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 SECURITIES

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 Name of Listed Issuer: 1. **ESR-REIT** 2. Type of Listed Issuer: Company/Corporation Registered/Recognised Business Trust ✓ Real Estate Investment Trust Name of Trustee-Manager/Responsible Person: ESR Funds Management (S) Limited 3. Is more than one Substantial Shareholder/Unitholder giving notice in this form? (Please proceed to complete Part II) ✓ Yes (Please proceed to complete Parts III & IV) Date of notification to Listed Issuer: 4.

15-Oct-2019

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

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

Substantial Shareholder/Unitholder A



manager or a person whose interest in the ough fund manager(s)?
still remaining a Substantial Shareholder/Unitholde
der
der became aware of the acquisition of, or the bove, please specify the date):
lifferent from the date of acquisition of, or the

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures:	190,924,226	0	190,924,226
As a percentage of total no. of voting shares/units:	5.64	0	5.64
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	Direct Interest	Deemed Interest 0	Total 190,924,226

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]
	Wealthy Fountain Holdings Inc is wholly-owned by Tong Jinquan through Shanghai Summit Pte Ltd.
0.	Attachments (if any): 🕤
	(The total file size for all attachment(s) should not exceed 1MB.)
1.	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:
2.	Remarks (if any):
	ESR-REIT had on 13 September 2019 launched a pro rata and non-renounceable preferential offering of 98,117,183 new units in ESR-REIT on the basis of 29 new Units for every 1,000 existing Units (fractions of a new Unit to be disregarded) held as at 23 September 2019 at 5.00 p.m. at the issue price of S\$0.51 per new Unit.
	(i) The percentage of total no. of ordinary voting units "immediately before the transaction" is computed based on 3,383,351,165 issued units.
	(ii) The percentage of total no. of ordinary voting units "immediately after the transaction" is computed base on 3,481,468,348 issued units.
	stantial Shareholder/Unitholder B

yline Horizon Consortium Ltd	
	nitholder a fund manager or a person whose interest in the are held solely through fund manager(s)?
No	
otification in respect of:	
Becoming a Substantial Share	eholder/Unitholder
Change in the percentage lev	el of interest while still remaining a Substantial Shareholder/Unitholder
Ceasing to be a Substantial S	Shareholder/Unitholder
ate of acquisition of or chang	ge in interest:
I-Oct-2019	
	areholder/Unitholder became aware of the acquisition of, or the rent from item 4 above, please specify the date):
I-Oct-2019	
xplanation (if the date of bed hange in, interest):	coming aware is different from the date of acquisition of, or the

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:	13,172,094	0	13,172,094
As a percentage of total no. of voting shares/units:	0.39	0	0.39
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 0	Total 13,172,094

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]

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]
	Skyline Horizon Consortium Ltd is wholly-owned by Tong Jinquan through Shanghai Summit Pte Ltd.
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 first 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):
	ESR-REIT had on 13 September 2019 launched a pro rata and non-renounceable preferential offering of 98,117,183 new units in ESR-REIT on the basis of 29 new Units for every 1,000 existing Units (fractions of a new Unit to be disregarded) held as at 23 September 2019 at 5.00 p.m. at the issue price of \$\$0.51 per new Unit. (i) The percentage of total no. of ordinary voting units "immediately before the transaction" is computed based on 3,383,351,165 issued units. (ii) The percentage of total no. of ordinary voting units "immediately after the transaction" is computed by a 3,481,468,348 issued units.
Sub	ostantial Shareholder/Unitholder C
1.	Name of Substantial Shareholder/Unitholder:
	Shanghai Summit Pte Ltd

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:
	14-Oct-2019
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):
	14-Oct-2019
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 victing abarea/unita / including victing abarea/unita underlying rights/antiona/

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	232,921,005	232,921,005
As a percentage of total no. of voting shares/units:	0	6.88	6.88
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	233,945,420	233,945,420

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]

Shanghai Summit Pte Ltd is the sole shareholder of Wealthy Fountain Holdings Inc and Skyline Horizon Consortium Ltd and owns 25% of ESR Funds Management (S) Limited ("ESRFM") and is deemed to be interested in the 233,945,420 units held by Wealthy Fountain Holdings Inc, Skyline Horizon Consortium Ltd and ESRFM.

