



SUNTEC REIT ANNUAL GENERAL MEETING

16 April 2026



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ESG Highlights

FY 25 Financial Overview



Distributable Income to Unitholders

\$207.3 million

+14.6% y-o-y



Distribution Per Unit to Unitholders

7.035 cents

+13.6% y-o-y



MIT Status in Australia

MIT Status Maintained for FY 25

Withholding tax rate to remain at
10%¹ and 15%²



Capital Management

Refinanced **\$730 million** bank loans
Lower interest margins of ~25 bps

Notes:

1. For 177 Pacific Highway, 21 Harris Street and 477 Collins Street.
2. For Southgate Complex and 55 Currie Street.

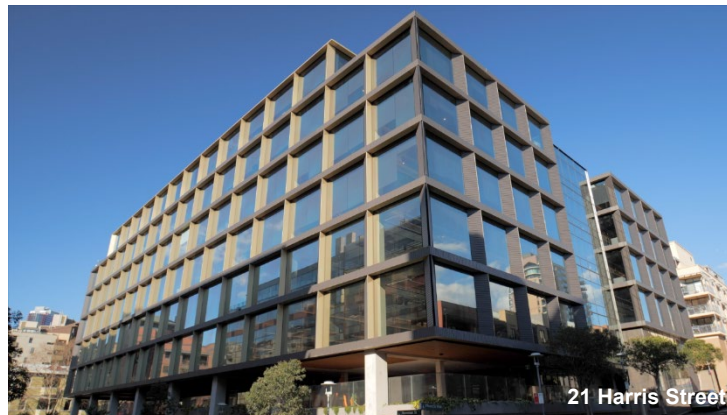
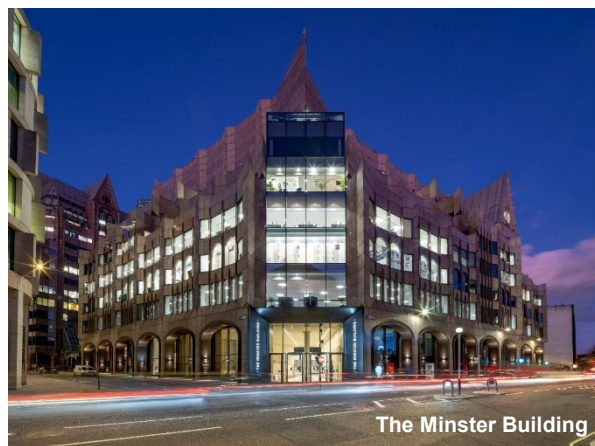
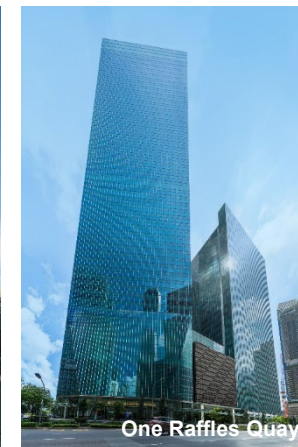
FY 25 Operational Overview

 Committed Occupancy	 Rent Reversion	 Retention Rate
 Singapore Office 98.2%¹ ▼ vs 98.7% (FY 24) Retail 99.5%² ▲ vs 98.3% (FY 24)	 Office +9.6% Retail +15.3%	 Office 80% Retail 66%
 Australia 90.6%³ ▼ vs 90.9% (FY 24)	 +25.9%	 50%
 UK 92.5%⁴ ▼ vs 95.1% (FY 24)	Minimal leases renewed/replaced	

Notes:

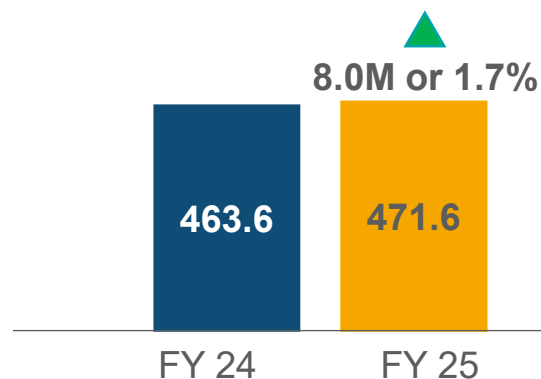
1. Based on Suntec REIT's interests in Suntec City Office, One Raffles Quay and Marina Bay Financial Centre Office Towers 1 and 2.
2. Based on Suntec REIT's interests in Suntec City Mall, Suntec Singapore (Retail) and Marina Bay Link Mall.
3. Based on Suntec REIT's interests in 177 Pacific Highway, 21 Harris Street, Southgate Complex, 477 Collins Street and 55 Currie Street.
4. Based on Suntec REIT's interest in Nova Properties and The Minster Building.

