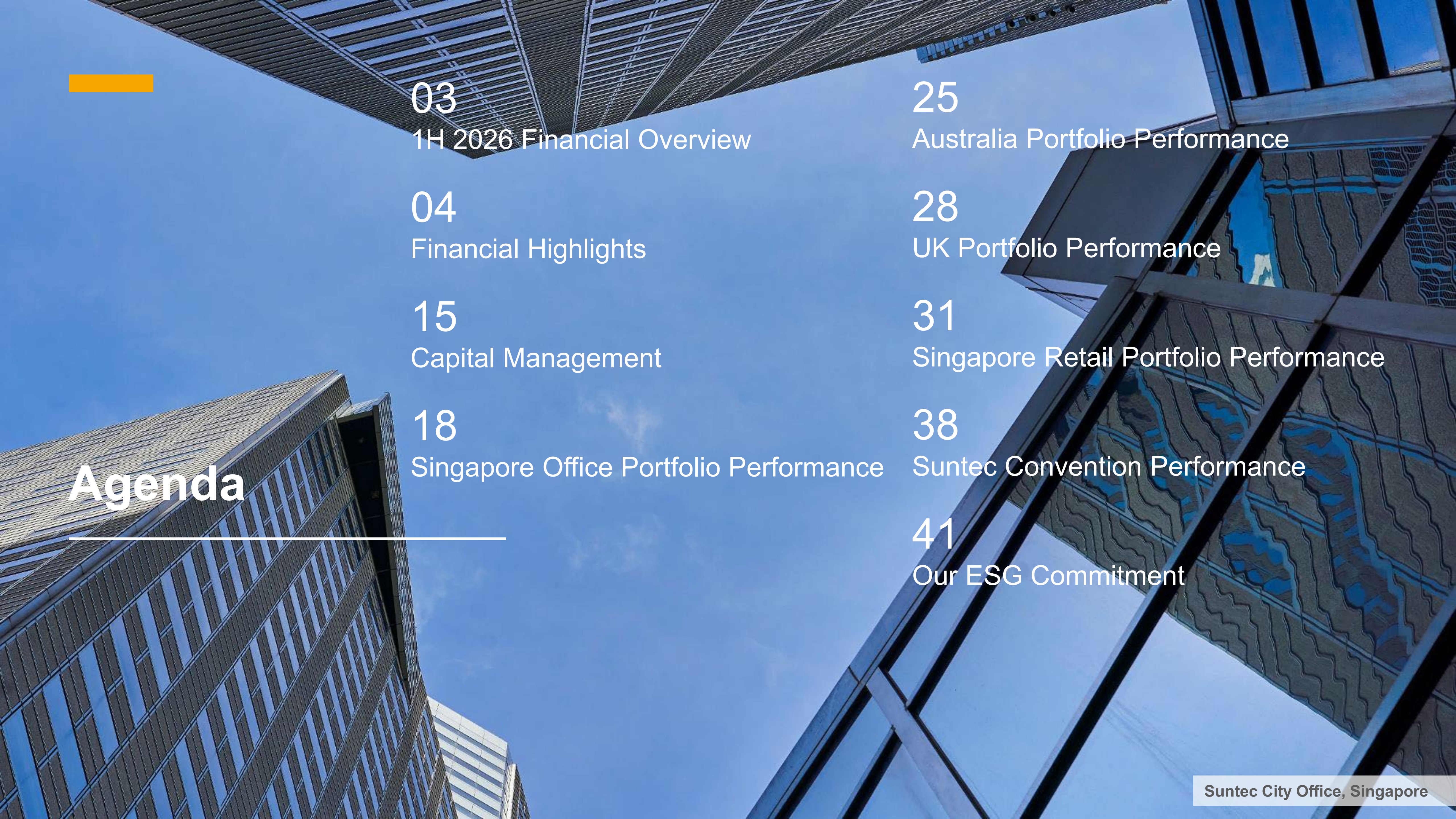
SUNTEC REIT FINANCIAL RESULTS

For the Half Year ended 30 June 2026

23 July 2026

Agenda



Suntec City Office, Singapore

1H 26 Financial Overview

Distributable Income to Unitholders

$116.5 million

+25.5% y-o-y

Distribution Per Unit to Unitholders

3.936 cents

+24.8% y-o-y

Capital Management

Redeemed $150 million

4.25% perpetual securities

Aggregate Leverage Ratio Increased to 43.0%

SUNTEC
Real Estate Investment Trust

Financial Highlights


Suntec City


MBFC Properties


One Raffles Quay


Olderfleet, 477 Collins Street


The Minster Building


177 Pacific Highway

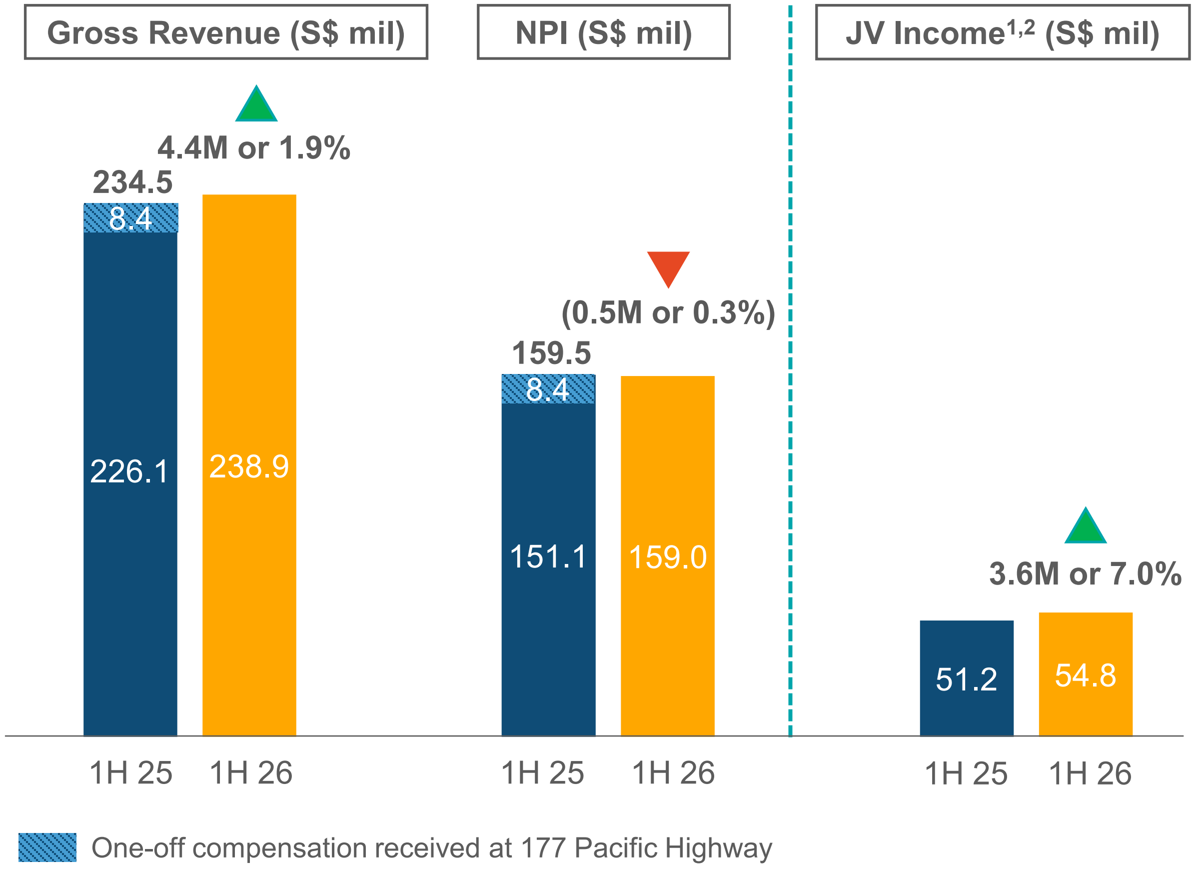

55 Currie Street


Nova Properties


21 Harris Street


Southgate Complex

Performance Improvement Driven by Singapore Portfolio



Gross Revenue & Net Property Income:

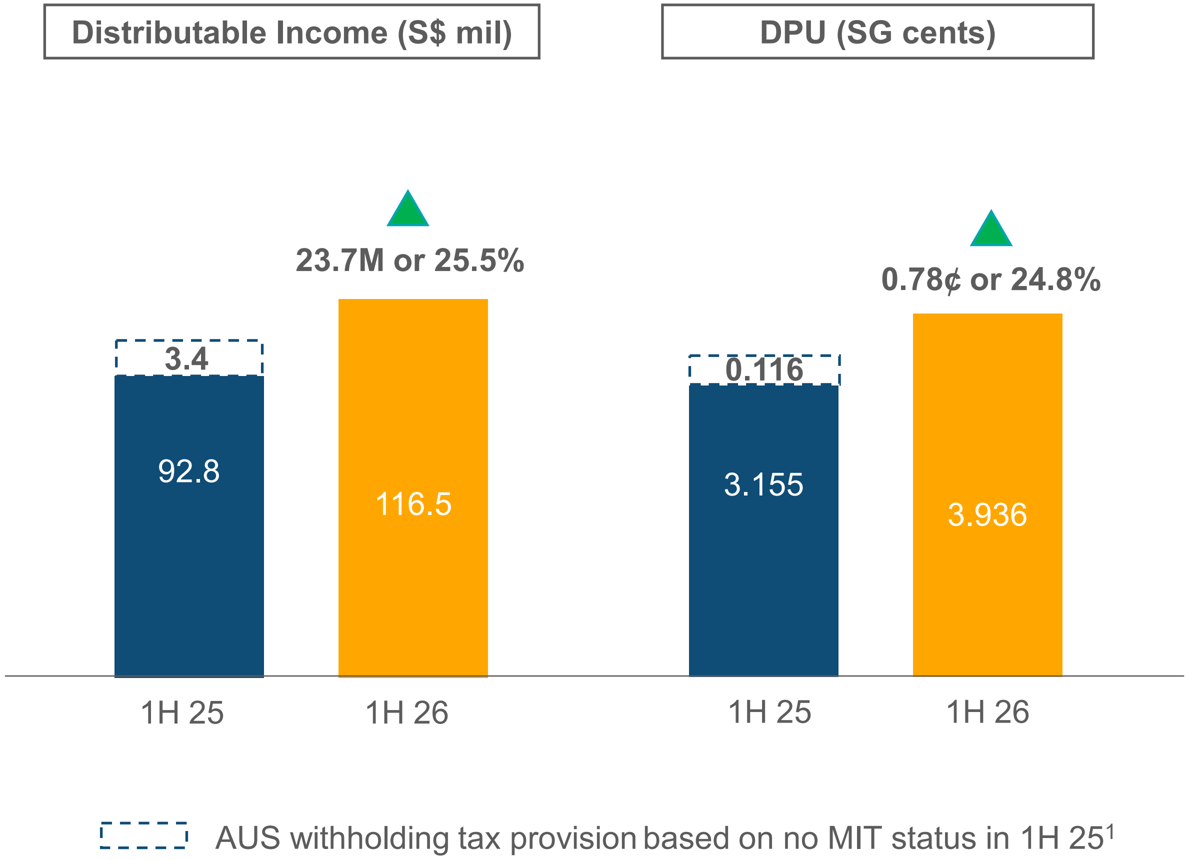
- ▲ Stronger operating performance across Singapore Office and Retail
- ▼ Absence of one-off compensation recorded at 177 Pacific Highway (Sydney) in 1H 25
- ▼ Lower contribution from The Minster Building (London)

JV Income:

- ▲ Stronger operating performance from MBFC Properties and One Raffles Quay

Notes:
1. Ownership interest of 33.3% for One Raffles Quay and MBFC Properties, 50.0% for Southgate Complex and Nova Properties.
2. Operating income excluding loss from fair value adjustments of $0.3 mil for first half ended 30 June 2025 ("1H 25").

Increase in DI and DPU



- Stronger operating performance from Singapore Office and Retail Portfolio
- Lower financing cost ($9.4m)
- Absence of additional AU withholding tax provision in 1H 25 based on no MIT status ($3.4m)

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

Distribution Payment

Distribution Payment	
Distribution Period	**1 April 2026 – 30 June 2026**
Amount (cents/unit)	2.000[1,2]

Ex-date	30 Jul 2026
Record date	31 Jul 2026
Payment date	28 Aug 2026

Notes:
1. 1.936 cents had been paid on 29 May 2026. Total of 3.936 cents for 1H 2026.
2. The Manager continues to receive 50% of its asset management fees in units and balance in cash in 1H 2026.

