SECURITIES AND FUTURES ACT (CAP. 289) SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS) REGULATIONS 2012

NOTIFICATION FORM FOR DIRECTOR/CHIEF EXECUTIVE OFFICER IN RESPECT OF INTERESTS IN SECURITIES

(Electronic Format)

FORM

Explanatory Notes

- 1. Please read the explanatory notes carefully before completing this notification form.
- This form is for a Director/Chief Executive Officer ("CEO") to give notice of his interests in the securities of the Listed Issuer under section 133, 137N or 137Y of the Securities and Futures Act (Cap. 289) (the "SFA"). Please note that the requirement to disclose interests in participatory interests applies <u>only</u> to a director and where the Listed Issuer is a Singapore-incorporated company.
- 3. This electronic Form 1 and a separate Form C, containing the particulars and contact details of the Director/CEO, must be completed by the Director/CEO or a person duly authorised by him to do so. The person so authorised should maintain records of information furnished to him by the Director/CEO.
- 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. A single form may be used by a Director/CEO for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days of/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.
- 6. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking on the paper clip icon on the bottom left-hand corner or in item 3 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.
- 7. Except for item 4 of Part III, please select only one option from the relevant check boxes.
- 8. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
- 9. 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").
- 10. For further instructions and guidance on how to complete this notification form, please refer to section 6 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:
Sasseur	Real Estate Investment Trust
Туре с	of Listed Issuer:
Cor	npany/Corporation
🗌 Re	gistered/Recognised Business Trust
🖌 Rea	al Estate Investment Trust
Name	of Trustee-Manager/Responsible Person:
Sasseur	r Asset Management Pte. Ltd.
Name	of Director/CEO:
Yang Xu	ue
Is the	Director/CEO also a substantial shareholder/unitholder of the Listed Issuer?
✓ Yes	8
🗌 No	
the Lis	Director/CEO notifying in respect of his interests in securities of, or made available by, sted Issuer at the time of his appointment? s (<i>Please proceed to complete Part II</i>)
🖌 No	(Please proceed to complete Part III)

16-Apr-2020

 ansaction A							
Date of acquisition of or change in interest:							
15-Apr-2020							
Date on which Director/CEO became aware of the acquisition of, or change in, interest () (<i>if different from item 1 above, please specify the date</i>):							
15-Apr-2020							
Explanation (if the date of becoming aware is different from the date of acquisition of, or change in, interest):							
Type of securities which are the subject of the transaction (more than one option may be							
chosen):							
 Ordinary voting shares/units of Listed Issuer Other types of charge/units (cycluding ordinary uniting charge/units) of Listed Issuer 							
Other types of shares/units (<i>excluding ordinary voting shares/units</i>) of Listed Issuer							
 Rights/Options/Warrants over shares/units of Listed Issuer Debentures of Listed Issuer 							
Rights/Options over debentures of Listed Issuer							
 Contracts over shares of the Listed Issuer which Director/CEO is a party to, or under which he is entitled to a benefit, being contracts under which any person has a right to call for or to make delivery of shares in the Listed Issuer 							
Participatory interests made available by Listed Issuer							
Others (<i>please specify</i>):							
Number of shares, units, rights, options, warrants, participatory interests and/or principa amount/value of debentures or contracts acquired or disposed of by Director/CEO:							
700,000 Units							
Amount of consideration paid or received by Director/CEO (excluding brokerage and stamp duties):							
S\$490,000.00							

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7.	Circumstance giving rise to the interest or change in interest:
	Acquisition of:
	Securities via market transaction
	Securities via off-market transaction (<i>e.g. married deals</i>)
	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 employee share options/share awards
	Vesting of share awards
	Exercise of employee share options
	Acceptance of take-over offer for Listed Issuer
	Corporate action by Listed Issuer (<i>please specify</i>):
	Others (<i>please specify</i>):

8. Quantum of interests in securities held by Director/CEO before and after the transaction. Please complete relevant table(s) below (for example, Table 1 should be completed if the change relates to ordinary voting shares of the Listed Issuer; Table 4 should be completed if the change relates to debentures):