Financial Highlights

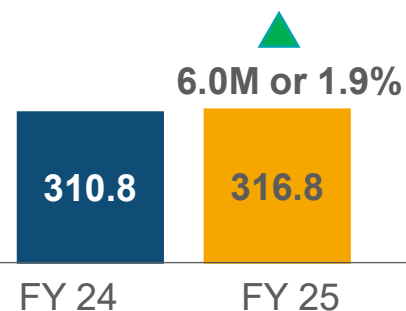


Singapore Portfolio Drove Performance Improvement

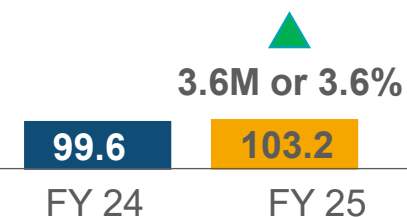
Gross Revenue (S\$ mil)



NPI (S\$ mil)



JV Income^{1,2} (S\$ mil)



Stronger operating performance across all Singapore properties



Stronger operating performance across all Singapore properties



Australia



One-off compensation received at 177 Pacific Highway (Sydney)



Lower occupancy at 55 Currie Street (Adelaide)



Lower occupancy at Southgate Complex, Retail (Melbourne) and higher provision of doubtful debt



UK



Lower occupancy and vacancies cost at The Minster Building



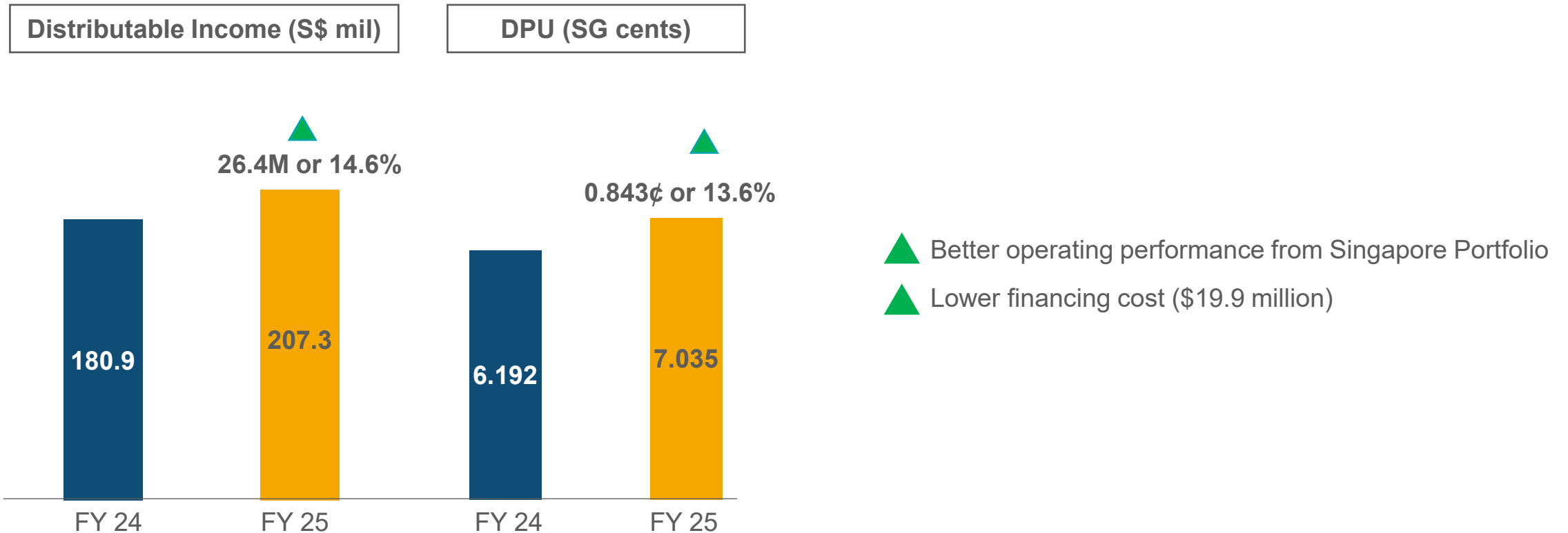
Operating performance stable at Nova Properties

Notes:

1. Ownership interest of 33.3% for One Raffles Quay and MBFC Properties, 50.0% for Southgate Complex and Nova Properties.

2. Excludes share of loss arising from fair value adjustments

Increase in DI and DPU



Capital Management



Olderfleet, 477 Collins Street, Melbourne

Key Financial Indicators

	As at 31 Dec 24	As at 31 Dec 25
NAV Per Unit	\$2.05	\$2.03
Total Debt Outstanding	\$4,227 mil	\$4,069 mil
Aggregate Leverage Ratio¹ (“ALR”)	42.4%	41.5%
Weighted Average Debt Maturity	2.83 years	2.72 years
All-in Financing Cost²	4.06% p.a.	3.71% p.a.
Weighted Average Interest Maturity	2.11 years	2.31 years
Interest Rate Borrowings (fixed)³	~58%	~65%
+/- 100 bp Change in All-in Financing Cost⁴	+/- 1.81 cts to DPU	+/- 1.75 cts to DPU
ICR⁵	1.9X	2.1X
-10% in EBITDA	1.7X	1.9X
+100 bp in All-in Financing Cost	1.7X	1.7X

