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

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Name of Listed Issuer:
Ascendas Real Estate Investment Trust
Type of Listed Issuer: Company/Corporation
Registered/Recognised Business Trust
Real Estate Investment Trust
Name of Trustee-Manager/Responsible Person:
Ascendas Funds Management (S) Limited
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-Jul-2019

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

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

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Substantiai	Shareholder/Unitholder /	4



	Name of Substantial Shareholder/Unitholder:
	TJ Holdings (III) 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:
	03-Jul-2019
•	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):
	03-Jul-2019
	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
	N.A.

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	0	0
As a percentage of total no. of voting shares/units:	0	0	0
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/	0	591,374,889	591,374,889

convertible debentures : 0 18.99 18.99 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/Unitholder's deemed interest arises]
 On 28 June 2019, CLA Real Estate Holdings Pte. Ltd. (formerly known as Ascendas-Singbridge Pte. Ltd.)
 ("CLA") had transferred all the issued shares of Ascendas Pte Ltd and Singbridge Pte. Ltd. to CapitaLand Limited ("CapitaLand"). Concurrently with completion of CLA's transfer of Ascendas Pte Ltd and Singbridge

Pte. Ltd., CLA was allotted and issued 862,264,714 shares in CapitaLand, representing approximately 17.11 per cent. of CapitaLand. CLA had also, on the same day, entered into a share purchase agreement (the "28 June SPA") to acquire 1,680,704,140 shares in CapitaLand, representing approximately 33.36 per cent. of the

issued shares of CapitaLand from Temasek Holdings (Private) Limited.

Pending completion of the 28 June SPA, CLA did not have a controlling interest in CapitaLand and had temporarily ceased to have a deemed interest in the 591,374,889 units in the Listed Issuer (the "AREIT Units") which comprises: (a) 517,001,996 units in the Listed Issuer directly held by Ascendas Land (Singapore) Pte Ltd (a wholly-owned subsidiary of Ascendas Pte Ltd, which is in turn a subsidiary of CLA); and (b) 74,372,893 units in the Listed Issuer directly held by Ascendas Funds Management (S) Limited (a wholly-owned subsidiary of Ascendas Pte Ltd, which is in turn

Completion of the 28 June SPA took place on 3 July 2019. As a result, CLA has, as at 3 July 2019, a direct interest in 2,542,968,854 shares in CapitaLand, representing approximately 50.48 per cent. of the issued shares of CapitaLand and has regained its deemed interest in the AREIT Units pursuant to Section 4 of the SFA.

TJ Holdings (III) Pte. Ltd. ("TJ(III)") is deemed to hold an interest in the AREIT Units through its interest in CLA. Accordingly, TJ(III) has also regained its deemed interest in the AREIT Units on 3 July 2019 pursuant to Section 4 of the SFA.

- 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]
 - (i) TJ Holdings (III) Pte. Ltd. is a subsidiary of Glenville Investments Pte. Ltd.
 - (ii) Glenville Investments Pte. Ltd. is a subsidiary of Mawson Peak Holdings Pte. Ltd.
 - (iii) Mawson Peak Holdings Pte. Ltd. is a subsidiary of Bartley Investments Pte. Ltd.
 - (iv) Bartley Investments Pte. Ltd. is a subsidiary of Tembusu Capital Pte. Ltd.
 - (v) Tembusu Capital Pte. Ltd. is a subsidiary of Temasek Holdings (Private) Limited

10.	Attac	chments (if any): 🕤
	Ø	(The total file size for all attachment(s) should not exceed 1MB.)
11.	If this	s 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):

a subsidiary of CLA)).

