

ESR TRUST MANAGEMENT (SUNTEC) LIMITED

(Incorporated in the Republic of Singapore)
(Unique Entity No.: 200410976R)

17 January 2025

Dear Sir/Madam

NOTICE TO UNITHOLDERS REGARDING ELECTRONIC DISSEMINATION OF THE SUPPLEMENTAL LETTER TO THE OFFEREE CIRCULAR (THE “NOTICE”)

1. Introduction

1.1 The Board of Directors (the “**Board**” or the “**Directors**”) of ESR Trust Management (Suntec) Limited (formerly known as ARA Trust Management (Suntec) Limited) (the “**Manager**”), the manager of Suntec Real Estate Investment Trust (“**Suntec REIT**”), refers unitholders of Suntec REIT (“**Unitholders**”) to:

1.1.1 the announcement dated 5 December 2024 (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**”), 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 (the “**Code**”);

1.1.2 the offer document dated 23 December 2024 issued by the Joint Financial Advisers, for and on behalf of the Offeror, in relation to the Offer (the “**Offer Document**”);

1.1.3 the offeree circular dated 6 January 2025 issued by the Manager, on behalf of Suntec REIT, in connection with the Offer (the “**Offeree Circular**”); and

1.1.4 the announcement dated 8 January 2025 (the “**Offer Revision Announcement**”) made by the Joint Financial Advisers, for and on behalf of the Offeror, in relation to, amongst other matters, the revision of the offer price by the Offeror and the extension of the closing date of the Offer.

1.2 Unless otherwise defined, all capitalised terms not defined herein shall have the same meanings ascribed to them in the Offeree Circular.

2. Electronic Dissemination of the Supplemental Letter to the Offeree Circular

2.1 The Board would like to inform Unitholders that the Manager has today issued a supplemental letter to the Offeree Circular (the “**Supplemental Letter**”) containing, amongst other matters, the advice of KPMG Corporate Finance Pte Ltd, in its capacity as the IFA to the Independent Directors, and the recommendation of the Independent Directors in respect of the revised Offer.

Pursuant to the Securities Industry Council's Public Statement on the Further Extension of Temporary Measure to Allow for Electronic Dissemination of Rights Issue and Take-over Documents issued on 29 June 2021, the Manager has opted to electronically disseminate the Supplemental Letter. **Accordingly, please note that no printed copies of the Supplemental Letter will be despatched to Unitholders.**

2.2 To access the electronic version of the Supplemental Letter:

2.2.1 you may access the website of the Singapore Exchange Securities Trading Limited ("SGX-ST") at <https://www.sgx.com> and select the section "**Securities**", select "**Company Information**" and then "**Company Announcements**" from the drop-down menu list and type the name of the security "**SUNTEC REAL ESTATE INV TRUST**" in the box titled "**Filter by Company/Security Name**". "**SUNTEC REAL ESTATE INV TRUST**" will appear as a drop-down item below the filter box. Thereafter, please select the announcement dated 17 January 2025 titled "**REPL::Tender/ Acquisition/ Takeover/ Purchase Offer::Voluntary**". The Supplemental Letter and its related documents can be accessed by clicking on the links under the section titled "**Attachments**" at the bottom of the announcement; or

2.2.2 the electronic version of the Supplemental Letter and its related documents may also be accessed on Suntec REIT's corporate website at <https://suntecreit.listedcompany.com/newsroom.html>. Alternatively, you may directly access the page at Suntec REIT's corporate website by scanning the following QR code:



2.3 Unitholders should read the Supplemental Letter, the Supplemental IFA Letter (as set out in the Appendix to the Supplemental Letter), the Offer Revision Announcement, the Offeree Circular and the Offer Document carefully and consider the recommendation of the Independent Directors and the advice of the IFA to the Independent Directors in respect of the revised Offer before deciding whether to accept or reject the revised Offer. Unitholders who are in any doubt about the Offer should consult their stockbroker, bank manager, solicitor, accountant, tax adviser or other professional advisers immediately.

3. Closing Date

Unitholders should note that, as stated in the Offer Revision Announcement, the Offer will close at 5.30 p.m. (Singapore time) on 3 February 2025 or such later date(s) as may be announced from time to time by or on behalf of the Offeror.

4. Directors' Responsibility Statement

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

Yours faithfully

For and on behalf of the

Board of Directors of

ESR Trust Management (Suntec) Limited (as Manager of Suntec Real Estate Investment Trust)

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 it operates and the spaces it develops 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 Notice 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.