# 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

| ١. | Name of Listed Issuer:  |
|----|---|
|    | Elite Commercial REIT   |
|    | Type of Listed Issuer:  Company/Corporation                                     |
|    | Registered/Recognised Business Trust  |
|    | Real Estate Investment Trust  |
|    | Name of Trustee-Manager/Responsible Person:                                     |
|    | Elite Commercial REIT Management Pte. Ltd. (the "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:  |
|    | 06-Feb-2020   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |
|    |   |

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

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

| Substantial Shareholder/Unitholder A |
|--------------------------------------|
|--------------------------------------|



| Name of Substantial Shareholder/Unitholder:  |
|--|
| Kim Seng Holdings Pte Ltd  |
| 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:  |
| 06-Feb-2020  |
| 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): |
| 06-Feb-2020  |
| Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):  |
| N.A.   |
|  |
|  |
|  |

Quantum of total voting shares/units (including voting shares/units underlying 7. 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:                                      | 22,058,824                    | 0                 | 22,058,824       |
| As a percentage of total no. of voting shares/(  | 15.79                         | 0                 | 15.79            |
| I .  |                               |                   |                  |
| 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<br>24,264,624 | Deemed Interest 0 | Total 24,264,624 |

|     | [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: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]  Tan Kim Seng, Tan Fuh Gih, Tan Hoo Lang and Tan Wei Min each hold an interest of 20% or more in Kim Sen Holdings Pte Ltd ("KSHPL") and is therefore deemed interested in the Units held by KSHPL by virtue of   |  |  |  |  |
|     | Section 4 of the Securities and Futures Act, Chapter 289 of Singapore.   |  |  |  |  |
| 10. | Attachments (if any): (1)  (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:  |  |  |  |  |
|     | (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 ( <i>if any</i> ):   |  |  |  |  |
|     | The percentage of unitholding immediately before the transaction is calculated on the basis of 139,705,895 outstanding Units before the initial public offering of Elite Commercial REIT ("Offering") and the percentage unitholding after the transaction is calculated on the basis of 332,219,995 outstanding Units immediately after the completion of the Offering.  Oversea-Chinese Banking Corporation Limited and UBS AG, Singapore Branch are the joint issue managers for the Offering. Oversea-Chinese Banking Corporation Limited, UBS AG, Singapore Branch, CGS-CIMB Securities (Singapore) Pte. Ltd. and China International Capital Corporation (Singapore) Pte. Limited are the joint bookrunners and underwriters for the Offering. |  |  |  |  |
|     |  |  |  |  |  |
| Sub | stantial Shareholder/Unitholder B  |  |  |  |  |
| 1.  | Name of Substantial Shareholder/Unitholder:  |  |  |  |  |
|     | Tan Kim Seng   |  |  |  |  |
| 2.  | 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  |  |  |  |  |