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]

	Wealthy Fountain Holdings Inc and Skyline Horizon Consortium Ltd are wholly-owned by Tong Jinquan through Shanghai Summit Pte Ltd. Shanghai Summit Pte. Ltd. owns 25% of ESRFM.
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):
	ESR-REIT had on 13 September 2019 launched a pro rata and non-renounceable preferential offering of 98,117,183 new units in ESR-REIT on the basis of 29 new Units for every 1,000 existing Units (fractions of a new Unit to be disregarded) held as at 23 September 2019 at 5.00 p.m. at the issue price of S\$0.51 per new Unit.
	(i) The percentage of total no. of ordinary voting units "immediately before the transaction" is computed based on 3,383,351,165 issued units.
	(ii) The percentage of total no. of ordinary voting units "immediately after the transaction" is computed based on 3,481,468,348 issued units.
Sub	stantial Shareholder/Unitholder D
1.	Name of Substantial Shareholder/Unitholder:
	Leading Wealth Global Inc
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:
	14-Oct-2019

5.	Date on which Substantial Shareh change in, interest (if different			
	14-Oct-2019			
6.	Explanation (if the date of becomi change in, interest):	ng aware is differe	ent from the date o	f acquisition of, or the
7.	Quantum of total voting shares/un warrants/convertible debentures { Unitholder before and after the train	conversion price k	•	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or lerlying the rights/options/warrants/ vertible debentures:	670,209,878	0	670,209,878
As a	a percentage of total no. of voting shares/	19.81	0	19.81
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or lerlying the rights/options/warrants/ vertible debentures :	670,209,878	0	670,209,878
As a	a percentage of total no. of voting shares/	19.25	0	19.25
8.	Circumstances giving rise to deem [You may attach a chart in item 10 to interest arises]	ned interests (if the illustrate how the Su	e interest is such): ubstantial Shareholde	r/Unitholder's deemed
9.	Relationship between the Substan [You may attach a chart in item 10 to Unitholders]		. .	
	Leading Wealth Global Inc is wholly-own Shanghai Summit (Group) Co., Ltd.	ed by Tong Jinquan t	through Longemont Re	eal Estate Pte Ltd and
10.	Attachments (if any):			
11.	(The total file size for all attachmer If this is a replacement of an earli			
			p 1	

	(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 (if any):
	98,11	EIT had on 13 September 2019 launched a pro rata and non-renounceable preferential offering of 7,183 new units in ESR-REIT on the basis of 29 new Units for every 1,000 existing Units (fractions of a Jnit to be disregarded) held as at 23 September 2019 at 5.00 p.m. at the issue price of S\$0.51 per new
		e percentage of total no. of ordinary voting units "immediately before the transaction" is computed on 3,383,351,165 issued units.
		e percentage of total no. of ordinary voting units "immediately after the transaction" is computed based 181,468,348 issued units.
<u>Sub</u>	stantia	<u>al Shareholder/Unitholder</u> E
1.	Nam	ne of Substantial Shareholder/Unitholder:
	Longe	emont Real Estate Pte Ltd
2.	secu	ubstantial Shareholder/Unitholder a fund manager or a person whose interest in the irities of the Listed Issuer are held solely through fund manager(s)? es
3.	Notif	ication in respect of:
	□В	ecoming a Substantial Shareholder/Unitholder
	_	hange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
	∐ C	easing to be a Substantial Shareholder/Unitholder
4.	Date	of acquisition of or change in interest:
	14-00	ct-2019
5.		e on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the age in, interest (if different from item 4 above, please specify the date):
	14-00	ct-2019
6.	•	anation (if the date of becoming aware is different from the date of acquisition of, or the age in, interest):

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	670,209,878	670,209,878
As a percentage of total no. of voting shares/units:	0	19.81	19.81
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	Direct Interest 0	Deemed Interest 670,209,878	<i>Total</i> 670,209,878

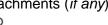
Circumstances giving rise to deemed interests (if the interest is such): [You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

Leading Wealth Global Inc ("LWG") held 670,209,878 ESR-REIT units. LWG is a wholly-owned subsidiary of Longemont Real Estate Pte Ltd ("LRE") and therefore, LRE is deemed to be interested in the 670,209,878 ESR-REIT units held by LWG.

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]

Longemont Real Estate Pte Ltd is wholly-owned by Tong Jinguan through Shanghai Summit (Group) Co., Ltd.

10. Attachments (if any): 👔



(The total file size for all attachment(s) should not exceed 1MB.)

