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

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Name of Listed Issuer:
SUNTEC REAL ESTATE INVESTMENT TRUST
Type of Listed Issuer: Company/Corporation
Registered/Recognised Business Trust
✓ Real Estate Investment Trust
Name of Trustee-Manager/Responsible Person:
ESR Trust Management (Suntec) Limited
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:
29-Mar-2025
29-IVIdi -2023

Part III - Substantial Shareholder(s)/Unitholder(s) Details

[To be used for multiple Substantial Shareholders/Unitholders to give notice]

	<u>Substantial Shar</u>	<u>eholder/U</u>	<u>Initholder</u> A
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ang Yigang @ Gordon Tang	
	r/Unitholder a fund manager or a person whose interest in the er are held solely through fund manager(s)?
lotification in respect of:	
Becoming a Substantial Sh	areholder/Unitholder
Change in the percentage	level of interest while still remaining a Substantial Shareholder/Unitholde
Ceasing to be a Substantia	ll Shareholder/Unitholder
Pate of acquisition of or cha 7-Mar-2025	ange in interest:
ate on which Substantial S	Shareholder/Unitholder became aware of the acquisition of, or the
	fferent from item 4 above, please specify the date):
	fferent from item 4 above, please specify the date):
hange in, interest 🕥 (<i>if di</i> i 7-Mar-2025	terent from item 4 above, please specify the date): becoming aware is different from the date of acquisition of, or the
hange in, interest ① (<i>if di</i> 7-Mar-2025 xplanation (<i>if the date of b</i>	

Quantum of total voting shares/units (including voting shares/units underlying 7. 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:	234,932,027	162,502,500	397,434,527
As a percentage of total no. of voting shares/(8.01	5.54	13.55
	I .		
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 261,816,827	Deemed Interest 61,002,500	Total 322,819,327

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 deem interest arises]	ned
	Gordon Tang and Celine Tang each hold 50% of the shares in Aelios Pte. Ltd. ("Aelios") and accordingly pursuant to Section 4 of the Securities and Futures Act 2001 of Singapore, both Gordon Tang and Celine Tang are deemed interested in the 61,002,500 Units held by Aelios.	
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]	
	Gordon Tang and Celine Tang are spouses.	
10.	Attachments (if any): 1	
	(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:	
12.	Remarks (if any):	
	61,500,000 Units held by Aelios was transferred to Gordon Tang.	
	40,000,000 Units held by Aelios was transferred to Celine Tang.	
	34,615,200 Units held by joint account of Gordon Tang and Celine Tang was transferred to single accounce Celine Tang.	t of
	The percentage unitholdings above are computed based on 2,933,932,184 Units outstanding and have be rounded to the nearest two (2) decimal places. Any discrepancies in the percentages listed and totals the are due to rounding.	
<u>Sub</u>	stantial Shareholder/Unitholder B	
1.	Name of Substantial Shareholder/Unitholder:	
	Chen Huaidan @ Celine Tang	
2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in securities of the Listed Issuer are held solely through fund manager(s)? Yes	the

	✓ 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: 27-Mar-2025
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):
	27-Mar-2025
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
7.	Quantum of total voting shares/units (including voting shares/units underlying

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:	237,827,494	162,502,500	400,329,994
As a percentage of total no. of voting shares/til:	8.11	5.54	13.65
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	277,827,494	61,002,500	338,829,994
Convenible dependies .			

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]

Gordon Tang and Celine Tang each hold 50% of the shares in Aelios Pte. Ltd. ("Aelios") and accordingly pursuant to Section 4 of the Securities and Futures Act 2001 of Singapore, both Gordon Tang and Celine Tang are deemed interested in the 61,002,500 Units held by Aelios.

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]

	Gordon	Tang and Celine Tang are spouses.
10.	Attach	ments (if any): 🕤
		The total file size for all attachment(s) should not exceed 1MB.)
11.	If this is	s a replacement of an earlier notification, please provide:
	` '	GGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
	(b) [Date of the Initial Announcement:
	` '	5-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
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12.		ks (if any):
	61,500,0	00 Units held by Aelios was transferred to Gordon Tang.
	1	
	40,000,0	00 Units held by Aelios was transferred to Celine Tang.
	34,615,2	00 Units held by joint account of Gordon Tang and Celine Tang was transferred to single account of
		00 Units held by joint account of Gordon Tang and Celine Tang was transferred to single account of
	34,615,2 Celine Ta The perc	00 Units held by joint account of Gordon Tang and Celine Tang was transferred to single account of
	34,615,2 Celine Ta The perc	00 Units held by joint account of Gordon Tang and Celine Tang was transferred to single account of ang. entage unitholdings above are computed based on 2,933,932,184 Units outstanding and have been to the nearest two (2) decimal places. Any discrepancies in the percentages listed and totals thereof
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5.	Date on which Substantial Sharehochange in, interest (1) (if different			•
	27-Mar-2025			
6.	Explanation (if the date of becoming change in, interest):	ng aware is differe	ent from the date of	f acquisition of, or the
7.	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and	debentures (conv	ersion price known	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or erlying the ts/options/warrants/convertible debentures:	162,502,500	0	162,502,500
1	a percentage of total no. of voting res/(5.54	0	5.54
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or erlying the rights/options/warrants/ vertible debentures :	61,002,500	0	61,002,500
	a percentage of total no. of voting res/t	2.08	0	2.08
8.	Circumstances giving rise to deem [You may attach a chart in item 10 to i interest arises]			r/Unitholder's deemed
9.	Relationship between the Substant [You may attach a chart in item 10 to s Shareholders/Unitholders]			
	Gordon Tang and Celine Tang each hold pursuant to Section 4 of the Securities an Tang are deemed interested in the 61,002	d Futures Act 2001 o	f Singapore, both Gord	
10.	Attachments (if any): (1) (The total file size for all attachmen	t(s) should not avaca	v 1MR)	
11.	If this is a replacement of an earlie			

