# 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 <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

1.	Name of Listed Issuer:
	OUE Commercial Real Estate Investment Trust
•	Type of Listed Issuer:  Company/Corporation
	Registered/Recognised Business Trust
	✓ Real Estate Investment Trust
	Name of Trustee-Manager/Responsible Person:
	OUE Commercial REIT Management Pte. Ltd.
	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:
	17-May-2016

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

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

Cubatantial	Charabaldar/Linithaldar /	
Substantiai	Shareholder/Unitholder /	١.



Name of Substantial Shareholder/Unitholder:
OUE Realty 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:
13-May-2016
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):
13-May-2016
Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
N.A.

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	837,905,269	837,905,269
As a percentage of total no. of voting shares/units:	0	64.98	64.98
Immediately ofter the transaction	Discould be to see t		
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	840,788,367	840,788,367

	2,883,098 Units (the "Units") in OUE Commercial Real Estate Investment Trust ("OUE C-REIT") had been issued to OUE Commercial REIT Management Pte. Ltd. (the "REIT Manager") on 13 May 2016 as payment of the REIT Manager's fees for the period from 1 January 2016 to 31 March 2016 (the "13 May Issuance"). As a result of the 13 May Issuance, the REIT Manager has a direct interest in 36,634,667 Units (the "RM Units").  The REIT Manager is a wholly-owned subsidiary of OUE Limited ("OUE"). Accordingly, OUE has a deemed interest in the RM Units as well as a deemed interest in 804,153,700 Units held by Clifford Development Pte.
	Ltd. ("Clifford"), a wholly-owned subsidiary of OUE, amounting to a total interest in 840,788,367 Units (the "OUE Units").
	OUE Realty Pte. Ltd. ("OUER") is the holding company of OUE. Accordingly, OUER has a deemed interest in th OUE Units.
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]
	OUER is the holding company of OUE.
10.	Attachments (if any): 🕦
	(The total file size for all attachment(s) should not exceed 1MB.)
4.4	
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
	<ul> <li>(a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):</li> </ul>
	(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):
	The percentage of unit-holding set out above (a) immediately before the transaction is calculated on the
	basis of 1,289,451,569 Units; and (b) immediately after the transaction is calculated on the basis of
	1,292,334,667 Units.
Subs	stantial Shareholder/Unitholder B

1.	Name of Substantial Shareholder/Unitholder:
	Golden Concord Asia Limited
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:
	13-May-2016
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):
	13-May-2016
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
	N.A.
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	837,905,269	837,905,269
As a percentage of total no. of voting shares/units:	0	64.98	64.98
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 840,788,367	<i>Total</i> 840,788,367

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]

	As a result of the 13 May Issuance, OUER has a deemed interest in the OUE Units. Golden Concord Asia Limited ("GCAL") is the holding company of OUER. Accordingly, GCAL has a deemed interest in the OUE Units.
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]
	GCAL is the holding company of OUER. OUER is the holding company of OUE.
10.	Attachments (if any): 1
	(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:
	(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):
	The percentage of unit-holding set out above (a) immediately before the transaction is calculated on the basis of 1,289,451,569 Units; and (b) immediately after the transaction is calculated on the basis of 1,292,334,667 Units.
Sub	stantial Shareholder/Unitholder C
1.	Name of Substantial Shareholder/Unitholder:
	Fortune Code Limited
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

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):				
	13-May-2016			·	
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):				
	N.A.				
7.	Quantum of total voting shares/ur warrants/convertible debentures { Unitholder before and after the tra	conversion price l	•		
ı	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	837,905,269	837,905,269	
As a	a percentage of total no. of voting shares/	0	64.98	64.98	
	Immediately after the transaction	Direct Interest	Deemed Interest	Total	
und	of voting shares/units held and/or erlying the rights/options/warrants/ vertible debentures :	0	840,788,367	840,788,367	
As a	a percentage of total no. of voting shares/	0	65.06	65.06	
8.	Circumstances giving rise to deem [You may attach a chart in item 10 to interest arises]			r/Unitholder's deemed	
	As a result of the 13 May Issuance, OUER ("FCL") is an intermediate holding compa Units.				
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]				
	FCL is the holding company of GCAL. GCAL is the holding company of OUER. OUER is the holding company of OUE.				

4.

13-May-2016

Date of acquisition of or change in interest:

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 <b>first</b> 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):
	The percentage of unit-holding set out above (a) immediately before the transaction is calculated on the basis of 1,289,451,569 Units; and (b) immediately after the transaction is calculated on the basis of 1,292,334,667 Units.
Sub	stantial Shareholder/Unitholder D
1.	Name of Substantial Shareholder/Unitholder:
	Lippo ASM Asia Property Limited
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:
	13-May-2016
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):
	13-May-2016
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
	N.A.

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	837,905,269	837,905,269
As a percentage of total no. of voting shares/units:	0	64.98	64.98
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 840,788,367	Total 840,788,367

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]

As a result of the 13 May Issuance, OUER has a deemed interest in the OUE Units. Lippo ASM Asia Property Limited ("LAAPL") is a holding company of OUER. Accordingly, LAAPL has a deemed interest in the OUE Units.

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]

LAAPL is the holding company of FCL. FCL is the holding company of GCAL. GCAL is the holding company of OUER. OUER is the holding company of OUE.

