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

i dit i - General	
Name of Listed Issuer:	
SR-REIT	
Гуре of Listed Issuer:	
Company/Corporation	
Registered/Recognised Business Trust Real Estate Investment Trust	
lame of Trustee-Manager/Responsible Person:	
SR Funds Management (S) Limited	
s more than one Substantial Shareholder/Unitholder giving notice in the	ic form?
No (Please proceed to complete Part II)	115 101111:
Yes (Please proceed to complete Parts III & IV)	
Date of notification to Listed Issuer:	
20-Dec-2018	
.0-Dec-2010	

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

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

Sub I.	Stantial Shareholder/Unitholder A 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
	Date of acquisition of or change in interest:
	30-Nov-2018
-	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): 20-Dec-2018
	20-Det-2016
	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
	ESR Funds Management (S) Limited ("ESRFM") notified the shareholder, Shanghai Summit Pte Ltd, there is a change in ESR-REIT units held by ESRFM on 20 December 2018.
,	Quantum of total voting shares/units (including voting shares/units underlying rights/options/

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:	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	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 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):
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	interest while still re	maining a Substantia	al Shareholder/Unitholde
	Ceasing to be a Substantial Share	holder/Unitholder		
	Date of acquisition of or change in	interest:		
	30-Nov-2018			
	Date on which Substantial Shareh change in, interest (if different			•
	20-Dec-2018			
	Explanation (if the date of becomi change in, interest):	ng aware is differe	ent from the date of	f acquisition of, or the
	ESR Funds Management (S) Limited ("ESI change in ESR-REIT units held by ESRFM			mmit Pte Ltd, there is a
-	Quantum of total voting shares/unwarrants/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
-	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]			

	Skyline Horizon Consortium Ltd is wholly-owned by Tong Jinquan through Shanghai Summit Pte Ltd.	
0	Attack as and a 155 and a 100	
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 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:	3
2.	Remarks (if any):	
Subs	ostantial Shareholder/Unitholder C	
Subs	ostantial Shareholder/Unitholder C Name of Substantial Shareholder/Unitholder:	
Subs		
-	Name of Substantial Shareholder/Unitholder: Shanghai Summit Pte Ltd	n tha
Subs	Name of Substantial Shareholder/Unitholder:	n the
	Name of Substantial Shareholder/Unitholder: Shanghai Summit Pte Ltd Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in	n the
	Name of Substantial Shareholder/Unitholder: Shanghai Summit Pte Ltd Is Substantial Shareholder/Unitholder a fund manager or a person whose interest is securities of the Listed Issuer are held solely through fund manager(s)?	n the
-	Name of Substantial Shareholder/Unitholder: Shanghai Summit Pte Ltd Is Substantial Shareholder/Unitholder a fund manager or a person whose interest is securities of the Listed Issuer are held solely through fund manager(s)? Yes	n the
	Name of Substantial Shareholder/Unitholder: Shanghai Summit Pte Ltd Is Substantial Shareholder/Unitholder a fund manager or a person whose interest is securities of the Listed Issuer are held solely through fund manager(s)? Yes No	n the
	Name of Substantial Shareholder/Unitholder: Shanghai Summit Pte Ltd Is Substantial Shareholder/Unitholder a fund manager or a person whose interest is 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 is 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 is 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	
	Name of Substantial Shareholder/Unitholder: Shanghai Summit Pte Ltd Is Substantial Shareholder/Unitholder a fund manager or a person whose interest is 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	
	Name of Substantial Shareholder/Unitholder: Shanghai Summit Pte Ltd Is Substantial Shareholder/Unitholder a fund manager or a person whose interest is 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:	tholde

