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: Elite Commercial REIT 2. Type of Listed Issuer: Company/Corporation Registered/Recognised Business Trust Real Estate Investment Trust Name of Trustee-Manager/Responsible Person: Elite Commercial REIT Management Pte. Ltd. (the "Manager") 3. Name of Director/CEO: Victor Song Chern Chean 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) **√** No 6. Date of notification to Listed Issuer: 12-Mar-2021

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

11-Mar-2021
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):
11-Mar-2021
Explanation (if the date of becoming aware is different from the date of acquisition of, or change in, interest):
Not applicable
Type of securities which are the subject of the transaction (more than one option may be
chosen):
Ordinary voting shares/units of Listed Issuer Other types of charge/units (excluding ardinary voting charge/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 principa amount/value of debentures or contracts acquired or disposed of by Director/CEO:
Not applicable
Amount of consideration paid or received by Director/CEO (excluding brokerage and stamp duties):
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				
	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):				
	Elite Commercial REIT Management Pte. Ltd., as manager of Elite Commercial REIT, received 3,198,495 units ("Acquisition Fee Units") at £0.6645 per Acquisition Fee Unit. The issue price per Acquisition Fee Unit is the volume weighted average price for a Unit for all trades done on the Singapore Exchange Securities Trading Limited (the "SGX-ST") from 24 February 2021 to 9 March 2021 which is 10 business days immediately preceding (and including the date of completion of the acquisition of 58 properties located across United Kingdom.				

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	2,884,329	2,884,329
As a percentage of total no. of ordinary voting shares/units:	0	0.62	0.62
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	0	6,082,824	6,082,824

	As a percentage of total no. of ordinary voting shares/units:	0	1.3	1.3			
).	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]						
	Mr. Victor Song Chern Chean ("Victor") holds 22.5% of the share capital of Elite Partners Holdings Pte. Ltd. ("EPH"), which holds 246,300 Units in Elite Commercial REIT. EPH holds 68% of the share capital of Elite Commercial REIT Management Pte. Ltd. (the "Manager"), which holds 5,836,524 Units in Elite Commercial REIT. Therefore, Victor is deemed to be interested in 6,082,824 Units held by EPH and the Manager.						
0.	Attachments (if any): (1) (The total file size for all attachment(s) should not exceed 1MB.)						
1.	If this is a replacement of an earlier r	notification, p	lease provide:				
	(a) SGXNet announcement referen (the "Initial Announcement"):	•	•	h was announced on SG	XNet		
	(b) Date of the Initial Announcement:						
	(c) 15-digit transaction reference number of the relevant transaction in the Form 1 which was attached in the Initial Announcement:						
2.	Remarks (if any):						
- .	The percentage of unitholding set out above before and after the change is calculated based on 466,302,336 and 469,500,831 outstanding Units respectively.						
	Oversea-Chinese Banking Corporation Limited and UBS AG, Singapore Branch are the joint issue managers for the initial public offering of units in Elite Commercial REIT (collectively, the "Joint Issue Managers"). Oversea-Chinese Banking Corporation Limited, UBS AG, Singapore Branch, CGS-CIMB Securities (Singapore) Pte. Ltd. and China International Capital Corporation (Singapore) Pte. Limited are the joint bookrunners and underwriters for the initial public offering of units in Elite Commercial REIT (collectively, the "Joint Bookrunners and Underwriters").						
Tra	ansaction Reference Number (auto-ger	nerated):					
2	6 4 4 9 4 0 4 4 3 4 4 8 6 6						

Γra	ansaction B
	Date of acquisition of or change in interest:
	11-Mar-2021
	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):
	12-Mar-2021
	Explanation (if the date of becoming aware is different from the date of acquisition of, or change in, interest):
	Elite Partners Holdings Pte. Ltd. ("EPH"), as sponsor of Elite Commercial REIT, acquired 50,000 units at volume weighted average price of £0.655 per unit on 11 March 2021. The contract note confirming the details of the transaction was received by EPH on 12 March 2021.
	Type of securities which are the subject of the transaction (more than one option may be chosen):
	✓ Ordinary voting shares/units of Listed Issuer
	Other types of shares/units (excluding ordinary voting shares/units) of Listed Issuer
	Rights/Options/Warrants over shares/units of Listed Issuer
	Debentures of Listed Issuer
	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:
	Not applicable
	Amount of consideration paid or received by Director/CEO (excluding brokerage and stamp duties):
	Not applicable
	Circumstance giving rise to the interest or change in interest: Acquisition of:

Securities via market transaction Securities via off-market transaction (<i>e.g. married deals</i>)
· ·
Securities via physical settlement of derivatives or other securities
Securities pursuant to rights issue
Securities via a placement
Securities following conversion/exercise of rights, options, warrants or other convertibles
posal of:
Securities via market transaction
Securities via off-market transaction (e.g. married deals)
er 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 (<i>please specify</i>):
Partners Holdings Pte. Ltd. ("EPH"), as sponsor of Elite Commercial REIT, acquired 50,000 units at volume and average price of £0.655 per unit on 11 March 2021.

8. Quantum of interests in securities held by Director/GEO 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	6,082,824	6,082,824
As a percentage of total no. of ordinary voting shares/units:	0	1.3	1.3
Immediately after the transaction	Direct Interest	Deemed Interest	Total
Immediately after the transaction No. of ordinary voting shares/units held:	Direct Interest	Deemed Interest 6,132,824	Total 6,132,824

9.	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]						
	Mr. Victor Song Chern Chean ("Victor") holds 22.5% of the share capital of Elite Partners Holdings Pte. Ltd. ("EPH"), which holds 296,300 Units in Elite Commercial REIT. EPH holds 68% of the share capital of Elite Commercial REIT Management Pte. Ltd. (the "Manager"), which holds 5,836,524 Units in Elite Commercial REIT. Therefore, Victor is deemed to be interested in 6,132,824 Units held by EPH and the Manager.						
10.	Attachments (if any): 🕦						
	(The total file size for all attachment(s) should not exceed 1MB.)						
11.	If this is a replacement of an earlier notification, please provide:						
	(a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):						
	(b) Date of the Initial Announcement:						
	(c) 15-digit transaction reference number of the relevant transaction in the Form 1 which was attached in the Initial Announcement:						
12.	Remarks (if any):						
12.	The percentage of unitholding set out above before and after the change is calculated based on 469,500,831						
	outstanding Units.						
	Oversea-Chinese Banking Corporation Limited and UBS AG, Singapore Branch are the joint issue managers for the initial public offering of units in Elite Commercial REIT (collectively, the "Joint Issue Managers"). Oversea-Chinese Banking Corporation Limited, UBS AG, Singapore Branch, CGS-CIMB Securities (Singapore) Pte. Ltd. and China International Capital Corporation (Singapore) Pte. Limited are the joint bookrunners and underwriters for the initial public offering of units in Elite Commercial REIT (collectively, the "Joint Bookrunners and Underwriters").						
Tra	ansaction Reference Number (auto-generated):						
6	5 0 4 1 6 4 4 2 6 3 8 2 3 1						
Ite	em 13 is to be completed by an individual submitting this notification form on behalf of the Director/CEO.						
13.	Particulars of Individual submitting this notification form to the Listed Issuer:						
	(a) Name of Individual:						
	Leow Jun Yuan						
	(b) Designation (if applicable):						
	Group Compliance Officer						

(c)	Name of entity (if applicable):
	Elite Partners Holdings Pte. Ltd.