Table 1. Change in respect of ordinary voting shares/units of Listed Issuer

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	6,132,900	690,842,188	696,975,088
As a percentage of total no. of ordinary voting shares/units:	0.52	57.63	58.15
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	6,832,900	690,842,188	697,675,088

As a percentage of total no. of ordinary voting shares/units:	0.57	57.63	58.2	
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9. Circumstances giving rise to deemed interests (*if the interest is such*): [You may attach a chart(s) in item 10 to illustrate how the Director/CEO's deemed interest, as set out in item 8 tables 1 to 8, arises]

Shimmer Fair Management Limited ("Shimmer Fair Management") is the sole shareholder of Sasseur (BVI) Holding II Limited ("Sasseur (BVI) Holding II"). Sasseur (BVI) Holding II holds 80.4208% of the share capital of Sasseur Cayman Holding Limited (the "Sponsor") and the Sponsor is in turn the sole shareholder of Sasseur Cayman Holding II Ltd. ("Cayman Holdco").

Cayman Holdco is the sole shareholder of Sasseur Asset Management Pte. Ltd. ("SAMPL") and is deemed to be interested in 10,796,688 Units held by SAMPL.

TMF (Cayman) Ltd. ("TMF (Cayman)") as the trustee of Xu Family Trust is the sole shareholder of Shimmer Fair Management. The Xu Family Trust is a discretionary trust established by Mr. Xu Rongcan as settlor and the sole member of the Protective Committee and Investment Committee of Xu Family Trust, for the benefit of its beneficiaries, being Mr. Xu Rongcan who is the primary beneficiary of the Xu Family Trust during his lifetime and whilst not incapacitated.

In addition, as the sole power to make investment decision relating to the assets of the Xu Family Trust is vested on an investment committee, of which Mr. Xu Rongcan is the sole member, only he can make all decisions relating to any purchase, sale, exchange or retention of the shares in Shimmer Fair Management as well as the exercise of any voting and other rights on behalf of the Xu Family Trust.

As Cayman Holdco is deemed to be interested in 619,775,600 Units held through CGS-CIMB Securities Singapore Pte. Ltd., 58,000,000 Units held through CMB Singapore Branch, 2,269,900 Units held through Haitong International Securities (Singapore) Private Limited and 10,796,688 Units held by SAMPL, each of the Sponsor, Sasseur (BVI) Holding II, Shimmer Fair Management, TMF (Cayman) and Mr. Xu Rongcan is also deemed to be interested in the 690,842,188 Units.

Ms. Yang Xue is the spouse of Mr. Xu Rongcan and is deemed to be interested in the Units which he has an interest in.

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:
 - (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 1 which was attached in the Initial Announcement:

12. Remarks (*if any*):

The percentage of unitholding set out above is calculated based on 1,198,678,588 outstanding Units.

Sponsorship Statement:

DBS Bank Ltd. was the sole financial adviser and issue manager for the initial public offering of Sasseur REIT (the "Offering"). DBS Bank Ltd. and Bank of China Limited, Singapore Branch were the joint global coordinators to the Offering. DBS Bank Ltd., Bank of China Limited, Singapore Branch, China International Capital Corporation (Singapore) Pte. Limited, Citigroup Global Markets Singapore Pte. Ltd., Credit Suisse (Singapore) Limited, Haitong International Securities (Singapore) Pte. Ltd. and Maybank Kim Eng Securities Pte. Ltd. were the joint bookrunners and underwriters to the Offering.

Transaction Reference Number (auto-generated):

3	2	8	9	4	3	3	4	9	6	9	7	4	3	4
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Item 13 is to be completed by an individual submitting this notification form on behalf of the Director/CEO.

- 13. Particulars of Individual submitting this notification form to the Listed Issuer:
 - (a) Name of Individual: Anthony Ang Meng Huat
 - (b) Designation (*if applicable*): Chief Executive Officer
 - (c) Name of entity (*if applicable*): Sasseur Asset Management Pte. Ltd.