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INFINITY DEVELOPMENT HOLDINGS COMPANY LIMITED 星 謙 發 展 控 股 有 限 公 司

(Incorporated in the Cayman Islands with limited liability)

(Hong Kong Stock Code: 640) (Singapore Stock Code: ZBA)

OVERSEAS REGULATORY ANNOUNCEMENT

This overseas regulatory announcement is made by Infinity Development Holdings Company Limited (the "Company") pursuant to Rule 13.10B of the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited.

Please refer to the following pages of the document which has been published by the Company on the website of the Singapore Exchange Securities Trading Limited on 3 December 2025.

By Order of the Board

Infinity Development Holdings Company Limited

Ip Ka Lun

Executive Director

Hong Kong, 3 December 2025

As at the date of this announcement, the Board comprises three executive Directors, namely, Mr. Ieong Un, Mr. Ip Ka Lun and Mr. Stephen Graham Prince; and four independent non-executive Directors, namely Ms. Li Sin Man, Mr. Chan Wing Yau George, Mr. Simon Luk and Mr. Tay Peng Huat.

DISCLOSURE OF INTEREST/ CHANGES IN INTEREST OF SUBSTANTIAL SHAREHOLDER(S)/UNITHOLDER(S)::DISCLOSURE OF INTEREST / CHANGES IN INTEREST OF SUBSTANTIAL SHAREHOLDERS

Issuer & Securities

Issuer/ Manager

INFINITY DEVELOPMENT HOLDINGS COMPANY LIMITED

Securities

INFINITY DEVELOPMENT HOLDINGS - KYG4772A1168 - ZBA

Stapled Security

No

Announcement Details

Announcement Title

Disclosure of Interest/ Changes in Interest of Substantial Shareholder(s)/ Unitholder(s)

Date & Time of Broadcast

03-Dec-2025 19:29:04

Status

New

Announcement Sub Title

Disclosure of Interest / Changes in Interest of Substantial Shareholders

Announcement Reference

SG251203OTHR55YG

Submitted By (Co./ Ind. Name)

Shum Hoi Luen

Designation

Financial Controller and Company Secretary

Description (Please provide a detailed description of the event in the box below - Refer to the Online help for the format)

Please refer to the attachment.

This announcement has been prepared by the Company and its contents have been reviewed by the Company's Sponsor, Xandar Capital Pte. Ltd. (the "Sponsor") for compliance with the relevant rules of the SGX-ST. This announcement has not been examined or approved by the SGX-ST and the SGX-ST 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. The contact person for the Company's Sponsor is Mr. Loo Chin Keong, Registered Professional, at 3 Shenton Way, #24-02 Shenton House, Singapore 068805, telephone (65) 6319 4955.

Additional Details

Person(s) giving notice

Substantial Shareholder(s)/Unitholder(s) (Form 3)

Date of receipt of notice by Listed Issuer

03/12/2025

Attachments

Form 3 - All Reach and Substantial Shareholders - Final.pdf

if you are unable to view the above file, please click the link below.

Form 3 - All Reach and Substantial Shareholders - Final.pdf

Total size = 186K MB

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:
Infinity Development Holdings Company Limited
Type of Listed Issuer:
✓ Company/Corporation — Registered/Recognised Rusiness Trust
Registered/Recognised Business Trust Real Estate Investment Trust
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:
03-Dec-2025

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

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

Subs	stantial Shareholder/Unitholder A 🕦
١.	Name of Substantial Shareholder/Unitholder:
	All Reach Investments Limited
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
١.	Date of acquisition of or change in interest:
	03-Dec-2025
j.	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): 03-Dec-2025
5 .	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
	Not applicable
l	
' .	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:	171,250,000	0	171,250,000
As a percentage of total no. of voting shares/ units:	60.8	0	60.8
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	171,250,000	0	171,250,000
As a percentage of total no. of voting shares/	54.06	0	54.06

	Not a	pplicable
9.	[You	tionship between the Substantial Shareholders/Unitholders giving notice in this form: may attach a chart in item 10 to show the relationship between the Substantial Shareholders/polders]
	and b	hares are held by All Reach Investments Limited ("All Reach"), the entire share capital of which is wholly eneficially owned by Mr. leong Un. Accordingly, Mr. leong Un is deemed or taken to be interested in th s owned by All Reach under the Securities and Futures Act 2001.
10.	Attac	chments (<i>if any</i>):
	Ŋ	(The total file size for all attachment(s) should not exceed 1MB.)
11.	If this	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:
	(c)	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Rem	narks (<i>if any</i>):
Sub	stantia	al Shareholder/Unitholder B
1.	Nam	ne of Substantial Shareholder/Unitholder:
••	leong	
2.	Is S	ubstantial Shareholder/Unitholder a fund manager or a person whose interest in the irities of the Listed Issuer are held solely through fund manager(s)?
	Y	es