SUNTEC Real Estate Investment Trust

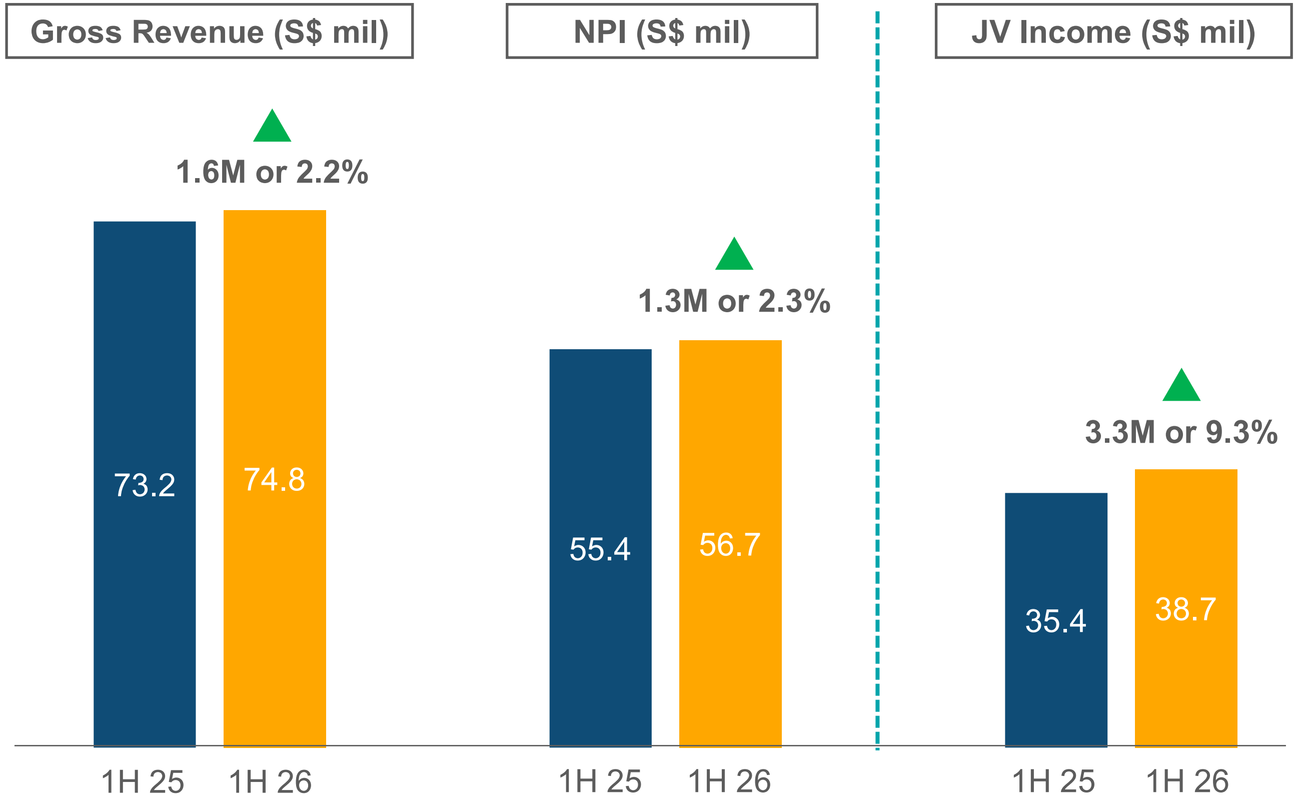
1H 26 Operational Overview

Committed Occupancy		Rent Reversion	Retention Rate
Singapore	**Office 99.5%[1]** ▲ vs 99.0% (1H 25) **Retail 99.5%[2]** ▲ vs 98.0% (1H 25)	**Office +10.1%** **Retail +10.7%**	**Office 70%** **Retail 83%**
Australia	**90.1%[3]** ▲ vs 88.6% (1H 25)	*Minimal leases renewed/replaced*	
UK	**92.5%[4]** ▲ vs 92.2% (1H 25)		

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.

SUNTEC Real Estate Investment Trust

Strong Performance Sustained at Singapore Office



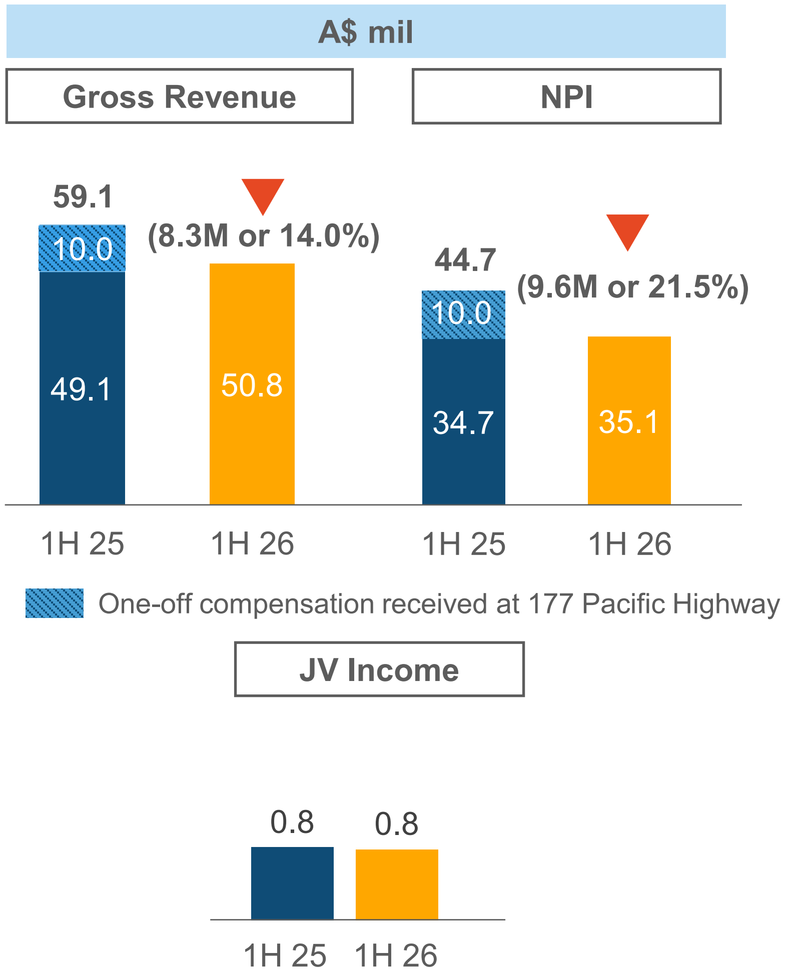
Gross Revenue & Net Property Income:

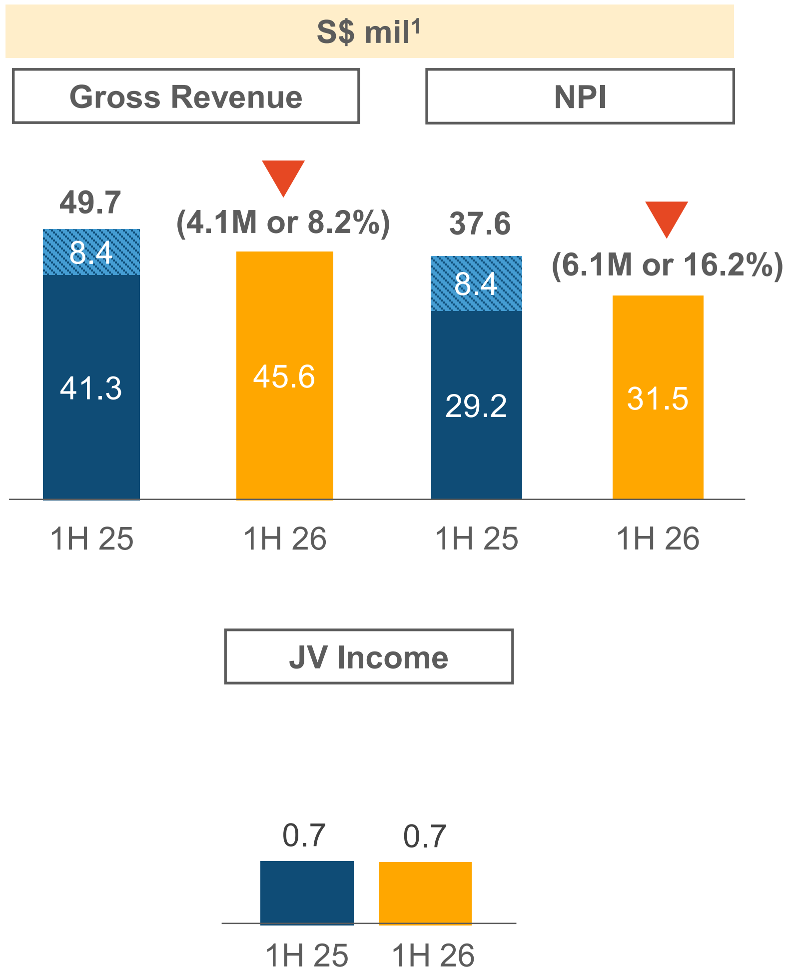
▲ Stronger operating performance driven by higher occupancy and rent and lower operating expenses at Suntec City Office

JV Income:

▲ Stronger operating performance driven by higher rent and lower operating and interest expenses at MBFC Properties and One Raffles Quay

Portfolio Performance Remained Stable





Gross Revenue & Net Property Income:

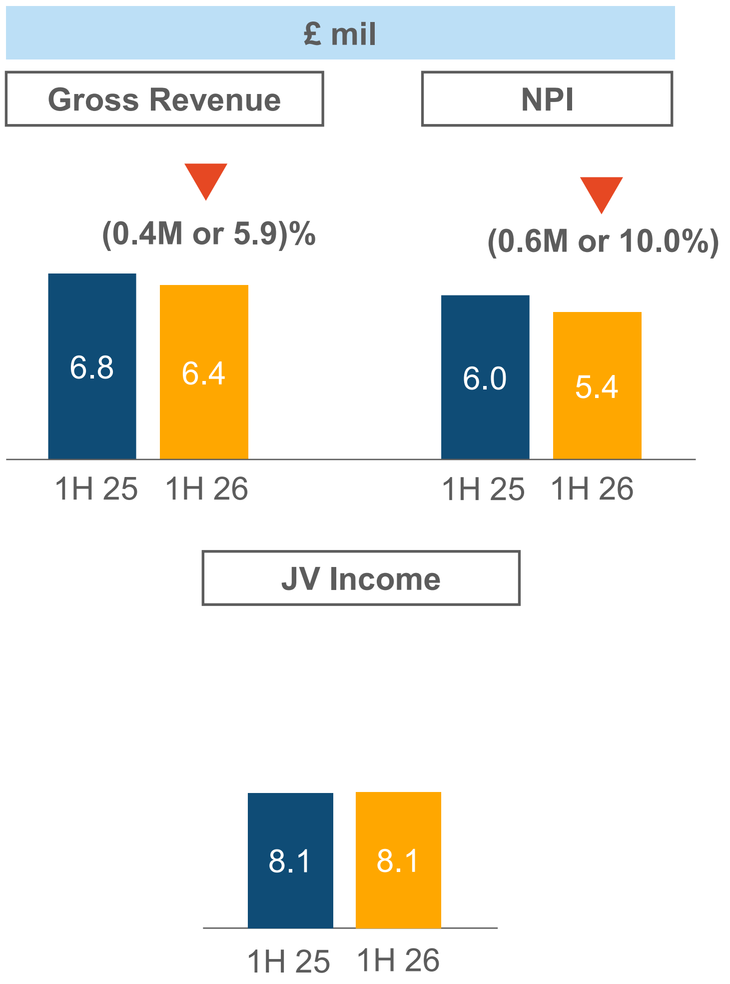
- ▼ Absence of one-off compensation (A$10 mil) recorded in 1H 25 from the surrender of 3 floors at 177 Pacific Highway which have since been backfilled
- ◀▶ Stable performance at 177 Pacific Highway, 21 Harris Street and 477 Collins Street
- ▲ Stronger AUD against SGD

