

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 estate-related 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

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:

ESR 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:

08-Feb-2025

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

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

### Substantial Shareholder/Unitholder A

1. Name of Substantial Shareholder/Unitholder:

TANG YIGANG @ GORDON TANG

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:

07-Feb-2025

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):

07-Feb-2025

6. Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):

Not applicable

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:

<i>Immediately before the transaction</i>	<i>Direct Interest</i>	<i>Deemed Interest</i>	<i>Total</i>
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	234,932,027	67,341,700	302,273,727
As a percentage of total no. of voting shares/:	8.01	2.3	10.31
<i>Immediately after the transaction</i>	<i>Direct Interest</i>	<i>Deemed Interest</i>	<i>Total</i>
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures :	234,932,027	162,502,500	397,434,527
As a percentage of total no. of voting shares/:	8.01	5.54	13.55

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]

Before the Market Purchases (as defined below), Tang Yigang @ Gordon Tang ("Gordon Tang") had (a) a direct interest in 8.01% of the total Units, of which (i) 78,195,680 Units (representing 2.67% of the total Units) are jointly held with his spouse, Chen Huaidan @ Celine Tang ("Celine Tang") and (ii) 156,736,347 Units (representing 5.34% of the total Units) are held in his personal account, and (b) a deemed interest of 67,341,700 Units (representing 2.30% of the total Units) held by Aelios (as defined below).

On 5 December 2024, United Overseas Bank Limited ("UOB") and DBS Bank Ltd. ("DBS", together with UOB, the "Joint Financial Advisers") announced, for and on behalf of Aelios Pte. Ltd. ("Aelios"), that Aelios had made a mandatory conditional cash offer to acquire all the issued and outstanding units ("Units") in Suntec Real Estate Investment Trust other than those already owned, controlled or agreed to be acquired by Aelios and certain concert parties of Aelios ("Offer") in accordance with Rule 14 of the Singapore Code on Takeovers and Mergers.

The Offer price was S\$1.16 per Unit, which was revised to S\$1.19 per Unit on 8 January 2025, and subsequently reduced to S\$1.1743 per Unit after adjusting for the payment of the distribution by Suntec Real Estate Investment Trust of 1.570 cents per Unit for the period of 1 October 2024 to 31 December 2024 ("4Q2024 Distribution"). The date on which the Units started trading ex-4Q2024 Distribution was 3 February 2025.

The Offer closed at 5.30 p.m. (Singapore time) on 7 February 2025 (the "Close of Offer") and had lapsed as the Offer failed to turn unconditional as to acceptances.

During the period of the Offer, Aelios acquired the following Units by way of open market purchases and married trades ("Market Purchases"):

- (a) 2,756,800 Units at S\$1.16 per Unit, on 23 December 2024;
- (b) 18,031,000 Units at S\$1.19 per Unit, on 8 January 2025;
- (c) 20,909,800 Units at S\$1.19 per Unit, on 27 January 2025;
- (d) 1,204,900 Units at S\$1.19 per Unit, on 28 January 2025;
- (e) 3,458,300 Units at S\$1.19 per Unit, on 31 January 2025;
- (f) 8,800,000 Units at S\$1.17 per Unit, on 3 February 2025; and
- (g) 40,000,000 Units at S\$1.1743 per Unit on 5 February 2025.

Gordon Tang and Celine Tang each hold 50% of the shares in Aelios Pte. Ltd. ("Aelios") and accordingly pursuant to Section 4 of the Securities and Futures Act 2001 of Singapore, both Gordon Tang and Celine Tang are deemed interested in the 162,502,500 Units (representing 5.54% of the total Units) held by Aelios at the close of Offer.

Accordingly, as at the close of the Offer and as a result of the Market Purchases, Gordon Tang's total direct and deemed interest in the Units has increased to 397,434,527 Units (representing 13.55% of the total Units).

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]

Gordon Tang and Celine Tang are spouses.

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 **first** notification which was announced on SGXNet (*the "Initial Announcement"*):

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- (b) Date of the Initial Announcement:


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- (c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:

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12. Remarks (*if any*):

The percentage unitholdings above are computed based on 2,933,932,184 Units outstanding and have been rounded to the nearest two (2) decimal places. Any discrepancies in the percentages listed and totals thereof are due to rounding.

