

A QUALITY AND RESILIENT COMMERCIAL REIT

GLOBAL SPONSOR, STRONG PIPELINE



About Lendlease Global Commercial REIT

Lendlease Global Commercial REIT (“Lendlease REIT”) is a Singapore real estate investment trust established with the principal investment strategy of investing, directly or indirectly, in a diversified portfolio of stabilised income-producing real estate assets¹ located globally, which are used primarily for retail and/or office purposes, as well as real estate assets in connection with the foregoing. The Manager is Lendlease Global Commercial Trust Management Pte. Ltd., an indirect wholly-owned subsidiary of Lendlease Corporation Limited (the “Sponsor”).

Lendlease REIT has been recognised as the Regional Sector Leader (Retail Asia (Listed)) in the 2025 GRESB Real Estate Assessment.

Lendlease Global Commercial REIT – At a Glance

\$S\$3.9b

Portfolio Value

\$S\$0.71²

Net Asset Value per unit

4.8 years

Weighted Average Lease Expiry (by NLA)

94.9%³

Committed Occupancy

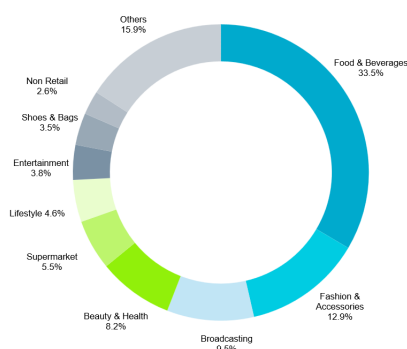
\$S\$1.8b

Market Capitalisation

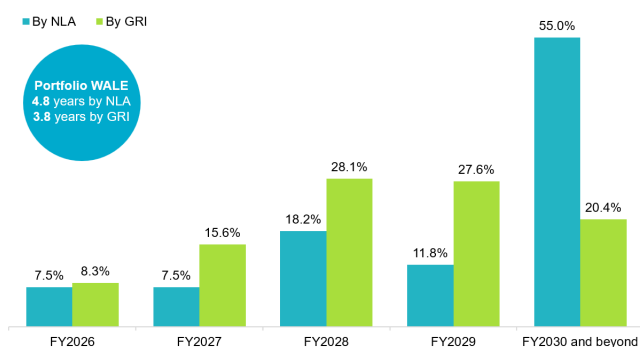
38.4%⁴

Gearing Ratio

Well-Diversified Tenant Base (by GRI)



Lease Expiry Profile

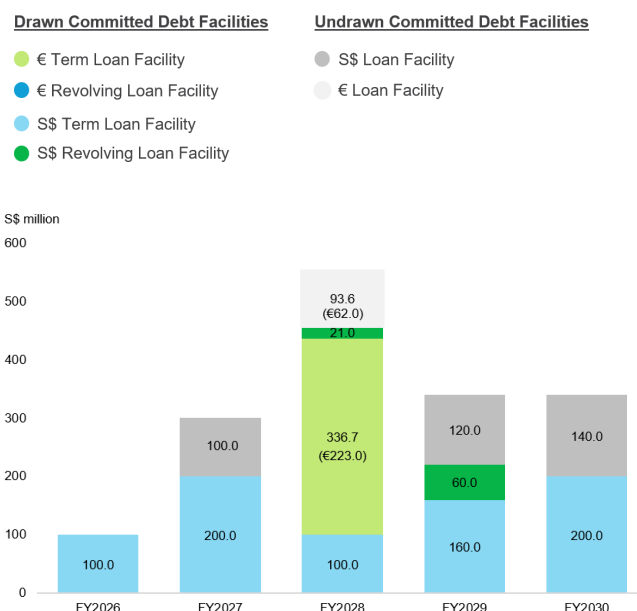


Debt Facilities

| | |
|--|------------------------|
| Gross borrowings | \$S\$1,777.7 million |
| Gearing ratio ⁴ | 38.4% |
| Weighted average debt maturity | 2.5 years |
| Weighted average running cost of debt ⁵ | 2.90% p.a. |
| Interest coverage ratio ⁶ | 1.8 times ⁷ |

- \$S\$701.2 million of undrawn debt facilities
- Approximately 72% of the borrowings are hedged to fixed rates
- Sustainability-linked financing accounted for approximately 93% of total committed debt facilities
- Achieved interest savings from the sustainability-linked financing since the establishment of green finance in FY2022

Debt Maturity Profile



About The Sponsor

Lendlease Corporation Limited is a market-leading Australian integrated real estate group with core capabilities reflected in its operating segments of Investments, Development and Construction and is listed on the Australian Securities Exchange.

