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

FORM

3
(Electronic Format)

Explanatory Notes

- 1. Please read the explanatory notes carefully before completing the notification form.
- 2. 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

| | r dit i - Octiciai |
|----|---|
| 1. | Name of Listed Issuer: |
| | LUM CHANG HOLDINGS LIMITED |
| 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) |
| 1. | Date of notification to Listed Issuer: |
| | 23-Sep-2020 |
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Part III - Substantial Shareholder(s)/Unitholder(s) Details

[To be used for multiple Substantial Shareholders/Unitholders to give notice]

| | <u>Substantial Shar</u> | <u>eholder/U</u> | <u>Initholder</u> A |
|--|-------------------------|------------------|---------------------|
|--|-------------------------|------------------|---------------------|



| Name of Substantial Shareholder/Unitholder: |
|--|
| LUM CHANG INVESTMENTS PTE LTD |
| 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 |
| 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 |
| Data of acquinition of ar change in intercets |
| Date of acquisition of or change in interest: |
| 22-Sep-2020 |
| Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date): |
| 22-Sep-2020 |
| Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest): |
| N.A. |
| |
| |
| |

Quantum of total voting shares/units (including voting shares/units underlying 7. 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: | 61,612,942 | 0 | 61,612,942 |
| As a percentage of total no. of voting shares/t(i): | 16.356 | 0 | 16.356 |
| | | | |
| Immediately after the transaction | Direct Interest | Deemed Interest | Total |
| No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures : | Direct Interest 61,972,942 | Deemed Interest 0 | Total 61,972,942 |

| | N.A. | |
|------------|-----------|--|
| | [You | tionship between the Substantial Shareholders/Unitholders giving notice in this form: may attach a chart in item 10 to show the relationship between the Substantial eholders/Unitholders] |
| | N.A. | |
|). | Attac | chments (if any): 🕤 |
| | Ø | (The total file size for all attachment(s) should not exceed 1MB.) |
| ١. | If this | s 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: |
| 2. | Rem | arks (<i>if any</i>): |
| | | ercentage of shareholdings before and after the transaction was computed based on 376,688,104 ary shares (excluding treasury shares). |
| <u>abs</u> | tantia | al Shareholder/Unitholder B |
| | Nam | e of Substantial Shareholder/Unitholder: |
| | RAYN | IOND LUM KWAN SUNG |
| , | secu Y | ubstantial Shareholder/Unitholder a fund manager or a person whose interest in t rities of the Listed Issuer are held solely through fund manager(s)? es |
| | ✓ N | • |

| | ✓ 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: |
| | 22-Sep-2020 |
| 5. | Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date): |
| | 22-Sep-2020 |
| 6. | Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest): |
| | N.A. |
| | |
| | |
| 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: | 15,528,397 | 61,612,942 | 77,141,339 |
| As a percentage of total no. of voting shares/t : | 4.122 | 16.356 | 20.479 |
| | | | |
| 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 15,528,397 | Deemed Interest 61,972,942 | <i>Total</i> 77,501,339 |

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]

Mr Raymond Lum Kwan Sung is deemed to have interests in the whole of Lum Chang Investments Pte Ltd's ("LCI") shareholdings in Lum Chang Holdings Limited ("LCH") by virtue of his interests of not less than 20% in the issued share capital of LCI.

The change in the interests is due to an acquisition of 360,000 LCH ordinary shares by LCI.

