# 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 <a href="http://www.mas.gov.sg">http://www.mas.gov.sg</a> (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

Part I - General

	Tarti Sonorai	
	Name of Listed Issuer:	
	ESR-REIT	
	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 <b>.</b>	Is more than one Substantial Shareholder/Unitholder giving notice in this  No (Please proceed to complete Part II)  Yes (Please proceed to complete Parts III & IV)	form?
	Date of notification to Listed Issuer:	
	22-Oct-2018	

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

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

Substantial Shareholder/Unitholder 🖊
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Sul	ostantial Shareholder/Unitholder A
1.	Name of Substantial Shareholder/Unitholder:
	Wealthy Fountain Holdings Inc
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-Oct-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-Oct-2018
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
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

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	190,924,226	0	190,924,226
As a percentage of total no. of voting shares/units:	6.03	0	6.03
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 190,924,226	Deemed Interest 0	Total 190,924,226

	interest arises]
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] Wealthy Fountain Holdings Inc is wholly-owned by Tong Jinquan through Shanghai Summit Pte Ltd.
10.	
1 1	(The total file size for all attachment(s) should not exceed 1MB.)
11.	If this is a <b>replacement</b> 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 3 which was attached in the Initial Announcement:
12.	Remarks (if any):
Sub	stantial Shareholder/Unitholder B
1.	Name of Substantial Shareholder/Unitholder:
	Skyline Horizon Consortium Ltd
2.	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

3.	Notification in respect of:  Becoming a Substantial Sharehold	der/Unitholder		
	✓ Change in the percentage level of		emaining a Substantia	al Shareholder/Unitholder
	Ceasing to be a Substantial Share		g	
1.	Date of acquisition of or change in	interest:		
	22-Oct-2018			
5.	Date on which Substantial Shareh change in, interest (if different 22-Oct-2018			•
6.	Explanation (if the date of become change in, interest):	ing aware is differ	ent from the date o	f acquisition of, or the
7.	Quantum of total voting shares/ur warrants/convertible debentures { Unitholder before and after the tra	conversion price k	•	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or lerlying the rights/options/warrants/ vertible debentures:	13,172,094	0	13,172,094
As a	a percentage of total no. of voting shares/	0.42	0	0.42
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or lerlying the rights/options/warrants/ vertible debentures :	13,172,094	0	13,172,094
As a	a percentage of total no. of voting shares/	0.42	0	0.42
3.	Circumstances giving rise to deem [You may attach a chart in item 10 to interest arises]	•		r/Unitholder's deemed
).	Relationship between the Substan [You may attach a chart in item 10 to Unitholders]			

0	Attackers and a 1% area.	
0.	Attachments (if any): 1	
	(The total file size for all attachment(s) should not exceed 1MB.)	
1.	If this is a <b>replacement</b> of an earlier notification, please provide:	
	(a) SGXNet announcement reference of the <b>first</b> 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:	
_		
2.	Remarks (if any):	
Subs	ostantial Shareholder/Unitholder C	
<u>}ubs</u>	ostantial Shareholder/Unitholder C  Name of Substantial Shareholder/Unitholder:	
}ubs		
	Name of Substantial Shareholder/Unitholder: Shanghai Summit Pte Ltd	the
۱.	Name of Substantial Shareholder/Unitholder:	the
	Name of Substantial Shareholder/Unitholder:  Shanghai Summit Pte Ltd  Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in	the
۱.	Name of Substantial Shareholder/Unitholder:  Shanghai Summit Pte Ltd  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)?	the
2.	Name of Substantial Shareholder/Unitholder:  Shanghai Summit Pte Ltd  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	the
2.	Name of Substantial Shareholder/Unitholder:  Shanghai Summit Pte Ltd  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  ✓ No	the
	Name of Substantial Shareholder/Unitholder:  Shanghai Summit Pte Ltd  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  No  Notification in respect of:	
	Name of Substantial Shareholder/Unitholder:  Shanghai Summit Pte Ltd  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  ☑ No  Notification in respect of:  ☐ Becoming a Substantial Shareholder/Unitholder	
	Name of Substantial Shareholder/Unitholder:  Shanghai Summit Pte Ltd  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  No  Notification in respect of:  Becoming a Substantial Shareholder/Unitholder  Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder	
2.	Name of Substantial Shareholder/Unitholder:  Shanghai Summit Pte Ltd  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  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	
<u>Subs</u> 1. 3.	Name of Substantial Shareholder/Unitholder:  Shanghai Summit Pte Ltd  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  No  Notification in respect of:  Becoming a Substantial Shareholder/Unitholder  Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder  Date of acquisition of or change in interest:	nolde