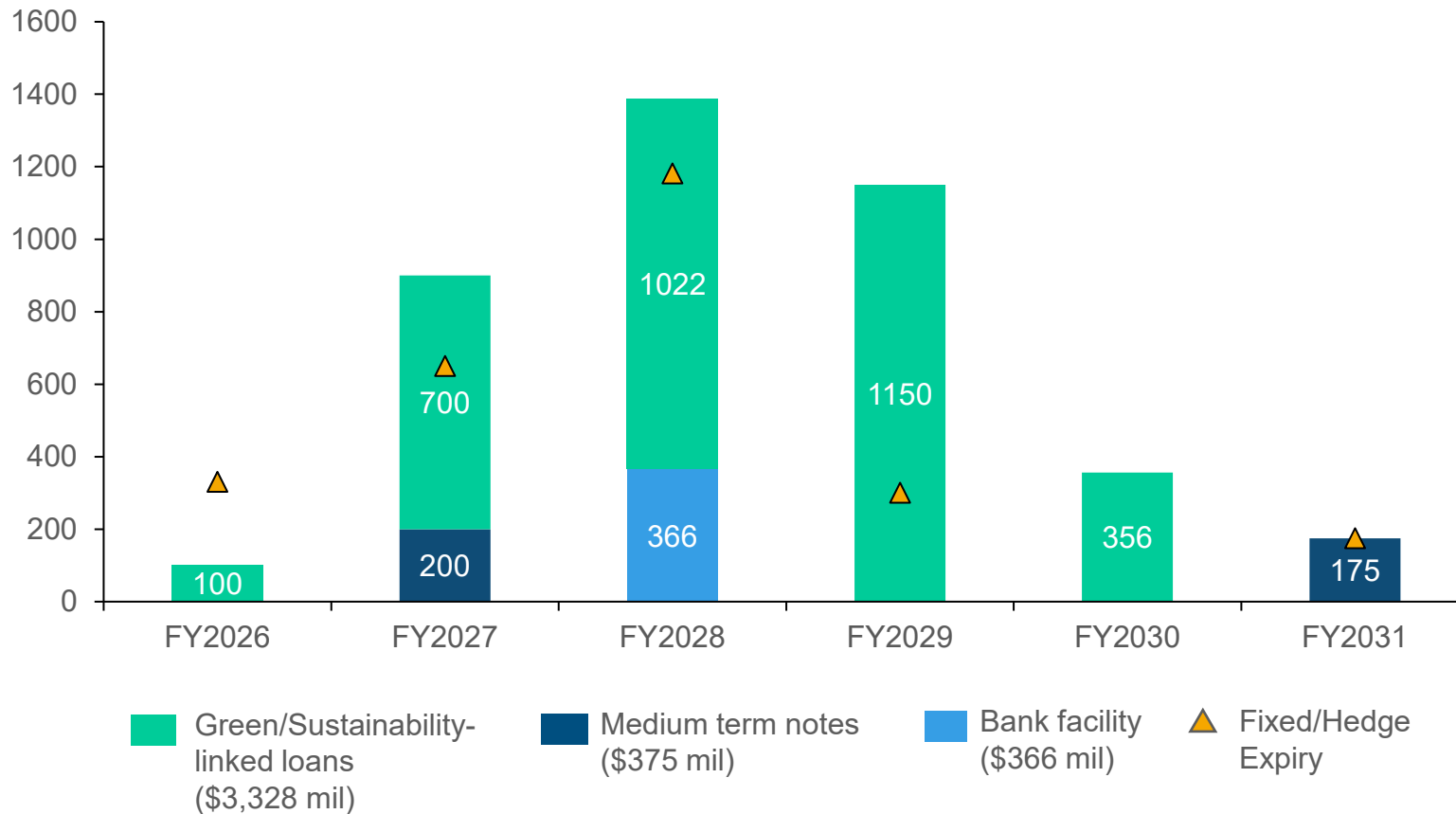
Notes:

1. ALR refers to the ratio of total borrowings (inclusive of proportionate share of borrowings of joint ventures) and deferred payments (if any) to the value of the Deposited Property.
2. Excludes joint venture loans. All-in financing cost for 4Q 25 was lower mainly due lower interest rates in 4Q 25.
3. Including joint venture loans, the total interest rate borrowings (fixed) is 63.4% (30 Sep 2025: 64.2%).
4. Based on total issued and issuable Suntec REIT units as at 31 Dec 2024 and 31 Dec 2025 respectively.
5. Interest coverage ratio (“ICR”) refers to the ratio that is calculated by dividing the trailing 12 months earnings before interest, tax, sinking fund contribution, depreciation and amortisation (excluding effects of any fair value changes of derivatives and investment properties, and foreign exchange translation), by the trailing 12 months interest expense, borrowing-related fees and distributions on hybrid securities (if any).

