

Seminar: EY-REITAS Tax Forum

Singapore REITs 101: Your easy-start guide

This forum provides an introduction to the S-REIT landscape and key tax concepts, including Singapore's tax transparency regime, the tax treatment of foreign-sourced income, GST and stamp duty considerations.

The session will be particularly useful for participants taking the module on Singapore Taxation on REITs (Parts 1 & 2) of REITAS' Online Rules & Ethics Course, as they can clarify technical concepts and ask questions during the live session. It will also cover practical considerations and current developments relevant to REIT managers and investors.

Date: 25 Aug 2026 (Tue)

Time: 9.00am – 12.00pm
(Registration commences from 8.30am onwards)

Venue: EY Singapore office, L18,
North Tower, One Raffles Quay,
S048583

Fee: For REITAS members only
and complimentary

CPD: 2.5 supplementary CPD hours

9.00am - 9.10am	Opening remarks by EY
9.10am - 9.15am	Introduction to S-REITs
Singapore properties:	
9.15am - 9.40am	Tax transparency treatment in Singapore
9.40am - 10.00am	Taxation of unitholders
Overseas properties:	
10.00am - 10.20am	Tax treatment of overseas income
10.20am - 10.30am	Common pitfalls for S13(12) tax exemption
10.30am - 10.40am	Q&A
10.40am - 11.00am	Coffee break
11.00am - 11.20am	Application of GST for S-REITs
11.20am - 11.40am	Stamp duty considerations for the acquisition and disposal of Singapore properties
11.40am - 11.50am	Q&A
11.50am - 12:00pm	Closing remarks



Registration

Please email completed registration form to secretariat@reitas.sg by 11 August 2026.

Registration form can be found [here](#).

Contact Juliana at julianalee@reitas.sg or phone her on 6721 7023 for any clarification.



Speakers



Toh Ai Tee

Partner, Tax Services (Real Estate), Ernst & Young Solutions LLP

Ai Tee is a tax partner with more than 20 years of experience and specialises in the real estate, hospitality and construction (**RHC**) sector. She is actively involved in advising clients on corporate tax planning and restructuring, inbound and outbound investments, acquisition of overseas properties and obtaining tax rulings for clients. Ai Tee has also successfully assisted clients in inward re-domiciliation of overseas subsidiaries into Singapore.

Ai Tee has extensive experience in tax controversy work wherein she assisted clients to respond to enquiries from the Inland Revenue Authority of Singapore (IRAS) and successfully resolved tax disputes with the IRAS.

Ai Tee has also been involved in initial public offerings of a number of real estate investment trusts (REIT) in Singapore, particularly cross-border REITs, and have successfully obtained tax exemptions from the IRAS and Ministry of Finance (MOF) for clients. She has also provided tax structuring advice and supported various clients in their overseas acquisitions of properties both in Europe and Asia-Pacific.

She is also heavily involved in handling the tax compliance and controversy work of various clients belonging to the RHC industry.



Speakers



Hong Shan'er

Partner, Tax Services (Real Estate), Ernst & Young Solutions LLP

Shan'er is a tax partner specialising in the real estate, hospitality and infrastructure sectors, with extensive experience advising major property developers, S-REITs, property business trusts and real estate funds. His expertise spans Singapore and cross-border tax planning, acquisitions, financing, restructuring, and stamp duty matters.

He has been extensively involved in several S-REIT listings, including acting as lead tax engagement partner for the IPO of NTT DC REIT in July 2025 — the largest S-REIT IPO in a decade (raising ~US\$773 million) and the first to span assets across the US, Europe and Asia Pacific. He has also advised on other notable S-REIT IPOs, including Daiwa House Logistics Trust and Frasers Logistics & Commercial Trust.

Shan'er currently serves as tax engagement partner for more than 10 S-REITs, advising on both tax compliance matters as well as transactions/ acquisitions. Beyond S-REIT transactions, he has advised on complex restructuring and transformational projects (including the strategic restructuring and demerger of a listed property group) as well as major debt issuance programmes.



Speakers



Tay Wen Zheng

Partner, Tax Services (Real Estate), Ernst & Young Solutions LLP

Wen Zheng is a senior tax professional with over 18 years of experience, specialising in the RHC sector. He advises a broad spectrum of clients, including listed Singapore REITs, real estate funds and multinational property groups, on corporate tax planning, restructuring and refinancing, as well as inbound and outbound investments.

He has extensive experience supporting clients in cross-border acquisitions of real estate assets across Europe and the Asia Pacific and in obtaining advance tax rulings from the IRAS and the MOF.

Wen Zheng has been actively involved in complex transactions, including mergers of listed REITs and privatisations, and has a strong track record in securing tax exemptions and favourable tax outcomes for clients. He also plays a key role in advising on international tax developments and leads engagements relating to BEPS 2.0 Pillar Two, supporting clients in assessing the impact of global minimum tax rules and implementing compliant structures.

He has substantial experience in tax controversy matters, working closely with clients to manage IRAS enquiries, resolve disputes and strengthen internal governance and finance processes. In addition, he is deeply involved in overseeing tax compliance for RHC clients, ensuring alignment with evolving regulatory requirements.



Speakers



Jason Soh

Partner, Tax Services (Real Estate), Ernst & Young Solutions LLP

Jason advises clients in the RHC sector, including S-REITs, listed property groups, global hospitality brands and real estate funds. He is a trusted advisor on strategic tax matters across compliance, structuring and dispute resolution.

He has strong experience supporting REIT-related matters, including tax compliance, cross-border acquisitions and transaction structuring, and is frequently engaged to assist clients in managing IRAS queries and resolving complex tax issues, particularly in relation to disposal gains and withholding taxes.

In addition, Jason advises on corporate tax planning within the real estate and hospitality sectors, including structuring technical service arrangements and advising on financing and refinancing transactions. His experience also includes advising on infrastructure financing arrangements, as well as supporting clients in obtaining advance tax rulings and tax remissions from the IRAS and the MOF.



About The Organisers

REITAS

REITAS is the representative voice of the Singapore REIT (S-REIT) industry. It provides its members a representation and engagement in consultation opportunities with policy makers on issues affecting S-REITs. The association also organises talks, courses, investor conferences, retail education events etc to promote understanding and investment in Singapore REITs.

EY

EY is building a better working world by creating new value for clients, people, society and the planet, while building trust in capital markets.

Enabled by data, AI and advanced technology, EY teams help clients shape the future with confidence and develop answers for the most pressing issues of today and tomorrow.

EY teams work across a full spectrum of services in assurance, consulting, tax, strategy and transactions. Fueled by sector insights, a globally connected, multidisciplinary network and diverse ecosystem partners, EY teams can provide services in more than 150 countries and territories.

All in to shape the future with confidence.

