## SECURITIES AND FUTURES ACT (CAP. 289) SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS) REGULATIONS 2012

## NOTIFICATION FORM FOR TRUSTEE-MANAGER OR RESPONSIBLE PERSON IN RESPECT OF CHANGES IN ITS INTEREST IN SECURITIES

FORM

6
(Electronic Format)

## **Explanatory Notes**

- Please read the explanatory notes carefully before completing this notification form.
- 2. This form is for a Trustee-Manager or Responsible Person to give notice under section 137R(1)(a) or 137ZC(1)(a) of the Securities and Futures Act (Cap. 289) (the "SFA").
- 3. This electronic Form 6 and a separate Form C, containing the particulars and contact details of the Trustee-Manager/Responsible Person must be completed by a person authorised by the Trustee-Manager/Responsible Person to do so. The person so authorised should maintain records of information furnished to him by the Trustee-Manager/Responsible Person.
- 4. This form and Form C, are to be completed electronically. The Trustee-Manager/Responsible Person will attach both forms to the prescribed SGXNet announcement template for dissemination as required under section 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 Trustee-Manager/Responsible Person for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within one business day 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 10 of Part II. The total file size for all attachment(s) should not exceed 1MB.
- 7. Except for item 4 of Part II, 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. The term "Listed Issuer" as used in this form refers to -
  - (a) 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;
  - (b) 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
  - (c) 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 9 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:
	<ul><li>Registered/Recognised Business Trust</li><li>✓ Real Estate Investment Trust</li></ul>
3.	Name of Trustee-Manager/Responsible Person:
	Elite Commercial REIT Management Pte. Ltd. (the "Manager")
4.	Is the Trustee-Manager/Responsible Person also a substantial unitholder of the Listed Issuer?  ☐ Yes  ☑ No

## Part II - Transaction Details

D	ate of acquisition of or change in interest:			
03	3-Dec-2020			
	Date on which the Trustee-Manager/Responsible Person became aware of the acquisition of, or change in, interest (if different from item 1 above, please specify the date):			
03	-Dec-2020			
	xplanation (if the date of becoming aware is different from the date of acquisition of, or change , interest):			
No	ot applicable			
Ty	/pe of securities which are the subject of the transaction (more than one option may be chosen) Ordinary voting units			
	Other type of units (excluding ordinary voting units)			
	Rights/Options/Warrants over units  Debentures			
	Rights/Options over debentures			
	Others (please specify):			
di	umber of units, rights, options, warrants and/or principal amount of debentures acquired or sposed of by Trustee-Manager/Responsible Person:			
di: 75 Aı	sposed of by Trustee-Manager/Responsible Person: 4,039 units in Elite Commercial REIT			
75 Ar	sposed of by Trustee-Manager/Responsible Person: 4,039 units in Elite Commercial REIT mount of consideration paid or received by Trustee-Manager/Responsible Person (excluding			
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75 Ar	4,039 units in Elite Commercial REIT  mount of consideration paid or received by Trustee-Manager/Responsible Person (excluding tokerage and stamp duties):			
75 Ar	sposed of by Trustee-Manager/Responsible Person: 4,039 units in Elite Commercial REIT mount of consideration paid or received by Trustee-Manager/Responsible Person (excluding tokerage and stamp duties):			

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
	Securities as part of management, acquisition and/or divestment fees paid by the Listed Issuer
	Disposal of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
	Other circumstances:
	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 Trustee-Manager/Responsible Person 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 units of the Listed Issuer; Table 4 should be completed if the change relates to debentures):

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

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting units held:	1,159,712	0	1,159,712
As a percentage of total no. of ordinary voting units:	0.348	0	0.348
Immediately after the transaction	Direct Interest	Deemed Interest	Total
miniodiately diter the transaction	Direct interest	Decined interest	Total
No. of ordinary voting units held:	1,913,751	0	1,913,751

1.101	applicable						
	,pp.1642.6						
A							
Atta	chments ( <i>if any</i> ): 👔						
G	(The total file size for all attachment(s) should not exceed 1MB.)						
If th	is is a <b>replacement</b> of an earlier notification, please provide:						
(a)	SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNe (the "Initial Announcement"):						
(b)	Date of the Initial Announcement:						
(c)	15 digit transaction reference number of the relevant transaction in the Form 6 which we						
(c)	15-digit transaction reference number of the relevant transaction in the Form 6 which wa attached in the Initial Announcement:						
Pon	parks (if any):						
	Remarks (if any):						
	Manager received 754,039 units ("Management Fee Unit") at £0.6221 as payment of 100% of the base fee ponent of its management fee and its lease management fee for the period from 1 July 2020 to 30 September ).						
on th	issue price per Management Fee Unit is the volume weighted average traded price for a Unit for all trades done ne Singapore Exchange Securities Trading Limited in the ordinary course of trading for the last ten business immediately preceding 30 September 2020.						
	percentage of unitholding set out above before and after the change is calculated based on 333,379,707 and 133,746 outstanding Units respectively.						
	rseas-Chinese Banking Corporation Limited and UBS AG, Singapore Branch are the joint issue managers for the ring. Overseas-Chinese Banking Corporation Limited, UBS AG, Singapore Branch, CGS-CIMB Securities gapore) Pte. Ltd. and China International Capital Corporation (Singapore) Pte. Limited are the joint bookrunner underwriters for the Offering.						
(Sing	underwriters for the Offering.						
(Sing and	<del>y</del>						
(Sing and	on Reference Number (auto-generated):						

Part (a)	rticulars of Individual completing this notification form:  Name of Individual:			
()	Wang Shaldine			
(b)	Designation:			
,	Chief Executive Officer			
(c)	Name of entity:			
	Elite Commercial REIT Management Pte. Ltd.			