# 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 <a href="http://www.mas.gov.sg">http://www.mas.gov.sg</a> (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

#### Part I - General

1.	Name of Listed Issuer:
	LUM CHANG CREATIONS 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:
	24-Nov-2025

#### Part III - Substantial Shareholder(s)/Unitholder(s) Details

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

<u>Substantial Shareholder/</u>	<u>Unitholder</u> A



	News of Substantial Shareholder A
1.	Name of Substantial Shareholder/Unitholder:
	LUM CHANG INVESTMENTS PTE. LTD.
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:
	20-Nov-2025
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):
	20-Nov-2025
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:	0	0	0
As a percentage of total no. of voting shares/til:	0	0	0
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 0	Deemed Interest 224,000,000	Total 224,000,000

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]
	Lum Chang Holdings Limited ("LCH") holds a direct interest in 224,000,000 ordinary shares in the issued capital of the Issuer ("Shares"). Pursuant to the Share Distribution mentioned in Paragraph 4 of Part IV below, Lum Chang Investments Pte. Ltd. ("LCI") now holds 33.06% of the ordinary Shares in LCH (excluding treasury shares and subsidiary holdings). Accordingly, LCI is deemed to have an interest in all the Shares held by LCH by virtue of Section 4 of the Securities Futures Act 2001 ("SFA").
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 ("Emlyn Lum") and Ms Edlyn Lum Wen-Ee ("Edlyn Lum") individually owned no less than 20% of the issued share capital of LCI.
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 interests after the transaction are computed based on 315,000,000 ordinary Shares of the Issuer.
Sub	stantial Shareholder/Unitholder B
1.	Name of Substantial Shareholder/Unitholder:
1.	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:

	☐ Change in the percentage level of ☐ Ceasing to be a Substantial Share		maining a Substantia	l Shareholder/Unitholder
4.	Date of acquisition of or change in	interest:		
	20-Nov-2025			
5.	Date on which Substantial Sharehochange in, interest (if different			
	20-Nov-2025			
6.	Explanation (if the date of becoming change in, interest):	ng aware is differe	ent from the date of	acquisition of, or the
7.	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and	debentures (conv	version price known	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or derlying the hts/options/warrants/convertible debentures:	0	0	0
1	a percentage of total no. of voting ares/(	0	0	0
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or derlying the rights/options/warrants/ evertible debentures :	0	224,000,000	224,000,000
Δο	a percentage of total no. of voting	0	71.11	71.11

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]

Ms Emlyn Lum is entitled to exercise or control the exercise of not less than 20.0% of the votes of LCH by virtue of her interests in LCI. Accordingly, Ms Emlyn Lum is deemed to have an interest in all the Shares held by LCH by virtue of Section 4 of the SFA.

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]

