

Manager of



TO THE HOLDERS OF THE FOLLOWING SECURITIES ISSUED UNDER THE U.S.\$2,000,000,000 EURO MEDIUM TERM SECURITIES PROGRAMME OF SUNTEC REIT MTN PTE. LTD. AND HSBC INSTITUTIONAL TRUST SERVICES (SINGAPORE) LIMITED (IN ITS CAPACITY AS TRUSTEE OF SUNTEC REAL ESTATE INVESTMENT TRUST) (THE “SUNTEC REIT TRUSTEE”) AND (IN THE CASE OF NOTES) UNCONDITIONALLY AND IRREVOCABLY GUARANTEED BY THE SUNTEC REIT TRUSTEE

- (1) S\$150,000,000 FIXED RATE SUBORDINATED PERPETUAL SECURITIES (ISIN CODE: SGXF29810219)
- (2) S\$250,000,000 FIXED RATE SUBORDINATED PERPETUAL SECURITIES (ISIN CODE: SGXF56745627)
- (3) S\$200,000,000 2.95% NOTES DUE 2027 (ISIN CODE: SGXF61152512)
- (4) S\$175,000,000 3.40% NOTES DUE 2031 (ISIN CODE: SGXF33040431)

COMPLETION OF THE PROPOSED ACQUISITION OF THE MANAGER BY ACROPHYTE ASSET MANAGEMENT PTE. LTD.

ESR Trust Management (Suntec) Limited, as manager of Suntec Real Estate Investment Trust (“**Suntec REIT**”, and the manager of Suntec REIT, the “**Manager**”) refers to (i) the media statement dated 16 December 2025 in relation to the entry by Acrophyte Asset Management Pte. Ltd. into a conditional sale and purchase agreement with subsidiaries of ESR Group Limited (“**ESR**”) to acquire ESR’s 100% indirect interest in the Manager (the “**Proposed Acquisition**”); and (ii) the announcement dated 9 March 2026 in relation to the obtaining of the approval from the Monetary Authority of Singapore for the Proposed Acquisition.

The Manager is pleased to announce that the Proposed Acquisition has been completed today.

As at the date of this announcement, the Manager is wholly owned by Mr. Gordon Tang and Mrs. Celine Tang (through their affiliates).

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
Chief Executive Officer and Executive Director
17 March 2026

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. 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 Acrophyte Asset Management Pte. Ltd. ("**Acrophyte AM**"), which in turn is a subsidiary of Tang Organization Pte. Ltd.¹ ("**Tang Organization**").

Established in the 1990s, Tang Organization is a leading Singapore-based real estate group that has evolved into a diversified multinational conglomerate with integrated capabilities across the real estate value chain. Its core competencies include: (i) property development and investment; (ii) real estate fund and asset management; and (iii) construction.

Tang Organization benefits from the combined management and operational teams of SingHaiyi Group Pte. Ltd.² ("**SingHaiyi**"). SingHaiyi is an established real estate company with a strong track record in the office and retail sectors, in addition to residential development. Both Tang Organization and SingHaiyi were previously listed on the Mainboard of the Singapore Exchange and were subsequently privatised by the Tang Family³.

Leveraging the combined experience and institutional knowledge of Tang Organization and SingHaiyi, the group is well-positioned to create long-term value for all unitholders. The Tang Family, as the largest unitholder in Suntec REIT, reinforces strong alignment with the interests of all unitholders. As the new sponsor and the shareholder of the Manager, Tang Organization remains committed to prudent stewardship, disciplined capital management, and sustainable value creation for all unitholders.

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.

¹ Formerly known as Chip Eng Seng Corporation Ltd.

² Formerly known as SingHaiyi Group Ltd.

³ The "**Tang Family**" includes Mr Gordon Tang, Mrs Celine Tang, their children and other members of their family.