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

NOTIFICATION FORM FOR SHAREHOLDER(S) OF UNLISTED TRUSTEE-MANAGER OR RESPONSIBLE PERSON

FORM 5 (Electronic Format)

Explanatory Notes

- 1. Please read the explanatory notes carefully before completing this notification form.
- 2. This form is for a Shareholder(s) of an unlisted Trustee-Manager or Responsible Person to give notice under section 137P or 137ZA of the Securities and Futures Act (Cap. 289) (the "SFA") for change in interests in the Trustee-Manager or Responsible Person, as the case may be.
- 3. This Form 5 and a separate Form C, containing the particulars and contact details of the Shareholder(s), must be completed by the Shareholder(s) or a person duly authorised by the Shareholder(s) to do so. The person so authorised should maintain records of information furnished to him by the Shareholder(s).
- 4. This form and Form C, are to be completed electronically and sent to the Trustee-Manager or Responsible Person via an electronic medium such as an e-mail attachment. The Trustee-Manager/Responsible Person will attach both forms to the prescribed SGXNet announcement template for dissemination under section 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 Shareholder, all of these Shareholders may give notice using the same notification form.
- 6. Subject to paragraph 5, a separate notification form must be used by a Shareholder for each notifiable 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 on the paper clip icon on the bottom left-hand corner or in item 8 of Part II. The total file size for all attachment(s) should not exceed 1MB.
- 8. Except for item 1 of Part III, 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 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;
 - (b) 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
 - a collective investment scheme that is a trust, that invests primarily in real estate and real estate (c) related 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 8 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

1. Name of Listed Issuer:

Elite Commercial REIT

2. Type of Listed Issuer:

- Registered/Recognised Business Trust
- ✓ Real Estate Investment Trust

3. Name of Trustee-Manager/Responsible Person:

Elite Commercial REIT Management Pte. Ltd.

4. Date of notification to Trustee-Manager/Responsible Person:

09-Sep-2020

Part II - Shareholder(s) details

Shareholder A		1
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Name of Shareholder: 1.

Elite Partners Holdings Pte. Ltd.

2. Date of acquisition of or change in interest:



3. Date on which Shareholder became aware of the acquisition of, or change in, interest 🎧 (if different from item 2 above, please specify the date):

07-Sep-2020	
07-Sep-2020	

4. Explanation (if the date of becoming aware is different from the date of acquisition of, or change in, interest):

Ν	.A.

5. Quantum of total voting shares (including voting shares underlying rights/options/warrants/convertible debentures {conversion price known}) held by Shareholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:	850,000	0	850,000
As a percentage of total no. of voting shares:	85	0	85
Immediately after the transaction	Direct Interest	Deemed Interest	Total
Immediately after the transaction No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:	Direct Interest 680,000	Deemed Interest	<i>Total</i> 680,000

Circumstances giving rise to deemed interests (if the interest is such): 6. [You may attach a chart in item 8 to illustrate how the Shareholder's deemed interest arises]

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7. [You may attach a chart in item 8 to show the relationship between the Shareholders]

Please refer to paragraph 10 below.

8.	Attachments (<i>if any</i>):	1
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(The total file size for all attachment(s) should not exceed 1MB.)

- 9. 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 5 which was attached in the Initial Announcement:

10. Remarks (if any):

Pursuant to an internal restructuring of Elite Partners Holdings Pte. Ltd. ("EPH"), Mr. Tan Dah Ching ("Mr. Tan"), would no longer hold his interest in Elite Commercial REIT Management Pte. Ltd. (the "Manager") through EPH. Instead, Mr. Tan would hold 17.0% of the shares in the Manager through his wholly owned entity, Jin Leng Investments Pte. Ltd. ("JLI"). For the avoidance of doubt, following the internal restructuring, Mr. Tan would no longer hold any shares in EPH.

Following the internal restructuring, Victor Song Chern Chean and Ho Lee Group Pte. Ltd. ("HLG") will each hold more than 20.0% interest in EPH, and as such will each be deemed interested in the 680,000 shares in the Manager held by EPH upon completion.

Teck Lee Holdings Pte. Ltd. ("TLH") hold more than 20% interest in HLG. Tan Hai Seng Benjamin, Tan Hai Peng Micheal, and Tan Thuan Teck each hold more than 20.0% interest in TLH, and as such will each be deemed interested in the 680,000 shares in the Manager held by EPH upon completion that HLG is deemed interested in.

The percentage of shareholding set out above before and after the change is calculated based on 1,000,000 shares in the capital of the Manager.

Overseas-Chinese Banking Corporation Limited and UBS AG, Singapore Branch are the joint issue managers for the Offering. Overseas-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.

Victor Song Chern Chean
Date of acquisition of or change in interest:
07-Sep-2020
Date on which Shareholder became aware of the acquisition of, or change in, interest 🕤 (if different from item 2 above, please specify the date):
07-Sep-2020
Explanation (if the date of becoming aware is different from the date of acquisition of, or change in, interest):
N.A.