	The percentage of total number of voting July] 2019 and was rounded down to the		l based on 3,112,755,65	52 issued units as of [3		
Sub	stantial Shareholder/Unitholder B					
1.	Name of Substantial Shareholder/	Unitholder:				
	Glenville Investments Pte. Ltd.					
2.	Is Substantial Shareholder/Unithousecurities of the Listed Issuer are by Yes ✓ No			vhose interest in the		
3.	Notification in respect of:					
	▼ Becoming a Substantial Sharehold	ler/Unitholder				
	☐ Change in the percentage level of	interest while still re	maining a Substantia	I Shareholder/Unitholde		
	Ceasing to be a Substantial Share	holder/Unitholder				
4.	Date of acquisition of or change in interest:					
	03-Jul-2019					
5.	Date on which Substantial Sharehochange in, interest (if different					
	03-Jul-2019					
6.	Explanation (if the date of becoming change in, interest):	ng aware is differe	ent from the date of	acquisition of, or the		
	N.A.					
7.	Quantum of total voting shares/un warrants/convertible debentures {c Unitholder before and after the train	conversion price k	_			
	Immediately before the transaction	Direct Interest	Deemed Interest	Total		
und	of voting shares/units held and/or erlying the rights/options/warrants/vertible debentures:	0	0	0		
As a	a percentage of total no. of voting shares/s:	0	0	0		
	Immediately after the transaction	Direct Interest	Deemed Interest	Total		

0

591,374,889

591,374,889

convertible debentures :

No. of voting shares/units held and/or underlying the rights/options/warrants/

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 deem interest arises]
	Glenville Investments Pte. Ltd. ("Glenville") holds 100% of the equity interest in TJ(III), which in turn holds 100% of the equity interest in CLA and Glenville is therefore deemed to be interested in the AREIT Units t CLA is deemed to be interested in by virtue of Section 4 of the SFA.
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]
	(i) TJ Holdings (III) Pte. Ltd. is a subsidiary of Glenville Investments Pte. Ltd. (ii) Glenville Investments Pte. Ltd. is a subsidiary of Mawson Peak Holdings Pte. Ltd. (iii) Mawson Peak Holdings Pte. Ltd. is a subsidiary of Bartley Investments Pte. Ltd. (iv) Bartley Investments Pte. Ltd. is a subsidiary of Tembusu Capital Pte. Ltd. (v) Tembusu Capital Pte. Ltd. is a subsidiary of Temasek Holdings (Private) Limited
10.	Attachments (if any): (1) (The total file size for all attachment(s) should not exceed 1MB.)
11.	
	(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 of total number of voting units was calculated based on 3,112,755,652 issued units as of July 2019 and was rounded down to the nearest 0.01%.

1.	Name of Substantial Shareholder/	Jnitholder:		
	Mawson Peak Holdings Pte. Ltd.			
2.	Is Substantial Shareholder/Unithousecurities of the Listed Issuer are hardy Yes No		•	hose interest in the
3.	Notification in respect of:			
	✓ Becoming a Substantial Sharehold	ler/Unitholder		
	☐ Change in the percentage level of	interest while still re	maining a Substantia	Shareholder/Unitholde
	Ceasing to be a Substantial Share	holder/Unitholder		
4.	Date of acquisition of or change in	interest:		
	03-Jul-2019			
5.	Date on which Substantial Sharehochange in, interest (if different 03-Jul-2019			•
6.	Explanation (if the date of becoming change in, interest): N.A.	ng aware is differe	ent from the date of	acquisition of, or the
7.	Quantum of total voting shares/un warrants/convertible debentures {c Unitholder before and after the transfer the transfer to	conversion price k	•	
ı	Immediately before the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or erlying the rights/options/warrants/vertible debentures:	0	0	0
As a	a percentage of total no. of voting shares/	0	0	0
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or erlying the rights/options/warrants/vertible debentures :	0	591,374,889	591,374,889

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]

18.99

18.99

0

units:

