# 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 <a href="http://www.mas.gov.sg">http://www.mas.gov.sg</a> (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

Part I - General

r art i - Scholar
Name of Listed Issuer:
IREIT Global ("IREIT")
Type of Listed Issuer:
Company/Corporation
Registered/Recognised Business Trust
Real Estate Investment Trust
Name of Trustee-Manager/Responsible Person:
IREIT Global Group Pte. Ltd. ("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:
20-Mar-2020

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

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

	<u>Substantial Shar</u>	<u>eholder/U</u>	<u>Initholder</u> A
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Name of Substantial Shareholder/Unitholder:
Goodness Investments Limited
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:
18-Mar-2020
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):
18-Mar-2020
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:	166,723,960	0	166,723,960
As a percentage of total no. of voting shares/til:	26.12	0	26.12
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 0	Total 165,723,960

Development Co., Ltd ("Shanghai Changfeng") and Shanghai Summit (Group) Co., Ltd ("Shanghai Summit		[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]				
[You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]  Each of The Longemont (HongKong) Management Limited ("Longemont"), Shanghai Changfeng Real Estat Development Co., Ltd ("Shanghai Changfeng") and Shanghai Summit (Group) Co., Ltd ("Shanghai Summit Group") are deemed interested in the Units held by Goodness Investments Limited ("Goodness") pursuant is Section 4 of the Securities and Futures Act (Cap. 289 of Singapore).  Longemont holds 100% of the shares in Goodness.  Shanghai Changfeng holds 100% of the shares in Longemont.  Shanghai Summit Group holds 51.3% of the shares in Shanghai Changfeng.  Mr Tong Jinquan holds 48.7% of the shares in Shanghai Changfeng and 100% of the shares in Shanghai Summit Group.  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"):  (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:		N.A.				
Each of The Longemont (HongKong) Management Limited ("Longemont"), Shanghai Changfeng Real Estate Development Co., Ltd ("Shanghai Changfeng") and Shanghai Summit (Group) Co., Ltd ("Shanghai Summit Group") are deemed interested in the Units held by Goodness Investments Limited ("Goodness") pursuant is Section 4 of the Securities and Futures Act (Cap. 289 of Singapore).  Longemont holds 100% of the shares in Goodness.  Shanghai Changfeng holds 100% of the shares in Longemont.  Shanghai Summit Group holds 51.3% of the shares in Shanghai Changfeng.  Mr Tong Jinquan holds 48.7% of the shares in Shanghai Changfeng and 100% of the shares in Shanghai Summit Group.  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"):  (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:	9.	Relationship between the Substantial Shareholders/Unitholders giving notice in this form:				
Development Co., Ltd ("Shanghai Changfeng") and Shanghai Summit (Group) Co., Ltd ("Shanghai Summit Group") are deemed interested in the Units held by Goodness Investments Limited ("Goodness") pursuant is Section 4 of the Securities and Futures Act (Cap. 289 of Singapore).  Longemont holds 100% of the shares in Goodness.  Shanghai Changfeng holds 100% of the shares in Longemont.  Shanghai Summit Group holds 51.3% of the shares in Shanghai Changfeng.  Mr Tong Jinquan holds 48.7% of the shares in Shanghai Changfeng and 100% of the shares in Shanghai Summit Group.  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"):  (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:		·				
Shanghai Changfeng holds 100% of the shares in Longemont.  Shanghai Summit Group holds 51.3% of the shares in Shanghai Changfeng.  Mr Tong Jinquan holds 48.7% of the shares in Shanghai Changfeng and 100% of the shares in Shanghai Summit Group.  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"):  (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:		Group") are deemed interested in the Units held by Goodness Investments Limited ("Goodness") pursuant t				
Shanghai Summit Group holds 51.3% of the shares in Shanghai Changfeng.  Mr Tong Jinquan holds 48.7% of the shares in Shanghai Changfeng and 100% of the shares in Shanghai Summit Group.  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"):  (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:		Longemont holds 100% of the shares in Goodness.				
Mr Tong Jinquan holds 48.7% of the shares in Shanghai Changfeng and 100% of the shares in Shanghai Summit Group.  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"):  (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:		Shanghai Changfeng holds 100% of the shares in Longemont.				
Summit Group.  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 first 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 (if any):		Shanghai Summit Group holds 51.3% of the shares in Shanghai Changfeng.				
(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"):  (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:  (d) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:						
<ul> <li>11. If this is a replacement of an earlier notification, please provide: <ul> <li>(a) SGXNet announcement reference of the first notification which was announced on SGXNet (the "Initial Announcement"):</li> <li>(b) Date of the Initial Announcement:</li> <li>(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:</li> <li>12. Remarks (if any):</li> </ul> </li> </ul>	10.	Attachments (if any):				
(a) SGXNet announcement reference of the first 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:  (d) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:  (e) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:		(The total file size for all attachment(s) should not exceed 1MB.)				
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 (if any):	11.	If this is a <b>replacement</b> of an earlier notification, please provide:				
(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:		<del></del>				
(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:		(b) Date of the Initial Announcement:				
	12.	Remarks (if any):				
		The percentage of unitholding set out above is calculated on the basis of 638.364.544 outstanding Units.				
	Sub	estantial Shareholder/Linitholder P				
Substantial Shareholder/Linitholder D						
Substantial Shareholder/Unitholder B	1.					
Substantial Shareholder/Unitholder B  1. Name of Substantial Shareholder/Unitholder:  The Longemont (HongKong) Management 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:  18-Mar-2020
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):  18-Mar-2020
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change 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:

