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## ENTRY INTO A VENTURE COLLABORATION ARRANGEMENT IN MALAYSIA

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### 1. INTRODUCTION

The Board of Directors (the “**Board**”) of Lum Chang Holdings Limited (the “**Company**” and its subsidiaries, collectively the “**Group**”) wishes to announce that its joint venture company in Malaysia, Lum Chang Tien Wah Property Sdn. Bhd. (“**LCTWP**”), had on 7 January 2026 entered into a Venture Agreement (the “**VA**”) with MyTelehaus Sdn. Bhd. (“**MYT**”) (collectively, the “**Parties**”) to collaborate in developing a data centre facility in Petaling Jaya Section 13, Kuala Lumpur, Malaysia (the “**Data Centre or Development**”).

### 2. INFORMATION ON LCTWP

LCTWP is a 50%-50% joint venture between the Company’s subsidiary, Kemensah Holdings Pte. Ltd. and Tien Wah Properties Sdn. Bhd., the property investment arm of Tien Wah Press Holdings Berhad, a company listed in Bursa Malaysia. The primary activity of LCTWP is in property development and investment.

LCTWP is the registered proprietor and owner of all that parcel(s) of leasehold land held under PN 3967, Lot 4 Seksyen 13, Bandar Petaling Jaya, Daerah Petaling, Negeri Selangor and PN 3674, Lot 30 Seksyen 13, Bandar Petaling Jaya, Daerah Petaling, Negeri Selangor measuring approximately 3.22 acres, of which a portion of the land measuring approximately 1.61 acres (the “**Development Land**”) is sought to be developed into a Data Centre as more particularly provided for in the VA.

### 3. INFORMATION ON MYT

MYT is a private limited company incorporated in Malaysia and is principally engaged in data centre design, construction management, facilities management and operations.

### 4. SALIENT TERMS OF THE VA

- 4.1 Under the VA, both Parties have agreed to inaugurate the collaboration to develop, construct, fit-out, lease and operate a Data Centre on the Development Land. Subject to final design approval and cost evaluation including obtaining the required authority consents and execution of the lease agreement on the Development Land (“**Condition Precedents**”), LCTWP shall provide the Development Land and be responsible to construct the core and shell of the Data Centre in accordance with agreed specifications (“**Core and Shell**”).
- 4.2 MYT shall be responsible for matters relating to the design, build, fund the supply, installation and fit-out, testing and commissioning of the mechanical and electrical portion of the Data Centre (the “**M&E Contract**”). Under the M&E Contract, this includes the provision of all necessary plant and equipment and the M&E Contract shall be completed in phases. MYT is also responsible for the management, operation, marketing and leasing of the Data Centre suites comprised in the Data Centre.

- 4.3 LCTWP will not be required to transfer any legal or beneficial interest in respect of any part of the Development Land to MYT. However, LCTWP undertakes to lease the Development Land together with the completed Core and Shell to MYT for a period of thirty (30) years under terms to be set out and mutually agreed in the lease agreement.
- 4.4 In consideration of the premises herein, it is hereby agreed that MYT shall share with LCTWP, the gross revenue (including termination and other penalties and interest for late payment) generated from the leasing and operation of the Data Centre suites from time to time, proportionate to the percentage of the actual cumulative capital expenditure contributions by each Party for each completed development phase.
- 4.5 It is also provided for in the VA that no Party shall sell or dispose of their legal or beneficial rights, titles or interests in the Development Land or under the VA without the consent of the other Party. In the event the Data Centre is sold in future subject to mutual consent from both Parties, the sharing of the sale proceeds of such sale shall be mutually agreed between Parties then.
- 4.6 Parties will provide the respective performance guarantee for their scope of works and deliverables. The usual representations and warranties and default events for venture collaboration of this nature apply.

## 5. RATIONALE

The Board is of the view that the collaboration with MYT presents a viable and attractive development proposition for the Development Land and is in line with the Group's growth strategy to further its strong development presence by collaborating with a strong and experienced partner in the fast-growing data centre business in Malaysia. This collaboration taps into the respective strength of each Party and hopefully creates synergies between MYT and the Company as well as the business and commercial networks of MYT in data centre industry, which may potentially benefit the Group. In the event MYT is unable or fails to participate in or continue with the venture collaboration, LCTWP is not restricted from exploring alternative development or collaborative arrangements subject to market conditions and regulatory approvals. The proposed development of the Core and Shell will be funded through a combination of LCTWP's internal funds, bank borrowings and equity and/or shareholders' loans.

## 6. FINANCIAL EFFECTS OF THE COLLABORATION

The Group's entry into the VA is not expected to have any material impact on the net tangible assets per share and earnings per share of the Group for the current financial year ending 30 June 2026.

## 7. INTERESTS OF DIRECTORS AND CONTROLLING SHAREHOLDERS

None of the Directors or the controlling shareholder of the Company and their respective associates has any interest, direct or indirect, in the VA (other than through their respective shareholdings in the Company, if any).

## 8. DOCUMENT AVAILABLE FOR INSPECTION

A copy of the VA referred to in this announcement are available for inspection during normal business hours from 9.00 a.m. to 5.00 p.m. at the registered office of the Company at 14 Kung Chong Road, #08-01 Lum Chang Building, Singapore 159150 (with prior appointment) for a period of three months from the date of this announcement.

**BY ORDER OF THE BOARD**

Wong Yi  
Yap Lay Hoon  
Company Secretaries  
7 January 2026

**About Lum Chang**

Lum Chang has been listed on the Mainboard of Singapore Exchange since 1984. With its origin in construction since the 1940s, the Group has evolved and grown to include businesses in property development and property investment. Its construction projects cut across all segments of real estate with commercial, residential, building, industrial and infrastructural projects. In property, its portfolio comprises properties in Singapore, West Malaysia and London, and includes premium commercial properties, integrated developments in prime areas, and homes in choice residential districts. For more news and information, visit [www.lumchang.com.sg](http://www.lumchang.com.sg)