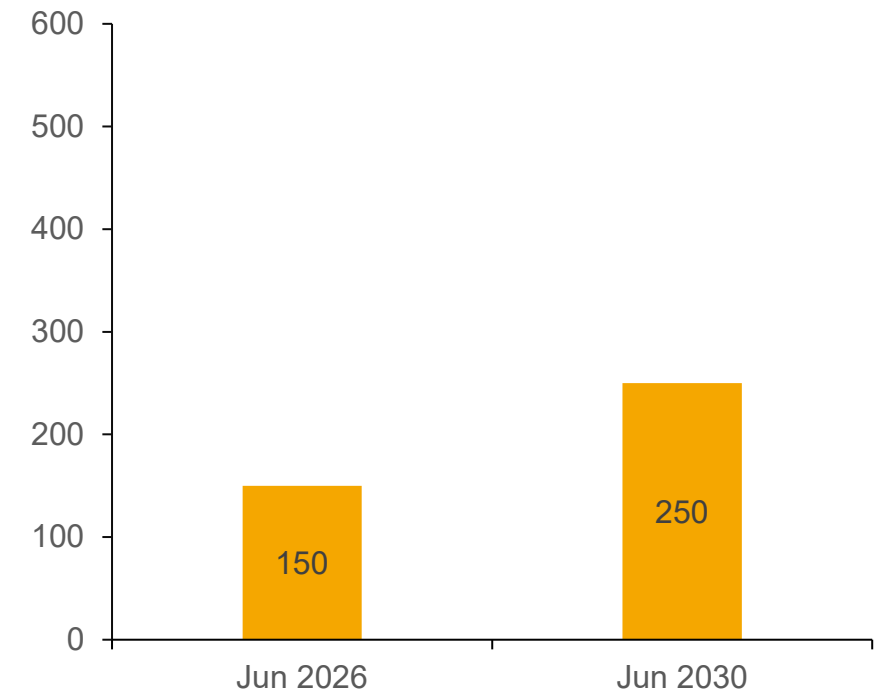
Refinanced \$730 million of Bank Loans

Lower Interest Margins of ~25 bps

Debt Maturity Profile



Perpetual Securities (First Reset)



