SITRA HOLDINGS (INTERNATIONAL) LIMITED

Company Registration No.: 197901237E
Incorporated in the Republic of Singapore

THE ACQUISITION OF THE REMAINING INTEREST IN MAPUR ROCKY RESORT LIMITED AS AN INTERESTED PERSON TRANSACTION

- DEED OF ADDENDUM II TO THE SALE AND PURCHASE AGREEMENT

*Unless otherwise defined, terms used in this announcement shall bear the same meaning ascribed to them in the announcements made by the Company on 10 August 2022, 11 August 2022, 30 September 2022, 6 October 2022, 10 October 2022 and 10 December 2024 and the Company's circular dated 15 September 2022 (the "**Previous Announcements**").*

The Board of Directors (the "**Board**" or the "**Directors**") of Sitra Holdings (International) Limited (the "**Company**", together with its subsidiaries, collectively the "**Group**") refers to the Previous Announcements relating to the acquisition of the remaining balance of 46.0% equity in Mapur Rocky Resort Limited from Madam Doris Chung Gim Lian (the "**Vendor**").

The Board wishes to update shareholders that the Company has on 6 November 2026 entered into a deed of addendum to the sale and purchase agreement dated 10 August 2022 (the "**Deed of Addendum II**"). The following sets out the changes made in accordance with the terms of the Deed of Addendum II.

According to Schedule 1 of the sale and purchase agreement dated 10 August 2022 (the "**SPA**"), as amended by the addendum to the SPA dated 10 December 2024 (the "**Addendum to the SPA**"), unless with the Vendor's written consent, no postponement of the "Reference Date" beyond 31 December 2026 is allowed. Under the amended Schedule 1 of the SPA, the Reference Date shall be the earlier of:

(a) the date of launch of the pre-sale of the project; and
(b) 31 December 2026.

The Deed of Addendum II deletes and replaces Schedule 1 of the SPA in its entirety (the "**Replacement Schedule 1**"). The Reference Date has been changed to 31 December 2028, and the Consideration shall be fully paid on or before 31 December 2032 instead of 31 December 2031. There is no change to the payment schedule, where the Consideration shall be paid in cash to the Vendor in 5 tranches as follows:

(a) S$520,000.00 payable 6 months after the Reference Date
(b) S$520,000.00 payable 18 months after the Reference Date;
(c) S$520,000.00 payable 30 months after the Reference Date;
(d) S$520,000.00 payable 42 months after the Reference Date; and
(e) The balance 54 months after the Reference Date

In addition, the Replacement Schedule 1 provides that:

(a) the Vendor consents to the postponement of the Reference Date to 31 December 2028, and no further postponement of the Reference Date beyond 31 December 2028 is permitted without the Vendor's prior written consent;
(b) the Company may at any time pay all or any part of the outstanding Consideration before it falls due, without any premium or penalty or the Vendor's further consent, and each early payment shall be credited against the unpaid instalments in the order in which they would otherwise fall due and shall reduce or discharge those instalments accordingly. The Company remains liable for any balance when due and for any default interest accrued before the relevant payment; and
(c) if, by reason of the postponement of the Reference Date, any instalment under the payment schedule would otherwise fall due after 31 December 2032, that instalment shall instead be due and payable on 31 December 2032.

Save for the above, all other terms and conditions of the SPA and the Addendum to the SPA remain unchanged.

The Deed of Addendum II is not expected to have any material impact on the net tangible assets per share and earnings per share of the Group for the current financial year ending 31 December 2026.

The Company will make subsequent announcements to update shareholders when there are material updates as may be necessary or appropriate.

The Vendor is the wife of Mr. Chew Hua Seng, the Non-Executive Chairman of the Board and a controlling shareholder of the Company, and Mr. Steven Chew Chiew Siang, the Executive Director of the Company, is the nephew-in-law of the Vendor. The Vendor is not a shareholder of the Company.

BY ORDER OF THE BOARD

Joanna Lim
Company Secretary
6 November 2026

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*This announcement has been reviewed by the Company's sponsor, RHT Capital Pte. Ltd. (the "**Sponsor**"). It has not been examined or approved by the Singapore Exchange Securities Trading Limited (the "**Exchange**") and the Exchange assumes no responsibility for the contents of this document, including the correctness of any of the statements or opinions made or reports contained in this document.*

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