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Unless otherwise defined in this announcement, capitalised terms used herein shall have the same meanings as those defined in the prospectus dated 8 August 2022 (the “**Prospectus**”) issued by Swang Chai Chuan Limited (the “**Company**”).

This announcement is for information purpose only and does not constitute an invitation or offer to acquire, purchase or subscribe for securities. This announcement is not a prospectus. Potential investors should read the Prospectus carefully for detailed information about the Company and the Global Offering before deciding whether or not to invest in the Offer Shares. Any investment decision in relation to the Offer Shares should be taken solely in reliance on the information provided in the Prospectus.

This announcement is not for release, publication, distribution, directly or indirectly, in or into the United States (including its territories and possessions, any state of the United States and the District of Columbia) or any other jurisdiction where such distribution is prohibited by law. This announcement does not constitute or form a part of any offer or solicitation to purchase or subscribe for securities in the United States or in any other jurisdictions. The Offer Shares have not been and will not be registered under the U.S. Securities Act of 1933, as amended, supplemented or otherwise modified from time to time (the “**U.S. Securities Act**”) or any state securities laws in the United States, and may not be offered, sold, pledged, transferred or delivered in the United States or to, or for the account or benefit of U.S. persons (as defined in Regulation S under the U.S. Securities Act) except pursuant to registration or an exemption from the registration requirements of the U.S. Securities Act. The Offer Shares are being offered and sold solely outside the United States in offshore transactions in reliance on Regulation S under the U.S. Securities Act. There will not be and is not currently intended to be any public offering of securities in the United States.

In connection with the Global Offering, Elstone Securities Limited, as the stabilising manager (the “**Stabilising Manager**”), or any person acting for it, may, on behalf of the Underwriters, to the extent permitted by applicable laws of Hong Kong or elsewhere, over-allocate or effect transactions with a view to stabilising or supporting the market price of the Shares at a level higher than that which might otherwise prevail in the open market for a limited period after Listing Date. However, there is no obligation on the Stabilising Manager, or any person acting for it, to conduct any such stabilising action. Such stabilising action, if taken, will be conducted at the sole and absolute discretion of the Stabilising Manager or any person acting for it and may be discontinued at any time, and is required to be brought to an end on the 30th day after the last day for the lodging of applications under the Hong Kong Public Offering, i.e. Saturday, 10 September 2022. In Hong Kong, stabilising activities must be carried out in accordance with the Securities and Futures (Price Stabilizing) Rules (Chapter 571W of the Laws of Hong Kong), as amended, made under the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

Potential investors should be aware that stabilising action cannot be taken to support the price of the Shares for longer than the stabilisation period which will begin on the Listing Date and is expected to expire on the 30th day after the last day for lodging applications under the Hong Kong Public Offering, being Saturday, 10 September 2022. After this date, no further stabilising action may be taken, and demand for the Shares and therefore the price of the Shares could fall.

The Hong Kong Offer Shares will be offered to the public in Hong Kong subject to the terms and conditions set out in the Prospectus and the related application forms. The Hong Kong Offer Shares will not be offered to any person who is outside Hong Kong and/or not resident in Hong Kong. Potential investors of the Offer Shares should note that the Joint Global Coordinators (for themselves and on behalf of the Hong Kong Underwriters) shall be entitled to at their sole and absolute discretion, upon giving notice in writing to the Company, terminate the Hong Kong Underwriting Agreement with immediate effect upon the occurrence of any of the events set out in the section headed “Underwriting – Underwriting arrangements and expenses – The Hong Kong Public Offering – Grounds for termination” in the Prospectus at any time prior to 8:00 a.m. (Hong Kong time) on the Listing Date (which is currently expected to be on Friday, 19 August 2022).

In connection with the Global Offering, it is expected that the Company will grant the Over-allotment Option to the International Underwriters, exercisable by the Joint Global Coordinators on behalf of the International Underwriters. Pursuant to the Over-allotment Option, the Joint Global Coordinators (on behalf of the International Underwriters) will have the right, at any time within the period commencing on the Listing Date and ending on the 30th day after the last day for the lodging of applications under the Hong Kong Public Offering (being Saturday, 10 September 2022), to require the Company to issue up to an aggregate of 36,150,000 additional new Shares, representing approximately 15% of the number of Offer Shares initially available under the Global Offering, at the Offer Price, for the purpose of covering over-allocations, if any, in the International Placing.

