

To: Singapore Exchange Securities Trading Limited  
2 Shenton Way #19-00  
SGX Centre 1  
Singapore 068804  
Attn: Head of Market Control  
Fax no: 6438 4306

Dear Sirs,

**Notice of a Substantial Shareholder's Interests**

1. In accordance with Section 137 of the Securities and Futures, Cap. 289, I hereby notify you that I am a substantial shareholder of the company identified below which is listed on SGX-ST ("listed company") and the particulars of my interest(s) in the shareholdings of the listed company are as follows:

**PART I**

1. **Date of notice to listed company:** 7 August 2008
2. **Name of Substantial Shareholder:** Frank Benjamin
3. **Name of listed company:** ST. JAMES HOLDINGS LIMITED
4. **Notice of a New Substantial Shareholders' Interest.** [Parts II and IV completed.]

**PART II**

1. **Date of change of interest:** 6 August 2008
2. **Name of Registered Holder<sup>1</sup> :** F J Benjamin Concepts Pte Ltd
3. **Circumstance(s) giving rise to the interest or change in interest:** Allotment of shares in the listed company pursuant to the acquisition by the listed company of The St. James Pte. Ltd.

4. **<sup>2</sup>Information relating to shares held in the name of the Registered Holder: -**

<b>No. of shares held before the change:</b>	0
<b>As a percentage of issued share capital:</b>	0%
<b>No. of shares which are the subject of this notice:</b>	68,075,213
<b>As a percentage of issued share capital:</b>	22.22%
<b>Amount of consideration (excluding brokerage and stamp duties) per share paid or received:</b>	\$0.1755
<b>No. of shares held after the change:</b>	68,075,213
<b>As a percentage of issued share capital:</b>	22.22%

**PART III**

1. Date of change of interest:

2. The change in the percentage level:

3. Circumstance(s) giving rise to the interest or change in interest:

4. A statement of whether the change in the percentage level is the result of a transaction or a series of transactions.

Not applicable.

#### PART IV

1. Holdings of Substantial Shareholder, including direct and deemed interest: -

	Direct	Deemed
No. of shares held before the change:	0	0
As a percentage of issued share capital:	0%	0%
No. of shares held after the change:	0	68,075,213
As a percentage of issued share capital:	0%	22.22%

#### NOTE:

My deemed interest arises by virtue of my interest in F J Benjamin Holdings Ltd which wholly owns F J Benjamin Concepts Pte Ltd.

The percentage of issued share capital is based on a total number of issued shares of 306,382,320 as at the date of this Notice.

2. My contact details, should you have any queries regarding this Notice and its contents are as follows:-

- (a) Telephone number:- 6508 7707  
(b) Address:- Karen Chong

Yours faithfully,

  
Name: Frank Benjamin  
Date: 8 August 2008

Note :

<sup>1</sup> To fill in the name of registered holder if the shares of the listed company are not registered in the name of the substantial shareholder

<sup>2</sup> To be filled in **regardless** of whether the shares of listed company are or are not registered in the substantial shareholder's name.

\*please delete, whichever is the case

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**PART I**

1. **Date of notice to listed company:** 7 August 2008
2. **Name of Substantial Shareholder:** F J Benjamin Holdings Ltd
3. **Name of listed company:** ST. JAMES HOLDINGS LIMITED
4. **Notice of a New Substantial Shareholders' Interest.** [Parts II and IV completed.]