|                        | Date of acquisition of or change in interest:  |                     |                     |                         |  |  |  |  |
|------------------------|--|---------------------|---------------------|-------------------------|--|--|--|--|
|                        | 06-Feb-2020  |                     |                     |                         |  |  |  |  |
|                        | Date on which Substantial Shareh change in, interest (i) (if different   |                     |                     |                         |  |  |  |  |
|                        | 06-Feb-2020  |                     |                     |                         |  |  |  |  |
| ı                      | Explanation (if the date of becoming change in, interest):   | ng aware is differe | ent from the date o | f acquisition of, or tl |  |  |  |  |
|                        | N.A.   |                     |                     |                         |  |  |  |  |
|                        |  |                     |                     |                         |  |  |  |  |
|                        |  |                     |                     |                         |  |  |  |  |
|                        |  |                     |                     |                         |  |  |  |  |
|                        | Quantum of total voting shar rights/options/warrants/convertible   |                     |                     |                         |  |  |  |  |
|                        | Shareholder/Unitholder before and  | •                   | •                   | .,,                     |  |  |  |  |
|                        | Immediately before the transaction   | Direct Interest     | Deemed Interest     | Total                   |  |  |  |  |
| lo.                    | of voting shares/units held and/or   | 5,882,353           | 22,058,824          | 27,941,177              |  |  |  |  |
| ınc                    | derlying the hts/options/warrants/convertible debentures:  |                     |                     |                         |  |  |  |  |
|                        |  | 4.21                | 15.79               | 20                      |  |  |  |  |
|                        | a percentage of total no. of voting  |                     | .0.7                |                         |  |  |  |  |
|                        | Immediately after the transaction  | Direct Interest     | Deemed Interest     | Total                   |  |  |  |  |
|                        | of voting shares/units held and/or   | 7,793,953           | 24,264,624          | 32,058,577              |  |  |  |  |
| No.                    | derlying the rights/options/warrants/<br>overtible debentures :  |                     |                     |                         |  |  |  |  |
| ınc                    | a percentage of total no. of voting  | 2.35                | 7.3                 | 9.65                    |  |  |  |  |
| or                     |  |                     |                     |                         |  |  |  |  |
| or<br>As               | a percentage of total rio. of voting   |                     |                     |                         |  |  |  |  |
| or<br>As               | The state of the s |                     |                     |                         |  |  |  |  |
| ind<br>or<br>As<br>sha | Circumstances giving rise to deem  |                     |                     |                         |  |  |  |  |
| ind<br>or<br>AS<br>ha  | ares/t   |                     |                     | er/Unitholder's deemed  |  |  |  |  |
| incor<br>As<br>Sha     | Circumstances giving rise to deem [You may attach a chart in item 10 to item]  |                     |                     | er/Unitholder's deemed  |  |  |  |  |
| or<br>As               | Circumstances giving rise to deem [You may attach a chart in item 10 to i interest arises]   |                     |                     | er/Unitholder's deemed  |  |  |  |  |
| incor<br>As<br>Sha     | Circumstances giving rise to deem [You may attach a chart in item 10 to i interest arises]   |                     |                     | er/Unitholder's deemed  |  |  |  |  |

|     | Holding   | Seng, Tan Fuh Gih, Tan Hoo Lang and Tan Wei Min each hold an interest of 20% or more in Kim Seng s Pte Ltd ("KSHPL") and is therefore deemed interested in the Units held by KSHPL by virtue of 4 of the Securities and Futures Act, Chapter 289 of Singapore.   |
|-----|---|--|
| 10. | Attach  | ments ( <i>if any</i> ): 👔   |
|     |   | The total file size for all attachment(s) should not exceed 1MB.)  |
| 11. | If this i   | s a replacement of an earlier notification, please provide:  |
|     |   | SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):   |
|     | Γ   |  |
|     | (b) I   | Date of the Initial Announcement:  |
|     | (5)   |  |
|     | (c)   | 15-digit transaction reference number of the relevant transaction in the Form 3  |
|     |   | which was attached in the Initial Announcement:  |
|     |   |  |
| 12. | Remai   | rks (if any):  |
|     | outstand<br>the basis<br>Oversea<br>for the C<br>Securities | centage of unitholding immediately before the transaction is calculated on the basis of 139,705,895 ding Units before the Offering and the percentage unitholding after the transaction is calculated on s of 332,219,995 outstanding Units immediately after the completion of the Offering.  -Chinese Banking Corporation Limited and UBS AG, Singapore Branch are the joint issue managers Offering. Oversea-Chinese Banking Corporation Limited, UBS AG, Singapore Branch, CGS-CIMB es (Singapore) Pte. Ltd. and China International Capital Corporation (Singapore) Pte. Limited are the okrunners and underwriters for the Offering. |
| Sub | stantial  | Shareholder/Unitholder C   |
| 1.  | Name  | of Substantial Shareholder/Unitholder:   |
|     | Tan Fuh   | Gih  |
| 2.  |   | estantial Shareholder/Unitholder a fund manager or a person whose interest in the ties of the Listed Issuer are held solely through fund manager(s)?   |
| 3.  | Notific   | ation in respect of:   |
|     | ✓ Bec   | coming a Substantial Shareholder/Unitholder  |
|     | Cha   | ange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder  |
|     | Cea   | asing to be a Substantial Shareholder/Unitholder   |
| 4.  | Date o  | f acquisition of or change in interest:  |
|     | 06-Feb-   | 2020   |
| 5.  |   | on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the e in, interest (if different from item 4 above, please specify the date):   |