Singapore Office Portfolio Performance

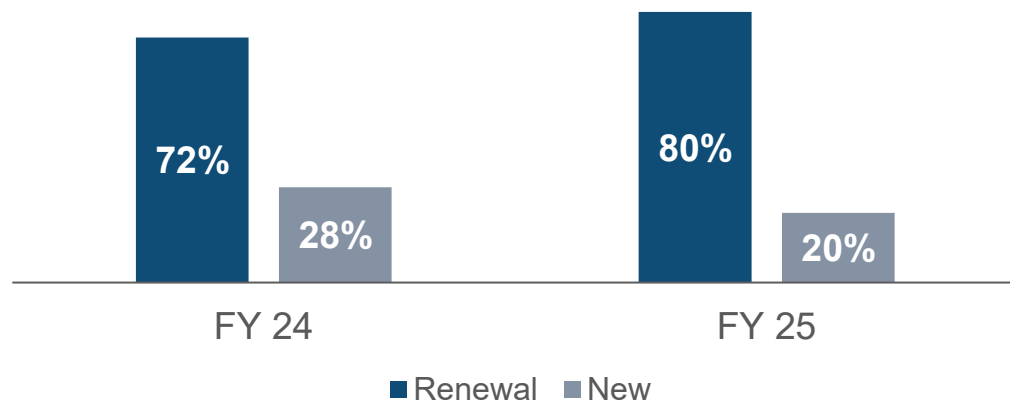


Highlights of Singapore Office Portfolio

Strong Rent Reversion with Well Balanced Lease Expiry Profile

Work Done¹

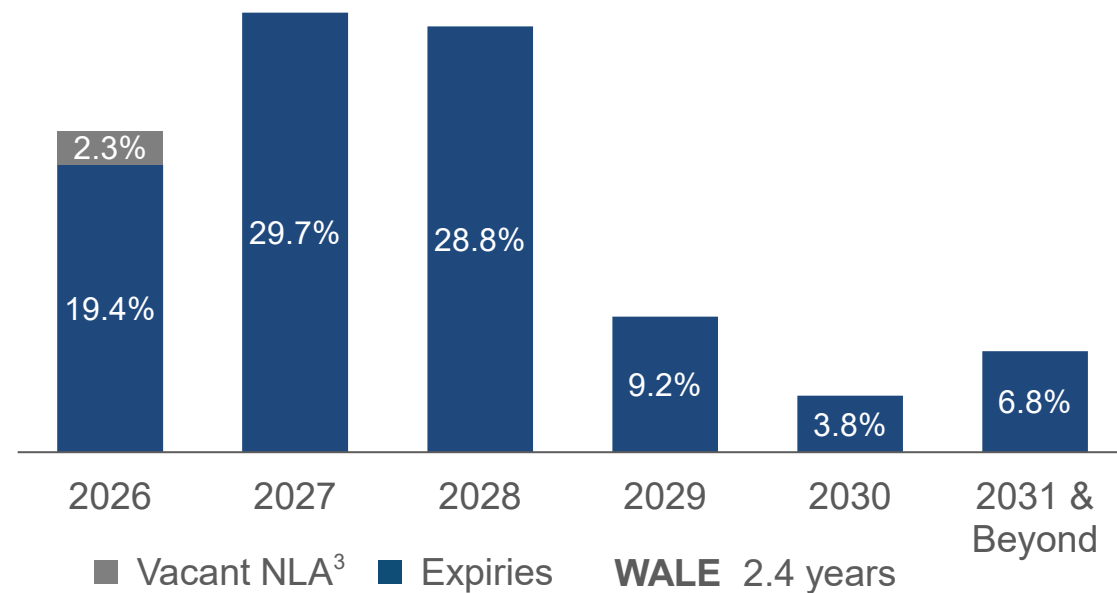
630,300 sq ft in FY 25



Rent Reversion

+9.6% for FY 25

Lease Expiry Profile % of Total NLA² Comparison



Notes:

1. Reflects net lettable area of new leases and renewals committed.
2. Based on Suntec REIT's interests in Suntec City Office, One Raffles Quay and Marina Bay Financial Centre Office Towers 1 and 2
3. Includes leases which expired on 31 December 2025.

Suntec City Office

High Occupancy with Healthy Rent Reversion



Committed Occupancy
99.8%



FY 25 Rent Reversion
+6.7%



Sustainability
Green Mark Platinum



FY 26 Lease Expiry
22.7%¹

Note:

1. By net lettable area.

One Raffles Quay & Marina Bay Financial Centre Properties

High Occupancy with Strong Rent Reversion



Committed Occupancy

ORQ **97.1%**

MBFC Properties¹ **95.6%**



FY 25 Rent Reversion

+12.8%



Sustainability

Green Mark Platinum



FY 26 Lease Expiry

ORQ **13.9%³**

MBFC Properties¹ **17.1%³**

Notes:

1. MBFC Properties refer to MBFC Towers 1 and 2, and the Marina Bay Link Mall.
2. Excludes Marina Bay Link Mall.
3. By Net Lettable Area.

A background image of a Singapore skyline featuring several tall, modern skyscrapers with glass facades. The buildings are reflected in a body of water in the foreground. The sky is clear and blue.

Singapore Office Outlook and Focus

Office market expected to remain resilient underpinned by limited new supply and tight vacancies

**Portfolio occupancy expected to remain high
Positive rent reversion expected to be near 5%**

Portfolio performance remains stable supported by past quarters of robust rent reversions and healthy occupancies

