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 SECURITIES

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 Name of Listed Issuer: 1. Y Ventures Group 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) Date of notification to Listed Issuer: 4. 22-Sep-2019

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

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

| Substantial | Shareholder/Unitholder A |
|-------------|---------------------------|
| Substantiai | Shareholder/Officiolder A |



| | Name of Substantial Shareholder/Un | | | 1 |
|---|---|----------------------|-----------------------|------------------------|
| | Amber Blaze Limited | | | |
| | Is Substantial Shareholder/Unitholde securities of the Listed Issuer are hele Yes | | • | hose interest in the |
| | ✓ No | | | |
| | Notification in respect of: | | | |
| | ✓ Becoming a Substantial Shareholder/ | /Unitholder | | |
| | ☐ Change in the percentage level of inte | erest while still re | maining a Substantial | Shareholder/Unithold |
| | Ceasing to be a Substantial Sharehol | lder/Unitholder | | |
| | Date of acquisition of or change in int | terest: | | |
| | 22-Sep-2019 | | | |
| | Date on which Substantial Sharehold change in, interest (if different fro | | | • |
| | 22-Sep-2019 | | | |
| | Explanation (if the date of becoming change in, interest): | aware is differe | ent from the date of | acquisition of, or the |
| | Not applicable | | | |
| | | | | |
| | | | | |
| | | | | |
| | Quantum of total voting shares/units warrants/convertible debentures {con Unitholder before and after the transactions. | nversion price ki | • | , , , |
| / | Immediately before the transaction | Direct Interest | Deemed Interest | Total |
| | of voting shares/units held and/or lerlying the rights/options/warrants/ | | 0 | 0 |

| 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/units: | 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 | Deemed Interest 20,500,000 | Total 20,500,000 |

| | 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 announced by the Company on 23 September 2019, Mr Low Yik Sen (Managing Director of the Compan and Amber Blaze Limited ("Amber") entered into a sale and purchase agreement ("Proposed Sale") for the sale of 20,500,000 ordinary shares in the Company ("Sale Shares") to Amber. Accordingly, pending completion, Amber is deemed to be interested in the Sale Shares by virtue of Section 4 of the Securities and Futures Act (Chapter 289) of Singapore. |
| 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 Lew Chern Yong (Executive Chairman and Director of the Company) is the sole shareholder of Amber, a company incorporated in the British Virgin Islands, and is deemed interested in the Sale Shares which Amb has interest in by virtue of Section 4 of the Securities and Futures Act (Chapter 289) of Singapore. |
| 10. | Attachments (if any): (1) (The total file size for all attachment(s) should not exceed 1MB.) |
| 4.4 | |
| 11. | If this is a replacement of an earlier notification, please provide: (a) SGXNet announcement reference of the first 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 (<i>if any</i>): |
| 12. | |
| | The deemed interest of Amber after the Proposed Sale is calculated based on Y Ventures Group Ltd's issued share capital of 205,000,000 ordinary shares. |
| Sub | ostantial Shareholder/Unitholder B |
| 1. | Name of Substantial Shareholder/Unitholder: |
| | Lew Chern Yong |
| 2. | Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in t securities of the Listed Issuer are held solely through fund manager(s)? |