| 6.  | Explanation (if the date of becoming change in, interest):  N.A.  | ng aware is differ | ent from the date o | f acquisition of, o |  |  |
|-----|---|--------------------|---------------------|---------------------|--|--|
|     | N.A.  |                    |                     |                     |  |  |
| 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               |  |  |
| und | of voting shares/units held and/or derlying the hts/options/warrants/convertible debentures:  | 0                  | 22,058,824          | 22,058,824          |  |  |
|     | a percentage of total no. of voting ares/ເ  | 0                  | 15.79               | 15.79               |  |  |
|     | 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                  | 24,264,624          | 24,264,624          |  |  |
|     | a percentage of total no. of voting ares/t  | 0                  | 7.3                 | 7.3                 |  |  |
| 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]  |                    |                     |                     |  |  |
|     | See paragraph 9 below.  |                    |                     |                     |  |  |
| 9.  | Relationship between the Substan [You may attach a chart in item 10 to shareholders/Unitholders]  |                    |                     |                     |  |  |
|     | Tan Kim Seng, Tan Fuh Gih, Tan Hoo Lang and Tan Wei Min each hold an interest of 20% or more in Kim Seng Holdings Pte Ltd ("KSHPL") and is therefore deemed interested in the Units held by KSHPL by virtue of Section 4 of the Securities and Futures Act, Chapter 289 of Singapore. |                    |                     |                     |  |  |
|     | Attachments (if any):   |                    |                     |                     |  |  |
| 10. | Attachments (if any):  (The total file size for all attachments)  |                    |                     |                     |  |  |