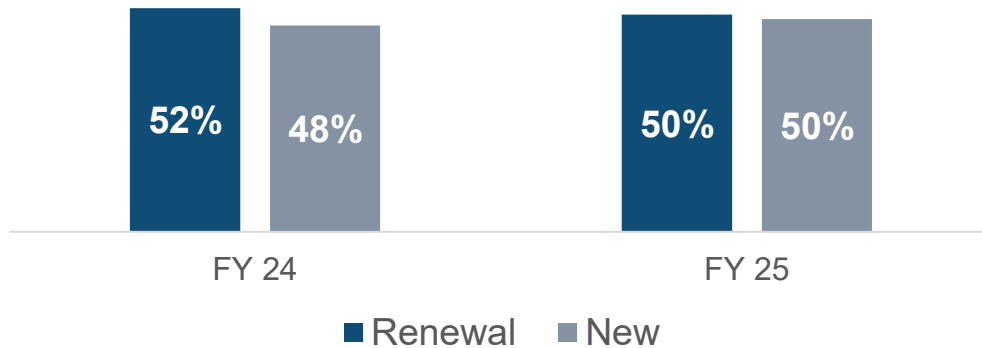
Australia Portfolio Performance



Highlights of Australia Portfolio

Stable Rent Reversions

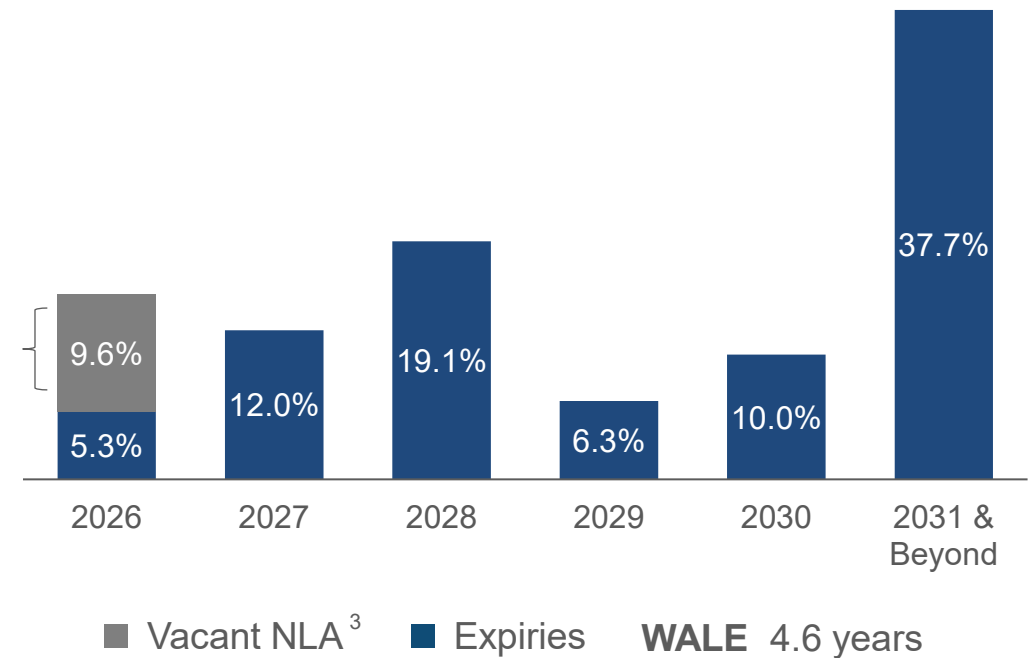
Work Done¹
289,900 sq ft in FY 25



Rent Reversion
+25.9% for FY 25
(Effective Rent: +1%)

Lease Expiry Profile % of Total NLA² Comparison

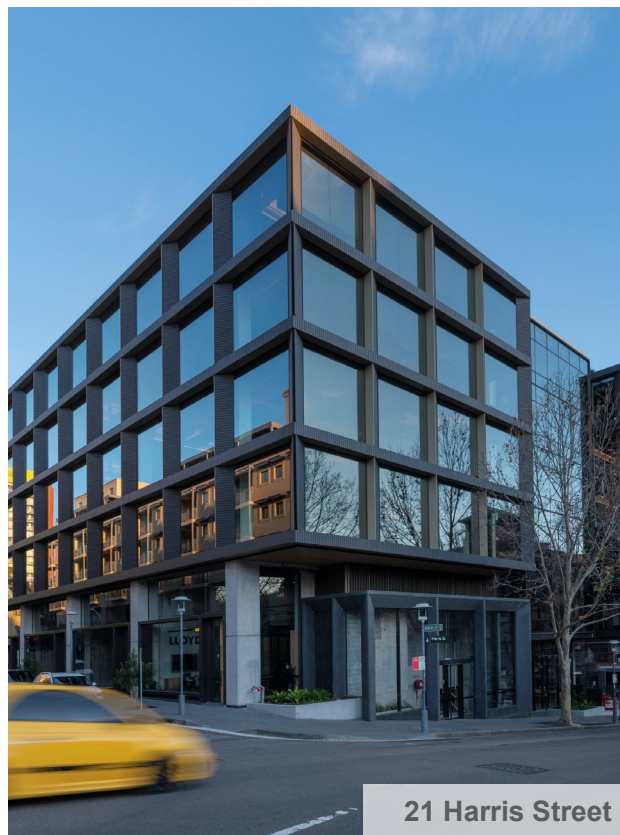
9.3% vacancy
from 55 Currie
Street and
Southgate
Complex



Notes:

1. Based on Suntec REIT's interests in 177 Pacific Highway, 21 Harris Street, Southgate Complex, 477 Collins Street and 55 Currie Street. Reflects net lettable area of new leases and renewals committed.
2. Based on Suntec REIT's interest in 177 Pacific Highway, 21 Harris Street, Southgate Complex, 477 Collins Street and 55 Currie Street.
3. Includes leases which expired on 31 December 2025.

Sydney – 177 Pacific Highway and 21 Harris Street



Note:
1. By Net Lettable Area.



Committed Occupancy

177PH **100%**

21H **97.8%**



WALE

177PH **4.2 years**

21H **6.7 years**



Sustainability

177PH & 21H **Carbon Neutral**
177 PH **5 Star Green Star Rating**
21H **6 Star Green Star Rating**



Lease Expiry

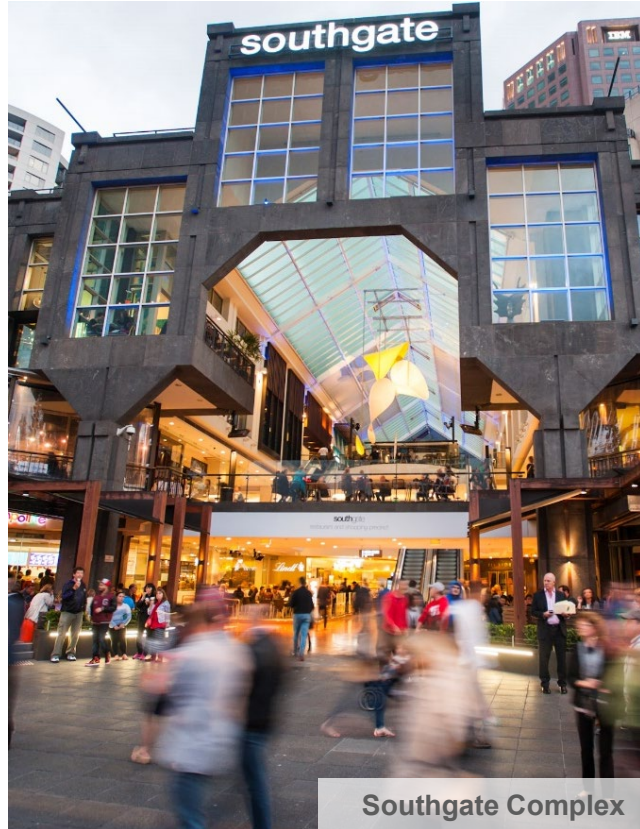
177PH **No Expiry until 2028**

21H **9.7%¹** due in 2026

Melbourne – Olderfleet, 477 Collins Street and Southgate Complex



Olderfleet, 477 Collins Street



Southgate Complex

Notes:

