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

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

Name of Listed Issuer: Elite Commercial REIT		T direct in Section and
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") 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:		Name 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") 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: 		Elite Commercial REIT
 Registered/Recognised Business Trust ✓ Real Estate Investment Trust Name of Trustee-Manager/Responsible Person: Elite Commercial REIT Management Pte. Ltd. (the "Manager") 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: 		
Real Estate Investment Trust Name of Trustee-Manager/Responsible Person: Elite Commercial REIT Management Pte. Ltd. (the "Manager") 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:		
Elite Commercial REIT Management Pte. Ltd. (the "Manager") 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:		
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:	1	Name of Trustee-Manager/Responsible Person:
 No (Please proceed to complete Part II) ✓ Yes (Please proceed to complete Parts III & IV) Date of notification to Listed Issuer: 		Elite Commercial REIT Management Pte. Ltd. (the "Manager")
Yes (Please proceed to complete Parts III & IV) Date of notification to Listed Issuer:		Is more than one Substantial Shareholder/Unitholder giving notice in this form?
Date of notification to Listed Issuer:	[☐ No (Please proceed to complete Part II)
	[✓ Yes (Please proceed to complete Parts III & IV)
17-Jan-2024		Date of notification to Listed Issuer:
		17-Jan-2024

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

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



۱.	Name of Substantial Shareholder/Unitholder:
	Sunway RE Capital 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:
	16-Jan-2024
•	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):
	16-Jan-2024
	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
	N.A.

Quantum of total voting shares/units (including voting shares/units underlying 7. 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:	28,214,024	0	28,214,024
As a percentage of total no. of voting shares/(5.84	0	5.84
	1		
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 65,490,908	Deemed Interest 0	Total 65,490,908

	Not ap	pplicable
	[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 eholders/Unitholders]
	Sunwa Sunge Sunge Tan Sr Sunwa Tan Sr	By RE Capital Pte. Ltd. ("Sunway RE") is 100.0% owned by Sunway City Sdn. Bhd. By City Sdn. Bhd. is 100.0% owned by Sunway Berhad. By Way Corporation Sdn. Bhd. holds 52.45% interest in Sunway Berhad. By Way Corporation Sdn. Bhd. is 100.0% owned by Active Equity Sdn. Bhd. By City Sdn. Bhd. Sunway Berhad, Sungei Way Corporation Sdn. Bhd., Active Equity Sdn. Bhd. By City Sdn. Bhd., Sunway Berhad, Sungei Way Corporation Sdn. Bhd., Active Equity Sdn. Bhd. and By City Sdn. Bhd., Sunway Berhad, Sungei Way Corporation Sdn. Bhd., Active Equity Sdn. Bhd. and By City Sdn. Bhd., Sunway Berhad, Sungei Way Corporation Sdn. Bhd., Active Equity Sdn. Bhd. and By City Sdn. Bhd., Sunway Berhad, Sungei Way Corporation Sdn. Bhd., Active Equity Sdn. Bhd. and By City Sdn. Bhd., Sunway Berhad, Sungei Way Corporation Sdn. Bhd., Active Equity Sdn. Bhd. and By City Sdn. Bhd., Sunway Berhad, Sungei Way Corporation Sdn. Bhd., Active Equity Sdn. Bhd. and By City Sdn. Bhd., Sunway Berhad, Sungei Way Corporation Sdn. Bhd., Active Equity Sdn. Bhd. and By City Sdn. Bhd., Sunway Berhad, Sungei Way Corporation Sdn. Bhd., Active Equity Sdn. Bhd. and By City Sdn. Bhd., Sunway Berhad, Sungei Way Corporation Sdn. Bhd., Active Equity Sdn. Bhd. and By City Sdn. Bhd., Sunway Berhad, Sungei Way Corporation Sdn. Bhd., Active Equity Sdn. Bhd. and By City Sdn. Bhd., Sunway Berhad, Sungei Way Corporation Sdn. Bhd., Active Equity Sdn. Bhd.
	Attac	chments (<i>if any</i>): 🕤
	Ŋ	(The total file size for all attachment(s) should not exceed 1MB.)
•	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:
	Rem	arks (if any):
	before transa	ercentage of unitholding set out above is calculated on the basis of 482,965,844 outstanding Units in the Preferential Offering of Elite Commercial REIT and the percentage of unitholding after the ction is calculated on the basis of 586,320,534 outstanding Units immediately the completion of the Preferential Offering.
ıb	<u>stantia</u>	al Shareholder/Unitholder B
	Nam	e of Substantial Shareholder/Unitholder:
	Sunwa	ay City Sdn. Bhd.
	secu	ubstantial Shareholder/Unitholder a fund manager or a person whose interest in rities of the Listed Issuer are held solely through fund manager(s)?

