



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

**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")**

Further to the announcement dated 10 February 2026, the Board of Directors (the "**Board**") of Sasseur Asset Management Pte. Ltd. (the "**Manager**"), as manager of Sasseur Real Estate Investment Trust ("**Sasseur REIT**"), would like to announce that Hefei Sasseur Commercial Management Co., Ltd (the "**Onshore Borrower**"), a China-incorporated wholly-owned subsidiary of Sasseur REIT, which holds Sasseur (Hefei) Outlet, has entered into an onshore secured facility agreement (the "**Onshore Facility Agreement**") with an onshore lender dated 11 February 2026, under which an onshore term loan facility of up to RMB267 million (the "**Onshore Facility**") has been granted for a tenure of five years.

The proceeds from the Onshore Facility will be used for early refinancing part of the existing secured onshore loan due in March 2028 (the "**Outstanding Loans**") at a more competitive cost. The utilisation of the Onshore Facility remains subject to the conditions set out in the Onshore Facility Agreement.

Pursuant to Rule 704(31) of the SGX-ST Listing Manual, the Onshore Facility Agreement contains certain provisions and restrictions which make reference to the shareholding interests of the controlling shareholder of the Onshore Borrower ("**Conditions**"):

Under the terms of the Onshore Facility, the occurrence of any of the following events constitutes a mandatory prepayment event:

- (i) the Onshore Borrower ceases to hold 100% interest in Sasseur (Hefei) Outlet;
- (ii) Sasseur Cayman Holding Limited, the sponsor of Sasseur REIT (the "**Sponsor**") ceases to hold, whether directly or indirectly, the effective control over the Onshore Borrower

If any of the Conditions above is breached, the lender may, by notice to the Onshore Borrower, cancel the Onshore Facility and declare Outstanding Loans, together with accrued interest, and all other amounts accrued immediately due and payable, whereupon the Onshore Facility will be cancelled and all such outstanding amounts will become immediately due and payable (without any fee, premium or penalty but subject to any break costs). In such an event, the aggregate level of the Onshore Facility which will be outstanding and may be affected by such breach would be RMB267 million (excluding interest) after the Onshore Facility have been fully drawn.

As at the date of this announcement, none of the Conditions has been breached.



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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)

Cheng Hsing Yuen

Chief Executive Officer

11 February 2026

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.