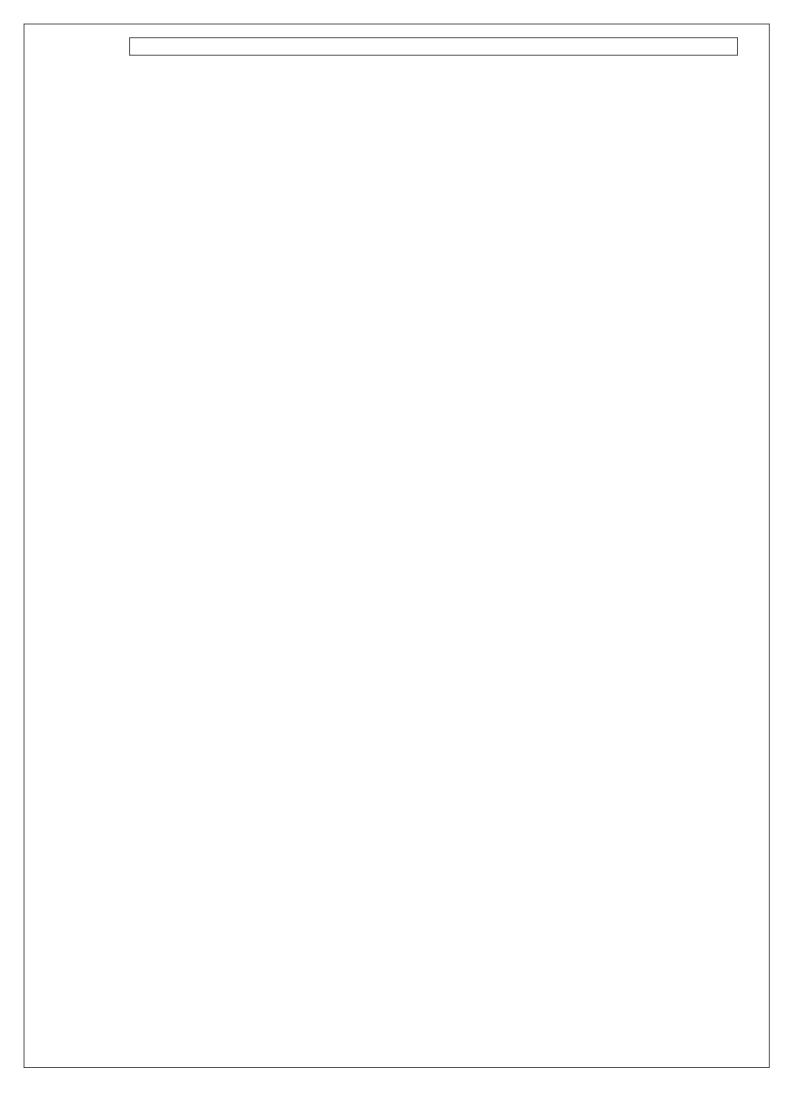
9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]

| | Mr Raymond Lum Kwan Sung is a director of LCI and holds more than 20% interests in LCI, making him a substantial shareholder of LCI. | | | |
|------------|--|--|--|--|
| | Ms Emlyn Lum Wen-Yan and Ms Edlyn Lum Wen-Ee are his daughters. | | | |
| | | | | |
| 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 shareholdings before and after the transaction was computed based on 376,688,104 ordinary shares (excluding treasury shares). | | | |
| | | | | |
| | | | | |
| | | | | |
| <u>Sub</u> | stantial Shareholder/Unitholder C | | | |
| 1. | Name of Substantial Shareholder/Unitholder: | | | |
| | EMLYN LUM WEN-YAN | | | |
| 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: | | | |
| | 22-Sep-2020 | | | |
| 5. | Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date): | | | |
| | 22-Sep-2020 | | | |
| | | | | |

| 6. | Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest): N.A. | | | | |
|-----|---|---|--|----------------------|--|
| 7. | Quantum of total voting share rights/options/warrants/convertible | debentures (con | version price knowr | | |
| | Shareholder/Unitholder before and Immediately before the transaction | d after the transac | tion: Deemed Interest | Total | |
| und | of voting shares/units held and/or derlying the hts/options/warrants/convertible debentures: | 0 | 61,612,942 | 61,612,942 | |
| | a percentage of total no. of voting ares/t | 0 | 16.356 | 16.356 | |
| | Immediately after the transaction | Direct Interest | Deemed Interest | Total | |
| und | of voting shares/units held and/or derlying the rights/options/warrants/nvertible debentures: | 0 | 61,972,942 | 61,972,942 | |
| | a percentage of total no. of voting ares/ເ | 0 | 16.452 | 16.452 | |
| 8. | Circumstances giving rise to deem [You may attach a chart in item 10 to interest arises] Ms Emlyn Lum Wen-Yan is deemed to has shareholdings in Lum Chang Holdings Li issued share capital of LCI. | illustrate how the Solve interests in the w | ubstantial Shareholde hole of Lum Chang Inve | estments Pte Ltd's (| |
| | The change in the interests is due to an a | acquisition of 360,000 | O LCH ordinary shares b | y LCI. | |
| 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] | | | | |
| | Ms Emlyn Lum Wen-Yan and Ms Edlyn Lum Wen-Ee are sisters and both are daughters of Mr Raymond Lum Kwan Sung, a director of LCH. All three substantial shareholders of LCI. | | | | |
| 10. | Attachments (if any): (1) (The total file size for all attachment(s) should not exceed 1MB.) | | | | |
| 11. | If this is a replacement of an earli | or notification, pla | ase provide: | | |