|                                    | (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.                                |  | narks (if any):  |
|                                    | outst  | ercentage of unitholding immediately before the transaction is calculated on the basis of 139,705,895 anding Units before the Offering and the percentage unitholding after the transaction is calculated on asis of 332,219,995 outstanding Units immediately after the completion of the Offering.   |
|                                    | for th<br>Secur  | ea-Chinese Banking Corporation Limited and UBS AG, Singapore Branch are the joint issue managers e Offering. Oversea-Chinese Banking Corporation Limited, UBS AG, Singapore Branch, CGS-CIMB ities (Singapore) Pte. Ltd. and China International Capital Corporation (Singapore) Pte. Limited are the bookrunners and underwriters for the Offering.   |
|                                    |  |  |
| Sub                                | stanti   | al Shareholder/Unitholder D  |
| 1.                                 | Nan  | ne of Substantial Shareholder/Unitholder:  |
| ••                                 |  | io of Cubotantial Charonolaci, Chianolaci.   |
| 0                                  |  | loo Lang   |
| 2.                                 | Is S   | ubstantial Shareholder/Unitholder a fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager(s)?   |
|                                    | Is S<br>secu   | ubstantial Shareholder/Unitholder a fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager(s)?  Tes  To  |
| 2.                                 | Is S secu  | ubstantial Shareholder/Unitholder a fund manager or a person whose interest in the larities of the Listed Issuer are held solely through fund manager(s)?  |
|                                    | Is S secu  | ubstantial Shareholder/Unitholder a fund manager or a person whose interest in the unities of the Listed Issuer are held solely through fund manager(s)?  Tes  Tication in respect of:  The ecoming a Substantial Shareholder/Unitholder   |
|                                    | Is S secu  | ubstantial Shareholder/Unitholder a fund manager or a person whose interest in the unities of the Listed Issuer are held solely through fund manager(s)?  Tes  Tication in respect of:  The ecoming a Substantial Shareholder/Unitholder   |
| 3.                                 | Is S secu  | substantial Shareholder/Unitholder a fund manager or a person whose interest in the critices of the Listed Issuer are held solely through fund manager(s)?  The critication in respect of:  The coming a Substantial Shareholder/Unitholder  Thange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder  The ceasing to be a Substantial Shareholder/Unitholder   |
|                                    | Is S secutive Market Notice    Notice    Date  | substantial Shareholder/Unitholder a fund manager or a person whose interest in the critices of the Listed Issuer are held solely through fund manager(s)?  The second of the Listed Issuer are held solely through fund manager(s)?  The second of the Listed Issuer are held solely through fund manager(s)?  The second of the Listed Issuer are held solely through fund manager(s)?  The second of the Listed Issuer are held solely through fund manager or a person whose interest in the person whose interest in the price of the Listed Issuer are held solely through fund manager or a person whose interest in the person whose inte |
| 3.                                 | Is S sect Sect Noti  | substantial Shareholder/Unitholder a fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager(s)?  The session of the Listed Issuer are held solely through fund manager(s)?  The session of the Listed Issuer are held solely through fund manager(s)?  The session of the Listed Issuer are held solely through fund manager or a person whose interest in the person of the Listed Issuer are held solely through fund manager or a person whose interest in the person of the Listed Issuer are held solely through fund manager or a person whose interest in the person of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the  |
| 3.                                 | Is S sectory of Notice of Control | substantial Shareholder/Unitholder a fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager(s)?  The session of the Listed Issuer are held solely through fund manager(s)?  The session of the Listed Issuer are held solely through fund manager(s)?  The session of the Listed Issuer are held solely through fund manager or a person whose interest in the person of the Listed Issuer are held solely through fund manager or a person whose interest in the person of the Listed Issuer are held solely through fund manager or a person whose interest in the person of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the  |
| 3.                                 | Is S sectory of Notice of Sectory of Notice of Sectory of Sectors  | ubstantial Shareholder/Unitholder a fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager(s)?  The ses is to be a Substantial Shareholder/Unitholder  Thange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder  The acquisition of or change in interest:  The second of acquisition of or change in interest:  The second of acquisition of or change in interest:  The second of acquisition of or change in interest:  The second of acquisition of or change in interest:  The second of acquisition of or change in interest:   |
| 3.                                 | Is S sect Y V Noti   | substantial Shareholder/Unitholder a fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager(s)?  The second of the Listed Issuer are held solely through fund manager(s)?  The second of the Listed Issuer are held solely through fund manager(s)?  The second of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager of the Listed Issuer are held solely through fund manager of the Listed Issuer are held solely through fund manager of the Listed Issuer are held solely through fund manager of the Listed Issuer are held solely through fund manager of the Listed Issuer are held solely through fund manager of the Listed Issuer are held solely through fund manager of the Listed Issuer are held solely through fund manager of the Listed Issuer are held solely through fund manager of the Lis |
| <ol> <li>4.</li> <li>5.</li> </ol> | Is S sect Y V Noti   | substantial Shareholder/Unitholder a fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager(s)?  The second of the Listed Issuer are held solely through fund manager(s)?  The second of the Listed Issuer are held solely through fund manager(s)?  The second of the Listed Issuer are held solely through fund manager(s)?  The second of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager of the Listed Issuer are held solely through fund manager of the Listed Issuer are held solely through fund manager of the Listed Issuer are held solely through fund manager of the Listed Issuer are held solely through fund manager of the Listed Issuer are held solely through fund manager of the Listed Issuer are held solely through fund manager of the Listed Issuer are held solely through fund ma |
| <ol> <li>4.</li> <li>5.</li> </ol> | Is S sectory of Notice of Sectory of Notice of Sectors  | substantial Shareholder/Unitholder a fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager(s)?  The second of the Listed Issuer are held solely through fund manager(s)?  The second of the Listed Issuer are held solely through fund manager(s)?  The second of the Listed Issuer are held solely through fund manager(s)?  The second of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of  |
| <ol> <li>4.</li> <li>5.</li> </ol> | Is S sectory of Notice of Sectory of Notice of Sectors  | substantial Shareholder/Unitholder a fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager(s)?  The second of the Listed Issuer are held solely through fund manager(s)?  The second of the Listed Issuer are held solely through fund manager(s)?  The second of the Listed Issuer are held solely through fund manager(s)?  The second of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager of the Listed Issuer are held solely through fund manager of the Listed Issuer are held solely through fund manager of the Listed Issuer are held solely through fund manager of the Listed Issuer are held solely through fund manager of the Listed Issuer are held solely through fund manager of the Listed Issuer are held solely through fund manager of the Listed Issuer are held solely through fund manager of the Listed Issuer are held solely through fund manager of the Listed Issuer are held solely |

