



SUNTEC REIT BUSINESS UPDATES

For the Quarter ended
30 September 2026

22 October 2026



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Portfolio Reconstitution

3Q 26 Financial Overview



**Distributable Income to
Unitholders**

\$59.9 million

+14.3% y-o-y

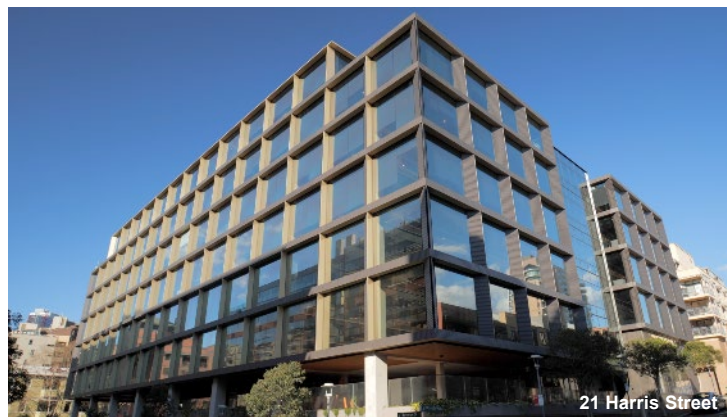


**Distribution Per Unit to
Unitholders**

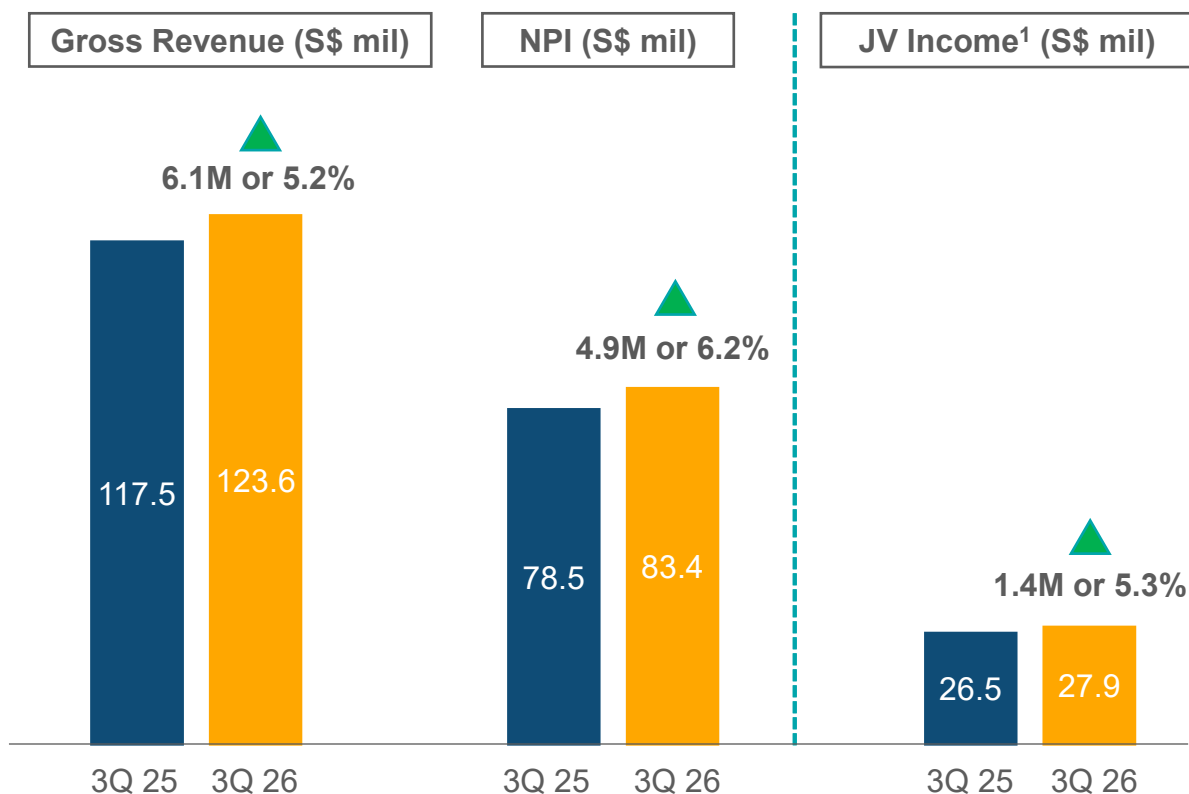
2.017 cents

+13.4% y-o-y

Financial Highlights



Strong Performance Led by Singapore Portfolio



Gross Revenue & Net Property Income:

- ▲ Stronger operating performance across Singapore Office and Retail Portfolio
- ▲ Commencement of backfilled leases at 177 Pacific Highway (Sydney)
- ▲ Higher contribution from 477 Collins (Melbourne) due to higher occupancy
- ▼ Lower contribution from 21 Harris Street (Sydney) due to lower occupancy

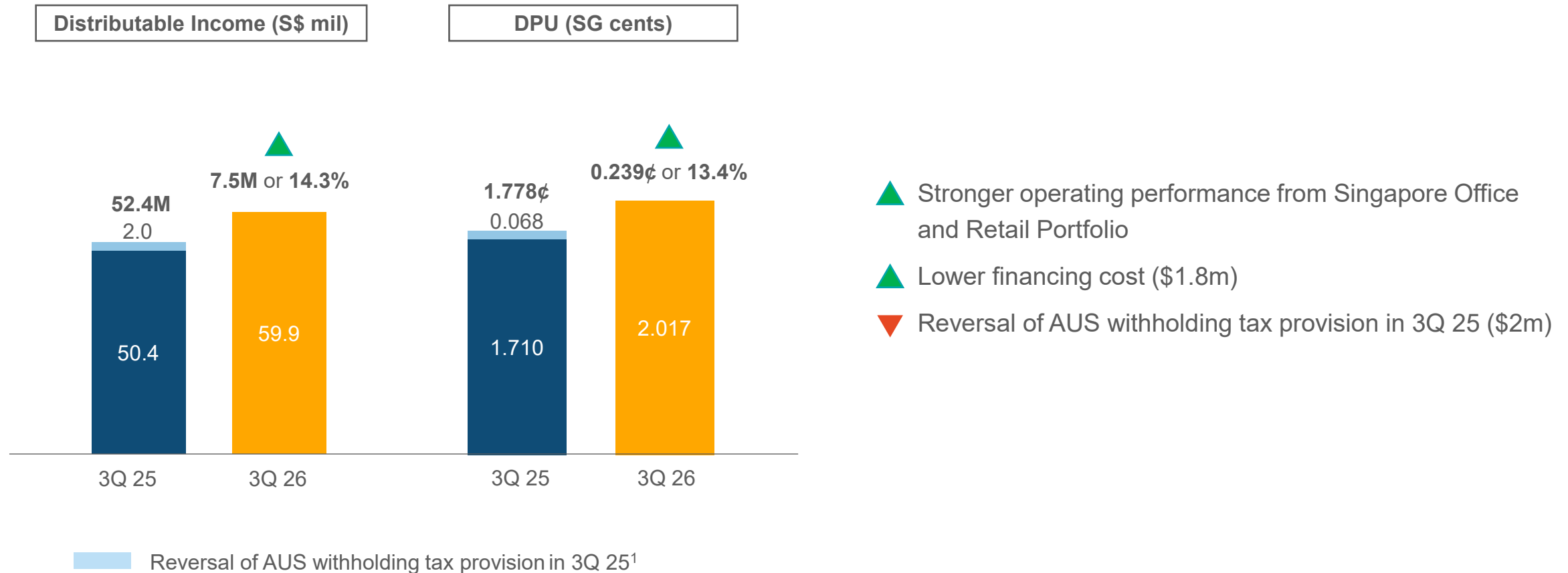
JV Income:

- ▲ Stronger operating performance from MBFC Properties

Note:

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

DI Increased by 18.8% on an Operating Basis



Notes:

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 July 2026 – 30 September 2026
Amount (cents/unit)	2.017 ^{1,2}

Ex-date	29 Oct 2026
Record date	30 Oct 2026
Payment date	27 Nov 2026

Notes:

1. Total of 5.953 cents for YTD Sep 2026.

2. The Manager continues to receive 50% of its asset management fees in units and balance in cash in 3Q 2026.

3Q 26 Operational Overview



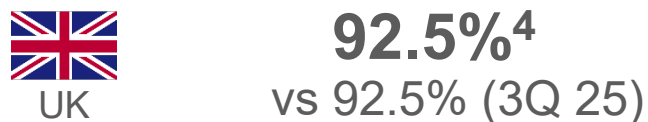
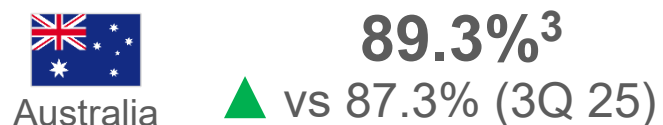
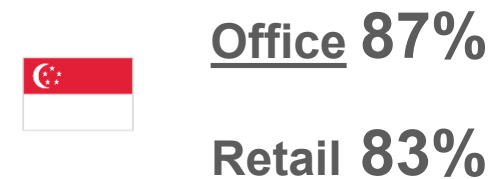
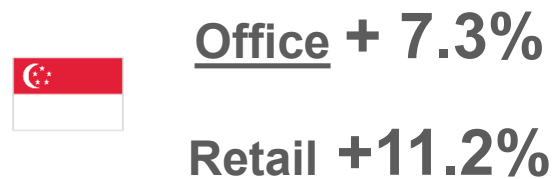
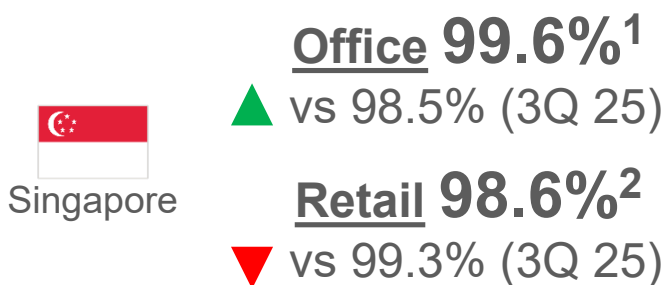
Committed Occupancy



