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:
Pacific Star Development Limited
Type of Listed Issuer:
Company/Corporation
Registered/Recognised Business Trust
Real Estate Investment Trust
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:
05-May-2017

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

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

Substantial Shareholder/Unitholde	ſΑ
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Glaxier City Limited
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:
04-May-2017
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):
04-May-2017
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 rights/options/warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/Unitholder before and after the transaction:
Immediately before the transaction
00.040.050

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures:	92,848,050	0	92,848,050
As a percentage of total no. of voting shares/units:	19.54	0	19.54
Immediately after the transaction	Direct Interest	Decimal distance	Total
ininediately after the transaction	Direct interest	Deemed Interest	TOTAL
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	105,035,550	0	105,035,550

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 Shareholde Unitholders]
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10.	Attachments (if any):
	(The total file size for all attachment(s) should not exceed 1MB.)
4.4	
11.	If this is a replacement of an earlier notification, please provide: (a) SGXNet announcement reference of the first notification which was announce on SGXNet (<i>the "Initial Announcement"</i>):
	(b) Date of the Initial Announcement:
	(c) 15-digit transaction reference number of the relevant transaction in the Form which was attached in the Initial Announcement:
12.	Remarks (if any):
	The percentage shareholding immediately before the transaction is calculated based on 475,285,878 s
	The percentage shareholding immediately after the transaction is calculated based on 499,660,878 shareholding immediately after the transaction is calculated based on 499,660,878 shareholding immediately after the transaction is calculated based on 499,660,878 shareholding immediately after the transaction is calculated based on 499,660,878 shareholding immediately after the transaction is calculated based on 499,660,878 shareholding immediately after the transaction is calculated based on 499,660,878 shareholding immediately after the transaction is calculated based on 499,660,878 shareholding immediately after the transaction is calculated based on 499,660,878 shareholding immediately after the transaction is calculated based on 499,660,878 shareholding immediately after the transaction is calculated based on 499,660,878 shareholding immediately after the transaction is calculated based on 499,660,878 shareholding immediately after the transaction is calculated based on 499,660,878 shareholding immediately after the transaction is calculated by the first transaction in the first transaction is calculated by the first transaction in the first transaction is calculated by the first transaction is calculated
Sub	stantial Shareholder/Unitholder B
1.	Name of Substantial Shareholder/Unitholder:
••	Global Century Ltd
2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest securities of the Listed Issuer are held solely through fund manager(s)?
	Yes

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:
	04-May-2017
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):
	04-May-2017
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	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures:	0	92,848,050	92,848,050
As a percentage of total no. of voting shares/units:	0	19.54	19.54
Immediately after the transaction	Discould be to see a	December 11 street	
ininediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	0	105,035,550	105,035,550

Circumstances giving rise to deemed interests (if the interest is such): 8. [You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

Global Century Ltd holds 80.0% of the issued and paid-up share capital of Glaxier City Limited. The entire issued and paid-up capital of Global Century Ltd is held by Fidelitycorp Limited as trustee of a discretionary trust. Therefore, Global Century Ltd and Fidelitycorp Limited are deemed to be interested in the ordinary shares in the Company held by Glaxier City Limited.

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]

	Please refer to item 8 above.
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 3 which was attached in the Initial Announcement:
12.	Remarks (if any):
	The percentage shareholding immediately before the transaction is calculated based on 475,285,878 shares.
	The percentage shareholding immediately after the transaction is calculated based on 499,660,878 shares.
Subs	stantial Shareholder/Unitholder C
۱.	Name of Substantial Shareholder/Unitholder:
	Fidelitycorp Limited
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
1.	Date of acquisition of or change in interest:
	04-May-2017
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): 04-May-2017

	warrants/convertible debentures { Unitholder before and after the tra		known}) held by Sul	bstantial Sharehol
und	. of voting shares/units held and/or derlying the rights/options/warrants/nvertible debentures:	0	92,848,050	92,848,050
As uni	a percentage of total no. of voting shares/	0	19.54	19.54
	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	105,035,550	105,035,550
As uni	a percentage of total no. of voting shares/	0	21.02	21.02
8.	Circumstances giving rise to deem [You may attach a chart in item 10 to interest arises] Global Century Ltd holds 80.0% of the ississued and paid-up capital of Global Century Ltd holds 80.0% of the ississued and paid-up capital of Global Century Ltd holds 80.0% of the ississued and paid-up capital of Global Century Ltd holds 80.0% of the ississued and paid-up capital of Global Century Ltd holds 80.0% of the ississued and paid-up capital of Global Century Ltd holds 80.0% of the ississued and paid-up capital of Global Century Ltd holds 80.0% of the ississued and paid-up capital of Global Century Ltd holds 80.0% of the ississued and paid-up capital of Global Century Ltd holds 80.0% of the ississued and paid-up capital of Global Century Ltd holds 80.0% of the ississued and paid-up capital of Global Century Ltd holds 80.0% of the ississued and paid-up capital of Global Century Ltd holds 80.0% of the ississued and paid-up capital of Global Century Ltd holds 80.0% of the ississued and paid-up capital of Global Century Ltd holds 80.0% of the ississued and paid-up capital of Global Century Ltd holds 80.0% of the ississued and paid-up capital of Global Century Ltd holds 80.0% of the ississued and paid-up capital of Global Century Ltd holds 80.0% of the ississued and paid-up capital of Global Century Ltd holds 80.0% of the ississued and paid-up capital of Global Century Ltd holds 80.0% of the ississued and the interest a	illustrate how the So	ubstantial Shareholde are capital of Glaxier Cit	y Limited. The entire
	trust. Therefore, Global Century Ltd and shares in the Company held by Glaxier C	Fidelitycorp Limited a		
9.	Relationship between the Substan [You may attach a chart in item 10 to Unitholders]			
	Please refer to item 8 above.			

(b	Date of the Initial Announcement:
(c	2) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12. R	emarks (<i>if any</i>):
	e percentage shareholding immediately before the transaction is calculated based on 475,285,878 shares.
	e percentage shareholding immediately after the transaction is calculated based on 499,660,878 shares.

Part IV - Transaction details

chosen):
✓ Voting shares/units
Rights/Options/Warrants over voting shares/units
Convertible debentures over voting shares/units (conversion price known)
Others (please specify):
Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholders/Unitholders:
12,187,500 ordinary shares
Amount of consideration paid or received by Substantial Shareholders/Unitholders (excluding brokerage and stamp duties):
S\$3,250,000
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 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):
An aggregate of 24,375,000 Top-Up Shares at an issue price of approximately 26.67 Singapore cents for each Tol Up Share were allotted and issued on 4 May 2017 pursuant to the Proposed Acquisition. 12,187,500 Top-Up Sha have been allotted and issued to Glaxier City Limited.

5.	Parti	iculars of Individual submitting this notification form to the Listed Issuer:	
	(a)	Name of Individual:	
	(b)	Designation (if applicable):	
	(c)	Name of entity (if applicable):	
ran. 4 5		on Reference Number (auto-generated): 4 3 5 2 4 8 8 3 9 6 1 3	