5. Quantum of total voting shares (including voting shares underlying rights/options/warrants/convertible debentures {conversion price known}) held by Shareholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:	0	850,000	850,000
As a percentage of total no. of voting shares:	0	85	85
Immediately after the transaction	Direct Interest	Deemed Interest	Total
Immediately after the transaction No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:	Direct Interest	Deemed Interest 680,000	<i>Total</i> 680,000

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

Please refer to paragraph 10 of the notification for Shareholder A.

7. Relationship between the Shareholders giving notice in this form: [You may attach a chart in item 8 to show the relationship between the Shareholders]

8.	ttachments (<i>if any</i>):	
	(The total file size for all attachment(s) should not exceed 1MB.)	
9.	this is a replacement of an earlier notification, please provide:	
) SGXNet announcement reference of the <u>first</u> notification which was announced on SG (<i>the "Initial Announcement"</i>):	XNet
) Date of the Initial Announcement:	
) 15-digit transaction reference number of the relevant transaction in the Form 5 which attached in the Initial Announcement:	n was
10.	emarks (<i>if any</i>):	
	ease refer to paragraph 10 of the notification for Shareholder A.	
1.	hareholder C 🕥 ame of Shareholder:	
	o Lee Group Pte. Ltd.	
2.	ate of acquisition of or change in interest:	
	'-Sep-2020	
3.	ate on which Shareholder became aware of the acquisition of, or change in, interest 🕤	
	'-Sep-2020	
4.	xplanation (if the date of becoming aware is different from the date of acquisition of, or ch , interest):	ange
	A.	
5.	uantum of total voting shares (<i>including voting shares underl</i> ghts/options/warrants/convertible debentures {conversion price known}) held by Shareh efore and after the transaction:	
	Immediately before the transaction Direct Interest Deemed Interest Total	
	No. of voting shares held and/or underlying the ights/options/warrants/convertible debentures:	

Immediately after the transaction Direct Interest Deemed Interest No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures: 0 680,000 680,0	<i>Total</i>
No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures: Image: Convertible debentures: As a percentage of total no. of voting shares: Image: Convertible debentures: Image: Convertible debentures: As a percentage of total no. of voting shares: Image: Convertible debentures: Image: Convertible debentures: Image: Convertible debentures: Circumstances giving rise to deemed interests (if the interest is such): Image: Convertible debentures: Image: Convertible debentures: [You may attach a chart in item 8 to illustrate how the Shareholder's deemed interest arises] Please refer to paragraph 10 of the notification for Shareholder A. Relationship between the Shareholders giving notice in this form: [You may attach a chart in item 8 to show the relationship between the Shareholders]	580.000
As a percentage of total no. of voting shares: Circumstances giving rise to deemed interests (<i>if the interest is such</i>): [You may attach a chart in item 8 to illustrate how the Shareholder's deemed interest arises] Please refer to paragraph 10 of the notification for Shareholder A. Relationship between the Shareholders giving notice in this form: [You may attach a chart in item 8 to show the relationship between the Shareholders]	
[You may attach a chart in item 8 to illustrate how the Shareholder's deemed interest arises] Please refer to paragraph 10 of the notification for Shareholder A. Relationship between the Shareholders giving notice in this form: [You may attach a chart in item 8 to show the relationship between the Shareholders]	58
Relationship between the Shareholders giving notice in this form: [You may attach a chart in item 8 to show the relationship between the Shareholders]	es]
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[You may attach a chart in item 8 to show the relationship between the Shareholders]	
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If this is a replacement of an earlier notification, please provide:	
 SGXNet announcement reference of the <u>first</u> notification which was announced (the "Initial Announcement"): 	

- (b) Date of the Initial Announcement:
- (c) 15-digit transaction reference number of the relevant transaction in the Form 5 which was attached in the Initial Announcement:

10. Remarks (if any):

Shareholder D	

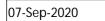
1. Name of Shareholder:

Teck Lee Holdings Pte Ltd

2. Date of acquisition of or change in interest:

07-Se	p-2020
01-36	p-2020

3. Date on which Shareholder became aware of the acquisition of, or change in, interest (*if different from item 2 above, please specify the date*):



4. Explanation (*if the date of becoming aware is different from the date of acquisition of, or change in, interest*):

N.A.

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5. Quantum of total voting shares (*including voting shares underlying rights/options/warrants/convertible debentures {conversion price known}*) held by Shareholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:	0	850,000	850,000
As a percentage of total no. of voting shares: 👔	0	85	85
Immediately after the transaction	Direct Interest	Deemed Interest	Total
Immediately after the transaction No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:	Direct Interest	Deemed Interest 680,000	<i>Total</i> 680,000

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

Please refer to paragraph 10 of the notification for Shareholder A.