Rent Reversion



Retention Rate

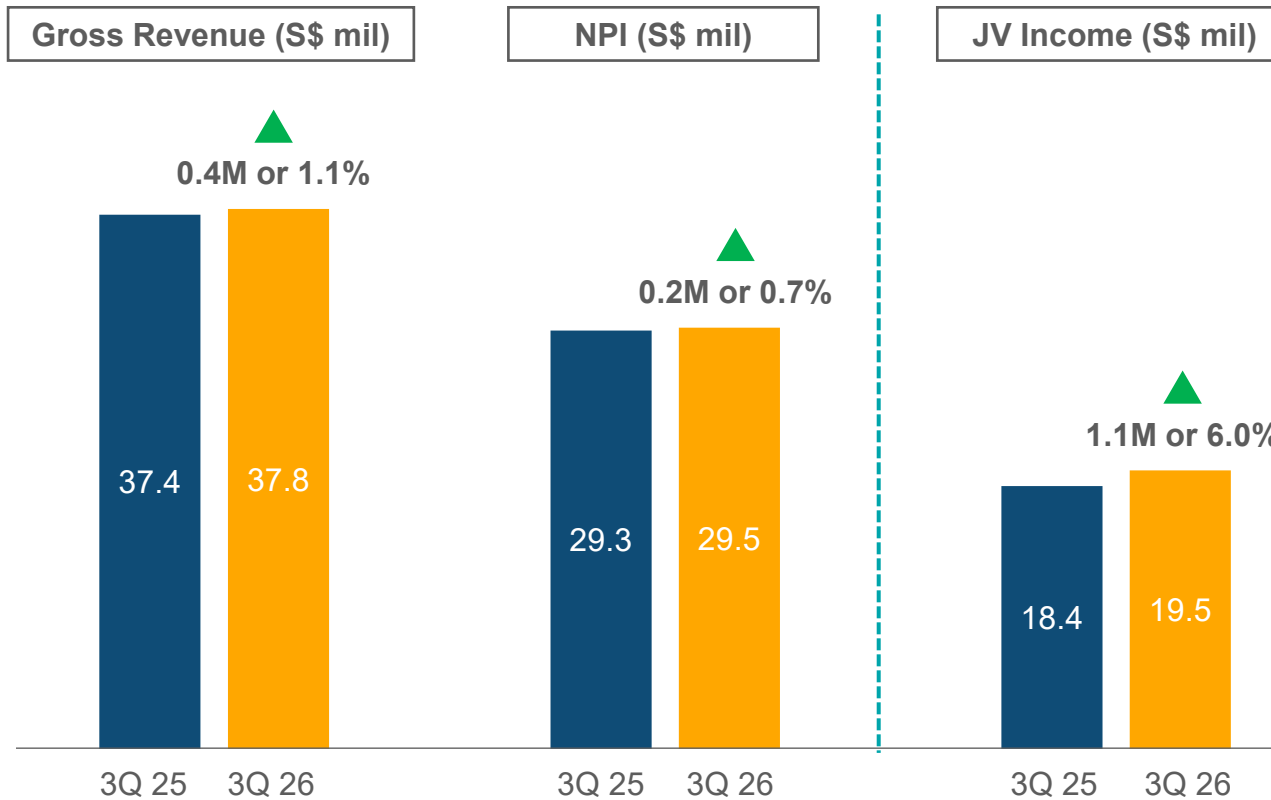


Minimal leases renewed/replaced

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.

Resilient Growth for Singapore Office



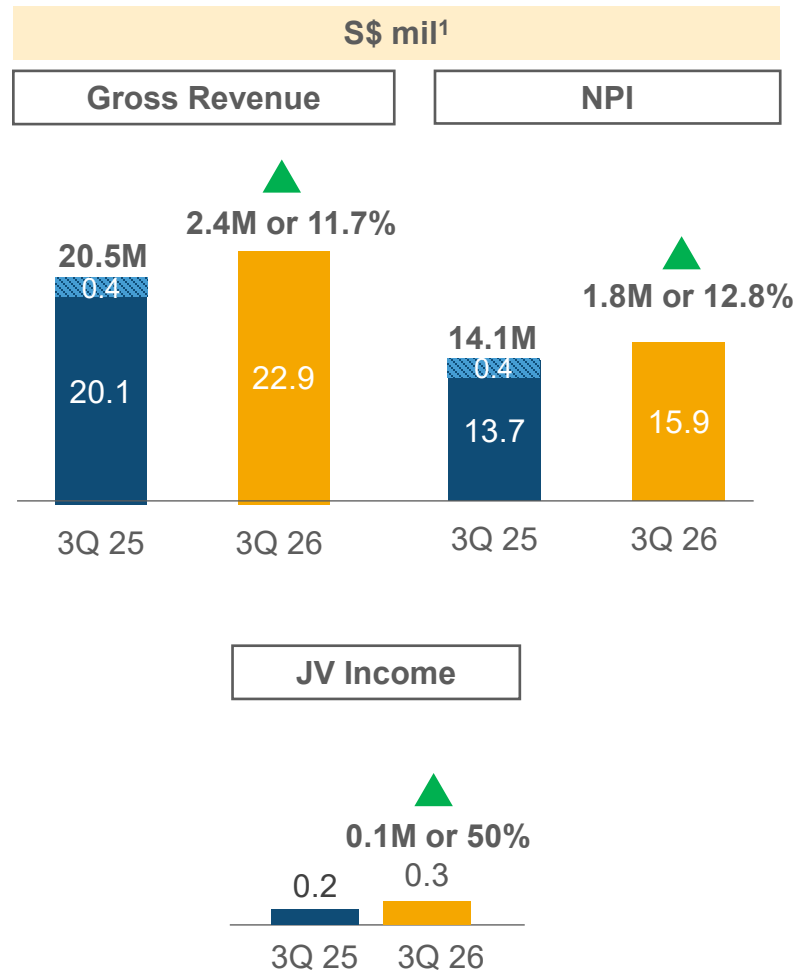
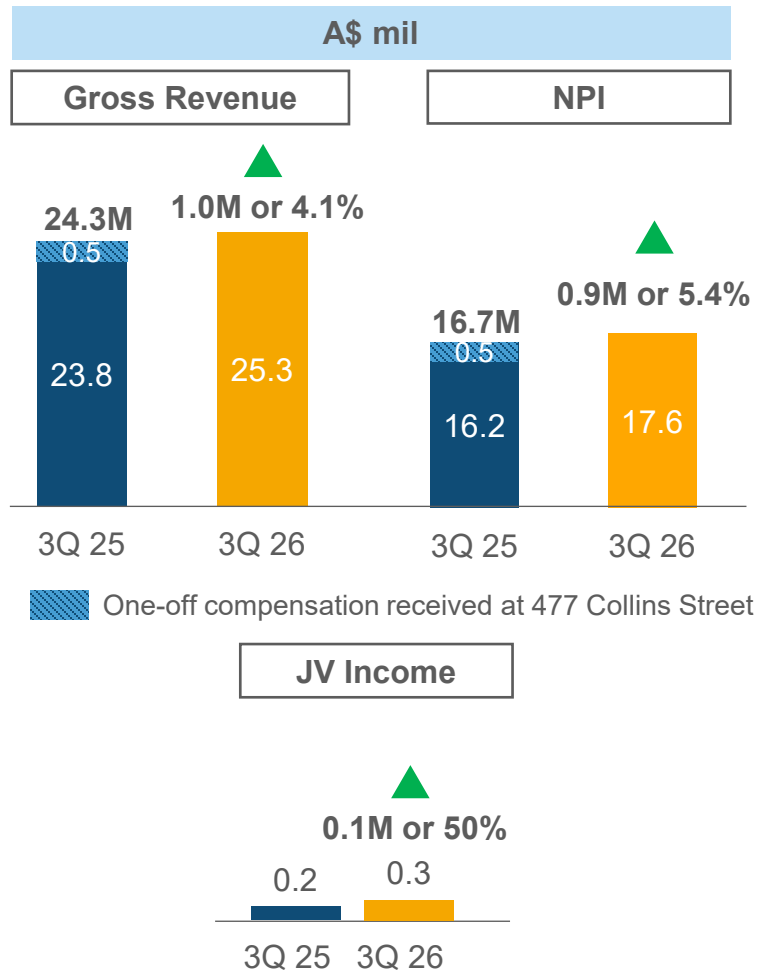
Gross Revenue & Net Property Income:

- ▲ Higher rent and miscellaneous income at Suntec City Office
- ▼ Higher operating expense

JV Income:

- ▲ Stronger operating performance driven by higher occupancy and rent at MBFC Properties
- ◀▶ Stable operating performance at One Raffles Quay

Improved Portfolio Performance



Gross Revenue & Net Property Income:

- ▲ Commencement of backfilled leases at 177 Pacific Highway
- ▲ Higher occupancy at 477 Collins Street
- ▼ Lower occupancy at 21 Harris Street
- ▲ Stronger AUD against SGD

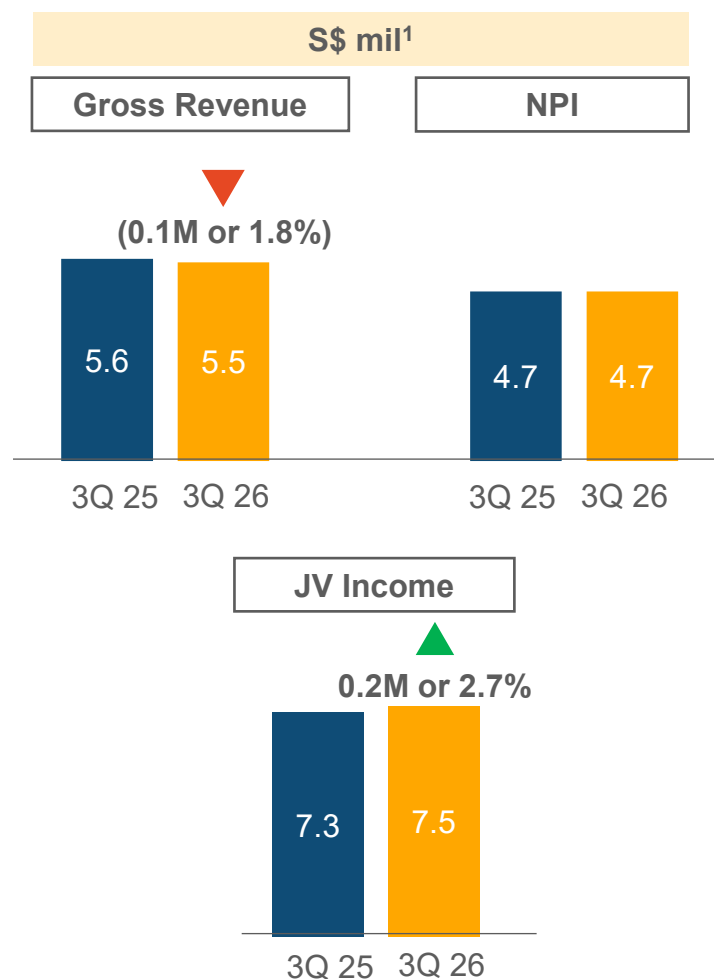
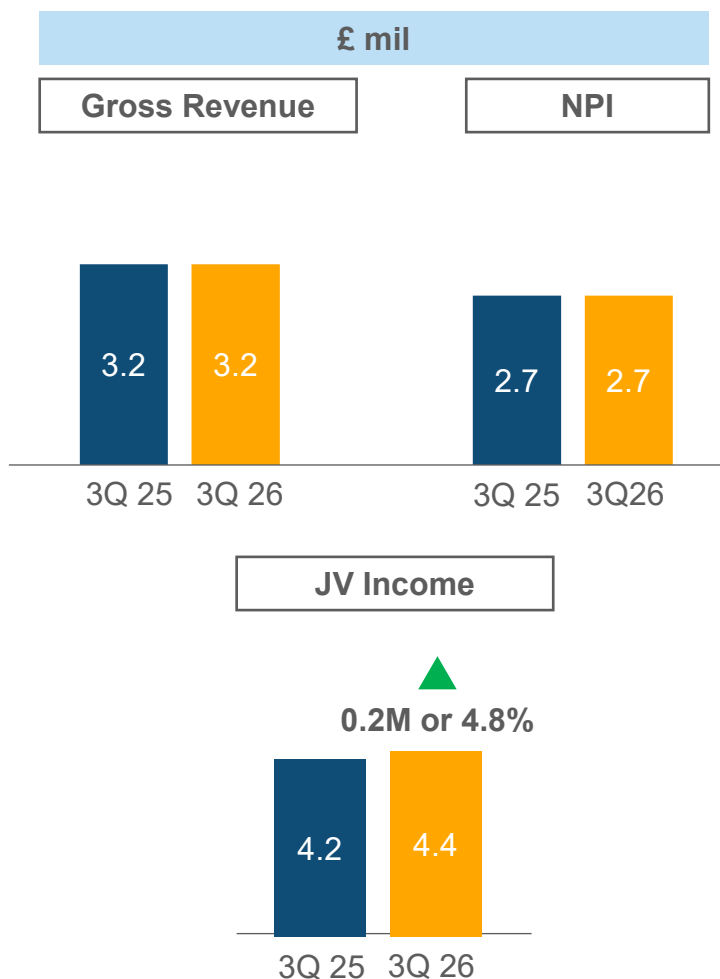
JV Income:

- ◀ Stable operating performance at Southgate

Note:

1. AUD strengthened by 7.2% in 3Q 26. Based on exchange rates of S\$0.9020 = A\$1.00 for 3Q 26 and S\$0.8414 = A\$1.00 for 3Q 25.