| 3. | Notification in respect of: Becoming a Substantial Sharehold | der/Unitholder | | |
|---|--|---|--|---|
| | Change in the percentage level of | | emaining a Substantia | al Shareholder/Unithol |
| | Ceasing to be a Substantial Share | | J | |
| | Date of acquisition of or change in | interest: | | |
| | 22-Sep-2019 | | | |
| j. | Date on which Substantial Shareh change in, interest (if different 22-Sep-2019 | | | |
| 5 . | Explanation (if the date of becomi change in, interest): | ing aware is differe | ent from the date o | f acquisition of, or th |
| | Not applicable | | | |
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| | | | | |
| | Quantum of total voting shares/un | | | dorlying rights/ontion |
| | warrants/convertible debentures { Unitholder before and after the train | conversion price k | • | |
| _ | warrants/convertible debentures { | conversion price k | • | |
| No und | warrants/convertible debentures { Unitholder before and after the tra | conversion price knsaction: | (nown}) held by Su | bstantial Shareholde |
| cor | warrants/convertible debentures { Unitholder before and after the transaction Immediately before the transaction of voting shares/units held and/or derlying the rights/options/warrants/nvertible debentures: a percentage of total no. of voting shares/ | conversion price Representation: Direct Interest | Deemed Interest | bstantial Shareholde |
| No uno cor | warrants/convertible debentures { Unitholder before and after the transaction Immediately before the transaction of voting shares/units held and/or derlying the rights/options/warrants/nvertible debentures: a percentage of total no. of voting shares/ | conversion price Prisaction: Direct Interest | Deemed Interest | bstantial Shareholde Total 0 |
| No und cor As uni | warrants/convertible debentures { Unitholder before and after the tra Immediately before the transaction of voting shares/units held and/or derlying the rights/options/warrants/nvertible debentures: a percentage of total no. of voting shares/ts: | conversion price Pensaction: Direct Interest 0 | Deemed Interest 0 | Total 0 |
| No und cor As uni | warrants/convertible debentures { Unitholder before and after the transaction Immediately before the transaction of voting shares/units held and/or derlying the rights/options/warrants/nvertible debentures: a percentage of total no. of voting shares/ts: Immediately after the transaction of voting shares/units held and/or derlying the rights/options/warrants/nvertible debentures: a percentage of total no. of voting shares/ | Conversion price Pensaction: Direct Interest 0 Direct Interest | Deemed Interest 0 Deemed Interest 0 Deemed Interest | Total O Total |
| No und cor As uni No und cor As | warrants/convertible debentures { Unitholder before and after the transaction Immediately before the transaction of voting shares/units held and/or derlying the rights/options/warrants/nvertible debentures: a percentage of total no. of voting shares/ts: Immediately after the transaction of voting shares/units held and/or derlying the rights/options/warrants/nvertible debentures: a percentage of total no. of voting shares/ | Conversion price insaction: Direct Interest 0 Direct Interest 0 oned interests (if the | Deemed Interest 0 Deemed Interest 20,500,000 interest is such): | Total 0 Total 20,500,000 |
| No und cor As und cor As uni | warrants/convertible debentures { Unitholder before and after the transaction Immediately before the transaction of voting shares/units held and/or derlying the rights/options/warrants/nvertible debentures: a percentage of total no. of voting shares/ts: Immediately after the transaction of voting shares/units held and/or derlying the rights/options/warrants/nvertible debentures: a percentage of total no. of voting shares/ts: a percentage of total no. of voting shares/ts: Circumstances giving rise to deem [You may attach a chart in item 10 to the content of the transaction of total no. of voting shares/ts: | Direct Interest O Direct Interest O Direct Interest O ptember 2019, Mr Lo | Deemed Interest 0 Deemed Interest 20,500,000 10 interest is such): ubstantial Shareholde w Yik Sen (Managing E | Total 0 Total 20,500,000 10 ar/Unitholder's deemed |

Unitholders]

| Atta | chments (<i>if any</i>): 👔 |
|-------|---|
| Ø | (The total file size for all attachment(s) should not exceed 1MB.) |
| If th | 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: |
| (5) | |
| (c) | 15-digit transaction reference number of the relevant transaction in the Form 3 |
| (0) | which was attached in the Initial Announcement: |
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| | |
| The c | narks (<i>if any</i>): leemed interest of Mr Lew Chern Yong after the Proposed Sale is calculated based on Y Ventures Grouissued share capital of 205,000,000 ordinary shares. |
| The c | leemed interest of Mr Lew Chern Yong after the Proposed Sale is calculated based on Y Ventures Grou |
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| The c | leemed interest of Mr Lew Chern Yong after the Proposed Sale is calculated based on Y Ventures Grou |

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): |
| | |
| | |
| | |
| | |
| 2. | Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholders/Unitholders: |
| | 20,500,000 ordinary shares |
| 3. | Amount of consideration paid or received by Substantial Shareholders/Unitholders (excluding brokerage and stamp duties): |
| | S\$1,664,600 |
| 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): |
| | |
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| | |
| | Others (please specify): |
| | |
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| 5. | | culars of Individual submitting this notification form to the Listed Issuer: | |
|------|-----|--|--|
| | (a) | Name of Individual: | |
| | (b) | Designation (if applicable): | |
| | (-) | Name of antity (if a police blo) | |
| | (c) | Name of entity (if applicable): | |
| rans | | n Reference Number (auto-generated): 0 3 1 3 4 7 9 2 4 6 3 3 | |
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