

Extraordinary General Meeting

14 November 2014

Proposed Sale Of Straits Trading Building



A MEMBER OF THE TECITY GROUP

Disclaimer

The information contained in this presentation (the "**Presentation**") is for information purposes only. The Presentation does not constitute or form part of any offer or invitation to sell or the solicitation of an offer or invitation to purchase or subscribe for, or any offer to underwrite or otherwise acquire any securities of The Straits Trading Company Limited (the "**Company**") or any other securities, nor shall any part of the Presentation or the fact of its presentation or communication form the basis of, or be relied on in connection with, any contract, commitment or investment decision in relation thereto.

The information in this Presentation is based on the views of and certain assumptions held by the management of the Company. While the Company has made reasonable efforts to ensure the accuracy of the information, the Company has not independently verified such information. In addition, the Company does not make any representation or warranty as to the accuracy or completeness of the information contained in this Presentation or the reasonableness of any assumptions contained herein and any liability in respect therefore is expressly disclaimed. The information in this Presentation has been provided by the Company and speaks as of 14 November 2014, and is subject to change without notice or update. The Company does not make any representation or warranty that there have been changes in the affairs of the Company after such date.

This Presentation may contain forward-looking statements. All statements that address expectations or projections about the future, including, but not limited to, statements about the strategy for growth, expected performance, trends, anticipated developments in the Company's industries, market position, expenditures, and financial results, are forward-looking statements. Forward-looking statements are based on certain assumptions and expectations of future events. The Company does not guarantee that these assumptions and expectations are accurate or will be realized. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Although the Company believes that such forward-looking statements are based on reasonable assumptions, it can give no assurance that such expectations will be met. These factors include, but are not limited to, (i) general global, regional and local political, social and economic conditions (including, but not limited to, factors such as the political landscape, environmental conditions and viral epidemics such as human avian flu and severe acute respiratory syndrome) that may result in reduced occupancy rates and room rates for the hospitality investments of the Company or affect the other investments of the Company, (ii) the cyclical nature of the property market and tourism industry in the countries in which the Company operates and fluctuations in tin prices, (iii) the Company not being successful in the implementation of its business strategies or in managing its growth, (iv) regulatory developments and changes in the industries in which the Company operates, the general economic condition of, and changes in, the economy in Asia-Pacific and Europe, (v) competition in the hospitality industry and the hospitality-related industry in the Asia-Pacific and Europe region, (vi) hostilities (including future terrorist attacks) or fear of hostilities that affect travel in general, within or to the Asia-Pacific region or any other countries in which the hospitality investments of the Company are located or have operations, (vii) changes in the supply and demand for tin metal, (viii) changes in the price of tin as a result of speculation, (viii) changes in interest rates or inflation rates, (ix) wars or acts of international or domestic terrorism, (x) occurrences of catastrophic events, natural disasters and acts of God that affect the business or properties of the Company, and (xi) other factors beyond the control of the Company. You are cautioned not to place undue reliance on these forward-looking statements, which are based on current view of the Company's management on future events.

This Presentation includes statistical data provided by us and various third parties and cites third party projections regarding growth and performances of the industry and markets in which we operate. Such data is taken or derived from information published by industry sources, various third parties and from our internal data. In each such case, the sources are identified in this Presentation.

This Presentation is directed only at persons which are not "U.S. persons" as defined under Regulation S of the U.S. Securities Act of 1933 and, in addition, which are lawfully able to receive this document under the laws of the jurisdictions in which they are located or other applicable laws.

Transaction Highlights

1

Sale of Straits Trading Building to Sun Venture Group

- Premium valuation equivalent to S\$450m or over S\$2800 per square foot
- Estimated gain of S\$373.3m based on historical cost of S\$70.6m
- Estimated accounting gain of S\$39.0m based on the book value of the building as at 30 June 2014

2

Proceeds to be reinvested in Straits Real Estate to tap into potentially higher returning real estate related opportunities

