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:
ESR-REIT
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
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:
25-Sep-2019

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

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



Name of Substantial Shareholder/Unitholder:				
Wealthy Fountain Holdings Inc				
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				
$ \begin{tabular}{ll} \hline \checkmark Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder (a) and the percentage level of interest while still remaining a Substantial Shareholder (b) and the percentage level of interest while still remaining a Substantial Shareholder (b) and the percentage level of interest while still remaining a Substantial Shareholder (b) and the percentage level of interest while still remaining a Substantial Shareholder (c) and the percentage level of interest while still remaining a Substantial Shareholder (c) and the percentage level of interest while still remaining a Substantial Shareholder (c) and the percentage level of the percentage (c) and the percentage $				
Ceasing to be a Substantial Shareholder/Unitholder				
Date of acquisition of or change in interest:				
24-Sep-2019				
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):				
24-Sep-2019				
Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):				

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:	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
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 190,924,226

	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] Wealthy Fountain Holdings Inc is wholly-owned by Tong Jinquan through Shanghai Summit Pte Ltd.
10.	
1 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):
Sub	stantial Shareholder/Unitholder B
1.	Name of Substantial Shareholder/Unitholder:
	Skyline Horizon Consortium Ltd
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

3.	Notification in respect of: Becoming a Substantial Sharehold	der/Unitholder		
	✓ Change in the percentage level of		emaining a Substantia	al Shareholder/Unitholder
	Ceasing to be a Substantial Share		g	
1.	Date of acquisition of or change in	interest:		
	24-Sep-2019			
5.	Date on which Substantial Shareh change in, interest (if different 24-Sep-2019			•
6.	Explanation (if the date of become change in, interest):	ing aware is differe	ent from the date of	f acquisition of, or the
7.	Quantum of total voting shares/ur warrants/convertible debentures { Unitholder before and after the tra	conversion price k	•	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or derlying the rights/options/warrants/ overtible debentures:	13,172,094	0	13,172,094
As a	a percentage of total no. of voting shares/	0.39	0	0.39
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or derlying the rights/options/warrants/ overtible debentures :	13,172,094	0	13,172,094
As a	a percentage of total no. of voting shares/	0.39	0	0.39
3.	Circumstances giving rise to deem [You may attach a chart in item 10 to interest arises]	•	•	r/Unitholder's deemed
).	Relationship between the Substan [You may attach a chart in item 10 to Unitholders]			

_ 0.	Attachments (if any):
0.	(The total file size for all attachment(s) should not exceed 1MB.)
4	
	If this is a replacement of an earlier notification, please provide: (a) SGXNet announcement reference of the first notification which was announced
	(a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (<i>the "Initial Announcement"</i>):
	(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):
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L	
Subst	stantial Shareholder/Linitholder C
	stantial Shareholder/Unitholder C
	Name of Substantial Shareholder/Unitholder:
· [Name of Substantial Shareholder/Unitholder:
[Name of Substantial Shareholder/Unitholder: Shanghai Summit Pte Ltd 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)?
[Name of Substantial Shareholder/Unitholder: Shanghai Summit Pte Ltd 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
[Name of Substantial Shareholder/Unitholder: Shanghai Summit Pte Ltd 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
[:	Name of Substantial Shareholder/Unitholder: Shanghai Summit Pte Ltd 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:
[: [Name of Substantial Shareholder/Unitholder: Shanghai Summit Pte Ltd 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
	Name of Substantial Shareholder/Unitholder: Shanghai Summit Pte Ltd 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/Unitholder
	Name of Substantial Shareholder/Unitholder: Shanghai Summit Pte Ltd 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/Unitholder Ceasing to be a Substantial Shareholder/Unitholder
· [Name of Substantial Shareholder/Unitholder: Shanghai Summit Pte Ltd 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/Unitholder Ceasing to be a Substantial Shareholder/Unitholder Date of acquisition of or change in interest:

7.	Quantum of total voting shares/ur warrants/convertible debentures {	conversion price I		
	Unitholder before and after the tra	nsaction: Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or derlying the rights/options/warrants/ overtible debentures:	0	239,421,005	239,421,005
As a	a percentage of total no. of voting shares/	0	7.08	7.08
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or derlying the rights/options/warrants/ overtible debentures :	0	237,721,005	237,721,005
As a	a percentage of total no. of voting shares/	0	7.03	7.03
8.	Circumstances giving rise to deem [You may attach a chart in item 10 to			r/Unitholder's deeme
8.		illustrate how the Sa reholder of Wealthy F ands Management (S)	ubstantial Shareholde ountain Holdings Inc a Limited ("ESRFM") and	nd Skyline Horizon is deemed to be
9.	[You may attach a chart in item 10 to interest arises] Shanghai Summit Pte Ltd is the sole shar Consortium Ltd and owns 25% of ESR Fu interested in the 237,721,005 units held	reholder of Wealthy Funds Management (S) by Wealthy Fountain	ountain Holdings Inc a Limited ("ESRFM") and Holdings Inc, Skyline H	nd Skyline Horizon is deemed to be lorizon Consortium Ltd
	[You may attach a chart in item 10 to interest arises] Shanghai Summit Pte Ltd is the sole shar Consortium Ltd and owns 25% of ESR Fuinterested in the 237,721,005 units held and ESRFM. Relationship between the Substan	reholder of Wealthy Funds Management (S) by Wealthy Fountain tial Shareholders/show the relationsh	Jubstantial Shareholde Tountain Holdings Inc a Limited ("ESRFM") and Holdings Inc, Skyline H Tunitholders giving r Tip between the Substa	nd Skyline Horizon is deemed to be lorizon Consortium Ltd notice in this form: antial Shareholders/

	(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	narks (<i>if any</i>):
12.	Ron	ians (ii any).
Sub	estantia	al Shareholder/Unitholder D
1.		ne of Substantial Shareholder/Unitholder:
••		ing Wealth Global Inc
2.	secu	ubstantial Shareholder/Unitholder a fund manager or a person whose interest in urities of the Listed Issuer are held solely through fund manager(s)?
	✓ N	0
3.		fication in respect of: ecoming a Substantial Shareholder/Unitholder
	✓ C	change in the percentage level of interest while still remaining a Substantial Shareholder/Unith
	☐ C	Ceasing to be a Substantial Shareholder/Unitholder
4.	Date	e of acquisition of or change in interest:
	24-Se	ep-2019
5.		e on which Substantial Shareholder/Unitholder became aware of the acquisition of, or age in, interest (if different from item 4 above, please specify the date):
	24-Se	ep-2019
6.	•	anation (if the date of becoming aware is different from the date of acquisition of, or age in, interest):
7.	warr	ntum of total voting shares/units (including voting shares/units underlying rights/optic rants/convertible debentures {conversion price known}) held by Substantial Sharehol holder before and after the transaction:
	Immed	diately before the transaction

