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The Board of Directors

22 January 2026

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

**Suntec Real Estate Investment Trust and its subsidiaries
Review of interim financial statements for the six-months period and
financial year ended 31 December 2025**

Dear Sirs

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 period and financial year ended 31 December 2025 (the “Interim Financial Information”). The interim financial statements comprises the following:

- Statements of financial position of the Group and the Trust as at 31 December 2025;
- Portfolio statements of the Group and Trust as at 31 December 2025;
- Statements of total return of the Group for the six-month period and year ended 31 December 2025;
- Distribution statement of the Group for the six-month period and year ended 31 December 2025;
- Statements of movements in unitholders’ funds of the Group and the Trust for the six-month period and year ended 31 December 2025;
- Statement of cash flow of the Group for the year ended 31 December 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.



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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

A handwritten signature in blue ink that reads 'Ernst & Young LLP'.

Ernst & Young LLP
Public Accountants and
Chartered Accountants
Singapore

22 January 2026