NOTICE OF PROVISIONAL ALLOTMENT OF WARRANTS ("NPA")

The Warrants as contained in this NPA are prescribed securities pursuant to Section 14(5) of the Securities Industry (Central Depositories) Act, 1991 and therefore, the Securities Industry (Central Depositories) Act, 1991, the Securities Industry (Central Depositories) Amendment Act, 1998 and the Rules of Bursa Malaysia Depository Sdn Bhd ("Bursa Depository") shall apply in respect of dealings in the provisional allotment of Warrants.



(Company No. 753588-P)

(Incorporated in Malaysia under the Companies Act, 1965)

RENOUNCEABLE RIGHTS ISSUE OF 46,000,000 WARRANTS ("WARRANTS") IN MUAR BAN LEE GROUP BERHAD ("MBL" OR "COMPANY") ON THE BASIS OF ONE (1) WARRANT FOR EVERY TWO (2) EXISTING ORDINARY SHARES OF RMO.50 EACH IN MBL ("MBL SHARES") HELD BY THE ENTITLED SHAREHOLDERS AS AT 5.00 P.M. ON 31 OCTOBER 2012 AT AN ISSUE PRICE OF RMO.10 PER WARRANT ("RIGHTS ISSUE OF WARRANTS")

Adviser



AFFIN INVESTMENT BANK BERHAD (9999-V)

(A Participating Organisation of Bursa Malaysia Securities Berhad)

To: The Shareholders of MBL

Dear Sir/Madam.

The Board of Directors of MBL ("Board") has provisionally allotted to you the number of Warrants as indicated below ("Provisional Warrants"), in accordance with the approval of Bursa Malaysia Securities Berhad ("Bursa Securities") vide its letter dated 27 July 2012, the Controller of Foreign Exchange of Bank Negara Malaysia via its letter dated 27 July 2012 and the shareholders of MBL at the Company's Extraordinary General Meeting held on 27 August 2012 in relation to the Rights Issue of Warrants.

We wish to advise that the following number of Provisional Warrants in respect of the Rights Issue of Warrants have been confirmed by Bursa Depository and upon acceptance will be credited into your Central Depository System ("CDS") account subject to the terms and conditions as stated in the Abridged Prospectus dated 31 October 2012 and the Rights Subscription Form ("RSF") issued by the Company.

The Provisional Warrants is made subject to the provisions in the Abridged Prospectus issued by the Company. Bursa Securities has already prescribed the securities of the Company listed on the Main Market of Bursa Securities to be deposited with Bursa Depository. Accordingly, the Provisional Warrants are prescribed securities and as such, all dealings in the Provisional Warrants will be by book entries through CDS accounts and will be governed by the SICDA and the Rules of Bursa Depository

ALL WARRANTS TO BE ISSUED PURSUANT TO THE RIGHTS ISSUE OF WARRANTS WILL BE ALLOTTED BY WAY OF CREDITING THE WARRANTS INTO THE CDS ACCOUNTS OF THE SHAREHOLDERS OF MBL WHOSE NAMES APPEAR ON THE RECORD OF DEPOSITORS OF MBL AT 5.00 P.M. ON 31 OCTOBER 2012 ("ENTITLED SHAREHOLDERS") AND/OR THEIR RENOUNCEE(S) AND/OR THEIR TRANSFEREE(S) (IF APPLICABLE). NO PHYSICAL WARRANT CERTIFICATES WILL BE ISSUED.

The Board reserves the right to allot any excess Warrants applied for under Part II of the RSF in such a manner as it deems fit and expedient in the best interest of the Company subject always that such allocation being made on a fair and equitable basis and that the intention of the Board set out in (i) to (v) below are achieved. The Board also reserves the right to accept any Excess Warrant Application, in full or in part, without assigning any reason in respect thereof. Nevertheless, the allocation of the excess Warrants will be made in a fair and equitable manner.