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 on SGXNet (the "Initial Announcement"):

			ı				
			ı				
			ı				
			ı				
			ı				

(b) Date of the Initial Announcement:

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

		 ı	 ı			ı	
		 ı	 ı			ı	
		 ı	 ı			ı	
		 ı	 ı			ı	
1	l	ĺ	ĺ		l	ĺ	

12.	Remarks (if any):			
	The percentage of unit-holding set out a basis of 1,289,451,569 Units; and (b) imm 1,292,334,667 Units.			
Sub	stantial Shareholder/Unitholder E			
1.	Name of Substantial Shareholder/	Unitholder:		
	Pacific Landmark Holdings Limited			]
2.	Is Substantial Shareholder/Unithous securities of the Listed Issuer are I		•	vhose interest in the
0	_			
3.	Notification in respect of:  Becoming a Substantial Sharehold	ler/Unitholder		
			emaining a Substantia	I Shareholder/Unitholder
	Ceasing to be a Substantial Share	holder/Unitholder	_	
4.	Date of acquisition of or change in	interest:		
т.	13-May-2016	interest.		
5.	Date on which Substantial Shareh	oldor/Lloitholdor b	ocama awara of the	acquisition of or the
J.	change in, interest (if different			
	13-May-2016			
6.	Explanation (if the date of becoming change in, interest):	ng aware is differe	ent from the date of	acquisition of, or the
	N.A.			
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 derlying the rights/options/warrants/overtible debentures:	0	837,905,269	837,905,269
A -	a paraphtaga of total re-effective above	0	64.98	64.98

Direct Interest

Deemed Interest

units:

As a percentage of total no. of voting shares/

Immediately after the transaction

Total

	erlying	g shares/units held and/or the rights/options/warrants/ debentures :	0	840,788,367	840,788,367
As a		ntage of total no. of voting shares/	0	65.06	65.06
8.	[You	mstances giving rise to deer may attach a chart in item 10 to st arises]		•	•
	LAAPL	sult of the 13 May Issuance, OUEF , which is in turn jointly held by P gement Limited ("Admiralty"). Acc	acific Landmark	: Holdings Limited ("PLHL	") and Admiralty Station
9.	[You	ionship between the Substai may attach a chart in item 10 to olders]		•	•
		ointly holds LAAPL with Admiralt NL. GCAL is the holding company			
10.	Attac	hments ( <i>if any</i> ): 🕥			
	Ø	(The total file size for all attachme	nt(s) should not	exceed 1MB.)	
11.	If this	is a <b>replacement</b> of an ear	lier notificatio	n, please provide:	
	(a)	SGXNet announcement re			ich was announced
		on SGXNet (the "Initial Ann			
	<b>/</b> b\	Date of the Initial Announce	mont		
	(b)	- Date of the Initial Announce	ement:		
	,				
	(c)	15-digit transaction referer which was attached in the I			ction in the Form 3
		15-digit transaction referen			ction in the Form 3
12.	(c)	15-digit transaction referen			ction in the Form 3
12.	(c)  Remains the perbasis of	15-digit transaction referer which was attached in the I	nitial Announ	cement:	tion is calculated on the
12.	(c)  Remains the perbasis of	15-digit transaction referer which was attached in the I arks ( <i>if any</i> ): ercentage of unit-holding set out of 1,289,451,569 Units; and (b) imr	nitial Announ	cement:	tion is calculated on the
	Remain The perbasis of 1,292,3	15-digit transaction referer which was attached in the I arks ( <i>if any</i> ): ercentage of unit-holding set out of 1,289,451,569 Units; and (b) imr	nitial Announ	cement:	tion is calculated on the

	HKC Property Investment Holdings 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
	<ul> <li>Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholde</li> </ul>
	Ceasing to be a Substantial Shareholder/Unitholder
	Date of acquisition of or change in interest:
L	13-May-2016
	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):
	13-May-2016
	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
	N.A.

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	837,905,269	837,905,269
As a percentage of total no. of voting shares/units:	0	64.98	64.98
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 840,788,367	<i>Total</i> 840,788,367

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]

[You Unith HKC is comp	tionship between the Substantial Shareholders/Unitholders giving notice in this form: may attach a chart in item 10 to show the relationship between the Substantial Shareholders/olders/olders/olders/sthe holding company of PLHL. PLHL jointly holds LAAPL with Admiralty. LAAPL is the holding any of FCL. FCL is the holding company of GCAL. GCAL is the holding company of OUER. OUER is the geompany of OUE.
Attac	chments ( <i>if any</i> ):
Ø	(The total file size for all attachment(s) should not exceed 1MB.)
If this	s 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:
(c)	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
Rem	arks ( <i>if any</i> ):
basis	ercentage of unit-holding set out above (a) immediately before the transaction is calculated on the of 1,289,451,569 Units; and (b) immediately after the transaction is calculated on the basis of 334,667 Units.

#### Part IV - Transaction details

	mber of shares, units, rights, options, warrants and/or principal amount of convertible bentures acquired or disposed of by Substantial Shareholders/Unitholders:
2,8	83,098 Units
	nount of consideration paid or received by Substantial Shareholders/Unitholders (excluding okerage and stamp duties):
N.A	<b>1</b> .
Cir	cumstance giving rise to the interest or change in interest:
Diss	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  sposal of:  Securities via market transaction  Securities via off-market transaction (e.g. married deals)  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 (please specify):

	ган	iculars of Individual submitting this notification form to the Listed Issuer:
	(a)	Name of Individual:
		Nicholas Wee
	(b)	Designation (if applicable):
		Associate
	(c)	Name of entity (if applicable):
		Allen & Gledhill LLP
Trai	nsactio	on Reference Number (auto-generated):
9	2 7	7 3 0 2 4 5 0 3 4 4 2 3