1. Source: JLL Research as at 4Q 2024.
2. By Net Lettable Area.



Committed Occupancy

477CS **100%**

Southgate **86.8%**



WALE

477CS **6.3 years**

Southgate **2.7 years**



Sustainability

477CS **Carbon Neutral,**
6 Star Green Star Rating

Southgate **4 Star Energy Rating**



FY 26 Lease Expiry

477CS **0.5%²**

Southgate **7.1%²**

Adelaide – 55 Currie Street

Market Remains Soft



Committed Occupancy
66.0%



WALE
3.1 years



Sustainability
3.5 Star NABERS Energy
Rating



FY 26 Lease Expiry
13.8%¹

Note:

1. By net lettable area.



Australia Outlook and Focus

CBD office vacancy remains elevated across Australian office markets, led by Melbourne (~20%), with Adelaide and Sydney around ~15%

Leasing conditions remain competitive, with incentives in Melbourne and Adelaide ranging 45% to 50%

Portfolio performance expected to remain stable supported by strong occupancies at 177 Pacific Highway, 21 Harris Street and 477 Collins Street

Active asset management through fitted suites and sub-division of space to meet diverse tenants' needs



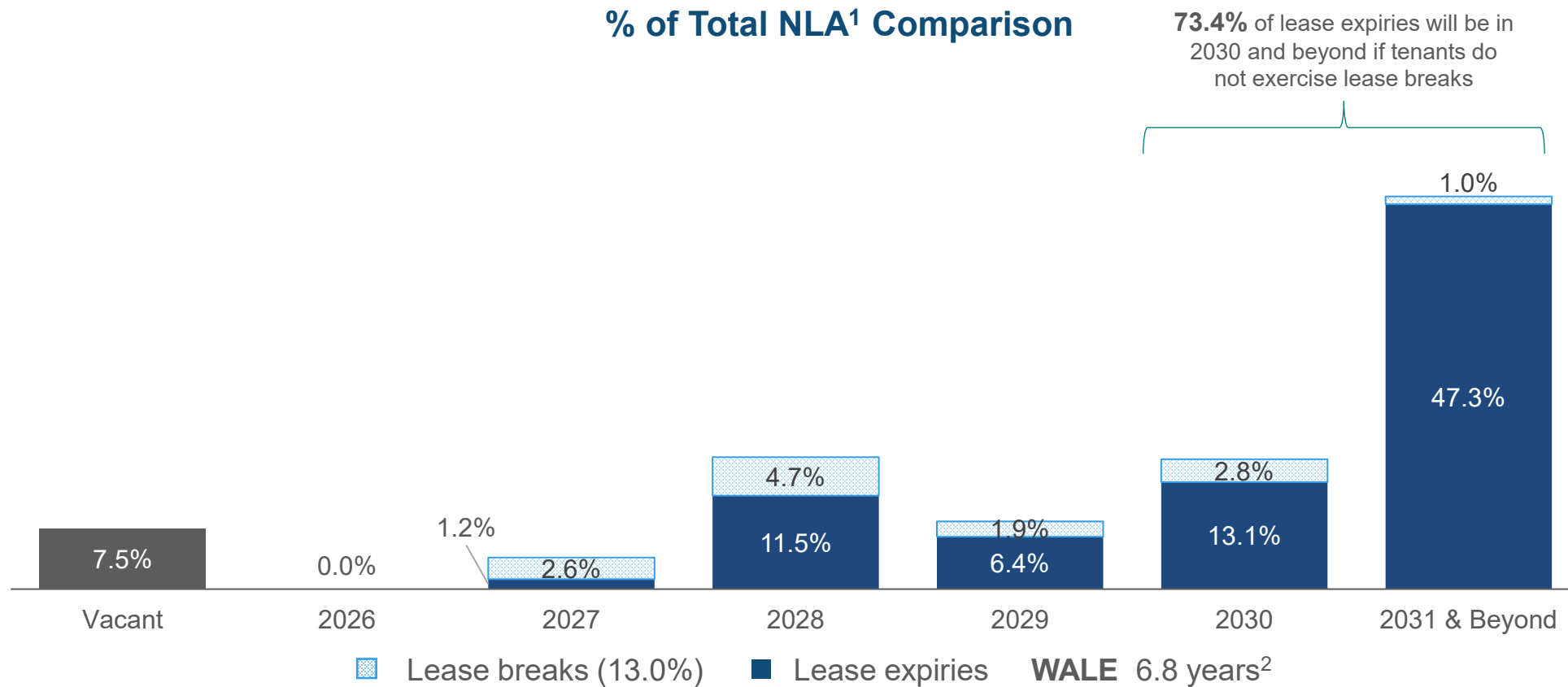
UK Portfolio Performance



Highlights of UK Portfolio

Long WALE

Lease Expiry Profile % of Total NLA¹ Comparison



Notes:

1. Based on Suntec REIT's interest in Nova Properties and The Minster Building.

2. WALE to Break is 6.2 years.

London - Nova Properties and The Minster Building

Long WALE and Good Sustainability Rating



Notes:

1. WALE to Break is 5.8 years
2. WALE to Break is 6.5 years
3. By net lettable area



Committed Occupancy

Nova **100%**

Minster **85.4%**



WALE

Nova **6.7 years¹**

Minster **6.9 years²**



Sustainability

Nova & Minster **Office BREEAM**
rating of **“Very Good”**



Lease Expiry

Nova **2.5%³** due in 2027

Minster **No Expiry till 2028**



UK Outlook and Focus



Vacancy levels in the City and West End remain high at ~7% to 8%¹ particularly in fringe locations and older buildings

High quality, newly built and refurbished spaces in good locations remain well sought after

Operating performance for Nova expected to be stable with Minster impacted by vacancies

Enhancement works and creation of fitted units and sub-division of large floor plates to capture varied demand

Suntec City Mall Performance



Suntec City Mall

Strong Results for FY25

Refreshed Trade Mix

New-to-Market



New-to-Suntec



**Committed
Occupancy**
99.5%



Traffic & Sales
Shopper Traffic **-1% YoY**
Tenant Sales **+1% YoY**



**FY 25 Rent
Reversion**
+16.2%



Sustainability
Green Mark Gold



New Brands
52



FY 26 Lease Expiry
28.9%¹

Note:

1. By net lettable area.

Singapore Retail Outlook and Focus

Tenant churn expected as weaker operators exit, creating opportunities for new market entrants

Retail sales growth expected to be moderated with cautious consumer spending amid global economic uncertainties

Retail spend leakage ~3% arising from SG-JB RTS (end 2026) with services / F&B tenants and malls located in the North¹ facing greater exposure

Continual effort to refresh trade mix to drive shopper traffic and sales

Committed occupancy expected to remain high; positive rent reversion expected to be close to 10%

Improvement in revenue supported by higher occupancy, rent and marcoms revenue

Note:

1. Source: DBS Group Research – Singapore Retail.

Suntec Convention Performance



Increased No. of Events Helped to Enhance Performance



> 1100
Conferences and Corporate
Events
+15% YoY



15
New Events to SG / Suntec

Key Events in 2025



Tech Immersion APAC
(New to Singapore)



ROSCon 2025
(New to Singapore)



ANIME Festival Asia
(Recurring event)



ATTD Asia (Diabetes Conference)
(New to Singapore)

Additional Revenue Streams From Completed AEs

New Engage Theatres

Equipped with lighting and AV systems to reduce move-in/out time required by event organisers



Large Screen Overhaul

Will boost advertising revenue through new media contract and improve exposure for event organisers



Suntec Convention Outlook and Focus

Global uncertainty resulting in corporates taking a “wait-and-see” approach to confirming events, and a more conservative stance on spending

Short term opportunities to attract cancelled Middle East events

Potential longer term knock-on effects may increase cost of MICE events for event organisers and international delegates¹

Asset enhancement initiatives completed in FY 2025 will enhance income resilience

Stable performance expected in FY 2026 amidst challenging outlook

Note:
1. Source: Mixmeetings.com (“Concern mounts as Mid-East conflict takes a toll on exhibitions”)

ESG Highlights



Continual Commitment to ESG

Achievements



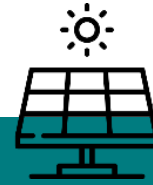
G R E S B
REAL ESTATE

Highest 5 Star rating
(6 consecutive years)

'A' for Public Disclosure



All Properties
GREEN BUILDING CERTIFIED
6 Properties achieved Highest
Certifications -
Platinum or 6-Star Rating



100% RENEWABLE ENERGY
21 Harris Street, 477 Collins
Street, Nova Properties and
The Minster Building



CARBON NEUTRAL
177 Pacific Highway
21 Harris Street
477 Collins Street



About 82% of total debt are
**GREEN / SUSTAINABILITY –
LINKED LOANS**



Thank you

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1. The value of Units and the income derived from them, if any, may fall or rise. Units are not obligations of, deposits in, or guaranteed by, Suntec Trust Management Limited (formerly known as ESR Trust Management (Suntec) Limited) (as the manager of Suntec REIT) (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.
2. Investors should note that they will have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on the SGX-ST. It is intended that holders of Units may only deal in their Units through trading on the SGX-ST. The listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.
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