ASTREA 9 PTE. LTD.

(Incorporated in the Republic of Singapore)

(Company Registration No.: 202433203H)

PIK INTEREST ON CLASS B PIK SECURED FIXED RATE BONDS DUE 2040

*Unless otherwise defined, all capitalised terms and references used in this announcement shall have the meanings given to them in the prospectus registered with the Monetary Authority of Singapore on 30 July 2025 in respect of the offering by the Issuer of the Class A-1 Secured Fixed Rate Bonds due 2040 and Class A-2 Secured Fixed Rate Bonds due 2040 in Singapore (the "**Prospectus**").*

The Issuer hereby announces that in relation to the Interest Accrual Date in respect of the Class B PIK Bonds falling on 8 August 2026 (the "**August 2026 Interest Accrual Date**"):

(i) no cash interest is payable in respect of the Class B PIK Bonds on the August 2026 Interest Accrual Date;

(ii) the total amount of payment-in-kind interest ("**PIK Interest**") accrued as from (and including) the Interest Accrual Date in respect of the Class B PIK Bonds falling on 8 February 2026 (the "**February 2026 Interest Accrual Date**") to (but excluding) the August 2026 Interest Accrual Date is US$3,810,056.25; and

(iii) the accrual of the PIK Interest increases the outstanding principal amount of the Class B PIK Bonds from US$103,675,000 as at the February 2026 Interest Accrual Date to US$107,485,056.25 as at the August 2026 Interest Accrual Date.

If you require any further information on the details set out in this notice, please email to contact@astrea.com.sg.

For and on behalf of Astrea 9 Pte. Ltd.

Azalea Investment Management Pte. Ltd.

(acting as Manager appointed by Astrea 9 Pte. Ltd.)

7 August 2026