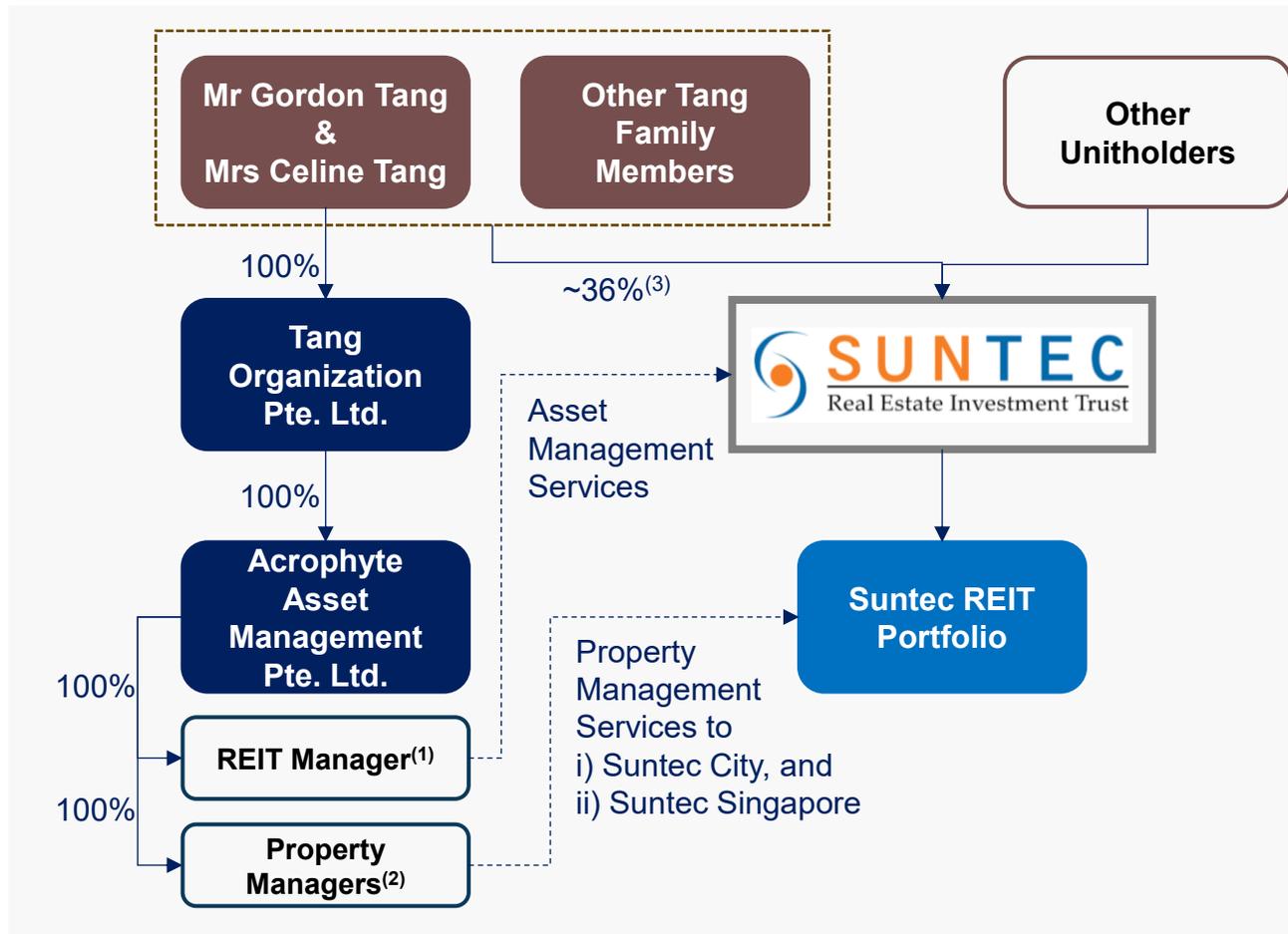




# Introducing the New Sponsor: Tang Organization



- ✓ **The new Sponsor:** Tang Organization Pte. Ltd. (“Tang Organization”) is a diversified multinational conglomerate with integrated capabilities across the real estate value chain, including development, investment, and asset management.
- ✓ **Long-term unitholders:** The Tang Family has been a dedicated long-term unitholder of Suntec REIT, reflecting strong conviction in the REIT’s prospects.
- ✓ **Alignment of interest:** As the largest unitholder group, the Tang Family’s interests are closely aligned with the interests of the other unitholders, underscoring the shared objective of maximizing return for all unitholders of Suntec REIT.
- ✓ **Continuity and stability:** The current management team will remain in place, providing steady leadership and ensuring uninterrupted operational execution under the new sponsorship.

## Financial Advisers



(1) ESR Trust Management (Suntec) Limited

(2) ESR Real Estate Services Management Pte. Ltd. and Suntec Singapore International Convention & Exhibition Services Pte. Ltd.

(3) Includes the direct and deemed interests of Mr Gordon Tang, Mrs Celine Tang, their children and other Tang family members. The deemed interest of Mr Gordon Tang and Mrs Celine Tang includes their deemed interest in the units held by the Manager.



# Strategic initiatives to maximize unitholders' return



## Strategic review:

- ✓ Sponsor will work closely with the Manager to undertake a comprehensive strategic review of the REIT's portfolio.
- ✓ Target to strengthen portfolio performance and enhance capital efficiency.



## Portfolio optimization:

- ✓ Disciplined approach to asset optimisation & recycling.



## Maximize unitholders' return

- ✓ Potential to support a higher level of distributions in the coming years.
- ✓ Committed to driving sustainable long-term growth for all unitholders.



# Tang Organization is a real estate veteran with capabilities across the real estate value chain

- ✓ 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.
