

SUNTEC REAL ESTATE INVESTMENT TRUST

Financial Results for First Quarter FY2008
1 Oct 2007 – 31 Dec 2007

 Trust Management (Suntec) Limited



Agenda

- Financial Highlights
- Update on Portfolio Performance
- Update on Asset Enhancement
- Acquisition Strategy & Update
- Unit Performance



Financial Summary: 1 Oct '07 – 31 Dec '07 (1QFY08)



DPU of 2.279¢ outperformed 1QFY07 by 16.1%

Period: 1 Oct – 31 Dec 2007	1QFY08	1QFY07	Change
Distribution income	S\$33.52 mil	S\$27.04 mil	+24.0%
Distribution per unit¹	2.279¢	1.963¢	+16.1%
Annualised distribution per unit¹	9.040¢	7.789¢	+16.1%
Annualised distribution yield²	5.9%	5.1%	+16.1%

Source: ARA Trust Management (Suntec) Limited ("ARATMS")

Notes:

1. Based on 1,486,619,198 units in issue as at 31 December 2007 & 3,093,960 units issuable to the Manager by 30 January 2008 as partial satisfaction of management fee incurred for the period 1 October 2007 to 31 December 2007. Excludes 207,002,170 deferred units payable to Suntec City Development Pte Ltd over 6 equal instalments, the first of which falls 42 months after 9 Dec 04.
2. Based on the last traded price of \$1.52 per unit as at 29 January 2008.

Financial Summary: Comparison Against Forecast



DPU of 9.040¢ outperformed 1QFY08 Forecast^{1,2} by 6.5%

Period: 1 Oct – 31 Dec 2007	1QFY08	1QFY08F ^{1,2}	Change
Distribution income	S\$33.52 mil	S\$31.81 mil	+5.4%
Distribution per unit³	2.279¢	2.139¢	+6.5%
Annualised distribution per unit³	9.040¢	8.486¢	+6.5%
Annualised distribution yield⁴	5.9%	5.6%	+6.5%

Source: ARATMS

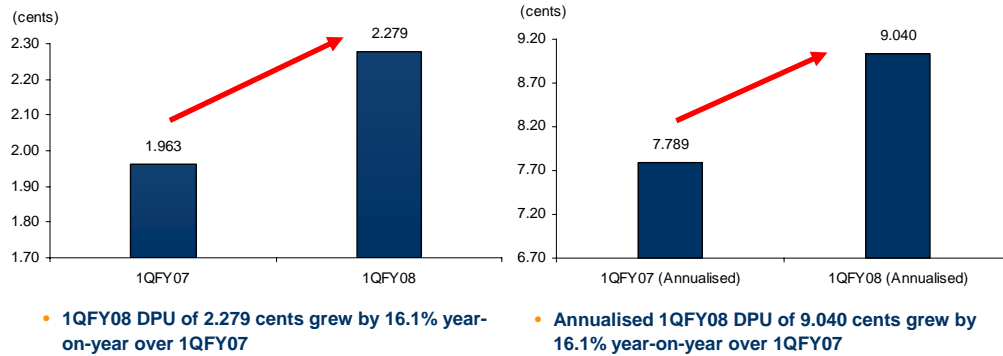
Notes:

1. The Forecast is extracted from the Suntec REIT Circular to Unitholders dated 18 September 2007 and pro-rated for the period 1 October 2007 to 31 December 2007.
2. Forecast figures relating to the contribution from One Raffles Quay have been pro-rated for the period 31 October 2007 to 31 December 2007 on a reasonable basis for comparison with actuals.
3. Based on 1,486,619,198 units in issue as at 31 December 2007 & 3,093,960 units issuable to the Manager by 30 January 2008 as partial satisfaction of management fee incurred for the period 1 October 2007 to 31 December 2007. Excludes 207,002,170 deferred units payable to Suntec City Development Pte Ltd over 6 equal instalments, the first of which falls 42 months after 9 Dec 04.
4. Based on the last traded price of \$1.52 per unit as at 29 January 2008.

