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

	. art i Sonorai
1.	Name of Listed Issuer:
	SUNTEC 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:
	ARA TRUST MANAGEMENT (SUNTEC) LIMITED
3.	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)
4.	Date of notification to Listed Issuer:
	27-Jul-2015

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

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

Substantial Shareholder/Unitholder 🖊



Sub	ostantial Shareholder/Unitholder A			
1.	Name of Substantial Shareholder/Unitholder:			
	Raffles Investments Limited			
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			
4.	Date of acquisition of or change in interest:			
	24-Jul-2015			
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):			
	24-Jul-2015			
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):			
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			

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	223,002,632	223,002,632
As a percentage of total no. of voting shares/units:	0	8.882	8.882
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 0	Deemed Interest 227,798,399	<i>Total</i> 227,798,399

Pleas	e see paragraph 9 of Substantial Shareholder H's notification.
[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/ nolders]
Pleas	e see paragraph 9 of Substantial Shareholder H's notification.
Atta	chments (<i>if any</i>): 🕦
IJ,	(The total file size for all attachment(s) should not exceed 1MB.)
If thi	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:
Dom	parks (if any):
Ken	narks (<i>if any</i>):
tanti	al Shareholder/Unitholder B
Nan	ne of Substantial Shareholder/Unitholder:
Aequ	itas Pte. Ltd.
secu	ubstantial Shareholder/Unitholder a fund manager or a person whose interest in urities of the Listed Issuer are held solely through fund manager(s)? Tes

3.	Notification in respect of: Becoming a Substantial Sharehole	der/Unitholder			
	✓ Change in the percentage level of		emaining a Substantia	al Shareholder/Unitholder	
	Ceasing to be a Substantial Share				
4.	Date of acquisition of or change in	interest:			
	24-Jul-2015				
5.	Date on which Substantial Shareh change in, interest (if different			•	
	24-Jul-2015				
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):				
7.	Quantum of total voting shares/ur warrants/convertible debentures { Unitholder before and after the tra	conversion price k	•		
			Deemed Interest	Total	
No.	Immediately before the transaction of voting shares/units held and/or lerlying the rights/options/warrants/ vertible debentures:	Direct Interest 0	223,002,632	Total 223,002,632	
As a	a percentage of total no. of voting shares/	0	8.882	8.882	
	Immediately after the transaction	Direct Interest	Deemed Interest	Total	
und	of voting shares/units held and/or lerlying the rights/options/warrants/ vertible debentures :	0	227,798,399	227,798,399	
As a	a percentage of total no. of voting shares/	0	9.055	9.055	
8.	Circumstances giving rise to deem [You may attach a chart in item 10 to interest arises] Please see paragraph 9 of Substantial Sh	illustrate how the Su	ıbstantial Shareholde	r/Unitholder's deemed	
9.	Relationship between the Substan [You may attach a chart in item 10 to Unitholders]		•		

