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 SECURITIES

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:

Valuetronics Holdings Limited

Company/CorporationRegistered/Recognised Business TrustReal Estate Investment Trust

Type of Listed Issuer:

2.

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)

4. Date of notification to Listed Issuer:

22-Nov-2018

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

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



<u>Sur</u>	Name of Substantial Shareholder/Unitholder:
	HSBC Asia Holdings B.V.
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 No
3.	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
4.	Date of acquisition of or change in interest:
	22-Nov-2018
5.	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-Nov-2018
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
	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	24,899,940	24,899,940
As a percentage of total no. of voting shares/units:	0	5.75	5.75
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	Direct Interest 0	Deemed Interest 0	Total

Unitholders] The shares of Valuetronics Holdings Limited ("VHL") are held under 4 funds managed by HSBC Global Asse Management (Hong Kong) Limited ("AMHK") as discretionary fund manager. The shareholdings held under the funds are as follows: - 1) HSBC Global Investment Funds - Asia Ex Japan Equity Smaller Companies Fund (18,447,620 shares - 4.257%) 2) HSBC Global Investment Funds - Asean Equity Fund (234,900 shares - 0.054%) 3) HSBC Funds - HSBC Asia ex-Japan Smaller Companies Equity Fund (1,839,420 shares - 0.424%) 4) HSHK Asian Small Caps (4,378,000 shares - 1.010%) AMHK is owned by The Hongkong and Shanghai Banking Corporation Limited which is, in turn, wholly owned by HSBC Asia Holdings Limited, which is, in turn, wholly owned by HSBC Holdings plc. Prior to 20 Nov 2018, The Hongkong and Shanghai Banking Corporation Limited was wholly owned by HSBC Asia Holdings B.V., which was, in turn, wholly owned by HSBC Asia Holdings B.V., which was, in turn, wholly owned by HSBC Finance (Netherlands). HSBC Finance (Netherlands) is wholly owned by HSBC Holdings plc. Due to a change in the holding company of The Hongkong and Shanghai Banking Corporation Limited to		NA - This is a cessation of interests.
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12. Remarks (if any):		
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		• •
	12.	which was attached in the Initial Announcement:

Subs	stantial Shareholder/Unitholder B			
1.	Name of Substantial Shareholder/	Unitholder:		_
	HSBC Asia Holdings (UK) Limited			
2.	Is Substantial Shareholder/Unithousecurities of the Listed Issuer are Figure 1. Yes No		•	vhose interest in the
3.	Notification in respect of: Becoming a Substantial Sharehold	ler/Unitholder		
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	N/A			
7.	Quantum of total voting shares/un warrants/convertible debentures {c Unitholder before and after the train	conversion price k	_	
,	Immediately before the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or erlying the rights/options/warrants/vertible debentures:	0	24,899,940	24,899,940
As a	a percentage of total no. of voting shares/s:	0	5.75	5.75
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
No.	of voting shares/units held and/or	0	0	0

units:

convertible debentures :

