

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;

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- (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 estate-related 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

1. Name of Listed Issuer:

TEE Land Limited

2. Type of Listed Issuer:

Company/Corporation

Registered/Recognised Business Trust

Real Estate Investment Trust

3. 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)*

4. Date of notification to Listed Issuer:

15-Jan-2020

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

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

**Substantial Shareholder/Unitholder A** 

Delete This Part III Substantial Shareholder/Unitholder

1. Name of Substantial Shareholder/Unitholder:

Amcorp Supreme 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

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

4. Date of acquisition of or change in interest:

13-Jan-2020



5. 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):

13-Jan-2020

6. Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):

Not applicable

7. 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:

<i>Immediately before the transaction</i>	<i>Direct Interest</i>	<i>Deemed Interest</i>	<i>Total</i>
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	0	0
As a percentage of total no. of voting shares/  :	0	0	0
<i>Immediately after the transaction</i>	<i>Direct Interest</i>	<i>Deemed Interest</i>	<i>Total</i>
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures :	0	307,371,268	307,371,268
As a percentage of total no. of voting shares/  :	0	68.78	68.78

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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]

Reference is made to the pre-conditional mandatory offer announcement dated 13 January 2020 made by Maybank Kim Eng Securities Pte. Ltd. for and on behalf of Amcorp Supreme Pte. Ltd. ("Amcorp Supreme") on the SGXNET.

As disclosed in the said announcement, on 13 January 2020, Amcorp Supreme entered into two conditional sale and purchase agreements with each of TEE International Limited and Phua Chian Kin (each a "Vendor" and collectively the "Vendors"), pursuant to which Amcorp Supreme agreed to acquire and the Vendors agreed to sell, an aggregate of 307,371,268 ordinary shares in the issued and paid up capital of TEE Land Limited ("Sale Shares"), representing approximately 68.78% of the total number of issued shares of TEE Land Limited. Completion of the purchase of the Sale Shares under each conditional sale and purchase agreement is subject to the fulfilment (or, where applicable, the waiver by Amcorp Supreme) of the conditions in the conditional sale and purchase agreements.

Amcorp Supreme is therefore deemed to have an interest in the Sale Shares pursuant to Section 4(7)(a) of the Securities and Futures Act (Chapter 289) of Singapore.

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]

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"):

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- (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:

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12. Remarks (if any):

The above percentage is based on the total issued share capital in TEE Land Limited of 446,876,000 ordinary shares, as at 13 January 2020.

**Substantial Shareholder/Unitholder B**



Delete This Part III Substantial Shareholder/Unitholder

1. Name of Substantial Shareholder/Unitholder:

Amcorp Group Berhad

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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

4. Date of acquisition of or change in interest:

13-Jan-2020

5. 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):

13-Jan-2020

6. Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):

Not applicable.

7. 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:

<i>Immediately before the transaction</i>	<i>Direct Interest</i>	<i>Deemed Interest</i>	<i>Total</i>
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	0	0
As a percentage of total no. of voting shares/ ⓘ:	0	0	0
<i>Immediately after the transaction</i>	<i>Direct Interest</i>	<i>Deemed Interest</i>	<i>Total</i>
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures :	0	307,371,268	307,371,268
As a percentage of total no. of voting shares/ ⓘ:	0	68.78	68.78

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]

Reference is made to the pre-conditional mandatory offer announcement dated 13 January 2020 made by Maybank Kim Eng Securities Pte. Ltd. for and on behalf of Amcorp Supreme Pte. Ltd. ("Amcorp Supreme") on the SGXNET.

As disclosed in the said announcement, on 13 January 2020, Amcorp Supreme entered into two conditional sale and purchase agreements with each of TEE International Limited and Phua Chian Kin (each a "Vendor" and collectively the "Vendors"), pursuant to which Amcorp Supreme agreed to acquire and the Vendors agreed to sell, an aggregate of 307,371,268 ordinary shares in the issued and paid up capital of TEE Land Limited ("Sale Shares"), representing approximately 68.78% of the total number of issued shares of TEE Land Limited. Completion of the purchase of the Sale Shares under each conditional sale and purchase agreement is subject to the fulfilment (or, where applicable, the waiver by Amcorp Supreme) of the conditions in the conditional sale and purchase agreements.