underlying the rights/options/warrants/convertible debentures:	670,209,878	0	670,209,878				
As a percentage of total no. of voting shares/units:	19.81	0	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 :	670,209,878	0	670,209,878				
As a percentage of total no. of voting shares/units:	19.81	0	19.81				
3. Circumstances giving rise to deen [You may attach a chart in item 10 to interest arises]			r/Unitholder's deemed				
			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]				
Loading Woalth Global Inc is wholly own	nod by Tong linguan:	through Longomont Da	al Estato Dto I td and				
Leading Wealth Global Inc is wholly-own Shanghai Summit (Group) Co., Ltd.	ned by Tong Jinquan	through Longemont Re	eal Estate Pte Ltd and				
Shanghai Summit (Group) Co., Ltd.	ned by Tong Jinquan	through Longemont Re	eal Estate Pte Ltd and				
Shanghai Summit (Group) Co., Ltd. O. Attachments (<i>if any</i>):			eal Estate Pte Ltd and				
Shanghai Summit (Group) Co., Ltd. O. Attachments (if any): (The total file size for all attachme	nt(s) should not excee	d 1MB.)	eal Estate Pte Ltd and				
Shanghai Summit (Group) Co., Ltd. O. Attachments (if any): (The total file size for all attachme 1. If this is a replacement of an earl	nt(s) should not excee	d 1MB.) ase provide:					
Shanghai Summit (Group) Co., Ltd. O. Attachments (if any): (The total file size for all attachme 1. If this is a replacement of an earl	nt(s) should not excee lier notification, ple ference of the <u>firs</u>	d 1MB.) ase provide:					
Shanghai Summit (Group) Co., Ltd. O. Attachments (if any): (The total file size for all attachme 1. If this is a replacement of an earl (a) SGXNet announcement ref	nt(s) should not excee lier notification, ple ference of the <u>firs</u>	d 1MB.) ase provide:					
Shanghai Summit (Group) Co., Ltd. O. Attachments (if any): (The total file size for all attachme 1. If this is a replacement of an earl (a) SGXNet announcement ref	nt(s) should not exceedier notification, pleference of the firs	d 1MB.) ase provide:					
Shanghai Summit (Group) Co., Ltd. 10. Attachments (if any): (1) (The total file size for all attachment) 11. If this is a replacement of an earl (a) SGXNet announcement reform SGXNet (the "Initial Announcement)	nt(s) should not exceedier notification, pleference of the firs	d 1MB.) ase provide:					
Shanghai Summit (Group) Co., Ltd. 10. Attachments (if any): (1) (The total file size for all attachment) 11. If this is a replacement of an earl (a) SGXNet announcement reform SGXNet (the "Initial Announcement)	nt(s) should not exceed lier notification, ple ference of the first ouncement"): ement: ace number of the	d 1MB.) ase provide: t notification which relevant transactio	was announced				
Shanghai Summit (Group) Co., Ltd. O. Attachments (if any): (1) (The total file size for all attachme) 1. If this is a replacement of an earl (a) SGXNet announcement reform SGXNet (the "Initial Announcement on SGXNet (the "Initial Announcement of the Initial Anno	nt(s) should not exceed lier notification, ple ference of the first ouncement"): ement: ace number of the	d 1MB.) ase provide: t notification which relevant transactio	was announced				
Shanghai Summit (Group) Co., Ltd. O. Attachments (if any): (The total file size for all attachme) If this is a replacement of an earl (a) SGXNet announcement reform SGXNet (the "Initial Announce") (b) Date of the Initial Announce which was attached in the Initial Announce which w	nt(s) should not exceed lier notification, ple ference of the first ouncement"): ement: ace number of the	d 1MB.) ase provide: t notification which relevant transactio	was announced				
Shanghai Summit (Group) Co., Ltd. 10. Attachments (if any): (The total file size for all attachment) 11. If this is a replacement of an earl (a) SGXNet announcement reform SGXNet (the "Initial Announcement on SGXNet (the "Initial Announcement on SGXNet (the "Initial Announcement on SGXNet (the "Initial Announcement of the Initial Anno	nt(s) should not exceed lier notification, ple ference of the first ouncement"): ement: ace number of the	d 1MB.) ase provide: t notification which relevant transactio	was announced				
Shanghai Summit (Group) Co., Ltd. 10. Attachments (if any): (The total file size for all attachme 1. If this is a replacement of an earl (a) SGXNet announcement reform SGXNet (the "Initial Announcement on SGXNet (the "Initial Announcement of the Initial	nt(s) should not exceed lier notification, ple ference of the first ouncement"): ement: ace number of the	d 1MB.) ase provide: t notification which relevant transactio	was announced				
Shanghai Summit (Group) Co., Ltd. 10. Attachments (if any): (The total file size for all attachment) 11. If this is a replacement of an earl (a) SGXNet announcement reform SGXNet (the "Initial Announcement on SGXNet (the "Initial Announcement on SGXNet (the "Initial Announcement on SGXNet (the "Initial Announcement of the Initial Anno	nt(s) should not exceed lier notification, ple ference of the first ouncement"): ement: ace number of the	d 1MB.) ase provide: t notification which relevant transactio	was announced				

