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").

Name of Listed Issuer: Alset International Limited Type of Listed Issuer: Company/Corporation Registered/Recognised Business Trust Real Estate Investment Trust Name of Director/CEO: Chan Heng Fal Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer? Yes No 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) No (Please proceed to complete Part III) Date of notification to Listed Issuer: 21-Nov-2024	Part I - General	
Type of Listed Issuer: Company/Corporation Registered/Recognised Business Trust Real Estate Investment Trust Name of Director/CEO: Chan Heng Fai Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer? Yes No 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) No (Please proceed to complete Part III) Date of notification to Listed Issuer:	ne of Listed Issuer:	
 ✓ Company/Corporation ☐ Registered/Recognised Business Trust ☐ Real Estate Investment Trust Name of Director/CEO: Chan Heng Fai Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer? ✓ Yes ☐ No 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 III) ☑ No (Please proceed to complete Part III) Date of notification to Listed Issuer:	t International Limited	
Registered/Recognised Business Trust Real Estate Investment Trust Name of Director/CEO: Chan Heng Fai Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer? Yes No 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 III) No (Please proceed to complete Part III) Date of notification to Listed Issuer:		
Name of Director/CEO: Chan Heng Fai Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer? ✓ Yes No 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 III) No (Please proceed to complete Part IIII) Date of notification to Listed Issuer:		
Name of Director/CEO: Chan Heng Fai Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer? ✓ Yes □ No 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 III) ✓ No (Please proceed to complete Part IIII) Date of notification to Listed Issuer:		
Chan Heng Fai Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer? ✓ Yes ☐ No 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 III) ✓ No (Please proceed to complete Part III) Date of notification to Listed Issuer:		
Chan Heng Fai Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer? ✓ Yes ☐ No 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 III) ✓ No (Please proceed to complete Part III) Date of notification to Listed Issuer:		
Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer? Yes No 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) No (Please proceed to complete Part III) Date of notification to Listed Issuer:	ne of Director/CEO:	
 ✓ Yes No 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) ✓ No (Please proceed to complete Part III) Date of notification to Listed Issuer: 	n Heng Fai	
 No 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) ✓ No (Please proceed to complete Part III) Date of notification to Listed Issuer: 		
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) No (Please proceed to complete Part III) Date of notification to Listed Issuer:		
the Listed Issuer at the time of his appointment? Yes (Please proceed to complete Part II) No (Please proceed to complete Part III) Date of notification to Listed Issuer:		21.1
No (Please proceed to complete Part III) Date of notification to Listed Issuer:	Listed Issuer at the time of his appointment?	Jy,
Date of notification to Listed Issuer:		
21-Nov-2024		
	lov-2024	

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

Date (if d	e of acquisition of or change in interest: lov-2024 e on which Director/CEO became aware of the acquisition of, or change in, interest interest interest from item 1 above, please specify the date): lov-2024 clanation (if the date of becoming aware is different from the date of acquisition of, or change interest):
Date (if d	e on which Director/CEO became aware of the acquisition of, or change in, interest fifterent from item 1 above, please specify the date): lov-2024
(<i>if d</i> 19-N Exp	lifferent from item 1 above, please specify the date): lov-2024 Ilanation (if the date of becoming aware is different from the date of acquisition of, or change
Ехр	lanation (if the date of becoming aware is different from the date of acquisition of, or change
	· · · · · · · · · · · · · · · · · · ·
	e of securities which are the subject of the transaction (more than one option may be sen):
√	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):
	mber of shares, units, rights, options, warrants, participatory interests and/or principa bunt/value of debentures or contracts acquired or disposed of by Director/CEO:
131,0	000
Amo duti	ount of consideration paid or received by Director/CEO (excluding brokerage and stamples):
0 ± -	636.56

7.	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):

8. Quantum of interests in securities held by Director/CEO before and after the transaction. Please complete relevant table(s) below (for example, Table 1 should be completed if the change relates to ordinary voting shares of the Listed Issuer; Table 4 should be completed if the change relates to debentures):

Table 1. Change in respect of ordinary voting shares/units of Listed Issuer

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	0	3,118,931,076	3,118,931,076
As a percentage of total no. of ordinary voting shares/units:	0	89.3	89.3
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	131,000	3,118,931,076	3,119,062,076