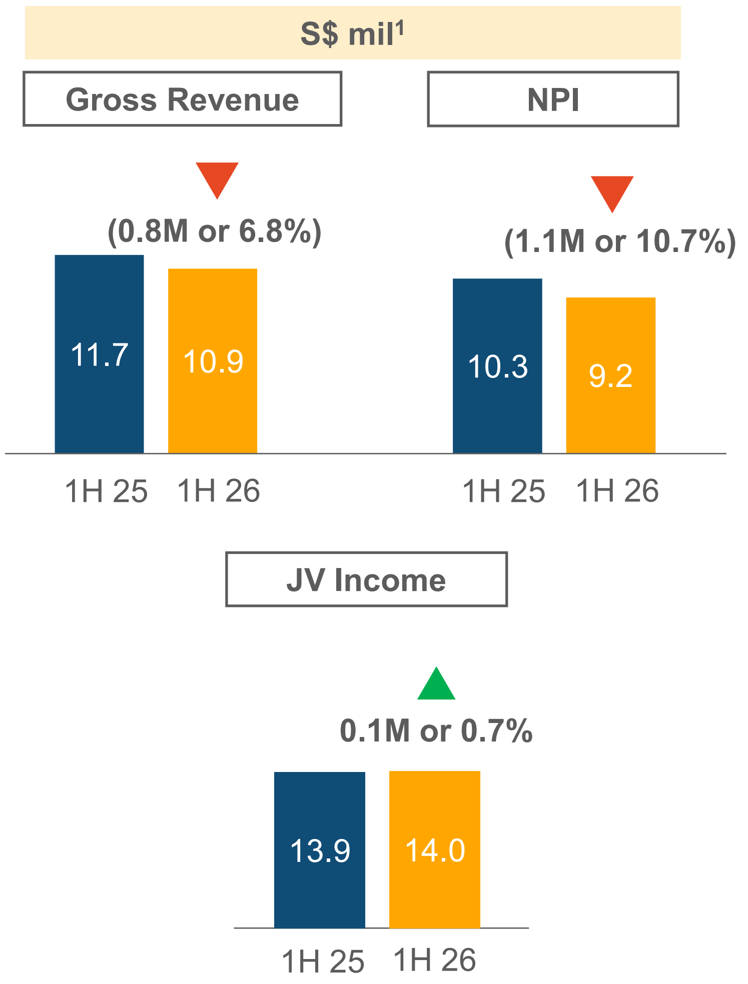
JV Income:

- ◀▶ Higher rent at Southgate Complex offset by higher operating expense

Note:
1. AUD strengthened by 6.8% in 1H 26. Based on exchange rates of S$0.8973 = A$1.00 for 1H 26 and S$0.8402 = A$1.00 for 1H 25.

Vacancies at The Minster Building Impacted Operating Performance





Gross Revenue & Net Property Income:

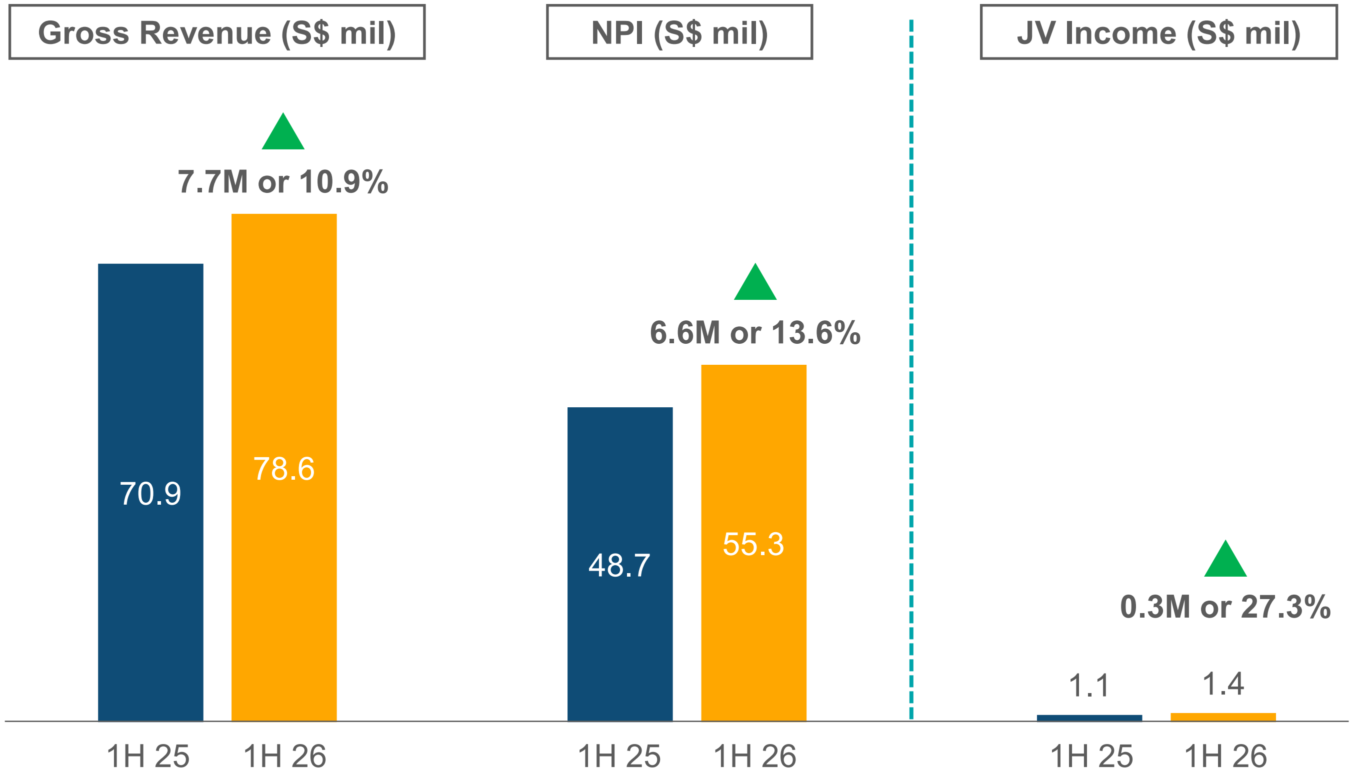
- ▼ Lower occupancy due to lease expiry in June 2025 of a tenant at The Minster Building
- ▼ Higher operating expenses due to vacancies

JV Income:

- ◀▶ Stable operating performance at Nova Properties

Note:
1. Based on exchange rates of S$1.7188 = £1.00 for 1H 26 and S$1.7184 = £1.00 for 1H 25.

Singapore Retail Maintained Strong Performance



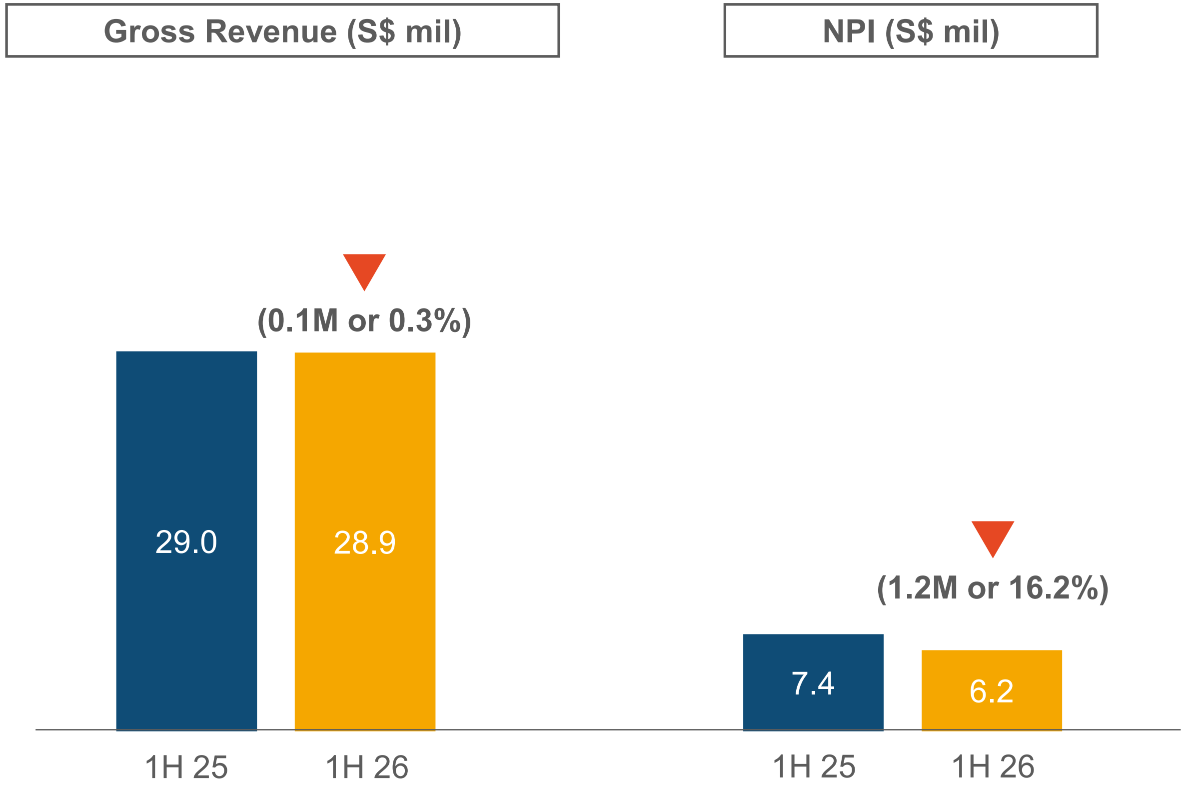
Gross Revenue & Net Property Income:

- ▲ Higher occupancy and rent at Suntec City Mall
- ▲ Enhanced by incremental revenue and income from the completion of asset enhancement initiatives

JV Income:

- ▲ Higher occupancy at MBLM

Stable Revenue Despite Fewer Large-Scale Conferences

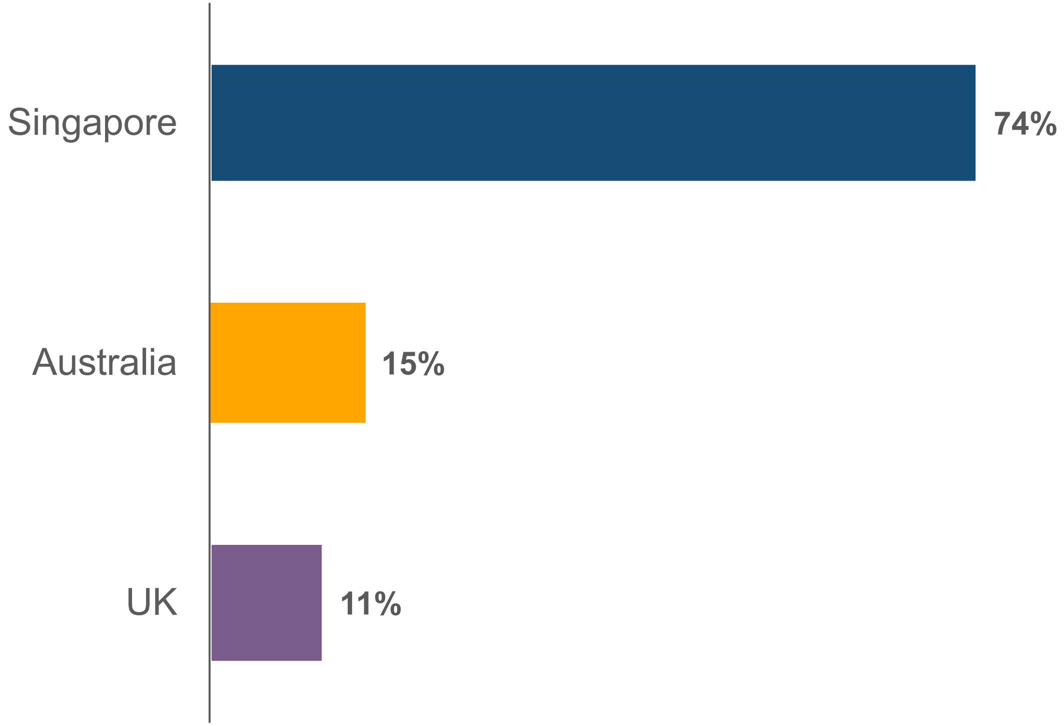


- ▼ Lower MICE revenue due to fewer large-scale conferences
- ▲ Mitigated by more consumer events, stronger media revenue and higher rentals from long-term licensees
- ▼ Higher event casual labour costs and event cleaning costs