	Notification in respect of: Becoming a Substantial Sharehold	ler/Linitholder		
	✓ Change in the percentage level of		emaining a Substantia	ıl Shareholder/l Initholde
	Ceasing to be a Substantial Share		maming a Cabotamia	
		nolusi, Simuloidoi		
١.	Date of acquisition of or change in	interest:		
	16-Jan-2024			
i.	Date on which Substantial Sharehochange in, interest (if different			•
	16-Jan-2024			
6.	Explanation (if the date of becoming change in, interest):	ng aware is differe	ent from the date of	f acquisition of, or the
	N.A.			
•	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and	debentures (conv	ersion price known	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or erlying the ts/options/warrants/convertible debentures:	0	28,214,024	28,214,024
	a percentage of total no. of voting res/ເ 🕦:	0	5.84	5.84
	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	65,490,908	65,490,908
	a percentage of total no. of voting res/ເ	0	11.17	11.17
i.	Circumstances giving rise to deem [You may attach a chart in item 10 to i interest arises]			r/Unitholder's deemed
	See paragraph 9 below			
١.	Relationship between the Substant			

	Tan Sı Sunwa Tan Sı	ei Way Corporation Sdn. Bhd. is 100.0% owned by Active Equity Sdn. Bhd. Fi Sir Dr Jeffrey Cheah Fook Ling holds 60.0% direct interest in Active Equity Sdn. Bhd. Fi Sir Dr Jeffrey Cheah Fook Ling are therefore deemed interested in the Units held by Sunway RE by Fi Section 4 of the Securities and Futures Act 2001 of Singapore.				
10.	Attac	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 (if any):				
	before transa	ercentage of unitholding set out above is calculated on the basis of 482,965,844 outstanding Units e the Preferential Offering of Elite Commercial REIT and the percentage of unitholding after the action is calculated on the basis of 586,320,534 outstanding Units immediately he completion of the Preferential Offering.				
Sub	stantia	al Shareholder/Unitholder C				
1.	Nam	ne of Substantial Shareholder/Unitholder:				
	Sunw	ay Berhad				
2.	secu	ubstantial Shareholder/Unitholder a fund manager or a person whose interest in the irities of the Listed Issuer are held solely through fund manager(s)? es o				
3.	Notif	Notification in respect of:				
	□В	Becoming a Substantial Shareholder/Unitholder				
	✓ C	hange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder				
	□ C	easing to be a Substantial Shareholder/Unitholder				
4.	Date	of acquisition of or change in interest:				
	16-Ja	n-2024				
5.		e on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the acquisition of, or the acquisition of, or the acquisition of the acquisition				

Sunway RE Capital Pte. Ltd. ("Sunway RE") is 100.0% owned by Sunway City Sdn. Bhd.

Sungei Way Corporation Sdn. Bhd. holds 52.45% interest in Sunway Berhad.

Sunway City Sdn. Bhd. is 100.0% owned by Sunway Berhad.

