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

NOTIFICATION FORM FOR DIRECTOR/CHIEF EXECUTIVE OFFICER IN RESPECT OF INTERESTS IN SECURITIES

FORM

1
(Electronic Format)

Explanatory Notes

- 1. Please read the explanatory notes carefully before completing this notification form.
- 2. This form is for a Director/Chief Executive Officer ("CEO") to give notice of his interests in the securities of the Listed Issuer under section 133, 137N or 137Y of the Securities and Futures Act (Cap. 289) (the "SFA"). Please note that the requirement to disclose interests in participatory interests applies **only** to a director and where the Listed Issuer is a Singapore-incorporated company.
- 3. This electronic Form 1 and a separate Form C, containing the particulars and contact details of the Director/CEO, must be completed by the Director/CEO or a person duly authorised by him to do so. The person so authorised should maintain records of information furnished to him by the Director/CEO.
- 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. A single form may be used by a Director/CEO for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days of/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.
- 6. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking on the paper clip icon on the bottom left-hand corner or in item 3 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.
- 7. Except for item 4 of Part III, please select only one option from the relevant check boxes.
- 8. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
- 9. 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").
- 10. For further instructions and guidance on how to complete this notification form, please refer to section 6 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: First Sponsor Group Limited ("Company") 2. Type of Listed Issuer: ✓ Company/Corporation Registered/Recognised Business Trust Real Estate Investment Trust 3. Name of Director/CEO: Ho Han Leong Calvin 4. Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer? √ Yes ☐ No 5. Is the Director/CEO notifying in respect of his interests in securities of, or made available by, the Listed Issuer at the time of his appointment? ☐ Yes (Please proceed to complete Part II) (Please proceed to complete Part III) **√** No 6. Date of notification to Listed Issuer: 20-Feb-2025

Part III - For an incumbent Director/CEO giving notice of an acquisition of, or a change in his interest in, securities of or made available by the Listed Issuer

 D (<i>i</i>	O-Feb-2025 Oate on which Director/CEO became aware of the acquisition of, or change in, interest
(i	ate on which Director/CEO became aware of the acquisition of, or change in, interest
20	if different from item 1 above, please specify the date):
	0-Feb-2025
	explanation (if the date of becoming aware is different from the date of acquisition of, or changen, interest):
N	.A.
	ype of securities which are the subject of the transaction (more than one option may be hosen):
	Ordinary voting shares/units of Listed Issuer
	Other types of shares/units (excluding ordinary voting shares/units) of Listed Issuer
	Rights/Options/Warrants over shares/units of Listed Issuer
	Debentures of Listed Issuer
	Rights/Options over debentures of Listed Issuer
	Contracts over shares of the Listed Issuer which Director/CEO is a party to, or under which he is entitled to a benefit, being contracts under which any person has a right to call for or to make delivery of shares in the Listed Issuer
	Participatory interests made available by Listed Issuer
	Others (please specify):
	lumber of shares, units, rights, options, warrants, participatory interests and/or principa mount/value of debentures or contracts acquired or disposed of by Director/CEO:
SS	\$13,000,000.00 in aggregate principal amount of 3.29% notes due 2025 ("Notes") redeemed by the Company
	amount of consideration paid or received by Director/CEO (excluding brokerage and stampluties):
SS	\$13,000,000.00

Ci	ircumstance giving rise to the interest or change in interest:
Ac	equisition 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
Di	isposal of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
Ot	ther circumstances :
	Acceptance of employee share options/share awards
	Vesting of share awards
	Exercise of employee share options
	Acceptance of take-over offer for Listed Issuer
✓	Corporate action by Listed Issuer (please specify):
Fe Lto	ne Company fully redeemed all outstanding Notes with an aggregate principal amount of S\$100,000,000.00 on 20 Poruary 2025, which included an aggregate principal amount of S\$13,000,000.00 in Notes held by Wells Spring Pt Indicated the control of the Securities and Futures Act.

8. Quantum of interests in securities held by Director/CEO before and after the transaction. Please complete relevant table(s) below (for example, Table 1 should be completed if the change relates to ordinary voting shares of the Listed Issuer; Table 4 should be completed if the change relates to debentures):

Table 4. Change in respect of debentures of Listed Issuer

Immediately before the transaction	Direct Interest	Deemed Interest	Total
Principal amount of debentures held:	S\$1,836,000.00	S\$129,259,248.16	S\$131,095,248.16
No. (if known) of shares/units underlying convertible debentures:	1,700,000 shares	107,647,452 shares	109,347,452 shares
Immediately after the transaction	Direct Interest	Deemed Interest	Total
Principal amount of debentures held:	S\$1,836,000.00	S\$116,259,248.16	S\$118,095,248.16

0	conv	(if known) of shares/units underlying vertible debentures:	towards (if the inter			
9.	Circumstances giving rise to deemed interests (if the interest is such): [You may attach a chart(s) in item 10 to illustrate how the Director/CEO's deemed interest, as set out in item 8 tables 1 to 8, arises]					
	princi throu Limite S\$99, Singa Sendi in Tai amou in prii	an Leong Calvin is treated under SFA Sect pal amount of debentures in the form of gh his (i) 50% interest in TT Properties (Ased, which holds a 67.5% interest in First S 170,136.00 in principal amount of PCCS3 pore Pte Ltd.), and (ii) 50% interest in SG rian Berhad ("TTESB"). TTESB holds a 100% Tak Asia Properties Ltd. ("TTAPL"), which int of PCCS3. TTAPL also holds (i) 32.5% in incipal amount of PCCS3 and (ii) 100% integate of S\$4,724,241.84 in principal amount	series 3 convertible sessia) Ltd, which holds a ponsor Capital Limiter (including S\$24,840,0 Investments Pte. Ltd., interest in Tai Tak In in turn holds directly atterest in FSCL, which erest in Chengdu Tian	ecurities ("PCCS3") iss 20% interest in First of d ("FSCL"), which hold 00.00 held in the nan which holds a 44% in dustries Pte. Ltd., wh an aggregate of S\$12 holds directly an agg fu Properties Ltd, whi	ued by the Company, Sponsor Management Is directly an aggregate of ne of Citibank Nominees nterest in Tai Tak Estates ich holds a 100% interest ,364,870.32 in principal regate of \$\$99,170,136.00 ch holds directly an	
10.	Attac	hments (<i>if any</i>): 🕤				
	Ø	(The total file size for all attachment(s) she	ould not exceed 1MB.)			
11.	If this is a replacement of an earlier notification, please provide:					
	(a)	SGXNet announcement reference (the "Initial Announcement"):	e of the <u>first</u> notific	ation which was a	nnounced on SGXNet	
	(b)	Date of the Initial Announcement:				
	(c)	15-digit transaction reference numeritached in the Initial Announcement		nt transaction in t	he Form 1 which was	
12.	Remarks (if any):					
	N.A.					
Tr	onooot	ion Pataranaa Number (auto gana)	rotod:			
7		ion Reference Number (auto-gener	rateu).			

1,700,000 shares

107,647,452 shares | 109,347,452 shares

Item 13 is to be completed by an individual submitting this notification form on behalf of the Director/CEO.

13. Particulars of Individual submitting this notification form to the Listed Issuer:

(a)	Name of Individual:
	Ho Han Leong Calvin
(b)	Designation (if applicable):
	N.A.
(c)	Name of entity (if applicable):
	N.A.