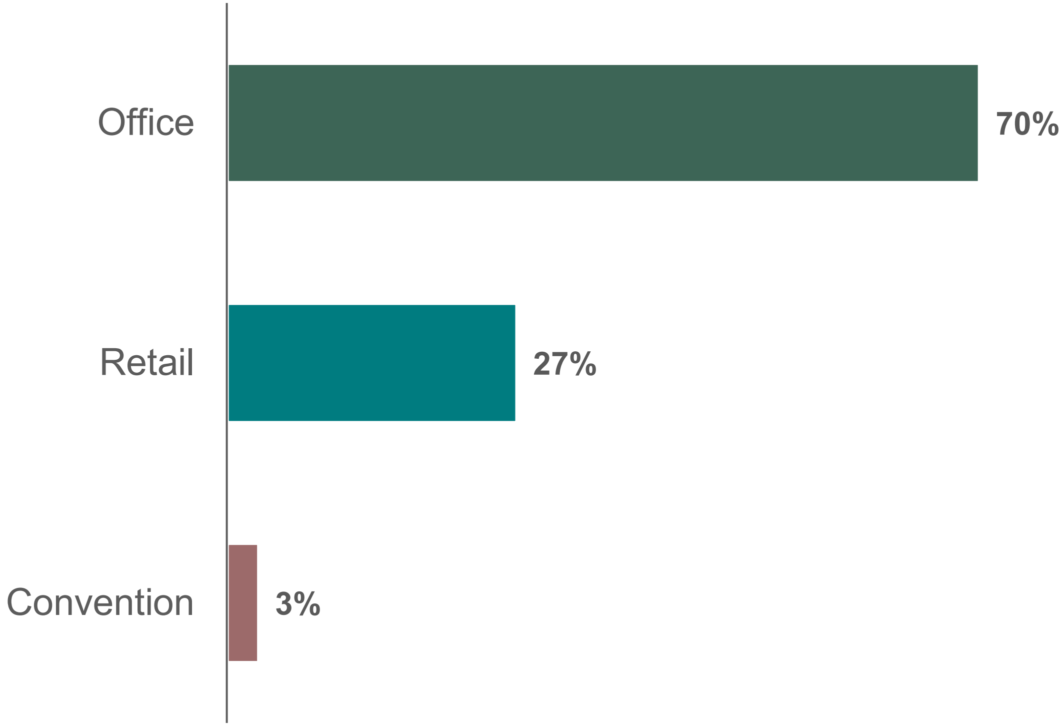
Diversified Portfolio Across Geography and Sector

Singapore Market and Office Properties Are Mainstays

Income Contribution by Geography



Income Contribution by Sector



SUNTEC Real Estate Investment Trust

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Real Estate Investment Trust

Capital Management

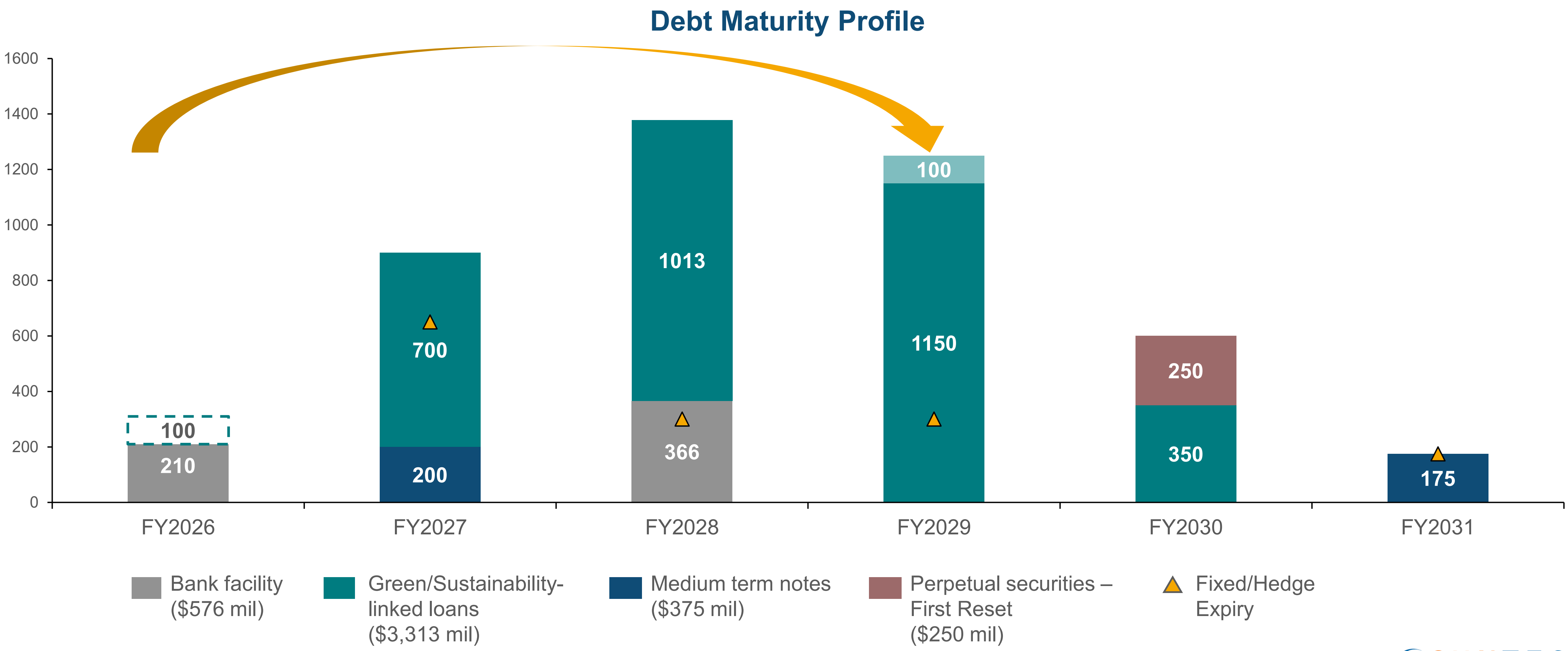
Key Financial Indicators

All-in Financing Cost Expected to be Similar to 2025 Level

	As at 31 Dec 25	As at 30 Jun 26
NAV Per Unit	$2.03	$2.03
Total Debt Outstanding	$4,069 mil	$4,264 mil
Aggregate Leverage Ratio[1] (“ALR”)	41.5%	43.0%
Weighted Average Debt Maturity	2.72 years	2.12 years
All-in Financing Cost[2]	3.71% p.a.	3.55% p.a.
Borrowings on Fixed Interest Rate[3]	~65%	~57%
+100 bp Change in All-in Financing Cost[4, 5]	-1.75 cts to DPU	-1.77 cts to DPU
ICR[6]	2.1X	2.2X
-10% in EBITDA	1.9X	2.0X
+100 bp in All-in Financing Cost[4]	1.7X	1.8X

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 1H 26 was lower mainly due to lower interest rates in 1H 26.
3. Including joint venture loans, the total interest rate borrowings (fixed) is 57.0% (31 Dec 2025: 63.4%).
4. Based on total borrowings outstanding including proportionate share of joint ventures loans.
5. Based on additional interest expense per annum and number of units issued and issuable for the respective period.
6. In accordance with the Monetary Authority of Singapore’s revised Code on Collective Investment Schemes.

$100 mil Refinancing To Be Completed



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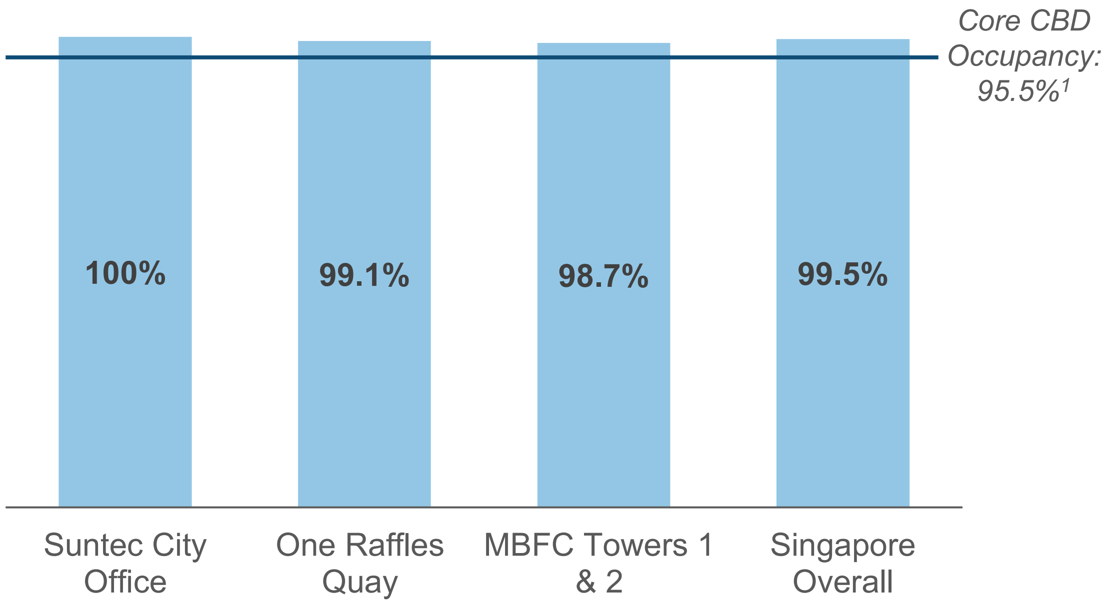
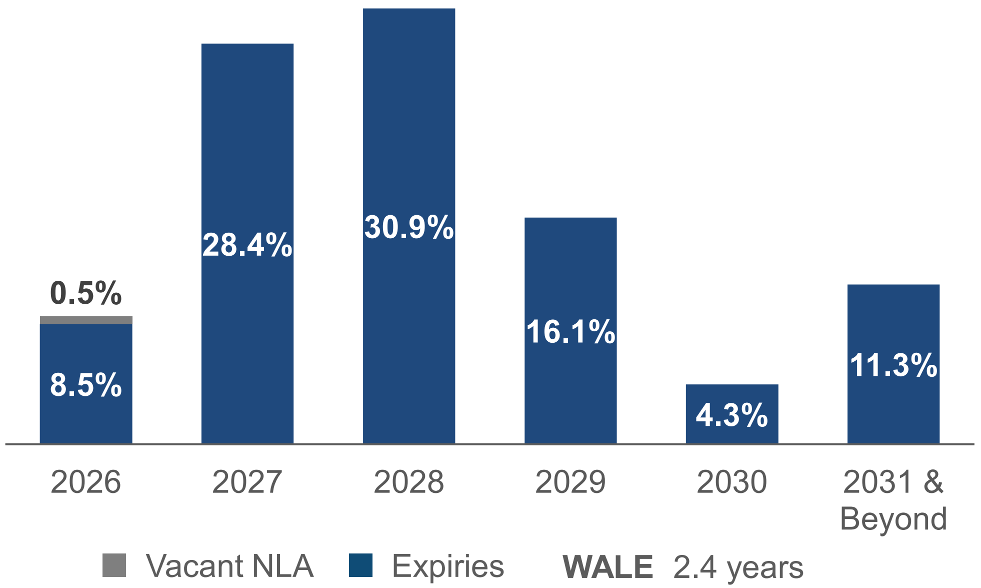
Singapore Office Portfolio Performance

High Occupancies with Well-Spread Lease Expiries

Committed Occupancy
As at 30 Jun 26



Lease Expiry Profile
% of Total NLA[2] Comparison



Notes:
1. Source: CBRE as at 2Q 2026.
2. Based on Suntec REIT's interests in Suntec City Office, One Raffles Quay and Marina Bay Financial Centre Office Towers 1 and 2.

