# 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

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

Type of Listed Issuer:  Company/Corporation  Registered/Recognised Business Trust  Real Estate Investment Trust  Name of Trustee-Manager/Responsible Pe  KBS US PRIME PROPERTY MANAGEMENT PTE. LTD  Is more than one Substantial Shareholder/  No (Please proceed to complete Part II)  Yes (Please proceed to complete Parts III  Date of notification to Listed Issuer:  21-Feb-2020	esponsible Person:  EMENT PTE. LTD.  Shareholder/Unitholder giving notice in this form?  Implete Part II)  Implete Parts III & IV)
<ul> <li>Company/Corporation</li> <li>Registered/Recognised Business Trust</li> <li>✓ Real Estate Investment Trust</li> <li>Name of Trustee-Manager/Responsible Pe</li> <li>KBS US PRIME PROPERTY MANAGEMENT PTE. LTD</li> <li>Is more than one Substantial Shareholder/</li> <li>No (Please proceed to complete Part II)</li> <li>✓ Yes (Please proceed to complete Parts III)</li> <li>Date of notification to Listed Issuer:</li> </ul>	esponsible Person:  EMENT PTE. LTD.  Shareholder/Unitholder giving notice in this form?  Implete Part II)  Implete Parts III & IV)
Real Estate Investment Trust  Name of Trustee-Manager/Responsible Pe  KBS US PRIME PROPERTY MANAGEMENT PTE. LTD  Is more than one Substantial Shareholder/  No (Please proceed to complete Part II)  Yes (Please proceed to complete Parts III)  Date of notification to Listed Issuer:	esponsible Person:  EMENT PTE. LTD.  Shareholder/Unitholder giving notice in this form?  Implete Part II)  Implete Parts III & IV)
Name of Trustee-Manager/Responsible Pe  KBS US PRIME PROPERTY MANAGEMENT PTE. LTD  Is more than one Substantial Shareholder/  No (Please proceed to complete Part II)  Yes (Please proceed to complete Parts III)  Date of notification to Listed Issuer:	esponsible Person:  EMENT PTE. LTD.  Shareholder/Unitholder giving notice in this form?  Implete Part II)  Implete Parts III & IV)
KBS US PRIME PROPERTY MANAGEMENT PTE. LTD  Is more than one Substantial Shareholder/  ☐ No (Please proceed to complete Part II)  ✓ Yes (Please proceed to complete Parts III)  Date of notification to Listed Issuer:	Shareholder/Unitholder giving notice in this form?  Implete Part II)  Implete Parts III & IV)
Is more than one Substantial Shareholder/  No (Please proceed to complete Part II)  Yes (Please proceed to complete Parts III)  Date of notification to Listed Issuer:	Shareholder/Unitholder giving notice in this form?  Inplete Part II)  Inplete Parts III & IV)
<ul> <li>No (Please proceed to complete Part II)</li> <li>✓ Yes (Please proceed to complete Parts III)</li> <li>Date of notification to Listed Issuer:</li> </ul>	mplete Part II) mplete Parts III & IV)
Yes (Please proceed to complete Parts III  Date of notification to Listed Issuer:	nplete Parts III & IV)
Date of notification to Listed Issuer:	
	ssuer:
21-Feb-2020	

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

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

<u>Sub</u>	ostantial Shareholder/Unitholder A
1.	Name of Substantial Shareholder/Unitholder:
	AT INVESTMENTS 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:
	21-Feb-2020
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):
	21-Feb-2020
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:	85,226,000	0	85,226,000
As a percentage of total no. of voting shares/(	9.213	0	9.213
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 85,226,000	Deemed Interest 0	Total 85,226,000

).	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]
	AT Investments Limited is a wholly-owned subsidiary of Auctus Investments Limited, which is in turn who owned by the Sai Charan Trust, whose beneficiaries are Mr Arvind Tiku and his immediate family member
0.	Attachments (if any): 🕤
	(The total file size for all attachment(s) should not exceed 1MB.)
1.	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:
2.	Remarks (if any):
	The percentage of interest immediately before the change is calculated on the basis of 925,003,872 Units
	The percentage of interest immediately after the change is calculated on the basis of 1,050,395,872 outstanding units immediately after the issuance of 125,392,000 new units in Prime US REIT on 21 Februa 2020.
	In this Notice, figures are rounded down to the nearest 0.001%.
Sub	stantial Shareholder/Unitholder B
	Name of Substantial Shareholder/Unitholder:
	AUCTUS INVESTMENTS LIMITED
<u>.</u>	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in securities of the Listed Issuer are held solely through fund manager(s)?  Yes

