SUNTEC
Trust Management Limited

Manager of

SUNTEC
Real Estate Investment Trust

ANNOUNCEMENT

ENTRY INTO LOAN FACILITY AND DISCLOSURE PURSUANT TO RULE 704(31) OF THE SGX-ST LISTING MANUAL

Pursuant to Rule 704(31) of the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") Listing Manual, Suntec Trust Management Limited, as manager of Suntec REIT (the "**Manager**") wishes to announce that HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of Suntec REIT (the "**Trustee**"), has entered into a S$200,000,000 facility agreement (the "**Loan Facility**") with a bank to refinance existing indebtedness of the Group as well as general corporate purposes (including fees in relation to the facility granted under the **Loan Facility**).

Pursuant to Rule 704(31) of Singapore Exchange Securities Trading Limited (the "**SGX-ST**") Listing Manual, the **Loan Facility** includes a condition (the "**Relevant Condition**") that stipulates that it would be an event of default if:

- The Manager ceases to be a direct or indirect Subsidiary (as defined in the relevant Facility Agreement) of Acrophyte Asset Management Pte. Ltd. ("**Acrophyte**") except with the consent of the Majority Lenders (as defined in the relevant Facility Agreement) (such consent not to be unreasonably withheld);

- The Sponsor Group (as defined below) ceases to collectively hold (directly or indirectly) at least 51 per cent of the issued share capital in each of Acrophyte and the Manager except with the consent of the Majority Lenders (such consent not to be unreasonably withheld); or

- The Manager ceases to be the manager of Suntec REIT and the replacement or substitute manager is (i) not appointed in accordance with the terms of the Trust Deed or (ii) otherwise not approved by the Majority Lenders (such approval not to be unreasonably withheld) but so that such approval is not required if the replacement or substitute manager is a direct or indirect Subsidiary of Acrophyte.

For the purposes of the Relevant Condition, "**Sponsor Group**" means Tang Yigang @ Gordon Tang, Chen Huaidan @ Celine Tang, Tang Jialin, Tang Jialei and/or Tang Jiaze.

The aggregate level of facilities which may be affected by a breach (including facilities which will be affected as a result of cross defaults) of the Relevant Condition is approximately S$4,086,200,000 (excluding interest), of which approximately S$3,886,200,000 is drawn and outstanding as at the date of this announcement.

BY ORDER OF THE BOARD
Suntec Trust Management Limited
(as Manager of Suntec Real Estate Investment Trust)
(Company registration no. 200410976R)

Chong Kee Hiong
Chief Executive Officer and Executive Director
10 November 2026

ABOUT SUNTEC REIT

Listed on 9 December 2004, Suntec REIT holds properties in Suntec City, Singapore's largest integrated commercial development (including one of Singapore's largest shopping mall), a 66.3% interest in Suntec Singapore Convention & Exhibition Centre, a one-third interest in One Raffles Quay and a one-third interest in Marina Bay Financial Centre Towers 1 and 2 and the Marina Bay Link Mall. Suntec REIT holds a 100% interest in a commercial building located at 177 Pacific Highway, Sydney, a 100% interest in a commercial building located at 21 Harris Street, Pyrmont, Sydney, a 50.0% interest in Southgate Complex, Melbourne, a 50.0% interest in a commercial building located at Olderfleet 477 Collins Street, Melbourne and a 100% interest in a commercial building located at 55 Currie Street, Adelaide, Australia. Suntec REIT also holds a 50.0% interest in Nova Properties and a 100% interest in The Minster Building both located in London, United Kingdom. Suntec REIT is managed by an external manager, Suntec Trust Management Limited (formerly known as ESR Trust Management (Suntec) Limited). For more details, please visit www.suntecreit.com.

Suntec REIT is committed to building a resilient business and delivering long term value to its stakeholders through strong corporate governance, prudent financial management, fair employment practices and active management of its real estate portfolio.

ABOUT SUNTEC TRUST MANAGEMENT LIMITED

Suntec REIT is managed by Suntec Trust Management Limited (formerly known as ESR Trust Management (Suntec) Limited), a wholly-owned subsidiary of Acrophyte Asset Management Pte. Ltd. ("Acrophyte AM"), which in turn is a subsidiary of Tang Organization Pte. Ltd.[1] ("Tang Organization").

Established in the 1990s, Tang Organization is a leading Singapore-based real estate group that has evolved into a diversified multinational conglomerate with integrated capabilities across the real estate value chain. Its core competencies include: (i) property development and investment; (ii) real estate fund and asset management; and (iii) construction.

Tang Organization benefits from the combined management and operational teams of SingHaiyi Group Pte. Ltd.[2] ("SingHaiyi"). SingHaiyi is an established real estate company with a strong track record in the office and retail sectors, in addition to residential development. Both Tang Organization and SingHaiyi were previously listed on the Mainboard of the Singapore Exchange and were subsequently privatised by the Tang Family[3].

Leveraging the combined experience and institutional knowledge of Tang Organization and SingHaiyi, the group is well-positioned to create long-term value for all unitholders. The Tang Family, as the largest unitholder in Suntec REIT, reinforces strong alignment with the interests of all unitholders. As the new sponsor and the shareholder of the Manager, Tang Organization remains committed to prudent stewardship, disciplined capital management, and sustainable value creation for all unitholders.

IMPORTANT NOTICE

This announcement is for information purposes only and does not constitute or form part of any offer or invitation to sell or issue, or any solicitation of any offer to subscribe for or acquire, units in Suntec REIT (the "Units") in any jurisdiction in which such an offer or solicitation is unlawful.

The value of Units and the income derived from them may fall as well as 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 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. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units. The past performance of Suntec REIT is not necessarily indicative of the future performance of Suntec REIT.

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[1] Formerly known as Chip Eng Seng Corporation Ltd.

[2] Formerly known as SingHaiyi Group Ltd.

[3] The "Tang Family" includes Mr Gordon Tang, Mrs Celine Tang, their children and other members of their family.