- ✓ Tang Organization benefits from the combined management and operational teams with SingHaiyi Group Pte. Ltd.<sup>(1)</sup> (“**SingHaiyi**”), an established real estate company with a strong track record in the office, retail and residential sectors.
- ✓ Tang Organization is further supported by Global Resources Construction Ltd<sup>(2)</sup> (“**GRC**”), an SGX-ST mainboard-listed built-environment leader with strengths in construction, civil infrastructure, prefabrication technologies, and sustainability solutions.
- ✓ Leveraging the collective experience, institutional knowledge and operational capabilities of SingHaiyi and GRC, Tang Organization — as the new shareholder of the Suntec REIT Manager and Property Managers — is well-positioned to create long-term value for unitholders.



(1) Formerly known as SingHaiyi Group Ltd.

(2) Formerly known as OKH Global Ltd., Tang Organization holds approximately 65% direct interest in GRC.



## 9 Penang Road: a case study of Sponsor's execution credential

*Demonstrating the ability to acquire, redevelop, and manage high-performing Grade A commercial assets*



Facade



Office reception



Car park

- ✓ **Development and management track record:** Acquired, redeveloped and managed by the Sponsor group.
- ✓ **Prime location:** 9 Penang Road is a 10-storey Grade A commercial development located in the prime commercial and retail hub of Orchard and Dhoby Ghaut.
  - Two office blocks spread across eight floors
  - Retail component across two floors
  - Gross floor area: 458,937sqft
  - Net lettable area: 381,152sqft of office space and 17,901sqft of retail area
- ✓ **Long tenure:** Leasehold 99 years commencing in late December 2016 (balance of ~90 years remaining).
- ✓ **Strong occupancy:** 100% underpinned by blue-chip tenants.
- ✓ **Iconic landmark:** Striking modern design featuring expansive, column-free floor plates for maximum efficiency.
- ✓ **Sustainability Focus:** BCA Green Mark Gold Plus certification, reflecting commitment to sustainability and environmental performance.



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