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**TERM SHEET IN RELATION TO THE PROPOSED ACQUISITION OF ALL THE SHARES IN  
THE ISSUED AND PAID UP SHARE CAPITAL OF CORWIN HOLDING PTE LTD**

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The board of directors (the “**Board**” or “**Directors**”) of Lum Chang Holdings Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) wishes to announce that the Company has on 3 August 2016 entered into a term sheet (“**Term Sheet**”) with HICOM Megah Sdn Bhd, Mohamed Mustafa & Samsuddin Co. Pte Ltd and B.I. Distributors Pte Ltd (collectively, the “**Vendors**”) to acquire the entire issued and paid-up share capital of Corwin Holding Pte Ltd (the “**Target**”) (such proposed acquisition, the “**Proposed Acquisition**”).

The Target’s principal asset is a leasehold property which is an 8-level shopping mall building comprising 6 storeys and 2 basement levels and another 8-storey building known as Chill @The Verge. The entire commercial development is known as The Verge. The property is located at No. 2, Serangoon Road, Singapore 218227 and held under Lots TS16-1017T, TS16-1018A, TS16-70000P and TS16-70001T. The Verge has a total gross floor area of 238,527 square feet. The property is currently encumbered.

Upon signing of the Term Sheet, the Company will commence due diligence and will also commence negotiations with the Vendors with a view to agreeing the terms of the definitive agreements for the Proposed Acquisition within the exclusivity period of four weeks or such other date to be mutually agreed in writing between the Vendors and the Company.

The Group’s principal activities include property development and investment. The Proposed Acquisition is in the ordinary course of business of the Group and is undertaken as part of the Group’s strategy to expand its business. Accordingly, the Proposed Acquisition will not constitute a “transaction” for the purposes of Chapter 10 of the listing manual of the Singapore Exchange Securities Trading Limited.

As at the date hereof, none of the Directors or controlling shareholders of the Company has any interest, direct or indirect, in the Proposed Acquisition, other than that arising from their respective shareholdings in the Company, if any.

The Company will make further announcements as and when appropriate, including when definitive agreements have been entered into in relation to the Proposed Acquisition.

The Board wishes to emphasise that there is no certainty or assurance that definitive agreements in respect of the Proposed Acquisition will be entered into, or that the Proposed Acquisition will materialise. Shareholders and potential investors of the Company should consult their stock brokers, bank managers, solicitors or other professional advisers if they have any doubt about the actions they should take.

**BY ORDER OF THE BOARD**

Tony Fong  
Company Secretary  
3 August 2016