SECURITIES AND FUTURES ACT (CAP. 289) SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS) REGULATIONS 2012

NOTIFICATION FORM FOR TRUSTEE-MANAGER OR RESPONSIBLE PERSON IN RESPECT OF CHANGES IN ITS INTEREST IN SECURITIES

FORM 6 (Electronic Format)

Explanatory Notes

- 1. Please read the explanatory notes carefully before completing this notification form.
- 2. This form is for a Trustee-Manager or Responsible Person to give notice under section 137R(1)(a) or 137ZC(1)(a) of the Securities and Futures Act (Cap. 289) (the "SFA").
- 3. This electronic Form 6 and a separate Form C, containing the particulars and contact details of the Trustee-Manager/Responsible Person must be completed by a person authorised by the Trustee-Manager/Responsible Person to do so. The person so authorised should maintain records of information furnished to him by theTrustee-Manager/Responsible Person.
- 4. This form and Form C, are to be completed electronically. The Trustee-Manager/Responsible Person will attach both forms to the prescribed SGXNet announcement template for dissemination as required under section 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. A single form may be used by a Trustee-Manager/Responsible Person for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within one business day of the earliest transaction). There must be no netting-off of two or more notifiable transactions even if they occur within the same day.
- 6. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking on the paper clip icon on the bottom left-hand corner or in item 10 of Part II. The total file size for all attachment(s) should not exceed 1MB.
- 7. Except for item 4 of Part II, please select only one option from the relevant check boxes.
- 8. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
- 9. The term "Listed Issuer" as used in this form refers to -
 - (a) 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;
 - (b) 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
 - (c) 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").
- For further instructions and guidance on how to complete this notification form, please refer to section 9 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at http://www.mas.gov.sg (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

Part I - General

1. Name of Listed Issuer:

SPH REIT

- 2. Type of Listed Issuer:
 - Registered/Recognised Business Trust
 - ✓ Real Estate Investment Trust
- 3. Name of Trustee-Manager/Responsible Person:

SPH REIT MANAGEMENT PTE. LTD.

- 4. Is the Trustee-Manager/Responsible Person also a substantial unitholder of the Listed Issuer?
 - Yes
 - ✓ No

Part II - Transaction Details

change in, interest (if different from item 1 above, please specify the date): 33-Feb-2022 Explanation (if the date of becoming aware is different from the date of acquisition of, or char in, interest): Type of securities which are the subject of the transaction (more than one option may be chose Ordinary voting units Other type of units (excluding ordinary voting units) Rights/Options/Warrants over units Debentures Rights/Options over debentures Others (please specify):	Date of acquisition of or change in interest:
change in, interest (if different from item 1 above, please specify the date): 03-Feb-2022 Explanation (if the date of becoming aware is different from the date of acquisition of, or char in, interest):	03-Feb-2022
Explanation (if the date of becoming aware is different from the date of acquisition of, or char in, interest): Type of securities which are the subject of the transaction (more than one option may be chose Ordinary voting units Other type of units (excluding ordinary voting units) Rights/Options/Warrants over units Debentures Rights/Options over debentures Others (please specify): Number of units, rights, options, warrants and/or principal amount of debentures acquired disposed of by Trustee-Manager/Responsible Person: 181,850 Amount of consideration paid or received by Trustee-Manager/Responsible Person (exclude brokerage and stamp duties):	Date on which the Trustee-Manager/Responsible Person became aware of the acquisition of, change in, interest (if different from item 1 above, please specify the date):
in, interest): Type of securities which are the subject of the transaction (more than one option may be chose Ordinary voting units Other type of units (excluding ordinary voting units) Rights/Options/Warrants over units Debentures Rights/Options over debentures Others (please specify): Number of units, rights, options, warrants and/or principal amount of debentures acquired disposed of by Trustee-Manager/Responsible Person: 181,850 Amount of consideration paid or received by Trustee-Manager/Responsible Person (exclude brokerage and stamp duties):	03-Feb-2022
 Ordinary voting units Other type of units (<i>excluding ordinary voting units</i>) Rights/Options/Warrants over units Debentures Rights/Options over debentures Others (<i>please specify</i>): Number of units, rights, options, warrants and/or principal amount of debentures acquired disposed of by Trustee-Manager/Responsible Person: 181,850 Amount of consideration paid or received by Trustee-Manager/Responsible Person (<i>excludi brokerage and stamp duties</i>):	Explanation (if the date of becoming aware is different from the date of acquisition of, or changin, interest):
 Other type of units (<i>excluding ordinary voting units</i>) Rights/Options/Warrants over units Debentures Rights/Options over debentures Others (<i>please specify</i>): Number of units, rights, options, warrants and/or principal amount of debentures acquired disposed of by Trustee-Manager/Responsible Person: 181,850 Amount of consideration paid or received by Trustee-Manager/Responsible Person (<i>exclude brokerage and stamp duties</i>):	Type of securities which are the subject of the transaction <i>(more than one option may be chosed</i>
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 Rights/Options over debentures Others (<i>please specify</i>): Number of units, rights, options, warrants and/or principal amount of debentures acquired disposed of by Trustee-Manager/Responsible Person: 181,850 Amount of consideration paid or received by Trustee-Manager/Responsible Person (<i>excludibrokerage and stamp duties</i>): 	
 Others (<i>please specify</i>): Number of units, rights, options, warrants and/or principal amount of debentures acquired disposed of by Trustee-Manager/Responsible Person: 181,850 Amount of consideration paid or received by Trustee-Manager/Responsible Person (<i>exclude brokerage and stamp duties</i>): 	
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181,850 Amount of consideration paid or received by Trustee-Manager/Responsible Person (<i>exclude brokerage and stamp duties</i>):	Others (<i>please specify</i>):
brokerage and stamp duties):	Number of units, rights, options, warrants and/or principal amount of debentures acquired
NIL	Number of units, rights, options, warrants and/or principal amount of debentures acquired disposed of by Trustee-Manager/Responsible Person:
	Number of units, rights, options, warrants and/or principal amount of debentures acquired disposed of by Trustee-Manager/Responsible Person: 181,850 Amount of consideration paid or received by Trustee-Manager/Responsible Person (<i>excludi</i>
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	Number of units, rights, options, warrants and/or principal amount of debentures acquired disposed of by Trustee-Manager/Responsible Person: 181,850 Amount of consideration paid or received by Trustee-Manager/Responsible Person (<i>excludi</i> brokerage and stamp duties):