Swang Chai Chuan Limited

雙財莊有限公司

(Incorporated in the Cayman Islands with limited liability)

GLOBAL OFFERING

Number of Offer Shares	: 241,000,000 Shares (subject to the Over-allotment Option)
Number of Hong Kong Offer Shares	: 24,100,000 Shares (subject to re-allocation)
Number of International Placing Shares	: 216,900,000 Shares (subject to re-allocation and the Over-allotment Option)
Offer Price	: Not more than HK\$0.56 per Offer Share and expected to be not less than HK\$0.52 per Offer Share (payable in full on application in Hong Kong Dollars, subject to refund on final pricing, plus brokerage of 1%, SFC transaction levy of 0.0027%, Stock Exchange trading fee of 0.005% and FRC transaction levy of 0.00015%)
Nominal Value	: HK\$0.01 per Share
Stock Code	: 2321

Sole Sponsor



Joint Global Coordinators, Joint Bookrunners and Joint Lead Managers



Joint Bookrunners and Joint Lead Managers



The Company has applied to the Stock Exchange for the listing of, and permission to deal in, the Shares in issue and to be issued pursuant to the Global Offering (including any additional Shares which may be issued pursuant to the exercise of the Over-allotment Option), the Shares to be issued pursuant to the Capitalisation Issue, and the Shares which may be issued pursuant to the exercise of the options that may be granted under the Share Option Scheme. Assuming that the Global Offering becomes unconditional at or before 8:00 a.m. in Hong Kong on Friday, 19 August 2022, dealings in the Shares on the Stock Exchange are expected to commence at 9:00 a.m. on Friday, 19 August 2022.

The application through the **HK eIPO White Form** service or the **CCASS EIPO** service must be for a minimum of 5,000 Hong Kong Offer Shares and in one of the numbers set out in the table. Applicants are required to pay the amount next to the number selected.

No. of Hong Kong Offer Shares applied for	Amount payable on application <i>HK\$</i>	No. of Hong Kong Offer Shares applied for	Amount payable on application <i>HK\$</i>	No. of Hong Kong Offer Shares applied for	Amount payable on application <i>HK\$</i>	No. of Hong Kong Offer Shares applied for	Amount payable on application <i>HK\$</i>
5,000	2,828.22	50,000	28,282.20	500,000	282,821.98	5,000,000	2,828,219.80
10,000	5,656.44	60,000	33,938.64	600,000	339,386.37	6,000,000	3,393,863.76
15,000	8,484.66	70,000	39,595.08	700,000	395,950.77	7,000,000	3,959,507.72
20,000	11,312.88	80,000	45,251.52	800,000	452,515.17	8,000,000	4,525,151.68
25,000	14,141.10	90,000	50,907.96	900,000	509,079.57	9,000,000	5,090,795.64
30,000	16,969.32	100,000	56,564.39	1,000,000	565,643.96	10,000,000	5,656,439.60
35,000	19,797.54	200,000	113,128.79	2,000,000	1,131,287.92	12,050,000 ⁽¹⁾	6,816,009.72
40,000	22,625.75	300,000	169,693.19	3,000,000	1,696,931.88		
45,000	25,453.98	400,000	226,257.59	4,000,000	2,262,575.84		

Note:

(1) Maximum number of Hong Kong Offer Shares you may apply for.

No application for any other number of the Hong Kong Offer Shares will be considered and any such application is liable to be rejected.

STRUCTURE OF THE GLOBAL OFFERING

The Global Offering comprises the Hong Kong Public Offering of initially 24,100,000 Hong Kong Offer Shares (subject to re-allocation), representing 10% of the total number of the Offer Shares initially available under the Global Offering, and the International Placing of initially 216,900,000 International Placing Shares (subject to re-allocation and the Over-allotment Option), representing 90% of the total number of the Offer Shares initially available under the Global Offering.

