

PRESS RELEASE - For Immediate Release

Sasseur REIT Delivers strong RMB233.9 Million Sales on First Day of Anniversary Event

Portfolio Sales Surge Over 30% Year-on-Year, with Bishan and Kunming Outlets Posting Over 70% Growth



Sasseur (Chongqing Liangjiang) Outlet



Sasseur (Chongqing Bishan) Outlet



Sasseur (Hefei) Outlet



Sasseur (Kunming) Outlet

Singapore, 30 September 2025 – Sasseur Asset Management Pte. Ltd. (the “**REIT Manager**”), the manager of Sasseur Real Estate Investment Trust (“**Sasseur REIT**”), is pleased to announce strong aggregate sales of RMB233.9 million¹ across its four outlet malls in China on the first day of its annual Anniversary Sales event. This marks a robust year-on-year (“**YoY**”) portfolio sales increase of more than 30%, with Bishan and Kunming outlets recording outstanding growth of over 70%.

Held annually in September, the two-week Anniversary Sales event is a key promotional highlight across all Sasseur outlets. On the first day, all outlets extended their operating hours well past midnight to meet increased shopper traffic and consumer demand. The strong sales performance underscores the effectiveness of the continued success of Sasseur’s retail strategy, which integrates compelling discounts, exclusive VIP member privileges, and brand collaborations to enhance shopper engagement and drive sales.

Mr Cheng Hsing Yuen, CEO-designate of the REIT Manager, commented, “We are delighted with this strong sales momentum, which highlights the strength and appeal of our carefully

¹ Based on flash sales data.



curated marketing strategies. Through close collaboration with both international and local brands, we tailored pricing strategies and promotions that resonated with consumers. These included value-driven deals and attractive experiences that drew significant crowds.”

The strong first-day results of this year’s Anniversary Sales further reinforce the momentum of Sasseur REIT’s sales trajectory in 2025. The success is a testament to the operational excellence of the Sasseur Group, which has consistently demonstrated its proven ability to adapt to shifting consumer preferences and deliver high-value retail experiences.

Sasseur REIT will continue to benefit from the Sponsor’s proven expertise and leadership, a recognised pioneer in China’s outlet industry. The Sponsor’s deep understanding of consumer trends, extensive brand partnerships, and operational excellence remain key drivers of the REIT’s performance. Building on these strengths, Sasseur REIT is well-positioned to sustain its growth trajectory and deliver long-term value to unitholders.

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About Sasseur REIT

Sasseur REIT is the first retail outlet mall REIT listed in Asia, providing investors with a unique opportunity to participate in the fast-growing retail outlet mall sector in China. Its initial portfolio comprises four high-quality retail outlet malls strategically located in rapidly expanding cities including Chongqing, Kunming, Bishan, and Hefei, with a combined net lettable area of 310,241 square metres.

Established with a clear investment mandate, Sasseur REIT focuses primarily on acquiring and managing a diversified portfolio of income-producing real estate assets used predominantly for retail outlet mall purposes. It also invests in real estate-related assets connected to this sector, with an initial emphasis on opportunities within Asia.

For more information on Sasseur REIT, please visit <http://www.sasseurreit.com/>.

About the Manager – SASSEUR ASSET MANAGEMENT PTE. LTD.

Sasseur REIT is managed by the REIT Manager, an indirect wholly-owned subsidiary of the Sponsor. The REIT Manager is primarily responsible for managing Sasseur REIT's assets and liabilities in the best interests of its unitholders.

As the first retail outlet mall REIT listed in Asia, the REIT Manager aims to leverage this first-mover advantage by acquiring properties with strong investment potential across Asia and other global markets. The growth strategy focuses on identifying and selectively pursuing acquisition opportunities for high-quality, income-producing retail outlet malls—initially in China, with plans to expand into other countries over time.

About the Sponsor – SASSEUR CAYMAN HOLDING LIMITED

The Sponsor Group is a leading premium outlet operator in China, consistently ranked among the country's top 500 service companies. With nearly 30 years of experience in art-commerce, the Group has established a strong reputation across Asia for its strategic approach that combines emotion, aesthetics, scenario planning, and prudent capital management. Central to its success is the innovative "A x (1+N) x DT x S" Super Outlet business model, which drives its market leadership.

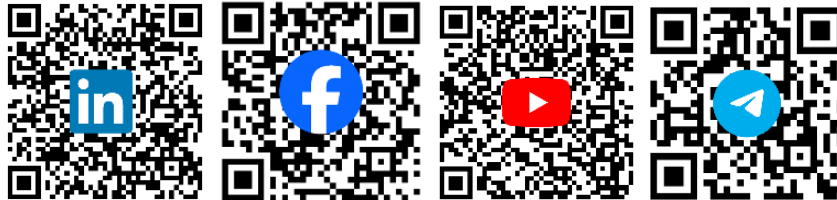
For more information on the Sponsor, please visit <http://www.sasseur.com/>.

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IMPORTANT NOTICE

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.
