

ANNOUNCEMENT

PROPOSED ISSUE OF S\$ DENOMINATED SECURED EXCHANGEABLE BONDS

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1. INTRODUCTION

The Straits Trading Company Limited (the "**Company**") intends to issue (the "**Issue**") a S\$-denominated secured exchangeable bonds ("**Bonds**"). In accordance with and subject to the Terms and Conditions (as defined below), each holder of the Bonds will have the right to exchange (the "**Exchange Right**") their Bonds into the issued share capital of ESR Group Limited (the "**Exchange Shares**") held by Straits Phoenix Pte. Ltd. ("**SPPL**"), which will procure the transfer of the Exchange Shares upon exchange of the Bonds, and shall include such other Exchange Property (as defined in the Terms and Conditions) which may be delivered pursuant to and in accordance with the Terms and Conditions.

Goldman Sachs (Asia) L.L.C. (the "**Sole Global Coordinator**" and the "**Sole Bookrunner**") has been appointed as the sole global coordinator and the sole bookrunner for the Issue.

2. DETAILS OF THE ISSUE

The terms and conditions of the Bonds (the "**Terms and Conditions**") including further details on the Exchange Right will be confirmed upon the pricing of the Issue, following the completion of a book-building exercise by the Sole Global Coordinator and the Sole Bookrunner.

3. PRICING OF THE BONDS

An announcement of the definitive principal Terms and Conditions will be made following pricing of the Bonds.

4. STATUS OF THE EXCHANGEABLE BONDS

The Bonds will constitute direct, unconditional and unsubordinated obligations of the Company, secured in the manner provided in the Terms and Conditions and in the deed of charge dated on or about the issue date between SPPL and The Bank of New York Mellon, London Branch as security trustee. The Bonds shall at all times rank *pari passu*, without any preference or priority among themselves.

5. LISTING OF THE BONDS

Approval in-principle has been obtained from the Singapore Exchange Securities Trading Limited (the "SGX-ST") for the listing of and quotation for the Bonds on the official list of the SGX-ST.

6. CONDITIONS

The Issue is conditional upon successful pricing and customary closing conditions.

7. USE OF PROCEEDS

The Group expects to use the net proceeds from the offering for the refinancing of existing borrowings, the financing of working capital, capital expenditure and investments of the Group.

8. INTERESTS OF DIRECTORS

None of the directors of the Company has any interest, direct or indirect, in the Issue, other than through their respective shareholdings in the Company.

By Order of the Board

Ngiam May Ling
Company Secretary

The Straits Trading Company Limited

30 January 2023
Singapore

This Announcement will be available at the Company's website at <http://www.straitstrading.com.sg>

About The Straits Trading Company Limited

Incorporated in 1887, The Straits Trading Company Limited is a conglomerate-investment company with operations and financial interests in resources, property, and hospitality. These include strategic stakes in one of the world's leading tin producers, Malaysia Smelting Corporation Berhad, which is dual listed on Bursa Malaysia and the Singapore Exchange Securities Trading Limited, ESR Group Limited and Far East Hospitality Holdings as well as a diversified property portfolio that is wholly owned by the Group.