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10. At	tachments (if any): 🕤
C	(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	
	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:
	which was attached in the initial Announcement.
12. R	emarks (<i>if any</i>):
Substa	ntial Shareholder/Unitholder C
	ntial Shareholder/Unitholder C ame of Substantial Shareholder/Unitholder:
1. N	
1. N	ame of Substantial Shareholder/Unitholder: ong Lim Private Limited
1. N Sic	ame of Substantial Shareholder/Unitholder: ong Lim Private Limited Substantial Shareholder/Unitholder a fund manager or a person whose interest in the ecurities of the Listed Issuer are held solely through fund manager(s)?
1. N Sid 2. Is	ame of Substantial Shareholder/Unitholder: ong Lim Private Limited Substantial Shareholder/Unitholder a fund manager or a person whose interest in the ecurities of the Listed Issuer are held solely through fund manager(s)? Yes
1. N Sic	ame of Substantial Shareholder/Unitholder: ong Lim Private Limited Substantial Shareholder/Unitholder a fund manager or a person whose interest in the ecurities of the Listed Issuer are held solely through fund manager(s)?
1. N Sid 2. Is s€	ame of Substantial Shareholder/Unitholder: Ong Lim Private Limited Substantial Shareholder/Unitholder a fund manager or a person whose interest in the ecurities of the Listed Issuer are held solely through fund manager(s)? Yes No otification in respect of:
1. N Sid 2. Is \$6	ame of Substantial Shareholder/Unitholder: Substantial Shareholder/Unitholder a fund manager or a person whose interest in the ecurities of the Listed Issuer are held solely through fund manager(s)? Yes No otification in respect of: Becoming a Substantial Shareholder/Unitholder
1. N Sid 2. Is \$6	ame of Substantial Shareholder/Unitholder: Substantial Shareholder/Unitholder a fund manager or a person whose interest in the ecurities of the Listed Issuer are held solely through fund manager(s)? Yes No otification in respect of: Becoming a Substantial Shareholder/Unitholder
1. N. Sid	ame of Substantial Shareholder/Unitholder: Substantial Shareholder/Unitholder a fund manager or a person whose interest in the ecurities of the Listed Issuer are held solely through fund manager(s)? Yes No otification in respect of: Becoming a Substantial Shareholder/Unitholder
1. N. Sic 2. Is se	ame of Substantial Shareholder/Unitholder: Substantial Shareholder/Unitholder a fund manager or a person whose interest in the ecurities of the Listed Issuer are held solely through fund manager(s)? Yes No Otification in respect of: Becoming a Substantial Shareholder/Unitholder Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
1. N. Sid 2. Is see	ame of Substantial Shareholder/Unitholder: Substantial Shareholder/Unitholder a fund manager or a person whose interest in the ecurities of the Listed Issuer are held solely through fund manager(s)? Yes No Diffication 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
1. N. Sid 2. Is se 3. No 4. Da 24	ame of Substantial Shareholder/Unitholder: Substantial Shareholder/Unitholder a fund manager or a person whose interest in the ecurities of the Listed Issuer are held solely through fund manager(s)? Yes No otification 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 atte of acquisition of or change in interest:
1. N. Sid 2. Is se 3. N	ame of Substantial Shareholder/Unitholder: Substantial Shareholder/Unitholder a fund manager or a person whose interest in the curities of the Listed Issuer are held solely through fund manager(s)? Yes No Diffication 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 atte of acquisition of or change in interest: -Jul-2015

	Quantum of total voting shares/ur warrants/convertible debentures { Unitholder before and after the tra	conversion price l	•	, , ,
No.	of voting shares/units held and/or derlying the rights/options/warrants/nvertible debentures:	0	223,002,632	223,002,632
As unit	a percentage of total no. of voting shares/	0	8.882	8.882
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
unc	of voting shares/units held and/or derlying the rights/options/warrants/nvertible debentures :	0	227,798,399	227,798,399
As unit	a percentage of total no. of voting shares/	0	9.055	9.055
	Circumstances giving rice to deem	and interests (if the	a interest is such):	
3.	Circumstances giving rise to deem [You may attach a chart in item 10 to interest arises] Please see paragraph 9 of Substantial Sh	illustrate how the St	ubstantial Shareholde	r/Unitholder's deeme
3.	[You may attach a chart in item 10 to interest arises]	illustrate how the Stareholder H's notifica	ubstantial Shareholde ation.	otice in this form:
	[You may attach a chart in item 10 to interest arises] Please see paragraph 9 of Substantial Sh Relationship between the Substant [You may attach a chart in item 10 to	illustrate how the Stareholder H's notificate areholder H's notificate areholder Stareholders/show the relationsh	ubstantial Shareholde ation. Unitholders giving n ip between the Substa	otice in this form:

	(b) Date	of the Initial Announcement:	
	` '	git transaction reference number of the relevant transaction in the Form 3 n was attached in the Initial Announcement:	
12.	Remarks (<i>i</i>	f any):	
Sub	stantial Shar	eholder/Unitholder D	
1.	Name of S	ubstantial Shareholder/Unitholder:	
	Kambau Pte.	Ltd.	
2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in th securities of the Listed Issuer are held solely through fund manager(s)? Yes No		
3.	Notification	in respect of:	
		g a Substantial Shareholder/Unitholder	
	✓ Change	in the percentage level of interest while still remaining a Substantial Shareholder/Unitho	
	Ceasing	to be a Substantial Shareholder/Unitholder	
4.	Date of acc	quisition of or change in interest:	
	24-Jul-2015		
5.		nich Substantial Shareholder/Unitholder became aware of the acquisition of, or to interest (if different from item 4 above, please specify the date):	
6.	Explanation change in,	n (if the date of becoming aware is different from the date of acquisition of, or t interest):	
7.	warrants/co	of total voting shares/units (including voting shares/units underlying rights/option convertible debentures {conversion price known}) held by Substantial Sharehold before and after the transaction:	
	Immediately b	pefore the transaction	