The allocation of the Offer Shares between the Hong Kong Public Offering and the International Placing will be subject to re-allocation as described in the section headed “Structure and Conditions of the Global Offering” in the Prospectus. In particular, if (i) the International Placing Shares are fully subscribed or oversubscribed and the Hong Kong Offer Shares are oversubscribed by less than 15 times the number of the Offer Shares initially available for subscription under the Hong Kong Public Offering; or (ii) the International Placing Shares are undersubscribed and the Hong Kong Offer Shares are fully subscribed or oversubscribed irrespective of the number of times, the Joint Global Coordinators have the sole and absolute to re-allocate the Offer Shares originally included in the International Placing to the Hong Kong Public Offering in such number as they deem appropriate, provided that, in accordance with guidance letter HKEX-GL91-18 issued by the Stock Exchange, (i) the number of International Placing Shares re-allocated to the Hong Kong Public Offering should not exceed 24,100,000 Offer Shares, representing 10% of the Offer Shares initially available under the Global Offering, so that the total number of Hong Kong Offer Shares available under the Hong Kong Public Offering will increase up to 48,200,000 Offer Shares, representing two times the number of Hong Kong Offer Shares initially available under the Hong Kong Public Offering and 20% of the Offer Shares initially available under the Global Offering; and (ii) the final Offer Price should be fixed at the bottom-end of the indicative Offer Price range (i.e. HK\$0.52 per Offer Share) stated in the Prospectus.

The Joint Global Coordinators may reallocate Offer Shares from the International Offering to the Hong Kong Public Offering to satisfy valid applications under the Hong Kong Public Offering. In connection with the Global Offering, it is expected that the Company will grant the Over-allotment Option to the International Underwriters, exercisable by the Joint Global Coordinators on behalf of the International Underwriters at any time from the Listing Date until Saturday, 10 September 2022, being the 30th day from the last day for lodging applications under the Hong Kong Public Offering, to require the Company to issue up to an aggregate of 36,150,000 additional new Shares, representing 15% of the number of Offer Shares initially available under the Global Offering, at the Offer Price, for the purpose of covering over-allocations, if any, in the International Placing. In the event the Over-allotment Option is exercised, we will make an announcement which will be posted on the website of the Stock Exchange (www.hkexnews.hk) and on our website (www.sccgroup.com.my), respectively.

PRICING

The Offer Price will not exceed HK\$0.56 per Offer Share and is currently expected to be not less than HK\$0.52 per Offer Share unless otherwise announced.

Applicants under the Hong Kong Public Offering are required to pay, on application, the maximum Offer Price of HK\$0.56 per Offer Share, in addition to brokerage of 1%, SFC transaction levy of 0.0027%, Stock Exchange trading fee of 0.005% and FRC transaction levy of 0.00015% thereon, subject to refund under various circumstances as detailed below. The application monies (including brokerage, SFC transaction levy, Stock Exchange trading fee and FRC transaction levy thereon) will be held by the receiving bank on behalf of the Company. If an application is rejected, not accepted or accepted in part only, or if the Offer Price as finally determined is less than the maximum Offer Price of HK\$0.56 per Offer Share (excluding brokerage, SFC transaction levy, Stock Exchange trading fee and FRC transaction levy thereon), or if the conditions of the Global Offering are not fulfilled in accordance with “Structure and Conditions of the Global Offering – Conditions of the Global Offering” in the Prospectus, or if any application is revoked, the application monies, or the appropriate portion thereof, together with the brokerage, SFC transaction levy, Stock Exchange trading fee and FRC transaction levy, will be refunded, without interest. Any refund of application monies will be made on Thursday, 18 August 2022.

If an application is rejected, not accepted or accepted in part only, or if the Offer Price as finally determined is less than the maximum Offer Price per Offer Share (excluding brokerage, SFC transaction levy, the Stock Exchange trading fee and the FRC transaction levy thereon), or if the conditions of the Hong Kong Public Offering are not fulfilled in accordance with “Structure and Conditions of the Global Offering – Conditions of the Global Offering” in the Prospectus or if any application is revoked, the application monies, or the appropriate portion thereof, together with the related brokerage, SFC transaction levy, the Stock Exchange trading fee and FRC transaction levy, will be refunded, without interest.