	As voti	a percentage of total no. of ordinary ng shares/units:	0	89.3	89.3
9.	[Υοι	umstances giving rise to deemed in I may attach a chart(s) in item 10 to out in item 8 tables 1 to 8, arises]			emed interest, as
	Deve	han Heng Fai and his associates are treate lopment Pte. Ltd. ("ABD") as they are ent s attached to the voting shares in ABD pu apore.	itled to exercise or cor	ntrol the exercise of n	ot less than 20% of the
	Deve	han Heng Fai and his associates are treatelopment Pte. Ltd. ("LVD") as they are enti s attached to the voting shares in LVD pu apore.	itled to exercise or cor	trol the exercise of no	ot less than 20% of the
	as th	han Heng Fai and his associates are treate ey are entitled to exercise or control the e es in DSS pursuant to Section 4 of the Sec	exercise of not less tha	n 20% of the votes at	
0.	Atta	chments (if any): (1) (The total file size for all attachment(s) sl	hould not exceed 1MB.)	
1.	If thi	s is a replacement of an earlier no	ntification, please p	rovide:	
	(a) (b)	SGXNet announcement reference (the "Initial Announcement"): Date of the Initial Announcement		ation which was a	nnounced on SGXNet
	(c)	15-digit transaction reference nu attached in the Initial Announcem		ant transaction in t	he Form 1 which was
2.	Rem	narks (<i>if any</i>):			
		hares (directly and indirectly) held by Mr entage of the total number of shares in thes.			
		hares (directly and indirectly) held by Mr entage of the total number of shares in thes.			
Tra	ansac	tion Reference Number (auto-gene	erated):		
5	1 3	5 9 5 6 4 5 1 4 2 6 3 4	natouj.		

ľ	20-Nov-2024
	Date on which Director/CEO became aware of the acquisition of, or change in, interest (i) (if different from item 1 above, please specify the date):
:	20-Nov-2024
	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 principa amount/value of debentures or contracts acquired or disposed of by Director/CEO:
г	1,151,000
	Amount of consideration paid or received by Director/CEO (excluding brokerage and stamp duties):
(S\$34,322.82
- 1	

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):

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:	131,000	3,118,931,076	3,119,062,076
As a percentage of total no. of ordinary voting shares/units:	0	89.3	89.3
		5 11	
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	1,282,000	3,118,931,076	3,120,213,076

9. Circumstances giving rise to deemed interests (if the interest is such): [You may attach a chart(s) in item 10 to illustrate how the Director/CEO's deemed interest, as set out in item 8 tables 1 to 8, arises]
Mr Chan Heng Fai and his associates are treated as having an interest in 2,988,750,665 shares held by Alset Business Development Pte. Ltd. ("ABD") as they are entitled to exercise or control the exercise of not less than 20% of the votes attached to the voting shares in ABD pursuant to Section 4 of the Securities and Futures Act 2001 of Singapore.

Mr Chan Heng Fai and his associates are treated as having an interest in 3,001,100 shares held by LiquidValue Development Pte. Ltd. ("LVD") as they are entitled to exercise or control the exercise of not less than 20% of the votes attached to the voting shares in LVD pursuant to Section 4 of the Securities and Futures Act 2001 of Singapore.

Mr Chan Heng Fai and his associates are treated as having an interest in 127,179,311 shares held by DSS, Inc. ("DSS") as they are entitled to exercise or control the exercise of not less than 20% of the votes attached to the voting shares in DSS pursuant to Section 4 of the Securities and Futures Act 2001 of Singapore.

10.	Attachments (if any):	9
١٠.	rataoninonto (n'arry).	U



(The total file size for all attachment(s) should not exceed 1MB.)

11. If this is a **replacement** of an earlier notification, please provide:

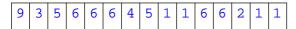
(a)	SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
(b)	Date of the Initial Announcement:
(c)	15-digit transaction reference number of the relevant transaction in the Form 1 which was
	attached in the Initial Announcement:

12. Remarks (if any):

The shares (directly and indirectly) held by Mr Chan Heng Fai immediately before the transaction expressed as a percentage of the total number of shares in the capital of the Company was calculated based on 3,492,713,362 shares.

The shares (directly and indirectly) held by Mr Chan Heng Fai immediately after the transaction expressed as a percentage of the total number of shares in the capital of the Company was calculated based on 3,492,713,362 shares.

Transaction Reference Number (auto-generated):



Item 13 is to be completed by an individual submitting this notification form on behalf of the Director/CEO.

13. Particulars of Individual submitting this notification form to the Listed Issuer:

(a)	Name of Individual:
(b)	Designation (if applicable):
(c)	Name of entity (if applicable):