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

3 (Electronic Format)

FORM

Explanatory Notes

- 1. Please read the explanatory notes carefully before completing the notification form.
- 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 1. Name of Listed Issuer: Suntec Real Estate Investment Trust ("Suntec REIT") 2. Type of Listed Issuer: Company/Corporation Registered/Recognised Business Trust Real Estate Investment Trust Name of Trustee-Manager/Responsible Person: ARA Trust Management (Suntec) Limited 3. 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) 4. Date of notification to Listed Issuer:

21-Jan-2022

	Part III - Substantial Shareholder	(s)/Unitholder(s) Details
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[To be used for multiple Substantial Shareholders/Unitholders to give notice]

Substantial Shareholder/Unitholder A

1. Name of Substantial Shareholder/Unitholder:

The Cairns Pte. Ltd.

- 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:

20-Jan-2022

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*):

20-Jan-2022

6. Explanation (*if the date of becoming aware is different from the date of acquisition of, or the change in, interest*):

Not applicable

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	323,503,073	323,503,073
As a percentage of total no. of voting shares/t	0	11.34	11.34
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	80,226,000	80,226,000

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]

Further to the announcement by ESR Cayman Limited on 4 August 2021 in relation to the proposed acquisition of 100% of the issued share capital and voting power in ARA Asset Management Limited (the "Proposed ARA Acquisition"), it was announced on 20 January 2022 that ESR Cayman Limited has completed the Proposed ARA Acquisition holds 100% of the issued shares in ARA Asset Management Limited.

Straits Equities Holdings (One) Pte. Ltd. ("SEH1") is a wholly-owned subsidiary of The Straits Trading Company Limited ("STC"). The Cairns Pte. Ltd. ("Cairns") holds more than 50% of the voting shares of STC. Each of Raffles Investments Private Limited ("Raffles"), Tecity Pte. Ltd. ("Tecity") and Tan Chin Tuan Pte. Ltd. ("TCT") holds not less than 20% of the voting shares of Cairns. Aequitas Pte. Ltd. ("Aequitas") holds more than 50% of the voting shares of Raffles. Dr Tan Kheng Lian holds more than 50% of the voting shares of TCT.

Following the completion of the Proposed ARA Acquisition, SEH1 holds less than 5% of the voting shares of ESR Cayman Limited. Accordingly, each of SEH1, STC, Cairns, Raffles, Aequitas, Tecity, TCT and Dr Tan Kheng Lian is no longer deemed to have an interest in the 243,277,073 units of Suntec REIT that ARA Asset Management Limited has a deemed interest in.

Total number of units used in the computation of the percentage interest above is 2,852,999,474.

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 see paragraph 8 of Substantial Unitholder A above.

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"*):

- (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

12. Remarks (*if any*):

Substantial Shareholder/Unitholder B

1.	Name of Substantial Shareholder/Unitholder:
	Raffles Investments Private 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:
	20-Jan-2022
5.	Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest () (<i>if different from item 4 above, please specify the date</i>):
	20-Jan-2022
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6. Explanation (*if the date of becoming aware is different from the date of acquisition of, or the change in, interest*):

Not applicable

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	323,503,073	323,503,073
As a percentage of total no. of voting shares/t	0	11.34	11.34
Immediately after the transaction	Direct Interest	Deemed Interest	Total
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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]

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Please see paragraph 8 of Substantial Unitholder A above.

10. Attachments (if any):

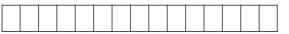


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(b) Date of the Initial Announcement:

(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:



12. Remarks (if any):

Substantial Shareholder/Unitholder C

1. Name of Substantial Shareholder/Unitholder:

Aequitas Pte. Ltd.

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
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✓ 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:

20-Jan-2022

5. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (i) (if different from item 4 above, please specify the date):

20-Jan-2022

6. Explanation (*if the date of becoming aware is different from the date of acquisition of, or the change in, interest*):

Not applicable

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	323,503,073	323,503,073
As a percentage of total no. of voting shares/ເ):	0	11.34	11.34
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	80,226,000	80,226,000

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]

Please see paragraph 8 of Substantial Unitholder A above.

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 see paragraph 8 of Substantial Unitholder A above.

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Not applicable	6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the
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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:

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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 80,226,000	<i>Total</i> 80,226,000

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]

Please see paragraph 8 of Substantial Unitholder A above.

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 see paragraph 8 of Substantial Unitholder A above.