DPU Performance



Quarterly DPU up by 16.1% Y-o-Y

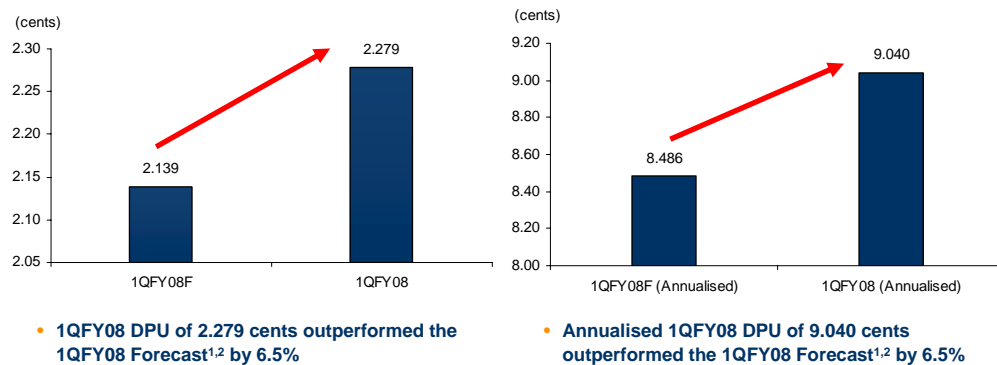


Source: ARATMS

DPU Comparison Against Forecast



Quarterly DPU outperformed Forecast^{1,2} by 6.5%



Source: ARATMS

Notes:

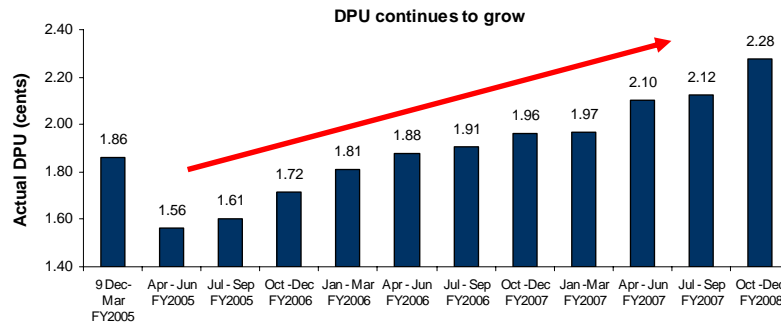
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2. Forecast figures relating to the contribution from One Raffles Quay have been pro-rated for the period 31 October 2007 to 31 December 2007 on a reasonable basis for comparison with actuals.

Consistently Higher DPU



Consistently delivered on higher DPU every quarter since IPO



Source: ARATMS

Financial Results : 1 Oct '07 – 31 Dec '07 (1QFY08)



For the period 1 Oct 2007 – 31 Dec 2007	1QFY08 (S\$'000)	1QFY07 (S\$'000)	Change (%)
Revenue	54,337	45,925	18.3
Less property expenses	16,937	11,240	50.7
Net property income	37,400	34,685	7.8
Other income ¹	6,367	-	NM
Less finance costs (net)	10,245	9,194	11.4
Less net trust expenses ²	7,020	4,525	55.1
Net income before tax	26,502	20,966	26.4
Dividend income fr. jointly controlled entity	1,000	-	NM
Non-tax deductible (chargeable) items	7,168	6,071	18.1
Taxable income	34,670	27,037	28.2
Less income tax expense	1,146	-	NM
Income available for distribution	33,524	27,037	24.0
DPU (S\$ cents)	2.279	1.963	16.1

Source: ARATMS

Notes:

- Refers to the income support received from the vendor, Cavell Limited
- Net trust expenses including the Manager's fee, trustee fees and administrative fees

- Revenue and NPI outperformed 1QFY07 by 18.3% and 7.8% respectively
- Income available for distribution up 24.0% from 1QFY07
- DPU up 16.1% from 1QFY07
- Cost-to-Revenue ratio of 31.2% for 1QFY08

Financial Results : Comparison Against Forecast



For the period 1 Oct 2007 – 31 Dec 2007	1QFY08 (S\$'000)	1QFY08F ^{1,2} (S\$'000)	Change (%)	
Revenue	54,337	51,521	5.5	• Revenue outperformed the 1QFY08 Forecast by 5.5%
Less property expenses	16,937	13,845	22.3	
Net property income	37,400	37,676	(0.7)	• Income available for distribution outperformed the 1QFY08 Forecast by 5.4%
Other income ³	6,367	5,095	25.0	
Less finance costs (net)	10,245	11,082	(7.6)	
Less net trust expenses ⁴	7,020	6,037	16.3	• DPU outperformed the 1QFY08 Forecast by 6.5%
Net income before tax	26,502	25,652	3.3	
Dividend income fr. jointly controlled entity	1,000	290	NM	
Non-tax deductible (chargeable) items	7,168	6,786	5.6	
Taxable income	34,670	32,728	5.9	
Less income tax expense	1,146	917	25.0	
Income available for distribution	33,524	31,811	5.4	
DPU (S\$ cents)	2.279	2.139	6.5	

