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: Sabana Industrial Real Estate Investment Trust ("Sabana REIT") Type of Listed Issuer: Company/Corporation Registered/Recognised Business Trust Real Estate Investment Trust Name of Trustee-Manager/Responsible Person: Sabana Real Estate Investment Management Pte Ltd. Is more than one Substantial Shareholder/Unitholder giving notice in this form? No (Please proceed to complete Parts II) Yes (Please proceed to complete Parts III & IV) Date of notification to Listed Issuer: 18-Sep-2023		T dit i - Octional
Type of Listed Issuer: ☐ Company/Corporation ☐ Registered/Recognised Business Trust ☑ Real Estate Investment Trust Name of Trustee-Manager/Responsible Person: Sabana Real Estate Investment Management Pte. Ltd. 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: Sabana Real Estate Investment Management Pte. Ltd. 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: 	Sabana Industrial Real Esta	ate Investment Trust ("Sabana REIT")
 Registered/Recognised Business Trust ✓ Real Estate Investment Trust Name of Trustee-Manager/Responsible Person: Sabana Real Estate Investment Management Pte. Ltd. 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: Sabana Real Estate Investment Management Pte. Ltd. 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 Trustee-Manager/Responsible Person: Sabana Real Estate Investment Management Pte. Ltd. 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:		
Sabana Real Estate Investment Management Pte. Ltd. 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:	_	
✓ No (Please proceed to complete Part II) ☐ Yes (Please proceed to complete Parts III & IV) Date of notification to Listed Issuer:		
✓ 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 Subs	stantial Shareholder/Unitholder giving notice in this form?
Date of notification to Listed Issuer:		
	Yes (Please proceed	d to complete Parts III & IV)
18-Sep-2023	Date of notification to L	_isted Issuer:
	18-Sep-2023	

Part II - Substantial Shareholder/Unitholder and Transaction(s) Details

[To be used for single Substantial Shareholder/Unitholder to give notice] Name of Substantial Shareholder/Unitholder: 1. ESR Group Limited ("ESR") 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 Transaction A 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 2. Date of acquisition of or change in interest: 14-Sep-2023 3. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (1) (if different from item 2 above, please specify the date): 14-Sep-2023 4. Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest): N/A 5. Type of securities which are the subject of the transaction (more than one option may be chosen):

✓ Voting shares/units

Others (*please specify*):

Rights/Options/Warrants over voting shares/units

Convertible debentures over voting shares/units (conversion price known)

	449,087 Units issued to ESR and 7,684,223 Units issued to e-Shang Infinity Cayman Limited
7.	Amount of consideration paid or received by Substantial Shareholder/Unitholder (excludin brokerage and stamp duties):
	S\$0.4041 per new Unit
8.	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 (<i>e.g. married deals</i>)
	Other circumstances:
	Acceptance of take-over offer for the Listed Issuer
	Corporate action by the Listed Issuer which Substantial Shareholder/Unitholder did not
	☐ participate in (<i>please specify</i>):
	✓ Others (<i>please specify</i>):
	Issue of Units in Sabana REIT pursuant to the Sabana REIT DRP in respect of the 1H23 Distribution.

9. 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:	12,524,228	214,299,143	226,823,371
As a percentage of total no. of voting shares/units:	1.14	19.44	20.58
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 12,973,315	Deemed Interest 221,983,366	Total 234,956,681

10. Circumstances giving rise to deemed interests (*if the interest is such*): [You may attach a chart in item 11 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

As at the date of this notification, ESR Group Limited owns the entire issued share capital of e-Shang Jupiter Cayman Limited, which in turn owns the entire issued share capital of e-Shang Infinity Cayman Limited. Accordingly, ESR Group Limited has deemed interest in the units of Sabana REIT held by e-Shang Infinity Cayman Limited and e-Shang Jupiter Cayman Limited:

Subsidiary name Direct Interest Deemed Interest

e-Shang Infinity Cayman Limited 221,983,366

e-Shang Jupiter Cayman Limited 221,983,366

e-Shang Infinity Cayman Limited's direct interest in Sabana REIT increased from 214,299,143 to 221,983,366 pursuant to the Sabana REIT DRP in respect of the 1H23 Distribution.

11. 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:
 - (a) 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:

-	 	 		 	 	 	 	
- 1								
- 1			ı				ı	
- 1			ı				ı	
- 1								
- 1			ı				ı	
- 1			ı				ı	
- 1								

13. Remarks (if any):

The percentage unitholdings as disclosed are calculated based on the total number of issued units in Sabana REIT, being 1,111,788,330 as publicly disclosed by the manager of Sabana REIT.

	Trai	ransaction Reference Number (auto-generated):						
	0 3	3 2 6 1 6 1 4 5 8 5 3 5 9 8						
		to be completed by an individual submitting this notification form on behalf of the Substantial er/Unitholder.						
14.		ticulars of Individual submitting this notification form to the Listed Issuer:						
	(a)	Name of Individual:						
		Zoe Shou						
	(b)	Designation (if applicable):						
		ESR Group General Counsel						
	(c)	Name of entity (if applicable):						
	()	ESR Group Limited						