ANNOUNCEMENT

RESPONSE TO SUBSTANTIAL AND RELEVANT QUESTION(S) FROM SHAREHOLDERS

The Straits Trading Company Limited (the "**Company**", and together with its subsidiaries, the "**Group**") would like to thank shareholders of the Company ("**Shareholders**") for submitting questions in advance of the Annual General Meeting ("**AGM**") to be held at Suntec Singapore Convention & Exhibition Centre, Level 3, Meeting Rooms MR 334 – 336, 1 Raffles Boulevard, Suntec City, Singapore 039593 on 29 April 2025 at 10.30 am.

The Company would like to address the following question set out below:

Shareholder Question	**Company's Response**
Of the various growth plans, what would be the 3 key strategies that will propel the company forward?	Our investment strategy centres on building a resilient portfolio through prudent and patient capital allocation. We prioritise investments that offer robust cash flow generation and long-term value creation while venturing into new sectors that serve as future growth engines. This reflects a strategic pivot from opportunistic investments to a forward-looking approach anchored on key megatrends. Straits City, our flagship mixed-use development in Butterworth, Penang, represents a longer-term growth catalyst for us. Having recently completed Phase 1 development for the hotel and retail podiums, we are now embarking on Phase 2. Straits City is strategically positioned to benefit from Penang's continued economic expansion as Malaysia's top manufacturing hub and a major tourism destination. With its proximity to key industrial zones like the Perai Free Industrial Zone and a projected population growth to 1.2 million by 2030, Straits City is poised to meet rising demand for quality housing, commercial services, and lifestyle offerings — reinforcing our long-term growth in the region. Meanwhile, with MSC's Pulau Indah smelter now at full operating capacity, our Resources business is positioned to capitalise on opportunities arising from long-term structural trends such as the global energy transition and increased usage in electronics. We are focusing on sectors such as Brown-to-Green assets, and Senior Living, which offer scalable, sustainable growth aligned with structural shifts in demographics, consumption, and urban development. Our Brown-to-Green strategy enhances asset value by repositioning and transforming underperforming buildings into desirable, energy-efficient spaces. In Senior Living, we are entering a segment supported by ageing demographics and the growing need for quality senior housing, which also offers resilient, long-term income streams. Together, we believe these strategies offer a pathway for sustainable growth and value creation.

Substantial and relevant questions of similar themes have also been received and will be addressed during the AGM. Pursuant to Practice Note 7.5 of the Listing Manual of the Singapore Exchange Securities Trading Limited, the Company will publish the minutes of the AGM including the questions and comments from shareholders and the responses from the Board or management.

By Order of the Board

See-Toh Yuit Mei
Company Secretary
The Straits Trading Company Limited

23 April 2025
Singapore

This announcement can also be found at the Company's website at www.straitstrading.com.sg

About The Straits Trading Company Limited

Incorporated in 1887, The Straits Trading Company Limited is a conglomerate-investment company with operations and financial interests in resources, property, and hospitality. These include strategic stakes in one of the world's leading tin producer, Malaysia Smelting Corporation Berhad, which is dual listed on Bursa Malaysia and the Singapore Exchange Securities Trading Limited, ESR Group Limited and Far East Hospitality Holdings as well as a diversified property portfolio that is wholly owned by the Group.