em 10 to illustrate ho tantial Shareholder H's Substantial Shareh	9.055 ts (if the interest is sum the Substantial Shares is notification.	9.055		
to deemed interestem 10 to illustrate hostantial Shareholder H's	9.055 ts (if the interest is sum the Substantial Shares should be substantial shares should be shared by the substantial shares should be shared by the shares of the sha	227,798,399 9.055 uch): reholder/Unitholder's deemed		
to deemed interestem 10 to illustrate hostantial Shareholder H'stantial Shareholder H'stant	9.055 Its (if the interest is sum the Substantial Shares is notification. Includers/Unitholders gibilationship between the	9.055 uch): reholder/Unitholder's deemed		
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em 10 to illustrate ho tantial Shareholder H's Substantial Shareh em 10 to show the re	s notification. nolders/Unitholders giblationship between the	eholder/Unitholder's deemed		
Substantial Shareh	nolders/Unitholders gi plationship between the			
em 10 to show the re	elationship between the			
Attachments (if any): (1) (The total file size for all attachment(s) should not exceed 1MB.)				
		which was announced		
		nsaction in the Form 3		
	reference number	reference number of the relevant tranin the Initial Announcement:		

Sub	stantial Shareholder/Unitholder E					
	Name of Substantial Shareholder	/Unitholder:				
	Tecity Pte. Ltd					
•	Is Substantial Shareholder/Unith securities of the Listed Issuer are ☐ Yes ✓ No		•			
3.						
3.	Notification in respect of: Becoming a Substantial Shareholder/Unitholder					
			emaining a Substantia	ıl Shareholder/Unitholc		
	Ceasing to be a Substantial Share	eholder/Unitholder	-			
•	Date of acquisition of or change in interest:					
	24-Jul-2015					
•	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):					
	24-Jul-2015		., ,	,		
5.	Explanation (if the date of become change in, interest):	ing aware is differ	ent from the date o	f acquisition of, or the		
	Quantum of total voting shares/unwarrants/convertible debentures unitholder before and after the tra	(conversion price l	_			
	Immediately before the transaction	Direct Interest	Deemed Interest	Total		
unc	of voting shares/units held and/or lerlying the rights/options/warrants/vertible debentures:	0	223,002,632	223,002,632		
As unit	a percentage of total no. of voting shares/s:	0	8.882	8.882		
	Immediately after the transaction	Direct Interest	Deemed Interest	Total		
				Total		

9.055

0

9.055

units:

As a percentage of total no. of voting shares/

Please	e see paragraph 9 of Substantial Shareholder H's notification.
[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/ nolders]
Please	e see paragraph 9 of Substantial Shareholder H's notification.
Atta	chments (<i>if any</i>): 👔
<u></u>	(The total file size for all attachment(s) should not exceed 1MB.)
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(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:
Rem	narks (<i>if any</i>):
stantia	al Shareholder/Unitholder F
Nam	ne of Substantial Shareholder/Unitholder:
Granç	ge Investment Holdings Private Limited
secu	ubstantial Shareholder/Unitholder a fund manager or a person whose interest in urities of the Listed Issuer are held solely through fund manager(s)? Tes

