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

FORM

1
(Electronic Format)

Explanatory Notes

- 1. Please read the explanatory notes carefully before completing this notification form.
- 2. 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 **only** 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: Sasseur 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: Sasseur Asset Management Pte. Ltd. 3. Name of Director/CEO: Xu Rongcan 4. Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer? √ Yes ☐ 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) (Please proceed to complete Part III) 6. Date of notification to Listed Issuer: 21-Mar-2023

Part III - For an incumbent Director/CEO giving notice of an acquisition of, or a change in his interest in, securities of or made available by the Listed Issuer

2	21-Mar-2023				
	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):				
2	21-Mar-2023				
	Explanation (if the date of becoming aware is different from the date of acquisition of, or chang in, interest):				
	Type of securities which are the subject of the transaction <i>(more than one option may b</i> chosen):				
Ŀ	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				
	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				
	Others (please specify):				
Number of shares, units, rights, options, warrants, participatory interests and/or principal amount/value of debentures or contracts acquired or disposed of by Director/CEO:					
1	Not applicable				
	Amount of consideration paid or received by Director/CEO (excluding brokerage and stameduties):				
ľ	Not applicable				

	Circumstance giving rise to the interest or change in interest:
	Acquisition of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
	Securities via physical settlement of derivatives or other securities
Γ	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 (please specify):
	✓ Others (please specify):
	Sasseur Asset Management Pte. Ltd., as manager of Sasseur Real Estate Investment Trust, has received 2,660,091
	Units as payment of the base fee component of the management fee for the period from 1 October 2022 to 31 December 2022.

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:	0	707,359,758	707,359,758
As a percentage of total no. of ordinary voting shares/units:	0	57.46	57.46
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	0	710,019,849	710,019,849

As	a percentage of total no. of ordinary ing shares/units:	0	57.55	57.55					
[Yo	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]								
Limi Hold	Shimmer Fair Management Limited ("Shimmer Fair Management") is the sole shareholder of Sasseur (BVI) Holding II Limited ("Sasseur (BVI) Holding II"). Sasseur (BVI) Holding II holds 94.4048% of the share capital of Sasseur Cayman Holding Limited (the "Sponsor") and the Sponsor is in turn the sole shareholder of Sasseur Cayman Holding II Ltd. ("Cayman Holdco").								
	Cayman Holdco is the sole shareholder of SAMPL and is deemed to be interested in 18,841,449 Units held by SAMPL.								
Man men ben	(Cayman) Ltd. ("TMF (Cayman)") as the agement. The Xu Family Trust is a discraber of the Protective Committee and I eficiaries, being Mr. Xu Rongcan who is st not incapacitated.	etionary trust es nvestment Com	stablished by Mr. Xu Ro mittee of Xu Family Tru	ngcan as settlor and the sole ist, for the benefit of its					
an ir any	ddition, as the sole power to make investivestment committee, of which Mr. Xu purchase, sale, exchange, or retention on ag and other rights on behalf of the Xu	Rongcan is the s of the shares in S	sole member, only he ca	an make all decisions relating to					
Pte. (Sing 18,8	ayman Holdco is deemed to be interes Ltd., 160,000,000 held through China N gapore) Pte. Ltd, 2,269,900 Units held th 41,449 Units held by SAMPL, each of th man) and Mr. Xu Rongcan is also deem	lerchants Bank, nrough Haitong e Sponsor, Sasse	88,000,000 Units held t International Securities eur (BVI) Holding II, Shir	hrough KGI Securities (Singapore) Private Limited and nmer Fair Management, TMF					
Mr. Xue	Ku Rongcan is the spouse of Ms. Yang X	ue and is deem	ed to be interested in 1	1,132,900 Units held by Ms. Yang					
0. Atta	Attachments (if any):								
(J) (The total file size for all attachment(s)	should not exce	ed 1MB.)						
1. If th	is is a replacement of an earlier	notification, p	ease provide:						
(a)	SGXNet announcement referent (the "Initial Announcement"):	nce of the <u>firs</u>	t notification which	was announced on SGXNet					
]						
(b)	Date of the Initial Announceme	nt:	J						
(c)	15-digit transaction reference attached in the Initial Announce		e relevant transaction	on in the Form 1 which was					
2. Rer	narks (<i>if any</i>):								
The	percentage of unitholding set out abov	ve before the ch	ange is calculated base	d on 1,231,092,058 outstanding					
Unit	5.								
The	percentage of unitholding set out above	e after the chan	ge is calculated based	on 1,233,752,149 outstanding					

Units.

ransac	tion Reference Number (auto-generated):								
0 1 0	1 0 8 9 4 9 4 4 9 4 2 5 6 1								
40.4									
	n 13 is to be completed by an individual submitting this notification form on behalf of the Director/CEO. Particulars of Individual submitting this notification form to the Listed Issuer:								
(a)	Name of Individual:								
()	Tan Hong Lye, Cecilia								
(b)	Designation (if applicable):								
	Chief Executive Officer								
(c)	Name of entity (if applicable):								
	Sasseur Asset Management Pte. Ltd.								