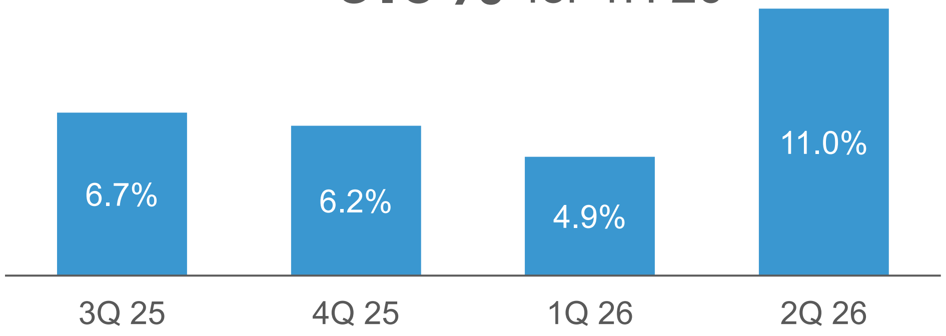
Suntec City Office Performance

Suntec City Office, Singapore

Achieved Full Occupancy, Rents Remain Resilient

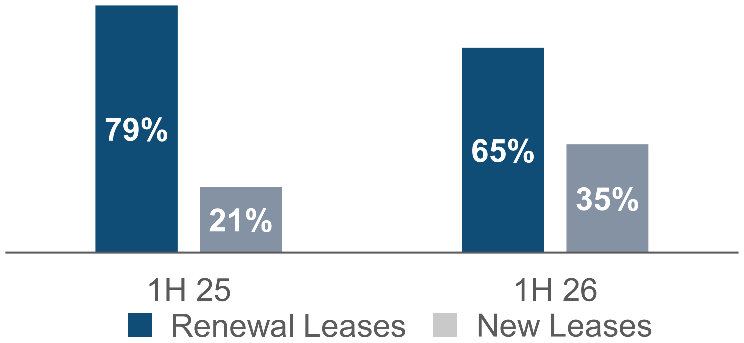
Rent Reversion

+9.0% for 1H 26



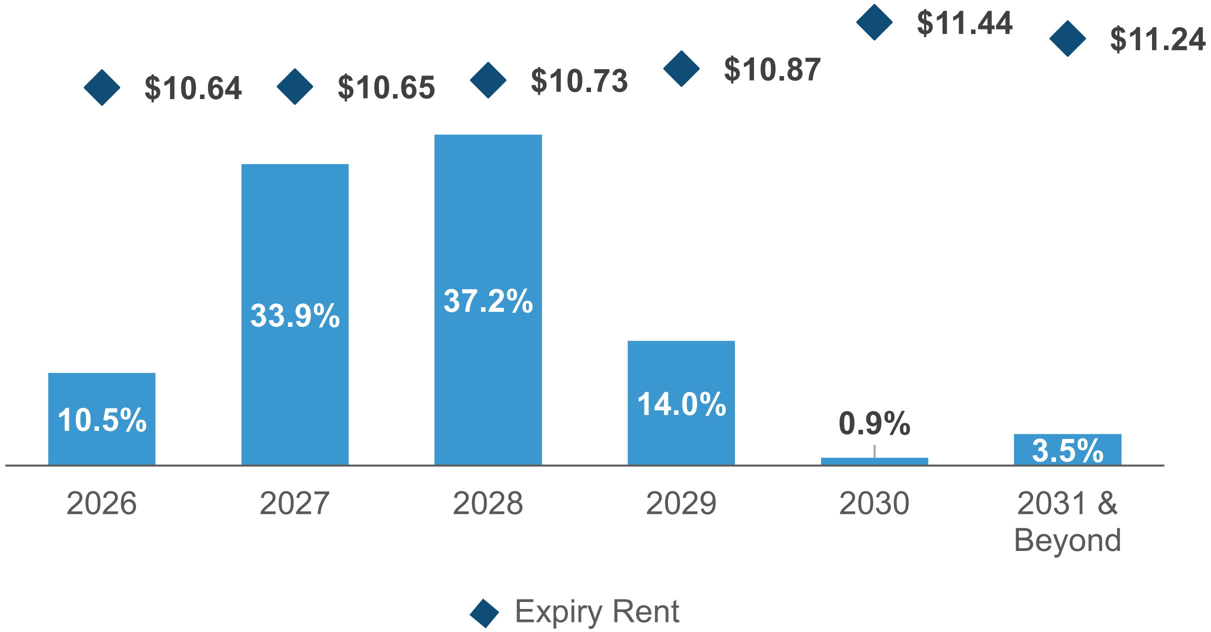
Work Done[1]

186,700 sq ft in 1H 26



Lease Expiry Profile

% of Total NLA Comparison

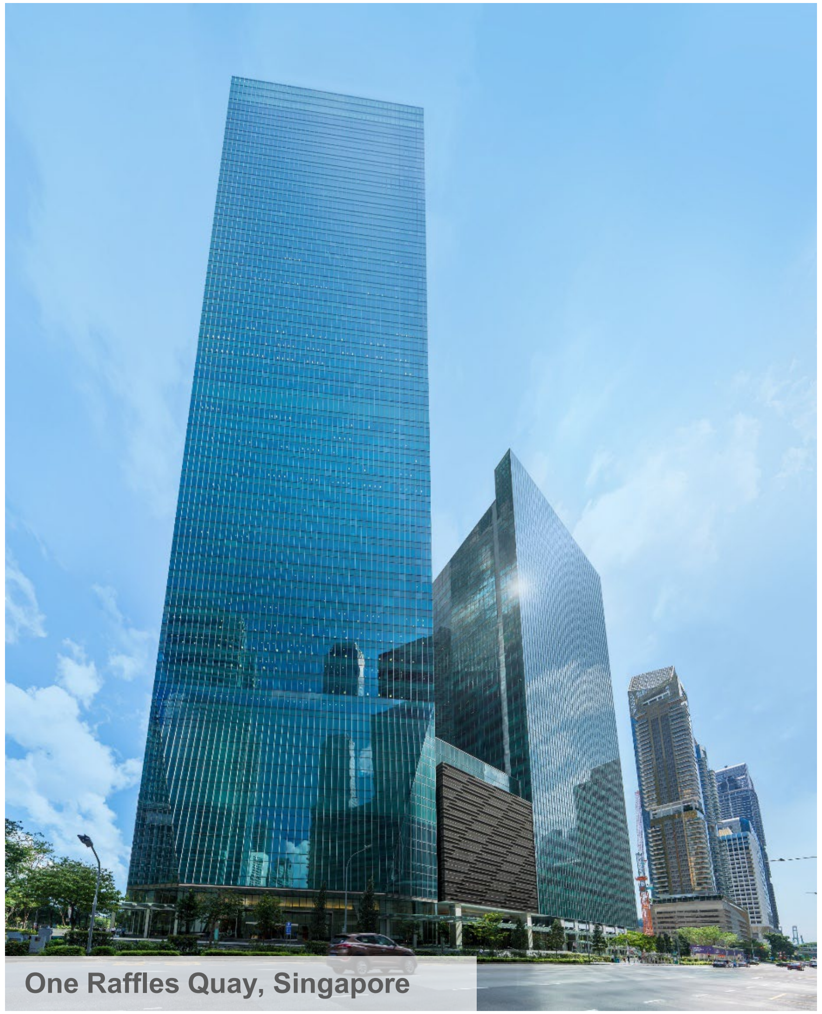


WALE 1.8 years

Note:
1. Reflects net lettable area of new leases and renewals committed.

Performance of One Raffles Quay and Marina Business Financial Centre Towers 1 & 2

MBFC Properties, Singapore

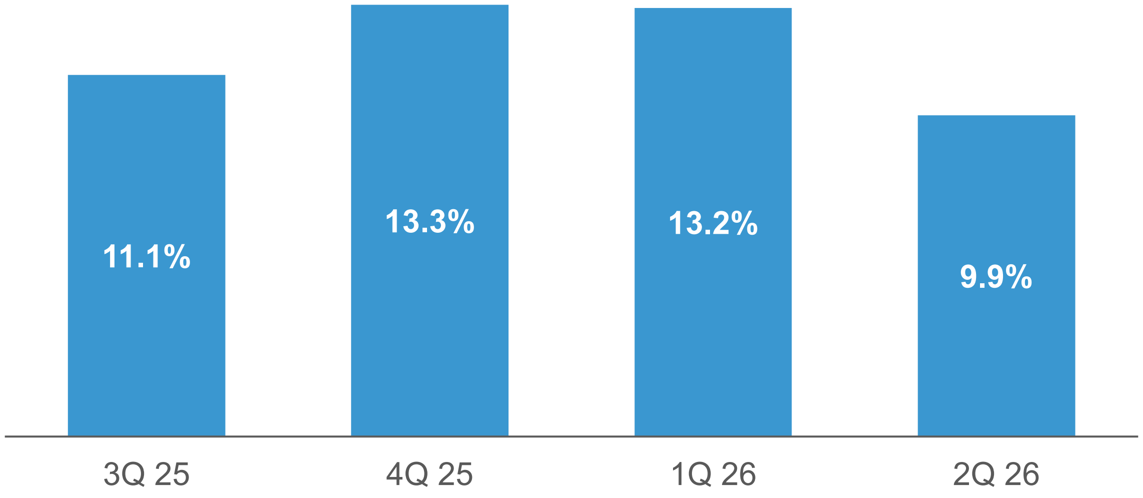


One Raffles Quay, Singapore

Robust Rent Reversion

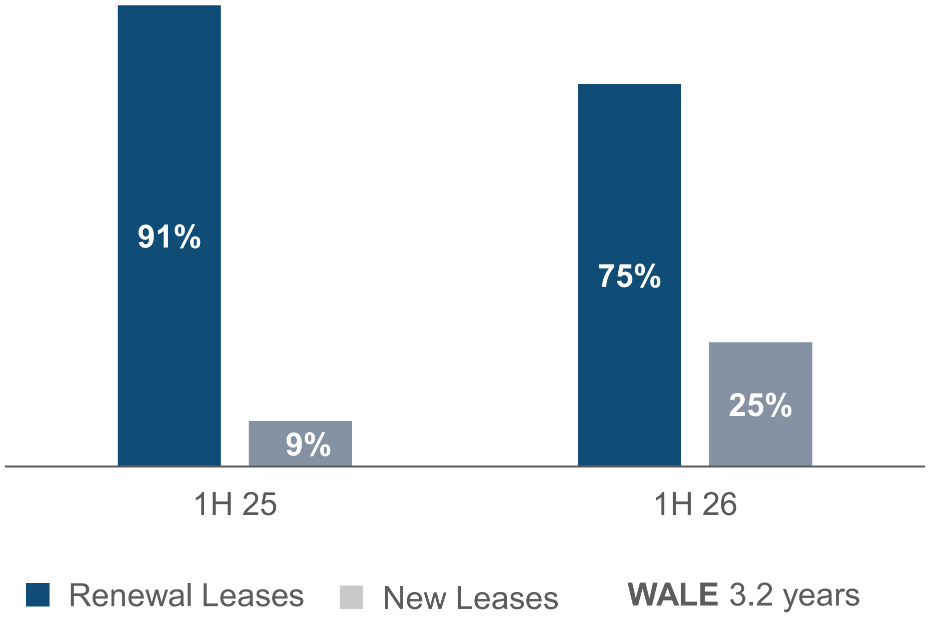
Rent Reversion

+11.5% for 1H 26



Work Done[1]

138,700 sq ft in 1H 26



WALE 3.2 years

Note:
1. Based on Suntec REIT's interests in One Raffles Quay and Marina Bay Financial Centre Office Towers 1 and 2. Reflects net lettable area of new leases and renewals committed.

Suntec City Office, Singapore

One Raffles Quay, Singapore

MBFC Properties, Singapore

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 for full year expected to be near 5%

Portfolio performance expected to improve supported by past quarters of robust rent reversions and healthy occupancies

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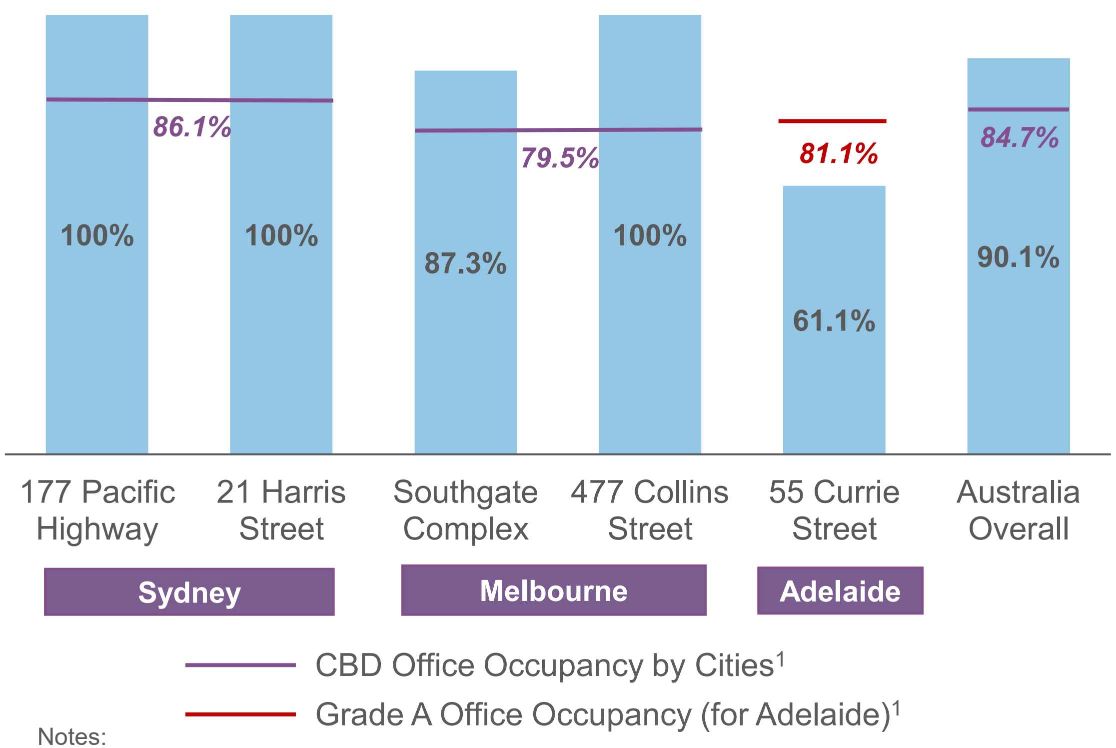
Australia Portfolio Performance