The Sponsor pursues an integrated business model to create major precincts, new communities and important civic and social infrastructure.

Stock Information

| | |
|---------------------|-----------------|
| SGX Ticker | JYEU |
| Bloomberg | LREIT SP EQUITY |
| ISIN Stock | SGXC61949712 |
| Distribution Policy | Semi-annual |

1. “A stabilised income-producing real estate asset” means a real estate asset which meets the following criteria as at the date of the proposed offer: (i) achieved a minimum occupancy of at least 80%; (ii) achieved an average rental rate comparable to the market rental rate for similar assets as determined by the valuer commissioned for the latest valuation of the relevant asset; (iii) (if the asset is being acquired from the Lendlease Group) Lendlease REIT being satisfied that there are no material asset enhancement initiatives required within two years of the acquisition of such asset; and (iv) is suitable for acquisition by Lendlease REIT taking into account market conditions at the time of the proposed offer. 2. Excludes non-controlling interests and perpetual securities holders’ funds. 3. Lettable area for Milan assets is based on latest valuation report. 4. Per the Property Funds Appendix of the Code on Collective Investment Schemes (“PFA”), includes Lendlease REIT’s proportionate share of its joint ventures’ borrowings and deposited property values. 5. Excludes amortisation of debt-related transaction costs. 6. Calculation is in accordance with the PFA. The ICR in accordance with loan agreements exceeds 3.0 times, in excess of debt covenant at 2.0 times. 7. Per the PFA, calculation is based on a trailing 12 months period ending on the date of the latest reported financial results. ICR as at 31 December 2025 is based on last reported financial results as at 31 December 2025 while ICR as at 30 September 2025 is based on last reported financial results as at 30 June 2025.

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Jem, Singapore



| | |
|-------------------------------------|-------------------------------|
| Type | Retail |
| Title ⁸ | 99-year Leasehold (from 2010) |
| NLA (sq ft) ⁹ | 893,279 |
| Appraised Value ^{10,11} | S\$2,299.0 million |
| % Portfolio (By Appraised Value) | 47% |
| Year of Completion | 2013 |

313@somerset, Singapore



| | |
|---|-------------------------------|
| Type | Prime Retail |
| Title ¹² | 99-year Leasehold (from 2006) |
| NLA (sq ft) | 288,956 |
| Appraised Value ^{10,13} | S\$1,048.9 million |
| % Portfolio ¹³ (By Appraised Value) | 27% |
| Year of Completion | 2009 |

PLQ Mall, Singapore¹⁴



| | |
|-------------------------------------|-------------------------------|
| Type | Retail |
| Title ¹⁵ | 99-year Leasehold (from 2015) |
| NLA (sq ft) | 317,350 |
| Appraised Value ¹⁶ | S\$904.0 million |
| % Portfolio (By Appraised Value) | 16% |
| Year of Completion | 2019 |

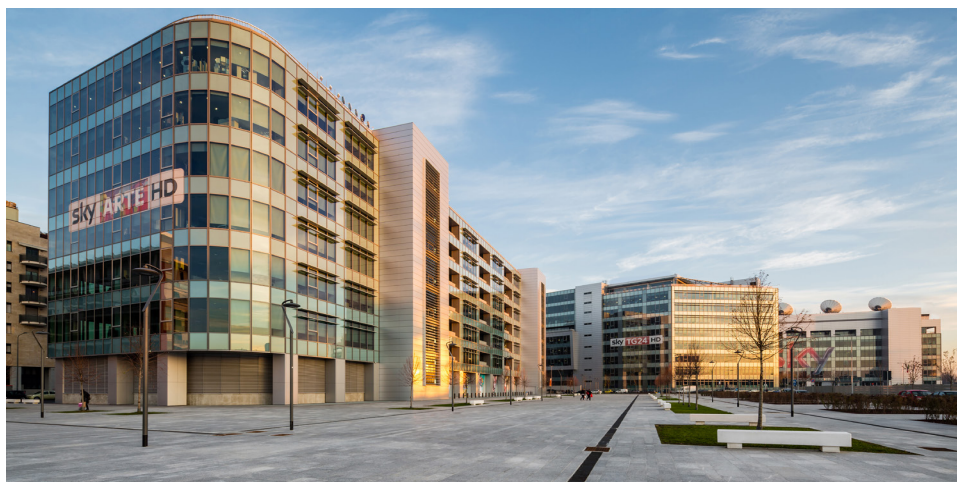
8. 99-year leasehold commencing from 27 September 2010 until 26 September 2109. 9. NLA includes Jem Office. 10. Based on valuation report as at 30 June 2025. 11. Inclusive of the Jem office component. 12. 99-year leasehold commencing from 21 November 2006 until 20 November 2105. 13. Includes the development of the multifunctional event space at Somerset, which will be connected seamlessly to the Discovery Walk that links to 313@somerset. Value reflected is the total of the market value and right-of-use-asset. 14. Lendlease REIT owns a 70% interest in PLQM Trust ("PLQM"), which indirectly holds approximately 100% interest in 3 retail strata lots comprising PLQ Mall. 15. 99-year leasehold commencing from 29 June 2015 until 28 June 2114. 16. Based on valuation report as at 31 October 2025, based on 100% interest.