Subject to the discretion of the Board to make changes and/or modifications pursuant to the preceding paragraph, it is the intention of the Board generally to allot the excess Warrants based on the following considerations:

- firstly, to minimise the incidence of odd lots to the Entitled Shareholders; secondly, for allocation to the Entitled Shareholders who have applied for the excess Warrants on a pro-rata basis and in board lots, based on their respective shareholdings as at the Entitlement Date, subject always to the maximum number of excess Warrants applied for by them; thirdly, for the allocation to the Entitled Shareholders who have applied for the excess Warrants on a pro-rata basis, calculated based on the quantum of their respective Excess Warrants Application; fourthly, to minimise the incidence of odd lots to the renouncee(s) and/or transferee(s) and on a pro-rata basis to the renouncee(s) or transferee(s) who have applied for the excess Warrants, taking into consideration the quantum of their respective Excess Warrants Application; and lastly, in the event that there are still unsubscribed Warrants after allocating all the excess Warrants, the remaining unsubscribed Warrants will be subscribed by MBL Realty, who has given its irrevocable undertaking to subscribe in full for the remaining Warrants which are not subscribed for by the other Entitled Shareholders of the Company.

For Warrants to be listed, there must be at least 100 warrantholders holding not less than one (1) board lot each. The Board will ensure that a minimum 100 holders holding not less than one (1) board lot each is met prior to the listing of the Warrants on the Main Market of Bursa Securities.

NAME, ADDRESS AND CDS ACCOUNT NUMBER OF ENTITLE	ED SHAREHOLDER	
NUMBER OF MBL SHARES HELD AT 5.00 P.M. ON 31 October 2012	NUMBER OF WARRANTS PROVISIONALLY ALLOTED TO YOU	AMOUNT PAYABLE IN FULL UPON ACCEPTANCE AT RM0.10 PER WARRANT (RM)

IMPORTANT RELEVANT DATES AND TIME:	
Entitlement Date	: Wednesday, 31 October 2012 at 5.00 p.m.
LAST DATE AND TIME FOR:-	
Sale of provisional allotment of rights to the Warrants	:: Wednesday, 7 November 2012 at 5.00 p.m.
Transfer of provisional allotment of rights to the Warrants	: Monday, 12 November 2012 at 4.00 p.m
Acceptance and payment of Warrants	: Monday, 19 November 2012 at 5.00 p.m. *

Excess application and payment of excess Warrants Monday, 19 November 2012 at 5.00 p.m. * or such later date and time as the Board may determine and announce not less than two (2) market days before the stipulated date and time

By order of the Board LEE HONG LIM (MIA NO. 12949) Company Secretary

Share Registrar Plantation Agencies Sdn Berhad (2603-D) 3rd Floor, Standard Chartered Bank Chambers Lebuh Pantai 10300 Pulau Pinang

TEL. NO.: (604) 262 5333 FAX NO.: (604) 262 2018

RIGHTS SUBSCRIPTION FORM ("RSF")

THIS IS ISSUED FOR THE PURPOSE OF ACCEPTING THE WARRANTS (AS DEFINED HEREIN) PROVISIONALLY ALLOTED AND APPLYING FOR EXCESS WARRANTS PURSUANT TO THE RIGHTS ISSUE OF WARRANTS (AS DEFINED HEREIN) OF MUAR BAN LEE GROUP BERHAD ("MBL" OR "COMPANY"). THE LAST DATE AND TIME FOR ACCEPTANCE AND PAYMENT IS 5.00 P.M. ON MONDAY, 19 NOVEMBER 2012 OR SUCH LATER DATE AND TIME AS THE BOARD OF DIRECTORS OF MBL ("BOARD") MAY DETERMINE AND ANNOUNCE NOT LESS THAN TWO (2) MARKET DAYS BEFORE THE STIPULATED DATE AND TIME. THIS RSF IS ONLY APPLICABLE TO PERSONS WHO HAVE PROVISIONAL WARRANTS STANDING TO THE CREDIT OF HIS/ HER/ THEIR RESPECTIVE CENTRAL DEPOSITORY SYSTEM ("CDS") ACCOUNTS.



