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

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

r art i - General
Name of Listed Issuer:
The Straits Trading Company Limited ("STC")
Type of Listed Issuer: Company/Corporation 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:
01-Nov-2022

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

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

	<u>Substantial Shar</u>	<u>eholder/U</u>	<u>Initholder</u> A
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Cairns Pte. Ltd. Substantial Shareholder/Unitholder a fund manager or a person whose interest in the
Substantial Shareholder/Unitholder a fund manager or a person whose interest in the
urities of the Listed Issuer are held solely through fund manager(s)? Yes
ification 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
e of acquisition of or change in interest:
Oct-2022
e on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the nge in, interest (if different from item 4 above, please specify the date):
0ct-2022
lanation (if the date of becoming aware is different from the date of acquisition of, or the nge in, interest):

Quantum of total voting shares/units (including voting shares/units underlying 7. 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:	285,670,552		285,670,552
As a percentage of total no. of voting shares/til:	66.09	0	66.09
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 285,670,552	Deemed Interest	Total 285,670,552

8.	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]			
	Please see below.			
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]			
	The Cairns Pte. Ltd. ("Cairns") holds more than 50 per cent. of the voting rights of STC.			
	Each of Raffles Investments Private Limited ("Raffles"), Tecity Pte. Ltd ("Tecity") and Tan Chin Tuan Pte. Ltd. ("TCT") holds not less than 20 per cent. of the voting rights of Cairns.			
	Aequitas Pte. Ltd. ("Aequitas") holds more than 50% of the voting shares of Raffles. Dr Tan Kheng Lian holds more than 50% of the voting shares of TCT.			
	By virtue of this, each of Raffles, Tecity, TCT, Aequitas and Dr Tan Kheng Lian has a deemed interest in the 285,670,552 shares in STC which Cairns is interested in.			
	Mellford Pte. Ltd. has a direct interest in 15,492,100 STC shares			
	Each of Tecity and TCT holds not less than 20 per cent. of the voting rights of Mellford Pte. Ltd Dr Tan Kheng Lian holds more than 50 per cent. of the voting rights of TCT.			
	By virtue of the foregoing, each of Tecity, TCT and Dr Tan Kheng Lian also holds a deemed interest in the 15,492,100 STC shares held by Mellford Pte. Ltd			
	Together with the deemed interest held through Cairns and Mellford Pte. Ltd., Tecity, TCT and Dr Tan Kheng Lian hold an aggregate deemed interest in 301,162,652 STC shares.			
10.	Attachments (if any):			
	(The total file size for all attachment(s) should not exceed 1MB.)			
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"):			
	(h) Deta of the Initial America contract			
	(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.	Terrano (n' arry).			

Substantial	Shareholder	/Unitholder R



	Raffles Investments Private Limited			
2.	Is Substantial Shareholder/Unithe securities of the Listed Issuer are hard Yes V No		•	whose interest in the
	Notification in respect of:			
	Becoming a Substantial Sharehold	ler/Unitholder		
	✓ Change in the percentage level of	interest while still re	emaining a Substantia	Shareholder/Unitholder
	Ceasing to be a Substantial Share	holder/Unitholder		
	Date of acquisition of or change in	interest:		
	28-Oct-2022			
	Date on which Substantial Sharehochange in, interest (if different			
	28-Oct-2022			
	Explanation (if the date of becoming change in, interest):	ng aware is differe	ent from the date of	acquisition of, or the
	N.A.			
	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and	debentures (conv	version price known	, ,
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
nc	of voting shares/units held and/or derlying the nts/options/warrants/convertible debentures:	0	285,670,552	285,670,552
			1	

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	285,670,552	285,670,552
As a percentage of total no. of voting shares/(0	66.09	66.09
Immediately after the transaction	División Intervent	December of the terms of	
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	0	285,670,552	285,670,552

8. 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]

	See paragraph 9 of Substantial Shareholder/Unitholder A.				
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]				
	See paragraph 9 of Substantial Shareholder/Unitholder A.				
10.	Attachments (if any): 1				
	(The total file size for all attachment(s) should not exceed 1MB.)				
11.	If this 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:				
10	Demarks (if any)				
12.	Remarks (if any):				
Sub	stantial Shareholder/Unitholder C				
١.	Name of Substantial Shareholder/Unitholder:				
	Aequitas Pte. Ltd.				
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				
2					
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				

