

The Board of Directors  
ESR Trust Management (Suntec) Limited  
(in its capacity as Manager of  
Suntec Real Estate Investment Trust)  
5 Temasek Blvd, #12-01  
Suntec Tower Five  
Singapore 038985

24 July 2025

Dear Sirs

**Suntec Real Estate Investment Trust and its subsidiaries**  
**Review of interim financial statements for the six-months ended 30 June 2025**

***Introduction***

We have reviewed the accompanying interim financial statements of Suntec Real Estate Investment Trust (the “Trust”) and its subsidiaries (the “Group”) for the six-months ended 30 June 2025 (the “Interim Financial Information”). The interim financial statements comprises the following:

- Statements of financial position of the Group and the Trust as at 30 June 2025;
- Portfolio statement of the Group and the Trust as at 30 June 2025;
- Statement of total return of the Group for the six-month period ended 30 June 2025;
- Distribution statement of the Group for the six-month period ended 30 June 2025;
- Statements of movements in unitholders’ funds of the Group and the Trust for the six-month period ended 30 June 2025;
- Statement of cash flows of the Group for the six-month period ended 30 June 2025; and
- Certain explanatory notes to the above Interim Financial Information.

ESR Trust Management (Suntec) Limited, the Manager of the Trust, is responsible for the preparation and presentation of this Interim Financial Information in accordance with the recommendations of the Statement of Recommended Accounting Practice (“RAP”) 7 *Reporting Framework for Unit Trusts* relevant to interim financial information issued by the Institute of Singapore Chartered Accountants. Our responsibility is to express a conclusion on this Interim Financial Information based on our review.

### **Scope of review**

We conducted our review in accordance with Singapore Standard on Review Engagements 2410 *Review of Interim Financial Information Performed by the Independent Auditor of the Entity*. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Singapore Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

### **Conclusion**

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Financial Information is not prepared, in all material respects, in accordance with the recommendations of the RAP 7 relevant to interim financial information issued by the Institute of Singapore Chartered Accountants.

### **Restriction of use**

Our report is provided in accordance with the terms of our engagement. Our work was undertaken so that we might report to you on the interim financial information for the purpose of assisting the Trust in meeting the requirements of paragraph 3 of Appendix 7.2 of the Singapore Exchange Limited Listing Manual and for no other purpose. Our report is included in the Trust's announcement of its interim financial information for the information of its unitholders. We do not assume responsibility to anyone other than the Trust for our work, for our report, or for the conclusions we have reached in our report.

Yours faithfully



Ernst & Young LLP

Public Accountants and  
Chartered Accountants  
Singapore

24 July 2025