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ASTREA 9 PTE. LTD.

(Incorporated in the Republic of Singapore)
(Company Registration No.: 202433203H)

**OFFER OF S\$615,000,000 CLASS A-1 SECURED FIXED RATE BONDS DUE 2040
(the "Class A-1 Bonds")**

AND

**US\$200,000,000 CLASS A-2 SECURED FIXED RATE BONDS DUE 2040
(the "Class A-2 Bonds")**

Unless otherwise defined, all capitalised terms and references used in this Announcement shall have the meanings given to them in the Prospectus (as defined below).

Astrea 9 Pte. Ltd. (the "**Issuer**") has registered the prospectus dated 30 July 2025 in respect of the offering by the Issuer of the Class A-1 Bonds and the Class A-2 Bonds in Singapore (the "**Prospectus**") with the Monetary Authority of Singapore (the "**MAS**").

The offering of the Class A-1 Bonds by the Issuer comprises the Class A-1 Public Offer and the Class A-1 Placement, subject to the Class A-1 Re-allocation. The offering of the Class A-2 Bonds by the Issuer comprises the Class A-2 Public Offer and the Class A-2 Placement, subject to the Class A-2 Re-allocation.

The Class A-1 Public Offer is an offering of S\$380 million in aggregate principal amount of the Class A-1 Bonds to the public in Singapore.

The Class A-1 Placement is an offering of S\$235 million in aggregate principal amount of the Class A-1 Bonds to institutional and other investors in Singapore and elsewhere outside the United States.

The Class A-2 Public Offer is an offering of US\$50 million in aggregate principal amount of the Class A-2 Bonds to the public in Singapore.

The Class A-2 Placement is an offering of US\$150 million in aggregate principal amount of the Class A-2 Bonds to institutional and other investors in Singapore and elsewhere outside the United States.

The Issuer wishes to announce that the Class A-1 Public Offer and Class A-2 Public Offer follow the successful placement of S\$235 million of the Class A-1 Bonds and US\$150 million of the Class A-2 Bonds to institutional investors and other investors, and the successful placement of US\$100 million of the Class B PIK Bonds to institutional investors and accredited investors.



Applications for the Class A-1 Public Offer and Class A-2 Public Offer have opened at 9 a.m. on 31 July 2025 and will close at 12 noon on 6 August 2025.

Applications for Class A-1 Bonds under the Class A-1 Public Offer and Class A-2 Bonds under the Class A-2 Public Offer may be made through the ATMs of DBS Bank (including POSB), OCBC and UOB and internet banking websites of DBS Bank at <<https://www.dbs.com>>, OCBC at <<https://www.ocbc.com>> and UOB at <<https://www.uobgroup.com>>, or the mobile banking interfaces of DBS Bank (including POSB), OCBC and UOB.

The Prospectus is available for collection at selected branches of DBS Bank, POSB and OCBC during operating hours until 12 noon on 6 August 2025 and anyone wishing to acquire the Class A-1 Bonds and/or the Class A-2 Bonds will need to make an application in the manner set out in the Prospectus. A copy of the Prospectus is also available, when uploaded, on the Issuer's website at <https://www.azalea.com.sg/a9/prospectus>, the MAS' OPERA website at <https://eservices.mas.gov.sg/opera/>, and the SGX-ST's website at <https://www.sgx.com>.

Approval in-principle has been obtained from the Singapore Exchange Securities Trading Limited (the "SGX-ST") for the listing and quotation of the Class A-1 Bonds and the Class A-2 Bonds on the Mainboard of the SGX-ST, and the Class B PIK Bonds on the SGX-ST, subject to certain conditions. The Class A-1 Bonds, the Class A-2 Bonds and the Class B PIK Bonds will be admitted to the Official List of the SGX-ST and official quotation will commence after all conditions imposed by the SGX-ST are satisfied, including the Global Certificates relating thereto having been issued. Approval in-principle granted by the SGX-ST and admission of the Class A-1 Bonds, the Class A-2 Bonds and the Class B PIK Bonds to the Official List of the SGX-ST are not to be taken as an indication of the merits of the Issuer, its Subsidiaries and/or associated companies, the Class A-1 Bonds, the Class A-2 Bonds or the Class B PIK Bonds. The SGX-ST assumes no responsibility for the correctness of any of the statements made, opinions expressed or reports contained in the Prospectus.

This Announcement is for information purposes only and does not constitute or form part of any offer or invitation to sell or issue, or any solicitation of any offer to subscribe for or acquire, the Class A-1 Bonds and/or the Class A-2 Bonds in any jurisdiction in which such an offer, invitation or solicitation is unlawful.

The information contained in this Announcement is qualified in its entirety by, and should be read in conjunction with, the full text of the Prospectus. No person should subscribe for or acquire any Class A-1 Bonds and/or Class A-2 Bonds except on the basis of the information contained in the Prospectus.

By Order of the Board
Chue En Yaw
Director
31 July 2025

This advertisement or publication has not been reviewed by the Monetary Authority of Singapore.