



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

**UPDATE ANNOUNCEMENT ON DISTRIBUTION PAYMENT FOR 1Q FY2022**

**1. Introduction**

The board of directors (the “**Board**”) of SPH REIT Management Pte. Ltd., as manager of SPH REIT (the “**Manager**”), refers to:

- (i) the joint announcement issued by Cuscaden Peak Pte. Ltd. (“**Cuscaden**”) and Singapore Press Holdings Limited (“**SPH**”) on 15 November 2021 (the “**Cuscaden Joint Announcement**”), in respect of the proposed acquisition by Cuscaden of all the issued and paid-up ordinary shares in the capital of SPH (excluding the treasury shares) from the shareholders of SPH via a scheme of arrangement (the “**Cuscaden Scheme**”) pursuant to Section 210 of the Companies Act, Chapter 50 of Singapore; and
- (ii) the announcement issued by the Manager on 15 November 2021 in relation to the possible chain offer for SPH REIT (the “**SPH REIT Chain Offer**”, and such announcement, the “**Possible Chain Offer Announcement**”).

Further to the Cuscaden Joint Announcement and the Possible Chain Offer Announcement, the Board wishes to provide an update to the unitholders of SPH REIT (“**Unitholders**”) in respect of SPH REIT’s distribution payments to Unitholders.

**2. Distribution Payment**

The current practice of SPH REIT is to make quarterly distributions to Unitholders. Each distribution, as always, will be subject to the approval of the Board.

Under the Singapore Code on Take-Overs and Mergers (the “**Take-over Code**”), SPH REIT is considered to be in an offer period as a result of the possible SPH REIT Chain Offer. In this regard, under Rule 25 of the Take-over Code, an estimate of profit for a period which has already expired constitutes a profit forecast, and except with the consent of the Securities Industry Council, any unaudited profit figures published during an offer period must be reported on (i) by the auditor or reporting accountant and (ii) financial adviser in accordance with such rule. In addition, Rule 25 of the Take-over Code also states that a dividend forecast of a REIT would normally be regarded as a profit forecast.

The Manager will be appointing the relevant financial adviser (the “**Relevant Financial Adviser**”) to report on the distributions that may be made by SPH REIT to Unitholders during the offer period, in accordance with Rule 25 of the Take-over Code.

Accordingly, SPH REIT will issue the notice of books closure date and distribution payment date announcement in respect of SPH REIT’s distribution for the first quarter financial period from 1 September 2021 to 30 November 2021 (“**1Q FY2022**”) **after** the appointed Relevant Financial Adviser and auditor of SPH REIT have completed their respective reports on SPH

REIT's distribution for 1Q FY2022 (the "**1Q FY2022 Distribution**"). SPH REIT will make further announcements on SGXNET relation to the 1Q FY2022 Distribution in due course.

### **3. Responsibility Statement**

The directors of the Manager (including those who have delegated detailed supervision of this Announcement) have taken all reasonable care to ensure that the facts stated in this Announcement are fair and accurate and that no material facts have been omitted from this Announcement (the omission of which would render any statement in this Announcement misleading in any material aspect), and they jointly and severally accept responsibility accordingly.

Where any information has been extracted or reproduced from published or otherwise publicly available sources, the sole responsibility of the directors of the Manager has been to ensure through reasonable enquiries that such information is accurately extracted from such sources or, as the case may be, reflected or reproduced in this Announcement.

Issued by SPH REIT Management Pte. Ltd.  
As manager of SPH REIT  
7 January 2022

### **IMPORTANT NOTICE**

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

The value of SPH REIT Units and the income derived from them, if any, may fall or rise. SPH REIT Units are not obligations of, deposits in, or guaranteed by the Manager or any of its affiliates. An investment in SPH REIT 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 SPH REIT Units for so long as the SPH REIT Units are listed on SGX-ST. It is intended that Unitholders may only deal in their SPH REIT Units through trading on the SGX-ST. The listing of the SPH REIT Units on the SGX-ST does not guarantee a liquid market for the SPH REIT Units.