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

NOTIFICATION FORM FOR DIRECTOR/CHIEF EXECUTIVE OFFICER IN RESPECT OF INTERESTS IN SECURITIES

FORM

1
(Electronic Format)

Explanatory Notes

- 1. Please read the explanatory notes carefully before completing this notification form.
- 2. This form is for a Director/Chief Executive Officer ("CEO") to give notice of his interests in the securities of the Listed Issuer under section 133, 137N or 137Y of the Securities and Futures Act (Cap. 289) (the "SFA"). Please note that the requirement to disclose interests in participatory interests applies **only** to a director and where the Listed Issuer is a Singapore-incorporated company.
- 3. This electronic Form 1 and a separate Form C, containing the particulars and contact details of the Director/CEO, must be completed by the Director/CEO or a person duly authorised by him to do so. The person so authorised should maintain records of information furnished to him by the Director/CEO.
- 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. A single form may be used by a Director/CEO for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days of/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.
- 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 3 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.
- 7. Except for item 4 of Part III, 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. 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").
- 10. For further instructions and guidance on how to complete this notification form, please refer to section 6 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: Sasseur 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: Sasseur Asset Management Pte. Ltd. 3. Name of Director/CEO: Yang Xue 4. Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer? √ Yes ☐ No 5. Is the Director/CEO notifying in respect of his interests in securities of, or made available by, the Listed Issuer at the time of his appointment? Yes (Please proceed to complete Part II) (Please proceed to complete Part III) 6. Date of notification to Listed Issuer: 09-Mar-2020

Part III - For an incumbent Director/CEO giving notice of an acquisition of, or a change in his interest in, securities of or made available by the Listed Issuer

09	P-Mar-2020
	ate on which Director/CEO became aware of the acquisition of, or change in, interest (1) f different from item 1 above, please specify the date):
09	P-Mar-2020
	xplanation (if the date of becoming aware is different from the date of acquisition of, or change , interest):
	ype of securities which are the subject of the transaction (more than one option may be hosen):
cho	Ordinary voting shares/units of Listed Issuer
	Other types of shares/units (excluding ordinary voting shares/units) of Listed Issuer
	Rights/Options/Warrants over shares/units of Listed Issuer
	Debentures of Listed Issuer
	Rights/Options over debentures of Listed Issuer
	Contracts over shares of the Listed Issuer which Director/CEO is a party to, or under which he is entitled to a benefit, being contracts under which any person has a right to call for or to make delivery of shares in the Listed Issuer
	Participatory interests made available by Listed Issuer
	Others (please specify):
	umber of shares, units, rights, options, warrants, participatory interests and/or principa mount/value of debentures or contracts acquired or disposed of by Director/CEO:
No	ot applicable
	mount of consideration paid or received by Director/CEO (excluding brokerage and stamputies):
No	ot applicable

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 employee share options/share awards
☐ Vesting of share awards
Exercise of employee share options
Acceptance of take-over offer for Listed Issuer
Corporate action by Listed Issuer (please specify):
Others (please specify):
asseur Asset Management Pte. Ltd., as manager of Sasseur Real Estate Investment Trust, has received 2,184,345 Units as payment of the base fee component of the management fee for the period from 1 October 2019 to 31

8. Quantum of interests in securities held by Director/CEO 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 shares of the Listed Issuer; Table 4 should be completed if the change relates to debentures):

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

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	0	688,657,843	688,657,843
As a percentage of total no. of ordinary voting shares/units:	0	57.56	57.56
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	0	690,842,188	690,842,188