Amcorp Supreme is therefore deemed to have an interest in the Sale Shares pursuant to Section 4(7)(a) of the Securities and Futures Act (Chapter 289) of Singapore. Pursuant to Section 4(5) of the Securities and Futures Act, Amcorp Group Berhad ("Amcorp") is deemed to be interested in the Sale Shares held by Amcorp Supreme by virtue of Amcorp Supreme being a wholly-owned subsidiary of Amcorp.

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]*

Amcorp has a deemed interest in TEE Land Limited as Amcorp Supreme is a wholly-owned subsidiary of Amcorp.

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"):

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- (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:

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12. Remarks (if any):

The above percentage is based on the total issued share capital in TEE Land Limited of 446,876,000 ordinary shares, as at 13 January 2020.

Substantial Shareholder/Unitholder C 

Delete This Part III Substantial Shareholder/Unitholder

1. Name of Substantial Shareholder/Unitholder:

Clear Goal Sdn Bhd

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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

4. Date of acquisition of or change in interest:

13-Jan-2020

5. 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):

13-Jan-2020

6. Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):

Not applicable.

7. 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:

<i>Immediately before the transaction</i>	<i>Direct Interest</i>	<i>Deemed Interest</i>	<i>Total</i>
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	0	0
As a percentage of total no. of voting shares/ ⓘ:	0	0	0
<i>Immediately after the transaction</i>	<i>Direct Interest</i>	<i>Deemed Interest</i>	<i>Total</i>
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures :	0	307,371,268	307,371,268
As a percentage of total no. of voting shares/ ⓘ:	0	68.78	68.78

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]



Reference is made to the pre-conditional mandatory offer announcement dated 13 January 2020 made by Maybank Kim Eng Securities Pte. Ltd. for and on behalf of Amcorp Supreme Pte. Ltd. ("Amcorp Supreme") on the SGXNET.

As disclosed in the said announcement, on 13 January 2020, Amcorp Supreme entered into two conditional sale and purchase agreements with each of TEE International Limited and Phua Chian Kin (each a "Vendor" and collectively the "Vendors"), pursuant to which Amcorp Supreme agreed to acquire and the Vendors agreed to sell, an aggregate of 307,371,268 ordinary shares in the issued and paid up capital of TEE Land Limited ("Sale Shares"), representing approximately 68.78% of the total number of issued shares of TEE Land Limited. Completion of the purchase of the Sale Shares under each conditional sale and purchase agreement is subject to the fulfilment (or, where applicable, the waiver by Amcorp Supreme) of the conditions in the conditional sale and purchase agreements.

Amcorp Supreme is therefore deemed to have an interest in the Sale Shares pursuant to Section 4(7)(a) of the Securities and Futures Act (Chapter 289) of Singapore. Pursuant to Section 4(5) of the Securities and Futures Act, Amcorp Group Berhad ("Amcorp") is deemed to be interested in the Sale Shares held by Amcorp Supreme by virtue of Amcorp Supreme being a wholly-owned subsidiary of Amcorp.

Amcorp is a wholly-owned subsidiary of Clear Goal Sdn Bhd ("Clear Goal"). Pursuant to Section 4(5) of the Securities and Futures Act, Clear Goal is also deemed interested in the Sale Shares held by Amcorp Supreme.

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]*

Clear Goal has a deemed interest in TEE Land Limited as Amcorp Supreme is a wholly-owned subsidiary of Amcorp, which is in turn a wholly-owned subsidiary of Clear Goal.

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"):

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- (b) Date of the Initial Announcement:

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- (c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:

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12. Remarks (if any):

The above percentage is based on the total issued share capital in TEE Land Limited of 446,876,000 ordinary shares, as at 13 January 2020.

Substantial Shareholder/Unitholder D



Delete This Part III Substantial Shareholder/Unitholder

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1. Name of Substantial Shareholder/Unitholder:

Tan Sri Azman Hashim

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

4. Date of acquisition of or change in interest:

13-Jan-2020

5. 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):

13-Jan-2020

6. Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):

Not applicable.

