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Link Real Estate Investment Trust

*(a collective investment scheme authorised under section 104
of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong))*
(stock code: 823)

COMPLETION OF DISPOSAL OF 50% INTEREST IN A TRUST WHICH OWNS INTERESTS IN 100 MARKET STREET, SYDNEY, AUSTRALIA

The Board is pleased to announce that completion of the disposal of 50% interest in the trust which owns interests in 100 Market Street, Sydney, Australia took place on 30 September 2026 pursuant to the terms of the Unit Sale Agreement and the Share Sale Agreement.

Reference is made to the announcement dated 22 July 2026 (the **Announcement**) of Link Real Estate Investment Trust (**Link REIT**) regarding the disposal of 50% interest in the trust which owns interests in 100 Market Street, Sydney, Australia. Unless otherwise stated, capitalised terms used herein have the meanings ascribed to them in the Announcement.

The Board is pleased to announce that all of the conditions precedent under the Unit Sale Agreement and the Share Sale Agreement have been fulfilled and Completion took place on 30 September 2026.

Upon Completion, each of the Target Trust, the Target Trustee and the Leasehold Trustee is held, and hence the Property is beneficially owned, as to 50% by Link REIT (via the Link REIT Australia Unitholder and the Link REIT Australia Shareholder) and 50% by the Purchaser. Accordingly, none of the Target Trust, the Target Trustee or the Leasehold Trustee continues to be a subsidiary of Link REIT.

Implication of 7.7C of the REIT Code

Link REIT will regard the Property as a “Qualified Minority-owned Property” under 7.7C of the REIT Code.

Supplemental financial information

As disclosed in the Announcement: (i) the Consideration for the Sale Units (exclusive of GST), subject to completion adjustments, is AUD225,875,000, which is equal to 50% of the Appraised Value of the Property as at the Valuation Date (i.e. 31 May 2026); and (ii) the aggregate consideration for the Target Trustee Interests is AUD50.50, in each case payable by the Purchaser in cash at Completion.

As at 31 March 2026, the book value of the Target Trust, the Target Trustee and the Leasehold Trustee was approximately AUD215,749,000, AUD1.00 and AUD100.00, respectively (approximately AUD215,749,000 in aggregate), and the book value attributable to the 50% interests therein being disposed of was approximately AUD107,875,000, AUD0.50 and AUD50.00, respectively (approximately AUD107,875,000 in aggregate).

For the two financial years immediately preceding the Disposals, the Target Trust recorded a net loss both before and after taxation and extraordinary items of AUD1,168,000 (for the financial year ended 31 March 2026) and AUD60,030,000 (for the financial year ended 31 March 2025), based on its unaudited management accounts. The Target Trustee and the Leasehold Trustee recorded no profit or loss for the relevant periods. This information is provided for reference only and should not be regarded as indicative of the future performance of the Target Trust.

It is estimated that the net loss from the Disposals is approximately AUD4,500,000. The estimated loss has been calculated on the basis of the aggregate of the Consideration, as adjusted in accordance with the Unit Sale Agreement, and the consideration for the Target Trustee Interests, less the book value of the Target Trust, the Target Trustee and the Leasehold Trustee as at 31 March 2026 and the Expenses, and after taking into account any relevant tax and release of foreign currency translation reserve. The actual amount of the net loss from the Disposals will be subject to the completion adjustments under the Unit Sale Agreement and audit.

By order of the Board
Link Asset Management Limited
(as manager of Link Real Estate Investment Trust)
Robin HEALY
Company Secretary

Hong Kong, 30 September 2026

As at the date of this announcement, the Board of Link comprises:

Chair (also an Independent Non-Executive Director)

Duncan Gareth OWEN

Executive Directors

NG Kok Siong (*Chief Financial Officer*)

John Russell SAUNDERS (*Chief Investment Officer*)

Independent Non-Executive Directors

Christopher John BROOKE (*Chair Alternate*)

Jana ANDONEGUI SEHNALOVA

Barry David BRAKEY

ENG-KWOK Seat Moey

Jenny GU Jialin

Ann KUNG YEUNG Yun Chi

Melissa WU Mao Chin