
PORTFOLIO RECONSTITUTION TO STRENGTHEN SUNTEC REIT

- Sharpen Focus on Growing Singapore Portfolio
- Reduce Overseas Exposure Starting with Australia
- Improve Capital Structure through Lowering Leverage Ratio and / or Unit buy-back

Singapore, 21 September 2026 – Following the change in the REIT sponsor, the Board of Directors (the “Board”) of Suntec Trust Management Limited, the Manager of Suntec REIT, undertook a strategic review and would like to share its plans on enhancing unitholders’ returns, strengthening balance sheet and improving the overall quality of the portfolio.

The macroeconomic and political stability, together with the relative strength of the Singapore Dollar, especially during times of economic uncertainty and in a high inflation environment, continue to support a compelling case for growing Suntec REIT’s investment in Singapore. The fundamentals of the commercial property market in Singapore remain favourable, underpinned by limited new supply and tight vacancy rates. The Manager will continue to explore opportunities to strengthen Suntec REIT’s presence in Singapore.

Suntec REIT will be launching formal sale campaigns for 177 Pacific Highway, 21 Harris Street and 477 Collins Street in Australia. The divestment plan is supported by improving conditions in Australia’s capital markets and continued investors’ interests in high-quality, well-leased assets with stable income streams.

Mr. Chong Kee Hiong, Chief Executive Officer of the Manager, said, “The successful divestment of these assets is expected to reduce Suntec REIT’s aggregate leverage ratio to below 40%, providing the headroom to support Suntec REIT’s future acquisition opportunities, unit buy-back and / or capital distribution. This would also reduce the earnings drag arising from the high-interest rate environment in Australia and improve the REIT’s interest coverage ratio. The strategic review reinforces the Manager’s commitment in enhancing long-term unitholder returns.”

The Manager wishes to advise that there is no assurance that any binding agreement or any transaction will materialise.

Should there be any material developments which warrant disclosure, the Manager will make the appropriate announcements on SGXNET, in compliance with its obligations under the Listing Manual of the Singapore Exchange Securities Trading Limited (the “SGX-ST”).

Unitholders and potential investors are advised to exercise caution when dealing in the units of Suntec REIT and to refrain from taking any action in respect of their units which may be prejudicial to their interests. Persons who are in doubt as to the action they should take should consult their stockbroker, bank manager, solicitor or other professional advisers.

BY ORDER OF THE BOARD

Suntec Trust Management Limited

(formerly known as ESR Trust Management (Suntec) Limited)

(as Manager of Suntec Real Estate Investment Trust)

(Company registration no. 200410976R)

Chong Kee Hiong

Director

21 September 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 Family³.

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.

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.