SECURITIES AND FUTURES ACT (CAP. 289) SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS) REGULATIONS 2012

NOTIFICATION FORM FOR SUBSTANTIAL SHAREHOLDER(S)/UNITHOLDER(S) IN RESPECT OF INTERESTS IN

3 (Electronic Format)

FORM

Explanatory Notes

- 1. Please read the explanatory notes carefully before completing the notification form.
- This form is for a Substantial Shareholder(s)/Unitholder(s) to give notice under section 135, 136, 137, 137J (as applicable to sections 135, 136 and 137) or 137U (as applicable to sections 135, 136 and 137) of the Securities and Futures Act (the "SFA").
- 3. This electronic Form 3 and a separate Form C, containing the particulars and contact details of the Substantial Shareholder(s)/Unitholder(s), must be completed by the Substantial Shareholder(s)/Unitholder(s) or a person duly authorised by the Substantial Shareholder(s)/Unitholder(s) to do so. The person so authorised should maintain records of information furnished to him by the Substantial Shareholder(s)/Unitholder(s).
- 4. This form and Form C, are to be completed electronically and sent to the Listed Issuer via an electronic medium such as an e-mail attachment. The Listed Issuer will attach both forms to the prescribed SGXNet announcement template for dissemination as required under section 137G(1), 137R(1) or 137ZC(1) of the SFA, as the case may be. While Form C will be attached to the announcement template, it will not be disseminated to the public and is made available only to the Monetary Authority of Singapore (the "Authority").
- 5. Where a transaction results in similar notifiable obligations on the part of more than one Substantial Shareholder/Unitholder, all of these Substantial Shareholders/Unitholders may give notice using the same notification form.
- 6. A single form may be used by a Substantial Shareholder/Unitholder for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days of becoming aware of the earliest transaction). There must be no netting-off of two or more notifiable transactions even if they occur within the same day.
- 7. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking the paper clip icon on the bottom left-hand corner or in item 11 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.
- 8. Except for item 5 of Part II and item 1 of Part IV, please select only one option from the relevant check boxes.
- 9. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
- 10. In this form, the term "Listed Issuer" refers to -
 - (a) a company incorporated in Singapore any or all of the shares in which are listed for quotation on the official list of a securities exchange;
 - (b) a corporation (not being a company incorporated in Singapore, or a collective investment scheme constituted as a corporation) any or all of the shares in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing;

- (c) a registered business trust (as defined in the Business Trusts Act (Cap. 31A)) any or all of the units in which are listed for quotation on the official list of a securities exchange;
- (d) a recognised business trust any or all of the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing; or
- (e) a collective investment scheme that is a trust, that invests primarily in real estate and real estaterelated assets specified by the Authority in the Code on Collective Investment Schemes, and any or all the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing ("Real Estate Investment Trust").
- 11. For further instructions and guidance on how to complete this notification form, please refer to section 7 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at http://www.mas.gov.sg (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

Part I - General

JEP Holdings Ltd.

- 2. Type of Listed Issuer:
 - ✓ Company/Corporation
 - Registered/Recognised Business Trust
 - Real Estate Investment Trust

3. Is more than one Substantial Shareholder/Unitholder giving notice in this form?

- No (Please proceed to complete Part II)
- ✓ Yes (Please proceed to complete Parts III & IV)
- 4. Date of notification to Listed Issuer:

04-Jun-2021

Part III - Substantial Shareholder	(s)/Unitholder(s)	Details
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[To be used for multiple Substantial Shareholders/Unitholders to give notice]

Substantial Shareholder/Unitholder A

1. Name of Substantial Shareholder/Unitholder:

UMS Holdings Limited

- 2. Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?
 - Yes
 - ✓ No
- 3. Notification in respect of:
 - Becoming a Substantial Shareholder/Unitholder
 - ✓ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
 - Ceasing to be a Substantial Shareholder/Unitholder
- 4. Date of acquisition of or change in interest:

02-Jun-2021

5. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (1) (*if different from item 4 above, please specify the date*):