3.	Notification in respect of: Becoming a Substantial Sharehold	der/Unitholder		
	✓ Change in the percentage level of		maining a Substantia	al Shareholder/Linitholder
	Ceasing to be a Substantial Share		ag a Cazota	
4.	Date of acquisition of or change in	interest:		
	24-Jul-2015			
5.	Date on which Substantial Shareh change in, interest (if different			
	24-Jul-2015			
6.	Explanation (if the date of become change in, interest):	ing aware is differe	ent from the date of	f acquisition of, or the
7.	Quantum of total voting shares/ur warrants/convertible debentures { Unitholder before and after the tra	conversion price k		
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
No.	of voting shares/units held and/or derlying the rights/options/warrants/overtible debentures:	0	223,002,632	223,002,632
As unit	a percentage of total no. of voting shares/	0	8.882	8.882
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
unc	of voting shares/units held and/or derlying the rights/options/warrants/overtible debentures :	0	227,798,399	227,798,399
As unit	a percentage of total no. of voting shares/	0	9.055	9.055
8.	Circumstances giving rise to deem [You may attach a chart in item 10 to interest arises]	illustrate how the Su	ibstantial Shareholde	r/Unitholder's deemed
9.	Please see paragraph 9 of Substantial Sh Relationship between the Substan			notice in this form:
	[You may attach a chart in item 10 to Unitholders]			

	ricusc	see paragraph 9 of Substantial Shareholder H's notification.
10.	Attac	chments (<i>if any</i>): 1
	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>):
Subs	stantia	al Shareholder/Unitholder G
		e of Substantial Shareholder/Unitholder:
Sub:	Nam	
۱.	Nam Tan C Is Secu	e of Substantial Shareholder/Unitholder: hin Tuan 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)?
2.	Nam Tan C Is Secu □ Ye ✓ N	e of Substantial Shareholder/Unitholder: hin Tuan 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. 2.	Nam Tan C Is Si secu Yo Notif	e of Substantial Shareholder/Unitholder: hin Tuan 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
2.	Nam Tan C Is Si secu	e of Substantial Shareholder/Unitholder: hin Tuan 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 cocication in respect of: ecoming a Substantial Shareholder/Unitholder
1. 2.	Nam Tan C Is Si secu	e of Substantial Shareholder/Unitholder: hin Tuan 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:
1. 2.	Nam Tan C Is Si secu ✓ Y ✓ N Notif ☐ B ✓ C	e of Substantial Shareholder/Unitholder: hin Tuan 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 continuous a Substantial Shareholder/Unitholder hange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
	Nam Tan C Is Si secu Yi Notif B C C Date	e of Substantial Shareholder/Unitholder: hin Tuan 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: ecoming a Substantial Shareholder/Unitholder hange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder easing to be a Substantial Shareholder/Unitholder

	Quantum of total voting shares/ur warrants/convertible debentures { Unitholder before and after the tra	conversion price l	•	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
unc	of voting shares/units held and/or derlying the rights/options/warrants/overtible debentures:	0	223,002,632	223,002,632
As uni	a percentage of total no. of voting shares/	0	8.882	8.882
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
unc	of voting shares/units held and/or derlying the rights/options/warrants/ nvertible debentures :	0	227,798,399	227,798,399
As	a percentage of total no. of voting shares/	0	9.055	9.055
uni:	Circumstances giving rise to deem [You may attach a chart in item 10 to interest arises]			r/Unitholder's deem
	Circumstances giving rise to deem [You may attach a chart in item 10 to	illustrate how the St	ubstantial Shareholde	r/Unitholder's deem
	Circumstances giving rise to deem [You may attach a chart in item 10 to interest arises]	illustrate how the So areholder H's notifica	ubstantial Shareholde ation.	notice in this form:
8.	Circumstances giving rise to deem [You may attach a chart in item 10 to interest arises] Please see paragraph 9 of Substantial Sh Relationship between the Substant [You may attach a chart in item 10 to	illustrate how the So areholder H's notifica ntial Shareholders/ show the relationsh	ubstantial Shareholde ation. 'Unitholders giving r ip between the Substa	notice in this form:
8.	Circumstances giving rise to deem [You may attach a chart in item 10 to interest arises] Please see paragraph 9 of Substantial Sh Relationship between the Substant [You may attach a chart in item 10 to Unitholders]	areholder H's notificantial Shareholders/show the relationsh	ubstantial Shareholde ation. 'Unitholders giving rip between the Substantion.	notice in this form:

	c) 15-digit transaction reference nu which was attached in the Initial A	umber of the relevant transaction in the Form 3 Announcement:
12.	Remarks (<i>if any</i>):	
Subs	antial Shareholder/Unitholder H	
1.	Name of Substantial Shareholder/Unith	nolder:
	Or Tan Kheng Lian	
2.	s Substantial Shareholder/Unitholder securities of the Listed Issuer are held	a fund manager or a person whose interest in solely through fund manager(s)?
	No	
3.	Notification in respect of: Becoming a Substantial Shareholder/Ui	nitholder
	Change in the percentage level of interest Ceasing to be a Substantial Shareholder	est while still remaining a Substantial Shareholder/Unither/Unither/Unitholder
4.	Date of acquisition of or change in inter	rest:
	4-Jul-2015	
5.		r/Unitholder became aware of the acquisition of, or item 4 above, please specify the date):
	Explanation (if the date of becoming as change in, interest):	ware is different from the date of acquisition of, or
7.		including voting shares/units underlying rights/option
	warrants/convertible debentures (convertible debentures) Jnitholder before and after the transact	ersion price known}) held by Substantial Sharehol tion:
li li	mediately before the transaction D	irect Interest Deemed Interest Total

No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures:	1,280,000	223,002,632	224,282,632
As a percentage of total no. of voting shares/units:	0.05	8.882	8.932
Immediately after the transaction	Direct Interest	Deemed Interest	Total
illillicalatory after the transaction	Direct interest	Deemed interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	1,280,000	227,798,399	229,078,399

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]

Please see below.		

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]

Raffles Investments Limited ("Raffles") holds more than 50 per cent. of the voting rights of Raffles Investments (1993) Pte Ltd ("Raffles 1993"). By virtue of this, Raffles has a deemed interest in the Suntec Real Estate Investment Trust ("Units") in which Raffles 1993 has a direct interest in.

Raffles also holds not less than 20 per cent. of the voting rights of The Cairns Pte. Ltd. ("Cairns"). Cairns in turn holds more than 50 per cent. of the voting rights of The Straits Trading Company Limited ("STC"). STC in turn holds more than 50 per cent. of the voting rights of each of Straits Real Estate Pte. Ltd. ("SRE") and Sword Investments Private Limited ("Sword"). By virtue of the foregoing, Raffles has a deemed interest in the Units in which each of SRE and Sword has a direct interest in.

In addition, STC through its wholly-owned subsidiaries, Straits Equities Holdings (One) Pte. Ltd. ("SEH One") and Straits Equities Holdings (Two) Pte. Ltd. ("SEH Two"), collectively hold not less than 20 per cent. of the voting rights in ARA Asset Management Limited ("ARA"). ARA in turn holds more than 50 per cent. of the voting rights of each of ARA Trust Management (Suntec) Limited ("ARA Suntec"), ARA Investors II Limited ("ARA Investors II") and ARA Real Estate Investors XII Limited ("ARA RE"). By virtue of the foregoing, Raffles has a deemed interest in the Units in which each of ARA Suntec, ARA Investors II and ARA RE has a direct interest in.

Aequitas Pte. Ltd. ("Aequitas") holds more than 50 per cent. of the voting rights of Raffles. By virtue of this, Aequitas has a deemed interest in the Units that Raffles has an interest in.

Each of Siong Lim Private Limited ("Siong Lim"), Kambau Pte. Ltd. ("Kambau") and Tecity Pte. Ltd ("Tecity") holds not less than 20 per cent. of the voting rights of Aequitas. By virtue of this, through Aequitas, each of Siong Lim, Kambau and Tecity has a deemed interest in the Units that Raffles has an interest in.

Grange Investment Holdings Private Limited ("Grange") holds more than 50 per cent. of the voting rights of Kambau. By virtue of this, through Kambau, Grange has a deemed interest in the Units that Raffles has an interest in.

Tan Chin Tuan Pte. Ltd. ("TCTPL") holds more than 50 per cent. of the voting rights of Grange. By virtue of this, through Grange, TCTPL has a deemed interest in the Units that Raffles has an interest in.

Dr Tan Kheng Lian holds more than 50 per cent. of the voting rights of Tecity. By virtue of this, through Tecity, Dr Tan Kheng Lian has a deemed interest in the Units that Raffles has an interest in.

- 1. The total number of Units used in the computation of the percentage of the interest (before the change) above is 2,510,787,767.
- 2. The total number of Units used in the computation of the percentage of the interest (after the change) above is 2,515,583,534.