| (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): |
| N.A. |
| |
| |
| |
| Substantial Shareholder/Unitholder D |
| Name of Substantial Shareholder/Unitholder: |
| EDLYN LUM WEN-EE |
| 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 |
| |
| Ceasing to be a Substantial Shareholder/Unitholder |
| 4. Date of acquisition of or change in interest: |
| 22-Sep-2020 |
| 5. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or t change in, interest (if different from item 4 above, please specify the date): |
| 22-Sep-2020 |
| 6. Explanation (if the date of becoming aware is different from the date of acquisition of, or to change in, interest): |
| N.A. |
| |
| 7. Quantum of total voting shares/units (including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}) held by Substant Shareholder/Unitholder before and after the transaction: |
| Immediately before the transaction |
| |

| unc | lerlying | ng shares/units held and/or the ons/warrants/convertible debentures: | 0 | 61,612,942 | 61,612,942 |
|------------------|--|--|--|---|------------------------|
| | a perce | ntage of total no. of voting | 0 | 16.356 | 16.356 |
| | Imme | diately after the transaction | Direct Interest | Deemed Interest | Total |
| und | lerlying | ng shares/units held and/or the rights/options/warrants/ debentures : | 0 | 61,972,942 | 61,972,942 |
| | a perce ires/i | ntage of total no. of voting | 0 | 16.452 | 16.452 |
| 3. | [You | umstances giving rise to deem may attach a chart in item 10 to i est arises] | | | er/Unitholder's deemed |
| | sharel | llyn Lum Wen-Ee is deemed to have holdings in Lum Chang Holdings Lir d share capital of LCI. | | 9 | • • • |
| | The ch | nange in the interests is due to an a | cquisition of 360,000 | LCH ordinary shares b | y LCI. |
| • | | may attach a chart in item 10 to s | show the relationshi | p between the Subst | antial |
| '- | [You Share Ms Ed | may attach a chart in item 10 to seholders/Unitholders] Ilyn Lum Wen-Ee and Ms Emlyn Lun Sung, a director of LCH. All three a | n Wen-Yan are sisters | and both are daughte | |
| | [You Share Ms Ed Kwan | eholders/Unitholders] lyn Lum Wen-Ee and Ms Emlyn Lum Sung, a director of LCH. All three al | n Wen-Yan are sisters re substantial shareh | and both are daughte olders of LCI. | |
| 0. | Ms Ed Kwan | eholders/Unitholders] Ilyn Lum Wen-Ee and Ms Emlyn Lum Sung, a director of LCH. All three and the chments (if any): (The total file size for all attachments) | n Wen-Yan are sisters re substantial shareh t(s) should not exceed | and both are daughte olders of LCI. | |
| 10. | Ms Ed Kwan | eholders/Unitholders] lyn Lum Wen-Ee and Ms Emlyn Lum Sung, a director of LCH. All three al | n Wen-Yan are sisters re substantial shareh t(s) should not exceed er notification, plea | and both are daughte olders of LCI. d 1MB.) ase provide: | ers of Mr Raymond Lum |
| 0. | Ms Ed Kwan | eholders/Unitholders] Ilyn Lum Wen-Ee and Ms Emlyn Lum Sung, a director of LCH. All three al chments (if any): (The total file size for all attachmen s is a replacement of an earlie | n Wen-Yan are sisters re substantial shareh t(s) should not exceed er notification, plea erence of the <u>firs</u> | and both are daughte olders of LCI. d 1MB.) ase provide: | ers of Mr Raymond Lum |
| 0. | Ms Ed Kwan | cholders/Unitholders] Ilyn Lum Wen-Ee and Ms Emlyn Lum Sung, a director of LCH. All three and the chments (if any): (The total file size for all attachments is a replacement of an earlied SGXNet announcement references.) | n Wen-Yan are sisters re substantial shareh t(s) should not exceed er notification, plea erence of the <u>firs</u> | and both are daughte olders of LCI. d 1MB.) ase provide: | ers of Mr Raymond Lum |