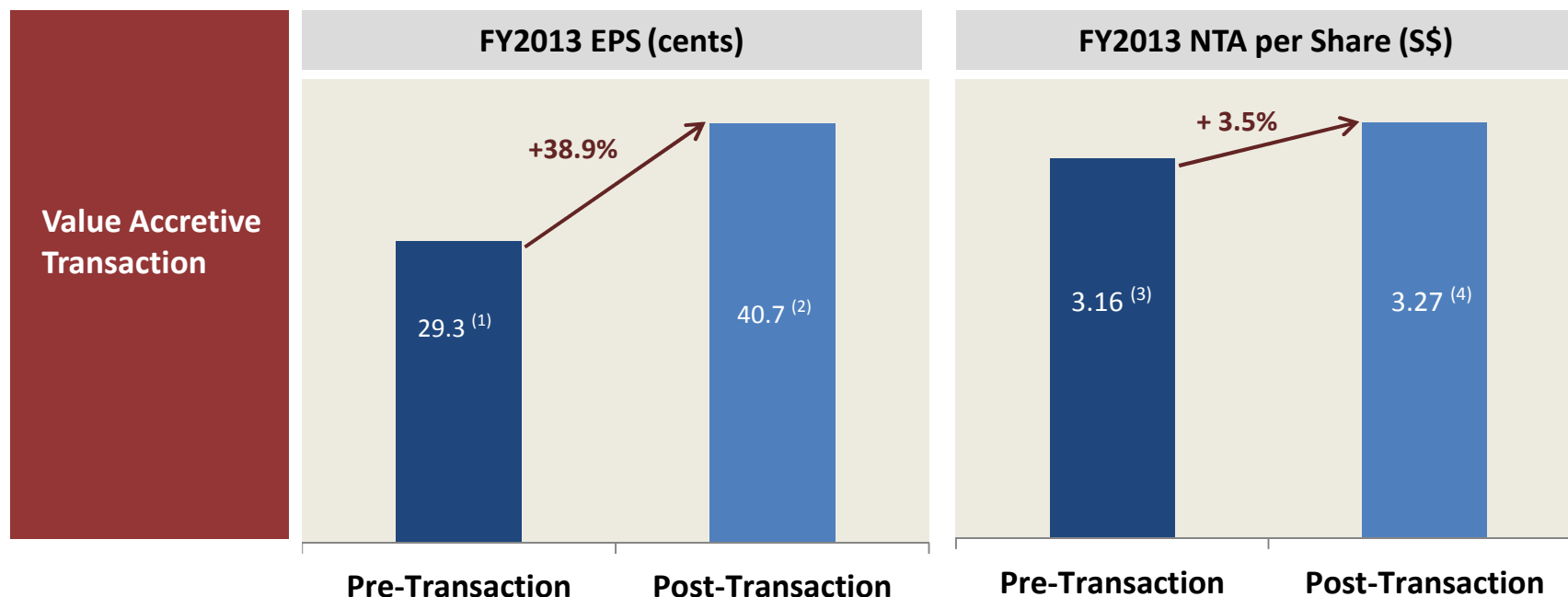
- Global mandate to invest in real estate and real estate-related opportunities
- Sponsor in ARA Summit Development Fund I L.P. with a capital commitment of US\$80m

3

In line with STC's transformation strategy

- Transaction in-line with STC's strategy of redeploying capital from low yielding assets into potentially higher return assets
- Transforms STC's property business into a dynamic engine of growth

Financial Effects



Notes:

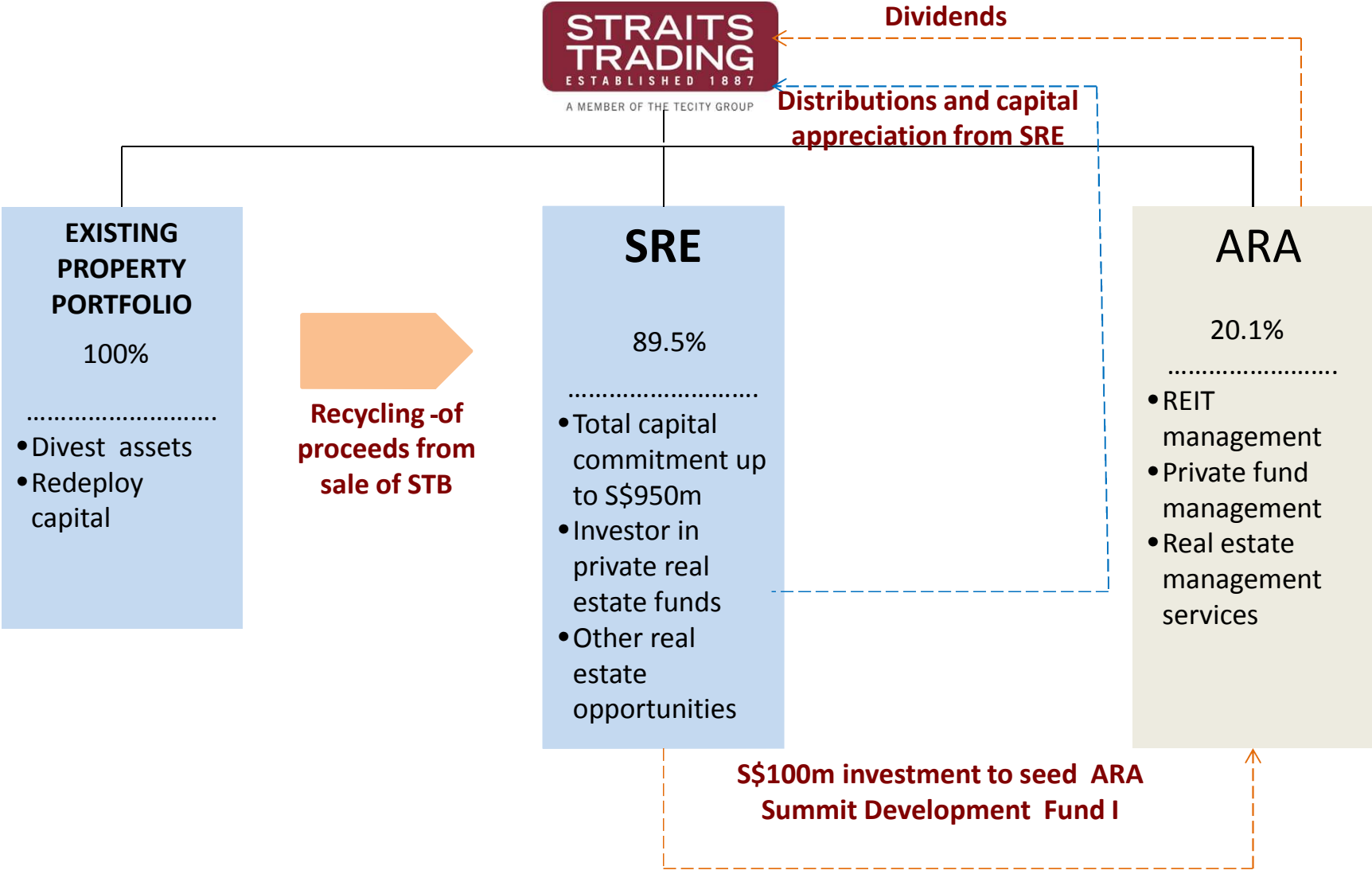
(1) Based on the Group's net profit after tax attributable to owners of the Company for the financial year ended 31 December 2013 of approximately S\$119.5 million, divided by 408,095,772 shares

(2) Based on the Group's estimated net profit after tax attributable to owners of the Company for the financial year ended 31 December 2013 (assuming the Proposed Sale was effected on 1 January 2013) of approximately S\$166.1 million, divided by 408,095,772 shares