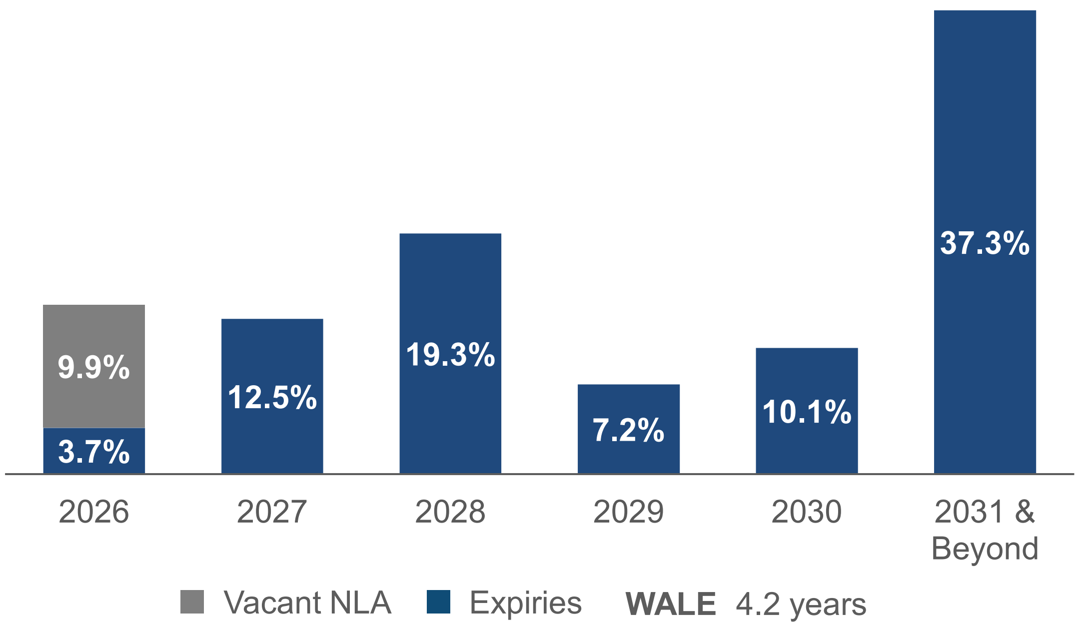
Portfolio Occupancy Remained Stable

Leasing Environment Remains Challenging in Melbourne and Adelaide

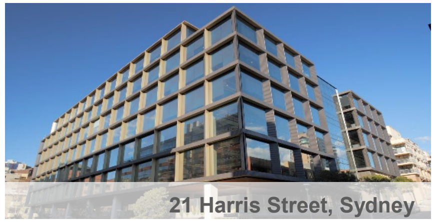
Committed Occupancy
As at 30 Jun 26



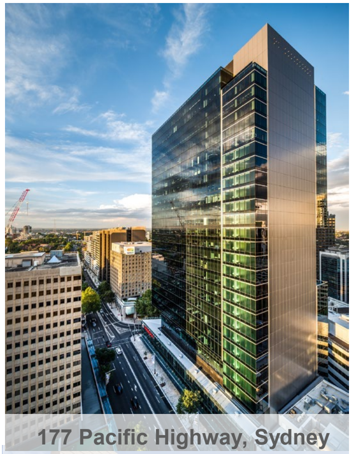
Lease Expiry Profile
% of Total NLA[2] Comparison



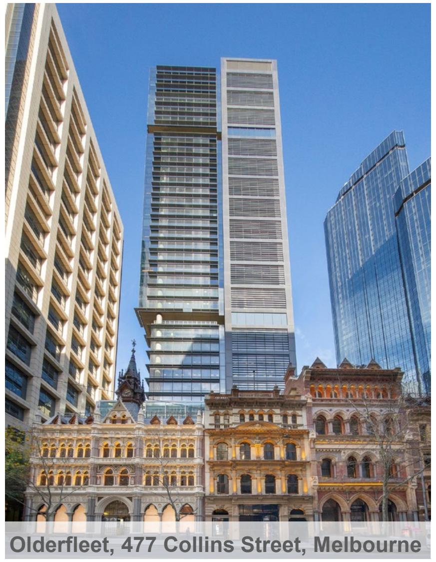
Notes:
1. Source: JLL Research
2. Based on Suntec REIT's interests in 177 Pacific Highway, 21 Harris Street, Southgate Complex, 477 Collins Street and 55 Currie Street.



21 Harris Street, Sydney



177 Pacific Highway, Sydney



Olderfleet, 477 Collins Street, Melbourne

55 Currie Street, Adelaide

Southgate Complex, Melbourne

Australia
Outlook and Focus

Australian office markets remain tenant-led, particularly in Melbourne and Adelaide

Leasing demand remains selective, with slower absorption and elevated incentives

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

SUNTEC
Real Estate Investment Trust

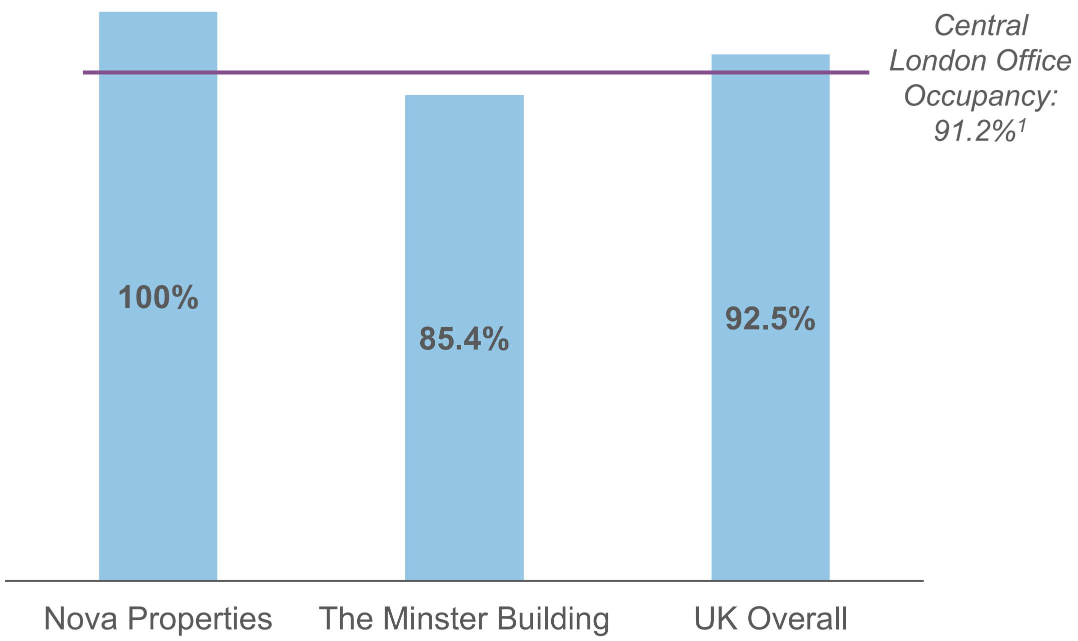
UK Portfolio Performance

Portfolio Occupancy Remains Strong

Income Resilience Strengthened with Removal of 2027 Break Option

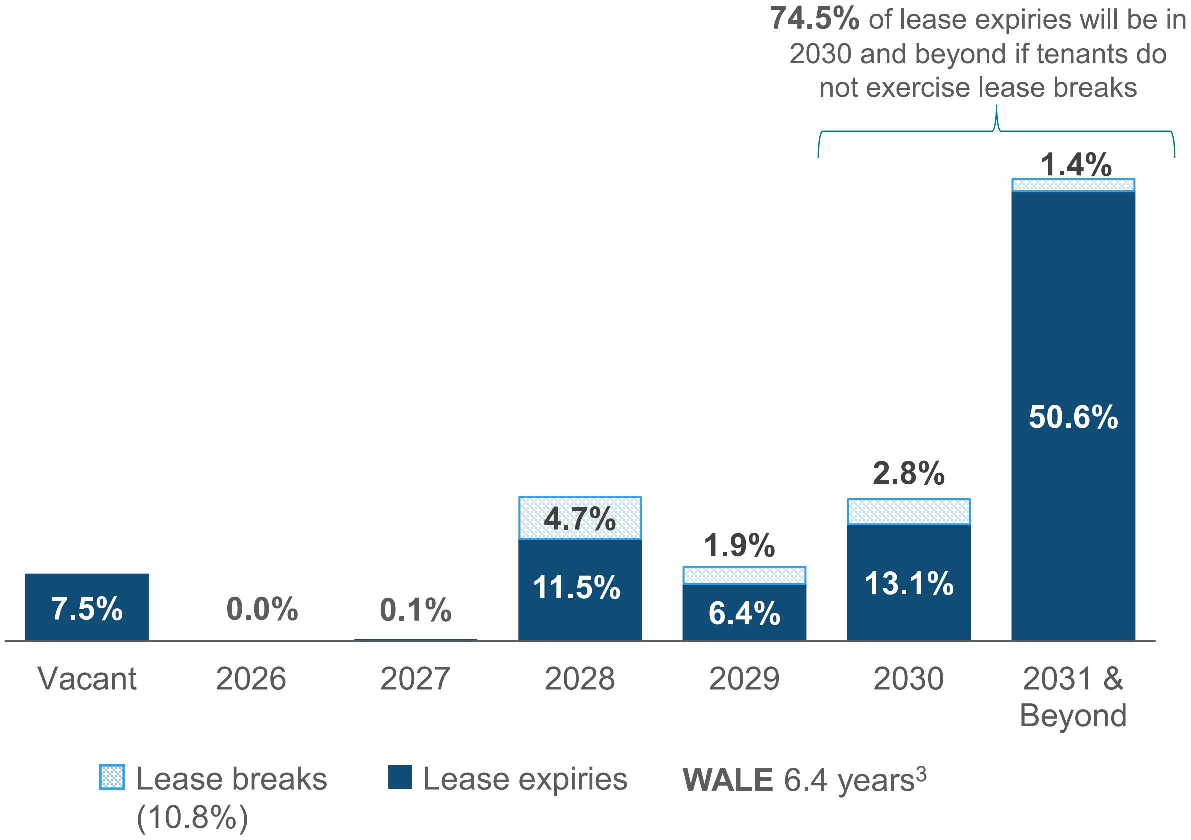
Committed Occupancy

As at 30 Jun 26



Lease Expiry Profile

% of Total NLA[2] Comparison



Notes:
1. Source: JLL Research as at 1Q 2026.
2. Based on Suntec REIT's interest in Nova Properties and The Minster Building.
3. WALE to Break is 5.9 years.

