
**SPIN-OFF AND LISTING OF THE COMPANY'S INTERIOR FIT-OUT BUSINESS –
REGISTRATION OF THE FINAL OFFER DOCUMENT OF
LUM CHANG CREATIONS LIMITED**

The board of directors (the "**Board**") of Lum Chang Holdings Limited (the "**Company**", and together with its subsidiaries, the "**Group**") refers to the Company's earlier announcements on 21 November 2024 and 23 June 2025 in relation to the Proposed Spin-Off of the Interior Fit-Out Business and Listing of Lum Chang Interior Pte. Ltd. ("**LCI**") (the "**Announcements**"). Further to the Announcements, the Board is pleased to announce that Lum Chang Creations Limited ("**LCC**"), the holding company of LCI, had on 9 July 2025, registered its final offer document ("**Final Offer Document**") with the Singapore Exchange Securities Trading Limited (the "**SGX-ST**"), acting as agent on behalf of the Monetary Authority of Singapore (the "**Authority**"), in connection with the proposed initial public offering and listing of the ordinary shares in the capital of LCC (the "**Shares**") on Catalist (the "**Catalist**") of the SGX-ST. Unless otherwise defined, capitalised terms used herein shall have the meanings as ascribed in the Announcements.

RHT Capital Pte. Ltd. is the issue manager and full sponsor in connection with the Invitation (as defined below). CGS International Securities Singapore Pte. Ltd. is the underwriter and placement agent in connection with the Invitation.

The invitation at S\$0.25 per share, payable in full on application ("**Invitation Price**") comprises:

- (a) 1,000,000 new Shares ("**New Shares**") that will be offered by way of public offer in Singapore (the "**Offer**"); and
- (b) 48,000,000 Shares (comprising 34,000,000 New Shares and 14,000,000 existing shares for which the Vendor (as defined in the Final Offer Document) invites applications to purchase pursuant to the Invitation) that will be offered by way of placement,

subject to and on the terms and conditions of the Final Offer Document (the "**Invitation**").

The total number of Shares in LCC immediately after the completion of the Invitation will be 315,000,000 Shares.

The Invitation is expected to raise gross proceeds of approximately S\$8.75 million for LCC. Based on the Invitation Price and the post-Invitation issued and paid-up share capital of LCC, the market capitalisation of LCC will be approximately S\$78.8 million. The Company will retain a shareholding interest in LCC of approximately 71.1% immediately after the Invitation.

Please refer to the Final Offer Document for full details on LCC and the Invitation. A copy of the Final Offer Document is available on the SGX-ST's website at <http://www.sgx.com>.

Shareholders and potential investors are advised to read this announcement and any further announcements by the Company carefully. Shareholders and potential investors are reminded to exercise caution when dealing in the securities of the Company and should consult their stockbrokers, bank managers, solicitors, accountants or other professional advisers if they have any doubt about the actions that they should take.

BY ORDER OF THE BOARD

Yap Lay Hoon

Wong Yi

Company Secretaries

9 July 2025

Important Notice:

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any offer to purchase or subscribe for any securities of LCC in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

The information in this announcement in respect of LCC is qualified in its entirety by, and is subject to, the more detailed information set out in the Final Offer Document which was registered today by the SGX-ST, acting as agent on behalf of the Authority. Copies of the Final Offer Document, and the application forms relating to the Invitation and envelopes, may be obtained on request, subject to availability, from RHT Capital Pte. Ltd. at 36 Robinson Road, #10-06 City House, Singapore 068877, and from CGS International Securities Singapore Pte. Ltd. at 10 Marina Boulevard, #09-01 Marina Bay Financial Centre Tower 2, Singapore 018983, during office hours.

Anyone wishing to purchase the Shares should read the Final Offer Document before deciding whether to purchase the Shares and will need to make an application in the manner set out in the Final Offer Document. Any decision to purchase Shares should be made solely on the basis of information contained in the Final Offer Document and no reliance should be placed on any information other than that contained in the Final Offer Document.

This announcement has not been examined or approved by the SGX-ST and/or the Authority, and the SGX-ST and the Authority assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made or reports contained in this announcement.