

Hong Kong Exchanges and Clearing Limited and The Stock Exchange of Hong Kong Limited take no responsibility for the contents of this announcement, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this announcement.



S&T Holdings Limited

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 3928)

SUPPLEMENTAL ANNOUNCEMENT TO ANNUAL REPORT FOR THE YEAR ENDED 30 SEPTEMBER 2021

Reference is made to the annual report of S&T Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) for the year ended 30 September 2021 published on 6 May 2022 (the “**2021 Annual Report**”). The Company would like to provide the following additional information of the Group’s significant investments pursuant to paragraph 32(4A) of Appendix 16 of the Listing Rules.

Unless otherwise stated, capitalised terms used herein shall have the same meanings as those defined in the 2021 Annual Report.

SIGNIFICANT INVESTMENTS

The Group's significant investments comprised investment properties and investment properties held under joint operations.

Investment properties

The following table sets forth the investment cost, fair value and size relative to the Group's total assets as at the dates indicated:

Significant investments	As at 30 September 2020			As at 30 September 2021		
	Investment cost (S\$)	Fair value (S\$)	Percentage to the Group's total assets	Investment cost (S\$)	Fair value (S\$)	Percentage to the Group's total assets
21 Toh Guan Road East #01-10, Singapore 608609	992,640	1,460,000	1.8%	992,640	1,480,000	2.0%
21 Toh Guan Road East #01-11, Singapore 608609	1,667,700	1,460,000	1.8%	1,667,700	1,480,000	2.0%
45 Hillview Avenue #01-05, Singapore 669613	1,334,600	1,810,000	2.2%	1,334,600	1,950,000	2.6%
45 Hillview Avenue #01-06, Singapore 669613	1,334,600	1,800,000	2.2%	1,334,600	1,940,000	2.6%
11 Kang Choo Bin Road #01-01, Singapore 548315	1,264,075	1,210,000	1.5%	1,264,075	1,300,000	1.7%
11 Kang Choo Bin Road #01-03, Singapore 548315	1,529,979	1,444,000	1.8%	1,529,979	1,553,000	2.1%
Total	8,123,594	9,184,000	11.3%	8,123,594	9,703,000	13.0%

Investment properties held under joint operations

The following table sets forth the investment cost, fair value and size relative to the Group's total assets as at the dates indicated:

Significant investments	Proportion of the Group's ownership interest	As at 30 September 2020			As at 30 September 2021		
		Investment cost attributable to the Group (\$)	Fair value attributable to the Group (\$)	Percentage to the Group's total assets	Investment cost attributable to the Group (\$)	Fair value attributable to the Group (\$)	Percentage to the Group's total assets
7 Soon Lee Street #01-13, Singapore 627608 (Note (i))	50%	2,017,048	2,050,000	2.5%	2,017,048	1,780,000	2.4%
114 Lavender Street, #01-68 CT Hub 2, Singapore 338729 (Note (ii))	50%	4,985,271	4,785,000	5.9%	4,985,271	4,435,000	5.9%
Total		7,002,319	6,835,000	8.4%	7,002,319	6,215,000	8.3%

Notes:

- (i) The property is held under joint operation with Chartered Employment Agency Pte Ltd.
- (ii) The property is held under joint operation with Poh Wah Group Pte Ltd.

The Company's investment strategy for investment properties and investment properties held under joint operations

The Group's strategy is to continuously establish an investment property portfolio which is able to add an alternative, stable and recurring revenue stream to the Group's overall business and also to diversify risk of any potential change in the construction industry; and for potential capital appreciation purposes. Depending on prevailing market conditions (i.e. price and reasonable returns), the Group would from time to time solidify its property investment business by (i) identifying value adding investment properties in future; and (ii) evaluating existing portfolio on an going basis and selling or replacing less performing investment properties.

The above additional information does not affect other information contained in the 2021 Annual Report and save as disclosed above, all other information in the 2021 Annual Report remains unchanged.

By Order of the Board
S&T Holdings Limited
Poon Soon Huat
Chairman and Executive Director

Hong Kong, 13 September 2022

As at the date of this announcement, the Board comprises two executive Directors, namely Mr. Poon Soon Huat and Mr. Koh Chew Chiang (alias Xu Zhouchang) (formerly known as Faris Koh); and three independent non-executive Directors, namely Mr. Chan Kwok Wing Kelvin, Mr. Tam Hon Fai and Mr. Wong Ka Bo Jimmy.