SECURITIES AND FUTURES ACT (CAP. 289) SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS) REGULATIONS 2012

NOTIFICATION FORM FOR SUBSTANTIAL SHAREHOLDER(S)/UNITHOLDER(S) IN RESPECT OF INTERESTS IN

FORM

3
(Electronic Format)

Explanatory Notes

- 1. Please read the explanatory notes carefully before completing the notification form.
- 2. This form is for a Substantial Shareholder(s)/Unitholder(s) to give notice under section 135, 136, 137, 137J (as applicable to sections 135, 136 and 137) or 137U (as applicable to sections 135, 136 and 137) of the Securities and Futures Act (the "SFA").
- 3. This electronic Form 3 and a separate Form C, containing the particulars and contact details of the Substantial Shareholder(s)/Unitholder(s), must be completed by the Substantial Shareholder(s)/Unitholder(s) or a person duly authorised by the Substantial Shareholder(s)/Unitholder(s) to do so. The person so authorised should maintain records of information furnished to him by the Substantial Shareholder(s)/Unitholder(s).
- 4. This form and Form C, are to be completed electronically and sent to the Listed Issuer via an electronic medium such as an e-mail attachment. The Listed Issuer will attach both forms to the prescribed SGXNet announcement template for dissemination as required under section 137G(1), 137R(1) or 137ZC(1) of the SFA, as the case may be. While Form C will be attached to the announcement template, it will not be disseminated to the public and is made available only to the Monetary Authority of Singapore (the "Authority").
- 5. Where a transaction results in similar notifiable obligations on the part of more than one Substantial Shareholder/Unitholder, all of these Substantial Shareholders/Unitholders may give notice using the same notification form.
- 6. A single form may be used by a Substantial Shareholder/Unitholder for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days of becoming aware of the earliest transaction). There must be no netting-off of two or more notifiable transactions even if they occur within the same day.
- 7. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking the paper clip icon on the bottom left-hand corner or in item 11 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.
- 8. Except for item 5 of Part II and item 1 of Part IV, please select only one option from the relevant check boxes.
- 9. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
- 10. In this form, the term "Listed Issuer" refers to -
 - (a) a company incorporated in Singapore any or all of the shares in which are listed for quotation on the official list of a securities exchange;
 - (b) a corporation (not being a company incorporated in Singapore, or a collective investment scheme constituted as a corporation) any or all of the shares in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing;

- (c) a registered business trust (as defined in the Business Trusts Act (Cap. 31A)) any or all of the units in which are listed for quotation on the official list of a securities exchange;
- (d) a recognised business trust any or all of the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing; or
- (e) a collective investment scheme that is a trust, that invests primarily in real estate and real estaterelated assets specified by the Authority in the Code on Collective Investment Schemes, and any or all the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing ("Real Estate Investment Trust").
- 11. For further instructions and guidance on how to complete this notification form, please refer to section 7 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at http://www.mas.gov.sg (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

Part I - General

Fait i - General
Name of Listed Issuer:
TIONG SENG HOLDINGS LIMITED
Type of Listed Issuer: ✓ Company/Corporation ☐ Registered/Recognised Business Trust ☐ Real Estate Investment Trust
Is more than one Substantial Shareholder/Unitholder giving notice in this form? No (Please proceed to complete Part II) Yes (Please proceed to complete Parts III & IV)
Date of notification to Listed Issuer:
20-Jan-2025

Part III - Substantial Shareholder(s)/Unitholder(s) Details

[To be used for multiple Substantial Shareholders/Unitholders to give notice]

Substantial Shareholder/Unitholder A



Name of Substantial Shareholder/Unitholder:
TIONG SENG SHAREHOLDINGS PTE. LTD.
Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)? Yes No
Notification in respect of:
Becoming a Substantial Shareholder/Unitholder
✓ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
Ceasing to be a Substantial Shareholder/Unitholder
Date of acquisition of or change in interest:
Date of acquisition of change in interest.
20-Jan-2025
20-Jan-2025 Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the
20-Jan-2025 Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date):
Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (i) (if different from item 4 above, please specify the date): 20-Jan-2025 Explanation (if the date of becoming aware is different from the date of acquisition of, or the
Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date): 20-Jan-2025 Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date): 20-Jan-2025 Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):

Quantum of total voting shares/units (including voting shares/units underlying 7. rights/options/warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	271,197,960	0	271,197,960
As a percentage of total no. of voting shares/t :	61.49	0	61.49
Immediately after the transaction	Direct Interest	Deemed Interest	Total
Immediately after the transaction No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	Direct Interest 271,197,960	Deemed Interest 0	<i>Total</i> 271,197,960