	change in, interest):	ng aware is diller	ent from the date of	f acquisition of, or
7.	Quantum of total voting shares/un warrants/convertible debentures (convertible debentures)	conversion price l	•	, , ,
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
und	. of voting shares/units held and/or derlying the rights/options/warrants/ overtible debentures:	0	204,096,320	204,096,320
As uni	a percentage of total no. of voting shares/	0	6.44	6.44
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or derlying the rights/options/warrants/overtible debentures:	0	234,060,658	234,060,658
As uni	a percentage of total no. of voting shares/	0	7.39	7.39
	interest arises] On 22 October 2018, pursuant to a put ar inter alia, ESR Funds Management (S) Lim shares in the capital of ESRFM have been	nited ("ESRFM") and S	Shanghai Summit Pte. L	.td., 681,818 ordinary
	Shanghai Summit Pte Ltd is the sole share			
	Consortium Ltd and owns 25% of ESRFM Wealthy Fountain Holdings Inc, Skyline H			060,658 units which
9.		orizon Consortium L tial Shareholders/	td and ESRFM holds. Unitholders giving r	notice in this form:
9.	Wealthy Fountain Holdings Inc, Skyline H Relationship between the Substant [You may attach a chart in item 10 to s	tial Shareholders/show the relationsh	td and ESRFM holds.  (Unitholders giving nip between the Substant)  um Ltd are wholly-owne	notice in this form: antial Shareholders/
9.	Wealthy Fountain Holdings Inc, Skyline H Relationship between the Substant [You may attach a chart in item 10 to s Unitholders] Wealthy Fountain Holdings Inc and Skylin	tial Shareholders/show the relationshine Horizon Consortiughai Summit Pte. Ltd	td and ESRFM holds.  'Unitholders giving rip between the Substaum Ltd are wholly-owner. owns 25% of ESRFM.	notice in this form: antial Shareholders/
	Wealthy Fountain Holdings Inc, Skyline H Relationship between the Substant [You may attach a chart in item 10 to s Unitholders] Wealthy Fountain Holdings Inc and Skylin through Shanghai Summit Pte Ltd. Shang	tial Shareholders/show the relationshine Horizon Consortiughai Summit Pte. Ltd	td and ESRFM holds.  'Unitholders giving nip between the Substantial  um Ltd are wholly-owner.  owns 25% of ESRFM.	notice in this form: antial Shareholders/

	(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:
		Which was attached in the initial Africuncement.
12.	Rem	narks ( <i>if any</i> ):
<u>Sub</u>	stanti	al Shareholder/Unitholder D
1.	Nan	ne of Substantial Shareholder/Unitholder:
	Lead	ing Wealth Global Inc
2.		substantial Shareholder/Unitholder a fund manager or a person whose interest in the urities of the Listed Issuer are held solely through fund manager(s)?
		es
	<b>√</b> N	lo
3.	Noti	fication in respect of:
	B	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	e of acquisition of or change in interest:
	22-0	ct-2018
5.		e on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the
		nge in, interest (if different from item 4 above, please specify the date):
	22-0	ct-2018
6.	-	anation (if the date of becoming aware is different from the date of acquisition of, or the age in, interest):
7.	Опа	ntum of total voting shares/units (including voting shares/units underlying rights/options/
٠.	warı	rants/convertible debentures {conversion price known}) held by Substantial Shareholder/
	Unit	holder before and after the transaction:
	Immed	diately before the transaction