Change in the percentage lev		emaining a Substanti	ai Shareholdei/Omitho			
Ceasing to be a Substantial S	Shareholder/Unitholder					
Date of acquisition of or change	ge in interest:					
21-Feb-2020						
	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):					
21-Feb-2020						
Explanation (if the date of bed change in, interest):	coming aware is diffe	rent from the date o	of acquisition of, or t			
N.A.						
Quantum of total voting	shares/units (inclu	ıdina votina shar	es/units underlvi			
rights/options/warrants/convei						
Shareholder/Unitholder before	e and after the transac	ction:				
Immediately before the transaction	Direct Interest	Deemed Interest	Total			
lo. of voting shares/units held and/or	Direct Interest 0	Deemed Interest 85,226,000	<i>Total</i> 85,226,000			
lo. of voting shares/units held and/or nderlying the	0					
lo. of voting shares/units held and/or nderlying the ghts/options/warrants/convertible debent	0 tures:	85,226,000	85,226,000			
lo. of voting shares/units held and/or nderlying the ghts/options/warrants/convertible debent as a percentage of total no. of voting	0					
lo. of voting shares/units held and/or nderlying the ghts/options/warrants/convertible debent as a percentage of total no. of voting hares/(	tures:	85,226,000 9.213	85,226,000 9.213			
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)	Attac	hments (if any): 🕤
(	Ŋ	(The total file size for all attachment(s) should not exceed 1MB.)
.	If this	is a replacement of an earlier notification, please provide:
(	(a)	SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
1	(b)	Date of the Initial Announcement:
í	(c)	15-digit transaction reference number of the relevant transaction in the Form 3
,	(0)	which was attached in the Initial Announcement:
.	Ram:	arks ( <i>if any</i> ):
T	The pe	ercentage of interest immediately before the change is calculated on the basis of 925,003,872 Units.  ercentage of interest immediately after the change is calculated on the basis of 1,050,395,872 and ing units immediately after the issuance of 125,392,000 new units in Prime US REIT on 21 February
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T C 2	The peoutsta 2020. n this	ercentage of interest immediately after the change is calculated on the basis of 1,050,395,872 anding units immediately after the issuance of 125,392,000 new units in Prime US REIT on 21 February Notice, figures are rounded down to the nearest 0.001%.
T C 2	The peoutsta 2020. n this	ercentage of interest immediately after the change is calculated on the basis of 1,050,395,872 anding units immediately after the issuance of 125,392,000 new units in Prime US REIT on 21 February
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	The percent pe	ercentage of interest immediately after the change is calculated on the basis of 1,050,395,872 anding units immediately after the issuance of 125,392,000 new units in Prime US REIT on 21 February  Notice, figures are rounded down to the nearest 0.001%.  I Shareholder/Unitholder C  e of Substantial Shareholder/Unitholder:  I Tiku  Ibstantial Shareholder/Unitholder a fund manager or a person whose interest in the rities of the Listed Issuer are held solely through fund manager(s)?
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T	The percent of the policy of t	ercentage of interest immediately after the change is calculated on the basis of 1,050,395,872 and ing units immediately after the issuance of 125,392,000 new units in Prime US REIT on 21 February Notice, figures are rounded down to the nearest 0.001%.  I Shareholder/Unitholder C
	The per putstant 2020.  In this tantia  Name Arvince  Arvince  ✓ Notifi  ☐ Be	ercentage of interest immediately after the change is calculated on the basis of 1,050,395,872 inding units immediately after the issuance of 125,392,000 new units in Prime US REIT on 21 February Notice, figures are rounded down to the nearest 0.001%.  I Shareholder/Unitholder C  of Substantial Shareholder/Unitholder:  I Tiku  ubstantial Shareholder/Unitholder a fund manager or a person whose interest in the rities of the Listed Issuer are held solely through fund manager(s)?  es  ocation in respect of: ecoming a Substantial Shareholder/Unitholder
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T   C   2   2   2   2   2   2   2   2   2	The percent of the pe	ercentage of interest immediately after the change is calculated on the basis of 1,050,395,872 anding units immediately after the issuance of 125,392,000 new units in Prime US REIT on 21 February Notice, figures are rounded down to the nearest 0.001%.  I Shareholder/Unitholder C  e of Substantial Shareholder/Unitholder:  I Tiku  Ibstantial Shareholder/Unitholder a fund manager or a person whose interest in the rities of the Listed Issuer are held solely through fund manager(s)?  Example 1. Substantial Shareholder/Unitholder a substantial Shareholder/Unitholder as Substantial Shareholder/Unitholder a Substantial Shareholder/Unitholder as Substantial Shareholder/Unitholder and Substantial Shareholder/Unitholder and Substantial Shareholder/Unitholder and Substantial Shareholder/Unitholder and Substantial Shareholder/Unitholder
T   C   C   C   C   C   C   C   C   C	The per putstant 2020.  In this tantia Arvinco  Is Susecur  Ye V Notifi  Be V Ch  Ce Date	ercentage of interest immediately after the change is calculated on the basis of 1,050,395,872 anding units immediately after the issuance of 125,392,000 new units in Prime US REIT on 21 February Notice, figures are rounded down to the nearest 0.001%.  I Shareholder/Unitholder C e of Substantial Shareholder/Unitholder:  I Tiku  Ibstantial Shareholder/Unitholder a fund manager or a person whose interest in the rities of the Listed Issuer are held solely through fund manager(s)?  Example 1 or 1,050,395,872  The common of the common of the percentage level of interest while still remaining a Substantial Shareholder/Unitholder anange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder anange to be a Substantial Shareholder/Unitholder

