

MONTHLY VALUATION OF ASSETS AND UTILISATION OF CASH IN ACCORDANCE WITH RULE 1018(1) OF THE LISTING MANUAL OF THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED (“SGX-ST”)

The Board of Directors (the “**Board**”) of Japan Residential Assets Manager Limited, as the manager (the “**Manager**”) of Saizen Real Estate Investment Trust (“**Saizen REIT**”) refers to the circular to unitholders of Saizen REIT dated 5 February 2016 (the “**Circular**”), the announcement dated 3 March 2016 and titled “Waiver and approval from the SGX-ST granted in relation to compliance with Rule 1018(1) of the Listing Manual”, the announcement dated 4 March 2016 and titled “Completion of the Proposed Transaction in relation to Saizen REIT’s entire portfolio of real estate assets in Japan”, and the announcement dated 1 April 2016 and titled “Disposal of Saizen REIT’s entire portfolio of real estate assets in Japan – final adjustments”. Unless otherwise defined, all capitalised terms used in this announcement shall bear the same meaning as ascribed thereto in the Circular.

Pursuant to Rule 1018(1) of the SGX-ST Listing Manual, the Board wishes to announce the following updates:

1. The estimated total cash of Saizen REIT at liquidation (save for any further claims that may be made by Triangle TMK during the liability claim period⁽¹⁾) is as follows:

	<u>S\$ per Unit</u>
Net asset value as at 30 April 2016	0.1110
Estimated expenses up to liquidation	(0.0143)
Estimated total cash at liquidation	<u>0.0967⁽²⁾</u>

Notes:

- (1) The maximum limit for claims that Triangle TMK may make during the liability claim period of up to four months after Completion (including the final remediation cost and claims for tax-related liabilities) is 5.0% of the Purchase Consideration under the TK Interest Assignment Agreement.
- (2) Save for foreign currency cash holdings which have been set aside for the settlement of (i) the Forward Contract (as defined below); and (ii) expected budgeted expenses, the remaining cash holdings of Saizen REIT are substantially denominated in S\$.

2. The assets and liabilities of Saizen REIT as at 30 April 2016 are as follows:

	<u>JPY'000</u>
Assets	
Cash and cash equivalents	2,630,231
Other receivables	30,052
	<u>2,660,283</u>
Liabilities	
Other current liabilities ⁽¹⁾	131,014
Derivative financial instrument ⁽²⁾	7,661
	<u>138,675</u>
Net assets	<u><u>2,521,608</u></u>
Net assets (S\$'000) ⁽³⁾	31,873
Net asset value per Unit (S\$) ⁽⁴⁾	0.1110

Notes:

- (1) This relates mainly to accruals for transaction-related and operating expenses.
- (2) This relates to a forward contract previously entered into to partially hedge Saizen REIT's distribution payment in September 2016 at an exchange rate of JPY83.056/S\$ (the "Forward Contract").
- (3) Based on an exchange rate of JPY79.1138/S\$ as at 30 April 2016.
- (4) Based on 287,024,902 Units in issue.

3. Saizen REIT's utilisation of cash in the month of April 2016 is as follows:

	<u>JPY'000</u>
Opening cash and cash equivalents at 1 April 2016	3,112,070
<u>Less:</u>	
Legal and professional fees	(16,972)
Management fee and divestment fee	(175,441)
Administration and miscellaneous expenses	(116,656)
Final cash settlement for post-Completion adjustments to Purchase Consideration ⁽¹⁾	(73,667)
Translation difference	(99,103)
Closing cash and cash equivalents as at 30 April 2016	<u>2,630,231</u>

Note:

- (1) Please refer to Saizen REIT's announcement dated 1 April 2016 and titled "Disposal of Saizen REIT's entire portfolio of real estate assets in Japan – final adjustments".

By Order of the Board
Japan Residential Assets Manager Limited
(Company Registration No. 200712125H)
As Manager of Saizen Real Estate Investment Trust

Joey Goh (Mr.)
Chief Executive Officer

16 May 2016

Important Notice

The value of Units and the income derived from them, if any, may fall or rise. Units are not obligations of, deposits in, or guaranteed by, the Manager, or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors should note that they have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. The listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This publication is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of Saizen REIT is not necessarily indicative of the future performance of Saizen REIT.