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 SECURITIES

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 1. Name of Listed Issuer: TEE LAND LIMITED 2. Type of Listed Issuer: ✓ Company/Corporation Registered/Recognised Business Trust □ Real Estate Investment Trust 3. 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) 4. Date of notification to Listed Issuer: 30-May-2017

Part II - Substantial Shareholder/Unitholder and Transaction(s) Details

[To be used for single Substantial Shareholder/Unitholder to give notice]

	ne of Substantial Shareholder/Unitholder:
PHU	A CHIAN KIN
	ubstantial Shareholder/Unitholder a fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager(s)?
	es es
√ 1	No
Tra	nsaction A 🕠
1.	Notification in respect of:
	Becoming a Substantial Shareholder/Unitholder
	Change in the percentage level of interest while still remaining a Substantial Shareholder/Unithology
	Ceasing to be a Substantial Shareholder/Unitholder
2.	Date of acquisition of or change in interest:
	29-May-2017
3.	Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 2 above, please specify the date):
	29-May-2017
4.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
5.	Type of securities which are the subject of the transaction (more than one option may be chosen):
5.	chosen): ✓ Voting shares/units
5.	chosen):✓ Voting shares/units☐ Rights/Options/Warrants over voting shares/units
5.	chosen): ✓ Voting shares/units
5.	 chosen): ✓ Voting shares/units ☐ Rights/Options/Warrants over voting shares/units ☐ Convertible debentures over voting shares/units (conversion price known)
5.	 chosen): ✓ Voting shares/units ☐ Rights/Options/Warrants over voting shares/units ☐ Convertible debentures over voting shares/units (conversion price known)
 6. 	 chosen): ✓ Voting shares/units ☐ Rights/Options/Warrants over voting shares/units ☐ Convertible debentures over voting shares/units (conversion price known)

7.	Amount of consideration paid or received by Substantial Shareholder/Unitholder (excludir brokerage and stamp duties):
	SGD 3,960.00
8.	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 Shareholder/Unitholder did not participate in (<i>please specify</i>):
	☐ Others (please specify):

9. 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:	23,291,793	283,879,428	307,171,221	
As a percentage of total no. of voting shares/units:	5.21	63.53	68.74	
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 23,311,793	Deemed Interest 283,879,428	Total 307,191,221	

10.	Circumstances giving rise to deemed interests (if the interest is such):
	[You may attach a chart in item 11 to illustrate how the Substantial Shareholder/Unitholder's deemed
	interest arises]

- (1) Mr Phua Chian Kin is deemed to have an interest in 282,777,678 ordinary shares held by TEE International Limited by virtue of Section 4 of the Securities and Futures Act, Cap. 289. (Please refer to the Form 3 for TEE International Limited announced on 17 August 2016)
- (Fouse Feroi to the Form of the Filt Meditational Elimited difficultion of 17 Magast 2010)
- (2) Mr Phua Chian Kin is deemed to have an interest in 1,101,750 ordinary shares held by his spouse, Madam Tay Kuek Lee, and 4P Investments Pte Ltd where he is a shareholder.
- 11. Attachments (if any): 🕦



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

12.	If this is a rep	lacement of	f an earlier	notification, p	lease provide:
-----	-------------------------	--------------------	--------------	-----------------	----------------

(a)	SGXNet announcement reference of the first 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:
Rem	arks (<i>if any</i>):
I	

13.

nsaction B
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:
30-May-2017
Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 2 above, please specify the date): 30-May-2017
Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
 ✓ Voting shares/units ☐ Rights/Options/Warrants over voting shares/units ☐ 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
Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholder/Unitholder:
debentures acquired or disposed of by Substantial Shareholder/Unitholder:

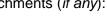
8.	Circumstance giving rise to the interest or change in interest:
	Acquisition of:
	✓ Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
	Securities via physical settlement of derivatives or other securities
	Securities pursuant to rights issue
	Securities 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 Shareholder/Unitholder did not
	participate in (please specify):
	☐ Others (please specify):

