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 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:
	SUNTEC REAL ESTATE INVESTMENT TRUST
2.	Type of Listed Issuer: Company/Corporation
	Registered/Recognised Business Trust
	✓ Real Estate Investment Trust
	Name of Trustee-Manager/Responsible Person:
	ARA TRUST MANAGEMENT (SUNTEC) LIMITED
	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:
	23-Jan-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:
The Cairns 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:
22-Jan-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):
22-Jan-2020
Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):

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:	0	271,519,652	271,519,652
As a percentage of total no. of voting shares/(0	9.69	9.69
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	Deemed Interest 281,646,572	Total 281,646,572

on SGXNet (the "Initial Announcement"):		e see paragraph 9 of Substantial Shareholder F's notification.
You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders] Please see paragraph 9 of Substantial Shareholder F's notification. Attachments (if any):	ſ	
Attachments (if any): (The total file size for all attachment(s) should not exceed 1MB.) If this is a replacement of an earlier notification, please provide: (a) SGXNet announcement reference of the first 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: (d) Remarks (if any): (e) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement: (g) 18-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement: (g) 18-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement: (g) 18-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement: (g) 18-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement: (g) 18-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement: (g) 18-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement: (g) 18-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement: (g) 18-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement: (g) 18-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement: (g) 18-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement: (g) 18-digit transaction reference number of the relevant transaction was attached in the Initial Announc	[You	may attach a chart in item 10 to show the relationship between the Substantial
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If this is a replacement of an earlier notification, please provide: (a) SGXNet announcement reference of the first 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: (d) Remarks (if any): (e) Name of Substantial Shareholder/Unitholder: (e) Raffles Investments Private Limited Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in securities of the Listed Issuer are held solely through fund manager(s)? Yes		chmonts (if any):
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	Date of acquisition of or change in interest:							
•	Date of acquisition of or change in interest:							
	22-Jan-2020							
•	Date on which Substantial Shareh change in, interest (if different							
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	Immediately before the transaction	Direct Interest	Deemed Interest	Total				
und	. of voting shares/units held and/or derlying the nts/options/warrants/convertible debentures	0	271,519,652	271,519,652				
	a percentage of total no. of voting ares/t	0	9.69	9.69				
	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	281,646,572	281,646,572				
	a percentage of total no. of voting ares/t	0	10.02	10.02				
3.	Circumstances giving rise to deen [You may attach a chart in item 10 to interest arises]			r/Unitholder's deemed				
	Please see paragraph 9 of Substantial Sh	nareholder F's notifica	tion.					
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	G	(The total file size for all attachment(s) should not exceed 1MB.)			
1.	If this	s is a replacement of an earlier notification, please provide:			
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	(b)	Date of the Initial Announcement:			
	(c)	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:			
2.	Rem	arks (<i>if any</i>):			
ub	stantia	al Shareholder/Unitholder C			
		al Shareholder/Unitholder C			
	Nam	ne of Substantial Shareholder/Unitholder:			
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	Quantum of total voting sha rights/options/warrants/convertible Shareholder/Unitholder before and	debentures (condition of the debenture) (cond	version price knowr tion:	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or lerlying the ts/options/warrants/convertible debentures:	0	271,519,652	271,519,652
	a percentage of total no. of voting res/ເ	0	9.69	9.69
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or lerlying the rights/options/warrants/ vertible debentures :	0	281,646,572	281,646,572
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	(c)	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Rem	narks (<i>if any</i>):
12.		
<u>Sub</u>	stantia	al Shareholder/Unitholder D
1.	Nam	ne of Substantial Shareholder/Unitholder:
••		itas Pte. Ltd.
2.		ubstantial Shareholder/Unitholder a fund manager or a person whose interest in
۷.	secu	urities of the Listed Issuer are held solely through fund manager(s)?
	✓ N	lo
3.	Notif	fication in respect of:
	□В	Becoming a Substantial Shareholder/Unitholder
	√ C	Change in the percentage level of interest while still remaining a Substantial Shareholder/Unith
		Ceasing to be a Substantial Shareholder/Unitholder
4.	Date	e of acquisition of or change in interest:
	22-Ja	n-2020
5.		e on which Substantial Shareholder/Unitholder became aware of the acquisition of, or one in, interest (i) (if different from item 4 above, please specify the date):
	22-Ja	n-2020
6.	•	anation (if the date of becoming aware is different from the date of acquisition of, or
7.	right	antum of total voting shares/units (including voting shares/units underlyts/options/warrants/convertible debentures (conversion price known)) held by Substateholder/Unitholder before and after the transaction:
	Immed	diately before the transaction

