



SASSEUR REAL ESTATE INVESTMENT TRUST
(a real estate investment trust constituted on 30 October 2017
under the laws of the Republic of Singapore)

EXTENSION OF SPONSOR LOAN MATURITY

Sasseur Asset Management Pte. Ltd. (the “**Manager**”), the manager of Sasseur Real Estate Investment Trust (“**Sasseur REIT**”) refers to the SGXNet announcement dated 3 February 2023 titled “Entry into Onshore Facility Agreement and Disclosure Pursuant to Rule 704(31) of the Listing Manual of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”)” where it was stated that a wholly-owned subsidiary of the Sponsor had, on 3 February 2023, entered into a one (1) year agreement (with extension for up to another year with mutual agreement) to grant an unsecured interest-bearing loan of RMB308 million (or approximately S\$58 million) (“**Sponsor Loan Agreement**”) to a wholly-owned subsidiary of Sasseur REIT.

Capitalised terms used herein, unless otherwise defined, shall have the same meaning ascribed to them in the above-mentioned SGXNet announcement dated 3 February 2023.

The Manager wishes to announce that the above-mentioned wholly-owned subsidiaries of the Sponsor and Sasseur REIT have, on 7 December 2023, entered into a loan extension agreement under which the maturity of the Sponsor Loan has been extended for another year from March 2024 to March 2025 (“**Loan Extension Agreement**”).

Save for the above, all other terms and conditions of the Sponsor Loan Agreement remain unchanged.

The entering of the Loan Extension Agreement constitutes an “interested person transaction” under Chapter 9 of the SGX-ST Listing Manual (“**IPT**”). For the purpose of calculating the value of the transaction, it would be the interest payable for the entire duration of the Sponsor Loan (“**IPT Value**”). Following the entry of the Loan Extension Agreement, the IPT Value remains below the relevant threshold of 3% and 5% of the latest audited net tangible assets of Sasseur REIT as prescribed by Rules 905 and 906 of the SGX-ST Listing Manual. Accordingly, Sasseur REIT is not required to announce or seek unitholders’ approval in respect of this IPT. However, in the spirit of transparency, the Board considers it appropriate to disclose this IPT.

The Audit and Risk Committee of the Manager, having reviewed and assessed the nature, purpose and terms and conditions of the Loan Extension Agreement, is of the view that the Loan Extension Agreement has been made on an arm’s length basis, on normal commercial terms and is not prejudicial to Sasseur REIT and its independent unitholders.



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By Order of the Board

Sasseur Asset Management Pte. Ltd.

(Company registration no. 201707259N)

(as Manager of Sasseur Real Estate Investment Trust)

Tan Hong Lye, Cecilia

Chief Executive Officer

7 December 2023

The value of the units of Sasseur REIT (“Units”) and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager, DBS Trustee Limited, as trustee of Sasseur REIT, Sasseur Cayman Holding Limited, as the sponsor of Sasseur REIT or any of their respective affiliates. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Holders of Units (the “Unitholders”) have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.