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").

Part I - General 1. Name of Listed Issuer: Elite Commercial REIT 2. Type of Listed Issuer: Company/Corporation Registered/Recognised Business Trust Real Estate Investment Trust Name of Trustee-Manager/Responsible Person: Elite Commercial REIT Management Pte. Ltd. (the "Manager") 3. Name of Director/CEO: Tan Hai Peng Micheal 4. Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer? √ Yes ☐ No 5. 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) (Please proceed to complete Part III) 6. Date of notification to Listed Issuer: 02-Mar-2020

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

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Da	ate of acquisition of or change in interest:					
02	-Mar-2020					
	ate on which Director/CEO became aware of the acquisition of, or change in, interest fidifferent from item 1 above, please specify the date):					
02	-Mar-2020					
	xplanation (if the date of becoming aware is different from the date of acquisition of, or change, interest):					
-	ype of securities which are the subject of the transaction (more than one option may be nosen): Ordinary voting shares/units of Listed Issuer					
	Other types of shares/units (<i>excluding ordinary voting shares/units</i>) 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					
П	Participatory interests made available by Listed Issuer					
	Others (please specify):					
	umber of shares, units, rights, options, warrants, participatory interests and/or principa mount/value of debentures or contracts acquired or disposed of by Director/CEO:					
2,:	205,700 units in Elite Commercial REIT ("Units")					
	mount of consideration paid or received by Director/CEO (excluding brokerage and stampaties):					
_	BP0.68 per Unit					

(Circumstance giving rise to the interest or change in interest:					
F	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 (places angeits):					
	Others (please specify):					
S	See paragraph 12 below.					

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:	735,295	37,720,589	38,455,884
As a percentage of total no. of ordinary voting shares/units:	0.22	11.35	11.57
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	147,095	36,103,089	36,250,184

	As a percentage of total no. of ordinary voting shares/units:	0.04	10.87	10.91				
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]							
	Ho Lee Group Trust ("HLGT") holds 35,882 therefore is deemed to be interested in the Micheal is also deemed interested in the 2	ie 35,882,406 Units h	eld by HLGT.	•				
10.	Attachments (if any): (The total file size for all attachment)	s) should not exceed	1MB.)					
11.	If this is a replacement of an earlie	r notification, plea	se provide:					
	(a) SGXNet announcement reference (the "Initial Announcement"):	ence of the <u>first</u> r	otification which	was announced on SGXNet				
	(b) Date of the Initial Announcem	ent:						
	(c) 15-digit transaction reference number of the relevant transaction in the Form 1 which was attached in the Initial Announcement:							
2.	Remarks (if any):							
	Pursuant to a unit lending agreement dat Holdings Pte Ltd, Tan Hai Peng Micheal, K Manager"), the Stabilising Manager borrow Micheal and (iii) 735,200 Units from Kan P 26 February 2020, fully exercised the over stabilising action has been taken in respective obligation to re-deliver the Loaned Units in Loaned Units.	an Phui Lin, Tan Dah wed (i) 882,300 Units hui Lin (collectively, -allotment option in ct of the Units. Follov	Ching and UBS AG, S from HLGT, (ii) 588,2 the "Loaned Units"). T respect of Loaned Units of the thick the	Singapore Branch ("Stabilising 200 Units from Tan Hai Peng The Stabilising Manager had, on nits. Accordingly, no price ne Stabilising Manager's				
	The percentage of unitholding is calculate completion of the Offering.	ed on the basis of 33	2,219,995 outstandin	g Units immediately after the				
	Oversea-Chinese Banking Corporation Lin Offering. Oversea-Chinese Banking Corpo (Singapore) Pte. Ltd. and China Internation and underwriters for the Offering.	ration Limited, UBS A	AG, Singapore Branch	n, CGS-CIMB Securities				
T	and a client Defended a New Arch and and a							
I ra	ansaction Reference Number (auto-g	enerated):						
6	4 8 7 9 8 8 4 3 7 4 3 0 7	I I I						

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