property outweigh the constraints and risks associated with the en-bloc condition.

Approximately one-third (1/3) of the Subject Property is intended to be utilised for the Group's own operational requirements, while the remaining portion may be retained for future development or rental purposes, subject to prevailing market conditions, the obtaining of relevant approvals, and the Group's future operational and strategic requirements.

Overall, the Proposed Acquisition is expected to enhance operational flexibility, strengthen the Group's manufacturing footprint, and provide capacity for future expansion, thereby supporting sustainable long-term value creation for shareholders. Further, from the Vendor's perspective, the en-bloc structure facilitates a clean and coordinated disposal of the adjoining land parcels, without the need to retain residual obligations or exposure to potential future disputes relating to access roads and shared infrastructure.

This is dated 5 February 2026.