7. Relationship between the Shareholders giving notice in this form: [You may attach a chart in item 8 to show the relationship between the Shareholders]

8.	Attachments (<i>if any</i>):
	(The total file size for all attachment(s) should not exceed 1MB.)
9.	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 (<i>the "Initial Announcement"</i>):
	(b) Date of the Initial Announcement:
	(c) 15-digit transaction reference number of the relevant transaction in the Form 5 which was attached in the Initial Announcement:
10.	Remarks (<i>if any</i>):
	Please refer to paragraph 10 of the notification for Shareholder A.
	Shareholder E
1.	Name of Shareholder:
	Tan Hai Seng Benjamin
2.	Date of acquisition of or change in interest:
	07-Sep-2020
3.	Date on which Shareholder became aware of the acquisition of, or change in, interest 🕤 (<i>if different from item 2 above, please specify the date</i>):
	07-Sep-2020
4.	Explanation (if the date of becoming aware is different from the date of acquisition of, or change in, interest):
	N.A.
5.	Quantum of total voting shares (<i>including voting shares underlying rights/options/warrants/convertible debentures</i> { <i>conversion price known</i> }) held by Shareholder before and after the transaction:
	Immediately before the transaction Direct Interest Deemed Interest Total
	No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:0850,000850,000

As a	a percentage of total no. of voting shares: 👔	0	85	85
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
	of voting shares held and/or underlying the ts/options/warrants/convertible debentures:	0	680,000	680,000
As a	a percentage of total no. of voting shares: 🅤	0	68	68
	umstances giving rise to deemed inter may attach a chart in item 8 to illustrate I			rises]
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- (b) Date of the Initial Announcement:
- (c) 15-digit transaction reference number of the relevant transaction in the Form 5 which was attached in the Initial Announcement:

10. Remarks (if any):

1.	Shareholder F 🕥 Name of Shareholder:			
	Tan Hai Peng Micheal			
2.	Date of acquisition of or change in interest	t:		
	07-Sep-2020			
3.	Date on which Shareholder became aware (<i>if different from item 2 above, please spe</i>	-	of, or change in, in	terest
	07-Sep-2020			
4.	Explanation (<i>if the date of becoming awa in, interest</i>):	re is different from	the date of acquis	ition of, or change
5.	Quantum of total voting shar rights/options/warrants/convertible deben before and after the transaction:	· ·		
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
	No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:	0	850,000	850,000
	As a percentage of total no. of voting shares:	0	85	85
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
	No. of voting shares held and/or underlying the rights/options/warrants/convertible debentures:	0	680,000	680,000
	As a percentage of total no. of voting shares:	0	68	68

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

Please refer to paragraph 10 of the notification for Shareholder A.

7. Relationship between the Shareholders giving notice in this form: [You may attach a chart in item 8 to show the relationship between the Shareholders]

Att	achments (<i>if any</i>): 1	
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Tan Da 07-1 Da (if o 07-1 Ex in, N.A Q u rigu bef	a Thuan Teck te of acquisition of or change in interest: Sep-2020 te on which Shareholder became aware of the acquisition of, or change in, interest fiftherent from item 2 above, please specify the date): Sep-2020 planation (if the date of becoming aware is different from the date of acquisition of, or chinterest): planation (if the date of becoming aware is different from the date of acquisition of, or chinterest): teantum of total voting shares (including voting shares under hts/options/warrants/convertible debentures {conversion price known}) held by Sharehore and after the transaction: Immediately before the transaction Direct Interest Deemed Interest Total	y i n olde

As a	a percentage of total no. of voting shares: 🅤	0	85	85
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
	of voting shares held and/or underlying the ts/options/warrants/convertible debentures:	0	680,000	680,000
As a	a percentage of total no. of voting shares: 👔	0	68	68
	umstances giving rise to deemed inter may attach a chart in item 8 to illustrate l			rises]
Please	e refer to paragraph 10 of the notification fo	r Shareholder A.		
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- (b) Date of the Initial Announcement:
- (c) 15-digit transaction reference number of the relevant transaction in the Form 5 which was attached in the Initial Announcement:

10. Remarks (if any):

	Part III - Transaction Details
1.	 Type of securities which are the subject of the transaction (more than one option may be chosen): Voting shares Rights/Options/Warrants over voting shares Convertible debentures over voting shares (conversion price known) Others (please specify):
2.	Number of shares, rights, options, warrants, and/or principal amount of convertible debentures acquired or disposed by Shareholder(s):
	170,000 shares in Elite Commercial REIT Management Pte. Ltd.
3.	Amount of consideration paid or received by Shareholder(s) (excluding brokerage and stamp duties):
	S\$170,000.00 at S\$1.00 per share
4.	Circumstance giving rise to the interest or change in interest (please specify):
	Please refer to paragraph 10 of the notification in Part II for Shareholder A.
	Item 5 is to be completed by an individual submitting this notification form on behalf of the Shareholder(s).
5.	Particulars of Individual submitting this notification form to the Trustee-Manager/Responsible Person:
	(a) Name of Individual:
	Victor Song Chern Chean
	(b) Designation (<i>if applicable</i>):

Director

(c) Name of entity (*if applicable*): Elite Partners Holdings Pte. Ltd.

 Transaction Reference Number (auto-generated):

 4
 6
 8
 6
 5
 7
 4
 4
 0
 6
 2
 6
 9
 9
 5