	Not app	plicable.
9.	[You n	onship between the Substantial Shareholders/Unitholders giving notice in this form: nay attach a chart in item 10 to show the relationship between the Substantial holders/Unitholders]
	1. Peck Shareh 2. The 6 2001 ("' 3. Lee Y 22.7% (Tiong Choon (Private) Limited ("PTC") holds approximately 47.8% of the shares in Tiong Seng oldings Pte. Ltd. ("TSS"). estate of Pek Ah Tuan and its associates (as defined in Section 4(6) of the Securities and Futures Act SFA")) collectively hold approximately 40.1% of the shares in PTC. Yew Sim and his associates (as defined in Section 4(6) of the SFA) collectively hold approximately of the shares in TSS. to his cessation as a director of Tiong Seng Holdings Limited (the "Company"), Lee It Hoe and his tes (as defined in Section 4(6) of the SFA) collectively held approximately 22.7% of the shares in TSS.
10.	D	nments (if any): 1
11.	If this	is a replacement of an earlier notification, please provide:
	(a)	SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (<i>the "Initial Announcement"</i>):
	(b)	Date of the Initial Announcement:
	(c)	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Rema	arks (<i>if any</i>):
	the tran	rcentage of total number of shares in the capital of the Company ("Shares") held "Immediately beforesaction" is computed based on 441,076,649 Shares (excluding treasury shares and subsidiary gs) immediately prior to the issuance of 20,000,000 Shares to Continental Steel Pte Ltd ("Placement").
	461,076	rcentage of total number of Shares held "Immediately after the transaction" is computed based on 6,649 Shares (excluding treasury shares and subsidiary holdings) as at 20 January 2025 immediately the issuance of the Placement Shares.
Sub	stantial	Shareholder/Unitholder B
1.	Name	e of Substantial Shareholder/Unitholder:
-		IONG CHOON (PRIVATE) LIMITED

	☐ Yes ✓ No			
3.	Notification in respect of:			
	Becoming a Substantial Sharehold	ler/Unitholder		
	✓ Change in the percentage level of	interest while still re	emaining a Substantia	al Shareholder/Unitholder
	Ceasing to be a Substantial Share	holder/Unitholder		
4.	Date of acquisition of or change in	interest:		
	20-Jan-2025			
5.	Date on which Substantial Shareho change in, interest (if different			
	20-Jan-2025			
6.	Explanation (if the date of becoming change in, interest):	ng aware is differe	ent from the date o	f acquisition of, or the
7.	Not applicable. Quantum of total voting shar	es/units (<i>includ</i>	ding voting share	es/units underlying
	rights/options/warrants/convertible Shareholder/Unitholder before and	debentures (con	version price knowr	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or derlying the hts/options/warrants/convertible debentures:	32,279,520	271,197,960	303,477,480
	a percentage of total no. of voting ares/ເ	7.32	61.49	68.81
	Immediately after the transaction	Direct Interest	Deemed Interest	Total

As a percentage of total no. of voting shares/(7.32	61.49	68.81
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	32,279,520	271,197,960	303,477,480
As a percentage of total no. of voting shares/(7	58.82	65.82

8.	Circumstances giving rise to deemed interests (if the interest is such):
	[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed
	interest arises]

PTC is deemed interested in all the 271,197,960 Shares held by TSS as PTC holds approximately 47.8% of the shares in TSS, pursuant to Section 4 of the SFA.

9.	[You	ionship between the Substantial Shareholders/Unitholders giving notice in this form: may attach a chart in item 10 to show the relationship between the Substantial sholders/Unitholders]
	Please	refer to the response to paragraph 9 for Substantial Shareholder A.
10.	Attac	hments (if any): 🕤
	9	(The total file size for all attachment(s) should not exceed 1MB.)
11.		is a replacement of an earlier notification, please provide:
	(a)	SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
	(b)	Date of the Initial Announcement:
	(6)	
	(-)	45 digit to a continuo de forma a constant de constant de constant de la constant de const
	(c)	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Dom	arks (<i>if any</i>):
12.		
		rcentage of total number of Shares held "Immediately before the transaction" is computed based on 6,649 Shares (excluding treasury shares and subsidiary holdings) immediately prior to the issuance of
	the Pla	cement Shares.
	461,07	rcentage of total number of Shares held "Immediately after the transaction" is computed based on 6,649 Shares (excluding treasury shares and subsidiary holdings) as at 20 January 2025 immediately ne issuance of the Placement Shares.
<u>Sub</u>	<u>stantia</u>	I Shareholder/Unitholder C
1.	Nam	e of Substantial Shareholder/Unitholder:
	ESTAT	E OF PEK AH TUAN
2.		
_	ш	
3.		cation in respect of:
	_	ecoming a Substantial Shareholder/Unitholder
		nange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
	C∈	easing to be a Substantial Shareholder/Unitholder
4.	Date	of acquisition of or change in interest:
	20-Jar	1-2025

