Employee Stock Option/ Share Scheme::Notice of Transfer of SPH REIT Units under Performance Unit Award

Issuer & Securities

Issuer/ Manager	SPH REIT MANAGEMENT PTE. LTD.
Securities	SPH REIT - SG2G02994595 - SK6U
Stapled Security	No

Announcement Details

Announcement Title	Employee Stock Option/ Share Scheme
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Status	New
Announcement Sub Title	Notice of Transfer of SPH REIT Units under Performance Unit Award
Announcement Reference	SG170208OTHRHRGI
Submitted By (Co./ Ind. Name)	Lim Wai Pun
Designation	Company Secretary
Description (Please provide a detailed description of the event in the box below)	Please refer to attached announcement.

Attachments	Notice of Transfer of SPH REIT Units under PUA.pdf Total size =24K

SPH REIT MANAGEMENT PTE. LTD.
(Registration No: 201305497E)
(Incorporated in the Republic of Singapore)

PERFORMANCE UNIT AWARD ("PUA")

The Board of Directors of SPH REIT Management Pte. Ltd. (the "**Company**"), as manager of SPH REIT, wishes to announce that it has transferred a total of **122,900** units in SPH REIT (the "**PUA Units**") today for the purpose of the PUA to the staff of the Company and the Property Manager, SPH Retail Property Management Services Pte. Ltd. (the "**PM**"). The breakdown is as follows:

Transferee of PUA Units	Number of PUA Units	Transfer Price (S$)
Staff of the Company	70,400	S$0.9657[1]
Staff of the PM	52,500	S$0.9657[1]

[1] The transfer price per PUA Unit issued as the consideration for the PUA is the volume weighted average price for a Unit for all trades done on Singapore Exchange Securities Trading Limited (the "**SGX-ST**") in the ordinary course of trading for the period of ten business days immediately preceding 1 February 2017.

The PUA to the staff of the Company and the PM (being long term incentive-based compensation) is granted as part of an overall compensation programme. The PUA recognises the contributions and services of high-performing employees and motivates them to perform for the long-term success of the SPH REIT as well as to enhance total returns for unitholders of SPH REIT. This aligns the interests of the employees of the Company and the PM with the interests of unitholders of SPH REIT. For the avoidance of doubt, the transfer of the PUA Units is made by the Company out of the units in SPH REIT which it owns in its own capacity and does not affect the deposited property of SPH REIT.

With the above-mentioned transfer of the PUA Units, the Company's unitholding in SPH REIT is 48,000,302 and the total number of issued Units in SPH REIT is 2,553,099,102.

BY ORDER OF THE BOARD
SPH REIT Management Pte. Ltd.
(Company Registration No: 201305497E)
As manager of SPH REIT

Lim Wai Pun / Khor Siew Kim
Company Secretaries
8 February 2017

IMPORTANT NOTICE

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units.

The value of Units and the income derived from them, if any, may fall or rise. Units are not obligations of, deposits in, or guaranteed by the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors should note that they will have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on Singapore Exchange Securities Trading Limited (the "**SGX-ST**"). It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. The listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.