No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	670,209,878	0	670,209,878		
As a percentage of total no. of voting shares/units:	21.15	0	21.15		
Immediately after the transaction	Direct Interest	Deemed Interest	Total		
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures :	670,209,878	0	670,209,878		
As a percentage of total no. of voting shares/units:	21.15	0	21.15		
Circumstances giving rise to deer [You may attach a chart in item 10 to interest arises]			r/Unitholder's deemed		
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/					
[You may attach a chart in item 10 to Unitholders]					
[You may attach a chart in item 10 to					
[You may attach a chart in item 10 to Unitholders]  Leading Wealth Global Inc is wholly-own					
[You may attach a chart in item 10 to Unitholders]  Leading Wealth Global Inc is wholly-own  O. Attachments (if any):	ned by Tong Jinquan	through Longemont Re			
[You may attach a chart in item 10 to Unitholders]  Leading Wealth Global Inc is wholly-own  O. Attachments (if any):   (The total file size for all attachments)	ned by Tong Jinquan	through Longemont Re			
[You may attach a chart in item 10 to Unitholders]  Leading Wealth Global Inc is wholly-own  O. Attachments (if any):   (The total file size for all attachments)	ned by Tong Jinquan  nt(s) should not exceedier notification, ple ference of the firs	through Longemont Re  d 1MB.)  ase provide:	eal Estate Pte Ltd.		
[You may attach a chart in item 10 to Unitholders]  Leading Wealth Global Inc is wholly-own  O. Attachments (if any):   (The total file size for all attachments is a replacement of an early (a) SGXNet announcement research.	ned by Tong Jinquan  nt(s) should not exceedier notification, ple ference of the firs	through Longemont Re  d 1MB.)  ase provide:	eal Estate Pte Ltd.		
[You may attach a chart in item 10 to Unitholders]  Leading Wealth Global Inc is wholly-own  D. Attachments (if any):  (The total file size for all attachments is a replacement of an early (a) SGXNet announcement research.	ned by Tong Jinquan  nt(s) should not exceed lier notification, ple ference of the firs ouncement"):	through Longemont Re  d 1MB.)  ase provide:	eal Estate Pte Ltd.		
[You may attach a chart in item 10 to Unitholders]  Leading Wealth Global Inc is wholly-own  O. Attachments (if any): (The total file size for all attachments is a replacement of an earl (a) SGXNet announcement recon SGXNet (the "Initial Announcement recon SGXNet)	ned by Tong Jinquan  nt(s) should not exceed lier notification, ple ference of the firs ouncement"):	through Longemont Re  d 1MB.)  ase provide:	eal Estate Pte Ltd.		
[You may attach a chart in item 10 to Unitholders]  Leading Wealth Global Inc is wholly-own  O. Attachments (if any): (1)  (The total file size for all attachments is a replacement of an earl (a) SGXNet announcement recon SGXNet (the "Initial Announcement recon SGXNet)	ned by Tong Jinquan int(s) should not exceed lier notification, plessed ference of the first ouncement"):  ement:	through Longemont Re  d 1MB.)  ase provide:  t notification which	eal Estate Pte Ltd.  was announced		
[You may attach a chart in item 10 to Unitholders]  Leading Wealth Global Inc is wholly-own  O. Attachments (if any): (1)  (The total file size for all attachments is a replacement of an earl (a) SGXNet announcement represents on SGXNet (the "Initial Announcement of the Initial Ann	ned by Tong Jinquan int(s) should not exceed lier notification, plessed ference of the first ouncement"):  ement:	through Longemont Re  d 1MB.)  ase provide:  t notification which	eal Estate Pte Ltd.  was announced		
[You may attach a chart in item 10 to Unitholders]  Leading Wealth Global Inc is wholly-own  O. Attachments (if any): (1)  (The total file size for all attachments is a replacement of an earl (a) SGXNet announcement reson SGXNet (the "Initial Announcement in the Initial Announcemen	ned by Tong Jinquan int(s) should not exceed lier notification, plessed ference of the first ouncement"):  ement:	through Longemont Re  d 1MB.)  ase provide:  t notification which	eal Estate Pte Ltd.  was announced		
[You may attach a chart in item 10 to Unitholders]  Leading Wealth Global Inc is wholly-own  O. Attachments (if any): (The total file size for all attachments is a replacement of an earl (a) SGXNet announcement reson SGXNet (the "Initial Announcement in the Initial Announcement in	ned by Tong Jinquan int(s) should not exceed lier notification, plessed ference of the first ouncement"):  ement:	through Longemont Re  d 1MB.)  ase provide:  t notification which	eal Estate Pte Ltd.  was announced		
[You may attach a chart in item 10 to Unitholders]  Leading Wealth Global Inc is wholly-own  O. Attachments (if any): (The total file size for all attachments is a replacement of an earl (a) SGXNet announcement reson SGXNet (the "Initial Announcement in the Initial Announcement in	ned by Tong Jinquan int(s) should not exceed lier notification, plessed ference of the first ouncement"):  ement:	through Longemont Re  d 1MB.)  ase provide:  t notification which	eal Estate Pte Ltd.  was announced		
[You may attach a chart in item 10 to Unitholders]  Leading Wealth Global Inc is wholly-own  O. Attachments (if any): (1)  (The total file size for all attachments is a replacement of an earl (a) SGXNet announcement reson SGXNet (the "Initial Announcement in the Initial Announcemen	ned by Tong Jinquan int(s) should not exceed lier notification, plessed ference of the first ouncement"):  ement:	through Longemont Re  d 1MB.)  ase provide:  t notification which	eal Estate Pte Ltd.  was announced		

