



Suntec Real Estate Investment Trust
("Suntec REIT")



PROPOSED ISSUE OF S\$175,000,000 3.40 PER CENT. NOTES DUE 2031 UNDER THE US\$2,000,000,000 EURO MEDIUM TERM SECURITIES PROGRAMME

ESR Trust Management (Suntec) Limited (the "**Manager**"), as manager of Suntec Real Estate Investment Trust ("**Suntec REIT**") is pleased to announce that Suntec REIT MTN Pte. Ltd. ("**SRMTN**"), a wholly-owned subsidiary of HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of Suntec REIT) (the "**Suntec REIT Trustee**"), has today launched and priced the S\$175,000,000 3.40 per cent. notes due 2031 (the "**Notes**"). The Notes will be issued under the US\$2,000,000,000 Euro Medium Term Securities Programme established on 15 August 2013, as updated from time to time (the "**Programme**"). The payment of all amounts due in respect of the Notes issued will be unconditionally and irrevocably guaranteed by the Suntec REIT Trustee (in such capacity, the "**Guarantor**"). DBS Bank Ltd. and United Overseas Bank Limited have been appointed to act as the joint lead managers for the issue of the Notes.

The Notes will be issued at an issue price of 100 per cent. of their principal amount and in denominations of S\$250,000. The Notes will bear interest at a fixed rate of 3.40 per cent. per annum payable semi-annually in arrear. The Notes are expected to be issued on 27 March 2025, subject to satisfaction of customary closing conditions, and are expected to mature on 27 March 2031.

The net proceeds from the issue of the Notes (after deducting issue expenses) will be used by Suntec REIT and its subsidiaries (the "**Group**") for general corporate purposes, refinancing of existing borrowings, financing or refinancing acquisition and/or investments and financing any asset enhancement works.

The Notes have not been, and will not be registered under the United States Securities Act of 1933, as amended (the "**U.S. Securities Act**"). The Notes were offered outside the United States, to non-U.S. persons, in compliance with Regulation S under the U.S. Securities Act. The Notes were

offered in Singapore to institutional investors (as defined in Section 4A of the Securities and Futures Act 2001 of Singapore, as modified or amended from time to time (the “**SFA**”)) pursuant to Section 274 of the SFA and accredited investors (as defined in Section 4A of the SFA) pursuant to and in accordance with the conditions specified in Section 275 of the SFA.

An application will be made to the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) for the listing and quotation of the Notes on the SGX-ST. The SGX-ST assumes no responsibility for the correctness of any of the statements made, opinions expressed or reports contained herein or in the offering circular relating to the Programme. Approval in-principle of the SGX-ST for the admission to the Official List of, and the listing and quotation of the Notes on, the SGX-ST are not to be taken as an indication of the merits of the Issuer, the Guarantor, Suntec REIT, the Manager, their respective subsidiaries (if any) and/or their associated entities (if any), the Programme or the Notes.

Pursuant to Rule 704(31) of Singapore Exchange Securities Trading Limited Listing Manual, the Notes include a condition (the “**Relevant Condition**”) that stipulates that it would be an event of default if the Manager ceases to be the manager of Suntec REIT and the replacement or substitute manager is not appointed in accordance with the terms of the deed of trust constituting Suntec REIT. The aggregate level of facilities (including the Notes) which may be affected by a breach (including facilities which will be affected as a result of cross defaults) of the Relevant Condition is approximately S\$4,383,400,000 (excluding interest), of which S\$4,186,400,000 is drawn and outstanding as at the date of this announcement.

This announcement is not an offer to sell or a solicitation of an offer to buy, nor is it an offer, solicitation or sale of the Notes in any state or jurisdiction in which such an offer, solicitation or sale would be unlawful.

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

20 March 2025

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 Limited 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.