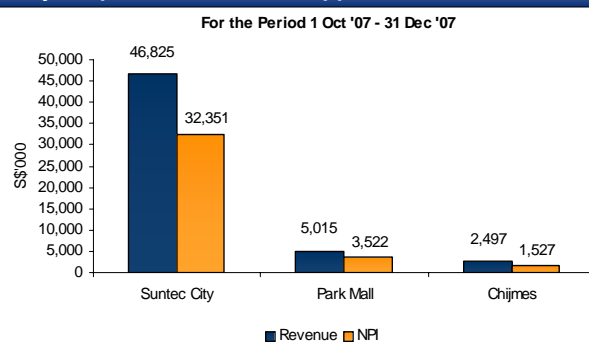
Source: ARATMS. Notes:

- Forecast is extracted from the Suntec REIT Circular to Unitholders dated 18 September 2007 and pro-rated for the period 1 October 2007 to 31 December 2007
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- Refers to the income support received from the vendor, Cavell Limited
- Net trust expenses including the Manager's fee, trustee fees and administrative fees

Portfolio Distribution



Suntec City Properties contribute approx. 86% of Total Revenue & NPI



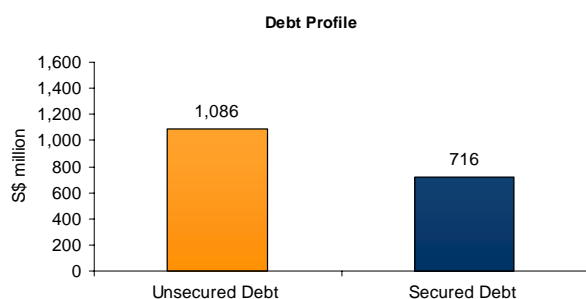
- Suntec City contributes approximately 86% of the Total Gross Revenue and the Total Net Property Income in 1QFY08
- Retail revenue contributes approximately 60% of the Total Gross Revenue in 1QFY08
- Office revenue contributes approximately 40% of the Total Gross Revenue in 1QFY08

Source: ARATMS

Debt Capital Details



Debt-to-Assets ratio 31.4%



KEY INFORMATION:

- Debt-to-Assets¹ Ratio **31.4%**
- Target Debt-to-Assets Ratio **Up to 45%**
- Corporate Family Rating **"Baa1"**
 - CMBS Debt Rating **"AAA"**
 - Unsecured Debt Rating **"Baa2"**
- Hedged Borrowing Cost **2.98%**
- Average Financing Cost **3.13%**

Source: ARATMS

Notes:

1. Includes the interest in jointly controlled entity arising from the acquisition of a one-third interest in One Raffles Quay, through the purchase of the entire issued share capital of Comina Investment Limited.
2. According to the MAS revised property fund guidelines, "Borrowing Limit" will be replaced with "Aggregate Leverage Limit" which comprises actual borrowings and deferred payments. This means that Suntec REIT's "Aggregate Leverage Ratio" is 35.1%, including the 207 million deferred units.

Balance Sheet



Total assets under management for the Group stood at S\$5.7 billion

Balance Sheet (\$'000)	as at 31 Dec '07 Group	Relevant Per Unit Statistics (Group)
Investment properties	4,594,342	Net asset value (NAV) per unit ³ S\$2.26
Interest in jointly controlled entity ¹	1,094,492	
Total assets	5,718,970	Adjusted NAV per unit S\$2.24 (excl. income available for distribution)
Debt, at amortised cost	1,798,135	Unit price as at 29 January 2008 S\$1.52
Total liabilities	1,879,785	Premium/(Discount) to Adjusted NAV (47.4)%
Net assets	3,839,185	
Unitholders' Funds	3,839,185	
Total Units ²	1,696,715,328	

Source: ARATMS

Notes:

1. Arising from the acquisition of a one-third interest in One Raffles Quay through the purchase of the entire issued share capital of Comina Investment Limited.
2. Includes 3,093,960 units issuable to the Manager by 30 January 2008 as asset management fee payable for the period Oct – Dec 2007, and 207,002,170 deferred units payable to Suntec City Development Pte Ltd over 6 equal instalments, the first of which falls 42 months after 9 Dec 2004
3. Includes DPU of S\$0.0228 for the quarter ended 30 December 2007 (excluding deferred units)
4. Based on pro-forma NAV of S\$0.95 stated in the Prospectus dated 29 November 2004.