Subs	stantial Shareholder/Unitholder E			
	Name of Substantial Shareholder/			
1.		Unitholder:		7
	Longemont Real Estate Pte Ltd			
2.	Is Substantial Shareholder/Unithousecurities of the Listed Issuer are Figure 1. Yes  No		•	whose interest in the
3.	Notification in respect of:			
	☐ Becoming a Substantial Sharehold	ler/Unitholder		
	✓ Change in the percentage level of	interest while still re	emaining a Substantia	l Shareholder/Unitholder
	Ceasing to be a Substantial Share	holder/Unitholder		
4.	Date of acquisition of or change in	interest:		
	22-Oct-2018			
5.	Date on which Substantial Shareh change in, interest (if different			
	22-Oct-2018			
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 shares/un warrants/convertible debentures {c Unitholder before and after the training shares and after the training shares and shares are shares as a share share share shares and shares are shares as a share share share shares are shares as a share share share share shares are shares as a share share share shares are shares as a share share share share shares are shares as a share share share share share shares are shares as a share share share share share shares are shares as a share share share share share shares are shares as a share share share share share shares are shares as a share shar	conversion price k		
ı	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	670,209,878	670,209,878
As a	a percentage of total no. of voting shares/	0	21.15	21.15
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or erlying the rights/options/warrants/vertible debentures :	0	670,209,878	670,209,878

21.15

0

21.15

units:

As a percentage of total no. of voting shares/

Lo	eading Wealth Global Inc ("LWG") held 670,209,878 ESR-REIT units. LWG is a wholly-owned subsidiary of ongemont Real Estate Pte Ltd ("LRE") and therefore, LRE is deemed to be interested in the 670,209,878 ESR-EIT units held by LWG.
Γ	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/Initholders]
Lo	ongemont Real Estate Pte Ltd is wholly-owned by Tong Jinquan through Shanghai Summit (Group) Co., Ltd
). A	Attachments (if any): 🕤
0	(The total file size for all attachment(s) should not exceed 1MB.)
. If	f this is a <b>replacement</b> of an earlier notification, please provide:
(8	SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
(1	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:
_	Pomarks (if any):
. F	Remarks ( <i>if any</i> ):
bsta	antial Shareholder/Unitholder F
N	Name of Substantial Shareholder/Unitholder:
	hanghai Summit (Group) Co., Ltd
l:	s 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 Sharehold	ler/Unitholder		
			maining a Substantia	I Shareholder/Unitholder
	Ceasing to be a Substantial Share	holder/Unitholder		
4.	Date of acquisition of or change in	interest:		
	22-Oct-2018			
5.	Date on which Substantial Shareh change in, interest (if different			•
	22-Oct-2018			
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 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	670,209,878	670,209,878
As a	a percentage of total no. of voting shares/s:	0	21.15	21.15
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
No.	of voting shares/units held and/or	0	670,209,878	670,209,878

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]

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Leading Wealth Global Inc ("LWG") held 670,209,878 ESR-REIT units. LWG 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. Therefore, Shanghai Summit (Group) Co., Ltd is deemed to be interested in the 670,209,878 ESR-REIT units held by LWG.

21.15

21.15

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]

underlying the rights/options/warrants/

As a percentage of total no. of voting shares/

convertible debentures :

units:

	Shanghai Summit (Group) Co., Ltd is wholly-owned by Tong Jinquan.	
10.	Attachments (if any):	
	(The total file size for all attachment(s) should not exceed 1MB.)	
1.	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 3 which was attached in the Initial Announcement:	
2.	Remarks (if any):	
Sub	ostantial Shareholder/Unitholder G	
	estantial Shareholder/Unitholder G  Name of Substantial Shareholder/Unitholder:	
۱.	Name of Substantial Shareholder/Unitholder:  Tong Jinquan	tho
۱.	Name of Substantial Shareholder/Unitholder:	the
	Name of Substantial Shareholder/Unitholder:  Tong Jinquan  Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in	the
	Name of Substantial Shareholder/Unitholder:  Tong Jinquan  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)?	the
2.	Name of Substantial Shareholder/Unitholder:  Tong Jinquan  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	the
2.	Name of Substantial Shareholder/Unitholder:  Tong Jinquan  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  ✓ No	the
	Name of Substantial Shareholder/Unitholder:  Tong Jinquan  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  No  Notification in respect of:	
	Name of Substantial Shareholder/Unitholder:  Tong Jinquan  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  ✓ No  Notification in respect of:  ☐ Becoming a Substantial Shareholder/Unitholder	
2.	Name of Substantial Shareholder/Unitholder:  Tong Jinquan  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  No  Notification in respect of:  Becoming a Substantial Shareholder/Unitholder  Change in the percentage level of interest while still remaining a Substantial Shareholder/Unith	
2. 3.	Name of Substantial Shareholder/Unitholder:  Tong Jinquan  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  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	
Sub: 1. 2. 3.	Name of Substantial Shareholder/Unitholder:  Tong Jinquan  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  No  Notification in respect of: Becoming a Substantial Shareholder/Unitholder  Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder  Date of acquisition of or change in interest:  22-Oct-2018	olde
2. 3.	Name of Substantial Shareholder/Unitholder:  Tong Jinquan  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  No  Notification in respect of:  Becoming a Substantial Shareholder/Unitholder  Change in the percentage level of interest while still remaining a Substantial Shareholder/Unith  Ceasing to be a Substantial Shareholder/Unitholder  Date of acquisition of or change in interest:	olde
2. 3.	Name of Substantial Shareholder/Unitholder:  Tong Jinquan  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  No  Notification in respect of: Becoming a Substantial Shareholder/Unitholder  Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder  Date of acquisition of or change in interest:  22-Oct-2018  Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or	olde