EXPECTED TIMETABLE

Date and time (Note)

Hong Kong Public Offering commences from. 9:00 a.m. on Monday,
8 August 2022

Latest time for completing electronic applications

under the **HK eIPO White Form** service through one of the below ways:

- (1) the **IPO App**, which can be downloaded by searching “**IPO App**” in App Store or Google Play or downloaded at **www.hkeipo.hk/IPOApp** or **www.tricorglobal.com/IPOApp**
- (2) the designated website **www.hkeipo.hk** 11:30 a.m. on Thursday,
11 August 2022

- Application lists open 11:45 a.m. on Thursday,
11 August 2022
- Latest time to complete payment of **HK eIPO White Form**
applications by effecting internet banking
transfer(s) or PPS payment transfer(s). 12:00 noon on Thursday,
11 August 2022
- Latest time to give **electronic application instructions**
to HKSCC 12:00 noon on Thursday,
11 August 2022
- Application lists close 12:00 noon on Thursday,
11 August 2022
- Expected Price Determination Date. Thursday, 11 August 2022
- (a) Announcement of the final Offer Price,
the indication of the level of interest in the International Placing;
the results of applications in the Hong Kong Public Offering;
and the basis of allocation under the Hong Kong Public Offering to
be published on the website of the Company at **www.sccgroup.com.my**;
and on the website of the Stock Exchange at
www.hkexnews.hk on or before. Thursday, 18 August 2022
- (b) Results of allocation in the Hong Kong Public Offering
(with successful applicants' identification document numbers,
where appropriate) to be available through a variety of
channels as described in the section headed
"How to Apply for the Hong Kong Offer Shares –
11. Publication of Results" in the Prospectus from. Thursday, 18 August 2022
- A full announcement of the Hong Kong Public Offering
containing (a) and (b) above to be published on the website of
the Stock Exchange at **www.hkexnews.hk**
and the Company's website at **www.sccgroup.com.my**. Thursday, 18 August 2022

Results of allocations in the Hong Kong Public Offering
will be available at the “IPO Results” function in the **IPO App**
or at **www.tricor.com.hk/ipo/result**
(alternatively, **www.hkeipo.hk/IPOResult**)
with a “search by ID function” on..... Thursday, 18 August 2022

Despatch/collection of share certificates of
the Hong Kong Offer Shares or deposit of share certificates of
the Hong Kong Offer Shares into CCASS in respect of
wholly or partially successful applications pursuant to
the Hong Kong Public Offering on or before. Thursday, 18 August 2022

Despatch/collection of **HK eIPO White Form** e-Auto Refund
payment instructions/refund cheques in respect of
wholly or partially successful applications if the final Offer Price
is less than initial price per Offer Share payable on application)
and wholly or partially unsuccessful applications pursuant to
the Hong Kong Public Offering on or before. Thursday, 18 August 2022

Dealings in the Shares on the Stock Exchange expected to
commence at 9:00 a.m. on. Friday, 19 August 2022

Note: All dates and times refer to Hong Kong local times and date.

ELECTRONIC APPLICATION CHANNELS

HK eIPO White Form service

The Hong Kong Public Offering will commence on Monday, 8 August 2022 through Thursday, 11 August 2022. Applicants who meet the criteria set forth in the section headed “How to Apply for the Hong Kong Offer Shares – 2. Who can apply” in the Prospectus may apply through the **HK eIPO White Form** service for the Offer Shares to be allotted and registered in their own names through the **IPO App** or the designated website at **www.hkeipo.hk** (24 hours daily, except on the last application day) from 9:00 a.m. on Monday, 8 August 2022 until 11:30 a.m. on Thursday, 11 August 2022 and the latest time for completing full payment of application monies in respect of such applications will be 12:00 noon on Thursday, 11 August 2022 or such later time under “How to Apply for the Hong Kong Offer Shares – 10. Effect of bad weather and/or extreme conditions on the opening of the applications lists” in the Prospectus.

CCASS EIPO Service

CCASS Clearing/Custodian Participants can input electronic application instructions at the following times on the following dates^(Note):

Monday, 8 August 2022	– 9:00 a.m. to 8:30 p.m.
Tuesday, 9 August 2022	– 8:00 a.m. to 8:30 p.m.
Wednesday, 10 August 2022	– 8:00 a.m. to 8:30 p.m.
Thursday, 11 August 2022	– 8:00 a.m. to 12:00 noon

CCASS Investor Participants can input **electronic application instructions** from 9:00 a.m. on Monday, 8 August 2022 until 12:00 noon on Thursday, 11 August 2022 (24 hours daily, except on Thursday, 11 August 2022, the last application day).