6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or change in, interest):							
Ο.								
	N.A.							
7.	Quantum of total voting shar	es/units (<i>inclu</i>	ding voting share	es/units underly				
	rights/options/warrants/convertible	-	•	n}) held by Substan				
	Shareholder/Unitholder before and	atter the transac	tion:	1				
	Immediately before the transaction	Direct Interest	Deemed Interest	Total				
	o. of voting shares/units held and/or	0	28,214,024	28,214,024				
	derlying the hts/options/warrants/convertible debentures:							
	·	0	5.84	5.84				
	a percentage of total no. of voting ares/(3.04	0.07				
3110	3163/(11).							
	Immediately after the transaction	Direct Interest	Deemed Interest	Total				
	o. of voting shares/units held and/or	0	65,490,908	65,490,908				
	derlying the rights/options/warrants/ nvertible debentures :							
As	a percentage of total no. of voting	0	11.17	11.17				
	ares/(
8.	Circumstances giving rise to deem			// lesitle elle elle elle elle				
	[You may attach a chart in item 10 to interest arises]	llustrate how the Si	ubstantial Shareholde	r/Unitholder's deem				
	See paragraph 9 below							
	See paragraph 9 below							
9.	Relationship between the Substant							
9.								
9.	Relationship between the Substant [You may attach a chart in item 10 to s Shareholders/Unitholders] Sunway RE Capital Pte. Ltd. ("Sunway RE")	show the relationsh) is 100.0% owned by	ip between the Subst	antial				
9.	Relationship between the Substant [You may attach a chart in item 10 to s Shareholders/Unitholders] Sunway RE Capital Pte. Ltd. ("Sunway RE") Sunway City Sdn. Bhd. is 100.0% owned by	show the relationsh) is 100.0% owned by by Sunway Berhad.	ip between the Substa	antial				
9.	Relationship between the Substant [You may attach a chart in item 10 to s Shareholders/Unitholders] Sunway RE Capital Pte. Ltd. ("Sunway RE")	show the relationsh) is 100.0% owned by oy Sunway Berhad. 52.45% interest in Su	ip between the Substa y Sunway City Sdn. Bhd unway Berhad.	antial				
9.	Relationship between the Substant [You may attach a chart in item 10 to s Shareholders/Unitholders] Sunway RE Capital Pte. Ltd. ("Sunway RE"; Sunway City Sdn. Bhd. is 100.0% owned be Sungei Way Corporation Sdn. Bhd. holds Sungei Way Corporation Sdn. Bhd. is 100. Tan Sri Sir Dr Jeffrey Cheah Fook Ling holds	how the relationsh) is 100.0% owned by by Sunway Berhad. 52.45% interest in St .0% owned by Active ds 60.0% direct inter	ip between the Substance y Sunway City Sdn. Bhd unway Berhad. e Equity Sdn. Bhd. est in Active Equity Sdr.	antial n. Bhd.				
9.	Relationship between the Substant [You may attach a chart in item 10 to s Shareholders/Unitholders] Sunway RE Capital Pte. Ltd. ("Sunway RE") Sunway City Sdn. Bhd. is 100.0% owned be Sungei Way Corporation Sdn. Bhd. holds Sungei Way Corporation Sdn. Bhd. is 100.	o is 100.0% owned by Sunway Berhad. 52.45% interest in St. 10% owned by Active ds 60.0% direct interungei Way Corporat	y Sunway City Sdn. Bhd unway Berhad. e Equity Sdn. Bhd. est in Active Equity Sdr ion Sdn. Bhd., Active Ed	n. Bhd. quity Sdn. Bhd. and				

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

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

FORM 3/[Version 2.0]/Effective Date [21 March 2014]

	(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:
12.	Rem	arks (if any):
	before transa	ercentage of unitholding set out above is calculated on the basis of 482,965,844 outstanding Units et the Preferential Offering of Elite Commercial REIT and the percentage of unitholding after the ction is calculated on the basis of 586,320,534 outstanding Units immediately he completion of the Preferential Offering.
Sub	stantia	al Shareholder/Unitholder D
1.	Nam	e of Substantial Shareholder/Unitholder:
	Sunge	ei Way Corporation Sdn. Bhd.
2.	secu	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
3.		ication in respect of: ecoming a Substantial Shareholder/Unitholder
	✓ C	hange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
	□ C	easing to be a Substantial Shareholder/Unitholder
4.	Date	of acquisition of or change in interest:
	16-Jai	n-2024
5.		on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the age in, interest (if different from item 4 above, please specify the date):
	16-Jai	า-2024
6.	-	anation (if the date of becoming aware is different from the date of acquisition of, or the ge 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	28,214,024	28,214,024
As a percentage of total no. of voting shares/til:	0	5.84	5.84
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 65,490,908	<i>Total</i> 65,490,908