Distribution Timetable



Suntec REIT units trade Ex-Distribution on 4 Feb 2008

Distribution payment (for the period 31 Oct 07 to 31 Dec 07)

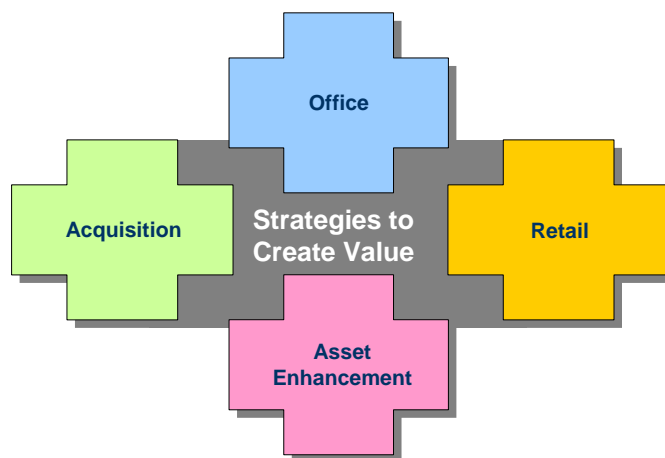
Amount (cents/unit)	1.5738
Ex date	4 Feb 08
Books closure	6 Feb 08
Payment	29 Feb 08

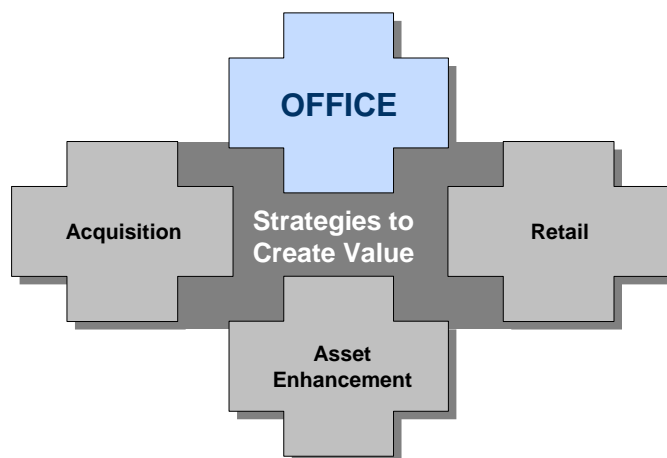
Source: ARATMS

Update On Portfolio Performance



Focus on Our Core Strategies and Goals





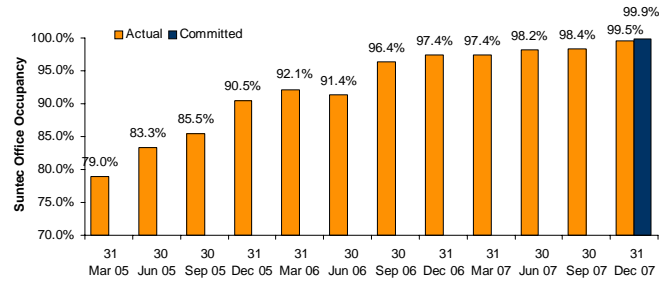
Committed occupancy strengthened to 99.7%

Property	As at 31 Dec 2006	As at 31 Dec 2007
Suntec Office Towers	98.8%	99.9%
Park Mall	96.1%	97.4%
Suntec REIT Portfolio	98.6%	99.7%

Source: ARATMS

- Overall portfolio occupancy stood at 99.7% as at 31 December 2007

Suntec Office occupancy hits new high of 99.9%



- Committed occupancy hits post-IPO high of 99.9% as at 31 December 2007
- Recent leases secured at closing rents of between S\$11.00 - S\$14.00 psf per month