9. 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:	23,311,793	283,879,428	307,191,221	
As a percentage of total no. of voting shares/units:	5.21	63.53	68.74	
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 23,491,793	Deemed Interest 283,879,428	Total 307,371,221	

10.	Circumstances giving rise to deemed interests (if the interest is such):
	[You may attach a chart in item 11 to illustrate how the Substantial Shareholder/Unitholder's deemed
	interest arises]

- (1) Mr Phua Chian Kin is deemed to have an interest in 282,777,678 ordinary shares held by TEE International Limited by virtue of Section 4 of the Securities and Futures Act, Cap. 289.
- (Please refer to the Form 3 for TEE International Limited announced on 17 August 2016)
- (2) Mr Phua Chian Kin is deemed to have an interest in 1,101,750 ordinary shares held by his spouse, Madam Tay Kuek Lee, and 4P Investments Pte Ltd where he is a shareholder.
- 11. Attachments (if any): 🕥



(The t

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

12.	If this is a rep	lacement o	f an earl	lier noti	ificati	on, p	lease prov	ide:
-----	-------------------------	------------	-----------	-----------	---------	-------	------------	------

(ω)	SGANET announcement reference of the first notification which was announced to
	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:
Rem	narks (if any):

13.

5 5 1 3 1 8 2 4 8 4 3 6 7 4 1 em 14 is to be completed by an individual submitting this notification form on behalf of the Substantial hareholder/Unitholder.	11	ransaction Potoronco Number (auto-generated):
em 14 is to be completed by an individual submitting this notification form on behalf of the Substantial hareholder/Unitholder. 4. Particulars of Individual submitting this notification form to the Listed Issuer: (a) Name of Individual: NG TAH WEE (b) Designation (if applicable): FINANCIAL CONTROLLER AND COMPANY SECRETARY (c) Name of entity (if applicable):	5	ransaction Reference Number (auto-generated):
A. Particulars of Individual submitting this notification form to the Listed Issuer: (a) Name of Individual: NG TAH WEE (b) Designation (if applicable): FINANCIAL CONTROLLER AND COMPANY SECRETARY (c) Name of entity (if applicable):		
A. Particulars of Individual submitting this notification form to the Listed Issuer: (a) Name of Individual: NG TAH WEE (b) Designation (if applicable): FINANCIAL CONTROLLER AND COMPANY SECRETARY (c) Name of entity (if applicable):		
A. Particulars of Individual submitting this notification form to the Listed Issuer: (a) Name of Individual: NG TAH WEE (b) Designation (if applicable): FINANCIAL CONTROLLER AND COMPANY SECRETARY (c) Name of entity (if applicable):		
A. Particulars of Individual submitting this notification form to the Listed Issuer: (a) Name of Individual: NG TAH WEE (b) Designation (if applicable): FINANCIAL CONTROLLER AND COMPANY SECRETARY (c) Name of entity (if applicable):		
A. Particulars of Individual submitting this notification form to the Listed Issuer: (a) Name of Individual: NG TAH WEE (b) Designation (if applicable): FINANCIAL CONTROLLER AND COMPANY SECRETARY (c) Name of entity (if applicable):		
(a) Name of Individual: NG TAH WEE (b) Designation (if applicable): FINANCIAL CONTROLLER AND COMPANY SECRETARY (c) Name of entity (if applicable):		
NG TAH WEE (b) Designation (if applicable): FINANCIAL CONTROLLER AND COMPANY SECRETARY (c) Name of entity (if applicable):	4. Pa	articulars of Individual submitting this notification form to the Listed Issuer:
(b) Designation (if applicable): FINANCIAL CONTROLLER AND COMPANY SECRETARY (c) Name of entity (if applicable):	(a	Name of Individual:
FINANCIAL CONTROLLER AND COMPANY SECRETARY (c) Name of entity (if applicable):		NG TAH WEE
(c) Name of entity (if applicable):	(b)) Designation (if applicable):
		FINANCIAL CONTROLLER AND COMPANY SECRETARY
	(c)	Name of entity (<i>if applicable</i>):