5.	Date on which Substantial Shareh change in, interest (i) (if different			•
	20-Jan-2025			
ò.	Explanation (if the date of becoming change in, interest):	ng aware is differe	ent from the date o	f acquisition of, or th
	Not applicable.			
	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and	debentures (conv	version price knowr	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or lerlying the its/options/warrants/convertible debentures:	3,604,920	32,279,520	35,884,440
	a percentage of total no. of voting res/(0.82	7.32	8.14
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or lerlying the rights/options/warrants/ vertible debentures :	3,604,920	32,279,520	35,884,440
	a percentage of total no. of voting	0.78	7	7.78
	Circumstances giving rise to deem [You may attach a chart in item 10 to i interest arises]			r/Unitholder's deemed
	The estate of Pek Ah Tuan is deemed into Ah Tuan and its associates (as defined in shares in PTC, pursuant to Section 4 of th	Section 4(6) of the SF		
٠.	Relationship between the Substant [You may attach a chart in item 10 to s Shareholders/Unitholders]			
	Please refer to the response to paragraph	n 9 for Substantial Sha	areholder A.	
0.	Attachments (if any): 1			
	(The total file size for all attachmen	t(s) should not exceed	d 1MB.)	
1.	If this is a replacement of an earlie	er notification, ples	ase provide:	

	(a)	SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
	(I-)	Data of the Initial Assessment
	(b)	Date of the Initial Announcement:
	(c)	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Rem	arks (<i>if any</i>):
	441,07 the Pla	ercentage of total number of Shares held "Immediately before the transaction" is computed based on 76,649 Shares (excluding treasury shares and subsidiary holdings) immediately prior to the issuance of accement Shares. ercentage of total number of Shares held "Immediately after the transaction" is computed based on
		76,649 Shares (excluding treasury shares and subsidiary holdings) as at 20 January 2025 immediately he issuance of the Placement Shares.
	urtor t	The isodurice of the Huderherit Shures.
Sub	etantis	al Shareholder/Unitholder D
Sub	staritie	al Shareholder/Unitholder D
1.	Nam	e of Substantial Shareholder/Unitholder:
	LEE YI	EW SIM
2.	secu	ubstantial Shareholder/Unitholder a fund manager or a person whose interest in the irities of the Listed Issuer are held solely through fund manager(s)?
	✓ N	o
3.	Notif	ication in respect of:
	□ В	ecoming a Substantial Shareholder/Unitholder
	✓ C	hange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
	□ C	easing to be a Substantial Shareholder/Unitholder
4.	Date	of acquisition of or change in interest:
	20-Jai	n-2025
5.		on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the age in, interest (if different from item 4 above, please specify the date):
	20-Jai	n-2025
6.	•	anation (if the date of becoming aware is different from the date of acquisition of, or the loge in, interest):
	Not ap	pplicable

7. Quantum of total voting shares/units (*including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}*) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	762,630	285,512,700	286,275,330
As a percentage of total no. of voting shares/t	0.17	64.73	64.9
Immediately after the transaction	Direct Interest	Deemed Interest	Total
Immediately after the transaction No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	Direct Interest 762,630	Deemed Interest 285,512,700	Total 286,275,330

8. Circumstances giving rise to deemed interests (*if the interest is such*):
[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

Lee Yew Sim is deemed interested in:

- (a) 1,582,350 Shares held by him on trust for the estate of his mother Lim Kim Eng;
- (b) 12,732,390 Shares held by Wan Seng Enterprises (Private) Limited ("Wan Seng") as he holds approximately 23.8% of the shares in Wan Seng and the other shareholders of Wang Seng are accustomed or under an obligation whether formal or informal to act in accordance with his directions, instructions and wishes in relation to the 12,732,390 Shares held by Wan Seng; and
- (c) all the 271,197,960 Shares held by TSS as he and his associates (as defined in Section 4(6) of the SFA) collectively hold approximately 22.7% of the shares in TSS, pursuant to Section 4 of the SFA.
- 9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]

Please refer to the re	esponse to paragraph 9 fo	r Substantial Sharehold	der A.	

