

MEDIA STATEMENT

Proposed Acquisition of Manager

Singapore, 16 December 2025 – ESR Trust Management (Suntec) Limited (the "Manager"), as manager of Suntec Real Estate Investment Trust ("Suntec REIT"), refers to the disclosure of interest notification from Acrophyte Asset Management Pte. Ltd. ("Acrophyte"), an entity controlled by Mr. Gordon Tang, in respect of its acquisition of interest in the Manager pursuant to its entry into a conditional sale and purchase agreement with subsidiaries of ESR Group Limited ("ESR") to acquire ESR's 100% indirect interest in the Manager.

The Manager understands from the relevant disclosure of interest notification that the proposed acquisition of the Manager is subject to the approval of the Monetary Authority of Singapore.

Mr. Gordon Tang, said, "We are excited to embark on the path to the acquisition of the Manager of Suntec REIT. With capable leadership from the Manager and seasoned oversight from the Board, Suntec REIT has built an iconic portfolio of assets with a focus on Singapore. We have consistently shown our confidence in Suntec REIT, via our significant long-term unitholding. Acquiring the Manager is an extension of our commitment to Suntec REIT. We look forward to working closely with the Board and the management team to review existing strategies and implement further value-adding initiatives to the benefit of all unitholders."

Mr. Chong Kee Hiong, Chief Executive Officer of the Manager, said, "Our team remains focused on disciplined execution to deliver long-term value for unitholders and uphold Suntec REIT's leading market position. After the handover, we will work closely with Mr. Tang to deliver sustainable growth through pro-active capital and portfolio management."

Mr. Tang currently owns (directly and through his affiliates) a 35.7% stake in Suntec REIT. ESR currently owns a 10.8% stake in Suntec REIT.

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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 in 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, ESR Trust Management (Suntec) Limited (formerly known as ARA 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 (formerly known as ARA 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.

ABOUT TANG ORGANIZATION PTE. LTD¹

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 managerial depth, operational expertise, and sector experience of its affiliate, SingHaiyi Group Pte. Ltd.² ("SingHaiyi"), 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 formerly listed on the Mainboard of the Singapore Exchange Securities Trading Limited ("SGX-ST") and were subsequently privatized by the Tang Family³.

Leveraging the collective experience, institutional knowledge, and operational capabilities of Tang Organization and SingHaiyi, Tang Organization is well positioned to create long-term value. The Tang Family, as the largest unitholder in Suntec REIT, further reinforces strong alignment with the interests of all unitholders. In its capacity as the new sponsor and a shareholder of the Manager, Tang Organization is committed to prudent stewardship, disciplined capital management, and sustainable value creation for all unitholders.

¹ Formerly known as Chip Eng Seng Corporation Ltd.

² Formerly known as SingHaiyi Group Ltd.

³ Comprising Mr Gordon Tang, Mrs Celine Tang and their children.

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.

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