

SECURITIES AND FUTURES ACT (CAP. 289)
SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS)
REGULATIONS 2012

**NOTIFICATION FORM FOR SUBSTANTIAL
SHAREHOLDER(S)/UNITHOLDER(S) IN RESPECT OF INTERESTS IN**

FORM

3

(Electronic Format)

Explanatory Notes

1. Please read the explanatory notes carefully before completing the notification form.
2. This form is for a Substantial Shareholder(s)/Unitholder(s) to give notice under section 135, 136, 137, 137J (as applicable to sections 135, 136 and 137) or 137U (as applicable to sections 135, 136 and 137) of the Securities and Futures Act (the "SFA").
3. This electronic Form 3 and a separate Form C, containing the particulars and contact details of the Substantial Shareholder(s)/Unitholder(s), must be completed by the Substantial Shareholder(s)/Unitholder(s) or a person duly authorised by the Substantial Shareholder(s)/Unitholder(s) to do so. The person so authorised should maintain records of information furnished to him by the Substantial Shareholder(s)/Unitholder(s).
4. This form and Form C, are to be completed electronically and sent to the Listed Issuer via an electronic medium such as an e-mail attachment. The Listed Issuer will attach both forms to the prescribed SGXNet announcement template for dissemination as required under section 137G(1), 137R(1) or 137ZC(1) of the SFA, as the case may be. While Form C will be attached to the announcement template, it will not be disseminated to the public and is made available only to the Monetary Authority of Singapore (the "Authority").
5. Where a transaction results in similar notifiable obligations on the part of more than one Substantial Shareholder/Unitholder, all of these Substantial Shareholders/Unitholders may give notice using the same notification form.
6. A single form may be used by a Substantial Shareholder/Unitholder for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days of becoming aware of the earliest transaction). There must be no netting-off of two or more notifiable transactions even if they occur within the same day.
7. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking the paper clip icon on the bottom left-hand corner or in item 11 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.
8. Except for item 5 of Part II and item 1 of Part IV, please select only one option from the relevant check boxes.
9. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
10. In this form, the term "Listed Issuer" refers to -
 - (a) a company incorporated in Singapore any or all of the shares in which are listed for quotation on the official list of a securities exchange;
 - (b) a corporation (not being a company incorporated in Singapore, or a collective investment scheme constituted as a corporation) any or all of the shares in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing;

- (c) a registered business trust (as defined in the Business Trusts Act (Cap. 31A)) any or all of the units in which are listed for quotation on the official list of a securities exchange;
 - (d) a recognised business trust any or all of the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing; or
 - (e) a collective investment scheme that is a trust, that invests primarily in real estate and real estate-related assets specified by the Authority in the Code on Collective Investment Schemes, and any or all the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing ("Real Estate Investment Trust").
11. For further instructions and guidance on how to complete this notification form, please refer to section 7 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at <http://www.mas.gov.sg> (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

Part I - General

1. Name of Listed Issuer:

Suntec Real Estate Investment Trust

2. Type of Listed Issuer:

- ☐ Company/Corporation
☐ Registered/Recognised Business Trust
☒ Real Estate Investment Trust

Name of Trustee-Manager/Responsible Person:

ESR Trust Management (Suntec) Limited

3. Is more than one Substantial Shareholder/Unitholder giving notice in this form?

- ☐ No *(Please proceed to complete Part II)*
☒ Yes *(Please proceed to complete Parts III & IV)*

4. Date of notification to Listed Issuer:

19-Mar-2026

Part III - Substantial Shareholder(s)/Unitholder(s) Details

[To be used for multiple Substantial Shareholders/Unitholders to give notice]

Substantial Shareholder/Unitholder **A** 

1. Name of Substantial Shareholder/Unitholder:

Hongkong Land International Holdings Limited ("HKLIH")

2. Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?