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Three Grade A Commercial Buildings, Milan



| | |
|--|---|
| Type | Grade-A Office |
| Title | Freehold |
| NLA (sqm) | Buildings 1 & 2: 61,595 Building 3: 17,778 |
| Appraised Value¹⁷ | S\$1,048.9 million |
| % Portfolio (By Appraised Value) | 10% |
| Year of Completion | 2008 (buildings 1 & 2); 2015 (building 3) |

Parkway Parade, Singapore



- Lendlease REIT acquired a 10.0% interest in Parkway Parade Partnership Pte Ltd, which indirectly holds 77.09% of the share value in Parkway Parade.
- The mixed-use asset spans an area of approximately 520,000 sq ft. Top tenants include well-established brands such as FairPrice Xtra, Harvey Norman, and MUJI.
- As at 31 December 2025, occupancy stood at 98.1%, reflecting strong demand from tenants and a vibrant customer base. Weighted average lease expiry by NLA and GRI was 2.6 years and 2.4 years, respectively.

Development of a Multifunctional Event Space at Somerset, Singapore



Artist's impression subject to design changes

- Construction has commenced and is endeavoured to be completed in 2H 2026.
- With a combined NLA of approximately 330,000 sq ft, it enlarges and strengthens Lendlease REIT's retail presence in the Somerset precinct.
- The site, to be redeveloped into a multifunctional event space, will maximise its full potential and create synergy with the "Discovery Walk", which is linked to 313@somerset.
- The space is envisioned to be an experiential innovative lifestyle destination that features creative use of communal spaces and themed events to promote social networking and wellness.

17. Based on valuation report as at 30 June 2025.

COMMITMENT TOWARDS SUSTAINABILITY & GOOD GOVERNANCE



Vision

The Manager views sustainability as a key differentiator and opportunity to improve the value and performance of Lendlease REIT's investments, enhance tenant relations and minimise operating costs.

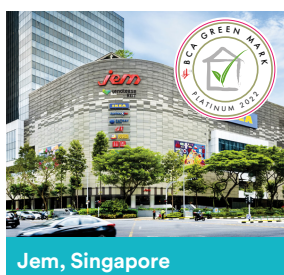
In endorsing its commitment to sustainability, they aim to deliver a sustainable future for Lendlease REIT's stakeholders by striving towards economic, environmental and social progress.

5-Year Environmental Targets



- 10% reduction in landlord energy consumption by FY2027
- 2% reduction in landlord water consumption by FY2027
- Achieve 28% waste recycling rate annually

Green Certifications



Awards and Recognition



- ✓ Net Zero Carbon in FY2023¹⁸



- ✓ Company of Good - 3 Hearts



- ✓ Regional Listed Sector Leader in Asia retail with 5 star Rating
- ✓ Scored 'A' in public disclosure



- ✓ Improved to A from BBB

Environmental Performance in FY2025¹⁹

ENERGY CONSUMPTION

⚡ → **-0.4%**
Landlord

WATER CONSUMPTION

💧 → **5%**
Landlord

GHG EMISSIONS²⁰ (SCOPE 1 AND 2)

🏃 → **Net Zero Carbon**
Since FY2023

WASTE RECYCLING

♻️ → **21%**

Commitments

The Manager developed its sustainability strategy to deliver its vision of creating thriving communities. Its efforts towards sustainability are guided by clear materiality factors and established policies. For more information, click [here](#) to read Lendlease REIT's sustainability strategy.

| Signatory Commitments | Reporting and Disclosures | Benchmarking and Rating indices |
|--|---|---|
| Signatory of: Principles for Responsible Investment WE SUPPORT | TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES | THE INDEX COMPANY EUROPEAN PUBLIC REAL ESTATE ASSOCIATION |

¹⁸. Based on Lendlease REIT's Singapore Portfolio ¹⁹. From baseline year FY2022. ²⁰. Market based emission.

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