	(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:
12.	Rem	arks (<i>if any</i>):
	61,500	0,000 Units held by Aelios was transferred to Gordon Tang.
	40,000	0,000 Units held by Aelios was transferred to Celine Tang.
	34,615 Celine	5,200 Units held by joint account of Gordon Tang and Celine Tang was transferred to single account of Tang.
	round	ercentage unitholdings above are computed based on 2,933,932,184 Units outstanding and have been ed to the nearest two (2) decimal places. Any discrepancies in the percentages listed and totals thereof e to rounding.
		g .

Part IV - Transaction details

☑ Voting shares/units ☐ Rights/Options/Warrants over voting shares/units ☐ Convertible debentures over voting shares/units (conversion price known) ☐ Others (please specify): Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholders/Unitholders: 136,115,200 Amount of consideration paid or received by Substantial Shareholders/Unitholders (excluding brokerage and stamp duties): NIL 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 pursuant to rights issue ☐ Securities via a placement ☐ Securities via a placement ☐ Securities via market transaction ☐ Securities via market transaction ☐ Securities via off-market transaction (e.g. married deals) Other circumstances: ☐ Acceptance of take-over offer for the Listed Issuer ☐ Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (please specify): ☑ Othe		ype of securities which are the subject of the transaction (more than one option may be hosen):
Convertible debentures over voting shares/units (conversion price known) Others (please specify): Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholders/Unitholders: 136:115.200 Amount of consideration paid or received by Substantial Shareholders/Unitholders (excluding brokerage and stamp duties): NIL 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 via a placement Securities via a placement Securities via market transaction (e.g. married deals) Other circumstances: Acceptance of take-over offer for the Listed Issuer Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (please specify):	√	Voting shares/units
Others (please specify): Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholders/Unitholders: [136,115,200] Amount of consideration paid or received by Substantial Shareholders/Unitholders (excluding brokerage and stamp duties): [NIL] 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 via a placement Securities following conversion/exercise of rights, options, warrants or other convertibles Disposal of: Securities via off-market transaction Securities via off-market transaction (e.g. married deals) Other circumstances: Acceptance of take-over offer for the Listed Issuer Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (please specify):		Rights/Options/Warrants over voting shares/units
Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholders/Unitholders: 136,115,200		Convertible debentures over voting shares/units (conversion price known)
debentures acquired or disposed of by Substantial Shareholders/Unitholders: 136,115,200		Others (please specify):
debentures acquired or disposed of by Substantial Shareholders/Unitholders: 136,115,200		
Amount of consideration paid or received by Substantial Shareholders/Unitholders (excluding brokerage and stamp duties): NIL		
Amount of consideration paid or received by Substantial Shareholders/Unitholders (excluding brokerage and stamp duties): NIL		· · · · · · · · · · · · · · · · · · ·
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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 take-over offer for the Listed Issuer Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (please specify):		Securities via market transaction
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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 take-over offer for the Listed Issuer Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (please specify): ✓ Others (please specify):		Securities via physical settlement of derivatives or other securities
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 take-over offer for the Listed Issuer Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (please specify): ✓ Others (please specify):		Securities pursuant to rights issue
Disposal of: Securities via market transaction Securities via off-market transaction (e.g. married deals) Other circumstances: Acceptance of take-over offer for the Listed Issuer Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (please specify):		Securities via a placement
 Securities via market transaction Securities via off-market transaction (e.g. married deals) Other circumstances: Acceptance of take-over offer for the Listed Issuer Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (please specify): ✓ Others (please specify):] Securities following conversion/exercise of rights, options, warrants or other convertibles
Securities via off-market transaction (e.g. married deals) Other circumstances: Acceptance of take-over offer for the Listed Issuer Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (please specify): Others (please specify):	Di	sposal of:
Other circumstances: Acceptance of take-over offer for the Listed Issuer Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (please specify): Others (please specify):		Securities via market transaction
 ☐ Acceptance of take-over offer for the Listed Issuer ☐ Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (please specify): ✓ Others (please specify): 		Securities via off-market transaction (e.g. married deals)
Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (please specify): Others (please specify):	0	ther circumstances:
 in (please specify): ✓ Others (please specify): 		Acceptance of take-over offer for the Listed Issuer
	7	Others (please specify):

	ган	iculars of Individual submitting this notification form to the Listed Issuer:	
	(a)	Name of Individual:	
		Lin Daqi	
	(b)	Designation (if applicable):	
	(c)	Name of entity (if applicable):	
rans		on Reference Number (auto-generated): 7 3 4 5 4 7 3 2 2 4 2 3	