☐ Yes

☒ No

3. Notification in respect of:

☒ Becoming a Substantial Shareholder/Unitholder

☐ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder

☐ Ceasing to be a Substantial Shareholder/Unitholder

4. Date of acquisition of or change in interest:

17-Mar-2026

5. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest  (if different from item 4 above, please specify the date):

17-Mar-2026

6. Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):

7. Quantum of total voting shares/units (including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	145,800,000	145,800,000
As a percentage of total no. of voting shares/  :	0	4.93	4.93
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures :	0	317,981,810	317,981,810
As a percentage of total no. of voting shares/  :	0	10.76	10.76

8. Circumstances giving rise to deemed interests (if the interest is such):
[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

HKLIH (as purchaser) had originally entered into a sale and purchase agreement (the "SPA") with ESR Real Estate Investors 22 Pte. Ltd. (as seller) for the acquisition of 145,800,000 units in Suntec Real Estate Investment Trust ("Suntec REIT", and the units in Suntec REIT, the "Units"). As such, HKLIH has an existing deemed interest in the 145,800,000 Units in respect of which it had entered into a binding acquisition agreement.

After consideration, HKLIH has determined to increase the number of Units to be acquired. On 17 March 2026, it entered into an amendment to the SPA with the seller, to increase the number of Units being acquired to a total of 317,981,810 Units instead.

HKLIH has nominated ERH (as defined below) (its wholly-owned subsidiary) to hold the Units on completion of the SPA.

9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form:
[You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]

ERH is a wholly-owned subsidiary of HKLIH which has been nominated by HKLIH to hold the Units on completion of the SPA.

HKLIH is a wholly-owned subsidiary of HKL (as defined below). The parent company of HKL is JSL (as defined below), which is in turn owned by JMHIL (as defined below), and is in turn owned by the ultimate parent company JMH (as defined below).

10. Attachments (if any): 



(The total file size for all attachment(s) should not exceed 1MB.)

11. If this is a **replacement** of an earlier notification, please provide:

- (a) SGXNet announcement reference of the **first** notification which was announced on SGXNet (the "Initial Announcement"):

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- (b) Date of the Initial Announcement:

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- (c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:

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12. Remarks (if any):

The percentage interests above are computed based on a total number of 2,955,540,288 units in Suntec REIT outstanding.

Substantial Shareholder/Unitholder B

1. Name of Substantial Shareholder/Unitholder:

Emerald Ridge Holdings Limited ("ERH")

2. Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?
- ☐ Yes
- ☒ No
3. Notification in respect of:
- ☒ Becoming a Substantial Shareholder/Unitholder
- ☐ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
- ☐ Ceasing to be a Substantial Shareholder/Unitholder
4. Date of acquisition of or change in interest:
- 17-Mar-2026
5. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest ⓘ (if different from item 4 above, please specify the date):
- 17-Mar-2026
6. Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
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7. Quantum of total voting shares/units (including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	145,800,000	145,800,000
As a percentage of total no. of voting shares/units ⓘ:	0	4.93	4.93
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures :	0	317,981,810	317,981,810
As a percentage of total no. of voting shares/units ⓘ:	0	10.76	10.76

8. Circumstances giving rise to deemed interests (if the interest is such):
[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

Please see item 8 of the filings made by Substantial Shareholder/Unitholder A (i.e. in respect of HKLIH) of this Part III for further details of the SPA entered into by HKLIH which has been upsized for an acquisition of a total of 317,981,810 Units.

HKLIH has nominated ERH (its wholly-owned subsidiary) to hold the Units on completion of the SPA. As such, ERH has a deemed interest in the Units to be acquired.

9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form:
[You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]

Please see item 9 of the filings made by Substantial Shareholder/Unitholder A (i.e. in respect of HKLIH) of this Part III.

10. Attachments (if any): 



(The total file size for all attachment(s) should not exceed 1MB.)

11. If this is a **replacement** of an earlier notification, please provide:

- (a) SGXNet announcement reference of the **first** notification which was announced on SGXNet (the "Initial Announcement"):

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- (b) Date of the Initial Announcement:

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- (c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:

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12. Remarks (if any):

The percentage interests above are computed based on a total number of 2,955,540,288 units in Suntec REIT outstanding.

Substantial Shareholder/Unitholder C

1. Name of Substantial Shareholder/Unitholder:

Hongkong Land Holdings Limited ("HKL")

2. Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?

