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 |
|----|---|
| 1. | Name of Listed Issuer: |
| | ESR-REIT |
| 2. | Type of Listed Issuer: |
| | Company/Corporation |
| | Registered/Recognised Business Trust |
| | ✓ Real Estate Investment Trust |
| | Name of Trustee-Manager/Responsible Person: |
| | ESR FUNDS MANAGEMENT (S) LIMITED |
| 3. | Name of Director/CEO: |
| | TONG JINQUAN |
| 4. | Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer? |
| | □ No |
| 5. | Is the Director/CEO notifying in respect of his interests in securities of, or made available by, the Listed Issuer at the time of his appointment? Yes (Please proceed to complete Part II) No (Please proceed to complete Part III) |
| 6. | Date of notification to Listed Issuer: |

03-Apr-2020

| nsaction A | |
|---|--|
| Date of acquisition of or ch | nange in interest: |
| 01-Apr-2020 | |
| | O became aware of the acquisition of, or change in, interest ove, please specify the date): |
| 03-Apr-2020 | |
| Explanation (<i>if the date of in, interest</i>): | becoming aware is different from the date of acquisition of, or change |
| Mr Tong Jinquan was only noti | fied of the transaction on 3 April 2020. |
| chosen): | are the subject of the transaction (more than one option may be |
| Ordinary voting shares/u | nits of Listed Issuer |
| Other types of shares/un | its (excluding ordinary voting shares/units) of Listed Issuer |
| Rights/Options/Warrants | over shares/units of Listed Issuer |
| Debentures of Listed Iss | uer |
| Rights/Options over deb | |
| | the Listed Issuer which Director/CEO is a party to, or under which he is g contracts under which any person has a right to call for or to make Listed Issuer |
| Participatory interests m | ade available by Listed Issuer |
| Others (<i>please specify</i>): | |
| | , rights, options, warrants, participatory interests and/or principa es or contracts acquired or disposed of by Director/CEO: |
| 10,074,500 | |
| | |
| Amount of consideration <i>duties</i>): | paid or received by Director/CEO (excluding brokerage and stamp |
| S\$2,506,213.22 | |

| 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>): |
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| | Others (<i>please specify</i>): |
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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: | 172,802,987 | 834,083,829 | 1,006,886,816 |
| As a percentage of total no. of ordinary voting shares/units: | 4.93 | 23.79 | 28.72 |
| Immediately after the transaction | Direct Interest | Deemed Interest | Total |
| No. of ordinary voting shares/units held: | 172,802,987 | 824,009,329 | 996,812,316 |

| | 4.93 | 23.5 | 28.43 |
|---|------|------|-------|
| As a percentage of total no. of ordinary voting shares/units: | | | |
| • | | | |

 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]

Wealthy Fountain Holdings Inc holds 127,576,026 ESR-REIT units and Skyline Horizon Consortium Ltd holds 13,172,094 ESR-REIT units. Both entities are wholly owned by Shanghai Summit Pte Ltd ("SSPL"). ESR-FM holds 30,605,531 ESR-REIT units and is 25% owned by SSPL.

Leading Wealth Global Inc holds 652,655,678 ESR-REIT units and is a wholly-owned subsidiary of Longemont Real Estate Pte Ltd, which is in turn a wholly-owned subsidiary of Shanghai Summit (Group) Co., Ltd.

Both SSPL and Shanghai Summit (Group) Co., Ltd are wholly owned by Tong Jinquan. Therefore, Tong Jinquan is deemed to be interested in the 824,009,329 ESR-REIT units held by the above-mentioned entities.

