



**UNITED OVERSEAS BANK LIMITED**  
(Company Registration No.: 193500026Z)  
(Incorporated in the Republic of Singapore)



**DBS BANK LTD.**  
(Company Registration No.: 196800306E)  
(Incorporated in the Republic of Singapore)

17 January 2025

To: The Unitholders of Suntec Real Estate Investment Trust

Dear Unitholder,

**MANDATORY CONDITIONAL CASH OFFER BY UNITED OVERSEAS BANK LIMITED (“UOB”) AND DBS BANK LTD. (“DBS”, AND TOGETHER WITH UOB, THE “JOINT FINANCIAL ADVISERS”), FOR AND ON BEHALF OF AELIOS PTE. LTD. (THE “OFFEROR”) FOR ALL THE ISSUED AND OUTSTANDING UNITS (“UNITS”) IN SUNTEC REAL ESTATE INVESTMENT TRUST (“SUNTEC REIT”), OTHER THAN THOSE ALREADY OWNED, CONTROLLED OR AGREED TO BE ACQUIRED BY THE OFFEROR AND ITS CONCERT PARTIES (THE “OFFER”)**

**NOTIFICATION OF REVISION OF THE OFFER PRICE TO S\$1.19 IN CASH FOR EACH OFFER UNIT (THE “REVISION NOTIFICATION”)**

The Joint Financial Advisers, have on 8 January 2025 announced, for and on behalf of the Offeror, amongst others, that:

- The Offeror is revising the Offer Price to S\$1.19 in cash for each Offer Unit.
- Unitholders who have earlier accepted the Offer are entitled to the Revised Offer Price (as defined in paragraph 2.1 below), subject to the Offer becoming or being declared to be unconditional in all respects in accordance with its terms. Accordingly, no further action in respect of the Offer is required to be taken by Unitholders who have already validly accepted the Offer.

Unitholders who wish to accept the Offer but who may not have done so, may use the existing Acceptance Forms that were despatched with the Notification Letter to accept the Offer at the Revised Offer Price.

Please refer to the rest of this Revision Notification for further details.

## 1. INTRODUCTION

1.1 The Joint Financial Advisers refer to the offer document dated 23 December 2024 (the “Offer Document”) issued by the Joint Financial Advisers, for and on behalf of the Offeror, in relation to the mandatory conditional cash offer for all the Offer Units in accordance with Rule 14 of The Singapore Code on Take-overs and Mergers.

1.2 All capitalised terms used in this Revision Notification shall bear the same meaning as set out in the Offer Document, unless otherwise expressly stated or the context otherwise requires.

## 2. REVISION OF OFFER PRICE

- 2.1 As announced by the Joint Financial Advisers, for and on behalf of the Offeror, in the announcement dated 8 January 2025 (the “**Revision Announcement**”), the Offeror is revising the Offer Price as follows:

For each Offer Unit: S\$1.19 in cash (the “**Revised Offer Price**”).

**Unitholders who have earlier accepted the Offer are entitled to the Revised Offer Price, subject to the Offer becoming or being declared to be unconditional in all respects in accordance with its terms. Accordingly, no further action in respect of the Offer is required to be taken by Unitholders who have already validly accepted the Offer.**

- 2.2 Save as disclosed in this Revision Notification and the Revision Announcement, all the other terms and conditions of the Offer as set out in the Offer Document remain unchanged.

## 3. EXTENSION OF CLOSING DATE

Pursuant to Rule 20.1 of the Code, the Offer must be kept open for at least 14 days from the date of posting of the written notification of revision to Unitholders.

**Accordingly, the Closing Date of the Offer is extended from 5.30 p.m. (Singapore time) on 20 January 2025 to 5.30 p.m. (Singapore time) on 3 February 2025 or such later date(s) as may be announced from time to time by or on behalf of the Offeror (the “Closing Date”).**

## 4. PROCEDURES FOR ACCEPTANCE

- 4.1 **Unitholders who have validly accepted the Offer prior to the date of this Announcement are not required to take any further action in relation to the Offer.**

- 4.2 **Acceptance Procedures for Unitholders.** Unitholders who wish to accept the Offer but who may not have done so may do so by following the procedures for acceptance as set out in Appendix 2 to the Offer Document and the relevant Acceptance Forms. Unitholders who wish to accept the Offer may do so by completing and returning the relevant Acceptance Forms and all other relevant documents as soon as possible so as to reach the Offeror c/o The Central Depository (Pte) Limited or Boardroom Corporate & Advisory Services Pte. Ltd. (as the case may be) not later than 5.30 p.m. (Singapore time) on the Closing Date. Alternatively, Unitholders who are individual and joint-alternate account holders who hold Offer Units deposited with CDP may also submit the FAA in electronic form via SGX’s Investor Portal at [investors.sgx.com](https://investors.sgx.com).

**For the avoidance of doubt, Unitholders may use the existing Acceptance Forms that were despatched with the Notification Letter to accept the Offer at the Revised Offer Price.**

- 4.3 **Acceptance Procedures for CPFIS Investors and SRS Investors.** CPFIS Investors and SRS Investors will receive further information on how to accept the Offer from their respective CPF Agent Banks and SRS Agent Banks directly. CPFIS Investors and SRS Investors are advised to consult their respective CPF Agent Banks and SRS Agent Banks should they require further information, and if they are in any doubt as to the action they should take, CPFIS Investors and SRS Investors should seek independent professional advice.

