

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))

RESPONSE TO SGX-ST'S QUERY

The Board of Directors of Japan Residential Assets Manager Limited (the "**Manager**"), as manager of Saizen Real Estate Investment Trust ("**Saizen REIT**"), refers to the query of the Singapore Exchange Securities Trading Limited dated 20 October 2014 in relation to Saizen REIT's risk management systems.

Query: Paragraph 11.3 of the Code of Corporate Governance 2012 (the "**Code**") states that the Board should comment on the adequacy and effectiveness of the internal controls, including financial, operational, compliance and information technology controls, and risk management systems, in the company's Annual Report.

As recommended in paragraph 11.3 of the Code and pursuant to Rule 710 of the Listing Manual, please make disclosures on the Board's comments on the adequacy and effectiveness of the REIT's risk management systems or otherwise explain the reason(s) for the deviation from the following Code recommendations.

In response to the query above and to supplement the disclosure on page 48 of Saizen REIT's annual report for the financial year ended 30 June 2014, the Board confirms that it is of the opinion that the Manager's risk management systems are adequate based on the reports of the internal and external auditors.

By Order of the Board

Linus Koh (Mr.)
Co-Chief Executive Officer

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

20 October 2014

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 Singapore Exchange Securities Trading Limited (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.