

Saizen Real Estate Investment Trust

(A real estate investment trust constituted on 27 September 2007 under the laws of the Republic of Singapore (as amended))

**UPDATE ON THE IMPLEMENTATION AGREEMENT FOR THE PROPOSED ACQUISITION
BY SAIZEN REIT OF INDUSTRIAL PROPERTIES IN AUSTRALIA AND THE REVERSE
TAKEOVER OF SAIZEN REIT**

The board of directors of Japan Residential Assets Manager Limited (“**Board**”), the manager of Saizen Real Estate Investment Trust (“**Saizen REIT**”, and as manager of Saizen REIT, the “**Manager**”), refers to the announcement dated 10 October 2016 (the “**Implementation Agreement Announcement**”) in relation to the proposed acquisition by Saizen REIT of industrial properties in Australia and the reverse takeover of Saizen REIT by Sime Darby Property Singapore Limited (“**SDPSL**”) (the “**Proposed RTO Transaction**”). Unless otherwise defined, all capitalised terms used in this Announcement shall bear the same meaning as ascribed thereto in the Implementation Agreement Announcement.

Pursuant to the Implementation Agreement, completion of the Proposed RTO Transaction is subject to the fulfilment of conditions precedent, including receipt of approval from Unitholders at an extraordinary general meeting (“**EGM**”) to be convened by 31 December 2016. As disclosed in Saizen REIT’s announcement dated 10 November 2016, the transaction process is taking a longer time than originally envisaged. As a result, the EGM has not been convened as at the date of this Announcement.

Notwithstanding the above, work on the Proposed RTO Transaction is still in progress. The Manager will make relevant announcements (if any) when appropriate to keep Unitholders updated of any significant developments and the transaction timeline.

Unitholders are advised to exercise caution in the dealing or trading of their Units in Saizen REIT, as there is NO assurance as at the date of this Announcement that the Proposed RTO Transaction will be completed or that there will be no changes to the terms thereof.

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
3 January 2017

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.

This Announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income and occupancy, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on the Manager's current view of future events.