Portfolio Performance Remained Stable



Gross Revenue & Net Property Income:

◀▶ Stable operating performance at The Minster Building

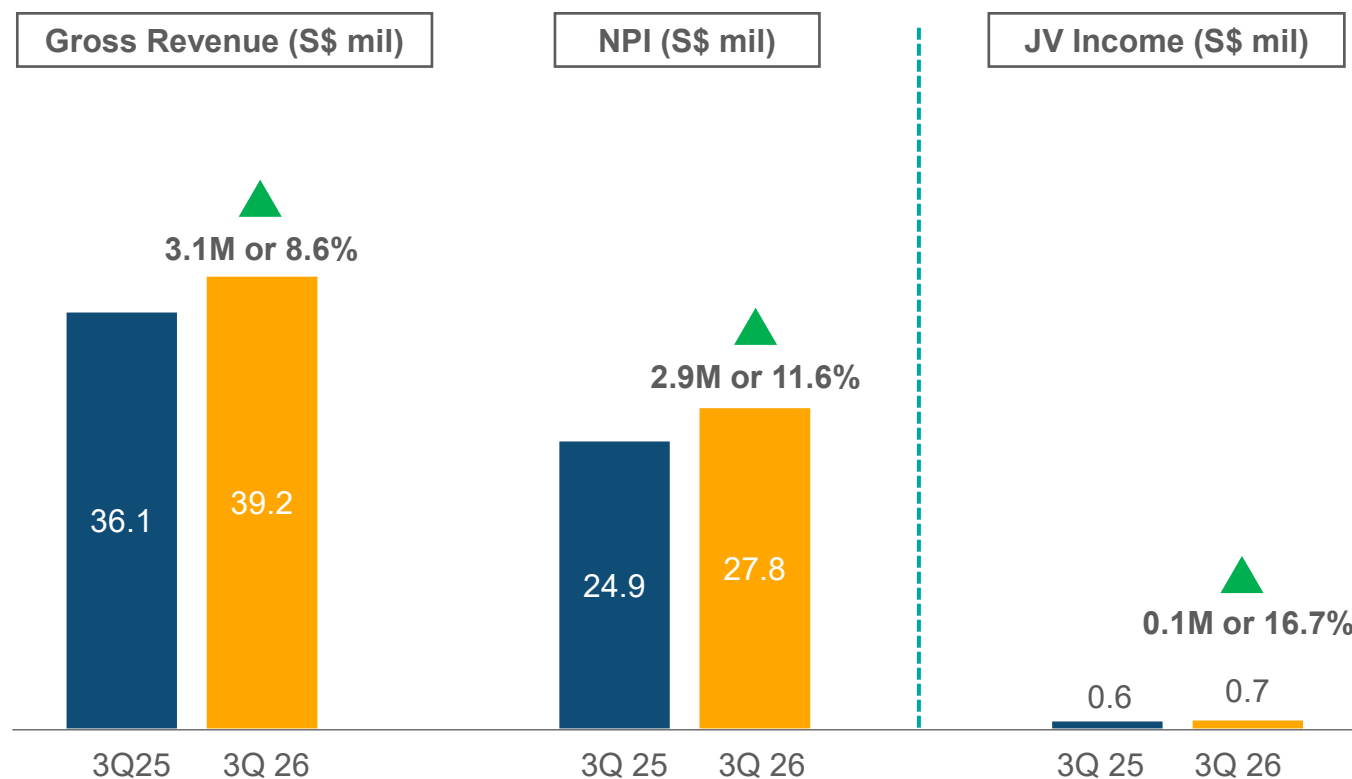
JV Income:

◀▶ Stable operating performance at Nova Properties

Note:

1. Based on exchange rates of S\$1.7147 = £1.00 for 3Q 26 and S\$1.7320 = £1.00 for 3Q 25.

Singapore Retail Sustained Strong Growth Momentum



Gross Revenue & Net Property Income:

▲ Higher occupancy and rent at Suntec City Mall

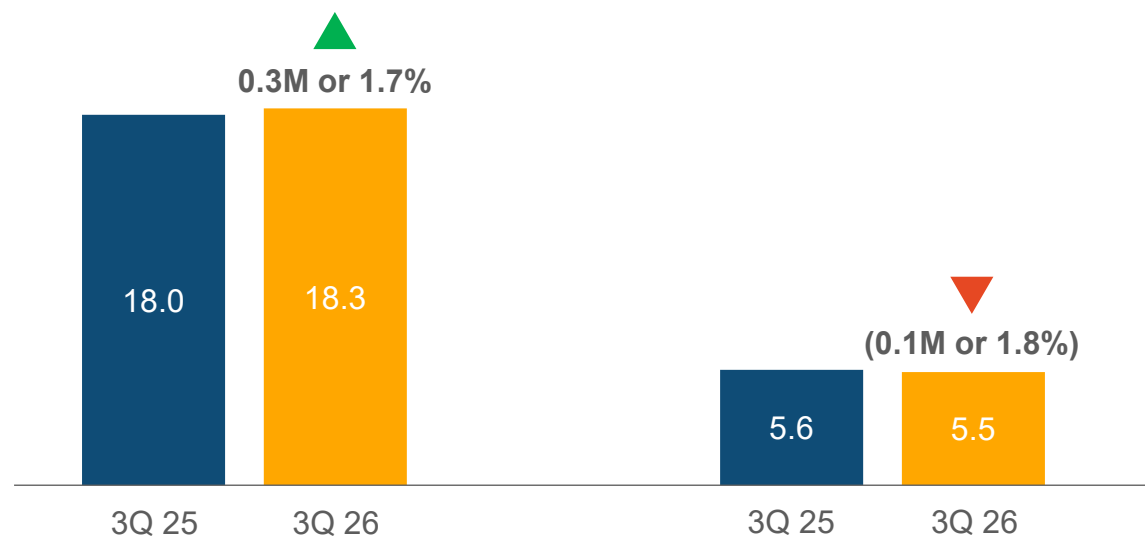
JV Income:

▲ Higher occupancy at MBLM

Portfolio Performance Remained Stable

Gross Revenue (S\$ mil)

NPI (S\$ mil)



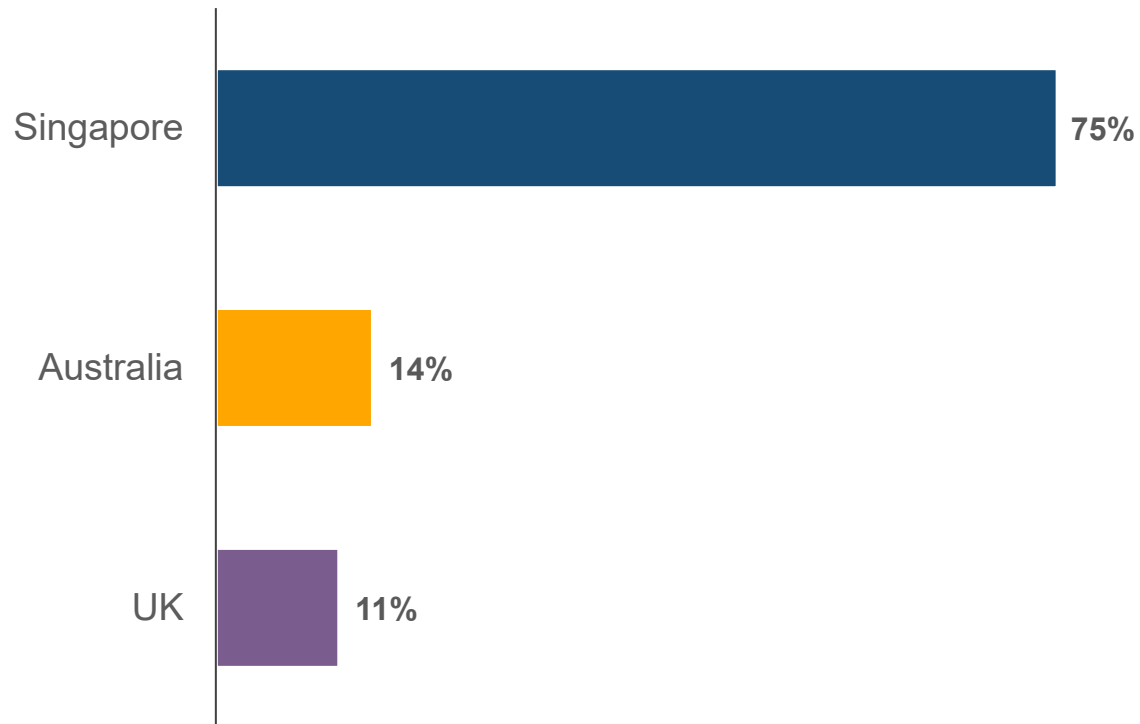
◀▶ Stable revenue due to similar number of large-scale conferences