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
Securities as part of management, acquisition and/or divestment fees paid by the Listed Issuer
Disposal of:
Securities via market transaction
Securities via off-market transaction (<i>e.g. married deals</i>)
Other circumstances:
Acceptance of take-over offer for Listed Issuer

Corporate action by Listed Issuer (*please specify*):

✓ Others (*please specify*):

Transferred a total of 181,850 units in SPH REIT held by SPH REIT Management Pte. Ltd. (the "Company") for the purpose of the Performance Unit Award to the staff of the Company and SPH Retail Property Management Services Pte. Ltd. ("Property Manager").

8.

7.

Quantum of interests in securities held by Trustee-Manager/Responsible Person before and after the transaction. Please complete relevant table(s) below (for example, Table 1 should be completed if the change relates to ordinary voting units of the Listed Issuer; Table 4 should be completed if the change relates to debentures):

Table 1. Change in respect of ordinary voting units of Listed Issuer

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting units held:	112,304,420	0	112,304,420
As a percentage of total no. of ordinary voting units:	4.007	0	4.007
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting units held:	112,122,570	0	112,122,570

Atta	chments (<i>if any</i>):										
Ø	(The total file size for all attachment(s) should not exceed 1MB.)										
lf thi	s is a replacement of an earlier notification, please provide:										
(a)	SGXNet announcement reference of the <u>first</u> notification which was announced on SGXN (<i>the "Initial Announcement"</i>):										
(b)	Date of the Initial Announcement:										
(c)	15-digit transaction reference number of the relevant transaction in the Form 6 which w attached in the Initial Announcement:										
Rem	Remarks (<i>if any</i>):										
	entage of total number of units "Immediately before the transaction" and "Immediately after the transaction d on 2,802,405,601 units as at 3 February 2022.										
This a	RTANT NOTICE: announcement is for information only and does not constitute an invitation or offer to acquire, purchase or cribe for Units.										
in, or	value of Units and the income derived from them, if any, may fall or rise. Units are not obligations of, deposit guaranteed by the Manager or any of its affiliates. An investment in Units is subject to investment risks, ding the possible loss of the principal amount invested.										
long Unith	tors should note that they will have no right to request the Manager to redeem or purchase their Units for s as the Units are listed on Singapore Exchange Securities Trading Limited (the "SGX-ST"). It is intended that holders may only deal in their Units through trading on the SGX-ST. The listing of the Units on the SGX-ST do juarantee a liquid market for the Units.										
The c have no m in thi	SPONSIBILITY STATEMENT: e directors of the Manager (including those who have delegated detailed supervision of this Announcement) ve taken all reasonable care to ensure that the facts stated in this Announcement are fair and accurate and that material facts have been omitted from this Announcement (the omission of which would render any statemen this Announcement misleading in any material aspect), and they jointly and severally accept responsibility cordingly.										
the s infor	re any information has been extracted or reproduced from published or otherwise publicly available sources ole responsibility of the directors of the Manager has been to ensure through reasonable enquiries that such mation is accurately extracted from such sources or, as the case may be, reflected or reproduced in this puncement.										

Transaction Reference Number	(auto-generated):
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7 5 9 6 4 0 5 4 4 9 5 2 1 9 6	7	5	9	6	4	0	5	4	4	9	5	2	1	9	6
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Item 13 is to be completed by an individual submitting this notification form on behalf of the Trustee-Manager/Responsible Person.

- 13. Particulars of Individual completing this notification form:
 - (a) Name of Individual:

TAY ZHENG YU

(b) Designation:

COMPANY SECRETARY

(c) Name of entity:

SPH REIT MANAGEMENT PTE. LTD.