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               | 22,058,824      | 22,058,824 |
| As a percentage of total no. of voting shares/til:  | 0               | 15.79           | 15.79      |
| 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               | 24,264,624      | 24,264,624 |

| unc | lerlying | the rights/options/warrants/e debentures :  |                   | _ 1,_0 1,0_ 1             | _ ', ', '             |
|-----|----------|---|-------------------|---------------------------|-----------------------|
| 1   | a perce  | entage of total no. of voting   | 0                 | 7.3                       | 7.3                   |
| 8.  | [You     | umstances giving rise to dee<br>may attach a chart in item 10 t<br>est arises]                              |                   |                           |                       |
|     | See p    | aragraph 9 below.   |                   |                           |                       |
| 9.  | [You     | tionship between the Substa<br>may attach a chart in item 10 a<br>eholders/Unitholders]                     |                   |                           |                       |
|     | Holdi    | im Seng, Tan Fuh Gih, Tan Hoo L<br>ngs Pte Ltd ("KSHPL") and is there<br>on 4 of the Securities and Futures | efore deemed ir   | nterested in the Units he |                       |
| 10. | Atta     | chments ( <i>if any</i> ): ᆌ  |                   |                           |                       |
|     | Ø        | (The total file size for all attachm  | nent(s) should no | ot exceed 1MB.)           |                       |
| 11. | If thi   | s is a <b>replacement</b> of an ea  | ırlier notificati | on, please provide:       |                       |
|     | (a)      | SGXNet announcement r on SGXNet (the "Initial An  |                   |                           | which was announced   |
|     | (b)      | Date of the Initial Announce  | cement:           |                           |                       |
|     | (5)      | Date of the initial / timedite  |                   |                           |                       |
|     | (c)      | 15-digit transaction refere   |                   |                           | saction in the Form 3 |
|     |          |   |                   |                           |                       |
| 12. | Rem      | narks ( <i>if any</i> ):  |                   |                           |                       |

The percentage of unitholding immediately before the transaction is calculated on the basis of 139,705,895 outstanding Units before the Offering and the percentage unitholding after the transaction is calculated on the basis of 332,219,995 outstanding Units immediately after the completion of the Offering.

Oversea-Chinese Banking Corporation Limited and UBS AG, Singapore Branch are the joint issue managers for the Offering. Oversea-Chinese Banking Corporation Limited, UBS AG, Singapore Branch, CGS-CIMB Securities (Singapore) Pte. Ltd. and China International Capital Corporation (Singapore) Pte. Limited are the joint bookrunners and underwriters for the Offering.

|   | Name of Substantial Shareholder/Unitholder:  |  |  |  |  |
|---|--|--|--|--|--|
|   | Tan Wei Min  |  |  |  |  |
| [ | 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:  |  |  |  |  |
| Г | · · · · · · · · · · · · · · · · · · ·  |  |  |  |  |
|   | 06-Feb-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): |  |  |  |  |
|   | 06-Feb-2020  |  |  |  |  |
|   | Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):  |  |  |  |  |
| Ī | N.A.   |  |  |  |  |

