

PRESS RELEASE

Suntec REIT Achieved Stellar 14.6% Year-on-Year Increase in Distributable Income

Singapore, 22 January 2026 – Suntec REIT reports strong distributable income of \$207.3 million for the period from 1 January to 31 December 2025 ("FY 25"), 14.6% higher than the year ended 31 December 2024 ("FY 24"). Distribution per unit ("DPU") to unitholders was 7.035 cents or 13.6% higher year-on-year.

The robust year-on-year improvement was driven by the stronger operational performance of the Singapore Office, Retail and Convention portfolio and lower financing costs. This more than offset the weaker performances of the overseas properties, specifically The Minster Building in London, and 55 Currie Street in Adelaide.

Mr. Chong Kee Hiong, Chief Executive Officer of the Manager, said, "The results reflect the strength and resilience of Suntec REIT, driven by the continual growth in operating performances of the Singapore portfolio. We remain focused on pro-active disciplined execution of capital and portfolio management to deliver long-term value and sustainable growth to unit holders."

Outlook

Singapore Office Portfolio

The office market is expected to remain resilient on the back of limited core CBD office supply and tight vacancies. The REIT will continue proactive engagement with tenants ahead of expiry and to subdivide large spaces to capture diverse demand. The Singapore Office portfolio occupancy is expected to remain high with positive rent reversion expected to be near 5%. The Singapore Office portfolio is expected to remain stable, supported by healthy occupancies and past quarters of strong positive rent reversions.

Suntec City Mall

A cautious market outlook remains for the retail market on expectation of the impact of the upcoming Johor Bahru-Singapore Rapid Transit System and the potential retail spend leakage, particularly for malls in the northern part of Singapore¹. The REIT will continue in its efforts to refresh the mall's trade mix to drive shopper traffic and sales. The Singapore Retail portfolio is well-positioned for growth, supported by higher occupancy, rent and marcoms revenue. Committed occupancy is expected to remain high with positive rent reversion expected to be close to 10%.

Suntec Convention

The Singapore Tourism Board continues its efforts to strengthen Singapore's value proposition and cost competitiveness as a MICE destination. Stronger performance is expected for Suntec Convention with the continual focus on driving more higher-yielding events.

Australia Portfolio

Incentive levels for office leases are likely to remain in the range of 40% to 50% at Melbourne and Adelaide. The REIT will be flexible in its marketing approach, such as creating fitted suites and subdividing spaces to meet diverse tenants' need. The Australia portfolio revenue is expected to be stable supported by the strong occupancies at 177 Pacific Highway, 21 Harris Street and 477 Collins Street.

United Kingdom Portfolio

Central London leasing market remained robust and high quality, newly built and refurbished spaces in prime locations continue to be well sought after². Enhancement works and subdivision of large floor plates to capture varied demand are underway to improve the marketability of the vacant units. Operating performance for Nova Properties expected to be stable while The Minster Building remains impacted by vacancies.

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¹ Source: DBS Group Research – Singapore Retail
² JLL, Central London Office Market Report 3Q 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 in 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 to building a resilient business and delivering long term value to its stakeholders through strong corporate governance, prudent financial management, fair employment practices and active management of its real estate portfolio.

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.

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.

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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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