
**MANDATORY CONDITIONAL CASH OFFER BY UNITED OVERSEAS BANK LIMITED
AND DBS BANK LTD., for and on behalf of AELIOS PTE. LTD.**

1. INTRODUCTION

- 1.1** The Board of Directors (the "**Board**" or the "**Directors**") of ESR Trust Management (Suntec) Limited (the "**Manager**"), the manager of Suntec REIT, refers unitholders of Suntec REIT ("**Unitholders**") to the announcement (the "**Offer Announcement**") made by United Overseas Bank Limited ("**UOB**") and DBS Bank Ltd. ("**DBS**", and together with UOB, the "**Joint Financial Advisers**"), for and on behalf of Aelios Pte. Ltd. (the "**Offeror**") on 5 December 2024 in relation to the mandatory conditional cash offer (the "**Offer**") by the Offeror for all the issued and outstanding units ("**Units**") in Suntec REIT, other than those already owned, controlled or agreed to be acquired by the Offeror and its Concert Parties (as defined in the Offer Announcement), in compliance with Rule 14 of the Singapore Code on Take-overs and Mergers ("**Code**").
- 1.2** **Unitholders are advised to read the Offer Announcement in its entirety for details on the Offer, a copy of which has been posted by the Joint Financial Advisers, for and on behalf of the Offeror, on the SGXNet.**

2. OFFER DOCUMENT

According to the Offer Announcement, a formal offer document to be issued by the Joint Financial Advisers for and on behalf of the Offeror (the "**Offer Document**"), setting out the terms and conditions of the Offer and enclosing the appropriate form(s) of acceptance of the Offer, is intended to be electronically disseminated to Unitholders not earlier than 14 days and not later than 21 days from the date of the Offer Announcement.

3. INDEPENDENT FINANCIAL ADVISER

The Board will, in due course, appoint an independent financial adviser (the "**IFA**") to advise the Directors who are considered independent for the purposes of the Offer under the Code (the "**Independent Directors**") in connection with the Offer.

4. OFFEREE CIRCULAR

4.1 A circular containing, *inter alia*, the advice of the IFA and the recommendation of the Independent Directors on the Offer will be issued to Unitholders within 14 days from the date of dissemination of the Offer Document.

4.2 **In the meantime, Unitholders are advised to exercise caution when dealing in the Units or otherwise refrain from taking any action in relation to the Units which may be prejudicial to their interests. Unitholders should consult their stockbroker, bank manager, solicitor or other professional advisers if they have any doubt about the actions they should take.**

The Manager will make further announcements relating to the Offer at the appropriate junctures, in compliance with applicable laws, regulations and listing rules.

5. DIRECTORS' RESPONSIBILITY STATEMENT

The Directors (including any who may have delegated detailed supervision of this Announcement) have taken all reasonable care to ensure that the facts stated and all opinions expressed in this Announcement are fair and accurate and that no material facts have been omitted from this Announcement, and they jointly and severally accept responsibility accordingly.

Where any information has been extracted or reproduced from published or otherwise publicly available sources (including, without limitation, the Offer Announcement), the sole responsibility of the Directors has been to ensure through reasonable enquiries that such information has been accurately and correctly extracted from such sources or, as the case may be, reflected or reproduced in this Announcement.

BY ORDER OF THE BOARD

ESR Trust Management (Suntec) Limited (as Manager of Suntec Real Estate Investment Trust)
(Company registration no. 200410976R)

Chong Kee Hiong
Director
6 December 2024

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 and New Zealand, Japan, South Korea, Greater China, Southeast Asia, and India, including a presence in Europe. 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, and infrastructure and renewables. ESR's purpose, Space and Investment Solutions for a Sustainable Future, drives ESR to manage sustainably and impactfully for the communities where we operate and the spaces we develop to thrive for generations to come. ESR Group is listed on The Stock Exchange of Hong Kong (HKSE: 1821.HK). Visit www.esr.com for more information.

IMPORTANT NOTICE

This announcement is for information purposes only and does not constitute or form part of any offer or invitation to sell or issue, or any solicitation of any offer to subscribe for or acquire, units in Suntec REIT (the "Units") in any jurisdiction in which such an offer or solicitation is unlawful.

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.