



TECHNOLOGY BERHAD

[Registration No. 200301033383 (635804-H)]
(Incorporated in Malaysia)

Dear Valued Shareholders,

It is our pleasure to invite you to attend the Extraordinary General Meeting ("**EGM**") of MQ Technology Berhad ("**Company**") in relation to the:-

- (i) proposed disposal by Microlead Precision Technology Sdn Bhd, a wholly-owned subsidiary of our Company ("**MPTSB**"), to MTrustee Berhad, acting as the trustee for and on behalf of Hektar Real Estate Investment Trust ("**MTrustee**") of a parcel of leasehold industrial land held under PN 5908, Lot 14840, Mukim 12, District of Barat Daya, State of Pulau Pinang with the buildings erected thereon, together with all infrastructure, major systems, and fixtures and fittings attached thereto (collectively, the "**Penang Property**") for a disposal consideration of RM30,000,000 to be satisfied entirely in cash ("**Proposed Disposal**"); and
- (ii) proposed leaseback of the Penang Property by MPTSB from MTrustee for a term of 15 years (with an option to renew for a further term of 15 years), upon completion of the Proposed Disposal ("**Proposed Leaseback**")

(collectively referred to as "**Proposed Disposal and Leaseback**"), which will be held as follows:-

Day and Date	:	Tuesday, 26 August 2025
Time	:	12.00 p.m.
Venue	:	Unit 310, Block C, Damansara Intan, No. 1, Jalan SS20/27, 47400 Petaling Jaya, Selangor Darul Ehsan

Pursuant to Rule 2.19B of the ACE Market Listing Requirements of Bursa Malaysia Securities Berhad and Clause 173 of our Company's Constitution, which allow our Company to communicate with members by email or via our Company's website. Accordingly, members can view and download the following documents from Bursa Malaysia Securities Berhad's website at www.bursamalaysia.com and/or our Company's website at www.mqtech.com.my:-

- (a) Circular to shareholders in respect of the Proposed Disposal and Leaseback dated 1 August 2025;
- (b) Notice of EGM; and
- (c) Form of Proxy for the EGM.

Should you require any assistance, kindly contact Mr. CK Chong at 603-7731 8701.

Thank you for your ongoing support to MQ Technology Berhad.

Yours faithfully,

For and on behalf of the Board of Directors of

MQ TECHNOLOGY BERHAD

TERENCE CHEAH EU LEE

Executive Director

1 August 2025