

SUNTEC REAL ESTATE INVESTMENT TRUST

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

PROXY FORM

Extraordinary General Meeting

IMPORTANT:

1. 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. Such investors should approach their relevant intermediary as soon as possible to specify voting instructions. CPF and SRS investors who wish to appoint the Chairman of the EGM as proxy should approach their respective CPF agent banks or SRS operators to submit their votes by 11.00 am (Singapore time) on 24 November 2020, being 7 working days before the date of the EGM (please see Note 7 of the Notice of EGM for the definition of "relevant intermediary").
2. The Extraordinary General Meeting will be held via electronic means.
3. PLEASE READ THE NOTES TO THE PROXY FORM.

Personal data privacy

By submitting an instrument appointing the Chairman of the Extraordinary General Meeting as proxy, the unitholder accepts and agrees to the personal data privacy terms set out in the Notice of Extraordinary General Meeting dated 12 November 2020.

I/We _____ (Name),

_____ (NRIC/Passport/Company Registration Number)

of _____ (Address)

being a unitholder/unitholders of Suntec Real Estate Investment Trust ("**Suntec REIT**"), hereby appoint the Chairman of the Extraordinary General Meeting of Suntec REIT ("**EGM**") as my/our proxy/proxies to attend, speak and vote for me/us on my/our behalf at the EGM of unitholders of Suntec REIT ("**Unitholders**") to be convened and held by electronic means on 4 December 2020 at 11.00 am (Singapore time), and at any adjournment thereof. I/We direct the Chairman of the EGM to vote for or against the resolution to be proposed at the EGM as indicated hereunder. If you wish the Chairman of the EGM as your proxy 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 the Chairman of the EGM as your proxy to abstain from voting on a resolution, please indicate with a "✓" in the "Abstain" box provided. Alternatively, please indicate the number of votes that the Chairman of the EGM as your proxy is directed to abstain from voting.

No.	Resolution	For*	Against*	Abstain*
1	To approve the proposed acquisition of 50.0% interest in two Grade A Office Buildings with Ancillary Retail in Victoria, West End, London, United Kingdom (the " Acquisition ") (Ordinary Resolution)			

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

Dated this _____ day of _____ 2020

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

Total Number of Units Held

--

IMPORTANT: PLEASE READ NOTES TO PROXY FORM ON REVERSE PAGE



Affix
Postage
Stamp

ARA TRUST MANAGEMENT (SUNTEC) LIMITED

(as manager of Suntec Real Estate Investment Trust)

c/o

Unit Registrar

Boardroom Corporate & Advisory Services Pte. Ltd.

50 Raffles Place #32-01, Singapore Land Tower

Singapore 048623

2nd fold here

Notes to Proxy Form:

1. A unitholder will not be able to attend the EGM in person. If a unitholder (whether individual or corporate) wishes to exercise his/her/its voting rights at the EGM, he/she/it must appoint the Chairman of the EGM as his/her/its proxy to attend, speak and vote on his/her/its behalf at the EGM. This Proxy Form may be accessed at Suntec REIT's website at the URL <https://suntecreit.listedcompany.com/newsroom.html>, and will also be made available on the SGX-ST's website at the URL <https://www.sgx.com/securities/company-announcements>. In appointing the Chairman of the EGM as proxy, a unitholder must give specific instructions as to voting, or abstentions from voting, in respect of a resolution in the Proxy Form, failing which the appointment of the Chairman of the EGM as proxy for that resolution will be treated as invalid.
2. CPF or SRS investors who wish to appoint the Chairman of the EGM as proxy should approach their respective CPF Agent Banks or SRS Operators to submit their votes by 24 November 2020, 11.00 am, being 7 working days before the date of the EGM.
3. The Chairman of the EGM, as proxy, need not be a unitholder of Suntec REIT.
4. A unitholder should insert the total number of units held. 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 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.
5. The Proxy Form must be submitted to the Manager c/o the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., in the following manner:
 - a. if submitted by post, be lodged at the office of Suntec REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623; or
 - b. if submitted electronically, be submitted via email to Suntec REIT's Unit Registrar at SRS.TeamD@boardroomlimited.com,

1st fold here

in either case, by 2 December 2020, 11.00 am, being 48 hours before the time fixed for the EGM.

A unitholder who wishes to submit the Proxy Form must complete and sign the Proxy Form, before submitting it by post to the address provided above, or before sending it by email to the email address provided above.

In view of the COVID-19 situation in Singapore, unitholders are strongly encouraged to submit completed Proxy Forms electronically via email.

6. 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.
7. Where the Proxy Form is signed on behalf of the appointor by an attorney, the power of attorney 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 via email, be emailed with the Proxy Form, failing which the Proxy Form may be treated as invalid.
8. Any reference to a time of day is made by reference to Singapore time.

General:

The Manager shall be entitled to reject any Proxy Form 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 and/or attached to the Proxy Form (including any related attachment). In addition, in the case of unitholders whose units are entered against their names in the Depository Register, the Manager may reject any Proxy Form if the unitholder, being the appointor, is not shown to have units entered against the unitholder's name in the Depository Register not less than 48 hours before the time appointed for holding the EGM, as certified by CDP to the Manager.