CPFIS Investors and SRS Investors who wish to accept the Offer are to reply to their respective CPF Agent Banks and SRS Agent Banks accordingly by the deadline stated in the letter from their respective CPF Agent Banks and SRS Agent Banks. Subject to the Offer becoming or being declared unconditional in all respects in accordance with its terms, CPFIS Investors and SRS Investors who accept the Offer will receive the Revised Offer Price in respect of their Offer Units, in their respective CPF investment accounts and SRS investment accounts.

## 5. REQUEST FOR NOTIFICATION LETTER AND RELATED DOCUMENTS

- 5.1 If you are a Unitholder and have not received or have misplaced the Notification Letter and/or the relevant Acceptance Forms, please contact The Central Depository (Pte) Limited (if you hold Offer Units deposited with CDP) or Boardroom Corporate & Advisory Services Pte. Ltd. (if you hold Offer Units in the form of confirmation note(s)), as the case may be, immediately at the email address, address and/or telephone number set out below, during normal business hours:

**The Central Depository  
(Pte) Limited**

Tel: +65 6535 7511  
Email: [asksgx@sgx.com](mailto:asksgx@sgx.com)

**Boardroom Corporate & Advisory  
Services Pte. Ltd.**

1 Harbourfront Avenue  
#14-07 Keppel Bay Tower  
Singapore 098632

- 5.2 Subject to compliance with applicable laws, any Unitholder (including an Overseas Unitholder) may, nonetheless, obtain a copy of the Notification Letter, the relevant Acceptance Forms and any related documents during normal business hours and up to the Closing Date, from (a) the CDP (if he/she/it is a Depositor) by contacting CDP's Customer Service Hotline at +65 6535 7511 during their operating hours or emailing CDP at [asksgx@sgx.com](mailto:asksgx@sgx.com) for instructions on how to obtain a copy of such documents, or (b) the office of the Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. (if he/she/it holds Offer Units in the form of confirmation note(s)), at 1 Harbourfront Ave, #14-07 Keppel Bay Tower, Singapore 098632.
- 5.3 Alternatively, an Overseas Unitholder may, subject to compliance with applicable laws, write to the Offeror (a) through CDP (if he/she/it is a Depositor) at Robinson Road Post Office, P.O. Box 1984, Singapore 903934, or (b) the Registrar (if he/she/it holds Offer Units in the form of confirmation note(s)), at 1 Harbourfront Ave, #14-07 Keppel Bay Tower, Singapore 068902 to request for the Notification Letter, the relevant Acceptance Forms and any related documents to be sent to an address in Singapore by ordinary post at his/her/its own risk, up to five (5) Market Days prior to the close of the Offer.

## 6. GENERAL

- 6.1 **No Material Change in Information.** Save as disclosed in this Revision Notification, the Offer Document and announcements released by or on behalf of the Offeror on the SGX-ST (including, *inter alia*, the Revision Announcement), and save for publicly available information on the REIT Manger, Suntec REIT and its subsidiaries, as far as the Offeror is aware, there has been no material change in any information previously published by or on behalf of the Offeror during the period commencing from 5 December 2024 (being the Offer Announcement Date) and ending on 13 January 2025 (being the latest practicable date prior to the printing of this Revision Notification).

6.2 **Overseas Jurisdictions.** Where there are potential restrictions on sending this Revision Notification to any overseas jurisdictions, the Offeror and the Joint Financial Advisers each reserves the right not to send this Revision Notification to Overseas Unitholders in such overseas jurisdictions. Overseas Unitholders are advised to read Section 13 of the Letter to Unitholders in the Offer Document carefully.

## 7. CONFIRMATION OF FINANCIAL RESOURCES

UOB and DBS, as the Joint Financial Advisers to the Offeror in connection with the Offer, confirm that sufficient financial resources are available to the Offeror to satisfy full acceptance of the Offer by the holders of the Offer Units on the basis of the Revised Offer Price.

## 8. RESPONSIBILITY STATEMENT

The directors of the Offeror (including those who may have delegated detailed supervision of this Revision Notification) have taken all reasonable care to ensure that the facts stated and all opinions expressed in this Revision Notification are fair and accurate and that no material facts have been omitted from this Revision Notification, the omission of which would make any statement in this Revision Notification misleading. The directors of the Offeror jointly and severally accept full responsibility accordingly.

Where any information has been extracted or reproduced from published or otherwise publicly available sources (including without limitation, in relation to the REIT Manager, Suntec REIT and its subsidiaries), the sole responsibility of the directors of the Offeror have been to ensure, through reasonable enquiries, that such information is accurately and correctly extracted from such sources or, as the case may be, accurately reflected or reproduced in this Revision Notification.

Issued by  
**United Overseas Bank Limited and DBS Bank Ltd.**

For and on behalf of  
**Aelios Pte. Ltd.**

17 January 2025

Any enquiries relating to this Notification or the Offer should be directed during office hours to the following:

**United Overseas Bank Limited**  
Tel: +65 6539 7066

**DBS Bank Ltd.**  
Tel: +65 6878 6347