02-Jun-2021

6. Explanation (*if the date of becoming aware is different from the date of acquisition of, or the change in, interest*):

Not applicable

7. Quantum of total voting shares/units (*including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}*) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	222,646,325	0	222,646,325
As a percentage of total no. of voting shares/ເ	53.79	0	53.79
Immediately after the transaction	Direct Interest	Deemed Interest	Total
	Direct interest	Deemed mileresi	TOLAT
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	280,411,882	15,085,954	295,497,836

8.	Circumstances giving rise to deemed interests (if the interest is such):
	[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed
	interest arises]

On 21 April 2021, UOB Kay Hian Private Limited ("UOBKH"), for and on behalf of UMS Holdings Limited (the "Offeror"), announced the mandatory unconditional cash offer ("Offer") to acquire all the issued and paid-up ordinary shares ("Shares") in the capital of JEP Holdings Ltd., other than those already held by the Offeror and parties acting in concert with the Offeror. Settlement for Shares tendered in acceptance of the Offer has been, and will be, made on a rolling basis in compliance with Rule 30 of the Singapore Code on Take-overs and Mergers.

On 2 June 2021, UOBKH, for and on behalf of the Offeror, announced that the Offer has closed as at 5.30 p.m. (Singapore time) on 2 June 2021. As at the close of the Offer, the Offeror held (a) a direct interest in 280,411,882 Shares which are owned or which have been settled by the Offeror, representing approximately 67.74% of the total number of Shares and (b) a deemed interest in 15,085,954, Shares, representing approximately 3.64% of the total number of Shares, in respect of the Shares that have yet to be settled by the Offeror.

9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]

Mr Luong Andy is the Executive Chairman and CEO of UMS Holdings Limited and has a deemed interest in 16.426% of the issued share capital of UMS Holdings Limited and a direct interest in 0.28% of the issued share capital of JEP Holdings Ltd.

Mr. Luong Andy is deemed to be interested in:

a) 43,715,471 shares of UMS Holdings Limited registered in the name of UOB Kay Hian Private Limited; b) 14,120,823 shares of UMS Holdings Limited registered in the name of The 71 Trust (held through UOB Kay Hian Private Limited);

c) 16,700,000 shares of UMS Holdings Limited registered in the name of Raffles Nominees (Pte) Limited; d) 2,087,456 shares of UMS Holdings Limited registered in the name of his wife, Mrs. Lee Luong Sylvia S Y; and e) 11,000,000 shares of UMS Holdings Limited registered in the name of The SY Trust (held through UOB Kay Hian Private Limited).

10. Attachments (if any): 🕤

(The total file size for all attachment(s) should not exceed 1MB.)

- 11. If this is a **replacement** of an earlier notification, please provide:
 - (a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (*the "Initial Announcement"*):



- (b) Date of the Initial Announcement:
- (c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:

12. Remarks (if any):

The percentage of total number of ordinary voting shares is based on 413,944,721 shares in issue as at 2 June 2021.

The percentage of 71.38% obtained in section 7 above is due to the rounding off of the figures of 67.74% and 3.64% to the nearest two decimal places. For purposes of completeness and accuracy, the percentage of the

total number of shares held by UMS Holdings Limited in JEP Holdings Ltd should be 71.39%, using the exact
figure of 295,497,836 shares and rounding off to the nearest two decimal places.

Substantial Shareholder/Unitholder B

1. Name of Substantial Shareholder/Unitholder:

Luong Andy

2. Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?