▼ Higher event casual labour and cleaning costs

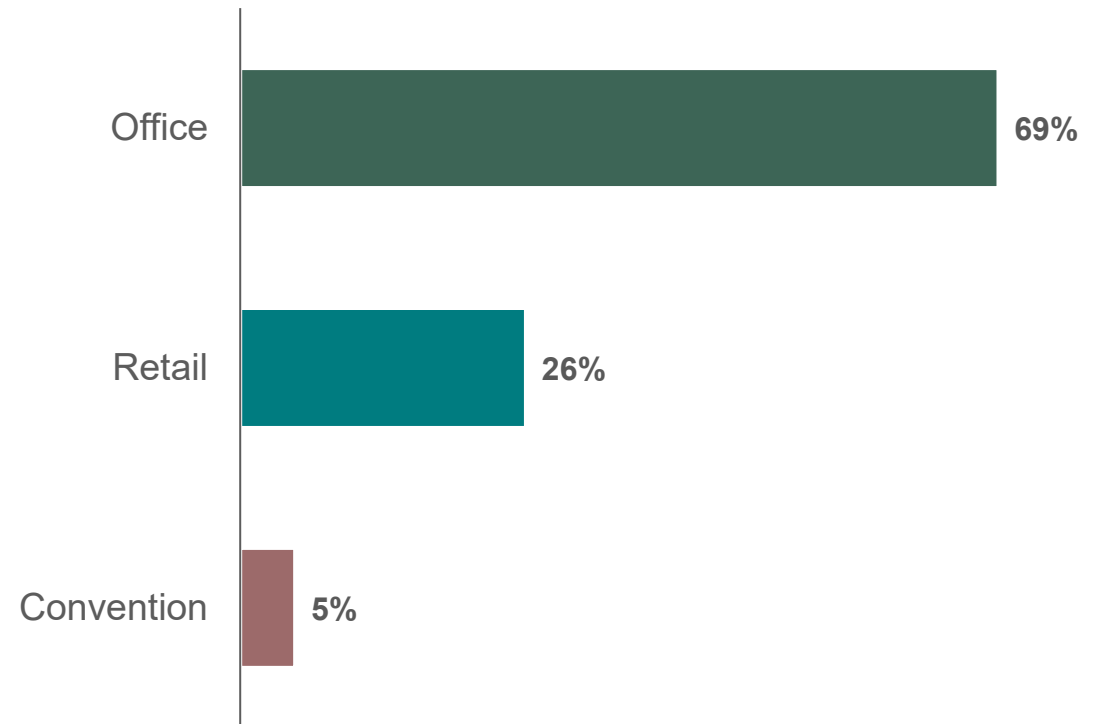
Diversified Portfolio Across Geography and Sector

Singapore Market and Office Properties Are Mainstays

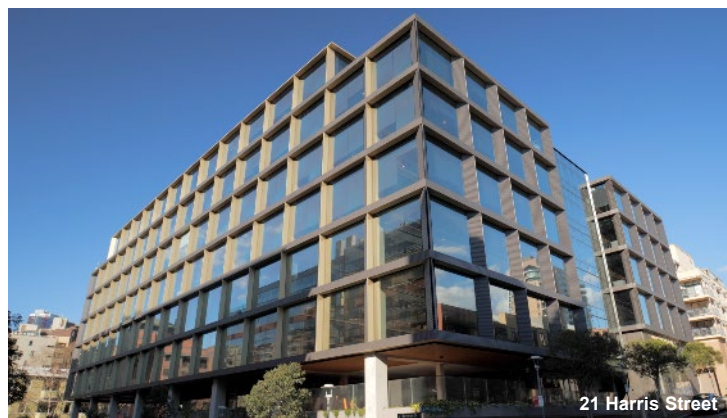
Income Contribution by Geography



Income Contribution by Sector



Capital Management



Key Financial Indicators

All-in Financing Cost Expected to be Lower than 2025

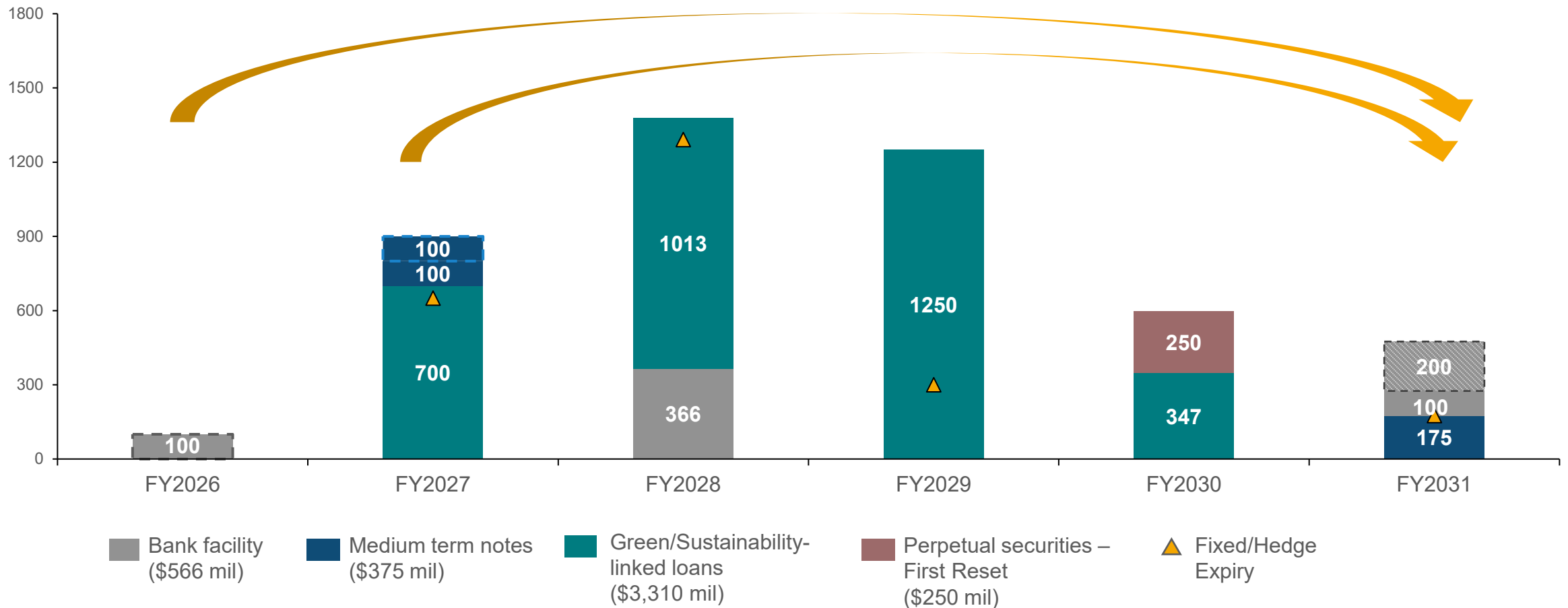
	As at 31 Dec 25	As at 30 Sep 26
NAV Per Unit	\$2.03	\$2.04
Total Debt Outstanding	\$4,069 mil	\$4,251 mil
Aggregate Leverage Ratio ¹ ("ALR")	41.5%	43.0%
Weighted Average Debt Maturity	2.72 years	2.07 years
All-in Financing Cost ²	3.71% p.a.	3.57% p.a.
Borrowings on Fixed Interest Rate ³	~65%	~57%
+100 bp Change in All-in Financing Cost ^{4, 5}	-1.75 cts to DPU	-1.77cts to DPU
ICR ⁶	2.1X	2.3X
-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 outstanding 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 3Q 26 of 3.61% and YTD Sep 26 of 3.57% was lower mainly due to lower interest rates.
3. Including joint venture loans, the total interest rate borrowings (fixed) is 57.2% (31 Dec 2025: 63.4%).
4. Based on total outstanding borrowings 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.

\$200 mil Refinancing to be Completed by End Oct

Debt Maturity Profile

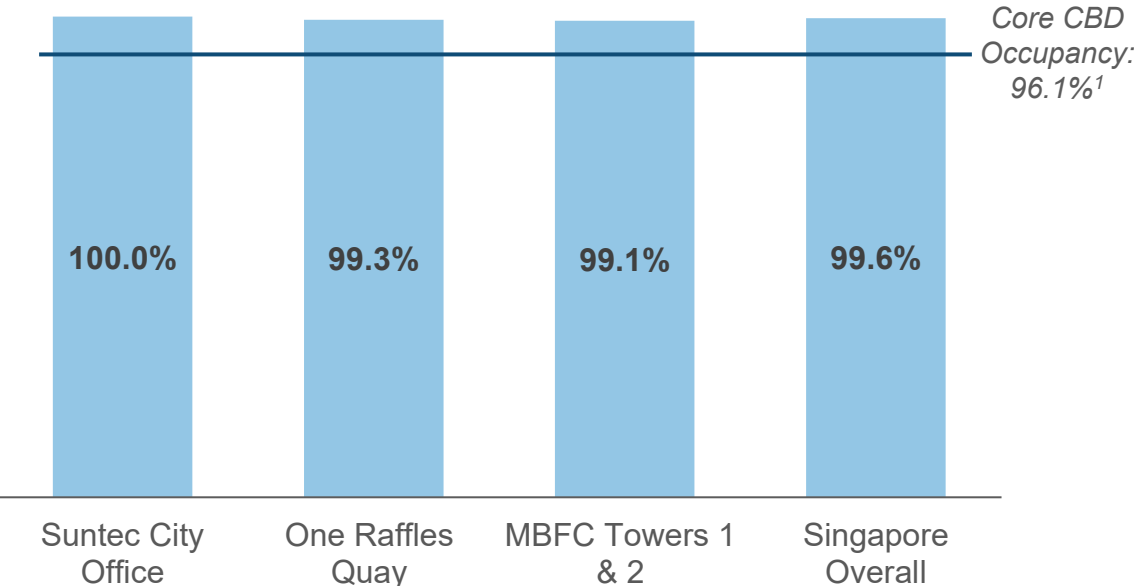


Singapore Office Portfolio Performance

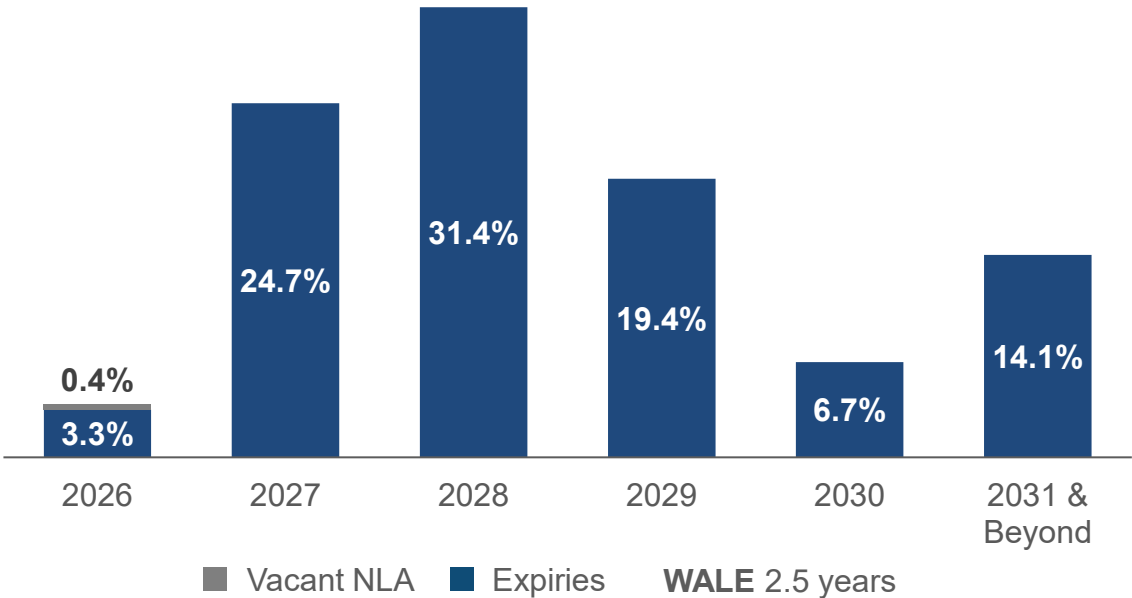


High Occupancies with Well-Spread Lease Expiries

Committed Occupancy As at 30 Sep 26



Lease Expiry Profile % of Total NLA² Comparison



Notes:

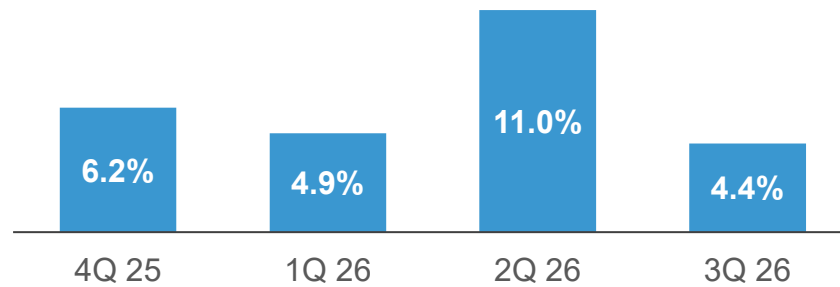
- 1. Source: CBRE as at 3Q 2026.
- 2. Based on Suntec REIT's interests in Suntec City Office, One Raffles Quay and Marina Bay Financial Centre Office Towers 1 and 2.

