# 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

FORM

3
(Electronic Format)

#### **Explanatory Notes**

- 1. 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) 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 <a href="http://www.mas.gov.sg">http://www.mas.gov.sg</a> (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:
IREIT Global ("IREIT")
Type of Listed Issuer:  Company/Corporation
Registered/Recognised Business Trust
Real Estate Investment Trust
Name of Trustee-Manager/Responsible Person:
IREIT Global Group Pte. Ltd. ("Manager")
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:
30-Mar-2020

### Part III - Substantial Shareholder(s)/Unitholder(s) Details

[To be used for multiple Substantial Shareholders/Unitholders to give notice]

Substantial Shareholder/Unitholder A
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Name of Substantial Shareholder/Unitholder:
Goodness Investments Limited
Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?  Yes  No
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
Date of acquisition of or change in interest:
24-Mar-2020
Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date):
30-Mar-2020
Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):

7. 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:	120,060,146	0	120,060,146
As a percentage of total no. of voting shares/til:	18.81	0	18.81
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 119,506,846	Deemed Interest 0	Total 119,506,846

	[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]
	N.A.
9.	Relationship between the Substantial Shareholders/Unitholders giving notice in this form:
<b>.</b>	[You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]
	Each of The Longemont (HongKong) Management Limited ("Longemont"), Shanghai Changfeng Real Estate Development Co., Ltd ("Shanghai Changfeng") and Shanghai Summit (Group) Co., Ltd ("Shanghai Summit Group") are deemed interested in the Units held by Goodness Investments Limited ("Goodness") pursuant t Section 4 of the Securities and Futures Act (Cap. 289 of Singapore).
	Longemont holds 100% of the shares in Goodness.
	Shanghai Changfeng holds 100% of the shares in Longemont.
	Shanghai Summit Group holds 51.3% of the shares in Shanghai Changfeng.
	Mr Tong Jinquan holds 48.7% of the shares in Shanghai Changfeng and 100% of the shares in Shanghai Summit Group.
	Tong Jinquan also holds 100% of the shares of Shanghai Summit Pte. Ltd., which in turn holds 100% of the shares of Skyline Horizon Consortium Ltd ("Skyline").
10.	Attachments (if any):
	(The total file size for all attachment(s) should not exceed 1MB.)
11.	If this is a <b>replacement</b> of an earlier notification, please provide:
11.	(a) SGXNet announcement reference of the <u>first</u> notification which was announced
	on SGXNet (the "Initial Announcement"):
	(b) Date of the Initial Announcement:
	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Remarks (if any):
	The percentage of unitholding set out above is calculated on the basis of 638,364,544 outstanding Units.

•	Name of Substantial Shareholder/Unitholder:
	The Longemont (HongKong) Management Limited
•	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?  Yes  No
•	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
	Date of acquisition of or change in interest:
	24-Mar-2020
	Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date):
	30-Mar-2020
	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
	Substantial Unitholder was only notified of the transaction on 30 March 2020.
	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:	0	120,060,146	120,060,146
As a percentage of total no. of voting shares/t :	0	18.81	18.81
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	0	119,506,846	119,506,846
As a percentage of total no. of voting	0	18.72	18.72

Circumstances giving rise to deemed interests (if the interest is such): 8. [You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

Group") are deemed interested in the Units of IREIT held by Goodness Investments Limited ("Goodness") pursuant to Section 4 of the Securities and Futures Act (Cap. 289 of Singapore). Longemont holds 100% of the shares in Goodness. Therefore, Longemont is deemed to be interested in the 119,506,846 Units held by Goodness. Relationship between the Substantial Shareholders/Unitholders giving notice in this form: 9. [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders] Please refer to Paragraph 9 of Shareholder A's Form 3. 10. Attachments (if any): (The total file size for all attachment(s) should not exceed 1MB.) If this is a **replacement** of an earlier notification, please provide: 11. SGXNet announcement reference of the first notification which was announced on SGXNet (the "Initial Announcement"): Date of the Initial Announcement: (b) 15-digit transaction reference number of the relevant transaction in the Form 3 (c) which was attached in the Initial Announcement: 12. Remarks (if any): The percentage of unitholding set out above is calculated on the basis of 638,364,544 outstanding Units. Substantial Shareholder/Unitholder C 1. Name of Substantial Shareholder/Unitholder: Shanghai Changfeng Real Estate Development Co., Ltd. Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the 2. securities of the Listed Issuer are held solely through fund manager(s)? ☐ Yes ✓ No Notification in respect of: Becoming a Substantial Shareholder/Unitholder Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder

Each of The Longemont (HongKong) Management Limited ("Longemont"), Shanghai Changfeng Real Estate Development Co., Ltd ("Shanghai Changfeng") and Shanghai Summit (Group) Co., Ltd ("Shanghai Summit

	Ceasing to be a Substantial Shareholder/Unitholder
4.	Date of acquisition of or change in interest:
	24-Mar-2020
5.	Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (i) (if different from item 4 above, please specify the date):
	30-Mar-2020
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
	Substantial Unitholder was only notified of the transaction on 30 March 2020.
7.	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:	0	120,060,146	120,060,146
As a percentage of total no. of voting shares/t	0	18.81	18.81
Immediately after the transaction	Direct Interest	Deemed Interest	Total
Thirte diates, direct and dianeadasin	Direct interest	Deemed mieresi	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures :	0	119,506,846	119,506,846

8. Circumstances giving rise to deemed interests (*if the interest is such*): [You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

Each of The Longemont (HongKong) Management Limited ("Longemont"), Shanghai Changfeng Real Estate Development Co., Ltd ("Shanghai Changfeng") and Shanghai Summit (Group) Co., Ltd ("Shanghai Summit Group") are deemed interested in the Units of IREIT held by Goodness Investments Limited ("Goodness") pursuant to Section 4 of the Securities and Futures Act (Cap. 289 of Singapore).

Longemont holds 100% of the shares in Goodness.

Shanghai Changfeng holds 100% of the shares in Longemont. Therefore, Shanghai Changfeng is deemed to be interested in the 119,506,846 Units held by Goodness.

9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]

0.	Attac	chments ( <i>if any</i> ): 🕦
	Ŋ	(The total file size for all attachment(s) should not exceed 1MB.)
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		on SGXNet (the "Initial Announcement"):
	(b)	Date of the Initial Announcement:
	(c)	15-digit transaction reference number of the relevant transaction in the Form 3
		which was attached in the Initial Announcement:
2.	Rem	narks ( <i>if any</i> ):
	Thon	ercentage of unitholding set out above is calculated on the basis of 638,364,544 outstanding Units.
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	change in, interest):  Substantial Unitholder was only notified		n 30 March 2020.	
7.	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and	debentures (con	version price knowr	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
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	a percentage of total no. of voting ares/। 👔:	0	18.81	18.81
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or derlying the rights/options/warrants/nvertible debentures :	0	119,506,846	119,506,846
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8.	[You may attach a chart in item 10 to interest arises]  Each of The Longemont (HongKong) Mar Development Co., Ltd ("Shanghai Changf Group") are deemed interested in the Unpursuant to Section 4 of the Securities and	nagement Limited (" eng") and Shanghai its of IREIT held by G d Futures Act (Cap. 2	ubstantial Shareholde Longemont"), Shangha Summit (Group) Co., Lt oodness Investments L	i Changfeng Real Es d ("Shanghai Summ
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9.	[You may attach a chart in item 10 to it interest arises]  Each of The Longemont (HongKong) Mar Development Co., Ltd ("Shanghai Changf Group") are deemed interested in the Un pursuant to Section 4 of the Securities and Longemont holds 100% of the shares in Co.  Shanghai Changfeng holds 100% of the shares in Co.  Shanghai Summit Group hold 51.3% of the Group is deemed to be interested in the Co.  Relationship between the Substant [You may attach a chart in item 10 to share]	nagement Limited (" eng") and Shanghai its of IREIT held by G d Futures Act (Cap. 2 Goodness. shares in Longemoni ne shares in Shangha 119,506,846 Units he tial Shareholders, show the relations he	Longemont"), Shangha Summit (Group) Co., Lt oodness Investments L 289 of Singapore). t. hi Changfeng. Therefore eld by Goodness.	i Changfeng Real Es d ("Shanghai Summ imited ("Goodness") e, Shanghai Summit
	[You may attach a chart in item 10 to interest arises]  Each of The Longemont (HongKong) Mar Development Co., Ltd ("Shanghai Changf Group") are deemed interested in the Unpursuant to Section 4 of the Securities and Longemont holds 100% of the shares in C Shanghai Changfeng holds 100% of the shanghai Summit Group hold 51.3% of the Group is deemed to be interested in the T Relationship between the Substant [You may attach a chart in item 10 to shareholders/Unitholders]  Please refer to Paragraph 9 of Shareholders	nagement Limited ("Teng") and Shanghai its of IREIT held by God Futures Act (Cap. 2 Goodness.  Shares in Longemonth the shares in Shanghai 119,506,846 Units he show the relationships of A's Form 3.	Longemont"), Shangha Summit (Group) Co., Lt oodness Investments L 289 of Singapore).  t.  di Changfeng. Therefore eld by Goodness.  (Unitholders giving raip between the Substa	i Changfeng Real Es d ("Shanghai Summ imited ("Goodness") e, Shanghai Summit