As a percentage of total no. of voting shares/

		equity interest in TJ(III), which in turn holds 100% of the equity interest in CLA and Mawson is therefored to be interested in the AREIT Units that CLA is deemed to be interested in by virtue of Section 4 of A.
9.	[You	tionship between the Substantial Shareholders/Unitholders giving notice in this form: may attach a chart in item 10 to show the relationship between the Substantial Shareholders/olders]
	(ii) Gle (iii) Ma (iv) Ba	Holdings (III) Pte. Ltd. is a subsidiary of Glenville Investments Pte. Ltd. enville Investments Pte. Ltd. is a subsidiary of Mawson Peak Holdings Pte. Ltd. ewson Peak Holdings Pte. Ltd. is a subsidiary of Bartley Investments Pte. Ltd. ertley Investments Pte. Ltd. is a subsidiary of Tembusu Capital Pte. Ltd. enbusu Capital Pte. Ltd. is a subsidiary of Temasek Holdings (Private) Limited
10.	Atta	chments (<i>if any</i>): 📵
	Ø	(The total file size for all attachment(s) should not exceed 1MB.)
11.	If this	s 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.	Rem	arks (<i>if any</i>):
		ercentage of total number of voting units was calculated based on 3,112,755,652 issued units as of 3 019 and was rounded down to the nearest 0.01%.
Sub	stantia	al Shareholder/Unitholder D
<u>Sub</u>		al Shareholder/Unitholder D e of Substantial Shareholder/Unitholder:
	Nam	
	Nam Bartle Is S secu	e of Substantial Shareholder/Unitholder: y Investments Pte. Ltd.
1.	Nam Bartle Is S secu	e of Substantial Shareholder/Unitholder: y Investments Pte. Ltd. ubstantial Shareholder/Unitholder a fund manager or a person whose interest in the rities of the Listed Issuer are held solely through fund manager(s)?
1.	Nam Bartle Is S secu Y N	e of Substantial Shareholder/Unitholder: y Investments Pte. Ltd. ubstantial Shareholder/Unitholder a fund manager or a person whose interest in the rities of the Listed Issuer are held solely through fund manager(s)?
1.	Nam Bartle Is S secu ☐ Y ✓ N Notif	e of Substantial Shareholder/Unitholder: y Investments Pte. Ltd. ubstantial Shareholder/Unitholder a fund manager or a person whose interest in the rities of the Listed Issuer are held solely through fund manager(s)? es
1.	Nam Bartle Is S secu	e of Substantial Shareholder/Unitholder: y Investments Pte. Ltd. ubstantial Shareholder/Unitholder a fund manager or a person whose interest in the rities of the Listed Issuer are held solely through fund manager(s)? es o ication in respect of:

N.A.			
7. Quantum of total voting shares/owarrants/convertible debentures Unitholder before and after the total	{conversion price	_	
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	0	0
As a percentage of total no. of voting shares/units:	, 0	0	0
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	591,374,889	591,374,889
As a percentage of total no. of voting shares/units:	, 0	18.99	18.99
8. Circumstances giving rise to dee [You may attach a chart in item 10 t interest arises]			er/Unitholder's deemed
Bartley Investments Pte. Ltd. ("Bartley") the equity interest in Glenville, which he the equity interest in CLA and Bartley is deemed to be interested in by virtue o	nolds 100% of the equi s therefore deemed to	ty interest in TJ(III), whi	ch in turn holds 100% of
9. Relationship between the Substa [You may attach a chart in item 10 t Unitholders]		0 0	
(i) TJ Holdings (III) Pte. Ltd. is a subsidia (ii) Glenville Investments Pte. Ltd. is a s			

(iii) Mawson Peak Holdings Pte. Ltd. is a subsidiary of Bartley Investments Pte. Ltd. (iv) Bartley Investments Pte. Ltd. is a subsidiary of Tembusu Capital Pte. Ltd. (v) Tembusu Capital Pte. Ltd. is a subsidiary of Temasek Holdings (Private) Limited

Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the

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

change in, interest (if different from item 4 above, please specify the date):

4.

5.

6.