	warrants/convertible debentures { Unitholder before and after the tra	conversion price i	ing shares/units und known}) held by Sul	, , ,
und	Immediately before the transaction  of voting shares/units held and/or derlying the rights/options/warrants/	172,802,987	874,306,198	1,047,109,185
As uni	a percentage of total no. of voting shares/	5.45	27.59	33.04
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or derlying the rights/options/warrants/ overtible debentures :	172,802,987	904,270,536	1,077,073,523
As uni	a percentage of total no. of voting shares/	5.45	28.54	33.99
8.	Circumstances giving rise to deem [You may attach a chart in item 10 to interest arises]  Shanghai Summit Pte Ltd and Shanghai therefore, Tong Jinquan is deemed to be	illustrate how the S Summit (Group) Co.,	ubstantial Shareholde  Ltd are wholly-owned	by Tong Jinquan,
9.	[You may attach a chart in item 10 to interest arises]  Shanghai Summit Pte Ltd and Shanghai	Summit (Group) Co., e interested in the 90-	ubstantial Shareholde Ltd are wholly-owned 4,270,536 ESR-REIT unit	by Tong Jinquan, s.
	[You may attach a chart in item 10 to interest arises]  Shanghai Summit Pte Ltd and Shanghai therefore, Tong Jinquan is deemed to be Relationship between the Substan [You may attach a chart in item 10 to	Summit (Group) Co., e interested in the 90-	ubstantial Shareholde Ltd are wholly-owned 4,270,536 ESR-REIT unit  /Unitholders giving rip between the Substa	by Tong Jinquan, s. notice in this form

	(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

C	ype of securities which are the subject of the transaction (more than one option may be hosen):
✓	•
	Rights/Options/Warrants over voting shares/units
	Convertible debentures over voting shares/units (conversion price known)
✓	Others (please specify):
ca	respect of Tong Jinquan, this notification is in respect of a deemed interest over 681,818 ordinary shares in the pital of ESR Funds Management (S) Limited, whereby the REIT Manager is holding 29,964,338 units ESR-REIT nits.
	umber of shares, units, rights, options, warrants and/or principal amount of convertible bentures acquired or disposed of by Substantial Shareholders/Unitholders:
29	9,964,338 units ESR-REIT units
	mount of consideration paid or received by Substantial Shareholders/Unitholders (excluding tokerage and stamp duties):
29	9,964,338 units amounting to S\$14,739,458
Ci	rcumstance giving rise to the interest or change in interest:
Ad	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)
0	ther 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):
✓	Others (please specify):
al ES	n 22 October 2018, pursuant to a put and call option agreement dated 1 August 2018 entered into among, inter a, ESR Funds Management (S) Limited and Shanghai Summit Pte. Ltd., 681,818 ordinary shares in the capital of ER Funds Management (S) Limited have been allotted and issued to Shanghai Summit Pte. Ltd As shareholder of ER Funds Management (S) Limited, Shanghai Summit Pte. Ltd. is deemed to be holding 29,964,338 units ESR-REIT

	ı arı	iculars of Individual submitting this notification form to the Listed Issuer:
	(a)	Name of Individual:
		Xu Wen
	(b)	Designation (if applicable):
	(c)	Name of entity (if applicable):
ans	sactic	on Reference Number (auto-generated):
1 8	-	7 3 9 3 4 3 5 3 1 1 5 3