



OVERVIEW

Lum Chang Creations Limited and its subsidiaries (the "Group") are one of the leading urban revitalisation specialists with comprehensive capabilities in providing niche conservation and restoration works, complemented by its expertise in interior fit-out works as well as addition and alteration (A&A) works.

The Group, through its key subsidiary Lum Chang Interior Pte. Ltd. has the experience, expertise, and resources to provide customised solutions for different types of heritage properties or brownfield redevelopments, and to provide complex conservation and restoration works, interior fit-out works and A&A works for urban revitalisation and assets enhancement. The Group provides high quality and bespoke services across a broad range of sectors, including the public, infrastructural, institutional, commercial, retail, F&B and hospitality sectors in Singapore. Within the retail sector, the Group's subsidiary, Lum Chang Brandsbridge Pte. Ltd. specialises in interior fit-out services for a variety of retail formats, including flagship stores, boutiques, malls, and pop-up shops.

COMPETITIVE STRENGTHS

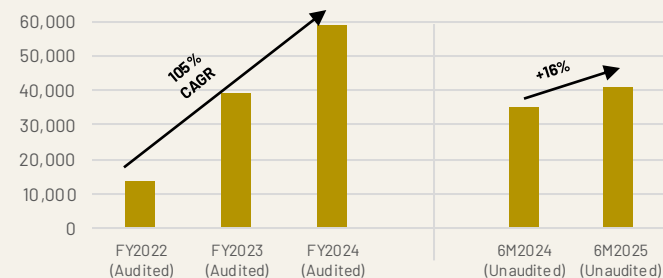
- One of the leading urban revitalisation specialists in Singapore with niche conservation and restoration capabilities
- Proven track record in Singapore in completing and securing a wide range of public and private projects
- Operates an asset-light business model focusing on cost management
- Has an experienced and dedicated management team
- Focuses on stringent management of workplace safety and health

BUSINESS STRATEGIES | FUTURE PLANS

- Expanding its business through regional expansion
- Expanding its portfolio of interior fit-out and A&A projects in the high-end residential sector
- Exploring acquisitions, investments, strategic alliances and/or joint ventures

FINANCIAL HIGHLIGHTS (FYE: 30 JUN)

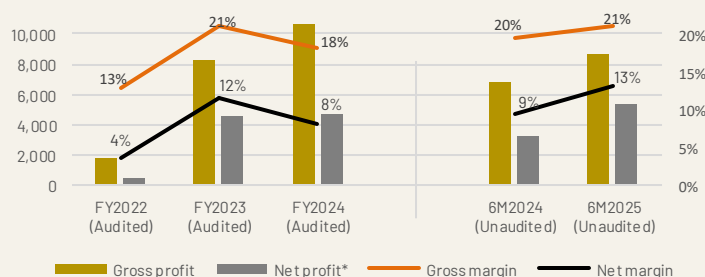
Revenue (S\$'000)



In S\$'000	FY2022 (Audited)	FY2023 (Audited)	FY2024 (Audited)	6M2024 (Unaudited)	6M2025 (Unaudited)
Revenue	14,036	39,430	58,973	35,199	40,836
Gross Profit	1,802	8,258	10,652	6,874	8,611
Net Profit*	503	4,536	4,723	3,286	5,310

Profits & Margins (S\$'000)

- 6M2025 net profit* has already surpassed FY2024 net profit*



* "Net profit" refers to "Net profit attributable to equity holders of the Company"



LUM CHANG CREATIONS

CORPORATE FACTSHEET
Private & Confidential

USE OF PROCEEDS

Expanding business through regional expansion

Expanding the portfolio of interior fit-out and A&A projects in the high-end residential sector

Exploring acquisitions, investment opportunities, strategic alliances and/or joint ventures

General corporate working capital purposes

Listing expenses to be borne by the Company

Proposed Dividend

Intends to recommend dividends of not less than 30% of net profit attributable to shareholders for FY2025 & FY2026.



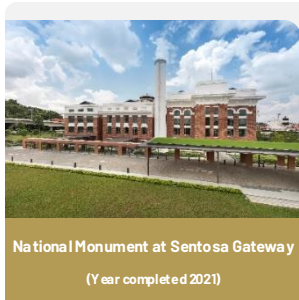
Financial Position

* Total Equity (as of 31 Dec 2024) ≈ S\$15.3 Million

* Total Equity (as of 31 May 2025) ≈ S\$22.8 Million

***Figures not audited. The total equity as of 31 Dec 2024 is based on the unaudited condensed interim combined financial statements for the six-month period ended 31 Dec 2024 as disclosed in the Preliminary Offer Document and the total equity as of 31 May 2025 is based on the unaudited financial statements of the Group as of 31 May 2025 as set out in the section entitled "Capitalisation and indebtedness" of the Preliminary Offer Document.**

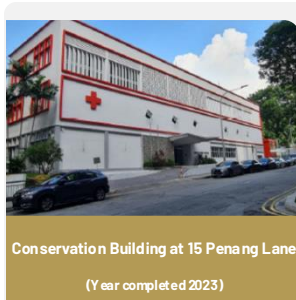
NOTABLE PAST PROJECTS



National Monument at Sentosa Gateway

(Year completed 2021)

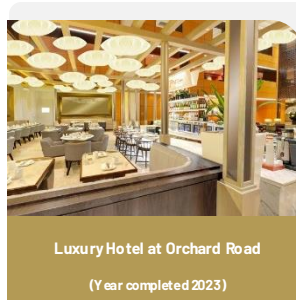
Conservation and restoration, interior fit-out and A&A works



Conservation Building at 15 Penang Lane

(Year completed 2023)

Conservation and restoration, interior fit-out and A&A works



Luxury Hotel at Orchard Road

(Year completed 2023)

Interior fit-out and A&A works



Community Hospital at Bedok South Avenue 1

(Year completed 2025)

Interior fit-out and A&A works

NOTABLE ONGOING PROJECTS *Expected Year of Completion

2025*			2026*	
Project	Project	Project	Project	Project
Conserved Shophouses at Orchard Road	Conserved Shophouses at Club Street	Hotel at Cavan Road	National Museum of Singapore	Commercial Building at New Bridge Road
Type of works	Type of works	Type of works	Type of works	Type of works
Conservation and restoration, interior fit-out and A&A works	Conservation and restoration, interior fit-out and A&A works	Conservation and restoration, interior fit-out and A&A works	Conservation and restoration works	Interior fit-out and A&A works

*Order book as of 31 Dec 2024: S\$142.6 million and as of 31 May 2025: S\$122.8 million



Investor Relations:
connect@gem-comm.com



Issue Manager
& Full Sponsor



Underwriter &
Placement Agent

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