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"*):
 - (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:

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1 1							

12. Remarks (*if any*):

<u>Sut</u>	ostantial Shareholder/Unitholder E			
1.	Name of Substantial Shareholder/	Unitholder:		
	Tan Chin Tuan Pte. Ltd.			
2.	Is Substantial Shareholder/Unithe securities of the Listed Issuer are h Yes Vo		•	
3.	Notification in respect of:			
	Becoming a Substantial Sharehold	ler/Unitholder		
	Change in the percentage level of	interest while still re	emaining a Substantia	I Shareholder/Unithol
	✓ Ceasing to be a Substantial Share	holder/Unitholder		
4.	Date of acquisition of or change in	interest:		
	20-Jan-2022			
5.	Date on which Substantial Shareho change in, interest 🕥 (if different			
	20-Jan-2022			
6.	Explanation (<i>if the date of becomin change in, interest</i>):	ng aware is differ	ent from the date of	f acquisition of, or ti
6. 7.	Explanation (<i>if the date of becomin change in, interest</i>): Not applicable Quantum of total voting shar rights/options/warrants/convertible	es/units (inclue	ding voting share	es/units underlyii
	Explanation (<i>if the date of becomin change in, interest</i>): Not applicable Quantum of total voting shar	es/units (inclue	ding voting share	es/units underlyii
	Explanation (<i>if the date of becomin change in, interest</i>): Not applicable Quantum of total voting shar rights/options/warrants/convertible	res/units (<i>inclue</i> debentures {con l after the transac Direct Interest	ding voting share	es/units_underlyin }) held by Substant Total
7. No	Explanation (<i>if the date of becomin change in, interest</i>): Not applicable Quantum of total voting share rights/options/warrants/convertible Shareholder/Unitholder before and	res/units (<i>inclue</i> debentures {con l after the transac	ding voting share version price known tion:	es/units underlyin)) held by Substant
7. No un rigi	Explanation (<i>if the date of becomin change in, interest</i>): Not applicable Quantum of total voting share rights/options/warrants/convertible Shareholder/Unitholder before and Immediately before the transaction of voting shares/units held and/or derlying the	res/units (<i>inclue</i> debentures {con l after the transac Direct Interest	ding voting share version price known tion: Deemed Interest	es/units underlyin)) held by Substant Total
7. No un rigi	Explanation (<i>if the date of becomin</i> <i>change in, interest</i>): Not applicable Quantum of total voting shar <i>rights/options/warrants/convertible</i> Shareholder/Unitholder before and <i>Immediately before the transaction</i> of voting shares/units held and/or derlying the hts/options/warrants/convertible debentures: a percentage of total no. of voting	es/units (<i>inclue</i> debentures {con after the transac <i>Direct Interest</i>	ding voting share version price known tion: Deemed Interest 323,503,073	es/units underlyii)) held by Substant Total 323,503,073

As a percentage of total no. of voting shares/ເ	0	2.81	2.81
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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]

Please see paragraph 8 of Substantial Unitholder A above.

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 see paragraph 8 of Substantial Unitholder A above.

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"*):
 - (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:

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12. Remarks (*if any*):

<u>Subs</u>	stantial Shareholder/Unitholder F	()	
1.	Name of Substantial Shareholder/	Unitholder:	
	Dr Tan Kheng Lian		

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:

20-Jan-2022

5. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (1) (*if different from item 4 above, please specify the date*):

20-Jan-2022

6. Explanation (*if the date of becoming aware is different from the date of acquisition of, or the change in, interest*):

Not applicable

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	323,503,073	323,503,073
As a percentage of total no. of voting shares/():	0	11.34	11.34
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	80,226,000	80,226,000
As a percentage of total no. of voting shares/	0	2.81	2.81

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]

Please see paragraph 8 of Substantial Unitholder A above.

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]

Atta	achments (<i>if any</i>):
Ø	(The total file size for all attachment(s) should not exceed 1MB.)
lf th	is is a replacement of an earlier notification, please provide:
(a) (b) (c)	SGXNet announcement reference of the first notification which was announced on SGXNet (the "Initial Announcement"): Date of the Initial Announcement: 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
Rer	narks (<i>if any</i>):

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 (<i>conversion price known</i>)
	Others (<i>please specify</i>):
2.	Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholders/Unitholders:
	Please see paragraph 8 of Substantial Unitholder A in Part III above.
3.	Amount of consideration paid or received by Substantial Shareholders/Unitholders (<i>excluding</i> brokerage and stamp duties):
	Please see paragraph 8 of Substantial Unitholder A in Part III above.
4.	Circumstance giving rise to the interest or change in interest:
	Acquisition of:
	Securities via market transaction
	Securities via off-market transaction (<i>e.g. married deals</i>)
	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:
	Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (<i>please specify</i>):
	✓ Others (<i>please specify</i>):
	Please see paragraph 8 of Substantial Unitholder A in Part III above.

Item 5 is to be completed by an individual submitting this notification form on behalf of the Substantial Shareholders/Unitholders.

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

Chew Gek Hiang

(b) Designation (*if applicable*):

Director

(c) Name of entity (*if applicable*): Tan Chin Tuan Pte. Ltd.

Transaction Reference Number (auto-generated):

8 5 5 3 3 7 4 4 5 8 1 8 4 8 3