Suntec City Office Performance

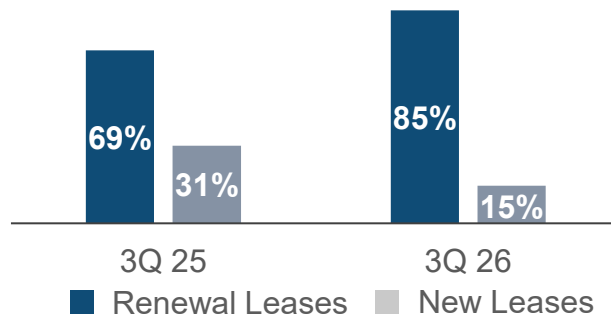


Maintained Full Occupancy

Rent Reversion +7.2% for YTD 3Q26



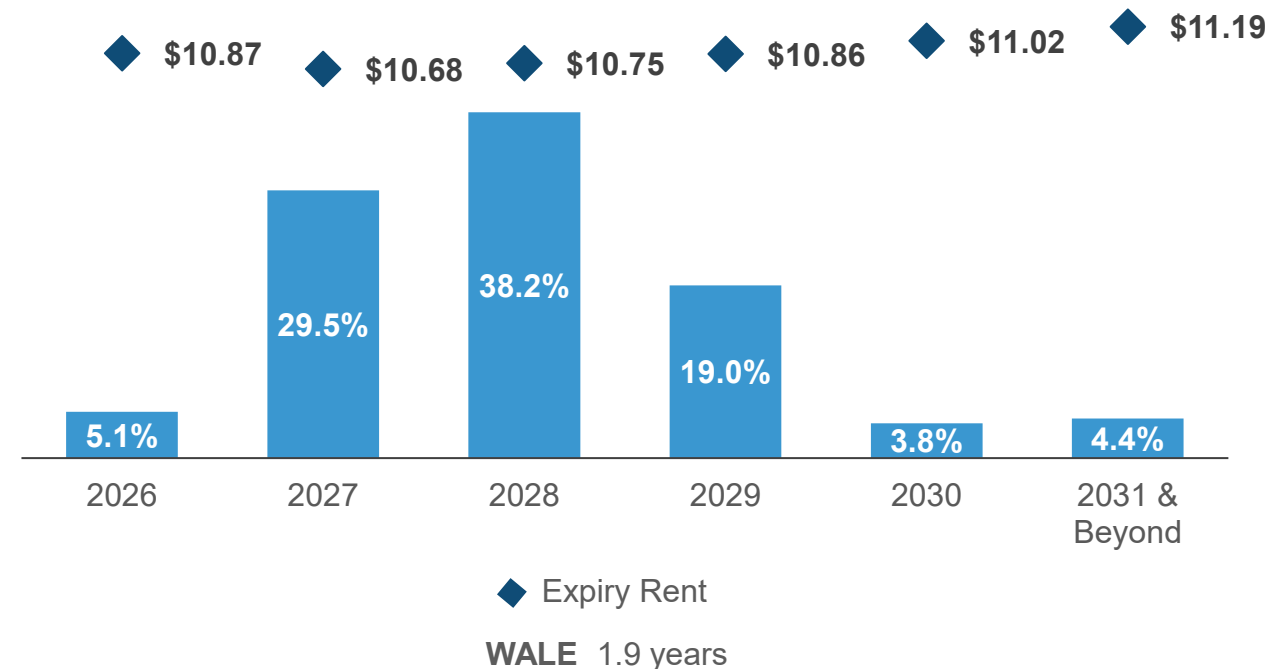
Work Done¹ 121,600 sq ft in 3Q 26



Note:

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

Lease Expiry Profile % of Total NLA Comparison

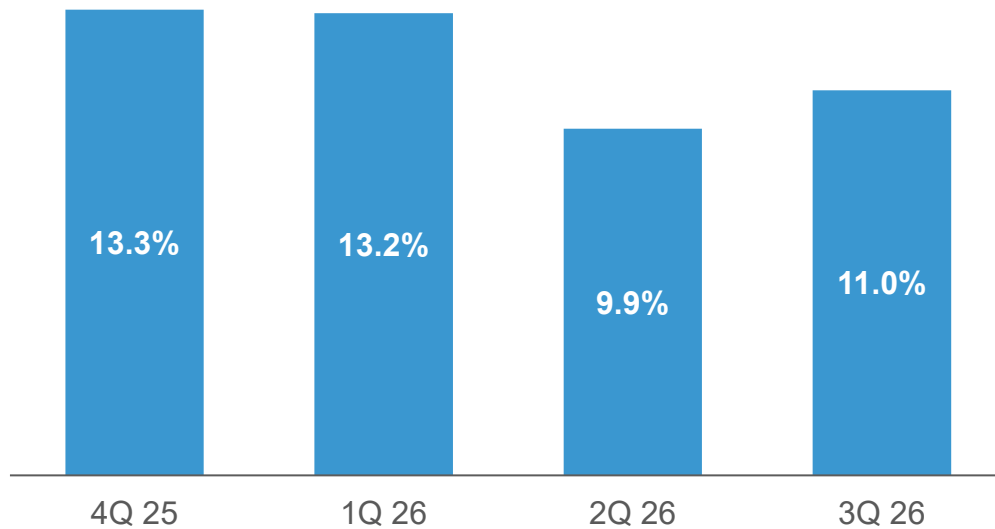


Performance of One Raffles Quay and Marina Business Financial Centre Towers 1 & 2

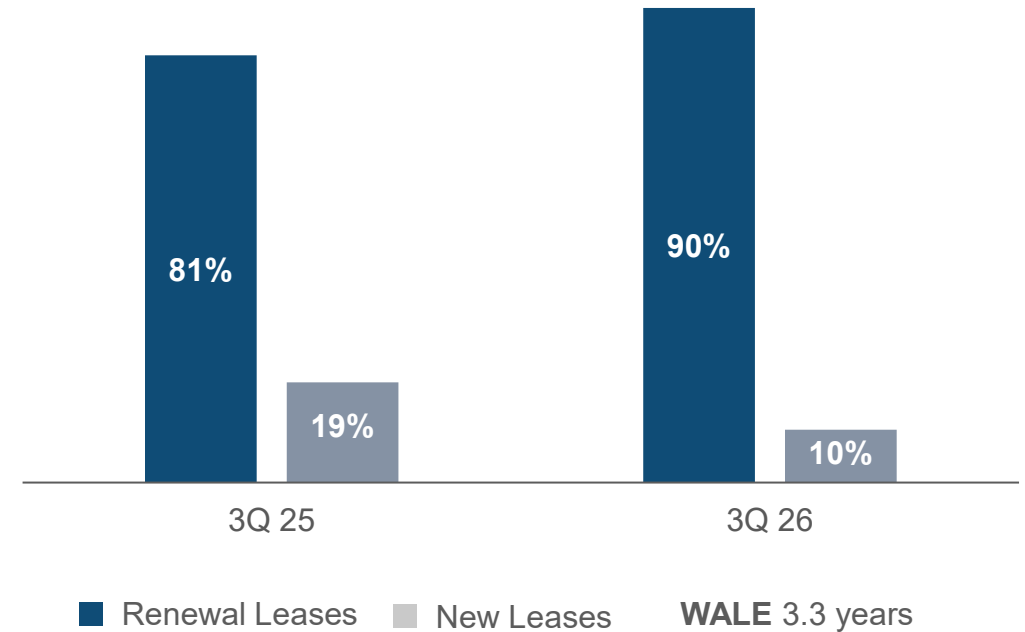


Robust Rent Reversion

Rent Reversion
+11.3% for YTD 3Q26



Work Done¹
84,200 sq ft in 3Q 26



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.

Singapore Office Outlook and Focus



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

Occupancy expected to remain high
Positive rent reversion for full year expected to be between 5% to 10%