The latest time for inputting your **electronic application instructions** will be 12:00 noon on Thursday, 11 August 2022, the last application day, or such later time as described in the section headed “How to Apply for the Hong Kong Offer Shares – 10. Effect of bad weather and/or extreme conditions on the opening of the application lists” in the Prospectus.

Note: These times are subject to change as HKSCC may determine from time to time with prior notification to CCASS Clearing/Custodian Participants and/or CCASS Investor Participants.

If you are instructing your broker or custodian who is a CCASS Clearing Participant or a CCASS Custodian Participant to give electronic application instructions via CCASS terminals to apply for the Hong Kong Offer Shares on your behalf, you are advised to contact your broker or custodian for the latest time for giving such instructions which may be different from the latest time as stated above.

The application monies (including brokerage, SFC transaction levy, Stock Exchange trading fee and FRC transaction levy) will be held by the receiving bank and on behalf of the Company after the closing of the application lists and the refund monies, if any, will be returned to the applicants without interest on or before Thursday, 18 August, 2022.

Please refer to “Structure and Conditions of the Global Offering” and “How to Apply for the Hong Kong Offer Shares” in the Prospectus for further details of the conditions and procedures of the Hong Kong Public Offering.

Applications for the Hong Kong Offer Shares will only be considered on the basis of the terms and conditions set forth in the Prospectus and the IPO App (which can be downloaded by searching “IPO App” in App Store or Google Play or downloaded at www.hkeipo.hk/IPOApp or www.tricorglobal.com/IPOApp) or the designated website (www.hkeipo.hk).

SETTLEMENT

Subject to the grant of the approval for listing of, and permission to deal in, the Shares on the Stock Exchange and compliance with the stock admission requirements of HKSCC, the Shares will be accepted as eligible securities by HKSCC for deposit, clearance and settlement in CCASS with effect from the Listing Date or such other date as may be determined by HKSCC. Settlement of transactions between participants of the Stock Exchange is required to take place in CCASS on the second settlement day after any trading day. All activities under CCASS are subject to the General Rules of CCASS and CCASS Operational Procedures in effect from time to time. All necessary arrangements have been made to enable the Shares to be admitted into CCASS. Investors should seek advice of their stockbrokers or other professional advisers for details of the settlement arrangement as such arrangements may affect their rights and interests.

PUBLICATION OF RESULTS

The Company expects to announce the final Offer Price, the indication of the level of interest in the International Placing, the level of applications in the Hong Kong Public Offering, and the basis of allocation of the Hong Kong Offer Shares on Thursday, 18 August 2022 on the Stock Exchange's website at www.hkexnews.hk and the Company's website at www.sccgroup.com.my. The results of allocations and the Hong Kong identity card/passport/Hong Kong business registration numbers of successful applicants under the Hong Kong Public Offering will be available through a variety of channels at the times and dates and in the manners specified in "How to Apply for the Hong Kong Offer Shares – 11. Publication of results" in the Prospectus.

No temporary document of title will be issued in respect of the Shares. No receipt will be issued for sums paid on application. Share certificates will only become valid at 8:00 a.m. on Friday, 19 August 2022 provided that the Global Offering has become unconditional and the right of termination described in the section headed "Underwriting" in the Prospectus has not been exercised. Dealings in the Shares on the Stock Exchange are expected to commence at 9:00 a.m. on Friday, 19 August 2022. Assuming that the Global Offering becomes unconditional at or before 8:00 a.m. on Friday, 19 August, 2022 (Hong Kong time), it is expected that dealings in the Shares on the Stock Exchange will commence at 9:00 a.m. on Friday, 19 August, 2022 (Hong Kong time). The Shares will be traded in board lots of 5,000 Shares each and the stock code is 2321.

This announcement is available for viewing on the Stock Exchange's website at www.hkexnews.hk and the Company's website at www.sccgroup.com.my.

On behalf of the Board
Swang Chai Chuan Limited
Soon See Beng
Chairman

Hong Kong, 8 August 2022

As at the date of this announcement, the Board comprises Mr. Soon See Beng, Mr. Soon Chiew Ang and Mr. Soon See Long as executive Directors and Mr. Khoo Chee Siang, Mr. Ooi Guan Hoe, Mr. Tan Teow Choon, Mr. Ngai Wah Sang and Ms. Tiong Hui Ling as independent non-executive Directors.