		g shares/units held and/or	0	271,519,652	271,519,652	
	erlying t ts/optior	he ns/warrants/convertible debentures:				
	a percer	ntage of total no. of voting	0	9.69	9.69	
	Immed	diately after the transaction	Direct Interest	Deemed Interest	Total	
und	erlying t	g shares/units held and/or he rights/options/warrants/ debentures :	0	281,646,572	281,646,572	
	a percer res/เ	ntage of total no. of voting	0	10.02	10.02	
•	[You i	mstances giving rise to deem may attach a chart in item 10 to i st arises]			er/Unitholder's deeme	
	Please	see paragraph 9 of Substantial Sha	areholder F's notifica	ation.		
	Relationship between the Substantial Shareholders/Unitholders giving notice in this form:					
•	[You r	may attach a chart in item 10 to s				
	[You i Share		show the relationsh	nip between the Subs		
	[You i Share	may attach a chart in item 10 to s holders/Unitholders]	show the relationsh	nip between the Subs		
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Subs	stantial Shareholder/Unitholder E	•		
1.	Name of Substantial Shareholder/U	Jnitholder:		
	Tan Chin Tuan Pte. Ltd.			
2.	Is Substantial Shareholder/Unithe securities of the Listed Issuer are hard Yes No		•	whose interest in the
2				
3.	Notification in respect of: Becoming a Substantial Sharehold	ler/Unitholder		
	✓ Change in the percentage level of		maining a Substantia	l Shareholder/Unitholder
	Ceasing to be a Substantial Share		Ç	
4.	Date of acquisition of or change in	interest:		
	22-Jan-2020			
5.	Date on which Substantial Shareho change in, interest (if different			•
	22-Jan-2020			
6.	Explanation (if the date of becoming change in, interest):	ng aware is differe	ent from the date of	acquisition of, or the
7.	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and	debentures (conv	ersion price known	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
unde	of voting shares/units held and/or erlying the ts/options/warrants/convertible debentures:	0	271,519,652	271,519,652
ı	a percentage of total no. of voting	0	9.69	9.69

Direct Interest

0

Deemed Interest

281,646,572

convertible debentures :

Immediately after the transaction

No. of voting shares/units held and/or underlying the rights/options/warrants/

Total

281,646,572

s a per nares/u	centage of total no. of voting	0	10.02	10.02			
[Yo	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]						
Plea	ase see paragraph 9 of Substantia	Shareholder F	s notification.				
[Yo	lationship between the Subst ou may attach a chart in item 10 areholders/Unitholders]	to show the re	lationship between the				
Plea	ase see paragraph 9 of Substantia	Shareholder F	s notification.				
. Att	achments (<i>if any</i>): 👔						
G	(The total file size for all attachr	nent(s) should r	ot exceed 1MB.)				
lf tl	his is a replacement of an ea	arlier notificat	ion, please provide:				
(a)	SGXNet announcement on SGXNet (the "Initial Ar			which was announced			
(b)	Date of the Initial Announ	cement:					
(c)	15-digit transaction refer which was attached in the			nsaction in the Form 3			
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Re	marks (<i>if any</i>):						
hoton	tial Charabaldar/I laithaldar F						
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	me of Substantial Sharehold	er/Unitholder	:				
Dr 1	Fan Kheng Lian						
	Substantial Shareholder/Un curities of the Listed Issuer a Yes		•				

	✓ No			
3.	Notification in respect of:			
	Becoming a Substantial Sharehold	ler/Unitholder		
	✓ Change in the percentage level of	interest while still re	emaining a Substantia	al Shareholder/Unitholder
	Ceasing to be a Substantial Share	holder/Unitholder		
4.	Date of acquisition of or change in	interest:		
	22-Jan-2020			
5.	Date on which Substantial Shareh change in, interest (if different			•
	22-Jan-2020			
6.	Explanation (if the date of becoming change in, interest):	ng aware is differe	ent from the date of	f acquisition of, or the
7.	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and	debentures (conv	ersion price known	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
				r otar
No.	of voting shares/units held and/or lerlying the ts/options/warrants/convertible debentures:	0	271,519,652	271,519,652
No. und righ	of voting shares/units held and/or erlying the		271,519,652 9.69	
No. und righ	of voting shares/units held and/or lerlying the ts/options/warrants/convertible debentures: a percentage of total no. of voting	0		271,519,652
No. und right As a sha	of voting shares/units held and/or lerlying the ts/options/warrants/convertible debentures: a percentage of total no. of voting res/t	0	9.69	9.69
No. und sha	of voting shares/units held and/or lerlying the tts/options/warrants/convertible debentures: a percentage of total no. of voting res/(i):: Immediately after the transaction of voting shares/units held and/or lerlying the rights/options/warrants/	0 Direct Interest	9.69 Deemed Interest	271,519,652 9.69 <i>Total</i>
No. und righ As a sha	of voting shares/units held and/or erlying the tts/options/warrants/convertible debentures: a percentage of total no. of voting res/(i): Immediately after the transaction of voting shares/units held and/or erlying the rights/options/warrants/ vertible debentures: a percentage of total no. of voting	0 Direct Interest 0 o ed interests (if the	9.69 Deemed Interest 281,646,572 10.02 interest is such):	271,519,652 9.69 <i>Total</i> 281,646,572 10.02
No. und righ As a shall right and con the shall right and continues the shall right and c	of voting shares/units held and/or lerlying the tts/options/warrants/convertible debentures: a percentage of total no. of voting res/lip:: Immediately after the transaction of voting shares/units held and/or lerlying the rights/options/warrants/vertible debentures: a percentage of total no. of voting res/lip:: Circumstances giving rise to deem [You may attach a chart in item 10 to item]	0 Direct Interest 0 o ed interests (if the	9.69 Deemed Interest 281,646,572 10.02 interest is such):	271,519,652 9.69 <i>Total</i> 281,646,572 10.02

