

PRESS RELEASE

Suntec REIT Achieves Resilient Operating Performance in 1H 24

Singapore, 25 July 2024 – Suntec REIT reports distributable income from operations¹ of \$88.7 million for the period from 1 January to 30 June 2024 ("1H 24"), in line with the half year ended 30 June 2023 ("1H 23"). Distribution per unit ("DPU") from operations¹ of 3.042 cents to unitholders was 1.2% lower year-on-year. With the absence of capital distribution in 1H 24, DPU declined 12.5% year-on-year.

Operating performance from the Singapore Office, Retail and Convention portfolio continued to strengthen, albeit higher financing costs and vacancies from 55 Currie Street in Adelaide and The Minster Building in London weighed on the distributable income.

On the divestment front, Suntec REIT had divested \$31.5 million of strata units at Suntec City Office Towers at an average price of 27% above book value. The proceeds will be used to pare down debts.

Mr. Chong Kee Hiong, Chief Executive Officer of the Manager, said, "The Singapore Office and Retail portfolios continued to achieve robust rent reversions and the convention business maintained strong growth year-on-year. In London, The Minster Building is expected to achieve full occupancy in 2H 24 but leasing pipeline in Adelaide remained weak under existing market conditions.

Suntec REIT continues to remain focused on strengthening the operating performance of our assets and will explore opportunities to divest our mature assets to deliver long-term value to our unitholders."

¹ Excludes capital distribution.

Outlook

Singapore Office Portfolio

The Singapore office revenue will continue to strengthen underpinned by strong occupancies and past quarters of robust rent reversions.

Suntec City Mall

The growth of tenant sales is likely to remain stable and rent reversion is expected to be strong. Revenue from Suntec City Mall is expected to improve, supported by higher occupancy and rent and higher marcoms revenue.

Suntec Convention

Singapore Tourism Board's efforts to boost MICE in Singapore is likely to drive growth for all events type and scale. With the expected growth of the convention business, higher dividend contribution from Suntec Convention is expected.

Australia Portfolio

Nationwide CBD office market occupancy is expected to decline due to supply coming onstream in the second half of 2024. Revenue of 55 Currie Street and Southgate Complex will be impacted by vacancies and higher incentives from weak market conditions.

United Kingdom Portfolio

Occupancy and rental growth in Central London will continue to improve, supported by tight supply and increase in office utilisation. Good quality office assets in prime locations remain well sought after. Revenue for the UK portfolio however, will be weighed down by the leasing downtime of the remaining vacancy at The Minster Building although it is expected to be fully leased by end 2024.

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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, ESR Trust Management (Suntec) Limited (formerly known as ARA Trust Management (Suntec) Limited). For more details, please visit www.suntecreit.com.

Suntec REIT is committed towards the sustainable management of its real estate portfolio, and to ensure good corporate governance, prudent financial management, fair employment practices and efficient utilisation of resources to support its economic growth and the delivery of long-term value to unitholders.

ABOUT ESR TRUST MANAGEMENT (SUNTEC) LIMITED

Suntec REIT is managed by ESR Trust Management (Suntec) Limited, a wholly-owned subsidiary of ESR Asset Management Limited (formerly known as ARA Asset Management Limited).

ESR Asset Management Limited is part of the ESR Group ("ESR"), Asia-Pacific's leading New Economy real asset manager and one of the largest listed real estate investment managers globally. ESR's fully integrated fund management and development platform extends across Australia/New Zealand, Japan, South Korea, Greater China, Southeast Asia, and India, including a presence in Europe and the United States. ESR provides investors with a diverse range of real asset investment and development solutions across private and public investment vehicles. ESR's focus on New Economy real assets offers customers modern solutions for logistics, data centres, life sciences, infrastructure, and renewables. ESR's purpose, Space and Investment Solutions for a Sustainable Future, drives it to manage sustainably and impactfully for the communities where ESR operates and the spaces it develops to thrive for generations to come. ESR is listed on The Stock Exchange of Hong Kong (HKSE: 1821.HK). Visit www.esr.com for more information.

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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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