



## ELLIPSIZ LTD

Company Registration No.: 199408329R  
(Incorporated in the Republic of Singapore)

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### ANNOUNCEMENT OF INTERESTED PERSON TRANSACTIONS PURSUANT TO RULE 905(2) OF THE LISTING MANUAL

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#### 1. INTRODUCTION

The Board of Directors (the "**Board**") of Ellipsiz Ltd (the "**Company**" and together with its subsidiaries, the "**Group**") refers to the announcement dated 3 January 2025 in relation to the carrying out by Lum Chang Brandsbridge Pte. Ltd. ("**LCBB**") of renovation works for the indoor golf simulator centres at Orchid Country Club and Downtown East (the "**Renovation**") for the Company's wholly owned subsidiary, E Golfing Pte. Ltd. ("**E Golfing**").

#### 2. INTERESTED PERSON TRANSACTIONS

The Board wishes to announce that the final account for the Renovation is S\$2,806,681. This comprises the accepted quotation of S\$2,780,000 (which was announced on 3 January 2025) and variation orders of S\$26,681 that have been incurred by E Golfing since. In addition to the foregoing, E Golfing has also incurred further fees amounting to S\$50,129 for advisory services provided by Lum Chang Holdings Limited in relation to the Renovation. The sum of the variation orders and advisory fees are referred to as the "**Renovation Sum**".

LCBB is a subsidiary of Lum Chang Holdings Limited, an associate (as defined in the Listing Manual issued by the Singapore Exchange Securities Trading Limited (the "**Listing Manual**")) of Mr David Lum Kok Seng ("**DL**"), a controlling shareholder of the Company. Hence, the Renovation Sum is an interested person transaction pursuant to Chapter 9 of the Listing Manual.

The current total of all transactions with DL and his associates is S\$3,195,081, excluding transactions which are less than S\$100,000 but including the Renovation Sum. The current total of all interested person transactions is S\$3,435,081, excluding transactions which are less than S\$100,000 but including the Renovation Sum. This represents 3.65% of the Group's latest audited Net Tangible Assets as at 30 June 2024.

#### 3. STATEMENT BY THE BOARD AND THE AUDIT AND RISK COMMITTEE

The Board and the Audit and Risk Committee of the Company have reviewed the Renovation Sum and are of the view that the Renovation Sum is on normal commercial terms and is not prejudicial to the interests of the Company and its minority shareholders.

#### 4. INTERESTS OF DIRECTORS AND CONTROLLING SHAREHOLDERS

Save for DL (of whom LCBB is his associate) and his associate Bevrian Pte. Ltd. who are the controlling shareholders of the Company, Mr Adrian Lum Wen-Hong and Ms Denise Lum Wen-Thong who are associates of DL, and Ms Iris Wu Hwee Tan who has provided consultancy services to DL's associates (including serving as the company secretary of RMDV Investments Pte. Ltd., an associate of DL), none of the directors of the Company and their respective associates has any interest, direct or indirect, in the Renovation Sum (other than through their respective shareholdings in the Company, if any).

**BY ORDER OF THE BOARD**

Lim Poh Yeow  
Company Secretary  
30 May 2025