SITRA HOLDINGS (INTERNATIONAL) LIMITED

Company Registration No.: 197901237E
Incorporated in the Republic of Singapore

THE ACQUISITION OF THE REMAINING INTEREST IN MAPUR ROCKY RESORT LIMITED AS AN INTERESTED PERSON TRANSACTION

- ADDENDUM TO THE SALE AND PURCHASE AGREEMENT

*Unless otherwise defined, terms used in this announcement shall bear the same meaning ascribed to them in the announcements made by the Company on 10 August 2022, 30 September 2022, 6 October 2022 and 10 October 2022 and the Company's circular dated 15 September 2022 (the "**Previous Announcements**").*

The Board of Directors (the "**Board**" or the "**Directors**") of Sitra Holdings (International) Limited (the "**Company**", together with its subsidiaries, collectively the "**Group**") refers to the Previous Announcements relating to the acquisition of the remaining balance of 46.0% equity in Mapur Rocky Resort Limited from Madam Doris Chung Gim Lian (the "**Vendor**").

The Board wishes to update shareholders that the Company has on 10 December 2024 entered into an addendum to the sale and purchase agreement dated 10 August 2022 (the "**Addendum to the SPA**"). The following sets out the changes made in accordance with the terms of the Addendum to the SPA.

According to Clause 2, Schedule 1 of the original sale and purchase agreement dated 10 August 2022 (the "**SPA**"), unless with the Vendor's written consent, no postponement of the "Reference Date" beyond 31 December 2024 is allowed. Under Clause 1, Schedule 1 of the SPA, the Reference Date shall be the earlier of:

(a) the date of launch of the pre-sale of the project; or
(b) 31 December 2024.

The Reference Date has been changed to 31 December 2026 and the Consideration shall be fully paid on and before 31 December 2031 instead of 31 December 2030. There is no change to the payment schedule where the Consideration shall be paid in cash to the Vendor in 5 tranches as follows:

(a) S$520,000.00 payable 6 months after the Reference Date
(b) S$520,000.00 payable 18 months after the Reference Date;
(c) S$520,000.00 payable 30 months after the Reference Date;
(d) S$520,000.00 payable 42 months after the Reference Date; and
(e) The balance 54 months after the Reference Date

Save for the above, all other terms and conditions of the SPA remain unchanged.

The Addendum to the SPA is not expected to have any material impact on the net tangible assets per share and earnings per share of the Group for the current financial year ending 31 December 2024.

The Company will make subsequent announcements to update shareholders when there are material updates as may be necessary or appropriate.

The Vendor is the wife of Mr. Chew Hua Seng, the Non-Executive Charmain of the Board and a controlling shareholder of the Company, and Mr. Steven Chew Chiew Siang, the Executive Director of the Company, is the nephew-in-law of the Vendor. The Vendor is not a shareholder of the Company.

BY ORDER OF THE BOARD

Joanna Lim
Company Secretary
10 December 2024

*This announcement has been reviewed by the Company's sponsor, RHT Capital Pte. Ltd. (the "**Sponsor**"). It has not been examined or approved by the Singapore Exchange Securities Trading Limited (the "**Exchange**") and the Exchange assumes no responsibility for the contents of this document, including the correctness of any of the statements or opinions made or reports contained in this document.*

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