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"*):

| 10 | - 4 | L in l | 4. | | | | | |
|----|-----|------------|----|--|------|------|--|--|

(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):

Transaction Reference Number (auto-generated):

| 0 | 6 | 0 | 3 | 9 | 9 | 9 | 4 | 3 | 1 | 4 | 2 | 0 | 5 | 2 | | | | | | |
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| 02-A | e of acquisition of or change in interest: |
|-----------|--|
| | pr-2020 |
| | e on which Director/CEO became aware of the acquisition of, or change in, interest 🕤 |
| 03-A | pr-2020 |
| • | lanation (if the date of becoming aware is different from the date of acquisition of, or change nterest): |
| Mr T | ong Jinquan was only notified of the transaction on 3 April 2020. |
| Тур | e of securities which are the subject of the transaction (more than one option may be |
| | sen): |
| | Ordinary voting shares/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 |
| \square | Others (<i>please specify</i>): |
| am | nber of shares, units, rights, options, warrants, participatory interests and/or principa punt/value of debentures or contracts acquired or disposed of by Director/CEO: 60,300 |
| | |
| | ount of consideration paid or received by Director/CEO (<i>excluding brokerage and stam</i> es): |

Circumstance giving rise to the interest or change in interest: Acquisition of:

Transaction B

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| 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 (<i>e.g. married deals</i>) |
| 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>): |
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| Others (please specify): |
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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: | 172,802,987 | 824,009,329 | 996,812,316 |
| As a percentage of total no. of ordinary voting shares/units: | 4.93 | 23.5 | 28.43 |
| Immediately after the transaction | Direct Interest | Deemed Interest | Total |
| No. of ordinary voting shares/units held: | 172,802,987 | 807,049,029 | 979,852,016 |
| As a percentage of total no. of ordinary voting shares/units: | 4.93 | 23.02 | 27.95 |

| 9. | Circumstances giving rise to deemed interests (<i>if the interest is such</i>): [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] |
|-----|---|
| | Wealthy Fountain Holdings Inc holds 113,615,726 ESR-REIT units and Skyline Horizon Consortium Ltd holds 13,172,094 ESR-REIT units. Both entities are wholly owned by Shanghai Summit Pte Ltd ("SSPL"). ESR-FM holds 30,605,531 ESR-REIT units and is 25% owned by SSPL. |
| | Leading Wealth Global Inc holds 649,655,678 ESR-REIT units and is a wholly-owned subsidiary of Longemont Real Estate Pte Ltd, which is in turn a wholly-owned subsidiary of Shanghai Summit (Group) Co., Ltd. |
| | Both SSPL and Shanghai Summit (Group) Co., Ltd are wholly owned by Tong Jinquan. Therefore, Tong Jinquan is deemed to be interested in the 807,049,029 ESR-REIT units held by the above-mentioned entities. |
| 10. | Attachments (<i>if any</i>): 🕤 |
| | (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 (<i>the "Initial Announcement"</i>): |
| | |
| | (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 (<i>if any</i>): |
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| Tra | ansaction Reference Number (auto-generated): |
| 5 | 4 5 4 1 1 3 4 9 9 2 4 5 8 1 |
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| 03-Apr-2020 Date on which Director/CEO became aware of the acquisition of, or change in, interest (if different from item 1 above, please specify the date): 03-Apr-2020 Explanation (if the date of becoming aware is different from the date of acquisition of, or chain, interest): Type of securities which are the subject of the transaction (more than one option may chosen): Ordinary voting shares/units of Listed Issuer Other types of shares/units (excluding ordinary voting shares/units) of Listed Issuer Rights/Options/Warrants over shares/units of Listed Issuer Debentures of Listed Issuer Contracts over shares of the Listed Issuer Contracts over shares of the Listed Issuer Participatory interests made available by Listed Issuer Participatory interests made available by Listed Issuer Participatory interests made available by Listed Issuer Others (please specify): Number of shares, units, rights, options, warrants, participatory interests and/or princi amount/value of debentures or contracts acquired or disposed of by Director/CEO: 20.818.400 Amount of consideration paid or received by Director/CEO (excluding brokerage and sta duties): Sts5.274.034.47 | Date of acquisition of or ch | nange in interest: | | | |
|--|--|--|--|--|--|
| (if different from item 1 above, please specify the date): 03-Apr-2020 Explanation (if the date of becoming aware is different from the date of acquisition of, or char in, interest): Type of securities which are the subject of the transaction (more than one option may chosen): Ordinary voting shares/units of Listed Issuer Other types of shares/units of Listed Issuer Other types of shares/units (excluding ordinary voting shares/units) of Listed Issuer Rights/Options/Warrants over shares/units of Listed Issuer Debentures of Listed Issuer Contracts over shares of the Listed Issuer Contracts over shares of the Listed Issuer Contracts over shares of the Listed Issuer Participatory interests made available by Listed Issuer Participatory interests made available by Listed Issuer Others (please specify): Number of shares, units, rights, options, warrants, participatory interests and/or princi amount/value of debentures or contracts acquired or disposed of by Director/CEO: 20,818,400 Amount of consideration paid or received by Director/CEO (excluding brokerage and sta duties): | 03-Apr-2020 | | | | |
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| amount/value of debentures or contracts acquired or disposed of by Director/CEO: 20,818,400 Amount of consideration paid or received by Director/CEO (<i>excluding brokerage and sta duties</i>): | Others (<i>please specify</i>): | | | | |
| amount/value of debentures or contracts acquired or disposed of by Director/CEO: 20,818,400 Amount of consideration paid or received by Director/CEO (<i>excluding brokerage and sta duties</i>): | | | | | |
| Amount of consideration paid or received by Director/CEO (<i>excluding brokerage and sta duties</i>): | | • · · · · · · | | | |
| duties): | 20,818,400 | | | | |
| S\$5,274,034.47 | | paid or received by Director/CEO (excluding brokerage and star | | | |
| | S\$5,274,034.47 | | | | |
| | | | | | |