10. Attachments (if any): 🕦



(The total file size for all attachment(s) should not exceed 1MB.)

- 11. If this is a **replacement** of an earlier notification, please provide:
 - (a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (*the "Initial Announcement"*):

(b) Date of the Initial Announcement:

	(c)			_																the relevant transaction in the Form 3 ement:
12.	Rem	ark	s (<i>i</i>	fa	any):				-1										
	441,07 the Pla	76,6 acer erce 76,6	49 S nen ntag 49 S	t S ge	ares Shar of tares	es tot (e:	xcl al r xcl	nı lu	ding umb ding	g tr oer g tr	ea of ea	Sha Sha	res sh	he	ele	and d "In	l sı nm	ubs	sic lia	tely before the transaction" is computed based on diary holdings) immediately prior to the issuance of tely after the transaction" is computed based on diary holdings) as at 20 January 2025 immediately
Sub	stantia	al S	<u>har</u>	el	nolo	de	r/L	Jr	<u>ith</u>	old	le	r E			1)				
1.	Nam	е о	f Sı	uk	sta	nt	ial	1 5	Sha	ıre	hc	olde	r/L	Jn	itł	nolo	ler	-:		
	LEE IT	НО	E																	
2.	secu	ritie es																		manager or a person whose interest in the ough fund manager(s)?
3.	Notif	icat	ion	ii	n re	sp	ec	ct	of:											
	□В	eco	min	g	a S	ub	sta	ar	ntial	Sh	na	reho	ld	er/	/U	nith	olc	der	ſ	
	□ C	han	ge	in	the	ре	erc	е	nta	ge	le	vel	of i	nte	er	est	wh	ile	s	till remaining a Substantial Shareholder/Unitholder
	✓ C	eas	ing	tc	be	а	Su	ıb	sta	ntia	al	Sha	reh	nol	ld	er/U	nit	thc	old	ler
4.	Date	of	acc	Įυ	isiti	ior	ı o	f	or	cha	ar	ige i	n	int	te	res	·•			
	31-00	:t-20)24																	
5.								-												ler became aware of the acquisition of, or the bove, please specify the date):
	31-00	:t-20)24																	
6.	Expla chan				•			a	te d	of k	Э	econ	nir	ng	а	wai	е	is	d	ifferent from the date of acquisition of, or the
	Not ap	oplio	abl	e.																
7.											_							•		cluding voting shares/units underlying conversion price known}) held by Substantial

Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	286,275,330	286,275,330

As a percentage of total no. of voting shares/ເ 📆:	0	64.9	64.9
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	0	0	0
As a percentage of total no. of voting shares/(0	0	0

8. Circumstances giving rise to deemed interests (if the interest is such):
[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