Affix a RM10.00 Malaysian Revenue Stamp here

MUAR BAN LEE GROUP BERHAD

(Company No. 753588-P) (Incorporated in Malaysia under the Companies Act, 1965)

RENOUNCEABLE RIGHTS ISSUE OF 46,000,000 WARRANTS ("WARRANTS") IN MBL ON THE BASIS OF ONE (1) WARRANT FOR EVERY TWO (2) EXISTING ORDINARY SHARES OF RM0.50 EACH IN MBL ("MBL SHARES") HELD BY THE ENTITLED SHAREHOLDERS AS AT 5.00 P.M. ON 31 OCTOBER 2012 AT AN ISSUE PRICE OF RM0.10 PER WARRANT ("RIGHTS ISSUE OF WARRANTS")

To: The Board of Directors of MBL

PART I - ACCEPTANCE OF WARRANTS

In accordance with the terms of this RSF and the Abridged Prospectus dated 31 October 2012, I/ we* hereby irrevocably accept the number of Warrants comprised in the Notice of Provisional Allotment issued by the Company as stated below, which were provisionally allotted/renounced* to me/ us* to and accepted by me/ us* in accordance with and subject to the Memorandum and Articles of Association of the Company, and agree to accept the sum or any other amount that may be allotted to me/ us.

NUMBER OF WARRANTS ACCEPTED											TOTAL AMOUNT PAYABLE AT RM0.10 PER WARRANT (RM)							
CDS Account No.				-				-										

PART II - APPLICATION FOR EXCESS WARRANTS

In accordance with the terms of this RSF and the Abridged Prospectus, I/we* hereby irrevocably apply for the number of excess Warrants as stated below, in addition to the Warrants which were provisionally allotted/ renounced* to and accepted by me/ us* as stated above, in accordance with and subject to the Memorandum and Articles of Association of the Company, and agree to accept the sum or any other amount that may be allotted to me/ us.

I/ We* enclose herewith Banker's Draft/ Cashier's Order/ Money Order/ Postal Order No.*.....for RM..... ...in favour of "MBL EXCESS RIGHTS WARRANTS ACCOUNT" and crossed "A/C PAYEE ONLY", being the full amount payable for the number of excess Warrants applied for as stated below (ROUNDED UP TO THE NEAREST SEN), and hereby request for the said excess Warrants to be credited into my/our* CDS account as stated above:-

NUMBER OF EXCESS WARRANTS APPLIED	TOTAL AMOUNT PAYABLE AT RM0.10 PER WARRANT (RM)					

PART III - DECLARATION

I/We hereby confirm and declare that:-

- All information provided by me/us* is true and correct;
- All information is identical with the information in the records of the Bursa Malaysia Depository Sdn Bhd ("Bursa Depository") and further agree and confirm that in the event the said information differs from Bursa Depository's record as mentioned earlier, the exercise of my/our rights may be rejected; and
- I am 18 years of age or over.
- I am/We are resident(s) of Malaysia.

I/We* hereby accept all the terms and conditions set out in this RSF and the Abridged Prospectus and further confirm compliance with all the requirements for acceptance as set out therein.

NAME AND ADDRESS OF APPLICANT (in block letters as per Bursa Depository's re	ecords)	Signature/Authorised Signatory(ies) (Corporate Body must affix their Common Seal)							
Contact Telephone No. (during office hours):	:	Nationality/Place of Incorporation:							
If the Applicant is a natural person (as per B	ursa Depository's record)	If the Applicant is a body corporate (as per Bursa Depository's record)							
NRIC No. (Old):		Company No.:/Registration No.:							
(New):									
Passport No. (also state country):									
Race: (If Malaysian) (Please tick (✓) where app	propriate)	Type of Body Corporate (Please tick (✓) where appropriate)							
Malay	Indian	Government Agencies/Institutions/ Controlled by Non-Malaysians Statutory Bodies							
Chinese	Others (specify)	Controlled by Malaysians (Malays/Natives) Others (specify)							
		Controlled by Malaysians (Non- Malays/Non-Natives)							

* Please delete whichever is not appropriate.

Dated this day of2012

THIS RSF IS NOT A TRANSFERABLE OR NEGOTIABLE INSTRUMENT. IN ACCORDANCE WITH THE CAPITAL MARKETS AND SERVICES ACT 2007, THIS RSF MUST NOT BE CIRCULATED UNLESS ACCOMPANIED BY THE ABRIDGED PROSPECTUS.

