PRESS RELEASE

Suntec REIT Achieved 25.5% Year-on-Year Increase in Distributable Income

Singapore, 23 July 2026 – Suntec REIT recorded strong distributable income of $116.5 million for the half year ended 30 June 2026 ("1H 26"), 25.5% higher than the corresponding period in 2025 ("1H 25"). Distribution per unit ("DPU") to unitholders was 3.936 cents or 24.8% higher year-on-year.

The robust year-on-year improvement was driven by the stronger operational performance of the Singapore Office and Retail portfolio, lower financing costs as well as lower Australia withholding tax provision as the REIT retained the Australia Managed Investment Trust status[1]. This more than offset the absence of a one-off compensation recorded in 1H 25 from the surrender of 3 floors at 177 Pacific Highway in Sydney which have since been backfilled and the weaker performance of The Minster Building in London due to the lease expiry of a tenant in mid-June 2025.

Mr. Chong Kee Hiong, Chief Executive Officer of the Manager, said, "The results reflect Suntec REIT's sound fundamentals, underpinned by our diversified portfolio of high-quality assets and resilient income streams. The strong performance of Suntec City Mall, enhanced by incremental revenue and income from completed asset enhancement initiatives, demonstrates our proactive approach to portfolio management. We remain focused on creating long-term value and delivering sustainable growth for our unitholders."

Outlook

Singapore Office Portfolio

The office market is expected to remain resilient underpinned by limited core CBD office supply and tight vacancies. The Singapore Office portfolio occupancy is expected to remain high with positive rent reversion for the full year expected to be near 5% for FY 2025. The

[1] Please refer to the announcements dated 10 February 2025 "Update on Suntec REIT's Managed Investment Trust Status" and 3 September 2025 "Suntec REIT's Australia Managed Investment Trust – Suntec REIT Receives Ruling That It Will Continue to Enjoy Concessionary Withholding Tax".

performance is expected to improve, supported by healthy occupancies and past quarters of strong positive rent reversions.

Singapore Retail Portfolio

Consumer spending is underpinned by a resilient labour market, rising household income and visitor arrivals. Major events such as the F1 Singapore Grand Prix and BTS concert as well as the festive seasons are expected to support retail spending in the second half of 2026[2]. Occupancy for Suntec City Mall is expected to remain high with positive rent reversion for the full year expected to be close to 10%. The retail portfolio performance is expected to improve, supported by higher occupancy, rent and marcoms revenue.

Suntec Convention

Despite the uncertainty triggered by the Middle East conflict, the Meetings, Incentives, Conferences, and Exhibitions ("MICE") industry in Singapore remained largely resilient and pipeline for MICE for second half of 2026 and 2027 remains healthy[3]. Suntec Convention performance is expected to remain stable in 2026 with asset enhancement initiatives completed in 2025 enhancing income resilience.

Australia Portfolio

The Australian office leasing markets, particularly in Melbourne and Adelaide, remain tenant-led. Leasing demand remains selective, with slower absorption and elevated incentives. The REIT continues to be pro-active and flexible in its leasing approach, such as creating fitted suites and subdividing spaces to meet diverse tenants' needs. The Australia portfolio performance is expected to be stable supported by the strong occupancies at 177 Pacific Highway, 21 Harris Street and 477 Collins Street.

United Kingdom Portfolio

Vacancy levels in the City and West End of London remain high at approximately 7% to 8%, particularly in the fringe locations and older buildings[4]. High quality, newly built and refurbished spaces in prime locations continue to be well sought after. Improved leasing interest at The Minster Building is expected to support occupancy growth in the second half of 2026. Operating performances are expected to be stable for Nova Properties and The Minster Building[5].

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[2] Source: The Straits Times article "Singapore retail sales grow for fourth straight month but at slower pace" dated 6 July 26.
[3] "Written reply to PQs on outlook on Singapore's tourism and MICE sectors given Middle East conflict" dated 6 May 2026.
[4] Source: Savills, UK Central London Office Market Watch
[5] Excluding one-off compensation sum received in FY 2025

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 located at 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, Suntec Trust Management Limited (formerly known as 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 SUNTEC TRUST MANAGEMENT LIMITED

Suntec REIT is managed by Suntec Trust Management Limited (formerly known as ESR Trust Management (Suntec) Limited), a wholly-owned subsidiary of Acrophyte Asset Management Pte. Ltd. ("**Acrophyte AM**"), which in turn is a subsidiary of Tang Organization Pte. Ltd.[6] ("**Tang Organization**").

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 management and operational teams of SingHaiyi Group Pte. Ltd.[7] ("**SingHaiyi**"). SingHaiyi is 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 previously listed on the Mainboard of the Singapore Exchange and were subsequently privatised by the Tang Family[8].

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

[6] Formerly known as Chip Eng Seng Corporation Ltd.
[7] Formerly known as SingHaiyi Group Ltd.
[8] The Tang Family includes Mr Gordon Tang, Mrs Celine Tang, their children and other members of their family.

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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