7. 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:

<i>Immediately before the transaction</i>	<i>Direct Interest</i>	<i>Deemed Interest</i>	<i>Total</i>
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	0	0
As a percentage of total no. of voting shares/units ⓘ:	0	0	0
<i>Immediately after the transaction</i>	<i>Direct Interest</i>	<i>Deemed Interest</i>	<i>Total</i>
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures :	0	307,371,268	307,371,268
As a percentage of total no. of voting shares/units ⓘ:	0	68.78	68.78

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]

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Reference is made to the pre-conditional mandatory offer announcement dated 13 January 2020 made by Maybank Kim Eng Securities Pte. Ltd. for and on behalf of Amcorp Supreme Pte. Ltd. ("Amcorp Supreme") on the SGXNET.

As disclosed in the said announcement, on 13 January 2020, Amcorp Supreme entered into two conditional sale and purchase agreements with each of TEE International Limited and Phua Chian Kin (each a "Vendor" and collectively the "Vendors"), pursuant to which Amcorp Supreme agreed to acquire and the Vendors agreed to sell, an aggregate of 307,371,268 ordinary shares in the issued and paid up capital of TEE Land Limited ("Sale Shares"), representing approximately 68.78% of the total number of issued shares of TEE Land Limited. Completion of the purchase of the Sale Shares under each conditional sale and purchase agreement is subject to the fulfilment (or, where applicable, the waiver by Amcorp Supreme) of the conditions in the conditional sale and purchase agreements.

Amcorp Supreme is therefore deemed to have an interest in the Sale Shares by virtue of Section 4(7)(a) of the Securities and Futures Act (Chapter 289) of Singapore. Pursuant to Section 4(5) of the Securities and Futures Act, Amcorp Group Berhad ("Amcorp") is deemed to be interested in the Sale Shares held by Amcorp Supreme by virtue of Amcorp Supreme being a wholly-owned subsidiary of Amcorp.

Amcorp is a wholly-owned subsidiary of Clear Goal Sdn Bhd ("Clear Goal"). Pursuant to Section 4(5) of the Securities and Futures Act, Clear Goal is also deemed interested in the Sale Shares held by Amcorp Supreme.

Tan Sri Azman Hashim is deemed to be interested in the Sale Shares held by Amcorp Supreme by virtue of his controlling interest in Clear Goal, pursuant to Section 4(5) of the Securities and Futures Act.

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]

Tan Sri Azman Hashim has a controlling interest in Clear Goal, which has a deemed interest in TEE Land Limited through its wholly-owned subsidiary Amcorp, which in turn wholly-owns Amcorp Supreme.

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"):

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- (b) Date of the Initial Announcement:

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- (c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:

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12. Remarks (if any):

The above percentage is based on the total issued share capital in TEE Land Limited of 446,876,000 ordinary shares, as at 13 January 2020.

**Additional Substantial Shareholder/Unitholder ("B", "C" etc) where the information in Part I and Part IV is the same for the additional Substantial Shareholder/Unitholder**

Add New Part III Substantial Shareholder/Unitholder

## 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:

307371268

3. Amount of consideration paid or received by Substantial Shareholders/Unitholders (*excluding brokerage and stamp duties*):

S\$55,019,456.97

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 (*please specify*):

Others (*please specify*):

Two sale and purchase agreements ("SPAs") dated 13 January 2020 between each of TEE International Limited and Phua Chian Kin ("Vendors") and Amcorp Supreme Pte. Ltd. ("Offeror"), pursuant to which the Offeror shall acquire from the Vendors an aggregate of 307,371,268 ordinary shares in the issued and paid capital of TEE Land Limited ("Sale Shares"), approximately 68.78% of the total number of issued shares of TEE Land Limited at a consideration of S\$0.179 per share. Completion under the SPAs are subject to satisfaction of certain conditions precedent.

Item 5 is to be completed by an individual submitting this notification form on behalf of the Substantial Shareholders/Unitholders.

5. Particulars of Individual submitting this notification form to the Listed Issuer:

(a) Name of Individual:

Johnson Yap Choon Seng

(b) Designation (if applicable):

Company Secretary

(c) Name of entity (if applicable):

Amcorp Group Berhad

Transaction Reference Number (auto-generated):

6	5	1	9	3	4	3	4	8	3	5	8	5	5	3
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