		on SGXNet (the "Initial Announcement"):
	(b)	Date of the Initial Announcement:
	(c)	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Rem	narks (if any):
	The p	ercentage of unitholding set out above is calculated on the basis of 638,364,544 outstanding Units.
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7. 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:	51,137,000	158,821,560	209,958,560
As a percentage of total no. of voting shares/t(i):	8.01	24.88	32.89
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	51,137,000	158,286,260	209,423,260
As a percentage of total no. of voting	8.01	24.79	32.8

8. Circumstances giving rise to deemed interests (*if the interest is such*):
[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

Each of The Longemont (HongKong) Management Limited ("Longemont"), Shanghai Changfeng Real Estate Development Co., Ltd ("Shanghai Changfeng") and Shanghai Summit (Group) Co., Ltd ("Shanghai Summit Group") are deemed interested in the Units of IREIT held by Goodness Investments Limited ("Goodness") pursuant to Section 4 of the Securities and Futures Act (Cap. 289 of Singapore).

Longemont holds 100% of the shares in Goodness.

Shanghai Changfeng holds 100% of the shares in Longemont.

Shanghai Summit Group hold 51.3% of the shares in Shanghai Changfeng.

Mr Tong Jinquan holds 48.7% of the shares in Shanghai Changfeng and 100% of the shares in Shanghai Summit Group. Therefore, Mr Tong Jinquan is deemed to be interested in the 119,506,846 Units held by Goodness.

Tong Jinquan also holds 100% of the shares of Shanghai Summit Pte. Ltd., which in turn holds 100% of the shares of Skyline Horizon Consortium Ltd ("Skyline"). Therefore, Mr Tong Jinquan is deemed to be interested in the 38,761,414 Units held by Skyline.

9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]

Please refer to Paragraph 9 of Shareholder A's Form 3.

10. Attachments (if any): 🕥



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

11. If this is a **replacement** of an earlier notification, please provide:

(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:		(a)	SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:			
which was attached in the Initial Announcement:		(b)	Date of the Initial Announcement:
		(c)	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
The percentage of unitholding set out above is calculated on the basis of 638,364,544 outstanding Units.	12.	Rem	arks (if any):

## Part IV - Transaction details

1.	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)
	Others (please specify):
2.	Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholders/Unitholders:
	553,300 units in IREIT ("Units")
3.	Amount of consideration paid or received by Substantial Shareholders/Unitholders (excluding brokerage and stamp duties):
	S\$0.4494 per Unit
4.	Circumstance giving rise to the interest or change in interest:
	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 Shareholders/Unitholders did not participate in (please specify):
	Others (please specify):

	ticulars of Individual submitting this notification form to the Listed Issuer:					
(a	Name of Individual:					
	Tong Jinquan					
(b	Designation (if applicable):					
	Director					
(c	Name of entity (if applicable):					
	Goodness Investments Limited					
9 4	tion Reference Number (auto-generated):    3   3   1   3   4   9   9   2   8   0   7   3					