Direct Interest Deemed Interest Immediately before the transaction Total 0 166,723,960 166,723,960 No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures: 0 26.12 26.12 As a percentage of total no. of voting shares/( Direct Interest Deemed Interest Total Immediately after the transaction 0 165,723,960 165,723,960 No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures: 0 25.96 25.96 As a percentage of total no. of voting shares/(

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]

Group") are deemed interested in the Units of IREIT held by Goodness Investments Limited ("Goodness") pursuant to Section 4 of the Securities and Futures Act (Cap. 289 of Singapore). Longemont holds 100% of the shares in Goodness. Therefore, Longemont is deemed to be interested in the 165,723,960 Units held by Goodness. Relationship between the Substantial Shareholders/Unitholders giving notice in this form: 9. [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders] Please refer to Paragraph 9 of Shareholder A's Form 3. 10. Attachments (if any): (The total file size for all attachment(s) should not exceed 1MB.) If this is a **replacement** of an earlier notification, please provide: 11. SGXNet announcement reference of the first notification which was announced on SGXNet (the "Initial Announcement"): Date of the Initial Announcement: (b) 15-digit transaction reference number of the relevant transaction in the Form 3 (c) which was attached in the Initial Announcement: 12. Remarks (if any): The percentage of unitholding set out above is calculated on the basis of 638,364,544 outstanding Units. Substantial Shareholder/Unitholder C 1. Name of Substantial Shareholder/Unitholder: Shanghai Changfeng Real Estate Development Co., Ltd. Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the 2. 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

Each of The Longemont (HongKong) Management Limited ("Longemont"), Shanghai Changfeng Real Estate Development Co., Ltd ("Shanghai Changfeng") and Shanghai Summit (Group) Co., Ltd ("Shanghai Summit

	Ceasing to be a Substantial Shareholder/Unitholder
4.	Date of acquisition of or change in interest:
	18-Mar-2020
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):
	18-Mar-2020
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change 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	166,723,960	166,723,960
As a percentage of total no. of voting shares/t :	0	26.12	26.12
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	165,723,960	165,723,960
As a percentage of total no. of voting shares/t	0	25.96	25.96

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]

Each of The Longemont (HongKong) Management Limited ("Longemont"), Shanghai Changfeng Real Estate Development Co., Ltd ("Shanghai Changfeng") and Shanghai Summit (Group) Co., Ltd ("Shanghai Summit Group") are deemed interested in the Units of IREIT held by Goodness Investments Limited ("Goodness") pursuant to Section 4 of the Securities and Futures Act (Cap. 289 of Singapore).

Longemont holds 100% of the shares in Goodness.