03-Jul-2019

03-Jul-2019

change in, interest):

Date of acquisition of or change in interest:

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 of total number of voting units was calculated based on 3,112,755,652 issued units as of 3 July 2019 and was rounded down to the nearest 0.01%.
Sub	estantial Shareholder/Unitholder E
1.	Name of Substantial Shareholder/Unitholder:
	Tembusu Capital Pte. Ltd.
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/Unitholde
	Ceasing to be a Substantial Shareholder/Unitholder
4.	Date of acquisition of or change in interest:
	03-Jul-2019
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):
	03-Jul-2019
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
	N.A.

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	450,000	450,000
As a percentage of total no. of voting shares/units:	0	0.01	0.01
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 591,374,889	<i>Total</i> 591,374,889

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]

Tembusu Capital Pte. Ltd. ("Tembusu") holds 100% of the equity interest in Bartley, which holds 100% of the equity interest in Mawson, which holds 100% of the equity interest in Glenville, which holds 100% of the equity interest in TJ(III), which in turn holds 100% of the equity interest in CLA and Tembusu is therefore deemed to be interested in the AREIT Units that CLA is deemed to be interested in by virtue of Section 4 of the SFA.

Tembusu is also deemed to be interested in a further 450,000 AREIT Units through SeaTown Holdings Pte. Ltd. ("SeaTown"). Tembusu holds a 100% interest in SeaTown, whose subsidiary manages an investment fund (which is another indirect subsidiary of Tembusu) which fund holds 450,000 AREIT Units. SeaTown is an independently managed Temasek portfolio company. Tembusu is not involved in SeaTown's business or operating decisions, including those regarding its position in AREIT Units.

- 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]
 - (i) TJ Holdings (III) Pte. Ltd. is a subsidiary of Glenville Investments Pte. Ltd.
 - (ii) Glenville Investments Pte. Ltd. is a subsidiary of Mawson Peak Holdings Pte. Ltd.
 - (iii) Mawson Peak Holdings Pte. Ltd. is a subsidiary of Bartley Investments Pte. Ltd.
 - (iv) Bartley Investments Pte. Ltd. is a subsidiary of Tembusu Capital Pte. Ltd.
 - (v) Tembusu Capital Pte. Ltd. is a subsidiary of Temasek Holdings (Private) Limited

10.	Attachments (if any):	A
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(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"):

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(b)) Date of	the	Initial	Announcement:
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Remarks (if any): The percentage of total number of voting units was calculated based on 3,112,755,652 issued units as o July 2019 and was rounded down to the nearest 0.01%.		
The percentage of total number of voting units was calculated based on 3.112,755,652 issued units as of July 2019 and was rounded down to the nearest 0.01%.	12.	Remarks (if any):
July 2019 and was rounded down to the nearest 0.01%.	F	The percentage of total number of voting units was calculated based on 3,112,755,652 issued units as o
		July 2019 and was rounded down to the nearest 0.01%.
	L	

Part IV - Transaction details

	mber of shares, units, rights, options, warrants and/or principal amount of convertible pentures acquired or disposed of by Substantial Shareholders/Unitholders:
Ple	ase refer to paragraph 8 of the notice by Substantial Shareholder A in Part III above.
	ount of consideration paid or received by Substantial Shareholders/Unitholders (excluding okerage and stamp duties):
Ple	ase refer to paragraph 8 of the notice by Substantial Shareholder A in Part III above.
Cir	cumstance giving rise to the interest or change in interest:
Dis	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 posal of: Securities via market transaction Securities via off-market transaction (e.g. married deals)
	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>):

5.	Pari	iculars of Individual submitting this notification form to the Listed Issuer:
	(a)	Name of Individual:
		Chua Tse-Ling / Zahedah Abdul Rashid
	(b)	Designation (if applicable):
	(c)	Name of entity (if applicable):
	(0)	Temasek Holdings (Private) Limited
Trai	nsactio	on Reference Number (auto-generated):
		4 3 4 3 4 6 6 1 5 3 4 3
	1 9	