10.	Attachments	(if any):	9
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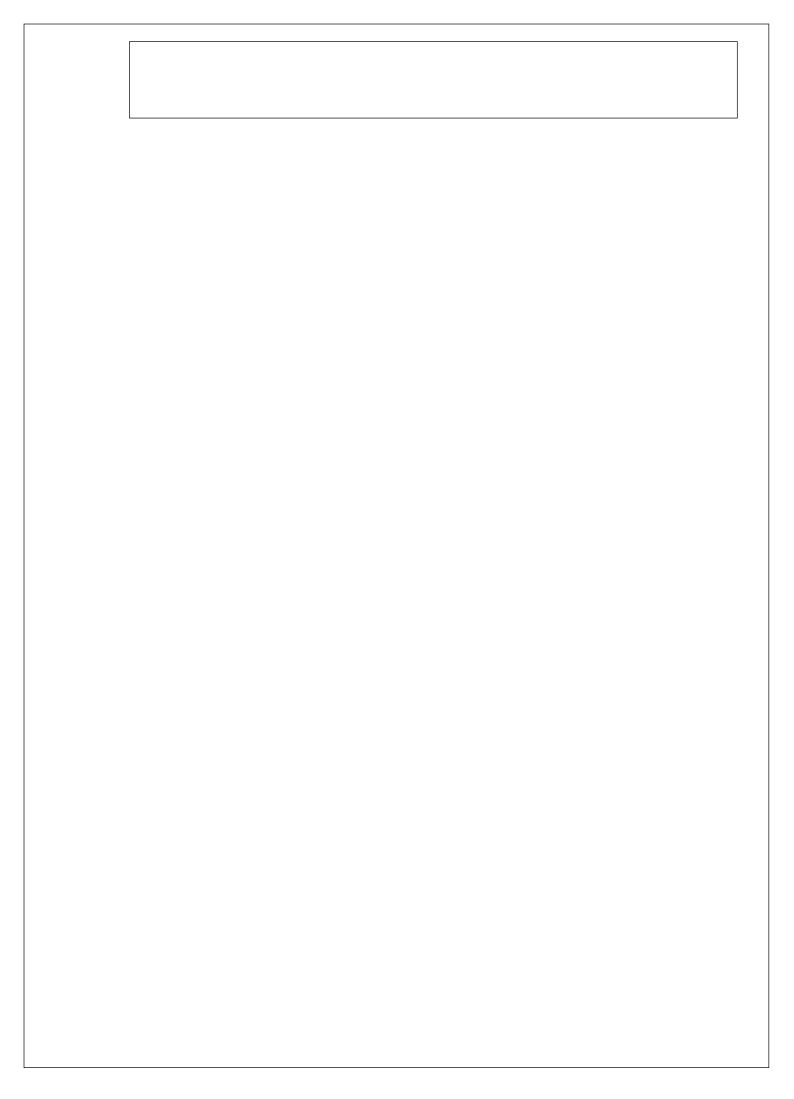
(The total file size for all attachment(s) should not exceed 1MB.)

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

(a)	SGXNet announcement reference of the first notification which was announced
• •	on CCVN at the Whitel Announcements.

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12. Remarks (if any):



Part IV - Transaction details

ch	pe of securities which are the subject of the transaction (more than one option may be osen):
✓	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:
The	Substantial Shareholders did not acquire any Suntec REIT units
	ount of consideration paid or received by Substantial Shareholders/Unitholders (excluding kerage and stamp duties):
NA	
Circ	cumstance giving rise to the interest or change in interest:
Acc	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	er 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>):
	Others (please specify):
_	Others (please specify):
	95,767 units of Suntec REIT issued to ARA Suntec as Manager of Suntec REIT as partial satisfaction of asset nagement fee incurred.
	g

	Parti	culars of Individual submitting this notification form to the Listed Issuer:
	(a)	Name of Individual:
		Chew Kwee San
	(b)	Designation (if applicable):
		Director
	(c)	Name of entity (if applicable):
		Tan Chin Tuan Pte. Ltd.
5 9	1 1	n Reference Number (auto-generated): 0 3 8 1 4 7 6 3 7 1 8 3