Source: ARATMS

Lease Expiry Profile by Financial Year as at 31 December 07

	No. of leases	Net Lettable Area	
		Sq. ft.	% of Total
FY2008	58	285,909	20.5
FY 2009	68	611,901	43.9
FY 2010	61	311,283	22.3
FY 2011 and beyond	30	181,055	13.0

Source: ARATMS

Lease Expiry Profile as at 31 December 07 including One Raffles Quay¹

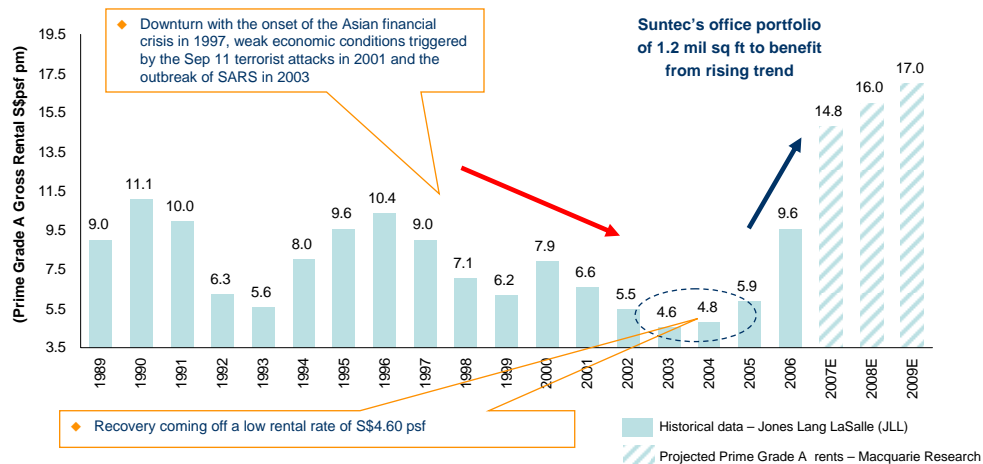
	No. of leases	Net Lettable Area	
		Sq. ft.	% of Total
FY2008	58	285,909	15.6
FY 2009	68	614,994	33.5
FY 2010	63	326,141	17.7
FY 2011 and beyond	36	606,958	33.0

Source: ARATMS

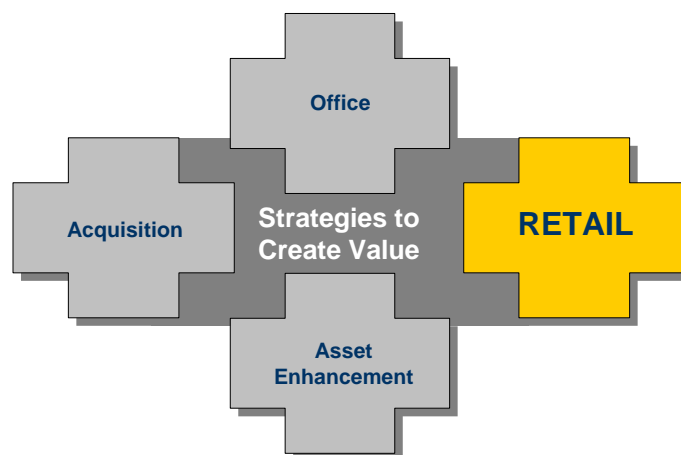
Notes:

1. Assumes one third of One Raffles Quay's total net lettable area

Considerable upside potential



Update On Retail Portfolio Performance



Retail

Sustained Growth In Rental Rates

Committed retail passing rent at Suntec hit a new high

Property	As at Dec 05 (psf/mth)	As at Sep 06 (psf/mth)	As at Dec 06 (psf/mth)	As at Sep 07 (psf/mth)	As at Dec 07 (psf/mth)
Suntec City Mall	8.98	9.45	9.59	10.46	10.76
Park Mall	6.07	6.33	6.43	6.60	7.04
Chijmes	9.97	10.30	10.33	10.68	10.61

Source: ARATMS

- Committed average passing rent at Suntec City Mall achieved a new high of **S\$10.76 p.s.f. per month**

Strong growth underpins the retail portfolio

As at 31 Dec 2007 (%)	Suntec City Mall	Park Mall	Chijmes	Retail Portfolio
Committed Occupancy	99.6	99.9	97.0	99.4

Property (1 Oct – 31 Dec 2007)	NLA of Renewals/ Repl. (sq ft)	Change from Preceding Rental Rates (%)
Suntec City Mall	99,796	+26.7
Park Mall	13,523	+35.0
Chijmes	1,806	+19.6
Total	115,125	+27.8