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]
	See paragraph 9 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]

Sunway RE Capital Pte. Ltd. ("Sunway RE") is 100.0% owned by Sunway City Sdn. Bhd.
Sunway City Sdn. Bhd. is 100.0% owned by Sunway Berhad.
Sungei Way Corporation Sdn. Bhd. holds 52.45% interest in Sunway Berhad.
Sungei Way Corporation Sdn. Bhd. is 100.0% owned by Active Equity Sdn. Bhd.
Tan Sri Sir Dr Jeffrey Cheah Fook Ling holds 60.0% direct interest in Active Equity Sdn. Bhd.
Sunway City Sdn. Bhd., Sunway Berhad, Sungei Way Corporation Sdn. Bhd., Active Equity Sdn. Bhd. and
Tan Sri Sir Dr Jeffrey Cheah Fook Ling are therefore deemed interested in the Units held by Sunway RE by virtue of Section 4 of the Securities and Futures Act 2001 of Singapore.

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)			_																the relevant transaction in the Form 3 ement:
											T									
12.	Rem	ark	s (i	fa	any):			-								_		-	1
	The pe	erce e the	ntage Pre	ge efe	of erer	un ntia lat	al C ed	Off	ferii n th	ng d ne k	of I	Elite sis o	f 5	on 586	nn ,3	nero 20,5	ia	al R	EIT	d on the basis of 482,965,844 outstanding Units and the percentage of unitholding after the standing Units immediately
<u>Sub</u>	stantia	al S	har	el	nole	<u>de</u>	r/L	Jr	nith	olc	leı	ΣE			9					
1.	Nam	e o	f S	uk	sta	ant	tia	1 3	Sha	are	hc	olde	r/	Ur	it	hol	d	er:		
	Active	e Eq	uity	S	dn.	Bh	d.													
2.	secu	ritie es																		manager or a person whose interest in the rough fund manager(s)?
3.	Notification in respect of: Becoming a Substantial Shareholder/Unitholder																			
	✓ C	har	ge	in	the	р	erc	се	nta	ge	le	vel	of	int	eı	rest	V	vhi	le	still remaining a Substantial Shareholder/Unitholder
	□ C	eas	ing	tc	be	а	Sı	ub	sta	ntia	al :	Sha	re	eho	ld	ler/l	Jr	nith	ol	der
4.	Date	of	acc	μ	isit	ior	n c	of	or	cha	an	ge	in	in	te	eres	st:			
	16-Jai	า-20)24																	
5.																				der became aware of the acquisition of, or the bove, please specify the date):
	16-Jai	า-20)24																	
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):																			
	N.A.																			
7.											_									ocluding 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:		28,214,024	28,214,024