Sub	stantial Shareholder/Unitholder E					
1.	Name of Substantial Shareholder/					
1.	Longemont Real Estate Pte Ltd	Offitholder.				
2.	Is Substantial Shareholder/Unithous securities of the Listed Issuer are I Yes No		•			
3.	Notification in respect of:					
J.	Becoming a Substantial Sharehold	der/Unitholder				
			emaining a Substantia	ıl Shareholder/Unitholde		
	Ceasing to be a Substantial Share	holder/Unitholder	J			
4.	Date of acquisition of or change in	interest:				
	24-Sep-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):					
	24-Sep-2019					
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 shares/unwarrants/convertible debentures {					
	Unitholder before and after the train	-				
	Immediately before the transaction	Direct Interest	Deemed Interest	Total		
unc	of voting shares/units held and/or lerlying the rights/options/warrants/ vertible debentures:	0	670,209,878	670,209,878		
As unit	a percentage of total no. of voting shares/	0	19.81	19.81		
	Immediately after the transaction	Direct Interest	Deemed Interest	Total		
unc	of voting shares/units held and/or lerlying the rights/options/warrants/ vertible debentures :	0	670,209,878	670,209,878		

19.81

0

19.81

units:

As a percentage of total no. of voting shares/

Lo	eading Wealth Global Inc ("LWG") held 670,209,878 ESR-REIT units. LWG is a wholly-owned subsidiary of ongemont Real Estate Pte Ltd ("LRE") and therefore, LRE is deemed to be interested in the 670,209,878 ESR-EIT units held by LWG.
Γ	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/Initholders]
Lo	ongemont Real Estate Pte Ltd is wholly-owned by Tong Jinquan through Shanghai Summit (Group) Co., Ltd
). A	Attachments (if any): 🕤
0	(The total file size for all attachment(s) should not exceed 1MB.)
. If	f this is a replacement of an earlier notification, please provide:
(8	SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
(1	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:
_	Pomarks (if any):
. F	Remarks (<i>if any</i>):
bsta	antial Shareholder/Unitholder F
N	Name of Substantial Shareholder/Unitholder:
	hanghai Summit (Group) Co., Ltd
l:	s 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 Sharehold	der/Unitholder		
	✓ Change in the percentage level of	interest while still re	emaining a Substantia	al Shareholder/Unitholo
	Ceasing to be a Substantial Share	eholder/Unitholder		
1.	Date of acquisition of or change in	interest:		
	24-Sep-2019			
5.	Date on which Substantial Shareh			
	change in, interest (if different	from item 4 above	e, please specify the	e date):
	24-Sep-2019			
ô.	Explanation (if the date of become change in, interest):	ing aware is differ	ent from the date o	f acquisition of, or th
	<i>3 ,</i> ,			
,	Quantum of total voting charge/un	sito (ingludina voti	na abaraa/unita una	darli ina riabta/antian
	Quantum of total voting shares/ur warrants/convertible debentures { Unitholder before and after the tra	conversion price l		
	warrants/convertible debentures { Unitholder before and after the tra Immediately before the transaction	conversion price Insaction:	known}) held by Sul	bstantial Shareholde
No. und	warrants/convertible debentures { Unitholder before and after the tra	conversion price Insaction: Direct Interest	known}) held by Sul	bstantial Shareholde
No. und con	warrants/convertible debentures { Unitholder before and after the tra Immediately before the transaction of voting shares/units held and/or derlying the rights/options/warrants/ evertible debentures: a percentage of total no. of voting shares/	conversion price Insaction: Direct Interest	known}) held by Sul	bstantial Shareholde
No. und con	warrants/convertible debentures { Unitholder before and after the tra Immediately before the transaction of voting shares/units held and/or derlying the rights/options/warrants/ evertible debentures:	conversion price Insaction: Direct Interest	Deemed Interest 670,209,878	Total 670,209,878
No. und con	warrants/convertible debentures { Unitholder before and after the tra Immediately before the transaction of voting shares/units held and/or derlying the rights/options/warrants/ evertible debentures: a percentage of total no. of voting shares/	conversion price Insaction: Direct Interest	Deemed Interest 670,209,878	Total 670,209,878
No. und con	warrants/convertible debentures { Unitholder before and after the tra Immediately before the transaction of voting shares/units held and/or derlying the rights/options/warrants/ evertible debentures: a percentage of total no. of voting shares/ is:	Conversion price Insaction: Direct Interest 0	Deemed Interest 670,209,878	Total 670,209,878