Source: ARATMS

- Overall rental rates increased by 27.8% from preceding levels
- New tenants include Standard Chartered Bank, POSBank, The LPN Art School, Winter Time and those from MY.PLAYGROUND and the Fashion zone at Galleria



Winter Time
moments of warmth

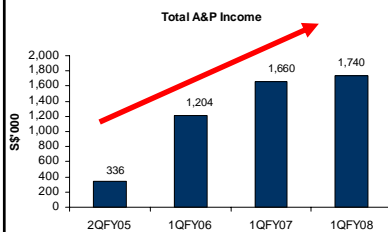
The LPN Art School



マザースクレープ
MAZAZU CREPE

COTTON ON

Total Other Income for 1QFY08 crossed S\$1.7 million



- Achieved S\$1.74 million in Other Income for 1QFY08

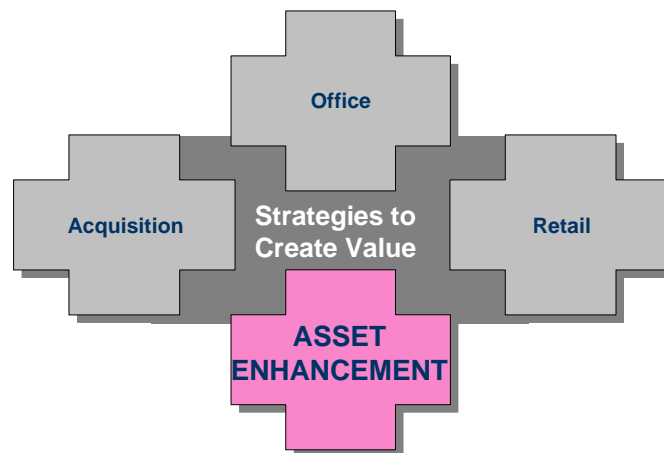


Lease Expiry Profile by Financial Year as at 31 December 07

	No. of leases	Net Lettable Area	
		Sq. ft.	% of Total
FY 2008	141	205,109	19.8
FY 2009	182	243,746	23.5
FY 2010	155	394,280	38.0
FY 2011 and beyond	58	189,189	18.1

