

ANNOUNCEMENT

APPOINTMENT OF RECEIVERS AND MANAGERS OVER MORTGAGED PROPERTY UNDER THE SRE SHARE MORTGAGE

The Straits Trading Company Limited (the "**Company**") refers to the following announcements:

- (a) the announcement dated 17 December 2019 in relation to the Company's proposed acquisition of a retail mall in Shanghai, China (the "**Property**"), through a joint venture entity, Ivory SL Joint Venture Limited (the "**JVCo**") formed between its indirect wholly-owned subsidiary, SRE Venture 16 Pte. Ltd. ("**SREV16**"), Fine Process Limited ("**ICBCI**") and an entity owned by a fund managed by a subsidiary of ESR Asset Management Limited. The Property was acquired via the acquisition of 100% of the shares of the project company that owned the Property through two wholly-owned subsidiary companies of the JVCo (collectively, the "**Intermediate Holdcos**"); and
- (b) the announcement dated 1 December 2025 in relation to the receipt of a demand notice by SREV16 pursuant to the facility agreement entered into by the JVCo as the borrower with the Intermediate Holdcos as guarantors and ICBCI as lender,

(collectively, the "**Previous Announcements**").

Unless otherwise defined, capitalised terms used herein shall have the same meanings ascribed to them as in the Previous Announcements.

The Company wishes to announce that on 23 December 2025, SREV16 received a letter (the "**Letter**") from FTI Consulting (Hong Kong) Limited informing that on 22 December 2025, Messrs Chow Wai Shing Daniel and Fok Hei Yu of FTI Consulting (Hong Kong) Limited, and Mr. Iain Gow of FTI Consulting (Cayman) Ltd, were appointed as Joint and Several Receivers and Managers (the "**Receivers**", and the appointment of the Receivers, the "**Appointment**") of the mortgaged property under the SRE Share Mortgage (which includes the SRE JVCo Shares) (the "**Mortgaged Property**"). The Letter stated, amongst other things, that the effect of the Appointment is to suspend the powers of SREV16 as shareholder in so far as the Mortgaged Property is concerned, and that SREV16 must not, without the prior written consent of the Receivers, (a) deal with the Mortgaged Property; and (b) enter into any transaction or commitment regarding the Mortgaged Property with any party. The Letter also stated that the main objective of the Appointment is to realise the value of the Mortgaged Property for the recovery of the mortgagee and that the Receivers shall start preparing for a sale process to the market and dispose of the Mortgaged Property in due course.

As stated in the Previous Announcements, the Company notes that in the event that the Company ceases to have control over the SRE JVCo Shares, the Company will cease to apply the equity method for its investment in JVCo and will also be required to assess the net carrying value of the SRE JVCo Shares for impairment. Any resulting impairment loss will be recognised in the Company's income statement and may materially affect the Group's financial performance for the relevant reporting period. Notwithstanding the above, the aforementioned impairment loss is non-cash in nature and is not expected to have an impact

on the operating cash flow of the Group. The Company reiterates that the overall business and financial position of the Group remain healthy, and the Group has sufficient liquidity to meet all its operational and financial commitments.

The Company will make further announcements on SGXNET in the event there are any material developments which warrant disclosure, in compliance with its obligations under the Listing Manual. **In the meantime, shareholders and potential investors are advised to exercise caution when dealing in the shares of the Company. In the event of any doubt, they should consult with their stockbrokers, bank managers, solicitors, accountants or other professional advisers.**

By Order of the Board

Lun Chee Leong
Company Secretary

The Straits Trading Company Limited

24 December 2025

Singapore

This announcement can also be found at the Company's website at www.straitstrading.com.sg

About The Straits Trading Company Limited

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