	28-Oct-2022				
j.	Date on which Substantial Shareh change in, interest (if different			•	
	28-Oct-2022				
6.	Explanation (if the date of becomit change in, interest):	ng aware is differ	ent from the date o	f acquisition of, or	
	N.A				
.	Quantum of total voting share rights/options/warrants/convertible Shareholder/Unitholder before and	debentures (con	version price knowr		
	Immediately before the transaction	Direct Interest	Deemed Interest	Total	
	o. of voting shares/units held and/or		285,670,552	285,670,552	
	derlying the hts/options/warrants/convertible debentures:				
	a percentage of total no. of voting ares/ເ	0	66.09	66.09	
	Immediately after the transaction	Direct Interest	Deemed Interest	Total	
und	o. of voting shares/units held and/or derlying the rights/options/warrants/ nvertible debentures :		285,670,552	285,670,552	
	a percentage of total no. of voting ares/t	0	63.49	63.49	
3.	Circumstances giving rise to deem [You may attach a chart in item 10 to interest arises]			r/Unitholder's deeme	
	See paragraph 9 of Substantial Sharehold	der/Unitholder A.			
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]				
	See paragraph 9 of Substantial Sharehold	der/Unitholder A.			
	1				

4.

Date of acquisition of or change in interest:

	Allac	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	arks (<i>if any</i>):
Sub	stantia	l Shareholder/Unitholder D
1.	Nam	e of Substantial Shareholder/Unitholder:
	Tecity	Pte. Ltd.
2.		
3.	Notif	ication in respect of:
	□ В	ecoming a Substantial Shareholder/Unitholder
	✓ C	hange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholde
	C	easing to be a Substantial Shareholder/Unitholder
4.	Date	of acquisition of or change in interest:
	28-Oc	t-2022
5.	Date chan	on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the ge in, interest (i) (if different from item 4 above, please specify the date):
	28-Oc	t-2022
_	•	anation (if the date of becoming aware is different from the date of acquisition of, or the
6.	chan	ge in, interest):
6.		ge in, interest): pplicable
6.		•

7.	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and	debentures (conv	version price known	, ,
	Immediately before the transaction	Direct Interest	Doomad Interest	Total

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	301,162,652	301,162,652
As a percentage of total no. of voting shares/(0	69.67	69.67
	1		I I
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 301,162,652	Total 301,162,652

	Imme	diately after the transaction	Direct Interest	Deemed Interest	Total
und	erlying	g shares/units held and/or the rights/options/warrants/ debentures :	0	301,162,652	301,162,652
	a percei res/i	ntage of total no. of voting	0	66.93	66.93
8.	[You	mstances giving rise to deem may attach a chart in item 10 to i est arises]			r/Unitholder's deemed
	See pa	ragraph 9 of Substantial Sharehold	der/Unitholder A.		
9.	[You	ionship between the Substant may attach a chart in item 10 to s cholders/Unitholders]		0 0	
	See pa	ragraph 9 of Substantial Sharehold	der/Unitholder A.		
10.	Attac	hments (<i>if any</i>): ①			
	Ø	(The total file size for all attachmen	t(s) should not exceed	I 1MB.)	
11.	If this	s is a replacement of an earlie	er notification, plea	ase provide:	
	(a)	SGXNet announcement referon SGXNet (the "Initial Anno		notification which	was announced
	(b)	Date of the Initial Announcer	ment:		
	(c)	15-digit transaction reference which was attached in the In			n in the Form 3
12.	Rem	arks (<i>if any</i>):			

Subs	stantial Shareholder/Unitholder E			
1.	Name of Substantial Shareholder/0	Jnitholder:		
	Tan Chin Tuan Pte. Ltd.			
2.	Is Substantial Shareholder/Unithe securities of the Listed Issuer are hard Yes		•	whose interest in the
	✓ No			
3.	Notification in respect of:			
	Becoming a Substantial Sharehold			
	Change in the percentage level of		maining a Substantia	Shareholder/Unitholder
	Ceasing to be a Substantial Share	holder/Unitholder		
4.	Date of acquisition of or change in	interest:		
	28-Oct-2022			
5.	Date on which Substantial Shareho change in, interest (i) (if different			•
	28-Oct-2022			
6.	Explanation (if the date of becoming change in, interest):	ng aware is differe	ent from the date of	acquisition of, or the
	Not applicable			
7.	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and	debentures (conv	ersion price known	, ,
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
unde	of voting shares/units held and/or erlying the ts/options/warrants/convertible debentures:	0	301,162,652	301,162,652
	a percentage of total no. of voting	0	69.67	69.67

Direct Interest

0

Deemed Interest

301,162,652

convertible debentures :