7.	Quantum of total voting shares/un warrants/convertible debentures { Unitholder before and after the training	conversion price		
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
un	o. of voting shares/units held and/or derlying the rights/options/warrants/nvertible debentures:	0	234,060,658	234,060,658
	a percentage of total no. of voting shares/	0	7.39	7.39
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
un	o. of voting shares/units held and/or derlying the rights/options/warrants/ invertible debentures :	0	235,509,788	235,509,788
	a percentage of total no. of voting shares/	0	7.43	7.43
				•
8.	Circumstances giving rise to deem [You may attach a chart in item 10 to interest arises] Shanghai Summit Pte Ltd is the sole shar Consortium Ltd and owns 25% of ESRFM Wealthy Fountain Holdings Inc, Skyline F	reholder of Wealthy F	ountain Holdings Inc a	ınd Skyline Horizo
8. 9.	Circumstances giving rise to deem [You may attach a chart in item 10 to interest arises] Shanghai Summit Pte Ltd is the sole shar Consortium Ltd and owns 25% of ESRFM	reholder of Wealthy Fland is deemed to be Horizon Consortium L	Tountain Holdings Inc as interested in the 235, and ESRFM.	and Skyline Horizo 509,788 units held notice in this fol
	Circumstances giving rise to deem [You may attach a chart in item 10 to interest arises] Shanghai Summit Pte Ltd is the sole shar Consortium Ltd and owns 25% of ESRFM Wealthy Fountain Holdings Inc, Skyline Fill Relationship between the Substant [You may attach a chart in item 10 to the solution of th	reholder of Wealthy Fland is deemed to be Horizon Consortium Land Shareholders Show the relations have the Horizon Consortium Land Show the relations have the Horizon Consortium Land Show the Relations have the Horizon Consortium Land Show the Relations have the Relations have the Relation Consortium Land Show the Relations have the Relation Consortium Land Show the Relation Co	Fountain Holdings Inc as interested in the 235, and ESRFM. (Unitholders giving rip between the Substantial Share wholly-own, and Ltd are wholly-own, and the Substantial Share whollows are shared to the Substantial Share wholly-own, and the Substantial Share who shared to the Substantial Share who shared to the Substantial Share who shared to the Shared Share	and Skyline Horizo 509,788 units held notice in this for antial Sharehold
	Circumstances giving rise to deem [You may attach a chart in item 10 to interest arises] Shanghai Summit Pte Ltd is the sole shar Consortium Ltd and owns 25% of ESRFM Wealthy Fountain Holdings Inc, Skyline Felationship between the Substan [You may attach a chart in item 10 to Unitholders] Wealthy Fountain Holdings Inc and Skyling through Shanghai Summit Pte Ltd. Shanghai	reholder of Wealthy For and is deemed to be Horizon Consortium Latial Shareholders, show the relationships and Summit Pte. Ltd.	countain Holdings Inc as interested in the 235,8. It dand ESRFM. (Unitholders giving rip between the Substitute In Ltd are wholly-owns). owns 25% of ESRFM.	and Skyline Horizo 509,788 units held notice in this for antial Sharehold

Explanation (if the date of becoming aware is different from the date of acquisition of, or the

6.

change in, interest):

	(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.	Rem	narks (<i>if any</i>):
Sub	stanti	al Shareholder/Unitholder D
1.	Nam	ne of Substantial Shareholder/Unitholder:
	Lead	ing Wealth Global Inc
2.	secu	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)? Yes
3.		fication in respect of: Becoming a Substantial Shareholder/Unitholder
	_ ✓ (Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholde
		Ceasing to be a Substantial Shareholder/Unitholder
4.	Date	e of acquisition of or change in interest:
	30-N	ov-2018
5.	char	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): ec-2018
6.	-	anation (if the date of becoming aware is different from the date of acquisition of, or the nge in, interest):
		unds Management (S) Limited ("ESRFM") notified the shareholder, Shanghai Summit Pte Ltd, there is a ge in ESR-REIT units held by ESRFM on 20 December 2018.
7.		Intum of total voting shares/units (including voting shares/units underlying rights/options/rants/convertible debentures {conversion price known}) held by Substantial Shareholder/
•		holder before and after the transaction:

No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures: As a percentage of total no. of voting shares/ units: As a percentage of total no. of voting shares/ 21.14 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/Unitholde interest arises] Relationship between the Substantial Shareholders/Unitholders giving notice in the [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders] Leading Wealth Global Inc is wholly-owned by Tong Jinquan through Longemont Real Estate Pto (The total file size for all attachment(s) should not exceed 1MB.)	
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures: As a percentage of total no. of voting shares/ units: 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//Unitholde interest arises] Relationship between the Substantial Shareholders/Unitholders giving notice in the [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders] Leading Wealth Global Inc is wholly-owned by Tong Jinquan through Longemont Real Estate Ptu (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 first notification which was announced on SGXNet (the "Initial Announcement"): (b) Date of the Initial Announcement:	
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As a percentage of total no. of voting shares/ units: 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/Unitholde interest arises] Relationship between the Substantial Shareholders/Unitholders giving notice in th [You may attach a chart in item 10 to show the relationship between the Substantial Share Unitholders] Leading Wealth Global Inc is wholly-owned by Tong Jinquan through Longemont Real Estate Pto O. Attachments (if any): (The total file size for all attachment(s) should not exceed 1MB.) If this is a replacement of an earlier notification, please provide: (a) SGXNet announcement reference of the first notification which was announ SGXNet (the "Initial Announcement"): (b) Date of the Initial Announcement: (c) 15-digit transaction reference number of the relevant transaction in the Foundation of the standard transaction in the Foundation of the standard transaction in the Foundation of the relevant tran	'8
[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholde interest arises] Relationship between the Substantial Shareholders/Unitholders giving notice in th [You may attach a chart in item 10 to show the relationship between the Substantial Share Unitholders] Leading Wealth Global Inc is wholly-owned by Tong Jinquan through Longemont Real Estate Pto (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 first notification which was announ SGXNet (the "Initial Announcement"): (b) Date of the Initial Announcement:	
[You may attach a chart in item 10 to show the relationship between the Substantial Share Unitholders] Leading Wealth Global Inc is wholly-owned by Tong Jinquan through Longemont Real Estate Pto O. 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 first notification which was announ on SGXNet (the "Initial Announcement"): (b) Date of the Initial Announcement: (c) 15-digit transaction reference number of the relevant transaction in the First notification	r's deemed
[You may attach a chart in item 10 to show the relationship between the Substantial Share Unitholders] Leading Wealth Global Inc is wholly-owned by Tong Jinquan through Longemont Real Estate Pto O. 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 notification, please provide: (a) SGXNet announcement reference of the first notification which was annot on SGXNet (the "Initial Announcement"): (b) Date of the Initial Announcement: (c) 15-digit transaction reference number of the relevant transaction in the First notification which was annotated not	
[You may attach a chart in item 10 to show the relationship between the Substantial Share Unitholders] Leading Wealth Global Inc is wholly-owned by Tong Jinquan through Longemont Real Estate Pto O. 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 notification, please provide: (a) SGXNet announcement reference of the first notification which was annot on SGXNet (the "Initial Announcement"): (b) Date of the Initial Announcement: (c) 15-digit transaction reference number of the relevant transaction in the First notification in the First notificat	
Leading Wealth Global Inc is wholly-owned by Tong Jinquan through Longemont Real Estate Pto O. 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 first 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 First notification in the First notification which was announced to the Initial Announcement:	
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(c) 15-digit transaction reference number of the relevant transaction in the F	ounced
(c) 15-digit transaction reference number of the relevant transaction in the F	
	orm 3
2. Remarks (if any):	orm 3
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	Form 3

 estantial Shareholder/Unitholder E
Name of Substantial Shareholder/Unitholder:
Longemont Real Estate Pte Ltd
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:
30-Nov-2018
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):
20-Dec-2018
Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
ESR Funds Management (S) Limited ("ESRFM") notified the shareholder, Shanghai Summit Pte Ltd, there is a change in ESR-REIT units held by ESRFM on 20 December 2018.