- If this is a **replacement** of an earlier notification, please provide:
 - SGXNet announcement reference of the first notification which was announced (a) on SGXNet (the "Initial Announcement"):

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		ı	ı				
		ı	ı				

Date of the Initial Announcement: (b)

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

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1		ı	l .	ı	l .	ı	l .			ı	
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	ESR-REIT had on 13 September 2019 laur 98,117,183 new units in ESR-REIT on the lanew Unit to be disregarded) held as at 23 Unit.	oasis of 29 new Units	for every 1,000 existing	Units (fractions of a
	(i) The percentage of total no. of ordinary based on 3,383,351,165 issued units.	voting units "immed	iately before the transa	action" is computed
	(ii) The percentage of total no. of ordinary on 3,481,468,348 issued units.	y voting units "immed	liately after the transac	ction" is computed based
Sub	stantial Shareholder/Unitholder F	Delete	This Part III Substantia	Shareholder/Unitholder
1.	Name of Substantial Shareholder/	Unitholder:		
	Shanghai Summit (Group) Co., Ltd			
2.	Is Substantial Shareholder/Unithousecurities of the Listed Issuer are Figure 1. Yes No		•	vhose interest in the
3.	Notification in respect of: Becoming a Substantial Sharehold	ler/Unitholder		
	✓ Change in the percentage level of	interest while still re	maining a Substantia	I Shareholder/Unitholde
	Ceasing to be a Substantial Share	holder/Unitholder		
4.	Date of acquisition of or change in	interest:		
	14-Oct-2019			
5.	Date on which Substantial Shareh change in, interest (if different			•
	14-Oct-2019			
6.	Explanation (if the date of becoming change in, interest):	ng aware is differe	ent from the date of	acquisition of, or the
7.	Quantum of total voting shares/un warrants/convertible debentures (unitholder before and after the train	conversion price k	-	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or erlying the rights/options/warrants/ vertible debentures:	0	670,209,878	670,209,878
				

12. Remarks (if any):

As a percentage of total no. of voting shares/units:	0	19.81	19.81
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	670,209,878	670,209,878
As a percentage of total no. of voting shares/units:	0	19.25	19.25

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]

Leading Wealth Global Inc ("LWG") held 670,209,878 ESR-REIT units. LWG is a wholly-owned subsidiary of Longemont Real Estate Pte Ltd, which is in turn a wholly-owned subsidiary of Shanghai Summit (Group) Co., Ltd. Therefore, Shanghai Summit (Group) Co., Ltd is deemed to be interested in the 670,209,878 ESR-REIT units held by LWG.

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]

Shanghai Summit (Group) Co., Ltd is wholly-owned by Tong Jinquan.

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 **first** notification which was announced on SGXNet (*the "Initial Announcement"*):

		ı					
		ı					
		ı					

(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):

ESR-REIT had on 13 September 2019 launched a pro rata and non-renounceable preferential offering of 98,117,183 new units in ESR-REIT on the basis of 29 new Units for every 1,000 existing Units (fractions of a new Unit to be disregarded) held as at 23 September 2019 at 5.00 p.m. at the issue price of S\$0.51 per new Unit.

(i) The percentage of total no. of ordinary voting units "immediately before the transaction" is computed based on 3,383,351,165 issued units.

(ii) The percentage of total no. of ordinary voting units "immediately after the transaction" is computed based on 3,481,468,348 issued units.

Sub	ostantial Shareholder/Unitholder G ① Delete This Part III Substantial Shareholder/Unitholder
1.	Name of Substantial Shareholder/Unitholder:
	Tong Jinquan
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:

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

change in, interest (if different from item 4 above, please specify the date):

Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the

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:	172,802,987	903,130,883	1,075,933,870
As a percentage of total no. of voting shares/units:	5.11	26.69	31.8
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	172,802,987	904,155,298	1,076,958,285

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5.