Nova Properties, London

The Minster Building, London

UK Office
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

Improved leasing interest at The Minster Building expected to support occupancy growth in 2H 26

Operating performance stable for Nova Properties and The Minster Building[2]

Notes:
1. Source: Savills, UK Central London Office Market Watch
2. Excluding one-off compensation sum received in FY 2025

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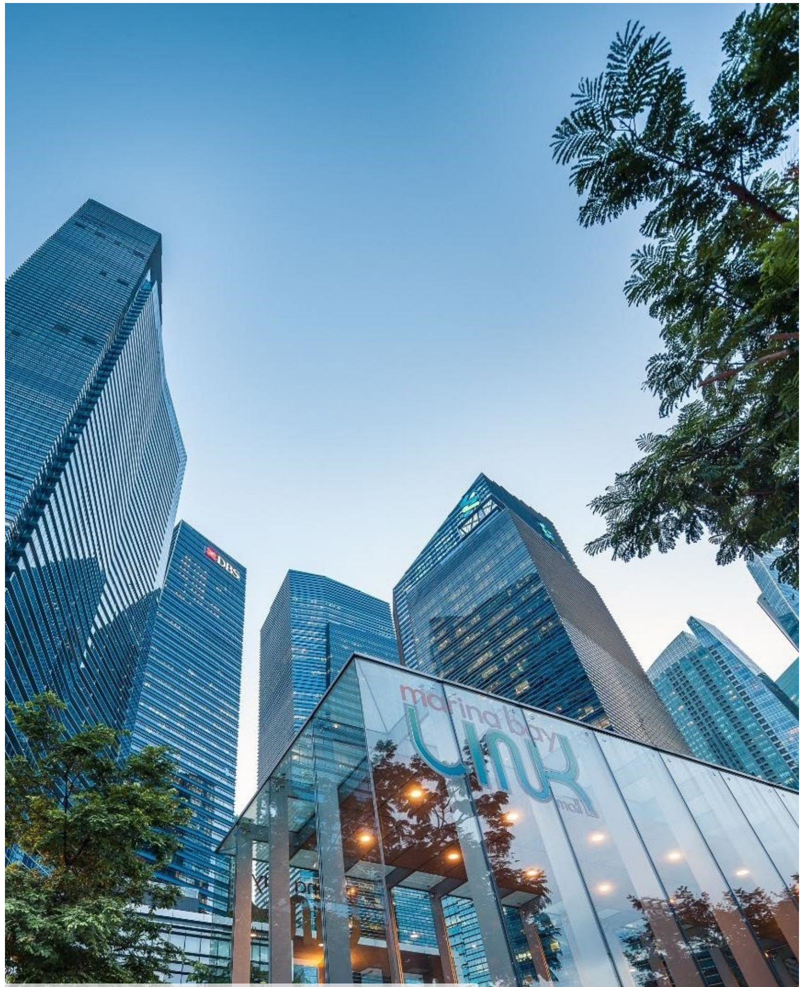
Singapore Retail Portfolio Performance

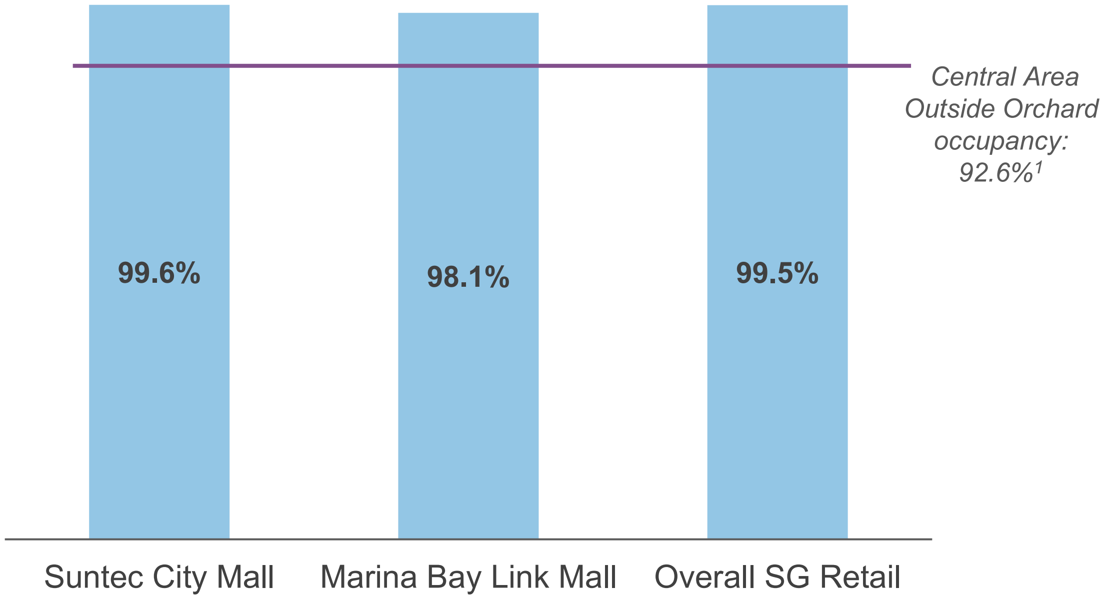


Marina Bay Link Mall, Singapore

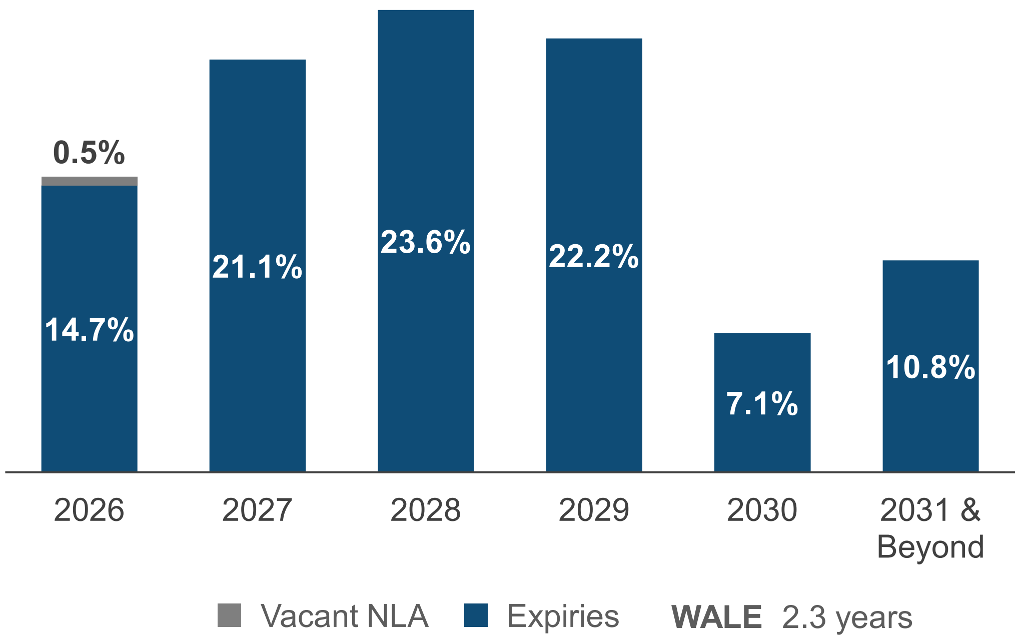
Suntec City Mall, Singapore

Portfolio Close to Full Occupancy

Committed Occupancy
As at 30 Jun 26



Lease Expiry Profile
% of Total NLA[2] Comparison



Notes:
1. Source: URA as at 1Q 2026.
2. Based on Suntec REIT's interests in Suntec City Mall, Suntec Singapore (Retail) and Marina Bay Link Mall.

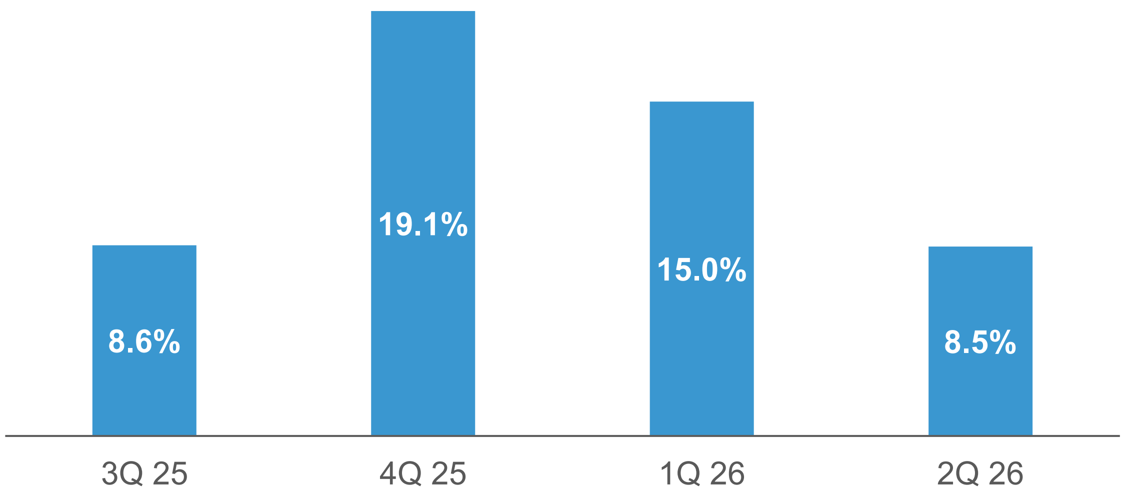
Suntec Real Estate Investment Trust

Suntec City Mall Performance

Rent Reversion Moderated

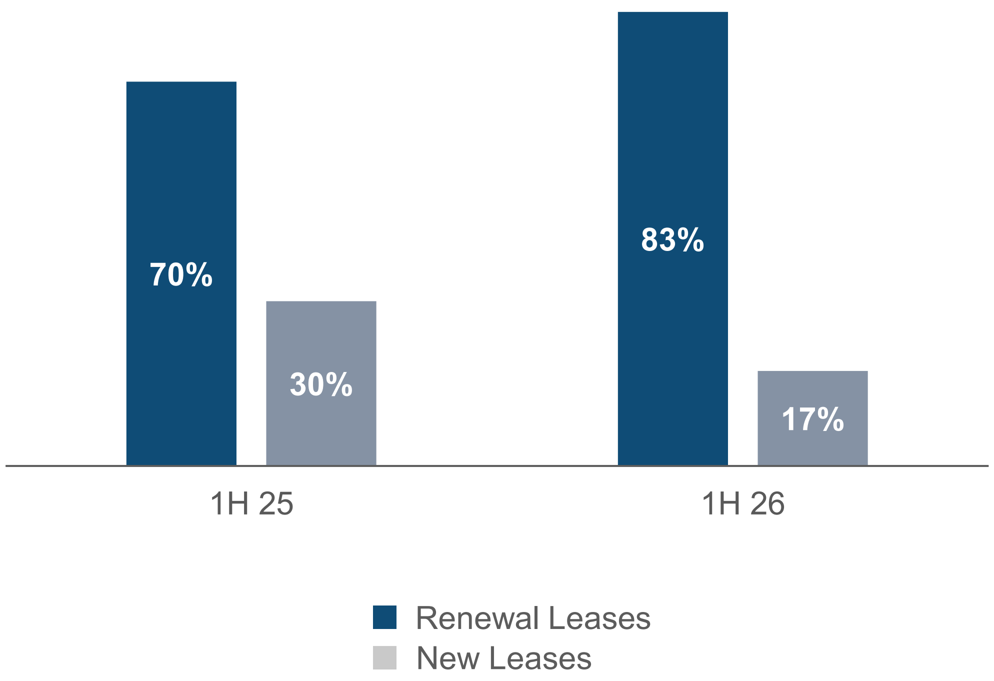
Rent Reversion

+10.9% for 1H 26



Work Done[1]

125,500 sq ft in 1H 26



Note:
1. Reflects net lettable area of new leases and renewals committed based on Suntec REIT's interests in Suntec City Mall and Suntec Singapore (Retail)

New Concepts Commenced Operations in 1H 26

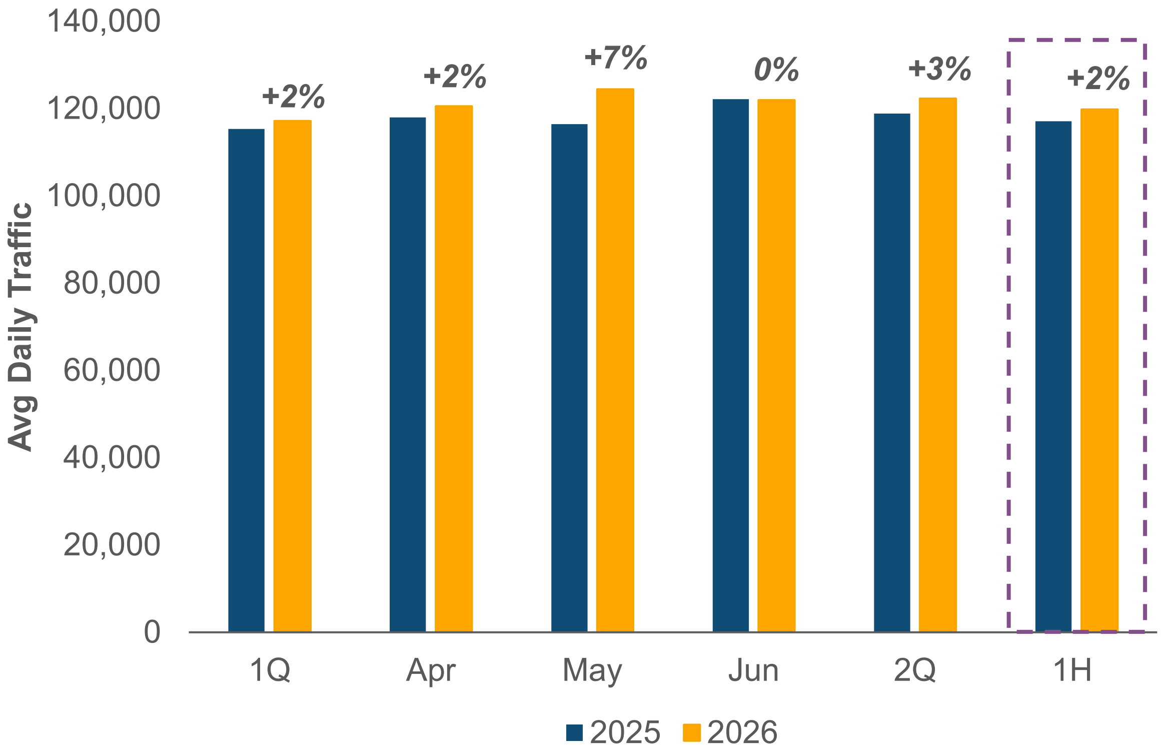
FOOD & BEVERAGE	FASHION	LIFESTYLE
HOKKIEN FLAVOR LINKUS 临家	SK JEWELLERY	
TOAST & ROLL BY SWEE HENG	RABEANCO	ANYTIME FITNESS
More Yogurt		
BIBIM DELI 비빔델리 ENJOY AUTHENTIC KOREAN FOOD		
幽霊の刨冰 かき氷 GHOST KAKIGORI		
noci bakehouse		

Note:
1. Images do not reflect all the leases which commenced operations in 1H 26.

