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NOTICE OF A CHANGE IN THE PERCENTAGE LEVEL OF A SUBSTANTIAL SHAREHOLDER'S INTEREST *

* Asterisks denote mandatory information

Name of Announcer *	SAIZEN REAL ESTATE INV TRUST
Company Registration No.	N.A.
Announcement submitted on behalf of	SAIZEN REAL ESTATE INV TRUST
Announcement is submitted with respect to *	SAIZEN REAL ESTATE INV TRUST
Announcement is submitted by *	Chang Sean Pey
Designation *	Co-Chief Executive Officer
Date & Time of Broadcast	22-Feb-2011 18:40:44
Announcement No.	00146

>> ANNOUNCEMENT DETAILS

The details of the announcement start here ...

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- Date of notice to issuer *
 Name of <u>Substantial Shareholder</u> *
 Argyle Street Management Holdings Limited ("ASMHL")
- 3. Please tick one or more appropriate box(es): *
 - Notice of a Change in the Percentage Level of a Substantial Shareholder's Interest or Cessation of Interest. [Please complete Part III and IV]

>> PART II

- Date of change of [Select Option]
 Name of Registered Holder
 Circumstance(s) giving rise to the interest or change in interest
 # Please specify details
- 4. Information relating to shares held in the name of the Registered Holder

No. of <u>[Select Option]</u> held before the change	
As a percentage of issued share capital	%
No. of N.A. which are subject of this notice	
As a percentage of issued share capital	%
Amount of consideration (excluding brokerage and stamp duties) per share paid or received	
No. of N.A. held after the change	

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>> PART III

2.

1.	Date of change of <u>Deemed Interest</u>	21-02-2011

From 15.778 % To 14.920 %

3. Circumstance(s) giving rise to the # Others

Please specify details

As a result of the exercise of warrants by other Unitholders,

4. A statement of whether the change in the percentage level is the result of a transaction or a series of transactions:

The change in the percentage level

Change in the percentage level is the result of a series of transactions

ASMHL's deemed interest in the Units has decreased.

>> PART IV

1. Holdings of <u>Substantial Shareholder</u>, including direct and deemed interest:

	Direct	Deemed
No. of shares held before the change	0	175,048,912
As a percentage of issued share capital	0 %	15.778 %
No. of shares held after the change	0	175,048,912
As a percentage of issued share capital	0 %	14.920 %

Footnotes	
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Units held before the transaction:

The percentage figure of issued share capital is calculated based on Saizen REIT's total issued 1,109,474,364 Units as at 13 September 2010.

Units held after the transaction:

The percentage figure of issued share capital is on Saizen REIT's total issued 1,173,218,611 Units as at 21 February 2011. It should also be noted that Saizen calculated based REIT had 273,138,806 Warrants outstanding as at 21 February 2011.

Attachments

Total size = **0** (2048K size limit recommended)

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