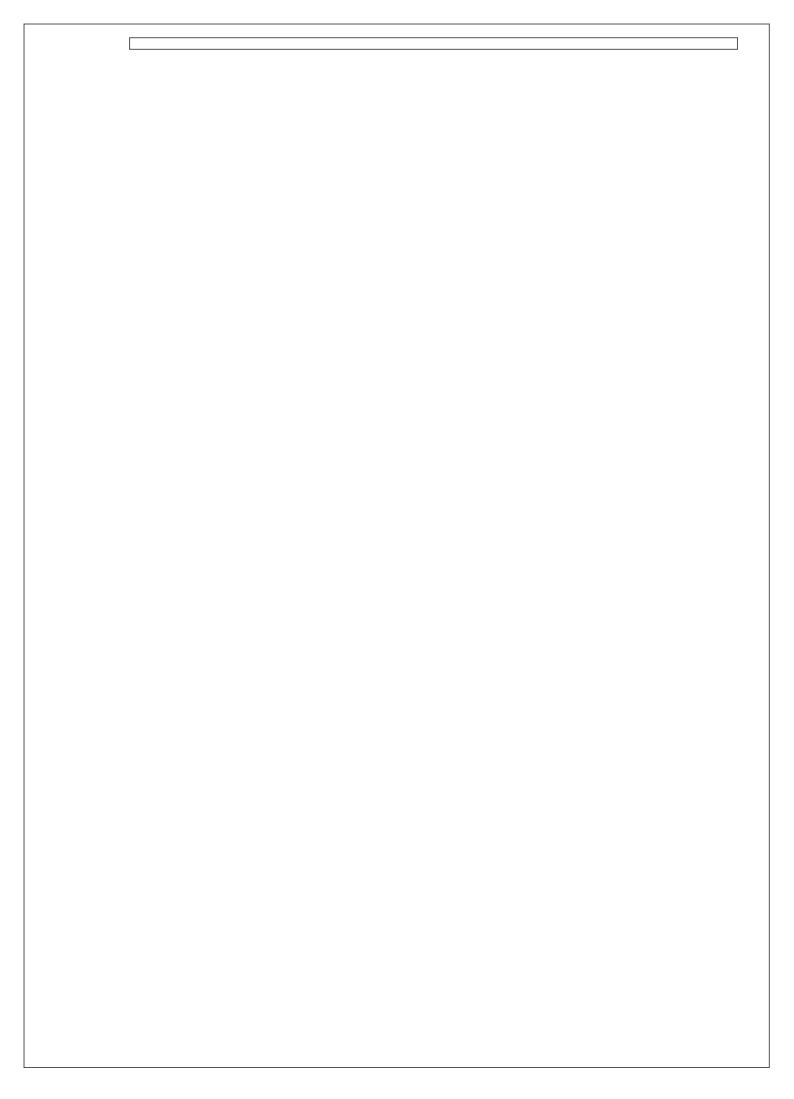
After his cessation as a director of the Company on 31 October 2024, Lee It Hoe ceased to be deemed interested in:

- (a) 1,582,350 Shares held by him on trust for the estate of his mother Lim Kim Eng;
- (b) 12,732,390 Shares held by Wan Seng as he held approximately 23.8% of the shares in Wan Seng and the other shareholders of Wang Seng were accustomed or under an obligation whether formal or informal to act in accordance with his directions, instructions and wishes in relation to the 12,732,390 Shares held by Wan Seng; and
- (c) all the 271,197,960 Shares held by TSS as he and his associates (as defined in Section 4(6) of the SFA) collectively held approximately 22.7% of the shares in TSS, pursuant to Section 4 of the SFA.
- 9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]

	Please	e refer to the response to paragraph 9 for Substantial Shareholder A.
10.	Attac	chments (<i>if any</i>): 👔
	Ø	(The total file size for all attachment(s) should not exceed 1MB.)
11.	If this	s is a replacement of an earlier notification, please provide:
	(a)	SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
	(b)	Date of the Initial Announcement:
	(c)	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Rem	arks (<i>if any</i>):

The percentage of total number of Shares held "Immediately before the transaction" is based on 441,076,649 Shares (excluding treasury shares and subsidiary holdings) immediately prior to Lee It Hoe's cessation as a

director of the Company on 31 October 2024.



Part IV - Transaction details

	Convertible debentures over voting shares/units (conversion price known) Others (please specify):
	Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholders/Unitholders:
	N.A. Changes in shareholding percentage are due to an increase in the total number of Shares of the Company.
	Amount of consideration paid or received by Substantial Shareholders/Unitholders (excluding brokerage and stamp duties):
	N.A.
	Circumstance giving rise to the interest or change in interest:
	Acquisition of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
	Securities via physical settlement of derivatives or other securities
	Securities pursuant to rights issue
	Securities via a placement
	Securities following conversion/exercise of rights, options, warrants or other convertibles
	Disposal of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
	Other circumstances:
,	Acceptance of take-over offer for the Listed Issuer
	Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (please specify):
	The Company issued 2,000,000 new Shares to Continental Steel Pte Ltd on 20 January 2025. As a result, the total issued share capital of the Company increased from 441,076,649 Shares (excluding treasury shares and subsidiary holdings) to 461,076,649 Shares (excluding treasury shares and subsidiary holdings).
	Others (please specify):

(a) (b) (c)	Pek Lian Guan Designation (if applicable):
(c) Transacti	Designation (if applicable): Name of entity (if applicable): Tiong Seng Shareholdings Pte. Ltd. tion Reference Number (auto-generated):
(c) Transacti	Name of entity (if applicable): Tiong Seng Shareholdings Pte. Ltd. tion Reference Number (auto-generated):
Transacti	Tiong Seng Shareholdings Pte. Ltd. tion Reference Number (auto-generated):
Transacti	Tiong Seng Shareholdings Pte. Ltd. tion Reference Number (auto-generated):
	tion Reference Number (auto-generated):