Immediately after the transaction

No. of voting shares/units held and/or underlying the rights/options/warrants/

Total

301,162,652

	percentage of total no. of voting s/t	0	66.93	66.93
[Circumstances giving rise to dee You may attach a chart in item 10 to Interest arises]			
S	ee paragraph 9 of Substantial Shareho	older/Unitho	older A.	
[Relationship between the Substa You may attach a chart in item 10 to Shareholders/Unitholders]			
S	ee paragraph 9 of Substantial Shareho	older/Unitho	older A.	
). <i>A</i>	Attachments (<i>if any</i>):			
((The total file size for all attachm	ent(s) should	I not exceed 1MB.)	
	f this is a replacement of an ear			
(SGXNet announcement re on SGXNet (the "Initial Ani 			which was announced
((b) Date of the Initial Announc	ement:		
`	(1)			
((c) 15-digit transaction refere	ence numb	er of the relevant trar	nsaction in the Form 3
`	which was attached in the			
. F	Remarks (<i>if any</i>):			
ıbsta	antial Shareholder/Unitholder F			
1	Name of Substantial Shareholde	r/Unitholde	er:	
	Dr Tan Kheng Lian			
	s Substantial Shareholder/Unit securities of the Listed Issuer are Yes		•	

3.	Notification in respect of:			
	☐ Becoming a Substantial Sharehold	ler/Unitholder		
	✓ Change in the percentage level of	interest while still re	emaining a Substantia	al Shareholder/Unithold
	Ceasing to be a Substantial Share	holder/Unitholder		
4.	Date of acquisition of or change in	interest:		
	28-Oct-2022			
5.	Date on which Substantial Shareho change in, interest (if different			•
	28-Oct-2022			
6.	Explanation (if the date of becoming change in, interest):	ng aware is differ	ent from the date o	f acquisition of, or th
	Not applicable			
7.	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and	debentures (con	version price knowr	
7.	Quantum of total voting shar rights/options/warrants/convertible	debentures (con	version price knowr	
7.	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and	debentures (con l after the transac	version price knowr tion:	n}) held by Substantia
7. No. ounderight	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and Immediately before the transaction of voting shares/units held and/or erlying the	debentures (con after the transac	version price knowr tion: Deemed Interest	n}) held by Substantia
7. No. underight	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and Immediately before the transaction of voting shares/units held and/or erlying the ts/options/warrants/convertible debentures:	Direct Interest 1,402,760	version price known tion: Deemed Interest 301,162,652	7) held by Substantia Total 302,565,412
7. No. ounderight As a shar	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and Immediately before the transaction of voting shares/units held and/or erlying the ts/options/warrants/convertible debentures:	Direct Interest 1,402,760 0.32	version price known tion: Deemed Interest 301,162,652 69.67	7) held by Substantia Total 302,565,412 69.99

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

[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed

interest arises]

Shareholders/Unitholders]

See paragraph 9 of Substantial Shareholder/Unitholder A.

✓ No

40	Attack as a to (if any)
10.	Attachments (if any): (1) (The total file size for all attachment(s) should not exceed 1MB.)
l1.	If this 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:
	which was attached in the initial Announcement:
	Pomarke Lit aniv:
12.	Remarks (if any):
12.	Remarks (II arry).
12.	Nemarks (ii any).
12.	Remarks (II any).
12.	Tremarks (ii any).
12.	Nemarks (II any).
12.	Tremarks (ii any).
12.	Tremarks (ii any).
12.	Tremains (ii any).
12.	Tremarks (II any).
12.	Tremains (ii any).
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12.	Tremains (ii arry).
12.	Tremains (ii airy).
12.	
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12.	
12.	Tellidino (il aliy).
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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:
	N.A.
3.	Amount of consideration paid or received by Substantial Shareholders/Unitholders (excluding brokerage and stamp duties):
	N.A.
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):
	Increase in number of issued shares excluding treasury shares of STC due to the completion of the listing and quotation of 17,684,635 New STC shares pursuant to the proposed distribution in specie. The percentage level of the shareholding interest before the change is computed based on 432,263,472 shares. The percentage level of the shareholding interest after the change is based on 449,948,107 shares as of 28 Oct 2022.

	Parti	culars of Individual submitting this notification form to the Listed Issuer:
	(a)	Name of Individual:
		Chew Gek Hiang
	(b)	Designation (if applicable):
		Director
	(c)	Name of entity (if applicable):
		Tan Chin Tuan Pte. Ltd.
rans 0	0 2	n Reference Number (auto-generated):