As a percentage of total no. of voting shares/(0	5.84	5.84
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	65,490,908	65,490,908
As a percentage of total no. of voting shares/t	0	11.17	11.17
3. Circumstances giving rise to deel [You may attach a chart in item 10 to interest arises]			er/Unitholder's deeme
See paragraph 9 below			
P. Relationship between the Substa [You may attach a chart in item 10 to Shareholders/Unitholders] Sunway RE Capital Pte. Ltd. ("Sunway R Sunway City Sdn. Bhd. is 100.0% owned)	o show the relationsh E") is 100.0% owned by d by Sunway Berhad.	ip between the Substa	antial
[You may attach a chart in item 10 to Shareholders/Unitholders] Sunway RE Capital Pte. Ltd. ("Sunway RI Sunway City Sdn. Bhd. is 100.0% owned Sungei Way Corporation Sdn. Bhd. hold Sungei Way Corporation Sdn. Bhd. is 10 Tan Sri Sir Dr Jeffrey Cheah Fook Ling h Sunway City Sdn. Bhd., Sunway Berhad Tan Sri Sir Dr Jeffrey Cheah Fook Ling a	E") is 100.0% owned by d by Sunway Berhad. ds 52.45% interest in St 20.0% owned by Active tolds 60.0% direct interest, Sungei Way Corporative therefore deemed in	y Sunway City Sdn. Bhd unway Berhad. e Equity Sdn. Bhd. rest in Active Equity Sdi ion Sdn. Bhd., Active Ed nterested in the Units h	antial I. n. Bhd. quity Sdn. Bhd. and
[You may attach a chart in item 10 to Shareholders/Unitholders] Sunway RE Capital Pte. Ltd. ("Sunway R Sunway City Sdn. Bhd. is 100.0% owned Sungei Way Corporation Sdn. Bhd. hold Sungei Way Corporation Sdn. Bhd. is 10 Tan Sri Sir Dr Jeffrey Cheah Fook Ling h Sunway City Sdn. Bhd., Sunway Berhad Tan Sri Sir Dr Jeffrey Cheah Fook Ling a virtue of Section 4 of the Securities and	E") is 100.0% owned by d by Sunway Berhad. ds 52.45% interest in St 20.0% owned by Active tolds 60.0% direct interest, Sungei Way Corporative therefore deemed in	y Sunway City Sdn. Bhd unway Berhad. e Equity Sdn. Bhd. rest in Active Equity Sdi ion Sdn. Bhd., Active Ed nterested in the Units h	antial I. n. Bhd. quity Sdn. Bhd. and
[You may attach a chart in item 10 to Shareholders/Unitholders] Sunway RE Capital Pte. Ltd. ("Sunway R Sunway City Sdn. Bhd. is 100.0% owned Sungei Way Corporation Sdn. Bhd. hold Sungei Way Corporation Sdn. Bhd. is 10 Tan Sri Sir Dr Jeffrey Cheah Fook Ling h Sunway City Sdn. Bhd., Sunway Berhad Tan Sri Sir Dr Jeffrey Cheah Fook Ling a virtue of Section 4 of the Securities and	E") is 100.0% owned by d by Sunway Berhad. ds 52.45% interest in St 20.0% owned by Active olds 60.0% direct inter , Sungei Way Corporat re therefore deemed in Futures Act 2001 of Si	y Sunway City Sdn. Bho y Sunway Berhad. e Equity Sdn. Bhd. rest in Active Equity Sdr ion Sdn. Bhd., Active Ed hterested in the Units h	antial I. n. Bhd. quity Sdn. Bhd. and
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[You may attach a chart in item 10 to Shareholders/Unitholders] Sunway RE Capital Pte. Ltd. ("Sunway R Sunway City Sdn. Bhd. is 100.0% owned Sungei Way Corporation Sdn. Bhd. hold Sungei Way Corporation Sdn. Bhd. is 10 Tan Sri Sir Dr Jeffrey Cheah Fook Ling h Sunway City Sdn. Bhd., Sunway Berhad Tan Sri Sir Dr Jeffrey Cheah Fook Ling a virtue of Section 4 of the Securities and	E") is 100.0% owned by d by Sunway Berhad. It is 52.45% interest in St 100.0% owned by Active 101ds 60.0% direct interest, Sungei Way Corporate therefore deemed in Futures Act 2001 of Si 1 Futures and 10 for side of the 10	y Sunway City Sdn. Bhd unway Berhad. e Equity Sdn. Bhd. rest in Active Equity Sdr ion Sdn. Bhd., Active Ed iterested in the Units h ingapore.	n. Bhd. quity Sdn. Bhd. and neld by Sunway RE by
[You may attach a chart in item 10 to Shareholders/Unitholders] Sunway RE Capital Pte. Ltd. ("Sunway R Sunway City Sdn. Bhd. is 100.0% owned Sungei Way Corporation Sdn. Bhd. hold Sungei Way Corporation Sdn. Bhd. is 10 Tan Sri Sir Dr Jeffrey Cheah Fook Ling h Sunway City Sdn. Bhd., Sunway Berhad Tan Sri Sir Dr Jeffrey Cheah Fook Ling a virtue of Section 4 of the Securities and 10. Attachments (if any): (The total file size for all attachments is a replacement of an earl (a) SGXNet announcement results.	E") is 100.0% owned by d by Sunway Berhad. It is 52.45% interest in St 100.0% owned by Active 101ds 60.0% direct interest, Sungei Way Corporate therefore deemed in Futures Act 2001 of Si 1 Futures and 10 for side of the 10	y Sunway City Sdn. Bhd unway Berhad. e Equity Sdn. Bhd. rest in Active Equity Sdr ion Sdn. Bhd., Active Ed iterested in the Units h ingapore.	n. Bhd. quity Sdn. Bhd. and neld by Sunway RE by