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	670,209,878	670,209,878
As a percentage of total no. of voting shares/units:	0	21.15	21.15
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	Deemed Interest 670,209,878	Total 670,209,878

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 replacement 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 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:
	30-Nov-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):
	20-Dec-2018
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
	ESR Funds Management (S) Limited ("ESRFM") notified the shareholder, Shanghai Summit Pte Ltd, there is a change in ESR-REIT units held by ESRFM on 20 December 2018.
7.	Quantum of total voting shares/units (including voting shares/units underlying rights/options/

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	670,209,878	670,209,878
As a percentage of total no. of voting shares/units:	0	21.15	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 :	Direct Interest 0	Deemed Interest 670,209,878	Total 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]

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.

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]

	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:
^	Describe (% cm)
2.	Remarks (if any):
Sub	ostantial Shareholder/Unitholder G
	Name of Substantial Shareholder/Unitholder:
۱.	Name of Substantial Shareholder/Unitholder: Tong Jinquan
۱.	Name of Substantial Shareholder/Unitholder:
۱.	Name of Substantial Shareholder/Unitholder: Tong Jinquan Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in t securities of the Listed Issuer are held solely through fund manager(s)? Yes
۱.	Name of Substantial Shareholder/Unitholder: Tong Jinquan Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in t securities of the Listed Issuer are held solely through fund manager(s)?
l. 2.	Name of Substantial Shareholder/Unitholder: Tong Jinquan Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in t securities of the Listed Issuer are held solely through fund manager(s)? Yes No Notification in respect of:
2.	Name of Substantial Shareholder/Unitholder: Tong Jinquan Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in t 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 t 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: Tong Jinquan Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in t securities of the Listed Issuer are held solely through fund manager(s)? ☐ Yes ✓ No Notification in respect of: ☐ Becoming a Substantial Shareholder/Unitholder
2. 3.	Name of Substantial Shareholder/Unitholder: Tong Jinquan Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in t 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. 3.	Name of Substantial Shareholder/Unitholder: Tong Jinquan Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in t 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>Sub</u> : 1. 2. 3.	Name of Substantial Shareholder/Unitholder: Tong Jinquan Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in t 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:

	Quantum of total voting shares/unwarrants/convertible debentures of Unitholder before and after the transfer of the transfer o	(conversion price I		
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
un	. of voting shares/units held and/or derlying the rights/options/warrants/nvertible 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
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
un	. of voting shares/units held and/or derlying the rights/options/warrants/nvertible debentures :	172,802,987	905,719,666	1,078,522,653
As uni	a percentage of total no. of voting shares/	5.45	28.57	34.02
	[You may attach a chart in item 10 to interest arises] Shanghai Summit Pte Ltd and Shanghai Therefore, Tong Jinquan is deemed to b entities.	Summit (Group) Co.,	Ltd are wholly owned	by Tong Jinquan.
9.	Relationship between the Substar [You may attach a chart in item 10 to Unitholders]			
	All the entities giving notice in this form	are wholly-owned by	/ Tong Jinquan.	
10.	Attachments (if any): (1) (The total file size for all attachments)	nt(s) should not excee	d 1MB.)	

Explanation (if the date of becoming aware is different from the date of acquisition of, or the

6.

	(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

	Voting shares/units Rights/Options/Warrants over voting shares/units
	Convertible debentures over voting shares/units (conversion price known)
	Others (please specify):
	mber of shares, units, rights, options, warrants and/or principal amount of convertible pentures acquired or disposed of by Substantial Shareholders/Unitholders:
1,4	49,130 ESR-REIT units
	ount of consideration paid or received by Substantial Shareholders/Unitholders (excluding kerage and stamp duties):
S\$7	24,420
Cir	cumstance giving rise to the interest or change in interest:
Ac	quisition 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
Dis	posal of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
Oth	ner circumstances:
	Acceptance of take-over offer for the Listed Issuer
	Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (<i>please specify</i>):
\checkmark	Others (please specify):
	s notification is in respect of Shanghai Summit Pte Ltd which owns 25% interest in ESRFM. ESR-REIT has issued 49,130 new units to ESRFM at S\$0.4999 per unit, as payment of approximately S\$724,420 of the base fee

	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