

SUNTEC REAL ESTATE INVESTMENT TRUST (“SUNTEC REIT”) PROPERTY VALUATIONS

The Board of Directors of ESR Trust Management (Suntec) Limited, the Manager of Suntec REIT, wishes to announce that it has carried out independent valuations of the properties owned by Suntec REIT on 31 December 2025.

The portfolio of investment properties has been valued at S\$11,830.1 million as at 31 December 2025. Properties are located in Singapore unless otherwise indicated.

The current independent valuations are as follows:

Property	Tenure	Date of Valuation	Valuation S\$ million	Independent Valuer
Suntec City comprising <ul style="list-style-type: none"> 11 strata lots with 12.0% of the total strata area in Suntec Tower One One strata lot with 2.1% of the total strata area in Suntec Tower Two 67 strata lots with 61.6% of the total strata area in Suntec Tower Three All strata lots in Suntec Tower Four All strata lots in Suntec Tower Five Suntec City Mall 	99 years from 1989	31 December 2025	5,488.8	Knight Frank Pte Ltd

The independent valuations of the one-third interest in One Raffles Quay, the one-third interest in Marina Bay Financial Centre Towers 1 and 2 and the Marina Bay Link Mall, 66.3% interest in Suntec Singapore Convention & Exhibition Centre, 100% interest in 177 Pacific Highway, North Sydney, 100% interest in 21 Harris Street, Pyrmont, 50.0% interest in Southgate complex, 50.0% interest in Olderfleet, 477 Collins Street, Melbourne, 100% interest in 55 Currie Street, Adelaide, 50.0% interest in Nova South, Nova North and The Nova Building and 100% interest in The Minster Building are as follows:

Property	Tenure	Date of Valuation	Valuation S\$ million	Independent Valuer
One Raffles Quay (One-third interest)	99 years from 2001	31 December 2025	1,387.0	Knight Frank Pte Ltd
Marina Bay Financial Centre Towers 1 and 2 and the Marina Bay Link Mall (One-third interest)	99 years from 2005	31 December 2025	1,877.2	Knight Frank Pte Ltd
Suntec Singapore Convention & Exhibition Centre (66.3% interest)	99 years from 1989	31 December 2025	497.9	Knight Frank Pte Ltd
177 Pacific Highway, North Sydney (Australia) (100% interest) ¹	Freehold	31 December 2025	477.1	Cushman & Wakefield (Valuations) Pty Ltd
21 Harris Street, Pyrmont, Sydney (Australia) (100% interest) ¹	Freehold	31 December 2025	195.1	Cushman & Wakefield (Valuations) Pty Ltd
Southgate Complex, Melbourne (Australia) (50.0% interest) ¹	Freehold	31 December 2025	279.9	Cushman & Wakefield (Valuations) Pty Ltd
Olderfleet, 477 Collins Street, Melbourne (Australia) (50.0% interest) ¹	Freehold	31 December 2025	365.3	CIVAS (VIC) Pty Ltd
55 Currie Street, Adelaide (Australia) (100% interest) ¹	Freehold	31 December 2025	102.3	Cushman & Wakefield (Valuations) Pty Ltd

¹ Based on the exchange rate of S\$0.85961 = A\$1.0000 as at 31 December 2025.

Property	Tenure	Date of Valuation	Valuation S\$ million	Independent Valuer
Nova North, Nova South and The Nova Building ("Nova Properties") (United Kingdom) (50.0% interest) ²	1,042 years from 2020	31 December 2025	691.0 ³	Knight Frank LLP
The Minster Building (United Kingdom) (100% interest) ²	999 years from 1990	31 December 2025	468.5 ⁴	Knight Frank LLP

² Based on the exchange rate of S\$1.73529 = £1.0000 as at 31 December 2025

³ Based on Purchaser's cost of 6.8% (inclusive of stamp duty). Valuation based on 1.8% Purchaser's cost (excluding stamp duty) is S\$725.5 million.

⁴ Based on Purchaser's cost of 6.8% (inclusive of stamp duty). Valuation based on 1.8% Purchaser's cost (excluding stamp duty) is S\$486.6 million.

The valuation reports are available for inspection by prior appointment at the Manager's office located at 5 Temasek Boulevard Suntec Tower Five #12-01, Singapore 038985 during normal business hours and for a period of three months from the date of this announcement.

BY ORDER OF THE BOARD

ESR Trust Management (Suntec) Limited

(as Manager of Suntec Real Estate Investment Trust)

(Company registration no. 200410976R)

Chong Kee Hiong

Director

22 January 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 Olderfleet located at 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, 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 ESR TRUST MANAGEMENT (SUNTEC) LIMITED

Suntec REIT is managed by ESR Trust Management (Suntec) Limited, a wholly-owned subsidiary of ESR Asset Management Limited.

ESR Asset Management Limited is part of the ESR Group ("ESR"), a leading Asia-Pacific real asset owner and manager focused on logistics real estate, data centres, and energy infrastructure that power the digital economy and supply chain for investors, customers, and communities. Through ESR's fully integrated real asset fund management and development platform, ESR strives to create value and growth opportunities for its global portfolio of investors. ESR offers its customers modern space solutions to realise its ambitions across Australia and New Zealand, Japan, South Korea, Greater China, Southeast Asia, and India, including a presence in Europe. ESR's purpose, Space and Investment Solutions for a Sustainable Future, drives it to manage sustainably and impactfully for the communities it serves to thrive for generations to come. Visit www.esr.com for more information.

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.