IF YOU ARE IN ANY DOUBT AS TO THE ACTION YOU SHOULD TAKE, YOU SHOULD CONSULT YOUR STOCKBROKER, BANK MANAGER, SOLICITOR, ACCOUNTANT OR OTHER PROFESSIONAL ADVISER IMMEDIATELY. All enquiries concerning the procedures for acceptance, payment and excess application for the Rights Issue of Warrants should be addressed to the Share Registrar of the Company, Plantation Agencies Sdn Berhad (Company No. 2603-D) ("Share Registrar") at 3rd Floor, Standard Chartered Bank Chambers, Lebuh Pantai, 10300 Pulau Pinang. INVESTORS SHOULD READ AND UNDERSTAND THE CONTENTS OF THE ABRIDGED PROSPECTUS TO WHICH THIS RSF RELATES BEFORE COMPLETING THIS RSF.

The Abridged Prospectus is issued in compliance with the laws of Malaysia only. This RSF, together with the Abridged Prospectus and Notice of Provisional Allotment ("NPA") is not intended to be (and will not be) issued, circulated or distributed and the Rights Issue of Warrants will not be made or offered or deemed to be made or offered for purchase or subscribtion, in countries or jurisdictions other than Malaysia or to persons who are or may be subject to the laws of countries or jurisdictions other than the laws of Malaysia. No action has been or will be taken to ensure that the Warrants and the Abridged Prospectus together with the NPA and the RSF comply with the laws of any countries or jurisdictions other than the laws of Malaysia. The Warrants to which the Abridged Prospectus, together with the NPA and the RSF relates, is only available to persons receiving these documents within Malaysia. Accordingly, these documents will not be despatched to the entitled shareholders who do not have a registered address in Malaysia as stated in the Record of Depositors of the Company as at 5.00 p.m. on 31 October 2012 ("Entitlement Date"). Any entitled shareholders and/or their renouncee(s) and/or their transferee(s) (if applicable) who are residents in countries or jurisdictions other than Malaysia should therefore immediately consult their legal advisers and/or other professional advisers as to whether the acceptance or renunciation (as the case may be) of all or any part of their entitlements to the Rights Issue of Warrants would result in the contravention of any laws of such countries or jurisdictions. Such entitled shareholders and/or their renouncee(s) and/or their transferee(s) (if applicable) should note the additional terms and restrictions as set out in this Abridged Prospectus. Neither Muar Ban Lee Group Berhad ("MBL" or "Company"), AFFIN Investment Bank Berhad ("AFFIN Investment") nor any other professional advisers shall accept any responsibility or liability whatsoever to any party in the event that any acceptance and/or renunciation (as the case may be) of the entitlements to the Warrants made by the entitled shareholders and/or their renouncee(s) and/or their transferee(s) (if applicable) is or shall become illegal, unenforceable, voidable or void in any such countries or jurisdictions.

A copy of the Abridged Prospectus has been registered with the Securities Commission Malaysia ("SC"). A copy of the Abridged Prospectus together with the NPA and RSF have also been lodged with the Companies Commission of Malaysia who takes no responsibility for the contents of these documents.

The approval from the shareholders of the Company for the Rights Issue of Warrants was obtained at the Extraordinary General Meeting held on 27 August 2012. Approval from Bursa Malaysia Securities Berhad ("Bursa Securities") has also been obtained on 27 July 2012 for, amongst others, the listing of and quotation for the Warrants and the new MBL Shares to be issued upon exercise of the Warrants on the Main Market of Bursa Securities. The listing of and quotation for the Warrants on the Main Market of Bursa Securities. The listing of and quotation for the Warrants on the Main Market of Bursa Securities are in no way reflective of the merits of the Rights Issue of Warrants. The official listing of and quotation for the Warrants will commence after, amongst others, receipt of confirmation from Bursa Malaysia Depository Sdn Bhd ("Bursa Depository") that all CDS Accounts of the successful entitled shareholders and/ or their renouncee(s) and/or their transferee(s) (if applicable) have been duly credited and notices of allotment have been despatched to them.

Neither SC nor Bursa Securities takes any responsibility for the correctness of statements made or opinions expressed in the Abridged Prospectus.

