

SUNTEC REAL ESTATE INVESTMENT TRUST

(Constituted in the Republic of Singapore pursuant to a trust deed dated 1 November 2004 (as amended))

PROXY FORM ANNUAL GENERAL MEETING

IMPORTANT

- For investors holding units of Suntec REIT through a relevant intermediary and CPF/SRS investors, this Proxy Form is not valid for use and shall be ineffective for all intents and purposes if used or purported to be used by them. Investors holding units of Suntec REIT through a relevant intermediary should contact the relevant intermediary as soon as possible in order to make the necessary arrangements for them to participate in the Annual General Meeting ("AGM"). CPF and SRS investors who wish to appoint the Chairman of the AGM as proxy should approach their respective CPF agent banks or SRS operators to submit their votes by **2.30 p.m. on Monday, 6 April 2026** (please see note 5 of the Notice of AGM for the definition of "relevant intermediary").
- The AGM will be held in a **wholly physical format. There is no option for Unitholders to participate virtually.**

PERSONAL DATA PRIVACY

By submitting an instrument appointing a proxy(ies) and/or representative(s), the unitholder accepts and agrees to the personal data privacy terms set out in the Notice of AGM dated 1 April 2026.

*I/We, _____ (Name) _____ (NRIC/Passport/Company Registration Number)
of _____ (Address)

being a unitholder/unitholders of Suntec Real Estate Investment Trust ("**Suntec REIT**"), hereby appoint

Name:	NRIC/Passport No.:	Proportion of Unitholdings	
	Address:	No. of Units	%

and/or (delete as appropriate)

Name:	NRIC/Passport No.:	Proportion of Unitholdings	
	Address:	No. of Units	%

or failing him/her, or if no persons are named above, the Chairman of the Annual General Meeting of Suntec REIT (the "**AGM**") as *my/our *proxy/proxies to attend, speak and vote for *me/us on *my/our behalf at the AGM to be held at Level 3 Summit 1, Suntec Singapore Convention & Exhibition Centre, 1 Raffles Boulevard, Suntec City, Singapore 039593 on **Thursday, 16 April 2026 at 2.30 p.m. (Singapore Time)** and at any adjournment thereof.

*I/We direct my/our proxy(ies) to vote (i) for, (ii) against, or (iii) abstain from voting on, the resolutions to be proposed at the AGM as indicated hereunder. If no specific direction as to voting is given, the proxy will vote or abstain from voting at his/her discretion, as he/she may on any other matter arising at the AGM. In the event the Unitholder does not indicate any name above or the individual named by the Unitholder does not turn up at the AGM, the Chairman of the AGM will be the proxy and will vote or abstain from voting based on the directions indicated hereunder and if no specific direction as to voting is given, the Chairman of the AGM will vote or abstain from voting at his/her discretion, as he/she may on any other matter arising at the AGM.

Voting will be conducted by poll. If you wish your proxy/proxies to cast all your votes "For" or "Against" a resolution, please indicate with a "✓" within the relevant box provided. Alternatively, please indicate the number of votes as appropriate. If you wish your proxy/proxies to abstain from voting on a resolution, please indicate with a "✓" in the "Abstain" box provided. Alternatively, please indicate the number of votes that your proxy/proxies is directed to abstain from voting. **In any other case, the proxy/proxies may vote or abstain as the proxy/proxies deems fit on any of the resolutions if no voting instruction is specified, and on any other matter arising at the AGM.**

No.	Resolution	Resolutions relating to:	No. of Votes For**	No. of Votes Against**	No. of Votes Abstain**
AS ORDINARY BUSINESS					
1.	Ordinary	To receive and adopt the Report of the Trustee, the Statement by the Manager and the Audited Financial Statements of Suntec REIT for the year ended 31 December 2025 and the Auditors' Report thereon.			
2.	Ordinary	To appoint KPMG LLP as the External Auditors of Suntec REIT to hold office until the conclusion of the next AGM of Suntec REIT in place of the retiring External Auditors, Ernst & Young LLP, and to authorise the Manager to fix their remuneration.			
AS SPECIAL BUSINESS					
3.	Ordinary	To authorise the Manager to issue Units and to make or grant convertible instruments.			
4.	Ordinary	To approve the renewal of the Unit Buy-Back Mandate.			

* Delete where not applicable

** If you wish to exercise all your votes "For" or "Against" or "Abstain", please tick (✓) within the box provided. Alternatively, please indicate the number of votes as appropriate.

Dated this _____ day of _____ 2026

Total number of Units held

Signature of Unitholder(s)/and, Common Seal of Corporate Unitholder

Email Address of Unitholder(s) (optional): _____

IMPORTANT: PLEASE READ NOTES TO THE PROXY FORM ON REVERSE PAGE.