| 0. | Ms Ed Kwan | cholders/Unitholders] Ilyn Lum Wen-Ee and Ms Emlyn Lum Sung, a director of LCH. All three and the chments (if any): (The total file size for all attachments is a replacement of an earlied SGXNet announcement references.) | t(s) should not exceeder notification, pleaserence of the firs ouncement"): | and both are daughte olders of LCI. d 1MB.) ase provide: | ers of Mr Raymond Lum |
| 0. | Ms Ed Kwan Attac If this (a) | chments (if any): (The total file size for all attachments is a replacement of an earlier on SGXNet announcement reference on SGXNet (the "Initial Anno | t(s) should not exceeder notification, pleaserence of the firs ouncement"): | and both are daughte olders of LCI. d 1MB.) ase provide: | ers of Mr Raymond Lum |
| 0. | Ms Ed Kwan Attac If this (a) | chments (if any): (The total file size for all attachments is a replacement of an earlier on SGXNet announcement reference on SGXNet (the "Initial Anno | t(s) should not exceeder notification, please of the firs ouncement"): | and both are daughte olders of LCI. d 1MB.) ase provide: t notification which | ers of Mr Raymond Lum |
| 0. | Eyou Shard Shard Ms Ed Kwan Attac If this (a) (b) | chments (if any): (The total file size for all attachments is a replacement of an earlier on SGXNet announcement reference on the Interest of the Initial Announcement which was attached in the Interest on the Initial Announcement which was attached in the Init | t(s) should not exceeder notification, please of the firs ouncement"): | and both are daughte olders of LCI. d 1MB.) ase provide: t notification which | ers of Mr Raymond Lum |
| 10. | Eyou Shard Shard Ms Ed Kwan Attac If this (a) (b) | cholders/Unitholders] Ilyn Lum Wen-Ee and Ms Emlyn Lum Sung, a director of LCH. All three at the chments (if any): (The total file size for all attachments is a replacement of an earliest SGXNet announcement reference on SGXNet (the "Initial Announcement of the Initial Announceme | t(s) should not exceeder notification, please of the firs ouncement"): | and both are daughte olders of LCI. d 1MB.) ase provide: t notification which | ers of Mr Raymond Lum |
| 9. 10. 12. | Eyou Shard Shard Ms Ed Kwan Attac If this (a) (b) | chments (if any): (The total file size for all attachments is a replacement of an earlier on SGXNet announcement reference on the Interest of the Initial Announcement which was attached in the Interest on the Initial Announcement which was attached in the Init | t(s) should not exceeder notification, please of the firs ouncement"): | and both are daughte olders of LCI. d 1MB.) ase provide: t notification which | ers of Mr Raymond Lum |



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 (please specify): |
| | |
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| | |
| 2. | Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholders/Unitholders: |
| | 360,000 |
| 3. | Amount of consideration paid or received by Substantial Shareholders/Unitholders (excluding brokerage and stamp duties): |
| | S\$126,000.00 |
| 4. | Circumstance giving rise to the interest or change in interest: |
| | Acquisition of: |
| | ✓ Securities via market transaction |
| | Securities via off-market transaction (e.g. married deals) |
| | 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 (please specify): |
| | |
| | |
| | |
| | Others (please specify): |
| | Officia (picuae apecity). |
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| | |

Item 5 is to be completed by an individual submitting this notification form on behalf of the Substantial Shareholders/Unitholders. Particulars of Individual submitting this notification form to the Listed Issuer: 5. (a) Name of Individual: TONY FONG / TAN ENG CHAN GERALD (b) Designation (if applicable): COMPANY SECRETARIES (c) Name of entity (if applicable): LUM CHANG HOLDINGS LIMITED Transaction Reference Number (auto-generated): 8 8 9 9 7 1 3 4 0 1 4