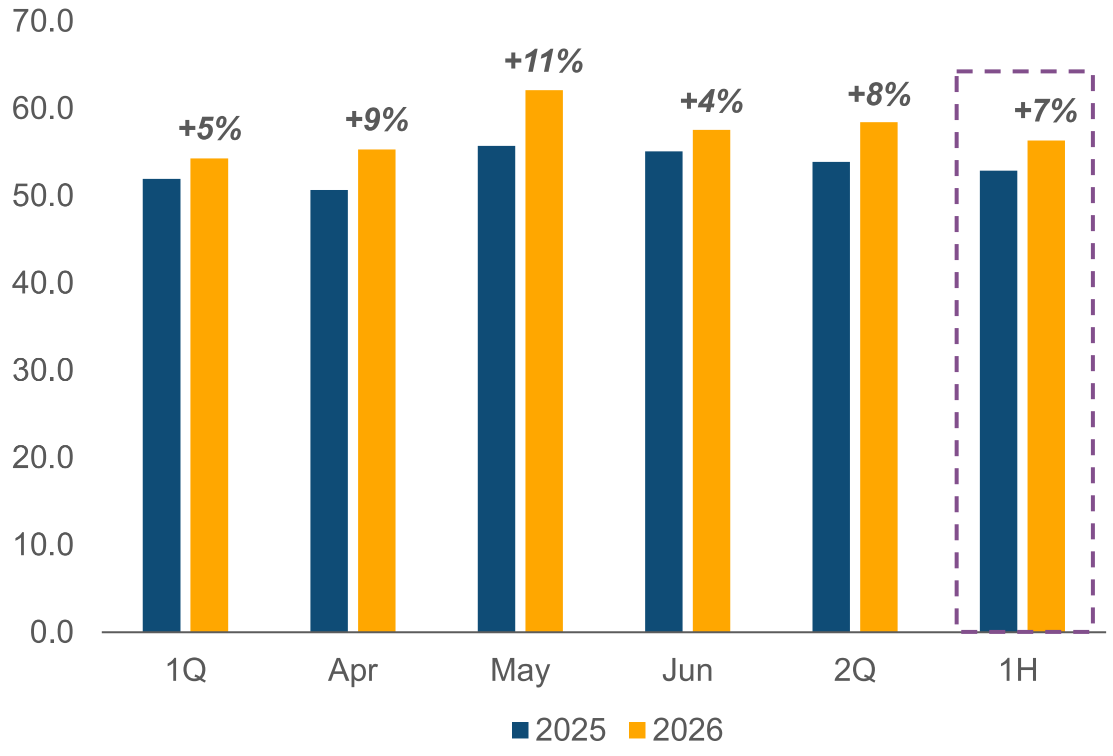
Sustained Improvement in Traffic and Tenant Sales

Continues to be Driven by F&B, Supermarket and Leisure & Entertainment

Traffic YoY Variance



Tenant Sales psf ($) YoY Variance




Suntec City Mall, Singapore

Singapore Retail Outlook and Focus

Consumer spending supported by a resilient labour market, rising household income and visitor arrivals[1]

Major events (e.g. F1 Singapore Grand Prix and BTS concert) and festive seasons expected to support retail spending in 2H 26[1]

Occupancy expected to remain high
Positive rent reversion for full year expected to be close to 10%

Portfolio performance expected to improve supported by higher occupancy, rent and marcoms revenue

Note:
1. Source: The Straits Times article "Singapore retail sales grow for fourth straight month but at slower pace" dated 6 July 26.

Suntec Convention Performance

Suntec Singapore

1H 26 Anchored by Strong Line-up of Consumer Events

ADEX
10 – 12 Apr
(Recurring event)

Innovate4Climate
20 – 22 May
(New to Singapore)

Consumer Electronics Exhibition
29 – 31 May
(Recurring event)

Mercury Festival
5 – 7 Jun
(Recurring event)

World Cities Summit 2026
14 – 16 Jun
(Biennial event)

Asia Cat Expo
27 – 28 Jun
(Recurring event)

Suntec Convention Outlook and Focus

Despite global uncertainty triggered by the Middle East conflict, the MICE industry in Singapore remained largely resilient[1]

MICE pipeline for Singapore for 2H 26 and 2027 remains healthy[1]

Asset enhancement initiatives completed in FY 2025 will enhance income resilience

Stable performance expected in FY 2026

Note:
1. Source: "Written reply to PQs on outlook on Singapore's tourism and MICE sectors given Middle East conflict" dated 6 May 2026.

SUNTEC
Real Estate Investment Trust

Our ESG Commitment

177 Pacific Highway, Sydney

Continual Commitment to ESG

Achievements

NEW

One Raffles Quay & MBFC Properties achieved the BCA **Green Mark Platinum Super Low Energy Certification** in recognition of best-in-class energy efficiency

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 ENGERY
177 Pacific Highway, 21 Harris, 477 Collins, 55 Currie, Nova Properties and The Minster Building

CARBON NEUTRAL

CARBON NEUTRAL
177 Pacific Highway
21 Harris
477 Collins

About 79% of total debt are **GREEN / SUSTAINABILITY – LINKED LOANS**

Roadmap Towards Net-Zero Carbon Emission Target[1] by 2050

2023

All properties are Green Certified

4 properties on 100% Renewable Energy: 21 Harris, 477 Collins, Nova & Minster

Carbon Neutral Certified 177 Pacific Highway, 55 Currie & 21 Harris

2025

100% Renewable Energy: 177 Pacific Highway, 55 Currie

Carbon Neutral Certified 477 Collins

2028

100% Renewable Energy: Southgate Complex

Carbon Neutral Certified Southgate Complex, Nova, Minster

2032

Complete electrification of equipment All AUS and UK properties

Net-Zero carbon emission[1] for all AUS & UK properties

2035

Renewable Energy likely available to SGP properties

2040 - 2050

Net-Zero carbon emissions[1] for all properties

Complete electrification of equipment All SGP properties

100% Renewable Energy All SGP properties

Note:
1. Comprising Scope 1 and Scope 2 emissions.

SUNTEC Real Estate Investment Trust

Thank you

For enquiries, please contact:

Melissa Chow
Manager, Investor Relations
Melissa.chow@suntecreit.com

Southgate Complex, Melbourne

Disclaimer

This presentation is focused on the comparison of the financial results for the half year ended 30 June 2026 and the half ended 30 June 2025.

The information included in this release does not constitute an offer or invitation to sell or the solicitation of an offer or invitation to purchase or subscribe for units in Suntec REIT ("**Units**") in Singapore or any other jurisdiction.

This presentation may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other developments or companies, shifts in the expected levels of occupancy rates, property rental income, changes in operating expenses, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Past performance is not necessarily indicative of future performance. Predictions, projections or forecasts of the economy or economic trends of the markets are not necessarily indicative of the future or likely performance of Suntec REIT. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management on future events.

IMPORTANT NOTICE

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.
3. The past performance of Suntec REIT is not necessarily indicative of the future performance of Suntec REIT.

SUNTEC
Real Estate Investment Trust

About Suntec REIT


Suntec City


MBFC Properties


One Raffles Quay


Olderfleet, 477 Collins Street


The Minster Building


177 Pacific Highway


55 Currie Street


Nova Properties


21 Harris Street


Southgate Complex

About Suntec REIT

Singapore's First Composite REIT

Market Capitalisation

$4.3 Billion[1]

Asset Under Management

$12.2 Billion[2]

Listed on **9 Dec 2004** on the SGX-ST

High quality **office** properties, complemented by **retail and convention** components

10 properties – **3** in Singapore, **2** in Sydney, **2** in Melbourne, **1** in Adelaide and **2** in UK

Notes:
1. Based on 30 June 2026 closing price of $1.45.
2. Based on exchange rates of S$0.8953=A$1.00 and S$1.7083=£1.00 as at 30 June 2026.

SUNTEC Real Estate Investment Trust

Portfolio Snapshot

Singapore and UK Properties

	Suntec City		One Raffles Quay	MBFC Properties	Nova Properties	The Minster Building
	Suntec City – Office & Retail	Suntec Convention				
Description	Integrated commercial development comprising five office towers and one of Singapore largest retail mall	World-class convention and exhibition centre	Two premium Grade A office towers	Two premium Grade A office towers and a subterranean mall	Two Grade A Office buildings with ancillary retail development	Grade A Office building
Ownership	100%	66.3%	33.33%	33.33%	50%	100%
City/Country	Singapore	Singapore	Singapore	Singapore	London, UK	London, UK
Segment	Office and Retail	Convention	Office	Office and Retail	Office	Office
NLA[1] (sq ft)	Office:~1.2 mil Retail:~0.9 mil	~430,000	~442,000	Office:~540,000 Retail:~32,000	~286,000	~294,000
31 Dec 2025	Office: S$3,297.0 mil Retail: S$2,461.5 mil	S$228.2 mil	S$1,387.0 mil	S$1,877.2 mil	£398.2 mil [2]	£270.0 mil [3]
Cap rate	Office: 3.50% Retail: 4.50%	5.25%	3.40%	Office: 3.40% Retail: 4.25%	5.39%	5.89%

Notes:
1. Based on Suntec REIT's interests in the respective properties.
2. The valuation reflects the price that would be received from the sale of the investment property where the Purchaser's cost (including stamp duty) is assumed to be 6.8%, in line with accounting standards. The valuation based on the price that would be received for the sale of the special purpose vehicle holding the investment property where the Purchaser's cost (excluding stamp duty) is assumed to be 1.8% is £418.1 million as of 31 Dec 25.
3. The valuation reflects the price that would be received from the sale of the investment property where the Purchaser's cost (including stamp duty) is assumed to be 6.8%, in line with accounting standards. The valuation based on the price that would be received for the sale of the special purpose vehicle holding the investment property where the Purchaser's cost (excluding stamp duty) is assumed to be 1.8% is £280.4 million as of 31 Dec 25.

Portfolio Snapshot

Australia Properties

	177 Pacific Highway	21 Harris Street	Olderfleet 477 Collins Street	Southgate Complex	55 Currie Street
Description	31-storey Grade A office building	Nine-storey, Grade A office building	Premium Grade, 40- level state- of-the-art building	Integrated development comprising two A-Grade office towers and a retail podium	Twelve-storey, Grade A office building
Ownership	100%	100%	50%	50%	100%
City/ Country	Sydney	Sydney	Melbourne	Melbourne	Adelaide
Segment	Office	Office	Office	Office and Retail	Office
NLA[1] (sq ft)	~431,000	~202,000	~315,000	Office:~349,000 Retail:~52,000	~283,000
31 Dec 2025	A$555.0 mil	A$227.0 mil	A$425.0 mil	A$325.6 mil	A$119.0 mil
Cap rate	6.75%	6.68%	5.88%	Office: 6.75% Retail: 6.125%	7.88%

Note:
1. Based on Suntec REIT's interests in the respective properties.