ESR TRUST MANAGEMENT (SUNTEC) LIMITED
c/o
Unit Registrar
Boardroom Corporate & Advisory Services Pte. Ltd.
1 Harbourfront Avenue, #14-07 Keppel Bay Tower
Singapore 098632

SECOND FOLD

IMPORTANT: PLEASE READ THE NOTES TO PROXY FORM BELOW**Notes to Proxy Form**

1. A unitholder of Suntec REIT entitled to attend and vote at the AGM who is not a relevant intermediary is entitled to appoint one or two proxies to attend and vote in his/her stead.
2. Where a unitholder of Suntec REIT appoints more than one proxy, the appointments shall be invalid unless he/she specifies the proportion of his/her holding (expressed as a percentage of the whole) to be represented by each proxy.
3. This Proxy Form can be downloaded from Suntec REIT's website at the URL <https://suntecreit.listedcompany.com/agm-egm.html>, and will also be made available on the SGX-ST's website at the URL <https://www.sgx.com/securities/company-announcements>. Printed copies of the Proxy Form will also be sent to unitholders of Suntec REIT.
4. CPF or SRS investors who wish to appoint the Chairman of the AGM as proxy to vote on their behalf at the AGM should approach their respective CPF Agent Banks or SRS Operators to submit their votes by **2.30 p.m. on Monday, 6 April 2026**.
5. A proxy need not be a unitholder of Suntec REIT.
6. The Chairman of the AGM, as proxy, need not be a unitholder of Suntec REIT.
7. A unitholder should insert the total number of units held in the Proxy Form. If the unitholder has units entered against the unitholder's name in the Depository Register maintained by The Central Depository (Pte) Limited ("**CDP**"), the unitholder should insert that number of units. If the unitholder has units registered in the unitholder's name in the Register of Unitholders of Suntec REIT, the unitholder should insert that number of units. If the unitholder has units entered against the unitholder's name in the said Depository Register and units registered in the unitholder's name in the Register of Unitholders of Suntec REIT, the unitholder should insert the aggregate number of units. If no number is inserted, this Proxy Form will be deemed to relate to all the units held by the unitholder.
8. A unitholder who is a relevant intermediary entitled to attend the meeting and vote is entitled to appoint more than one proxy to attend and vote instead of the unitholder, but each proxy must be appointed to exercise the rights attached to a different unit or units held by such unitholder. Where such unitholder appoints more than one proxy, the appointments shall be invalid unless the unitholder specifies the number of units in relation to which each proxy has been appointed.
"relevant intermediary" means:
 - (i) a banking corporation licensed under the Banking Act 1970, or a wholly owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds units in that capacity;
 - (ii) a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act 2001, and who holds units in that capacity; or

THIRD FOLD

- (iii) the Central Provident Fund Board ("**CPF Board**") established by the Central Provident Fund Act 1953, in respect of units purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the CPF Board holds those units in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.
9. An instrument appointing a proxy(ies) must be submitted in the following manner:
 - (a) if submitted by post, by completing and signing the Proxy Form, before lodging it with Suntec REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, Keppel Bay Tower, #14-07, Singapore 098632; or
 - (b) if submitted electronically, by completing and signing the Proxy Form, before attaching and sending a clear scanned PDF copy of it to Suntec REIT's Unit Registrar at srs.proxy@boardroomlimited.com,
in either case, by **2.30 p.m. on Tuesday, 14 April 2026**, being 48 hours before the time fixed for the AGM.
10. The Proxy Form must be executed under the hand of the appointor or of his/her attorney duly authorised in writing. Where the Proxy Form is executed by a corporation, it must be executed either under its common seal or under the hand of its attorney or a duly authorised officer.
11. Where the Proxy Form is signed on behalf of the appointor by an attorney, the power of attorney or other authority under which it is signed (if applicable) or a duly certified copy thereof must (failing previous registration with the Manager), if the Proxy Form is submitted by post, be lodged with the Proxy Form, or, if the Proxy Form is submitted electronically, be emailed with the Proxy Form, failing which the Proxy Form may be treated as invalid.
12. Completion and submission of an instrument appointing a proxy(ies) by a unitholder will not prevent him/her from attending, speaking and voting at the AGM if he/she so wishes. The appointment of the proxy(ies) for the AGM shall be deemed to be revoked if the unitholder attends the AGM in person, and in such event, the Manager reserves the right to refuse to admit any person or persons appointed under the relevant instrument appointing a proxy(ies) to the AGM.
13. All unitholders will be bound by the outcome of the AGM regardless of whether they have attended or voted at the AGM.
14. On a poll, every unitholder who is present in person or by proxy shall have one vote for every unit of which he/she is the unitholder. There shall be no division of votes between a unitholder who is present in person and voting at the AGM and his/her proxy(ies). A person entitled to more than one vote need not use all his/her votes or cast them the same way.
15. Any reference to a time of day is made by reference to Singapore time.

General

The Manager shall be entitled to reject an instrument appointing a proxy(ies) which is incomplete, improperly completed or illegible or where the true intentions of the appointor are not ascertainable from the instructions of the appointor specified on the instrument appointing a proxy(ies). In addition, in the case of units entered in the Depository Register, the Manager may reject any instrument appointing a proxy(ies) if the unitholder, being the appointor, is not shown to have units entered against his/her name in the Depository Register as at 48 hours before the time appointed for holding the AGM, as certified by CDP to the Manager.