

NOTICE OF VALUATION OF REAL ASSETS

Date of Valuation	Name of Valuer	Description of Property	Tenure of Land	Valuation
31/12/2023	Edmund Tie & Company (SEA) Pte Ltd	Novena Square 238/A/B Thomson Road (excluding #01-38) Singapore 307683/4/5	99-Year Lease from 1997	S\$1,458,600,000
31/12/2023	Edmund Tie & Company (SEA) Pte Ltd	United Square 101 Thomson Road Singapore 307591	Freehold	S\$1,132,000,000
31/12/2023	Edmund Tie & Company (SEA) Pte Ltd	Odeon Towers 331 North Bridge Road and 333 North Bridge Road Singapore 188720/1	999-Year Lease from 1827	S\$638,300,000
31/12/2023	Edmund Tie & Company (SEA) Pte Ltd	KINEX 11 Tanjong Katong Road Singapore 437157	Freehold	S\$365,000,000
31/12/2023	Edmund Tie & Company (SEA) Pte Ltd	One Upper Pickering 1 Upper Pickering Street Singapore 058288	99-Year Lease from 2008	S\$233,400,000
31/12/2023	Edmund Tie & Company (SEA) Pte Ltd	Retained interest in The Plaza 7500A/E Beach Road Singapore 199591/5	99-Year Lease from 1968	S\$182,760,000
31/12/2023	Edmund Tie & Company (SEA) Pte Ltd	Retained interest in Lots 627C and 1105N Town Subdivision 27 (Formerly known as Faber House) 230 Orchard Road Singapore 238854	Freehold	S\$185,000,000 (‘As is’ market value in its condition as a development site)
31/12/2023	Edmund Tie & Company (SEA) Pte Ltd	Chinatown Point #24-09/10 133 New Bridge Road Singapore 059413	99-Year Lease from 1980	S\$4,600,000
31/12/2023	Edmund Tie & Company (SEA) Pte Ltd	Eunos Warehouse Complex #01-09, #01-10 & #04-10 1 Kaki Bukit Road 2 Singapore 417835	60-Year Lease from 1982	S\$2,760,000
TOTAL				S\$4,202,420,000