On 22 January 2020, ARA Trust Management (Suntec) Limited, a wholly-owned subsidiary of ARA Asset Management Limited, received 10,126,920 units as partial payment of its management fee.

The Straits Trading Company Limited ("STC") holds more than 50 per cent. of the voting rights of each of Straits Real Estate Pte. Ltd. ("SRE") and Sword Investments Private Limited ("SIPL"). By virtue of this, STC has a deemed interest in the units of Suntec REIT ("Units") in which each of SRE and SIPL has a direct interest.

In addition, STC, through its wholly-owned subsidiary, Straits Equities Holdings (One) Pte. Ltd. ("SEH1"), holds more than 20 per cent. of the voting rights in ARA Asset Management Holdings Pte. Ltd.

Straits Equities Holdings (One) Pte. Ltd. ("SEH1"), holds more than 20 per cent. of the voting rights in ARA Asset Management Holdings Pte. Ltd.

ARA RE Investment Group Limited holds 100% of the shares of ARA Investors II Limited, ARA Real Estate Investors XII Limited and ARA Real Estate Investors XIII Limited. ARA RE Investment Group (Singapore) Pte. Ltd. holds 100% of the shares of ARA RE Investment Group Limited. ARA Asset Management Limited holds 100% of the shares of ARA RE Investment Group (Singapore) Pte Ltd and ARA Trust Management (Suntec) Limited. ARA Investment (Cayman) Limited holds 100% of the shares of ARA Asset Management Limited. ARA Asset Management Holdings Pte. Ltd. holds 100% of the shares of ARA Investment (Cayman) Limited.

Accordingly, STC and SEH1 are deemed to be interested in the Units held by each of ARA Investors II Limited, ARA Real Estate Investors XIII Limited and ARA Trust Management (Suntec) Limited.

The Cairns Pte. Ltd. ("Cairns") holds more than 50% of the voting rights of The Straits Trading Company Limited ("STC").

Each of Raffles Investments Private Limited ("Raffles"), Tecity Pte. Ltd. ("Tecity") and Tan Chin Tuan Pte. Ltd. ("TCT") holds not less than 20 per cent. of the voting rights of Cairns.

Aequitas Pte. Ltd. ("Aequitas") holds more than 50 per cent. of the voting rights of Raffles.

Dr Tan Kheng Lian holds more than 50 per cent. of the voting rights of TCT.

By virtue of this, through STC, each of Cairns, Raffles, Tecity, Aequitas, TCT and Dr Tan Kheng Lian has a deemed interest in the Units in which each of ARA Investors II Limited, ARA Real Estate Investors XII Limited, ARA Real Estate Investors XIII Limited, ARA Real Estate Investors XIII Limited, ARA Trust Management (Suntec) Limited, SRE and SIPL has a direct interest.

- 1. Total number of units used in the computation of the percentage interest (before the transaction) above is 2,801,016,053.
- 2. Total number of units used in the computation of the percentage interest (after the transaction) above is 2,811,142,973.

10.	Attachments ((if anv	١٠	9
10.	/ titadimidition	(II GITY)	<i>)</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:	
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(a)	SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
(b)	Date of the Initial Announcement:
(c)	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:

12.	Remarks (if any):

Part IV - Transaction details

	umber of shares, units, rights, options, warrants and/or principal amount of convertible bentures acquired or disposed of by Substantial Shareholders/Unitholders:
10	,126,920 units
	nount of consideration paid or received by Substantial Shareholders/Unitholders (excluding okerage and stamp duties):
S\$	1.8183 per unit
Ci	rcumstance giving rise to the interest or change in interest:
Ac	equisition 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
Di	sposal of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
Ot	her 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):
Re	eceipt of management fee units by ARA Trust Management (Suntec) Limited.

Pari	iculars of Individual submitting this notification form to the Listed Issuer:
(a)	Name of Individual:
	Chew Kwee San
(b)	Designation (if applicable):
	Director
(c)	Name of entity (if applicable):
	Tan Chin Tuan Pte. Ltd.
 	on Reference Number (auto-generated): 9 3 8 1 4 7 6 3 7 1 8 3