**PART II**

1. **Date of change of interest:** 6 August 2008
2. **Name of Registered Holder<sup>1</sup> :** F J Benjamin Concepts Pte Ltd
3. **Circumstance(s) giving rise to the interest or change in interest:** Allotment of shares in the listed company pursuant to the acquisition by the listed company of The St. James Pte. Ltd.
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<b>No. of shares held before the change:</b>	0
<b>As a percentage of issued share capital:</b>	0%
<b>No. of shares which are the subject of this notice:</b>	68,075,213
<b>As a percentage of issued share capital:</b>	22.22%
<b>Amount of consideration (excluding brokerage and stamp duties) per share paid or received:</b>	\$0.1755
<b>No. of shares held after the change:</b>	68,075,213
<b>As a percentage of issued share capital:</b>	22.22%

**PART III**

1. Date of change of interest:

2. The change in the percentage level:

3. Circumstance(s) giving rise to the interest or change in interest:

4. A statement of whether the change in the percentage level is the result of a transaction or a series of transactions.

Not applicable.

#### PART IV

1. Holdings of Substantial Shareholder, including direct and deemed interest: -

	Direct	Deemed
No. of shares held before the change:	0	0
As a percentage of issued share capital:	0%	0%
No. of shares held after the change:	0	68,075,213
As a percentage of issued share capital:	0%	22.22%

#### NOTE:

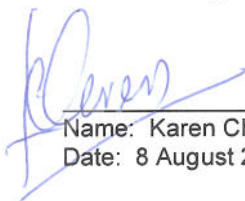
Our deemed interest arises by virtue of our 100% shareholding in F J Benjamin Concepts Pte Ltd.

The percentage of issued share capital is based on a total number of issued shares of 306,382,320 as at the date of this Notice.

2. Our contact details, should you have any queries regarding this Notice and its contents are as follows:-

- (a) Telephone number:- 6508 7707  
(b) Name of contact person:- Karen Chong  
(c) Address:-

Yours faithfully,



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Name: Karen Chong

Date: 8 August 2008

#### Note :

<sup>1</sup> To fill in the name of registered holder if the shares of the listed company are not registered in the name of the substantial shareholder

<sup>2</sup> To be filled in **regardless** of whether the shares of listed company are or are not registered in the substantial shareholder's name.

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**PART I**

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3. **Name of listed company:** ST. JAMES HOLDINGS LIMITED
4. **Notice of a New Substantial Shareholders' Interest.** [Parts II and IV completed.]

**PART II**

1. **Date of change of interest:** 6 August 2008
2. **Name of Registered Holder<sup>1</sup> :** F J Benjamin Concepts Pte Ltd
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4. **Information relating to shares held in the name of the Registered Holder: -**

<b>No. of shares held before the change:</b>	0
<b>As a percentage of issued share capital:</b>	0%
<b>No. of shares which are the subject of this notice:</b>	68,075,213
<b>As a percentage of issued share capital:</b>	22.22%
<b>Amount of consideration (excluding brokerage and stamp duties) per share paid or received:</b>	\$0.1755
<b>No. of shares held after the change:</b>	68,075,213
<b>As a percentage of issued share capital:</b>	22.22%

**PART III**

1. Date of change of interest:

2. The change in the percentage level:

3. Circumstance(s) giving rise to the interest or change in interest:

4. A statement of whether the change in the percentage level is the result of a transaction or a series of transactions.

Not applicable.

#### PART IV

1. Holdings of Substantial Shareholder, including direct and deemed interest: -

	Direct	Deemed
No. of shares held before the change:	0	0
As a percentage of issued share capital:	0%	0%
No. of shares held after the change:	61,839,316	6,235,897
As a percentage of issued share capital:	20.18%	2.04%

#### NOTE:

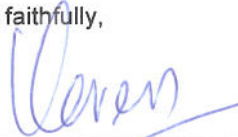
We have a beneficial interest in 6,235,897 shares held in escrow by Chang See Hiang as escrow agent which will be released upon the satisfaction of certain conditions.

The percentage of issued share capital is based on a total number of issued shares of 306,382,320 as at the date of this Notice.

2. Our contact details, should you have any queries regarding this Notice and its contents are as follows:-

- (a) Telephone number:- 6508-7707
- (b) Name of contact person:- Karen Chong
- (c) Address:-

Yours faithfully,

  
Name: Douglas Benjamin  
Date: 8 August 2008

Note :

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