Shanghai Changfeng holds 100% of the shares in Longemont. Therefore, Shanghai Changfeng is deemed to be interested in the 165,723,960 Units held by Goodness.

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]

0.	Attac	chments ( <i>if any</i> ):
	Ø	(The total file size for all attachment(s) should not exceed 1MB.)
1.	If this	s 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 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:
2.	Dom	arks ( <i>if any</i> ):
	lThe no	ercentage of unitholding set out above is calculated on the basis of 638,364,544 outstanding Units.
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7.	Quantum of total voting share rights/options/warrants/convertible Shareholder/Unitholder before and	version price knowi			
	Immediately before the transaction	Direct Interest	Deemed Interest	Total	
und	of voting shares/units held and/or derlying the hts/options/warrants/convertible debentures:	0	166,723,960	166,723,960	
	a percentage of total no. of voting ares/ເ	0	26.12	26.12	
	Immediately after the transaction	Direct Interest	Deemed Interest	Total	
und	of voting shares/units held and/or derlying the rights/options/warrants/ overtible debentures :	0	165,723,960	165,723,960	
	a percentage of total no. of voting ares/t	0	25.96	25.96	
_	[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deer interest arises]  Each of The Longemont (HongKong) Management Limited ("Longemont"), Shanghai Changfeng Real Es Development Co., Ltd ("Shanghai Changfeng") and Shanghai Summit (Group) Co., Ltd ("Shanghai Summ				
8.	[You may attach a chart in item 10 to interest arises]  Each of The Longemont (HongKong) Mai Development Co., Ltd ("Shanghai Changi	illustrate how the Son nagement Limited ("I feng") and Shanghai	ubstantial Shareholde Longemont"), Shangha Summit (Group) Co., L	ni Changfeng Real td ("Shanghai Sum	
8.	[You may attach a chart in item 10 to interest arises]  Each of The Longemont (HongKong) Man	illustrate how the Some nagement Limited ("I feng") and Shanghai nits of IREIT held by G	Longemont"), Shangha Summit (Group) Co., L' oodness Investments L	ni Changfeng Real td ("Shanghai Sum	
8.	[You may attach a chart in item 10 to interest arises]  Each of The Longemont (HongKong) Man Development Co., Ltd ("Shanghai Changi Group") are deemed interested in the University of the Co.	nagement Limited (" feng") and Shanghai its of IREIT held by G nd Futures Act (Cap. 2	Longemont"), Shangha Summit (Group) Co., L' oodness Investments L	ni Changfeng Real td ("Shanghai Sum	
8.	[You may attach a chart in item 10 to interest arises]  Each of The Longemont (HongKong) Man Development Co., Ltd ("Shanghai Change Group") are deemed interested in the Unpursuant to Section 4 of the Securities are	nagement Limited ("I feng") and Shanghai its of IREIT held by G nd Futures Act (Cap. 2 Goodness.	Longemont"), Shangha Summit (Group) Co., L' oodness Investments L 289 of Singapore).	ni Changfeng Real td ("Shanghai Sum	
8.	[You may attach a chart in item 10 to interest arises]  Each of The Longemont (HongKong) Man Development Co., Ltd ("Shanghai Changi Group") are deemed interested in the Unpursuant to Section 4 of the Securities and Longemont holds 100% of the shares in Co.	nagement Limited ("Inagement Limited ("Inagement Limited ("Infeng") and Shanghai hits of IREIT held by Gond Futures Act (Cap. 2) Goodness.  Shares in Longemont he shares in Shanghai	Longemont"), Shangha Summit (Group) Co., L oodness Investments L 289 of Singapore).	ai Changfeng Real td ("Shanghai Sum Limited ("Goodnes	
9.	[You may attach a chart in item 10 to interest arises]  Each of The Longemont (HongKong) Man Development Co., Ltd ("Shanghai Change Group") are deemed interested in the Unpursuant to Section 4 of the Securities and Longemont holds 100% of the shares in Congement Changfeng holds 100% of the Shanghai Changfeng holds 100% of the Shanghai Summit Group hold 51.3% of the Shanghai Sha	nagement Limited ("Inagement Limited ("Inagement Limited ("Infeng") and Shanghai hits of IREIT held by Gond Futures Act (Cap. 2) Goodness.  Shares in Longemont he shares in Shanghai 165,723,960 Units he tial Shareholders/	Longemont"), Shangha Summit (Group) Co., L' oodness Investments L 289 of Singapore).	ai Changfeng Real td ("Shanghai Sum Limited ("Goodnes e, Shanghai Summ	
	[You may attach a chart in item 10 to interest arises]  Each of The Longemont (HongKong) Man Development Co., Ltd ("Shanghai Change Group") are deemed interested in the Unpursuant to Section 4 of the Securities and Longemont holds 100% of the shares in Congement Changfeng holds 100% of the Shanghai Changfeng holds 100% of the Shanghai Summit Group hold 51.3% of the Group is deemed to be interested in the Relationship between the Substan [You may attach a chart in item 10 to share shares are shared in the Interest of the	nagement Limited ("Inagement Limited ("Inagement Limited ("Infeng") and Shanghai hits of IREIT held by Gond Futures Act (Cap. 2) Goodness.  Shares in Longemont he shares in Shanghai 165,723,960 Units he tial Shareholders/show the relationsh	Longemont"), Shangha Summit (Group) Co., L' oodness Investments L 289 of Singapore).	ai Changfeng Real td ("Shanghai Sum Limited ("Goodnes e, Shanghai Summ	