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

Australia Portfolio Performance

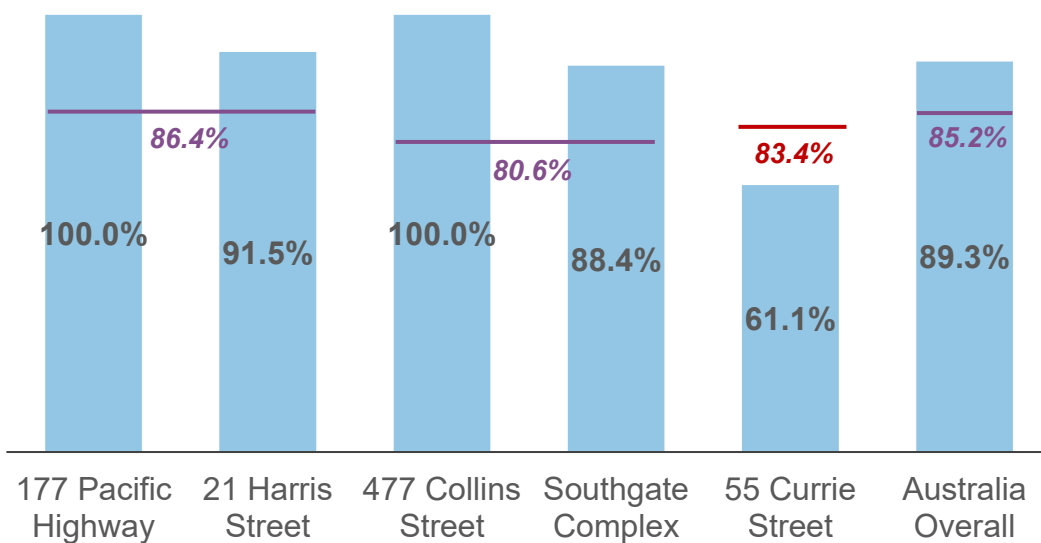


Portfolio Occupancy Remained Stable

Leasing Environment Remains Challenging in Melbourne and Adelaide

Committed Occupancy

As at 30 Sep 26



Sydney

Melbourne

Adelaide

— CBD Office Occupancy by Cities¹

— Grade A Office Occupancy (for Adelaide)¹

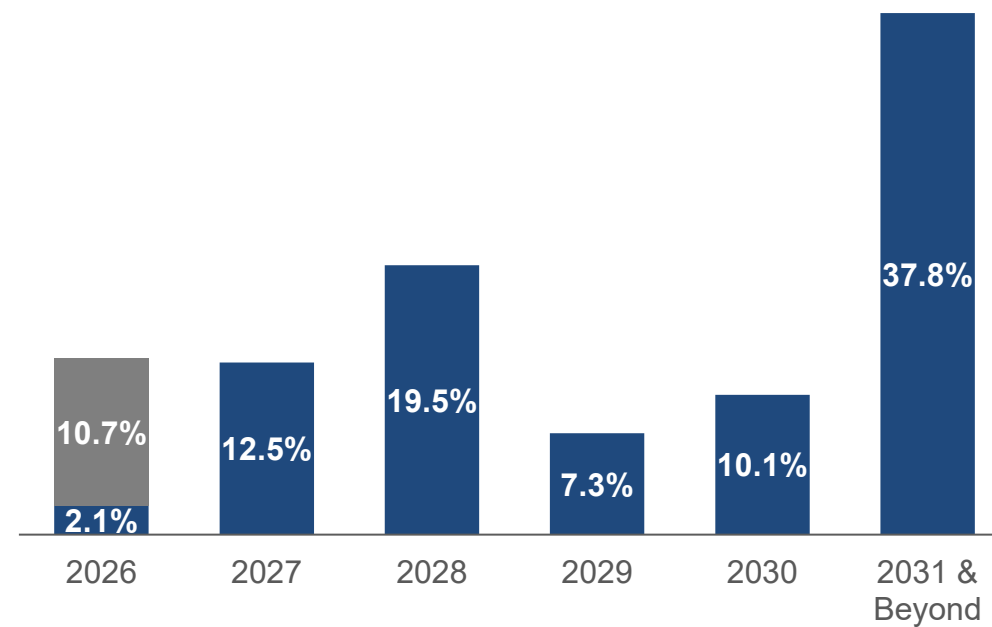
Notes:

1. Source: JLL Research

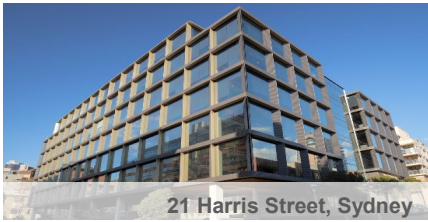
2. Based on Suntec REIT's interests in 177 Pacific Highway, 21 Harris Street, Southgate Complex, 477 Collins Street and 55 Currie Street.

Lease Expiry Profile

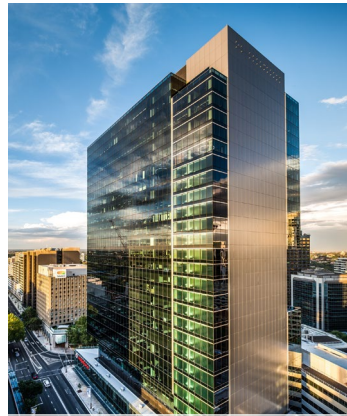
% of Total NLA² Comparison



■ Vacant NLA ■ Expiries WALE 4.1 years



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 and 477 Collins Street

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

UK Portfolio Performance

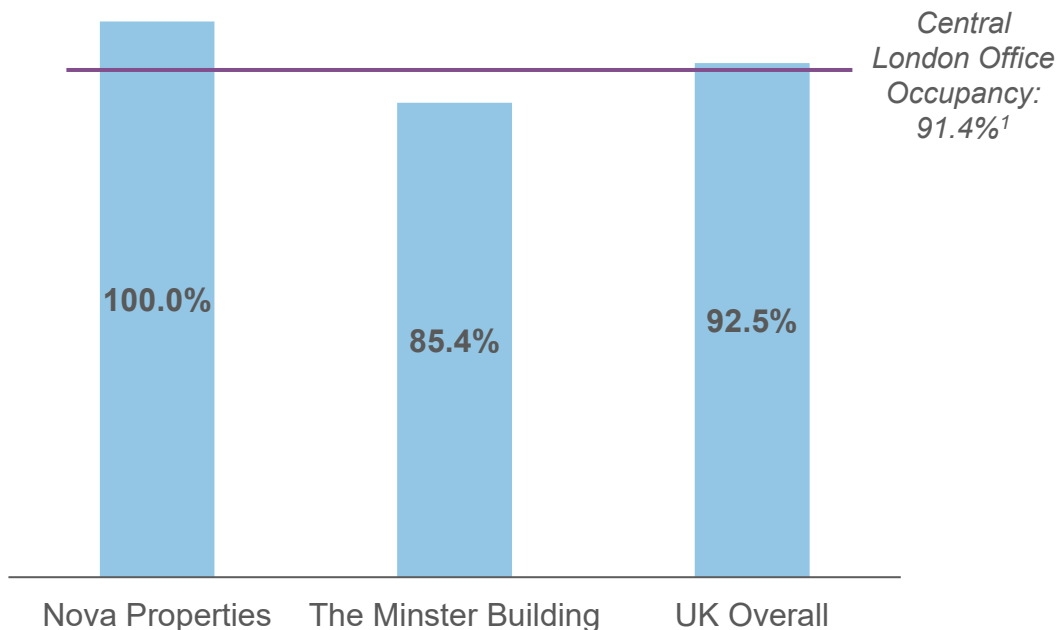


Portfolio Remained Resilient

The Minster Building Occupancy Improved to 94.1% in 4Q 26

Committed Occupancy

As at 30 Sep 26

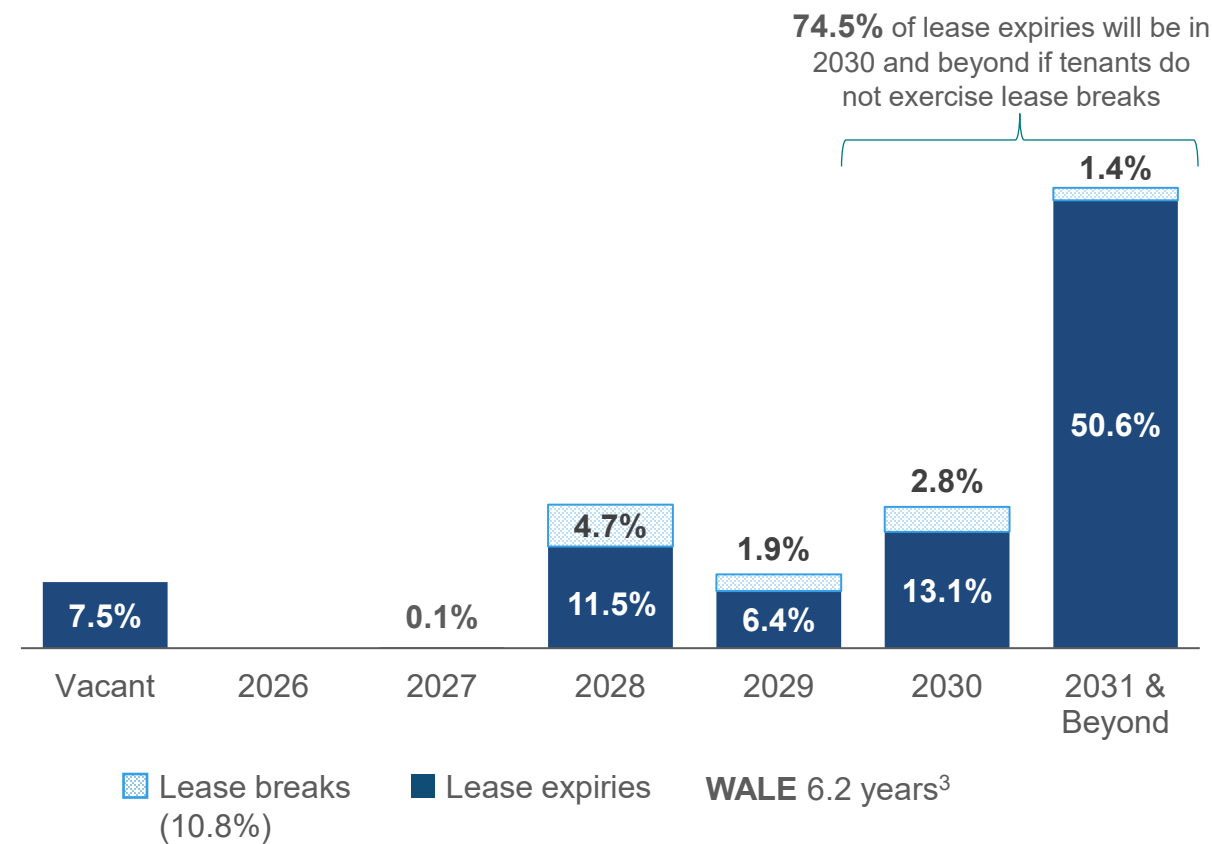


Notes:

1. Source: JLL Research as at 2Q 2026.
2. Based on Suntec REIT's interest in Nova Properties and The Minster Building.
3. WALE to Break is 5.7 years.

Lease Expiry Profile

% of Total NLA² Comparison





UK Office Outlook and Focus

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

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

Occupancy at The Minster Building has improved and is expected to achieve full occupancy by end 2026

Operating performance stable for Nova Properties and The Minster Building²

Notes:

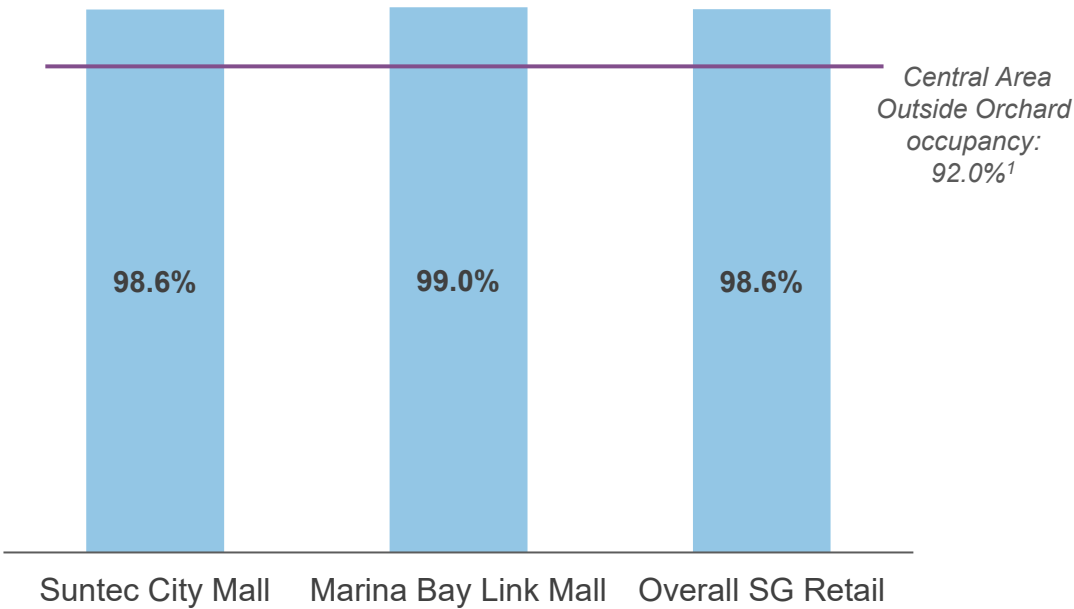
1. Source: Savills, UK Central London Office Market Watch
2. Excluding one-off compensation sum received in FY 2025

