



Suntec Real Estate Investment Trust
("Suntec REIT")

Manager of



SUNTEC REIT'S AUSTRALIA MANAGED INVESTMENT TRUST – SUNTEC REIT RECEIVES RULING THAT IT WILL CONTINUE TO ENJOY CONCESSIONARY WITHHOLDING TAX

ESR Trust Management (Suntec) Limited, as manager of Suntec REIT (the "**Manager**"), refers to its announcement dated 10 February 2025 titled "Update on Suntec REIT's Australia Managed Investment Trust Status", regarding the inability to satisfy the condition to qualify as a withholding managed investment trust that a Foreign Individual cannot hold an effective interest of more than 10.0% in Suntec REIT and an effective indirect interest of more than 10.0% in Suntec REIT (Australia) Trust.

The Manager is pleased to announce that it has received a private ruling from the Australian Tax Office that the inability to meet the requirement was only temporary and beyond the control of Suntec REIT (Australia) Trust, and that it is fair and reasonable to treat the trust as a managed investment trust. Accordingly, Suntec REIT (Australia) Trust will continue to enjoy a concessionary withholding tax rate at 10% or 15% on distributions for the year ending 31 December 2025.

For **illustrative purposes only and on a pro forma basis**, assuming that Suntec REIT (Australia) Trust is subject to the concessionary withholding tax rate, its distribution per Unit for first half 2025 would be 3.271 cents instead of 3.155 cents. For the avoidance of doubt, there is **no** change to the distribution declared on 24 July 2025 and paid on 29 August 2025.

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

3 September 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"), a leading Asia-Pacific real asset owner and manager focused on logistics real estate, data centres, and energy infrastructure that power the digital economy and supply chain for investors, customers, and communities. Through ESR's fully integrated real asset fund management and development platform, ESR strives to create value and growth opportunities for its global portfolio of investors. ESR offers its customers modern space solutions to realise its ambitions across Australia and New Zealand, Japan, South Korea, Greater China, Southeast Asia, and India, including a presence in Europe. ESR's purpose, Space and Investment Solutions for a Sustainable Future, drives it to manage sustainably and impactfully for the communities it serves to thrive for generations to come. 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.