	(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
	(0)	which was attached in the Initial Announcement:
12.	Rem	narks (if any):
	The p	ercentage of unitholding set out above is calculated on the basis of 638,364,544 outstanding Units.
Sub	stantia	al Shareholder/Unitholder E
1.		ne of Substantial Shareholder/Unitholder:
	Tong	Jinquan
2.		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
	✓ N	o
3.	Notif	fication in respect of:
	□ B	ecoming a Substantial Shareholder/Unitholder
	<b>✓</b> C	change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
	☐ C	ceasing to be a Substantial Shareholder/Unitholder
4.	Date	e of acquisition of or change in interest:
	18-M	ar-2020
5.		on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the
		nge in, interest 🕠 (if different from item 4 above, please specify the date):
	18-M	ar-2020
6.		anation (if the date of becoming aware is different from the date of acquisition of, or the age 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:	51,137,000	166,723,960	217,860,960
As a percentage of total no. of voting shares/til:	8.01	26.12	34.13
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/	51,137,000	165,723,960	216,860,960
convertible debentures :			

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]

Each of The Longemont (HongKong) Management Limited ("Longemont"), Shanghai Changfeng Real Estate Development Co., Ltd ("Shanghai Changfeng") and Shanghai Summit (Group) Co., Ltd ("Shanghai Summit Group") are deemed interested in the Units of IREIT held by Goodness Investments Limited ("Goodness") pursuant to Section 4 of the Securities and Futures Act (Cap. 289 of Singapore).

Longemont holds 100% of the shares in Goodness.

Shanghai Changfeng holds 100% of the shares in Longemont.

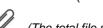
Shanghai Summit Group hold 51.3% of the shares in Shanghai Changfeng.

Mr Tong Jinquan holds 48.7% of the shares in Shanghai Changfeng and 100% of the shares in Shanghai Summit Group. Therefore, Mr Tong Jinquan is deemed to be interested in the 168,452,360 Units held by Goodness.

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]

Please refer to Paragraph 9 of Shareholder A's Form 3.	

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"*):

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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:
	which was attached in the initial Announcement.
40 Dam	
	narks (if any):
i ne p	ercentage of unitholding set out above is calculated on the basis of 638,364,544 outstanding Units.

## 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:
	1,000,000 units in IREIT ("Units")
3.	Amount of consideration paid or received by Substantial Shareholders/Unitholders (excluding brokerage and stamp duties):
	S\$0.4596 per Unit
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):

Pa	rticulars of Individual submitting this notification form to the Listed Issuer:								
(a)	a) Name of Individual:								
	Tong Jinquan								
(b)	Designation (if applicable):								
	Director								
(c)	Name of entity (if applicable):								
	Goodness Investments Limited								
7 3	ion Reference Number (auto-generated):  7								