**Substantial Shareholder/Unitholder B** 

1. Name of Substantial Shareholder/Unitholder:

Chen Huaidan @ Celine Tang

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:

07-Feb-2025

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*):

07-Feb-2025

6. Explanation (*if the date of becoming aware is different from the date of acquisition of, or the change in, interest*):

Not applicable.

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:

<i>Immediately before the transaction</i>	<i>Direct Interest</i>	<i>Deemed Interest</i>	<i>Total</i>
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	237,827,494	67,341,700	305,169,194
As a percentage of total no. of voting shares/units:	8.11	2.3	10.41
<i>Immediately after the transaction</i>	<i>Direct Interest</i>	<i>Deemed Interest</i>	<i>Total</i>
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures :	237,827,494	162,502,500	400,329,994
As a percentage of total no. of voting shares/units:	8.11	5.54	13.65

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]

Before the Market Purchases, Celine Tang had (a) a direct interest in 8.11% of the total Units, of which (i) 78,195,680 Units (representing 2.67% of the total Units) are jointly held with her spouse, Gordon Tang and (ii) 159,631,814 Units (representing 5.44% of the total Units) are held in her personal account, and (b) a deemed interest of 67,341,700 Units (representing 2.30% of the total Units) held by Aelios.

On 5 December 2024, the Joint Financial Advisers announced the Offer, for and on behalf of Aelios. The Offer price was S\$1.16 per Unit, which was revised to S\$1.19 per Unit on 8 January 2025, and subsequently reduced to S\$1.1743 per Unit after adjusting for the payment of the distribution by Suntec Real Estate Investment Trust of 1.570 cents per Unit for the period of 1 October 2024 to 31 December 2024 ("4Q2024 Distribution"). The date on which the Units started trading ex-4Q2024 Distribution was 3 February 2025.

The Offer closed at 5.30 p.m. (Singapore time) on 7 February 2025 (the "Close of Offer") and had lapsed as the Offer failed to turn unconditional as to acceptances.

During the period of the Offer, Aelios acquired the following Units by way of open market purchases and married trades ("Market Purchases"):

- (a) 2,756,800 Units at S\$1.16 per Unit, on 23 December 2024;
- (b) 18,031,000 Units at S\$1.19 per Unit, on 8 January 2025;
- (c) 20,909,800 Units at S\$1.19 per Unit, on 27 January 2025;
- (d) 1,204,900 Units at S\$1.19 per Unit, on 28 January 2025;
- (e) 3,458,300 Units at S\$1.19 per Unit, on 31 January 2025;
- (f) 8,800,000 Units at S\$1.17 per Unit, on 3 February 2025; and
- (g) 40,000,000 Units at S\$1.1743 per Unit on 5 February 2025.

Gordon Tang and Celine Tang each hold 50% of the shares in Aelios and accordingly pursuant to Section 4 of the Securities and Futures Act 2001 of Singapore, both Gordon Tang and Celine Tang are deemed interested in the 162,502,500 Units (representing 5.54% of the total Units) held by Aelios at the close of Offer.

Accordingly, as at the close of the Offer and as a result of the Market Purchases, Celine Tang's total direct and deemed interest in the Units has increased to 400,329,994 Units (representing 13.65% of the total Units).

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]

Gordon Tang and Celine Tang are spouses.

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 **first** notification which was announced on SGXNet (the "Initial Announcement"):

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(b) Date of the Initial Announcement:

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(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:

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12. Remarks (if any):

The percentage unitholdings above are computed based on 2,933,932,184 Units outstanding and have been rounded to two (2) decimal places. Any discrepancies in the percentages listed and totals thereof are due to rounding.



## 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:

95,160,800

3. Amount of consideration paid or received by Substantial Shareholders/Unitholders (*excluding brokerage and stamp duties*):

S\$112,354,648

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*):

Securities via market transactions and off-market transactions

Item 5 is to be completed by an individual submitting this notification form on behalf of the Substantial Shareholders/Unitholders.

5. Particulars of Individual submitting this notification form to the Listed Issuer:

(a) Name of Individual:

Lin Daqi

(b) Designation (if applicable):

(c) Name of entity (if applicable):

Transaction Reference Number (auto-generated):

4	6	2	8	3	8	5	4	6	1	3	5	4	4	3
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