The Board of Directors of MBL ("Board") have seen and approved all documentations relating to the Rights Issue of Warrants, including the Abridged Prospectus, together with the NPA and RSF. They collectively and individually accept full responsibility for the accuracy of the information given and confirm that, after having made all reasonable enquiries, and to the best of their knowledge and belief, there are no false or misleading statements or other facts which if omitted would make the statements in these documents false or misleading.

Unless otherwise stated, the unit of currency used in this RSF is Ringgit Malaysia (or "RM" in abbreviation) and sen.

INSTRUCTIONS:

LAST DATE AND TIME FOR ACCEPTANCE, APPLICATION AND PAYMENT

This RSF is valid for acceptance and/or application until 5.00 p.m. on Monday, 19 November 2012, or such later date and time as the Board may determine and announce not less than two (2) market days before the stipulated date and time.

FULL OR PART ACCEPTANCE OF THE WARRANTS

If you wish to accept all or any part of the Provisional Warrants, please complete Part I and Part III of this RSF in accordance with the notes and instructions contained herein and return this RSF, together with the appropriate remittance made in RM for the full amount payable for the Warrants in the form of Banker's Draft(s), Cashier's Order(s), Money Order(s) or Postal Order(s) drawn on a bank or post office in Malaysia crossed "A/C PAYEE ONLY", made payable to "MBL RIGHTS WARRANTS ACCOUNT" and endorsed on the reverse side with your name, address and CDS account number in block letters, so as to be received by the Share Registrar by 5.00 p.m. on Monday, 19 November 2012 (or such later date and time as the Board may determine and announce not less than two (2) market days before the stipulated date and time). Cheques or any other mode of payments are not acceptable

If acceptance of and payment for the Provisional Warrants are not received by the Share Registrar by 5.00 p.m. on Monday, 19 November 2012 (or such later date and time as the Board may determine and announce not less than two (2) market days before the stipulated date and time), the provisional entitlement made to you or the remainder thereof (as the case may be) will be deemed to have been declined and will be cancelled. The Board will then reserve the right to allot such Warrants to the applicants who have applied for excess Warrants in the manner set out in note (III) below.

The remittance must be made for the exact amount payable for the Warrants (ROUNDED UP TO THE NEAREST SEN). No acknowledgement of receipt of this RSF or application monies in respect of the Rights Issue of Warrants will be made by the Company or the Share Registrar. However, if your application is successful, a notice of allotment will be despatched to you by ordinary post to the address shown on the Record of Depositors of the Company provided by Bursa Depository at your own risk within eight (8) market days from the last date for acceptance and payment for the Warrants or such other period as may be prescribed by

APPLICATION FOR EXCESS WARRANTS

If you wish to apply for additional Warrants in excess to your entitlement, please complete Part II of this RSF (in addition to Parts I and III) and forward this RSF with a separate remittance made in RM amount payable for the excess Warrants applied for, to the Share Registrar. Payment for the excess Warrants applied for should be made in the same manner described in note (II) above, and in the form of Banker's Draft(s), Cashier's Order(s), Money Order(s) or Postal Order(s) drawn on a bank or post office in Malaysia crossed "A/C PAYEE ONLY", made payable to "MBL EXCESS RIGHTS WARRANTS ACCOUNT" and endorsed on the reverse side with your name, address and CDS account number in block letters so as to be received by the Share Registrar by 5.00 p.m. on Monday, 19 November 2012 (or such later date and time as the Board may determine and announce not less than two (2) market days before the stipulated date and time)

No acknowledgement of receipt of this RSF or application monies in respect of the excess Warrants will be issued. However, if your application is successful, a notice of allotment will be despatched to you by ordinary post to the address shown on the Record of Depositors of the Company provided by Bursa Depository at your own risk within eight (8) market days from the last date for application of and payment for the Warrants or such other period as may be prescribed by Bursa Securities.

In respect of unsuccessful or partially successful excess Warrants applications, the full amount or the balance of the application monies, as the case may be, shall be refunded without interest and shall be despatched to the applicant by ordinary post to the address as shown on the Record of Depositors of the Company provided by Bursa Depository at your own risk within 15 market days from the last date of acceptance and payment for the excess Warrants.