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 (<i>e.g. married deals</i>) |
| 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>): |
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| Others (please specify): |
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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: | 172,802,987 | 807,049,029 | 979,852,016 |
| As a percentage of total no. of ordinary voting shares/units: | 4.93 | 23.02 | 27.95 |
| Immediately after the transaction | Direct Interest | Deemed Interest | Total |
| No. of ordinary voting shares/units held: | 172,802,987 | 786,230,629 | 959,033,616 |
| | | | |

| 9. | [Υοι | umstances giving rise to deemed interests (<i>if the interest is such</i>): a may attach a chart(s) in item 10 to illustrate how the Director/CEO's deemed interest, as but in item 8 tables 1 to 8, arises] | | | | | |
|-----|----------|--|--|--|--|--|--|
| | 13,17 | thy Fountain Holdings Inc holds 93,615,726 ESR-REIT units and Skyline Horizon Consortium Ltd holds 2,094 ESR-REIT units. Both entities are wholly owned by Shanghai Summit Pte Ltd ("SSPL"). ESR-FM holds 5,531 ESR-REIT units and is 25% owned by SSPL. | | | | | |
| | | ng Wealth Global Inc holds 648,837,278 ESR-REIT units and is a wholly-owned subsidiary of Longemont Real e Pte Ltd, which is in turn a wholly-owned subsidiary of Shanghai Summit (Group) Co., Ltd. | | | | | |
| | | SSPL and Shanghai Summit (Group) Co., Ltd are wholly owned by Tong Jinquan. Therefore, Tong Jinquan is ned to be interested in the 786,230,629 ESR-REIT units held by the above-mentioned entities. | | | | | |
| 10. | Atta | chments (<i>if any</i>): 🕤 | | | | | |
| | Ø | (The total file size for all attachment(s) should not exceed 1MB.) | | | | | |
| 11. | lf thi | s 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 1 which was attached in the Initial Announcement: | | | | | |
| | | | | | | | |
| 12. | Rem | arks (<i>if any</i>): | | | | | |
| | | | | | | | |
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| | | | | | | | |
| Tra | ansac | tion Reference Number (auto-generated): | | | | | |
| 3 | 1 2 | | | | | | |
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| | | | | | | | |
| | | s to be completed by an individual submitting this notification form on behalf of the Director/CEO. | | | | | |
| 13. | | culars of Individual submitting this notification form to the Listed Issuer: | | | | | |
| | (a) | Name of Individual: | | | | | |
| | <i>.</i> | Loy York Ying | | | | | |
| | (b) | Designation (<i>if applicable</i>): | | | | | |
| | | Head of Compliance & Risk Management | | | | | |
| | | | | | | | |

(c)

Name of entity (if applicable):

ESR Funds Management (S) Limited