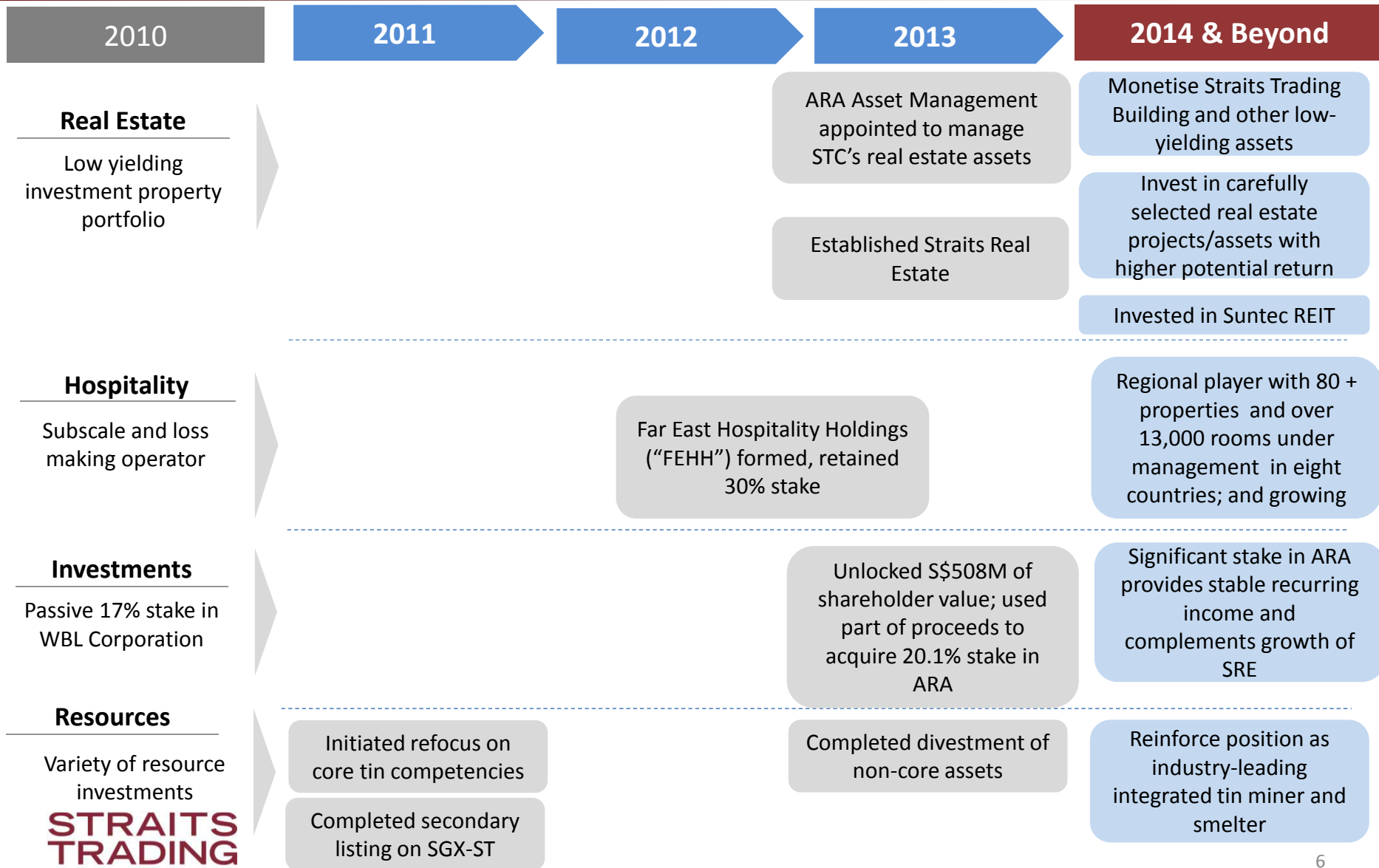
(3) Based on the Group's NTA as at 31 December 2013 of approximately S\$1,290.1 million, divided by 408,095,772 shares

(4) Based on the Group's estimated NTA as at 31 December 2013 (assuming the Proposed Sale was effected on 31 December 2013) of approximately S\$1,334.1 million, divided by 408,095,772 shares

Straits Trading's Real Estate Ecosystem



STC: Then and Now



Appendix

Straits Real Estate (“SRE”)

About SRE

- SRE is primarily a financial investor that will seek to maximise returns on its capital by seeking out attractive real estate investment opportunities across global markets, often created by dislocations between space and capital markets, resulting in asset mispricing
- Global investment mandate with sensitivity to market opportunities
- Ability to tap wide spectrum of opportunities from private equity to structured finance to direct real estate
- Target returns will reflect risk associated with specific markets and sectors as well as deal structure
- Risks must be appropriately priced to generate the right returns for SRE’s capital
- Invest with clear entry and exit strategies
- With a focus on total returns, short-term gains may be sacrificed for longer-term benefits to shareholders

Leadership

- Headed by Desmond Tang, former Co-Head and Managing Director of Alpha Investment Partners
- Veteran of real estate fund management in Asia with a strong track record in executing various strategies across different markets and property sectors



A MEMBER OF THE TECITY GROUP