(a)	SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (<i>the "Initial Announcement"</i>):
(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 unitholding set out above is calculated on the basis of 482,965,844 outstanding Units before the Preferential Offering of Elite Commercial REIT and the percentage of unitholding after the transaction is calculated on the basis of 586,320,534 outstanding Units immediately after the completion of the Preferential Offering.

Sub	stantial Shareholder/Unitholder F
1.	Name of Substantial Shareholder/Unitholder:
	Tan Sri Sir Dr Jeffrey Cheah Fook Ling KBE AO
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:
	16-Jan-2024
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):
	16-Jan-2024

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:

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

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	28,214,024	28,214,024
As a percentage of total no. of voting shares/(0	5.84	5.84
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	65,490,908	65,490,908
As a percentage of total no. of voting shares/(0	11.17	11.17

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]

6.

N.A.

change in, interest):

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]
	Sunway RE Capital Pte. Ltd. ("Sunway RE") is 100.0% owned by Sunway City Sdn. Bhd. Sunway City Sdn. Bhd. is 100.0% owned by Sunway Berhad.
	Sungei Way Corporation Sdn. Bhd. holds 52.45% interest in Sunway Berhad. Sungei Way Corporation Sdn. Bhd. is 100.0% owned by Active Equity Sdn. Bhd.
	Tan Sri Sir Dr Jeffrey Cheah Fook Ling holds 60.0% direct interest in Active Equity Sdn. Bhd. Sunway City Sdn. Bhd., Sunway Berhad, Sungei Way Corporation Sdn. Bhd., Active Equity Sdn. Bhd. and
	Tan Sri Sir Dr Jeffrey Cheah Fook Ling are therefore deemed interested in the Units held by Sunway RE by virtue of Section 4 of the Securities and Futures Act 2001 of Singapore.
10.	Attachments (if any): 1
	(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 (<i>if any</i>):
	The percentage of unitholding set out above is calculated on the basis of 482,965,844 outstanding Units
	before the Preferential Offering of Elite Commercial REIT and the percentage of unitholding after the transaction is calculated on the basis of 586,320,534 outstanding Units immediately after the completion of the Preferential Offering.

Part IV - Transaction details

1.	Type of securities which are the subject of the transaction (more than one option may be chosen):
	✓ Voting shares/units
	Rights/Options/Warrants over voting shares/units
	Convertible debentures over voting shares/units (conversion price known)
	Others (please specify):
2.	Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholders/Unitholders:
	37,276,884 new units in Elite Commercial REIT pursuant to the preferential offering
3.	Amount of consideration paid or received by Substantial Shareholders/Unitholders (excluding brokerage and stamp duties):
	GBP 10,064,758.68
4.	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 take-over offer for the Listed Issuer
	Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (please specify):
	Others (please specify):

	Particulars of Individual submitting this notification form to the Listed Issuer: (a) Name of Individual:											
	(a)	Name of Individual:										
		Dr Tan Kok Heng										
	(b)	Designation (if applicable):										
		Chief Executive Officer										
	(c)	Name of entity (if applicable):										
		Sunway RE Capital Pte. Ltd.										
ran 5 5		on Reference Number (auto-generated): 5 3 0 5 4 3 6 3 3 9 2 3										