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- Yes
- ✓ No
- 3. Notification in respect of:
 - Becoming a Substantial Shareholder/Unitholder
 - Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
 - ✓ Ceasing to be a Substantial Shareholder/Unitholder
- 4. Date of acquisition of or change in interest:

25-May-2021

5. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (i) (if different from item 4 above, please specify the date):

25-May-2021

6. Explanation (*if the date of becoming aware is different from the date of acquisition of, or the change in, interest*):

Not applicable

7. Quantum of total voting shares/units (*including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}*) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	1,150,000	222,646,325	223,796,325
As a percentage of total no. of voting shares/t	0.28	53.79	54.07
Immediately after the transaction	Direct Interest	Deemed Interest	Total
Immediately after the transaction No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	Direct Interest	Deemed Interest	<i>Total</i> 1,150,000

8.	Circumstances giving rise to deemed interests (if the interest is such): [You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]								
	As at 25 May 2021, Mr. Luong Andy has a deemed interest in 16.426% of the issued share capital of UMS Holdings Limited and a direct interest in 0.28% of the issued share capital of JEP Holdings Ltd. As Mr. Luong Andy holds less than 20% of the issued share capital of UMS Holdings Limited, by virtue of section 7 of the Companies Act (Cap. 50) of Singapore, Mr. Luong Andy is not deemed to have an interest in the shares held by UMS Holdings Limited in JEP Holdings Ltd.								
9.	Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]								
	Mr Luong Andy is the Executive Chairman and CEO of UMS Holdings Limited and has a deemed interest in 16.426% of the issued share capital of UMS Holdings Limited and a direct interest in 0.28% of the issued share capital of JEP Holdings Ltd.								
	Mr. Luong Andy is deemed to be interested in: a) 43,715,471 shares of UMS Holdings Limited registered in the name of UOB Kay Hian Private Limited; b) 14,120,823 shares of UMS Holdings Limited registered in the name of The 71 Trust (held through UOB Kay Hian Private Limited);								
	 c) 16,700,000 shares of UMS Holdings Limited registered in the name of Raffles Nominees (Pte) Limited; d) 2,087,456 shares of UMS Holdings Limited registered in the name of his wife, Mrs. Lee Luong Sylvia S Y; ar e) 11,000,000 shares of UMS Holdings Limited registered in the name of The SY Trust (held through UOB Kay Hian Private Limited). 								
10.	Attachments (<i>if any</i>): () (The total file size for all attachment(s) should not exceed 1MB.)								
11.	If this is a replacement of an earlier notification, please provide:								
	 (a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (<i>the "Initial Announcement"</i>): 								
	(b) Date of the Initial Announcement:								
	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:								
12.	Remarks (<i>if any</i>):								
	The percentage of total number of ordinary voting shares is based on 413,944,721 shares in issue.								

Part IV - Transaction details

1.	Type of securities which are the subject of the transaction (more than one option may be chosen):
	✓ Voting shares/units
	Rights/Options/Warrants over voting shares/units
	Convertible debentures over voting shares/units (conversion price known)
	Others (<i>please specify</i>):
2.	Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholders/Unitholders:
	72,851,511 shares
3.	Amount of consideration paid or received by Substantial Shareholders/Unitholders (<i>excluding</i> brokerage and stamp duties):
	S\$14,565,302.20
4.	Circumstance giving rise to the interest or change in interest:
	Acquisition of:
	Securities via market transaction
	Securities via off-market transaction (<i>e.g. married deals</i>)
	Securities via physical settlement of derivatives or other securities
	Securities pursuant to rights issue
	Securities via a placement
	Securities following conversion/exercise of rights, options, warrants or other convertibles
	Disposal of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
	Other circumstances:
	Acceptance of take-over offer for the Listed Issuer
	Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (<i>please specify</i>):
	✓ Others (<i>please specify</i>):
	Total number of shares acquired 72,851,511 consist of:
	(a) 5,000,000 shares acquired from securities via market transactions; and
	(b) 67,851,511 shares from acceptance of take-over offer.

Item 5 is to be completed by an individual submitting this notification form on behalf of the Substantial Shareholders/Unitholders.

- 5. Particulars of Individual submitting this notification form to the Listed Issuer:
 - (a) Name of Individual:

Luong Andy

(b) Designation (*if applicable*):

Chairman/Chief Executive Officer

(c) Name of entity (*if applicable*): UMS Holdings Limited

Transaction Reference Number (auto-generated):

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