

**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 (out of which S\$0.0750 per Unit shall be payable on 23 September 2016, with any remaining distribution to be decided at a later date), 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 August 2016 are as follows:

	<b><u>S\$’000</u></b>
<b>Assets</b>	
Cash and cash equivalents	31,966
Other receivables <sup>(1)</sup>	5
Prepayments	26
	<u>31,997</u>
<b>Liabilities</b>	
Other current liabilities <sup>(2)</sup>	444
Derivative financial instrument <sup>(3)</sup>	196
	<u>640</u>
<b>Net assets</b>	<u>31,357</u>
<b>Net asset value per Unit (S\$) <sup>(4)</sup></b>	0.1092

**Notes:**

- (1) This includes goods and services tax receivable, which relates mainly to input tax claimable for expenses incurred in relation to the Disposal.
- (2) This relates mainly to accruals for operating expenses, and includes accruals for the recovery of operational expenses of the Manager (amounting to approximately S\$117,000) incurred for the month of August 2016 and subsequently paid by Saizen REIT in September 2016. The operational expenses of the Manager (comprising mainly staff remuneration, director fees, office rental and administrative expenses) are claimed from Saizen REIT on a cost-recovery basis.
- (3) 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.
- (4) Based on 287,024,902 Units in issue.

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

	<b><u>S\$'000</u></b>
Opening cash and cash equivalents at 1 August 2016	31,894
Interest income	11
Input tax claimed <sup>(1)</sup>	241
Legal and professional fees <sup>(2)</sup>	(165)
Administration and miscellaneous expenses	(29)
Translation difference	14
<b>Closing cash and cash equivalents as at 31 August 2016</b>	<b><u>31,966</u></b>

**Notes:**

- (1) This relates mainly to goods and services tax claimed for expenses incurred in relation to the disposal of Saizen REIT's entire portfolio of properties.
- (2) This relates mainly to legal expenses incurred in connection with the Disposal and audit fees.

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

16 September 2016

## **Important Notice**

The value of 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.