underlying the rights/options/warrants/

As a percentage of total no. of voting shares/

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3) HSBC Funds - HSBC Asia ex-Japan Smaller Companies Equity Fund (1,839,420 shares - 0.424%) 4) HSHK Asian Small Caps (4,378,000 shares - 1.010%) AMHK is owned by The Hongkong and Shanghai Banking Corporation Limited which is, in turn, wholly owned by HSBC Asia Holdings Limited, which is, in turn, wholly owned by HSBC Holdings plc. Prior to 20 Nov 2018, The Hongkong and Shanghai Banking Corporation Limited was wholly owned by HSBa Holdings B.V., which was, in turn, wholly owned by HSBC Holdings B.V., which was, in turn, wholly owned by HSBC Finance (Netherlands). HSBC Finance (Netherlands) is wholly owned by HSBC Holdings plc. Due to a change in the holding company of The Hongkong and Shanghai Banking Corporation Limited to HSBC Asia Holdings Limited on 20 Nov 2018, HSBC Asia Holdings B.V., HSBC Asia Holdings B.V. and HSBC Finance (Netherlands) have ceased to have an interest in the listed company. 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 first notification which was announced on SGXNet (the "Initial Announcement"): (b) Date of the Initial Announcement:		
owned by HSBC Asia Holdings Limited, which is, in turn, wholly owned by HSBC Holdings plc. Prior to 20 Nov 2018, The Hongkong and Shanghai Banking Corporation Limited was wholly owned by HSB Asia Holdings B.V., which was, in turn, wholly owned by HSBC Asia Holdings (UK) Limited, which was, in turn majority owned by HSBC Holdings B.V., which was, in turn, wholly owned by HSBC Finance (Netherlands). HSBC Finance (Netherlands) is wholly owned by HSBC Holdings plc. Due to a change in the holding company of The Hongkong and Shanghai Banking Corporation Limited to HSBC Asia Holdings Limited on 20 Nov 2018, HSBC Asia Holdings B.V., HSBC Asia Holdings (UK) Limited, HHoldings B.V. and HSBC Finance (Netherlands) have ceased to have an interest in the listed company. 10. 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:		3) HSBC Funds - HSBC Asia ex-Japan Smaller Companies Equity Fund (1,839,420 shares - 0.424%)
Asia Holdings B.V., which was, in turn, wholly owned by HSBC Asia Holdings (UK) Limited, which was, in turn majority owned by HSBC Holdings B.V., which was, in turn, wholly owned by HSBC Finance (Netherlands). HSBC Finance (Netherlands) is wholly owned by HSBC Holdings plc. Due to a change in the holding company of The Hongkong and Shanghai Banking Corporation Limited to HSBC Asia Holdings Limited on 20 Nov 2018, HSBC Asia Holdings B.V., HSBC Asia Holdings (UK) Limited, HHoldings B.V. and HSBC Finance (Netherlands) have ceased to have an interest in the listed company. 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 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:		
HSBC Asia Holdings Limited on 20 Nov 2018, HSBC Asia Holdings B.V., HSBC Asia Holdings (UK) Limited, Heldings B.V. and HSBC Finance (Netherlands) have ceased to have an interest in the listed company. 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 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:		Prior to 20 Nov 2018, The Hongkong and Shanghai Banking Corporation Limited was wholly owned by HSBC Asia Holdings B.V., which was, in turn, wholly owned by HSBC Asia Holdings (UK) Limited, which was, in turn majority owned by HSBC Holdings B.V., which was, in turn, wholly owned by HSBC Finance (Netherlands). HSBC Finance (Netherlands) is wholly owned by HSBC Holdings plc.
(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 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:		Due to a change in the holding company of The Hongkong and Shanghai Banking Corporation Limited to HSBC Asia Holdings Limited on 20 Nov 2018, HSBC Asia Holdings B.V., HSBC Asia Holdings (UK) Limited, HSB Holdings B.V. and HSBC Finance (Netherlands) have ceased to have an interest in the listed company.
11. 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:	10.	Attachments (if any): 🕥
(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:		(The total file size for all attachment(s) should not exceed 1MB.)
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:	11.	If this is a replacement of an earlier notification, please provide:
(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:		
(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:		
which was attached in the Initial Announcement:		(b) Date of the Initial Announcement:
12. Remarks (if any):		
12. Remarks (if any):		• •
		• •
	12.	which was attached in the Initial Announcement:

Subs	stantial Shareholder/Unitholder C			
1.	Name of Substantial Shareholder/	Unitholder:		_
	HSBC Holdings B.V.			
2.	Is Substantial Shareholder/Unithousecurities of the Listed Issuer are Figure 1. Yes No		•	vhose interest in the
3.	Notification in respect of: Becoming a Substantial Sharehold	der/Unitholder		
	Change in the percentage level of	interest while still re	maining a Substantia	Shareholder/Unitholde
	✓ Ceasing to be a Substantial Share	holder/Unitholder		
4.	Date of acquisition of or change in	interest:		
	22-Nov-2018			
5.	Date on which Substantial Sharehochange in, interest (if different			•
	22-Nov-2018			
6.	Explanation (if the date of becoming change in, interest):	ng aware is differe	ent from the date of	acquisition of, or the
	N/A			
7.	Quantum of total voting shares/un warrants/convertible debentures (unitholder before and after the train	conversion price k	_	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or erlying the rights/options/warrants/vertible debentures:	0	24,899,940	24,899,940
As a	a percentage of total no. of voting shares/s:	0	5.75	5.75
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
No.	of voting shares/units held and/or	0	0	0