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 <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 (<i>if any</i>):
	(,),
	estantial Shareholder/Unitholder G
	estantial Shareholder/Unitholder G Name of Substantial Shareholder/Unitholder:
Sub	
Subs	Name of Substantial Shareholder/Unitholder: Tong Jinquan
Sub	Name of Substantial Shareholder/Unitholder: Tong Jinquan 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)?
Subs	Name of Substantial Shareholder/Unitholder: Tong Jinquan 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
Subs	Name of Substantial Shareholder/Unitholder: Tong Jinquan 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
Subs	Name of Substantial Shareholder/Unitholder: Tong Jinquan 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:
<u>Sub</u> :	Name of Substantial Shareholder/Unitholder: Tong Jinquan 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
<u>Sub</u> :	Name of Substantial Shareholder/Unitholder: Tong Jinquan 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/Unitholder
<u>Sub</u> :	Name of Substantial Shareholder/Unitholder: Tong Jinquan 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
<u>Sub</u> :	Name of Substantial Shareholder/Unitholder: Tong Jinquan 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/Unitholder
<u>Subs</u> 1. 2.	Name of Substantial Shareholder/Unitholder: Tong Jinquan 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/Unitholder Ceasing to be a Substantial Shareholder/Unitholder
<u>Subs</u> 1. 2.	Name of Substantial Shareholder/Unitholder: Tong Jinquan 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/Unitholder Ceasing to be a Substantial Shareholder/Unitholder Date of acquisition of or change in interest: 24-Sep-2019 Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the
<u>Subs</u> 1. 2.	Name of Substantial Shareholder/Unitholder: Tong Jinquan 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/Unitholder Ceasing to be a Substantial Shareholder/Unitholder Date of acquisition of or change in interest: 24-Sep-2019

	Quantum of total voting shares/ur warrants/convertible debentures { Unitholder before and after the tra	conversion price Insaction:	known}) held by Sul	ostantial Sharehol
und	. of voting shares/units held and/or derlying the rights/options/warrants/nvertible debentures:	Direct Interest 172,802,987	Deemed Interest 909,630,883	Total 1,082,433,870
	a percentage of total no. of voting shares/	5.11	26.89	32
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
und	. of voting shares/units held and/or derlying the rights/options/warrants/ nvertible debentures :	172,802,987	907,930,883	1,080,733,870
As uni	a percentage of total no. of voting shares/	5.11	26.84	31.95
8.	Circumstances giving rise to deem [You may attach a chart in item 10 to interest arises] Shanghai Summit Pte Ltd and Shanghai Therefore, Tong Jinquan is deemed to be entities.	illustrate how the Son	ubstantial Shareholde Ltd are wholly owned b	by Tong Jinquan.
9.	[You may attach a chart in item 10 to interest arises] Shanghai Summit Pte Ltd and Shanghai Therefore, Tong Jinquan is deemed to be	Summit (Group) Co., e interested in the 90	ubstantial Shareholde Ltd are wholly owned to 7,930,883 ESR-REIT unit	by Tong Jinquan. Its held by the two
	[You may attach a chart in item 10 to interest arises] Shanghai Summit Pte Ltd and Shanghai Therefore, Tong Jinquan is deemed to be entities. Relationship between the Substan [You may attach a chart in item 10 to	Summit (Group) Co., e interested in the 90 attacks that the show the relationsh	ubstantial Shareholde Ltd are wholly owned to 1,930,883 ESR-REIT unit 1,930,88	by Tong Jinquan. Its held by the two

	(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):

Part IV - Transaction details

	Others (please specify):
	mber of shares, units, rights, options, warrants and/or principal amount of convertible bentures acquired or disposed of by Substantial Shareholders/Unitholders:
1,7	00,000
	nount of consideration paid or received by Substantial Shareholders/Unitholders (excluding okerage and stamp duties):
S\$ ⁰	902,003
Cir	cumstance giving rise to the interest or change in interest:
	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)
Otl	ner circumstances:
	Acceptance of take-over offer for the Listed Issuer
	Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (<i>please specify</i>):
	Others (please specify):

•	ı arı	iculars of Individual submitting this notification form to the Listed Issuer:
	(a)	Name of Individual:
		Vicky Tong
	(b)	Designation (if applicable):
	(c)	Name of entity (if applicable):
aı	nsactio	on Reference Number (auto-generated):
)	7 7	3 3 8 3 4 6 9 2 5 9 9 3