shares/(

	Capitai	of LCI.
10.	Attach	ments (if any): 🕤
	IJ,	(The total file size for all attachment(s) should not exceed 1MB.)
11.	If this	is a replacement of an earlier notification, please provide:
		SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
	(b)	Date of the Initial Announcement:
	(5)	Bate of the finital / timedhorment.
	(c)	
		which was attached in the Initial Announcement:
12.	Rema	rks ( <i>if any</i> ):
	Issuer.	
Sub	stantial	Shareholder/Unitholder C
Sub:		
<u>Sub:</u>	Name	of Substantial Shareholder/Unitholder:
<u>Subs</u> 1. 2.	Name EDLYN Is Sul	of Substantial Shareholder/Unitholder:  LUM WEN-EE  Destantial Shareholder/Unitholder a fund manager or a person whose interest in the ties of the Listed Issuer are held solely through fund manager(s)?
1.	Name EDLYN Is Sul secur Ye No	of Substantial Shareholder/Unitholder:  LUM WEN-EE  Destantial Shareholder/Unitholder a fund manager or a person whose interest in the ties of the Listed Issuer are held solely through fund manager(s)?
1.	Name EDLYN Is Sul secur ☐ Ye ✓ No Notific	of Substantial Shareholder/Unitholder:  LUM WEN-EE  Distantial Shareholder/Unitholder a fund manager or a person whose interest in the ties of the Listed Issuer are held solely through fund manager(s)?
1.	Name EDLYN  Is Sul secur  ☐ Ye ✓ No  Notific ✓ Be	of Substantial Shareholder/Unitholder:  LUM WEN-EE  Distantial Shareholder/Unitholder a fund manager or a person whose interest in the ties of the Listed Issuer are held solely through fund manager(s)?  Sation in respect of:
1.	Name EDLYN  Is Sul secur  Ye Notific Be Ch	of Substantial Shareholder/Unitholder:  LUM WEN-EE  Destantial Shareholder/Unitholder a fund manager or a person whose interest in the ties of the Listed Issuer are held solely through fund manager(s)?  Second in respect of:  Coming a Substantial Shareholder/Unitholder
1.	Name EDLYN  Is Sul secur  ☐ Ye ☑ No Notific ☑ Be ☐ Ch ☐ Ce	of Substantial Shareholder/Unitholder:  LUM WEN-EE  Distantial Shareholder/Unitholder a fund manager or a person whose interest in the ties of the Listed Issuer are held solely through fund manager(s)?  Sation in respect of: Coming a Substantial Shareholder/Unitholder  ange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
<ol> <li>3.</li> </ol>	Name EDLYN  Is Sul secur  ☐ Ye ☑ No Notific ☑ Be ☐ Ch ☐ Ce	of Substantial Shareholder/Unitholder:  LUM WEN-EE  Destantial Shareholder/Unitholder a fund manager or a person whose interest in the ties of the Listed Issuer are held solely through fund manager(s)?  Sation in respect of:  Coming a Substantial Shareholder/Unitholder  Cange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder  Casing to be a Substantial Shareholder/Unitholder  Def acquisition of or change in interest:
<ol> <li>2.</li> <li>3.</li> </ol>	Name EDLYN  Is Sul secur Yel No Notific Be Ch Ce Date 6	of Substantial Shareholder/Unitholder:  LUM WEN-EE  Destantial Shareholder/Unitholder a fund manager or a person whose interest in the ties of the Listed Issuer are held solely through fund manager(s)?  Sation in respect of:  Coming a Substantial Shareholder/Unitholder  Cange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder  Casing to be a Substantial Shareholder/Unitholder  Def acquisition of or change in interest:

	rights/options/warrants/convertible Shareholder/Unitholder before and	debentures (con	•	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
und	. of voting shares/units held and/or derlying the nts/options/warrants/convertible debentures:	0	0	0
	a percentage of total no. of voting ares/ເ	0	0	0
	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	224,000,000	224,000,000
	a percentage of total no. of voting ares/t	0	71.11	71.11
	interest arises]  Ms Edlyn Lum is entitled to exercise or covirtue of her interests in LCI. Accordingly by LCH by virtue of Section 4 of the SFA.			-
9.	Relationship between the Substant [You may attach a chart in item 10 to s Shareholders/Unitholders]		0 0	
	Ms Edlyn Lum and Ms Emlyn Lum are sist capital of LCI.	ers and both indivic	lually owned more tha	n 20% of issued sha
	Attachments (if any): 👔			

	(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.	Rem	narks (if any):
	The po	ercentage of interests after the transaction are computed based on 315,000,000 ordinary Shares of the
	133001	

### Part IV - Transaction details

	be of securities which are the subject of the transaction (more than one option may be basen):
<b>✓</b>	Voting shares/units
	Rights/Options/Warrants over voting shares/units
	Convertible debentures over voting shares/units (conversion price known)
	Others (please specify):
Nur	mber of shares, units, rights, options, warrants and/or principal amount of convertible
	entures acquired or disposed of by Substantial Shareholders/Unitholders:
61,9	901,645 shares in LCH
	ount of consideration paid or received by Substantial Shareholders/Unitholders (excluding kerage and stamp duties):
Refe	er to paragraph 4 of this notification.
Circ	cumstance giving rise to the interest or change in interest:
Acq	uisition 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
Dis	posal of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
Oth	er 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> ):
<b>√</b>	Others (please specify):
to B	DV Investments Pte. Ltd ("RMDV") had distributed all of its shareholding interests in LCH (123,803,290) equall everian Holdings Pte. Ltd. ("Beverian") (61,901,645) and Lum Chang Investments Pte. Ltd. ("LCI") (61,901,645) all ting in LCI holding more than 20% of LCH's Shares and becoming a substantial shareholder of the Issuer

	articulars of Individual submitting this notification form to the Listed Issuer:
(8	Name of Individual:
	LUM KWAN SUNG
(k	Designation (if applicable):
	DIRECTOR
(0	Name of entity (if applicable):
	LUM CHANG INVESTMENTS PTE. LTD.
$\overline{}$	etion Reference Number (auto-generated):    8