0

units:

convertible debentures :

underlying the rights/options/warrants/

As a percentage of total no. of voting shares/

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]
	NA - This is a cessation of interests.
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]
	The shares of Valuetronics Holdings Limited ("VHL") are held under 4 funds managed by HSBC Global Asset Management (Hong Kong) Limited ("AMHK") as discretionary fund manager.
	The shareholdings held under the funds are as follows: -
	1) HSBC Global Investment Funds - Asia Ex Japan Equity Smaller Companies Fund (18,447,620 shares - 4.257%) 2) HSBC Global Investment Funds - Asean Equity Fund (234,900 shares - 0.054%) 3) HSBC Funds - HSBC Asia ex-Japan Smaller Companies Equity Fund (1,839,420 shares - 0.424%) 4) HSHK Asian Small Caps (4,378,000 shares - 1.010%)
	AMHK is owned by The Hongkong and Shanghai Banking Corporation Limited which is, in turn, wholly owned by HSBC Asia Holdings Limited, which is, in turn, wholly owned by HSBC Holdings plc.
	Prior to 20 Nov 2018, The Hongkong and Shanghai Banking Corporation Limited was wholly owned by HSBC Asia Holdings B.V., which was, in turn, wholly owned by HSBC Asia Holdings (UK) Limited, which was, in turn majority owned by HSBC Holdings B.V., which was, in turn, wholly owned by HSBC Finance (Netherlands). HSBC Finance (Netherlands) is wholly owned by HSBC Holdings plc.
	Due to a change in the holding company of The Hongkong and Shanghai Banking Corporation Limited to HSBC Asia Holdings Limited on 20 Nov 2018, HSBC Asia Holdings B.V., HSBC Asia Holdings (UK) Limited, HSB Holdings B.V. and HSBC Finance (Netherlands) have ceased to have an interest in the listed company.
10.	Attachments (if any): ①
	(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 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:
12.	Remarks (if any):

Subs	stantial Shareholder/Unitholder D			
1.	Name of Substantial Shareholder/	Unitholder:		_
	HSBC Finance (Netherlands)			
2.	Is Substantial Shareholder/Unithousecurities of the Listed Issuer are Figure 1. Yes No		•	vhose interest in the
3.	Notification in respect of: Becoming a Substantial Sharehold	ler/Unitholder		
	Change in the percentage level of	interest while still re	maining a Substantia	I Shareholder/Unitholde
	✓ Ceasing to be a Substantial Share	holder/Unitholder		
4.	Date of acquisition of or change in	interest:		
	22-Nov-2018			
5.	Date on which Substantial Sharehochange in, interest (if different			•
	22-Nov-2018			
6.	Explanation (if the date of becoming change in, interest):	ng aware is differe	ent from the date of	acquisition of, or the
	N/A			
7.	Quantum of total voting shares/un	its (including votin	na shares/units und	erlvina riahts/ontions/
	warrants/convertible debentures { Unitholder before and after the train	conversion price k	_	
,	Immediately before the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or erlying the rights/options/warrants/vertible debentures:	0	24,899,940	24,899,940
As a	a percentage of total no. of voting shares/s:	0	5.75	5.75
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
No.	of voting shares/units held and/or	0	0	0

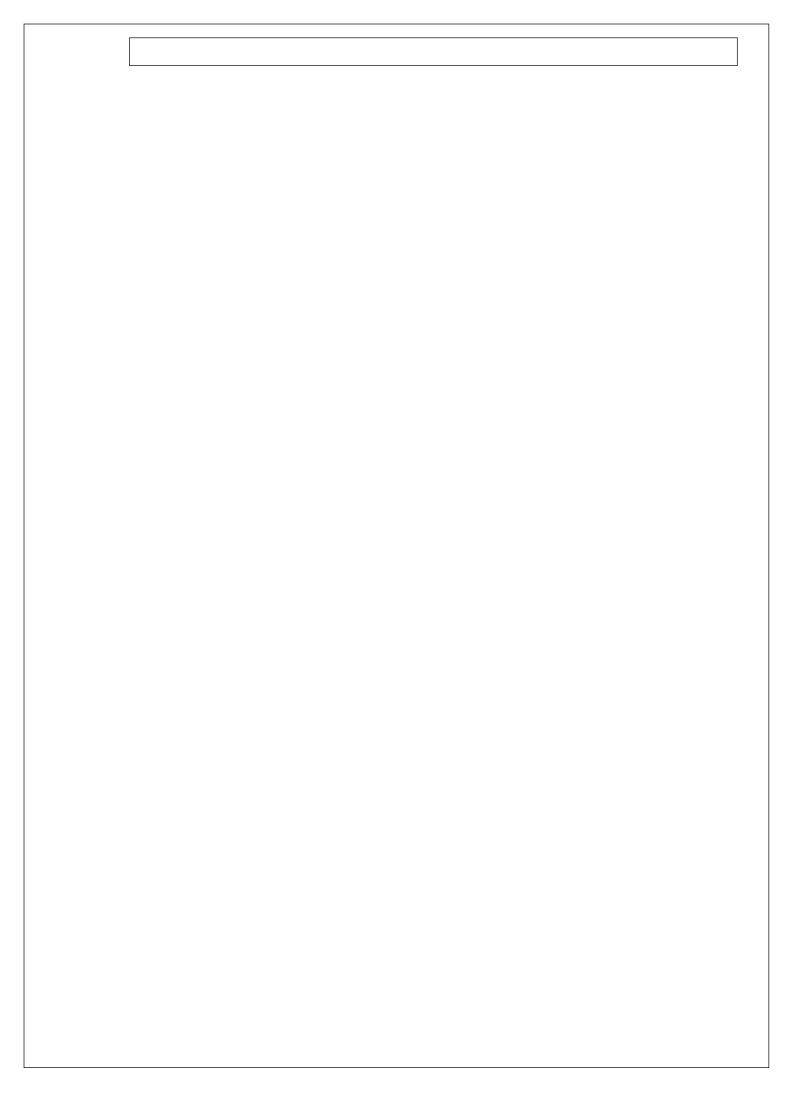
units:

convertible debentures :

underlying the rights/options/warrants/

As a percentage of total no. of voting shares/

	NA - This is a cessation of interests.	
9.	Relationship between the Substantial Shareholders/Unitholo [You may attach a chart in item 10 to show the relationship betwee Unitholders]	0 0
	The shares of Valuetronics Holdings Limited ("VHL") are held under 4 fu Management (Hong Kong) Limited ("AMHK") as discretionary fund man	
	The shareholdings held under the funds are as follows: -	
	1) HSBC Global Investment Funds - Asia Ex Japan Equity Smaller Comp 4.257%) 2) HSBC Global Investment Funds - Asean Equity Fund (234,900 shares 3) HSBC Funds - HSBC Asia ex-Japan Smaller Companies Equity Fund (* 4) HSHK Asian Small Caps (4,378,000 shares - 1.010%)	- 0.054%)
	AMHK is owned by The Hongkong and Shanghai Banking Corporation owned by HSBC Asia Holdings Limited, which is, in turn, wholly owned	
	Prior to 20 Nov 2018, The Hongkong and Shanghai Banking Corporation Asia Holdings B.V., which was, in turn, wholly owned by HSBC Asia Holdings B.V., which was, in turn, wholly owned by HSBC Holdings B.V., which was, in turn, wholly owned by HSBC Holdings plc.	dings (UK) Limited, which was, in tur
	Due to a change in the holding company of The Hongkong and Shang HSBC Asia Holdings Limited on 20 Nov 2018, HSBC Asia Holdings B.V., Holdings B.V. and HSBC Finance (Netherlands) have ceased to have an	HSBC Asia Holdings (UK) Limited, HS
10.	Attachments (if any): (1) (The total file size for all attachment(s) should not exceed 1MB.)	
11.	If this is a replacement of an earlier notification, please pro	vide:
	(a) SGXNet announcement reference of the <u>first</u> notifice on SGXNet (the "Initial Announcement"):	cation which was announced
	(b) Date of the Initial Announcement:	
	(c) 15-digit transaction reference number of the relevar which was attached in the Initial Announcement:	nt transaction in the Form 3
12.	which was attached in the Initial Announcement:	nt transaction in the Form 3



Part IV - Transaction details

	er of shares, units, rights, options, warrants and/or principal amount of convertible ntures acquired or disposed of by Substantial Shareholders/Unitholders:
24,899	9,940 shares
	nt of consideration paid or received by Substantial Shareholders/Unitholders (excluding rage and stamp duties):
Circu	mstance giving rise to the interest or change in interest:
	sition of:
-	ecurities via market transaction
□ See □ See	ecurities via off-market transaction (e.g. married deals)
□ See	ecurities via physical settlement of derivatives or other securities
□ See	ecurities pursuant to rights issue
Se	ecurities via a placement
□ See	ecurities following conversion/exercise of rights, options, warrants or other convertibles
Dispo	sal of:
□ See	ecurities via market transaction
Se	ecurities via off-market transaction (e.g. married deals)
Other	circumstances:
Ad	cceptance of take-over offer for the Listed Issuer
	orporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate (please specify):

Item 5 is to be completed by an individual submitting this notification form on behalf of the Substantial Shareholders/Unitholders. 5. Particulars of Individual submitting this notification form to the Listed Issuer: Name of Individual: (a) Geraldine Ong (b) Designation (if applicable): VP, PWS SG Regulatory Compliance (c) Name of entity (if applicable): HSBC Trustee (Singapore) Limited Transaction Reference Number (auto-generated): 8 2 3 8 3 3 4 3 6