



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

ASSET VALUATION

Pursuant to Rule 703 of the Listing Manual of the Singapore Exchange Securities Trading Limited, Sasseur Asset Management Pte. Ltd. (the “**Manager**”), as Manager of Sasseur Real Estate Investment Trust (“**Sasseur REIT**”), wishes to announce that the Manager has obtained independent valuations as at 31 December 2025 from Colliers International (Hong Kong) Limited for the properties owned by Sasseur REIT.

Description of Property	Valuation (RMB)
Sasseur (Chongqing Liangjiang) Outlet No. 1 Aotelaisi Road, Beibuxin District, Chongqing The People’s Republic of China	3,270,000,000
Sasseur (Chongqing Bishan) Outlet No. 9 Baiyang Road, Bishan District, Chongqing The People’s Republic of China	761,000,000
Sasseur (Hefei) Outlet No. 1888 Changning Avenue, Gaoxin District, Hefei, Anhui Province The People’s Republic of China	2,774,000,000
Sasseur (Kunming) Outlet No. 181 Aotelaisi Avenue, Anning City, Kunming, Yunnan Province The People’s Republic of China	1,558,000,000
Total	8,363,000,000

Copies of the valuation reports for the above properties are available for inspection by appointment at the Manager’s registered office at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632 during normal office business hours for three months from the date of this announcement.

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
26 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.