7.	Quantum of total voting sha rights/options/warrants/convertible Shareholder/Unitholder before and	e debentures (con	version price knowr		
	Immediately before the transaction	Direct Interest	Deemed Interest	Total	
un	o. of voting shares/units held and/or derlying the hts/options/warrants/convertible debentures:	0	85,226,000	85,226,000	
	s a percentage of total no. of voting ares/ເ1:	0	9.213	9.213	
	Immediately after the transaction	Direct Interest	Deemed Interest	Total	
un	<ul><li>o. of voting shares/units held and/or derlying the rights/options/warrants/ nvertible debentures :</li></ul>	0	85,226,000	85,226,000	
	s a percentage of total no. of voting ares/ເ	0	8.113	8.113	
8.	Circumstances giving rise to deem [You may attach a chart in item 10 to interest arises]			r/Unitholder's deem	
	Auctus Investments Limited is wholly-owned by the Sai Charan Trust (the "Trust"). Mr Arvind Tiku is the settlor of the Trust as well as a beneficiary under the Trust. The other named beneficiaries of the Trust are I Tiku's spouse and their two children, all of whom do not have a determined entitlement to any part of the Trust and are not aware of the investments which are undertaken by the Trust.				
	By virtue of Section 4(3) of the Securities and Futures Act (Cap. 289), Mr Tiku, being a beneficiary of the Tru is deemed to have an interest in the units in Prime US REIT deemed held by Auctus Investments Limited.				
9.	Relationship between the Substan [You may attach a chart in item 10 to Shareholders/Unitholders]				
	Please refer to Item 9 of Substantial Unit	holder A's notification	1.		

If this is a **replacement** 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.	Rem	arks ( <i>if any</i> ):
	The pe	ercentage of interest immediately before the change is calculated on the basis of 925,003,872 Units.
	The peoutsta 2020.	ercentage of interest immediately after the change is calculated on the basis of 1,050,395,872 anding units immediately after the issuance of 125,392,000 new units in Prime US REIT on 21 February
	In this	Notice, figures are rounded down to the nearest 0.001%.

## Part IV - Transaction details

Г	Convertible debentures over voting shares/units ( <i>conversion price known</i> )
F	Others (please specify):
Ν	umber of shares, units, rights, options, warrants and/or principal amount of convertible
d	ebentures acquired or disposed of by Substantial Shareholders/Unitholders:
Ν	I.A.
Α	mount of consideration paid or received by Substantial Shareholders/Unitholders (excluding
	rokerage and stamp duties):
Ν	I.A.
С	ircumstance giving rise to the interest or change in interest:
Α	cquisition of:
	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
D	isposal of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
С	other circumstances:
	Acceptance of take-over offer for the Listed Issuer
<b>V</b>	Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in ( <i>please specify</i> ):
į	(BS US Prime Property Management Pte. Ltd., as manager of Prime US REIT ("Manager"), has on 21 February 202 ssued 125,392,000 new units in Prime US REIT at an issue price of US\$0.957. AT Investments Limited did not participate in this private placement.
ľ	Please refer to the Manager's announcement dated 21 February 2020 for more information.
_	Others (please specify):
_	1 Carrotte (produce opening).

	Part	iculars of Individual submitting this notification form to the Listed Issuer:
	(a)	Name of Individual:
		GREGORY CHEW
	(b)	Designation (if applicable):
		LEGAL COUNSEL
	(c)	Name of entity (if applicable):
		AUCTUS INVESTMENTS MANAGEMENT PTE. LTD.
_		on Reference Number (auto-generated): 7   3   8   3   4   8   1   2   2   9   7   3