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               | 22,058,824      | 22,058,824 |
| As a percentage of total no. of voting shares/t(i):   | 0               | 15.79           | 15.79      |
| Immediately after the transaction   | Direct Interest | Deemed Interest | Total      |

| unde         | of voting shares/units held and/or rlying the rights/options/warrants/ertible debentures :  | 0  | 24,264,624   | 24,264,624                                 |
|--------------|---|--|--|--|
|              | percentage of total no. of voting   | 0  | 7.3  | 7.3  |
|              | Circumstances giving rise to de [You may attach a chart in item 10 interest arises]   |  |  |  |
|              | See paragraph 9 below.  |  |  |  |
| <br> -<br> - | Relationship between the Subst<br>[You may attach a chart in item 10<br>Shareholders/Unitholders]<br>Tan Kim Seng, Tan Fuh Gih, Tan Hoo L<br>Holdings Pte Ltd ("KSHPL") and is ther<br>Section 4 of the Securities and Future | to show the re<br>ang and Tan W<br>refore deemed i | elationship between the Stationship between the Statio | ubstantial<br>t of 20% or more in Kim Seng |
| 0.           | Attachments (if any): 1   | ment(s) should n                                   | not exceed 1MB.)   |  |
| 1.           | If this is a replacement of an ea   | arlier notificat                                   | ion, please provide:   |  |
| (            | (a) SGXNet announcement on SGXNet (the "Initial Al  |  |  | nich was announced                         |
|              |   |  |  |  |
|              | (b) Date of the Initial Announ  | cement:  |  |  |
|              | (c) 15-digit transaction refer which was attached in the  |  |  | action in the Form 3                       |
|              |   |  |  |  |
| 2.           | Remarks (if any):   |  |  |  |
| c            | The percentage of unitholding immedoutstanding Units before the Offering the basis of 332,219,995 outstanding   | gand the percei                                    | ntage unitholding after the  | transaction is calculated on               |
|              | Oversea-Chinese Banking Corporation for the Offering. Oversea-Chinese Ban   |  |  |  |

Securities (Singapore) Pte. Ltd. and China International Capital Corporation (Singapore) Pte. Limited are the

FORM 3/[ Version 2.0 ]/Effective Date [ 21 March 2014 ]

joint bookrunners and underwriters for the Offering.

### Part IV - Transaction details

| 1. | 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:   |
|    | 24,264,624 units in Elite Commercial REIT ("Units")   |
| 3. | Amount of consideration paid or received by Substantial Shareholders/Unitholders (excluding brokerage and stamp duties):  |
|    | N.A. See paragraph 4 below.   |
| 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):  |
|    | KSHPL held 22,058,824 Units in the private fund known as Elite UK Commercial Fund, now known as Elite   |
|    | Commercial REIT, and subscribed for an additional 2,205,800 Units under the Placement Tranche of the Offering.  The Offering and listing on the Singapore Exchange Securities Trading Limited was completed on 6 February 2020 resulting in a decrease in KSHPL's percentage unitholding. |
|    |   |

| ган  | iculars of Individual submitting this notification form to the Listed Issuer: |
|------|---|
| (a)  | Name of Individual:   |
|      | Cindy Lau   |
| (b)  | Designation (if applicable):  |
|      | Assistant Accounts Manager  |
| (c)  | Name of entity (if applicable):   |
|      | Kim Seng Holdings Pte Ltd   |
| <br> | on Reference Number (auto-generated): 6 3 6 3 4 8 1 1 9 2 3 3                 |
|      |   |
|      |   |
|      |   |
|      |   |
|      |   |
|      |   |
|      |   |
|      |   |
|      |   |
|      |   |
|      |   |
|      |   |
|      |   |
|      |   |
|      |   |
|      |   |
|      |   |
|      |   |
|      |   |