The Board reserves the right to allot any excess Warrants applied for under Part II of the RSF in such a manner as it deems fit and expedient in the best interest of the Company subject always that such allocation being made on a fair and equitable basis and that the intention of the Board set out in (i) to (v) below are achieved. The Board also reserves the right to accept any Excess Warrant Application, in full or in part, without assigning any reason in respect thereof. Nevertheless, the allocation of the excess Warrants will be made in a fair and equitable manner.

Subject to the discretion of the Board to make changes and/or modifications pursuant to the preceding paragraph, it is the intention of the Board generally to allot the excess Warrants based on the following

- firstly, to minimise the incidence of odd lots to the Entitled Shareholders
- secondly, for allocation to the Entitled Shareholders who have applied for the excess Warrants on a pro-rata basis and in board lots, based on their respective shareholdings as at the Entitlement Date, subject always to the maximum number of excess Warrants applied for by them;
- thirdly, for the allocation to the Entitled Shareholders who have applied for the excess Warrants on a pro-rata basis, calculated based on the quantum of their respective Excess Warrants Application
- fourthly, to minimise the incidence of odd lots to the renouncee(s) and/or transferee(s) and on a pro-rata basis to the renouncee(s) or transferee(s) who have applied for the excess Warrants, taking into consideration the quantum of their respective Excess Warrants Application; and lastly, in the event that there are still unsubscribed Warrants after allocating all the excess Warrants, the remaining unsubscribed Warrants will be subscribed by MBL Realty, who has given its irrevocable
- undertaking to subscribe in full for the remaining Warrants which are not subscribed for by the other Entitled Shareholders of the Company,

For Warrants to be listed, there must be at least 100 warrantholders holding not less than one (1) board lot each. The Board will ensure that a minimum 100 holders holding not less than one (1) board lot each is met prior to the listing of the Warrants on the Main Market of Bursa Securities.

SALE/TRANSFER OF THE PROVISIONAL ALLOTMENT OF WARRANTS

If you wish to sell or transfer all or part of your entitlement to the Provisional Warrants to one (1) or more person(s), you may do so immediately through your stockbroker(s) for the period up to the last date and time for sale or transfer of such Provisional Warrants, without first having to request for a split of the Provisional Warrants standing to the credit of your CDS Accounts. To sell or transfer all or part of your entitlement to the Provisional Warrants, you may sell such entitlement on the open market or transfer such entitlement to such persons as may be allowed under the Rules of Bursa Depository.

If you have sold or transferred only part of the Provisional Warrants, you may still accept the balance of the Provisional Warrants by completing Parts I and III of this RSF.

In selling or transferring all or part of your Provisional Warrants, you need not deliver any document including this RSF to your stockbroker(s). However, you must ensure that there is sufficient Provisional Warrants standing to the credit of your CDS Accounts that are available for settlement of the sale or transfer.

Purchaser(s) or transferee(s) of the Provisional Warrants may obtain a copy of this RSF from his/ her/ their stockbroker(s), the Share Registrar, the registered office of the Company or the website of Bursa Securities (http://www.bursamalaysia.com).

GENERAL INSTRUCTIONS

- All applicants must sign on the front page of this RSF. All corporate bodies must affix their Common Seal.
- Warrants subscribed by the entitled shareholders and/or their renouncee(s) and/or their transferee(s) (if applicable) will be credited into their respective CDS Accounts as stated in this RSF or the exact accounts appearing on Bursa Depository's Record of Depositors.

 Any interest or other benefit accruing on or arising from or in connection with any application monies shall be for the benefit of the Company and the Company shall not be under any obligation to account for
- such interest or other benefit to you.
- The contract arising from the acceptance of the Provisional Warrants by you shall be governed by and construed in accordance with the laws of Malaysia, and you shall be deemed to have irrevocably and unconditionally submitted to the exclusive jurisdiction of the courts of Malaysia in respect of any matter in connection with this RSF and the contract arising therefrom.

 The Board reserves the right not to accept or to accept any application if the instructions herein stated are not strictly adhered to or which are illegible.
- Malaysian Revenue Stamp (NOT POSTAGE STAMP) of RM10.00 must be affixed on this RSF.