# 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 <a href="http://www.mas.gov.sg">http://www.mas.gov.sg</a> (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

#### Part I - General

Tallet Collection
Name of Listed Issuer:
ESR-REIT
Type of Listed Issuer:  Company/Corporation
Registered/Recognised Business Trust
Real Estate Investment Trust
Name of Trustee-Manager/Responsible Person:
ESR-REIT Management (S) 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:
23-Dec-2024

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

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

	Substantial S	<u>Shareholder/Unitholder</u> 🖊	
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e-Shang Infinity Cayman Limited
 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
Notification in respect of:
Becoming a Substantial Shareholder/Unitholder
✓ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholde
Ceasing to be a Substantial Shareholder/Unitholder
Date of acquisition of or change in interest:
23-Dec-2024
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):
23-Dec-2024
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 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:	971,655,245	71,655,245 223,056,566			
As a percentage of total no. of voting shares/(	12.114	2.781	14.895		
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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 971,655,245	Deemed Interest 251,622,193	Total 1,223,277,438		

	[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]							
	ESR-RE indired	EIT Management (S) Limited ("ERM") holds 208,573,435 ESR-REIT units and the property manager of EIT, ESR Property Services Pte. Ltd. ("EPM"), holds 43,048,758 ESR REIT units. Both ERM and EPM are st subsidiaries of e-Shang Infinity Cayman Limited. Therefore, e-Shang Infinity Cayman Limited is ed to be interested in the 251,622,193 ESR-REIT units held by ERM and EPM.						
9.	[You i	ionship between the Substantial Shareholders/Unitholders giving notice in this form: may attach a chart in item 10 to show the relationship between the Substantial cholders/Unitholders]						
		ng Infinity Cayman Limited is a wholly-owned subsidiary of e-Shang Jupiter Cayman Limited, which is i wholly-owned subsidiary of ESR Group Limited.						
10.	Attac	hments (if any):						
	IJ	(The total file size for all attachment(s) should not exceed 1MB.)						
11.	If this	is a <b>replacement</b> 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:						
	(b)							
	(b)	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:						
		15-digit transaction reference number of the relevant transaction in the Form 3						
12.	(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.	(c)  Rema Issuance acquise 1) The 2) The The per	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:						
12.	(c)  Rema Issuand acquis 1) The 2) The The peon 8,02 The pe	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:						
	(c)  Rema Issuand acquis  1) The 2) The The perion 8,02 The perion 8,04	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:						
	(c)  Rema Issuance acquis 1) The 2) The perion 8,02 The perion 8,04	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:						

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:
	23-Dec-2024
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):
	23-Dec-2024
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 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	1,194,711,811	1,194,711,811		
As a percentage of total no. of voting shares/t :	0	14.895	14.895		
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 1,223,277,438	Total 1,223,277,438		

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 8. interest arises]

ESR-REIT Management (S) Limited ("ERM") holds 208,573,435 ESR-REIT units and the property manager of ESR-REIT, ESR Property Services Pte. Ltd. ("EPM"), holds 43,048,758 ESR REIT units. Both ERM and EPM are indirect subsidiaries of e-Shang Infinity Cayman Limited. e-Shang Infinity Cayman Limited holds 971,655,245 ESR-REIT units and is a wholly-owned subsidiary of e-Shang Jupiter Cayman Limited. Therefore, e-Shang Jupiter Cayman Limited is deemed to be interested in the 1,223,277,438 ESR-REIT units held by e-Shang Infinity Cayman Limited, ERM and EPM.

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]

e-Shang Infinity Cayman Limited is a wholly-owned subsidiary of e-Shang Jupiter Cayman Limited, which is in turn a wholly-owned subsidiary of ESR Group Limited.

10.	Attachments	(if any):	
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(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"):

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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):

Issuance of 28,565,627 new units in ESR-REIT to ERM, the manager of ESR-REIT for the payment for the acquisition fee in relation to:

- 1) The acquisition of ESR Yatomi Kisosaki Distribution Centre, which was completed on 15 November 2024;
- 2) The acquisition of 20 Tuas South Avenue 14, which was completed on 29 November 2024.

The percentage of total no. of ordinary voting units "immediately before the transaction" is completed based on 8,020,598,588 issued units.

The percentage of total no. of ordinary voting units "immediately after the transaction" is completed based on 8,049,164,215 issued units.

### Part IV - Transaction details

	imber of shares, units, rights, options, warrants and/or principal amount of convertible bentures acquired or disposed of by Substantial Shareholders/Unitholders:	
28	565,627 new units	
	nount of consideration paid or received by Substantial Shareholders/Unitholders (excluding okerage and stamp duties):	
\$7	551,999.65	
Circumstance giving rise to the interest or change in interest:		
Ac	quisition 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	
Dis	sposal of:	
	Securities via market transaction	
	Securities via off-market transaction (e.g. married deals)	
Ot	her circumstances:	
	Acceptance of take-over offer for the Listed Issuer	
<b>√</b>	Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in ( <i>please specify</i> ):	
Ple	ease refer to Part III, Section 12 for the specifications.	

5.	Part	iculars of Individual submitting this notification form to the Listed Issuer:
	(a)	Name of Individual:
		Maritz Mansor
	(b)	Designation (if applicable):
		Group Legal Counsel
	(c)	Name of entity (if applicable):
		ESR Group Limited
		on Reference Number (auto-generated): 9 8 6 4 5 4 3 5 7 6 3 3