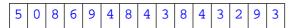
9. Circumstances giving rise to deemed interests (if the interest is such): [You may attach a chart(s) in item 10 to illustrate how the Director/CEO's deemed interset out in item 8 tables 1 to 8, arises] Shimmer Fair Management Limited ("Shimmer Fair Management") is the sole shareholder of Sasseur (BVI) Holding II holds 80.4208% of the share capital of Sass Holding Limited ("Sasseur (BVI) Holding II holds 80.4208% of the share capital of Sass Holding Limited (the "Sponsor") and the Sponsor is in turn the sole shareholder of Sasseur (Cayman Holdco's). Cayman Holdco's Is the sole shareholder of Sasseur Asset Management Pte. Ltd. ("SAMPL") and is deem interested in 10.796,688 Units held by SAMPL. IMF (Cayman) Ltd. ("TMF (Cayman)") as the trustee of Xu Family Trust is the sole shareholder of Shimm Management. The Xu Family Trust is a discretionary trust established by Mr. Xu Rongcan as settlor and member of the Protective Committee and Investment Committee of Xu Family Trust, for the benefit obeneficiaries, being Mr. Xu Rongcan who is the primary beneficiary of the Xu Family Trust during his li whilst not incapacitated. In addition, as the sole power to make investment decision relating to the assets of the Xu Family Trust an investment committee, of which Mr. Xu Rongcan is the sole member, only he can make all decision any purchase, sale, exchange or retention of the shares in Shimmer Fair Management as well as the exvoting and other rights on behalf of the Xu Family Trust. As Cayman Holdco is deemed to be interested in 619,775,600 Units held through CGS-CIMB Securities (Singapore) Private Limited and 10,796,688 Units held by SAMPL, each of the Sponsor. Sasse Holding II. Shimmer Fair Management, TMF (Cayman) and Mr. Xu Rongcan is also deemed to be interested in the Units which he had 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 (the "In	shareholder of Sasseur (BVI) Holding II the share capital of Sasseur Cayman er of Sasseur Cayman Holding II Ltd. I. ("SAMPL") and is deemed to be ole shareholder of Shimmer Fair u Rongcan as settlor and the sole y Trust, for the benefit of its Family Trust during his lifetime and ets of the Xu Family Trust is vested on he can make all decisions relating to gement as well as the exercise of any also deemed to be interested in the lin the Units which he has an interest on SGXNet was announced on SGXNet	s a percentaç oting shares/u						
Limited ("Sasseur (BVI) Holding II"). Sasseur (BVI) Holding II holds 80.4208% of the share capital of Sass Holding Limited (the "Sponsor") and the Sponsor is in turn the sole shareholder of Sasseur Cayman Holdco"). Cayman Holdco is the sole shareholder of Sasseur Asset Management Pte. Ltd. ("SAMPL") and is deem interested in 10,796,688 Units held by SAMPL. TMF (Cayman) Ltd. ("TMF (Cayman)") as the trustee of Xu Family Trust is the sole shareholder of Shimn Management. The Xu Family Trust is a discretionary trust established by Mr. Xu Rongcan as settlor and member of the Protective Committee and Investment Committee of Xu Family Trust, for the benefit obeneficiaries, being Mr. Xu Rongcan who is the primary beneficiary of the Xu Family Trust during his liwhilst not incapacitated. In addition, as the sole power to make investment decision relating to the assets of the Xu Family Trus an investment committee, of which Mr. Xu Rongcan is the sole member, only he can make all decision any purchase, sale, exchange or retention of the shares in Shimmer Fair Management as well as the exvoting and other rights on behalf of the Xu Family Trust. As Cayman Holdco is deemed to be interested in 619,775,600 Units held through CGS-CIMB Securities Pte. Ltd., 58,000,000 Units held through CMB Singapore Branch, 2,269,900 Units held through Haitong Securities (Singapore) Private Limited and 10,796,688 Units held by SAMPL, each of the Sponsor, Sasse Holding II, Shimmer Fair Management, TMF (Cayman) and Mr. Xu Rongcan is also deemed to be interested in the Units which he him. O. Attachments (if any): (a) SGXNet announcement reference of the first notification which was announced (the "Initial Announcement"): (b) Date of the Initial Announcement:	the share capital of Sasseur Cayman er of Sasseur Cayman Holding II Ltd. I. ("SAMPL") and is deemed to be ole shareholder of Shimmer Fair u Rongcan as settlor and the sole y Trust, for the benefit of its Family Trust during his lifetime and ets of the Xu Family Trust is vested on he can make all decisions relating to gement as well as the exercise of any also deemed to be interested in the lin the Units which he has an interest which was announced on SGXNet was announced on SGXNet	ou may atta	[Υοι					
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Remarks (if any):		•	(b)					
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Units.

Sponsorship Statement:

DBS Bank Ltd. was the sole financial adviser and issue manager for the initial public offering of Sasseur REIT (the "Offering"). DBS Bank Ltd. and Bank of China Limited, Singapore Branch were the joint global coordinators to the Offering. DBS Bank Ltd., Bank of China Limited, Singapore Branch, China International Capital Corporation (Singapore) Pte. Limited, Citigroup Global Markets Singapore Pte. Ltd., Credit Suisse (Singapore) Limited, Haitong International Securities (Singapore) Pte. Ltd. and Maybank Kim Eng Securities Pte. Ltd. were the joint bookrunners and underwriters to the Offering.

Transaction Reference Number (auto-generated):



Item 13 is to be completed by an individual submitting this notification form on behalf of the Director/CEO.

- 13. Particulars of Individual submitting this notification form to the Listed Issuer:
 - (a) Name of Individual:

Anthony Ang Meng Huat

(b) Designation (if applicable):

Chief Executive Officer

(c) Name of entity (if applicable):

Sasseur Asset Management Pte. Ltd.