
MONTHLY VALUATION OF ASSETS AND UTILISATION OF CASH IN ACCORDANCE WITH RULE 1018(1) OF THE LISTING MANUAL OF THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED (“SGX-ST”)

Saizen Real Estate Investment Trust (“Saizen REIT”) completed the disposal of its entire portfolio of real estate assets in Japan (the “Disposal”) on 4 March 2016. Saizen REIT is currently a cash trust, with no operating business following the Disposal. On 15 August 2016, a framework agreement was entered into for the proposed acquisition by Saizen REIT of industrial properties in Australia (the “Properties Acquisition”). Under the reverse takeover proposal, unitholders of Saizen REIT (“Unitholders”) will retain their existing units in Saizen REIT (“Units”) and can expect to receive distributions of up to S\$0.0987 per Unit, representing the estimated total cash of Saizen REIT at liquidation in a liquidation scenario, prior to the issuance of any new Units pursuant to the Properties Acquisition. In view of the above, the previously disclosed monthly update on the estimated cash of Saizen REIT at liquidation has not been set out in this announcement. Please refer to the announcement dated 15 August 2016 and titled “Framework Agreement for the Proposed Acquisition by Saizen REIT of Industrial Properties in Australia” for further details.

Pursuant to Rule 1018(1) of the SGX-ST Listing Manual, the Board of Directors of Japan Residential Assets Manager Limited, the manager of Saizen REIT, wishes to announce the following updates:

- The assets and liabilities of Saizen REIT as at 31 July 2016 are as follows:

	<u>S\$’000</u> ⁽¹⁾
Assets	
Cash and cash equivalents	31,894
Other receivables ⁽²⁾	250
Prepayments	27
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	32,171
Liabilities	
Other current liabilities ⁽³⁾	448
Derivative financial instrument ⁽⁴⁾	171
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	619
Net assets	<hr/>
	31,552
Net asset value per Unit (S\$) ⁽⁵⁾	0.1099

Notes:

- (1) Further to the completion of the Disposal, S\$ has been adopted as the functional currency of Saizen REIT for the financial year ending 30 June 2017.
- (2) This includes goods and services tax receivable, which relates mainly to input tax claimable for expenses incurred in relation to the Disposal.
- (3) This relates mainly to accruals for operating expenses.
- (4) This relates to a forward contract with a forward rate of JPY83.056/S\$, which was previously entered into to hedge Saizen REIT's JPY-S\$ exposure. This forward contract will be settled in September 2016.
- (5) Based on 287,024,902 Units in issue.

2. Saizen REIT's utilisation of cash in the month of July 2016 is as follows:

	<u>S\$'000</u>
Opening cash and cash equivalents at 1 July 2016	32,031
Interest income	14
Manager's cost recovery ⁽¹⁾	(124)
Administration and miscellaneous expenses	(32)
Translation difference	5
Closing cash and cash equivalents as at 31 July 2016	<u><u>31,894</u></u>

Note:

- (1) This relates to operational expenses of the Manager (comprising mainly staff remuneration, director fees, office rental and administrative expenses), which are claimed from Saizen REIT on a cost-recovery basis.

All figures provided in this announcement have not been reviewed or audited by Saizen REIT's auditors.

By Order of the Board
Japan Residential Assets Manager Limited
(Company Registration No. 200712125H)
As Manager of Saizen Real Estate Investment Trust

Joey Goh (Mr.)
Chief Executive Officer

22 August 2016

Important Notice

The value of units in Saizen REIT (“**Units**”) and the income derived from them, if any, may fall or rise. Units are not obligations of, deposits in, or guaranteed by, the Manager, or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors should note that they have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. The listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This publication is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of Saizen REIT is not necessarily indicative of the future performance of Saizen REIT.