3.	Notification in respect of: Becoming a Substantial Sharehold	der/l Initholder		
	✓ Change in the percentage level of the control of the co		emaining a Substantis	al Shareholder/I Initholder
	Ceasing to be a Substantial Share		ernaming a Substantia	ar Shareholder/Offitholder
	Ceasing to be a Substantial Share	enolder/Officiolder		
4.	Date of acquisition of or change in	interest:		
	03-Dec-2025			
5.	Date on which Substantial Shareh change in, interest <u>(if different</u>)			
	03-Dec-2025			
6.	Explanation (if the date of becomi change in, interest):	ing aware is differ	ent from the date o	f acquisition of, or the
	Not applicable			
	O	nits (<i>includina voti</i>	ng shares/units und	lerlying rights/options/
7.	Quantum of total voting snares/ur			
7.	warrants/convertible debentures {	conversion price l	known}) held by Sul	bstantial Shareholder/
7.		conversion price l	known}) held by Sul	bstantial Shareholder/
7.	warrants/convertible debentures {	conversion price l	known}) held by Sul	bstantial Shareholder/
No und	warrants/convertible debentures { Unitholder before and after the tra	conversion price k nsaction:	., .	
No und cor	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/	conversion price Insaction:	Deemed Interest	Total
No und cor	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/	Conversion price Insaction: Direct Interest 39,409,384	Deemed Interest 171,250,000	Total 210,659,384
No und cor	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/its:	Conversion price Insaction: Direct Interest 39,409,384	Deemed Interest 171,250,000 60.8	Total 210,659,384 74.79
No und cor	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/ its:	Direct Interest 13.99 Direct Interest	Deemed Interest 171,250,000 60.8 Deemed Interest	Total 210,659,384 74.79 Total
No und corr	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/its:	Direct Interest 39,409,384 13.99 Direct Interest 39,409,384 12.44 ned interests (if the	Deemed Interest 171,250,000 60.8 Deemed Interest 171,250,000 54.06 e interest is such):	Total 210,659,384 74.79 Total 210,659,384 66.5

[You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/ Unitholders]

Relationship between the Substantial Shareholders/Unitholders giving notice in this form:

leong Un. Accordingly, Mr. leong Un is deemed or taken to be interested in the Shares owned by All Reach under the Securities and Futures Act 2001. As to his spouse, Chan Sut Kuan ("Mrs. leong") has confirmed that she does not have a controlling interest, management or control of any of Mr. leong's companies. Therefore, the nature of her interest does not fall within the ambit of the SFA. However, under the Hong Kong Securities and Futures Ordinance, Mrs. leong is deemed to be interested in the Shares owned by Mr. leong and All Reach by virtue of her relationship to Mr. leong. 10. Attachments (if any): 🕥 (The total file size for all attachment(s) should not exceed 1MB.) If this is a **replacement** of an earlier notification, please provide: 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: Remarks (if any): Substantial Shareholder/Unitholder C 1. Name of Substantial Shareholder/Unitholder: Chan Sut Kuan 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 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 Date of acquisition of or change in interest: 03-Dec-2025

The Shares are held by All Reach, the entire share capital of which is wholly and beneficially owned by Mr.

	Immediately before the transaction	Direct Interest	Deemed Interest	Total
un	o. of voting shares/units held and/or derlying the rights/options/warrants/ nvertible debentures:	0	210,659,384	210,659,384
	a percentage of total no. of voting shares/	0	74.79	74.79
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
un	o. of voting shares/units held and/or derlying the rights/options/warrants/ nvertible debentures :	0	210,659,384	210,659,384
	a percentage of total no. of voting shares/	0	66.5	66.5
8.	Circumstances giving rise to deem [You may attach a chart in item 10 to interest arises] The Shares are held by All Reach, the ent leong Un. Accordingly, Mr. leong Un is do under the Securities and Futures Act 200 As to his spouse, Chan Sut Kuan ("Mrs. lemanagement or control of any of Mr. leo within the ambit of the SFA. However, ur	ire share capital of we eemed or taken to be 1. ong") has confirmed ng's companies. The	hich is wholly and bend e interested in the Share that she does not have refore, the nature of he securities and Futures (eficially owned by Mr. es owned by All Reach a controlling interest r interest does not fall

Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the

Explanation (if the date of becoming aware is different from the date of acquisition of, or the

change in, interest <u>(if different from item 4 above, please specify the date)</u>:

5.

6.

03-Dec-2025

Not applicable

change in, interest):

The Shares are held by All Reach, the entire share capital of which is wholly and beneficially owned by Mr. leong Un. Accordingly, Mr. leong Un is deemed or taken to be interested in the Shares owned by All Reach under the Securities and Futures Act 2001.

As to his spouse, Chan Sut Kuan ("Mrs. leong") has confirmed that she does not have a controlling interest, management or control of any of Mr. leong's companies. Therefore, the nature of her interest does not fall within the ambit of the SFA. However, under the Hong Kong Securities and Futures Ordinance, Mrs. leong is deemed to be interested in the Shares owned by Mr. leong and All Reach by virtue of her relationship to Mr. leong.

	leong.	
10.	Attac	hments (<i>if any</i>):
	Ø	(The total file size for all attachment(s) should not exceed 1MB.)
11.	If this	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:
	(c)	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Rem	arks (<i>if any</i>):

Type of securities which are the subject of the transaction (more than one chosen):

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:
	Not applicable
3.	Amount of consideration paid or received by Substantial Shareholders/Unitholders (excluding brokerage and stamp duties):
	Not applicable
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 (<i>please specify</i>):

✓ Others (please specify):

The Company undertook a placement of 35,100,000 new ordinary shares ("Placement") in connection with the Company's listing on the Catalist of the SGX-ST. The shareholding percentage before the change in interest is calculated based on the Company's pre-Placement share capital of 281,675,538 Shares. The shareholding percentage after the change in interest is calculated based on the Company's post-Placement share capital of 316,775,538 Shares.

Pa					
(a)	Name of Inc	lividual:			
(b)	Designation	(if applicable	e):		
(c)	Name of en	tity (<i>if applica</i>	ble):		
ansaci	on Reference				