☐ Yes

☒ No

3. Notification in respect of:

☒ Becoming a Substantial Shareholder/Unitholder

☐ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder

☐ Ceasing to be a Substantial Shareholder/Unitholder

4. Date of acquisition of or change in interest:

17-Mar-2026

5. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest ⓘ (if different from item 4 above, please specify the date):

17-Mar-2026

6. Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):

7. Quantum of total voting shares/units (including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	145,800,000	145,800,000
As a percentage of total no. of voting shares/ ⓘ:	0	4.93	4.93
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures :	0	317,981,810	317,981,810
As a percentage of total no. of voting shares/ ⓘ:	0	10.76	10.76

8. Circumstances giving rise to deemed interests (if the interest is such):
[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

By way of its 100% ownership of HKLIH, HKL was deemed to be interested in HKLIH's notifiable interest in Suntec REIT.

9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form:
[You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]

Please see item 9 of the filings made by Substantial Shareholder/Unitholder A (i.e. in respect of HKLIH) of this Part III.

10. Attachments (if any):



(The total file size for all attachment(s) should not exceed 1MB.)

11. If this is a **replacement** of an earlier notification, please provide:

- (a) SGXNet announcement reference of the **first** notification which was announced on SGXNet (the "Initial Announcement"):

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- (b) Date of the Initial Announcement:

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- (c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:

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12. Remarks (if any):

The percentage interests above are computed based on a total number of 2,955,540,288 units in Suntec REIT outstanding.

Substantial Shareholder/Unitholder **D**

1. Name of Substantial Shareholder/Unitholder:

Jardine Strategic Limited ("JSL")

2. Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?

☐ Yes

☒ No

3. Notification in respect of:

☒ Becoming a Substantial Shareholder/Unitholder

☐ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder

☐ Ceasing to be a Substantial Shareholder/Unitholder

4. Date of acquisition of or change in interest:

17-Mar-2026

5. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date):

17-Mar-2026

6. Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):

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- | <i>Immediately before the transaction</i> | <i>Direct Interest</i> | <i>Deemed Interest</i> | <i>Total</i> |
|--|------------------------|------------------------|--------------|
| No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures: | 0 | 145,800,000 | 145,800,000 |
| As a percentage of total no. of voting shares/ ⓘ :: | 0 | 4.93 | 4.93 |
| <i>Immediately after the transaction</i> | <i>Direct Interest</i> | <i>Deemed Interest</i> | <i>Total</i> |
| No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures : | 0 | 317,981,810 | 317,981,810 |
| As a percentage of total no. of voting shares/ ⓘ :: | 0 | 10.76 | 10.76 |

- JSL is the parent company of HKL. By way of its indirect shareholding interest in HKLIH, JSL was deemed to be interested in HKLIH's notifiable interest in Suntec REIT.

- Please see item 9 of the filings made by Substantial Shareholder/Unitholder A (i.e. in respect of HKLIH) of this Part III.

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[illegible]

- _____

- [illegible]

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| <p>The percentage interests above are computed based on a total number of 2,955,540,288 units in Suntec REIT outstanding.</p> <p>Remarks (if any):</p> | |
|--|--|

Substantial Shareholder/Unitholder E

1. Name of Substantial Shareholder/Unitholder:

JMH Investments Limited ("JMHL")

2. Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?

☐ Yes

☒ No

3. Notification in respect of:

☒ Becoming a Substantial Shareholder/Unitholder

☐ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder

☐ Ceasing to be a Substantial Shareholder/Unitholder

4. Date of acquisition of or change in interest:

17-Mar-2026

5. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest  (if different from item 4 above, please specify the date):

17-Mar-2026

6. Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):

7. Quantum of total voting shares/units (including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	145,800,000	145,800,000
As a percentage of total no. of voting shares/  :	0	4.93	4.93
Immediately after the transaction	Direct Interest	Deemed Interest	Total

No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures :	0	317,981,810	317,981,810
As a percentage of total no. of voting shares/  :	0	10.76	10.76

8. Circumstances giving rise to deemed interests (if the interest is such):
[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

JMHIL owns JSL, which in turn is the parent company of HKL. By way of its indirect shareholding interest in HKLIH, JMHIL was deemed to be interested in HKLIH's notifiable interest in Suntec REIT.