Singapore Retail Portfolio Performance

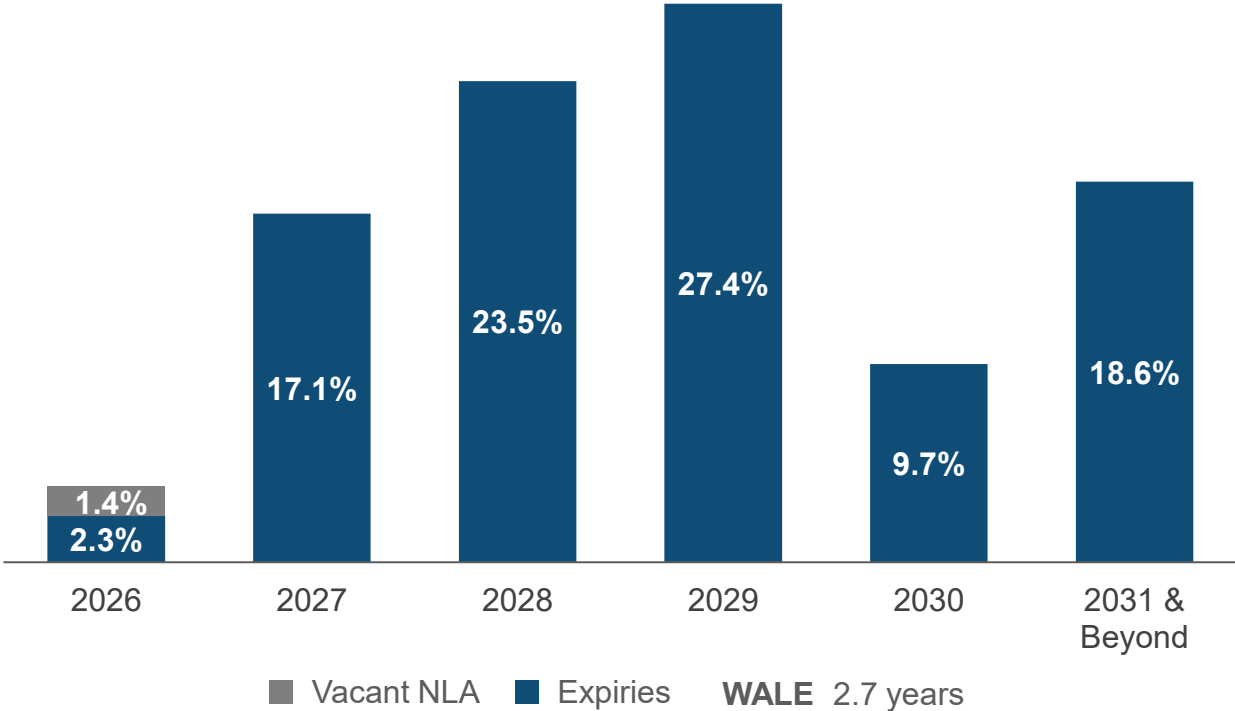


Portfolio Maintained High Occupancy

Committed Occupancy As at 30 Sep 26



Lease Expiry Profile % of Total NLA² Comparison



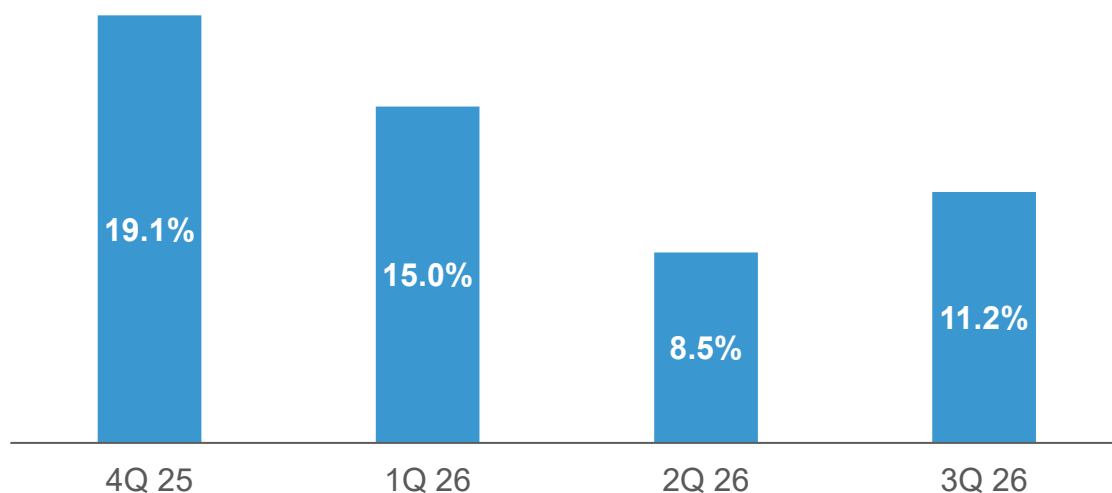
Notes:
1. Source: URA as at 2Q 2026.
2. Based on Suntec REIT's interests in Suntec City Mall, Suntec Singapore (Retail) and Marina Bay Link Mall.

Suntec City Mall Performance

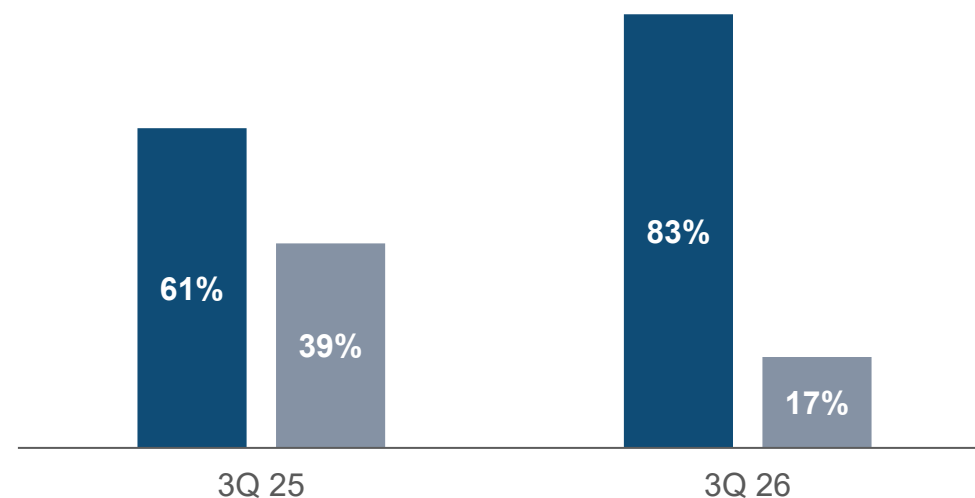


Continued Strong Rent Reversion

Rent Reversion
+11.0% for YTD 3Q 26



Work Done¹
141,300 sq ft in 3Q 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)

■ Renewal Leases
 ■ New Leases

New Concepts Commenced Operations in 3Q 26

FOOD & BEVERAGE



LÄDERACH
SWITZERLAND

FASHION



LIFESTYLE

dyson

DREAME



Singtel

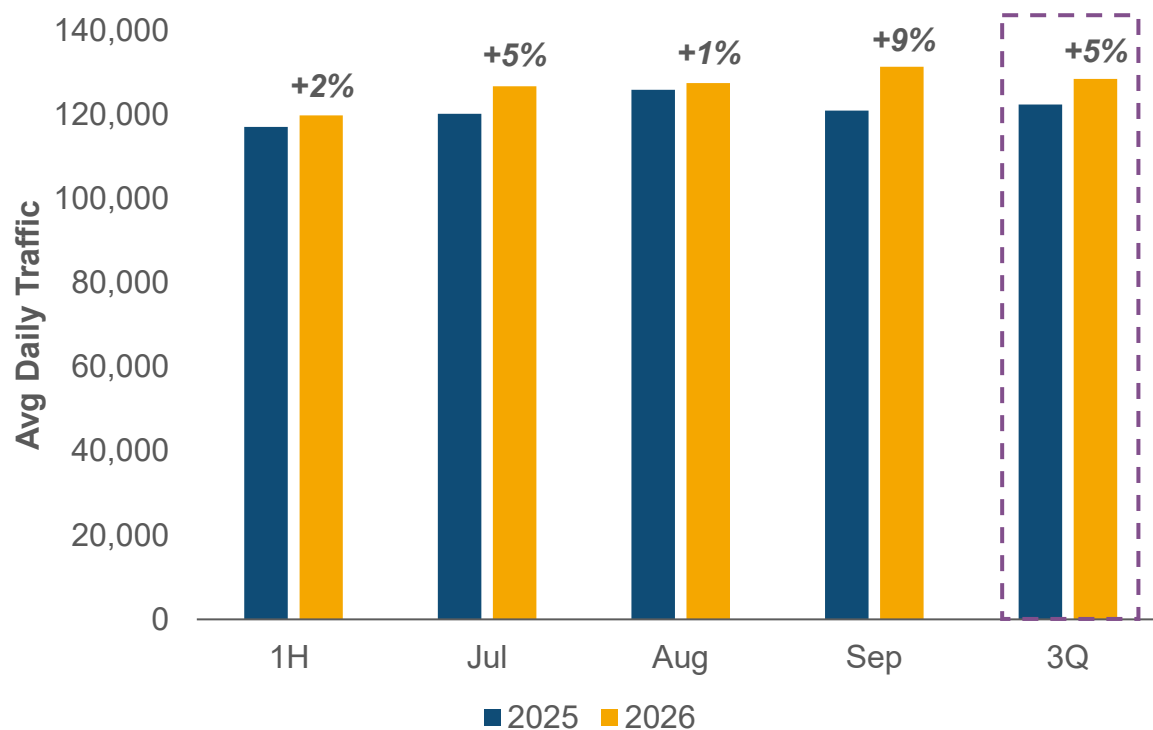
Note:

1. Images do not reflect all the leases which commenced operations in 3Q 26.

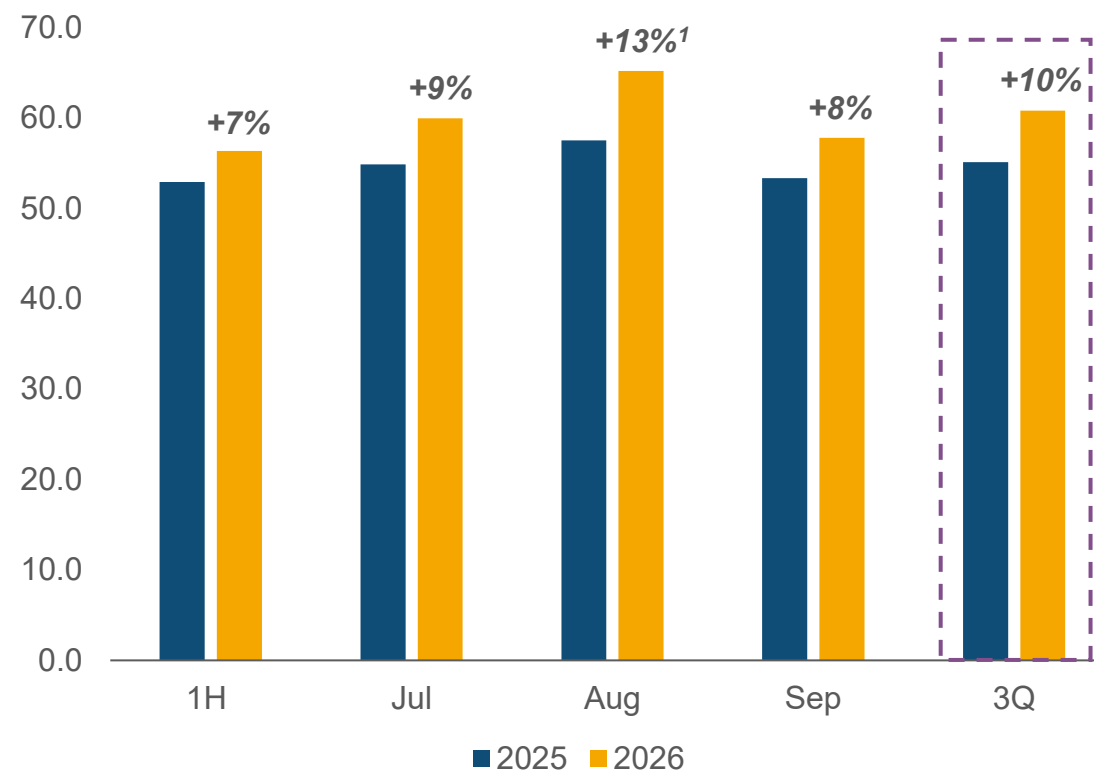
Sustained Improvement in Traffic and Tenant Sales

