DISCLOSURE OF INTEREST/ CHANGES IN INTEREST OF SUBSTANTIAL SHAREHOLDER(S)/UNITHOLDER(S)::CHANGE IN THE PERCENTAGE LEVEL OF INTEREST

Issuer & Securities
Issuer/ Manager BUKIT SEMBAWANG ESTATES LIMITED
Securities BUKIT SEMBAWANG ESTATES LTD - SG1T88932077 - B61
Stapled Security No
Announcement Details
Announcement Title Disclosure of Interest/ Changes in Interest of Substantial Shareholder(s)/ Unitholder(s)
Date &Time of Broadcast 07-Jun-2024 17:21:59
Status New
Announcement Sub Title Change in the Percentage Level of Interest
Announcement Reference SG240607OTHRCJWI
Submitted By (Co./ Ind. Name) Lotus Isabella Lim Mei Hua
Designation Company Secretary
Description (Please provide a detailed description of the event in the box below - Refer to the Online help for the format) Please refer to attachment.
Additional Details
Person(s) giving notice Substantial Shareholder(s)/Unitholder(s) (Form 3)
Date of receipt of notice by Listed Issuer 06/06/2024
Attachments



if you are unable to view the above file, please click the link below.



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Total size = 150K MB

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

- 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 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
Name of Listed Issuer:
Bukit Sembawang Estates Limited ("BSEL")
Type of Listed Issuer:
✓ Company/Corporation
Registered/Recognised Business Trust
Real Estate Investment Trust
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)
Date of notification to Listed Issuer:
06-Jun-2024

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

	Rubber Company (Pte) Limited ("Lee Rubber Company")
LCC	Rubber Company (Fte) Limited (Lee Rubber Company)
	Substantial Shareholder/Unitholder a fund manager or a person whose interest in the curities of the Listed Issuer are held solely through fund manager(s)?
□ '	Yes
✓	No
<u>Tra</u>	insaction A ①
1.	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
2.	Date of acquisition of or change in interest:
	31-May-2024
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):
	31-May-2024
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4.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in interest):
4.	change in, interest):
4.	
4.	change in, interest):
4.	change in, interest):
	n.A.
	N.A. Type of securities which are the subject of the transaction (more than one option may be chosen):
	 Change in, interest): N.A. Type of securities which are the subject of the transaction (more than one option may be chosen): ✓ Voting shares/units
4 .	<pre>change in, interest): N.A. Type of securities which are the subject of the transaction (more than one option may be chosen): ✓ Voting shares/units ☐ Rights/Options/Warrants over voting shares/units</pre>
	 change in, interest): N.A. Type of securities which are the subject of the transaction (more than one option may be chosen): ✓ Voting shares/units ☐ Rights/Options/Warrants over voting shares/units ☐ Convertible debentures over voting shares/units (conversion price known)
	<pre>change in, interest): N.A. Type of securities which are the subject of the transaction (more than one option may be chosen): ✓ Voting shares/units ☐ Rights/Options/Warrants over voting shares/units</pre>
	 change in, interest): N.A. Type of securities which are the subject of the transaction (more than one option may be chosen): ✓ Voting shares/units ☐ Rights/Options/Warrants over voting shares/units ☐ Convertible debentures over voting shares/units (conversion price known)
	 change in, interest): N.A. Type of securities which are the subject of the transaction (more than one option may be chosen): ✓ Voting shares/units ☐ Rights/Options/Warrants over voting shares/units ☐ Convertible debentures over voting shares/units (conversion price known)
	 change in, interest): N.A. Type of securities which are the subject of the transaction (more than one option may be chosen): ✓ Voting shares/units ☐ Rights/Options/Warrants over voting shares/units ☐ Convertible debentures over voting shares/units (conversion price known)
5.	change in, interest): N.A. Type of securities which are the subject of the transaction (more than one option may be chosen): ✓ Voting shares/units ☐ Rights/Options/Warrants over voting shares/units (conversion price known) ☐ Others (please specify):
	 change in, interest): N.A. Type of securities which are the subject of the transaction (more than one option may be chosen): ✓ Voting shares/units ☐ Rights/Options/Warrants over voting shares/units ☐ Convertible debentures over voting shares/units (conversion price known)

St5,352,264 and \$\$2,412,228 were received by LP and LR respectively.	7∝	Amount of consideration paid or received by Substantial Shareholder/Unitholder (excluding brokerage and stamp duties):									
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):		S\$5,352,264 and S\$2,412,228 were received by LP and LR respectively.									
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):	8.	•									
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):		•									
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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):		Securities pursuant to rights issue									
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):		Securities via a placement									
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):		Securities following conversion/exercise of rights, options, warrants or other convertibles									
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):		Disposal of:									
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):		Securities via market transaction									
 □ 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): 		Securities via off-market transaction (e.g. married deals)									
 □ 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): 		Other circumstances:									
Corporate action by the Listed Issuer which Substantial Shareholder/Unitholder did not participate in (please specify): Others (please specify):											
☐ Others (please specify):		Corporate action by the Listed Issuer which Substantial Shareholder/Unitholder did not									
		Others (please specify):									
	5										

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:	21,955,968	14,099,992	36,055,960	
As a percentage of total no. of voting shares/units:	8.48	5.45	13.93	
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 21,955,968	Deemed Interest	Total 33,831,160	

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]

Lee Rubber Company had a deemed interest in 2,224,800 ordinary shares in BSEL (the "LRC Deemed Interest Shares") through 1,533,600 ordinary shares in BSEL owned by Lee Plantations (Pte) Ltd ("LP") and 691,200 ordinary shares in BSEL owned by Lee Rubber (Selangor) Sdn Bhd ("LR"). As a result of the transfers by LP and LR of their 1,533,600 ordinary shares in BSEL and 691,200 ordinary shares in BSEL respectively to LRG Property Investment Pte. Ltd., Lee Rubber Company ceased to have any deemed interest in the LRC Deemed Interest Shares.

For completeness, Lee Rubber Company continues to have a deemed interest in 11,875,192 ordinary shares in BSEL owned by Kallang Development (Pte) Limited. In addition, Lee Rubber Company has a direct interest in 21,955,968 ordinary shares in BSEL.

11. Attachments (if any): 🕥





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

- 12. If this is a **replacement** of an earlier notification, please provide:
 - SGXNet announcement reference of the first notification which was announced on SGXNet (the "Initial Announcement"):

(b)

Date of	the Initia	al Announce	ment:

15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:

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13. Remarks (if any):

The percentage of shareholding set out above is calculated on the basis of 258,911,326 ordinary shares in BSEL in issue.

This is a voluntary notification provided for information only.

Transaction Reference Number	(auto-generated):
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Item 14 is to be completed by an individual submitting this notification form on behalf of the Substantial Shareholder/Unitholder.

- 14. Particulars of Individual submitting this notification form to the Listed Issuer:
 - (a) Name of Individual:

Wee Yang Xi

(b) Designation (if applicable):

Senior Associate

(c) Name of entity (if applicable):

Allen & Gledhill LLP