9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form:
[You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]

Please see item 9 of the filings made by Substantial Shareholder/Unitholder A (i.e. in respect of HKLIH) of this Part III.

10. Attachments (if any): 



(The total file size for all attachment(s) should not exceed 1MB.)

11. If this is a **replacement** of an earlier notification, please provide:

- (a) SGXNet announcement reference of the **first** notification which was announced on SGXNet (the "Initial Announcement"):

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- (b) Date of the Initial Announcement:

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- (c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:

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12. Remarks (if any):

The percentage interests above are computed based on a total number of 2,955,540,288 units in Suntec REIT outstanding.

Substantial Shareholder/Unitholder

1. Name of Substantial Shareholder/Unitholder:

Jardine Matheson Holdings Limited ("JMH")

2. Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?
- ☐ Yes
- ☒ No
3. Notification in respect of:
- ☒ Becoming a Substantial Shareholder/Unitholder
- ☐ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
- ☐ Ceasing to be a Substantial Shareholder/Unitholder
4. Date of acquisition of or change in interest:
- 17-Mar-2026
5. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest ⓘ (if different from item 4 above, please specify the date):
- 17-Mar-2026
6. Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
-
7. Quantum of total voting shares/units (including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	145,800,000	145,800,000
As a percentage of total no. of voting shares/ ⓘ:	0	4.93	4.93
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures :	0	317,981,810	317,981,810
As a percentage of total no. of voting shares/ ⓘ:	0	10.76	10.76

8. Circumstances giving rise to deemed interests (if the interest is such):
[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

JMH owns JMHIL which owns JSL, which in turn is the parent company of HKL. By way of its indirect shareholding interest in HKLIH, JMH was deemed to be interested in HKLIH's notifiable interest in Suntec REIT.

9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form:
[You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]

Please see item 9 of the filings made by Substantial Shareholder/Unitholder A (i.e. in respect of HKLIH) of this Part III.

10. Attachments (if any): 



(The total file size for all attachment(s) should not exceed 1MB.)

11. If this is a **replacement** of an earlier notification, please provide:

- (a) SGXNet announcement reference of the **first** notification which was announced on SGXNet (the "Initial Announcement"):

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- (b) Date of the Initial Announcement:

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- (c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:

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12. Remarks (if any):

The percentage interests above are computed based on a total number of 2,955,540,288 units in Suntec REIT outstanding.

Part IV - Transaction details

1. Type of securities which are the subject of the transaction (*more than one option may be chosen*):

- ☒ Voting shares/units
☐ Rights/Options/Warrants over voting shares/units
☐ Convertible debentures over voting shares/units (*conversion price known*)
☐ Others (*please specify*):

2. Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholders/Unitholders:

Total of 317,981,810 Units under the amended SPA

3. Amount of consideration paid or received by Substantial Shareholders/Unitholders (*excluding brokerage and stamp duties*):

Aggregate of S\$540,569,077 for the 317,981,810 Units

4. Circumstance giving rise to the interest or change in interest:

Acquisition of:

- ☐ Securities via market transaction
☒ Securities via off-market transaction (*e.g. married deals*)
☐ Securities via physical settlement of derivatives or other securities
☐ Securities pursuant to rights issue
☐ Securities via a placement
☐ Securities following conversion/exercise of rights, options, warrants or other convertibles

Disposal of:

- ☐ Securities via market transaction
☐ Securities via off-market transaction (*e.g. married deals*)

Other circumstances:

- ☐ Acceptance of take-over offer for the Listed Issuer
☐ Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (*please specify*):

- ☐ Others (*please specify*):

Item 5 is to be completed by an individual submitting this notification form on behalf of the Substantial Shareholders/Unitholders.

5. Particulars of Individual submitting this notification form to the Listed Issuer:

(a) Name of Individual:

Emma Sze

(b) Designation (if applicable):

Authorised Signatory

(c) Name of entity (if applicable):

Hongkong Land Holdings Limited

Transaction Reference Number (auto-generated):

8	5	8	6	3	4	6	4	0	6	1	3	5	9	3
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