



SITRA HOLDINGS (INTERNATIONAL) LIMITED

(Company Registration No.: 197901237E)

(Incorporated in the Republic of Singapore)

BINDING LETTER OF INTENT IN RELATION TO DEVELOPMENT OF THE ZEESM HOTEL OE-CUSSE AT TIMOR LESTE

1. The Board of Directors of Sitra Holdings (International) Limited (the “**Company**”) wishes to announce that the Company’s subsidiary, E-Timberhub Pte. Ltd (“**E-Timberhub**”) has accepted the terms of a binding letter of intent (“**LOI**”) extended by Timor Capital Partners Asia Pte Ltd (“**TCP Asia**”) to E-Timberhub and Sitra Dove Construction & Logistics Pte. Ltd. (“**Sitra Dove**”) in relation to the development of a hotel in Timor Leste by the name of The ZEESM Hotel Oe-Cusse (the “**Project**”). Sitra Dove is an investee company in which the Company owns 18% of its share capital.
2. The Project, which has an estimated development value of about US\$17.5 million, is located at Oe-cusse District, Timor Leste and comprises US\$12.5 million for building works and US\$5 million for back-of-home and fit-outs works. The Project is undertaken by the TCP Asia for the ZEESM Authority of Timor Leste.
3. Under the LOI, the TCP Asia is proposing to engage Sitra Dove to carry out building works and back-of-home and fitting-out works. E-Timberhub, is responsible for planning offshore logistical arrangements and advice.
4. E-Timberhub will not undertake any construction activities which are to be carried out by Sitra Dove. For its planning and advisory role, E-Timberhub is expected to be paid an incentive if certain costs savings are achieved in the actual total development costs incurred upon completion of the construction of the Project. The incentive, calculated based on a percentage of any such cost savings, is payable by the TCP Asia to E-Timber.
5. The Company’s Executive Chairman and Chief Executive Officer, Mr Chew Ah Ba, George (“**Mr Chew**”) is a controlling shareholder of the Company. Mr Chew holds 41% of the share capital of Sitra Dove. The Executive Director of the Company, Mr Chew Chiew Siang Steven is the son of, and an associate of Mr Chew. Save as disclosed in this announcement, none of the other Directors and controlling shareholders of the Company has any interest (direct or indirect) in the transaction contemplated under the LOI (the “**Transaction**”) other than through each of their respective shareholding interests in the Company.
6. Although Sitra Dove is a contracting party under the LOI, the Board is of the opinion that the Transaction does not constitute an interested person transaction under Chapter 9 of the Catalyst Rules as E-Timberhub and Sitra Dove are both appointed by the TCP Asia to carry out their respective scope of duties under the LOI, and their contractual rights and obligations are owed directly by, and to the TCP Asia.
7. The transaction is expected to contribute positively on the financial performance and position of the Company and the Group for the financial year ending 31 December 2015

By Order of the Board

Chew Ah Ba, George
Executive Chairman and CEO
11 December 2014



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*The announcement has been prepared by the Company and its contents have been reviewed by the Company's sponsor ("**Sponsor**"), RHT Capital Pte. Ltd., for compliance with the relevant rules of the Singapore Exchange Securities Trading Limited ("**SGX-ST**").*

The Company's Sponsor has not independently verified the contents of the announcement. The announcement has not been examined or approved by the SGX-ST and the SGX-ST assumes no responsibility for the contents of the announcement, including the correctness of any of the statements or opinions made or reports contained in the announcement.

The contact person for the Sponsor is Mr Chew Kok Liang, Registered Professional at 6 Battery Road, #10-01 Singapore 049909, telephone (65) 6381 6757.