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: Yang Xue 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: 25-Jan-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

<u>ans</u>	saction A 🕠
	Date of acquisition of or change in interest:
2	11-Jan-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):
2	1-Jan-2021
	Explanation (if the date of becoming aware is different from the date of acquisition of, or change n, interest):
	Type of securities which are the subject of the transaction <i>(more than one option may be</i> chosen):
V	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
Г	Participatory interests made available by Listed Issuer
	Others (please specify):
١	Number of shares, units, rights, options, warrants, participatory interests and/or principal
а	amount/value of debentures or contracts acquired or disposed of by Director/CEO:
Ν	lot applicable
	Amount of consideration paid or received by Director/CEO (excluding brokerage and stamp duties):

	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):									
	Sasseur Asset Management Pte. Ltd., as manager of Sasseur Real Estate Investment Trust, has disposed 387,800 Units via market transaction.									

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:	11,132,900	688,517,293	699,650,193
As a percentage of total no. of ordinary voting shares/units:	0.92	57.07	57.99
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	11,132,900	688,129,493	699,262,393

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w	Management. The Xu Family Trust is a discretionary trust established by Mr. Xu Rongcan as settlor and the sole member of the Protective Committee and Investment Committee of Xu Family Trust, for the benefit of its beneficiaries, being Mr. Xu Rongcan who is the primary beneficiary of the Xu Family Trust during his lifetime and whilst not incapacitated. In addition, as the sole power to make investment decision relating to the assets of the Xu Family Trust is vested on													as settlor and the sole the benefit of its				
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Pt Se Ho	As Cayman Holdco is deemed to be interested in 619,775,600 Units held through CGS-CIMB Securities Singapore Pte. Ltd., 58,000,000 Units held through CMB Singapore Branch, 2,269,900 Units held through Haitong International Securities (Singapore) Private Limited and 8,083,993 Units held by SAMPL, each of the Sponsor, Sasseur (BVI) Holding II, Shimmer Fair Management, TMF (Cayman) and Mr. Xu Rongcan is also deemed to be interested in the 688,129,493 Units. Ms. Yang Xue is the spouse of Mr. Xu Rongcan and is deemed to be interested in the Units which he has an interest																	
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Transaction B Date of acquisition of or change in interest:										
	22-Jan-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):									
	22-Jan-2021									
	Explanation (if the date of becoming aware is different from the date of acquisition of, or change in, interest):									
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 (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								
ļ	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):								
Γ	√ Others (<i>please specify</i>):								
	Sasseur Asset Management Pte. Ltd., as manager of Sasseur Real Estate Investment Trust, has disposed 364,500 Units via market transaction.								
L	Quantum of interests in securities held by Director/CEO before and after the transaction.								

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:	11,132,900	688,129,493	699,262,393
As a percentage of total no. of ordinary voting shares/units:	0.92	57.04	57.96
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	11,132,900	687,764,993	698,897,893

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an an	n inves ny pura	tment o	Management. The Xu Family Trust is a discretionary trust established by Mr. Xu Rongcan as settlor and the sole member of the Protective Committee and Investment Committee of Xu Family Trust, for the benefit of its beneficiaries, being Mr. Xu Rongcan who is the primary beneficiary of the Xu Family Trust during his lifetime and whilst not incapacitated. In addition, as the sole power to make investment decision relating to the assets of the Xu Family Trust is vested on an investment committee, of which Mr. Xu Rongcan is the sole member, only he can make all decisions relating to																		
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Pte Se Ho 68	As Cayman Holdco is deemed to be interested in 619,775,600 Units held through CGS-CIMB Securities Singapore Pte. Ltd., 58,000,000 Units held through CMB Singapore Branch, 2,269,900 Units held through Haitong International Securities (Singapore) Private Limited and 7,719,493 Units held by SAMPL, each of the Sponsor, Sasseur (BVI) Holding II, Shimmer Fair Management, TMF (Cayman) and Mr. Xu Rongcan is also deemed to be interested in the 687,764,993 Units. Ms. Yang Xue is the spouse of Mr. Xu Rongcan and is deemed to be interested in the Units which he has an interest																				
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ltem 13 i	is to be completed by an individual submitting this notification form on behalf of the Director/CEO.
	iculars of Individual submitting this notification form to the Listed Issuer:
(a)	Name of Individual:
	Anthony Ang Meng Huat
(b)	Designation (if applicable):
	Chief Executive Officer
(c)	Name of entity (if applicable):
. ,	Sasseur Asset Management Pte. Ltd.