



(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 8 August 2007 (as amended))

ANNOUNCEMENT

ISSUE OF UNITS TO MANAGER IN PAYMENT OF PERFORMANCE FEES

Landmark REIT Management Ltd., as manager of Landmark REIT (the “**Manager**”), wishes to announce that 322,311,827 new units (“**Units**”) in Landmark REIT have been issued to the Manager on 8 May 2026. The Units were issued at an issue price of S\$0.0093 per Unit, as part payment of the performance fee component (the “**Performance Fee**”) to the Manager (the “**Performance Fee Units**”) for the financial year ended 31 December 2025. The balance of the Performance Fee is paid/payable in the form of cash.

Pursuant to the trust deed constituting Landmark REIT dated 8 August 2007 (as amended) (the “**Trust Deed**”), the issue price per Performance Fee Units was determined based on the volume weighted average traded price for a Unit for all trades on Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) in the ordinary course of trading on the SGX-ST, for the last ten business days of the relevant period in which the Performance Fee accrues.

In accordance with the Trust Deed, the Performance Fee is payable in the form of cash or Units or a combination of both in such proportions as may be determined at the option of the Manager.

Following the above issue of Units, the total number of Units in issue is 17,024,389,482 of which the Manager’s holding is 426,636,033 Units.

By Order of the Board

LANDMARK REIT MANAGEMENT LTD.

(As manager of Landmark REIT)

(UEN/Company registration number: 200707703M)

Liew Chee Seng James

Executive Director and Chief Executive Officer

8 May 2026

Important Notice

This Announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units.

The value of Units and the income derived from them, if any, may fall or 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. The past performance of Landmark REIT is not necessarily indicative of the future performance of Landmark REIT.

Investors have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on the SGX-ST. It is intended that holders of Units may only deal in their Units through trading on the SGX-ST. The listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s current view of future events.