Broad-based Tenant Sales Growth

Traffic YoY Variance



Tenant Sales psf (\$) YoY Variance



Note:

1. Due to Sincere Fine Watches' vault sales in August 2026.

Singapore Retail Outlook and Focus



Suntec City Mall, Singapore

Retail demand remains healthy, with tenant sales growth continuing to outpace shopper traffic growth

Major events (e.g. BTS concert), MICE events and festive seasons expected to support retail spending in 4Q 26

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

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

Suntec Convention Performance



Maintained Healthy Line-up of Conferences and Consumer Events in 3Q 26



Wellness Fiesta by Guardian 2026
16 – 19 Jul
(Recurring event)



8th APAC Glaucoma Congress
24 – 26 Jul
(New to Singapore)



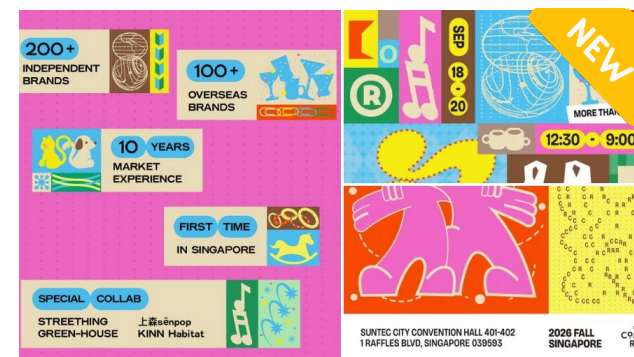
National Robotics Competition
17 Aug – 1 Sep
(New to Suntec)



AT ONE IMPACT WEEK
8 – 12 Sep
(Recurring event)



GovTech CON
15 Sep
(Recurring event)



Common Rare Market
18 – 20 Sep
(New to Singapore)

Suntec Convention Outlook and Focus



Some international delegates and event organisers remain watchful over the haze situation

MICE pipeline for Suntec Convention for 4Q 26 and 2027 remains healthy

Stable performance expected in FY 2026 with growth expected in FY 2027

Our ESG Commitment



Achieved GRESB 5 Star Rating for the Seventh Consecutive Year

Highest 5 Star rating
(7 consecutive years)



G R E S B
REAL ESTATE
★★★★★ 2026

'A' for Public
Disclosure



G R E S B
Public Disclosure 2026

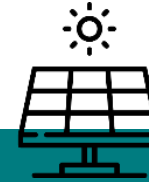


One Raffles Quay & MBFC Properties
achieved the BCA **Green Mark Platinum**
Super Low Energy Certification in
recognition of best-in-class energy
efficiency

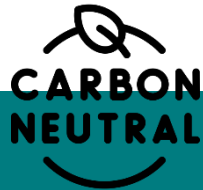
Continual Commitment to ESG



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



100% RENEWABLE ENERGY
177 Pacific Highway, 21
Harris, 477 Collins, 55 Currie,
Nova Properties and The
Minster Building

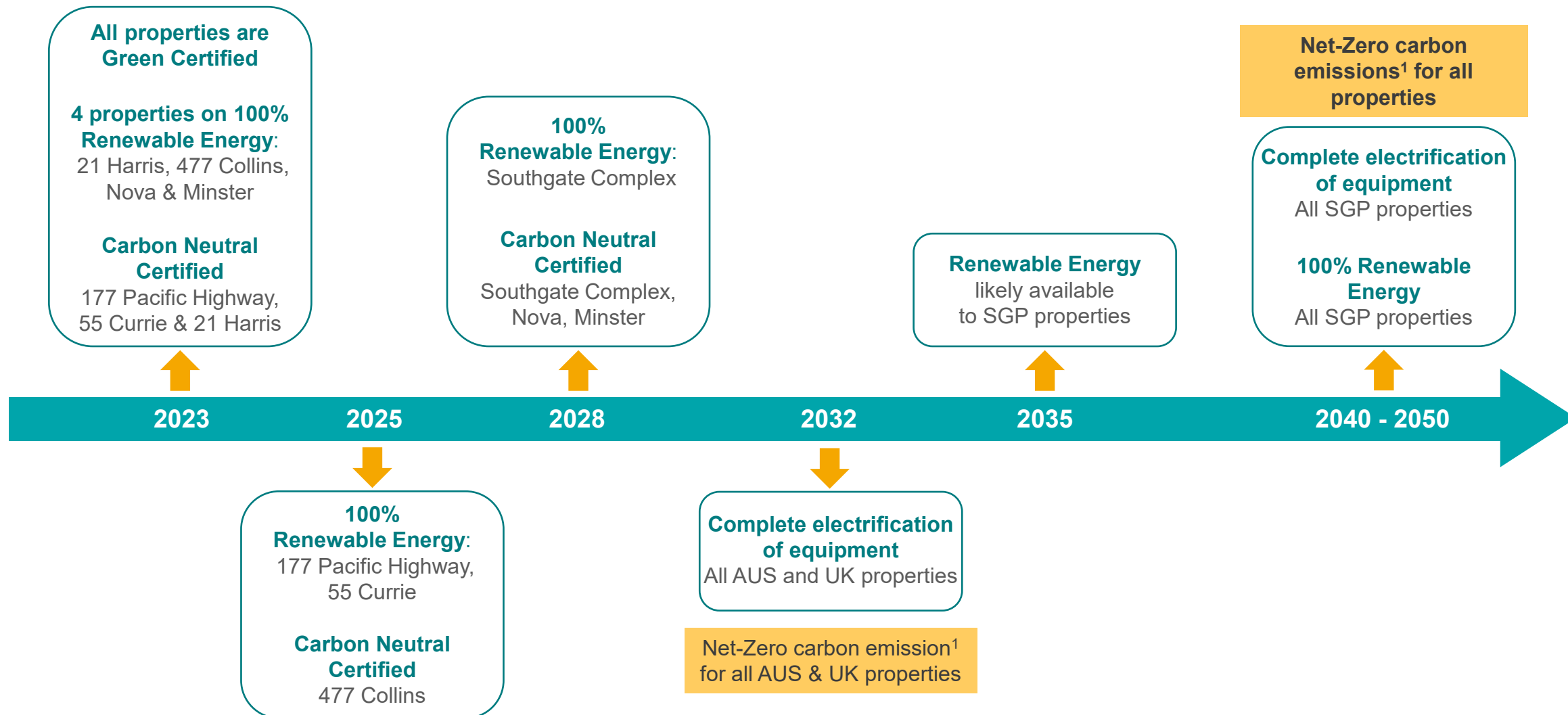


**CARBON
NEUTRAL**
CARBON NEUTRAL
177 Pacific Highway
21 Harris
477 Collins



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

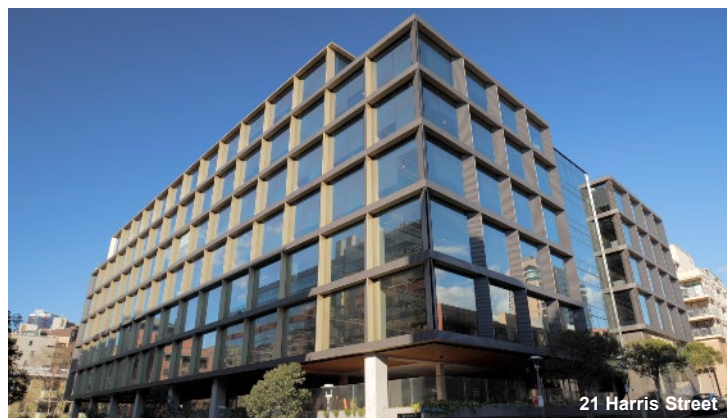
Roadmap Towards Net-Zero Carbon Emission Target¹ by 2050



Note:

1. Comprising Scope 1 and Scope 2 emissions.

Portfolio Reconstitution



Portfolio Reconstitution to Strengthen Suntec REIT

Enhance Unitholders' Returns, Strengthen Balance Sheet and Improve Portfolio Quality



Grow Singapore

Explore opportunities to strengthen SG portfolio



Reduce Overseas Exposure Starting with Australia

Sales campaigns launched for 177 Pacific Highway, 21 Harris Street and 477 Collins Street;
Remove earnings drag from high interest environment



Improve Capital Structure

Lower ALR and/or Unit Buy Back;
Headroom for future acquisitions



Thank you

For enquiries, please contact:

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

Southgate Complex, Melbourne

Disclaimer

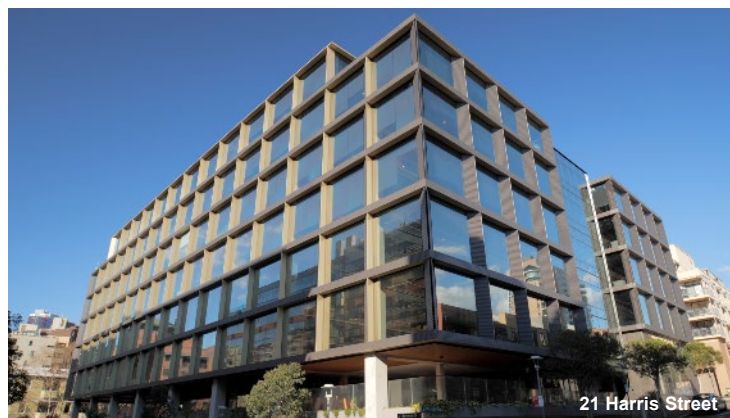
This presentation is focused on the comparison of the business updates for the quarter ended 30 September 2026 and the quarter ended 30 September 2025.

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.



About Suntec REIT

About Suntec REIT

Singapore's First Composite REIT



Market Capitalisation
\$3.9 Billion¹

Asset Under Management
\$12.2 Billion²

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 September 2026 closing price of \$1.33.
2. Based on exchange rates of S\$0.8967=A\$1.00 and S\$1.6907=£1.00 as at 30 September 2026.

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
NLA¹ (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.