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]					
· ·	•		3		
•			•		
All the entities giving notice in this form a	are wholly-ow	ned by Tong Jinquan.			
Attachments (if any): 👔					
(The total file size for all attachmen	t(s) should not	t exceed 1MB.)			
If this is a replacement of an earlie	er notificatio	n, please provide:			
` '			which was announced		
(b) Date of the Initial Announcer	ment:				
			nsaction in the Form 3		
Remarks (if any):					
98,117,183 new units in ESR-REIT on the b	pasis of 29 nev	w Units for every 1,000	existing Units (fractions of a		
(i) The percentage of total no. of ordinary based on 3,383,351,165 issued units.	voting units '	'immediately before th	ne transaction" is computed		
(ii) The percentage of total no. of ordinary on 3,481,468,348 issued units.	/ voting units	"immediately after the	e transaction" is computed based		
	Shanghai Summit Pte Ltd and Shanghai STherefore, Tong Jinquan is deemed to be entities. Relationship between the Substant [You may attach a chart in item 10 to sunitholders] All the entities giving notice in this form a summary of the total file size for all attachment of an earlie (a) SGXNet announcement reference on SGXNet (the "Initial Announcer" (b) Date of the Initial Announcer which was attached in the In [Ps. 17, 183] new units in ESR-REIT on the knew Unit to be disregarded) held as at 23 Unit. (ii) The percentage of total no. of ordinary based on 3,383,351,165 issued units.	Shanghai Summit Pte Ltd and Shanghai Summit (Grou Therefore, Tong Jinquan is deemed to be interested in entities. Relationship between the Substantial Shareho [You may attach a chart in item 10 to show the relational unitholders] All the entities giving notice in this form are wholly-own (The total file size for all attachment(s) should not (a) SGXNet announcement reference of the on SGXNet (the "Initial Announcement") (b) Date of the Initial Announcement: (c) 15-digit transaction reference number of which was attached in the Initial Announcement (if any): ESR-REIT had on 13 September 2019 launched a program (17,183) new units in ESR-REIT on the basis of 29 new Unit to be disregarded) held as at 23 September 2019. (ii) The percentage of total no. of ordinary voting units in the program (18,1165) issued units.	Shanghai Summit Pte Ltd and Shanghai Summit (Group) Co., Ltd are wholly of Therefore, Tong Jinquan is deemed to be interested in the 904,155,298 ESR-fentities. Relationship between the Substantial Shareholders/Unitholders of [You may attach a chart in item 10 to show the relationship between the Unitholders] All the entities giving notice in this form are wholly-owned by Tong Jinquan. Attachments (if any): (The total file size for all attachment(s) should not exceed 1MB.) If this is a replacement of an earlier notification, please provide: (a) SGXNet announcement reference of the first notification on SGXNet (the "Initial Announcement"): (b) Date of the Initial Announcement: (c) 15-digit transaction reference number of the relevant transwhich was attached in the Initial Announcement: Remarks (if any): ESR-REIT had on 13 September 2019 launched a pro rata and non-renouncea 28,117,183 new units in ESR-REIT on the basis of 29 new Units for every 1,000 new Unit to be disregarded) held as at 23 September 2019 at 5.00 p.m. at the Unit. (i) The percentage of total no. of ordinary voting units "immediately before the based on 3,383,351,165 issued units. (ii) The percentage of total no. of ordinary voting units "immediately after the based on 3,383,351,165 issued units.		

Additional Substantial Shareholder/Unitholder ("B", "C" et Part IV is the same for the additional Substanti	c) where the inforn al Shareholder/Uni	nation in Part I and tholder
Add New Part III Substantial Shareholder/	Unitholder	
	Save as FINAL	Save as DRAFT

Part IV - Transaction details Type of securities which are the subject of the transaction (more than one option may be 1. chosen): √ Voting shares/units Rights/Options/Warrants over voting shares/units

Convertible debentures over voting shares/units (conversion price known)

2. Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholders/Unitholders:

1,024,415

Others (please specify):

3. Amount of consideration paid or received by Substantial Shareholders/Unitholders (excluding brokerage and stamp duties):

S\$522,451.65

4. 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
Γ	Securities via off-market transaction (e.g. married deals

Other circumstances:

	Acceptance of	take-over	offer for	the I	Listed	Issuei
\Box	7 toooptanoo oi	tano ovoi	01101 101		Liotoa	10000

	Corporate action	by the Listed	Issuer which	Substantial	Shareholders/L	Jnitholders did	not participate
Ш	in (please specify	/):					

Others (please specify):

This notification is in respect of Shanghai Summit Pte Ltd which owns 25% interest in ESRFM. ESRFM had accepted 1,024,415 provisionally allotted new Units pursuant to the Preferential Offering.

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: Vicky Tong Designation (if applicable): (b) Name of entity (if applicable): (c) Transaction Reference Number (auto-generated): 3 3 8 4 6 5