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

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(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 http://www.mas.gov.sg (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

Part I - General 1. Name of Listed Issuer: IFAST CORPORATION LTD 2. Type of Listed Issuer: ✓ Company/Corporation Registered/Recognised Business Trust Real Estate Investment Trust 3. Is more than one Substantial Shareholder/Unitholder giving notice in this form? No (Please proceed to complete Part II) ✓ Yes (Please proceed to complete Parts III & IV) 4. Date of notification to Listed Issuer: 18-Jan-2021

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

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

Substantial Shareholder/Unitholder A

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UBS Grou	лb		
	stantial Shareholder/Unitholder a es of the Listed Issuer are held sol		se interest in the
Notifica	ition in respect of:		
✓ Beco	oming a Substantial Shareholder/Unith	nolder	
Char	nge in the percentage level of interest	while still remaining a Substantial Sh	areholder/Unitholde
Ceas	sing to be a Substantial Shareholder/L	Jnitholder	
Date of	acquisition of or change in interes	t:	
14-Jan-20	021		
			audaltian af an tha
	n which Substantial Shareholder/Unitering in, interest () (<i>if different from ite</i>		•
	in, interest 🌖 (if different from ite		•
change 14-Jan-20 Explana	in, interest 🌖 (if different from ite	em 4 above, please specify the da	te):
change 14-Jan-20 Explana	e in, interest (1) (<i>if different from ite</i> 021 ation (<i>if the date of becoming awa</i>	em 4 above, please specify the da	te):
change 14-Jan-20 Explana	e in, interest (1) (<i>if different from ite</i> 021 ation (<i>if the date of becoming awa</i>	em 4 above, please specify the da	te):
change 14-Jan-20 Explana	e in, interest (1) (<i>if different from ite</i> 021 ation (<i>if the date of becoming awa</i>	em 4 above, please specify the da	te):

Quantum of total voting shares/units (including voting shares/units underlying 7. 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:	0	13,471,980	13,471,980
As a percentage of total no. of voting shares/(0	4.95	4.95
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	Deemed Interest 13,894,980	<i>Total</i> 13,894,980

	Deemed interests arising by virtue of (a) UBS Group AG having an interest, or (b) Section 7(4) or 7(4A) of the Companies Act in units over which subsidiaries/affiliates of UBS Group AG have an interest, by reason of the ability to exercise voting discretion and to acquire/dispose of shares.
9.	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]
	UBS Group AG is the parent entity
10.	Attachments (if any):
	(The total file size for all attachment(s) should not exceed 1MB.)
11.	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"): SG2101180THR3FN6
	(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: 3 1 8 7 3 6 3 4 8 3 3 7 6 7 3
12.	Remarks (if any):
	The percentage of shareholding under paragraph 7 above is calculated based on the issued share capital c 272,407,635.
Subs	stantial Shareholder/Unitholder B
1.	Name of Substantial Shareholder/Unitholder:
	UBS AG
2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in t securities of the Listed Issuer are held solely through fund manager(s)? Yes No
3.	Notification in respect of:

		☐ Change in the percentage level of	interest while still re	maining a Substantia	I Shareholder/Unitholder
		Ceasing to be a Substantial Share	holder/Unitholder		
4	1.	Date of acquisition of or change in	interest:		
		14-Jan-2021			
į	5.	Date on which Substantial Shareho change in, interest (i) (if different			
		14-Jan-2021			
(6.	Explanation (if the date of becoming change in, interest):	ng aware is differe	ent from the date of	acquisition of, or the
7	7 .	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and	debentures (conv	ersion price known	
	ı	mmediately before the transaction	Direct Interest	Deemed Interest	Total
Ī	und	of voting shares/units held and/or erlying the s/options/warrants/convertible debentures:	239,900	13,232,080	13,471,980
		percentage of total no. of voting	0.09	4.86	4.95
		Immediately after the transaction	Direct Interest	Deemed Interest	Total
Г	No.	of voting shares/units held and/or	482,900	13,412,080	13,894,980

8. Circumstances giving rise to deemed interests (if the interest is such):
[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

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Deemed interests arising by virtue of (a) UBS AG having an interest, or (b) Section 7(4) or 7(4A) of the Companies Act in units over which subsidiaries/affiliates of UBS AG have an interest, by reason of the ability to exercise voting discretion and to acquire/dispose of shares.

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9. 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]

No. of voting shares/units held and/or underlying the rights/options/warrants/

As a percentage of total no. of voting

convertible debentures :

shares/(

	UBS AG is a subsidiary of UBS Group AG.
10.	Attachments (if any): (1) (The total file size for all attachment(s) should not exceed 1MB.)
11	
11.	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"): SG2101180THR3FN6
	(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:
10	Remarks (<i>if any</i>):

Part IV - Transaction details

1.	Type of securities which are the subject of the transaction (more than one option may be chosen):
	✓ Voting shares/units
	Rights/Options/Warrants over voting shares/units
	Convertible debentures over voting shares/units (conversion price known)
	Others (please specify):
2.	Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholders/Unitholders:
	423,000
3.	Amount of consideration paid or received by Substantial Shareholders/Unitholders (excluding brokerage and stamp duties):
	SGD 1,850,095
4.	Circumstance giving rise to the interest or change in interest:
	Acquisition 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
	Disposal of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
	Other circumstances:
	Acceptance of take-over offer for the Listed Issuer
	Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (please specify):
	Others (please specifie):
	Others (please specify):

	Part	iculars of Individual submitting this notification form to the Listed Issuer:	
	(a)	Name of Individual:	
		Andrew Costley	
	(b)	Designation (if applicable):	
		Executive Director	
	(c)	Name of entity (if applicable):	
		UBS Group AG	
rai	nsactio	on Reference Number (auto-generated):	
3	1 8	7 3 6 3 4 8 3 3 7 6 7 3	