Source: ARATMS

Update on Asset Enhancement



Growth in retail passing rent at Suntec City Mall underpinned by new Zones

e-life@Suntec

- ✓ Achieved close to S\$16 psfpm from S\$6.14 psfpm previously



Happy Kidz

- ✓ Achieved rental target of S\$3 million per annum



Fashion Zone at Galleria

- ✓ Achieved average rents of S\$24 psfpm from S\$12.75 psfpm previously



Tasty Treatz

- ✓ Achieved average rents of more S\$35 psfpm from S\$12.75 psfpm previously

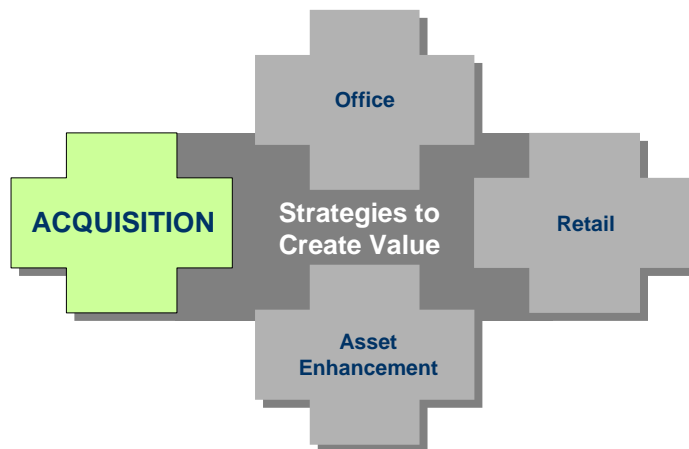


MY.PLAYGround

- ✓ Achieved average rents of S\$15 psfpm from S\$6.54 psfpm previously



Acquisition Strategy & Update





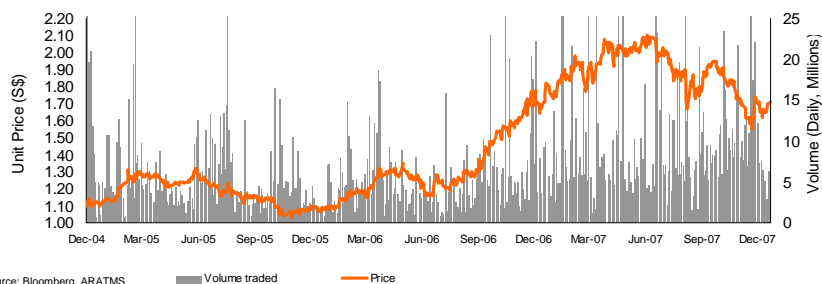
- Assets as at IPO: **S\$2.2 bil**
- Assets as at Sep'05: **S\$2.3 bil**
- Assets as at Sep'06: **S\$3.2 bil**
- Assets as at Sep'07: **S\$4.6 bil**
- Assets as at Dec'07: **S\$5.7 bil**
- Completed the acquisition of 11,786 sf of Suntec City strata-titled office space in 1QFY08, with 16,082 sf to be completed shortly
- Continues to be proactive on the acquisition front

Unit Performance

- Unit price appreciated by 71%¹ since IPO
- Total return of 93.8%¹ since IPO
- Constituent Member of Key Indices:
 - FTSE NAREIT/EPRA Global Real Estate Index
 - Global Property Research (GPR) 250 Index series
 - FTSE Straits Times Mid Cap Index and FTSE Straits Times Real Estate Index

Liquidity Statistics as at 31 Dec 2007

20-day volume as percentage of free float	13.9%
Free float	68 %
Market cap	US\$ 1.8 bil



1. Based on the last traded price of \$1.71 per unit as at 31 December 2007

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Thank You

Disclaimer



This presentation is focused on the comparison of actual results for the three months ended 31 December 2007 versus results achieved in the three months ended 31 December 2006, and the comparison of actual results versus the Forecast outlined in the Circular to Unitholders dated 18 September 2007. It should be read in conjunction with Paragraph 8 and 9 of Suntec REIT's financial results for the period 1 October 2007 to 31 December 2007 announced on SGXNET.

The information included in this release does not constitute an offer or invitation to sell or the solicitation of an offer or invitation to purchase or subscribe for units in Suntec REIT ("Units") in Singapore or any other jurisdiction.

This presentation may contain forward-looking statements that involve assumptions, 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 other developments or companies, shifts in the expected levels of occupancy rates, property rental income, changes in operating expenses, including employee wages, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Past performance is not necessarily indicative of future performance. Predictions, projections or forecasts of the economy or economic trends of the markets are not necessarily indicative of the future or likely performance of Suntec REIT. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management on future events.

IMPORTANT NOTICE

1. 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, ARA Trust Management (Suntec) Limited (as the manager of Suntec REIT) (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.
2. Investors should note that they will 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.
3. The past performance of Suntec REIT is not necessarily indicative of the future performance of Suntec REIT.

Disclaimer



Pro Forma Impact of Deferred Units Issuance

Suntec City Development Pte Ltd, the vendor of Suntec City Mall and Suntec City Office Towers (both as defined in the prospectus dated 29 November 2004 (the "Prospectus") issued in connection with the initial public offering of units in Suntec REIT ("Units") in November/December 2004 and together, the "Properties"), will be issued with 207,002,170 additional Units (the "Deferred Units") in satisfaction of the deferred payment consideration for the purchase of the Properties. The Deferred Units will be issued in six equal installments, with the first installment to be issued on the date falling 42 months after 9 December 2004 (being the date of completion of the sale and purchase of the Properties) and the rest semi-annually thereafter. Any change in rental rates, occupancy rates and distributable income of Suntec REIT can affect the impact of any dilution in the yields of Suntec REIT arising from the issuance of the Deferred Units in the future. The table below illustrates the pro forma impact under the scenario where the Deferred Units were entirely issued on 9 December 2004, the date of admission of Suntec REIT to the Official List of the SGX-ST (the "Listing Date"):

Distribution Per Unit S\$	Actual	Forecast ^{a,b}
	(1 Oct 07 – 31 Dec 07)	(1 Oct 07 – 31 Dec 07)
DPU based on total number of units entitled to the distribution (cents)	2.2786	2.1390
DPU assuming Deferred Units were issued on the Listing Date (cents)	1.9973	1.8779

Notes:

- a. The Forecast is extracted from the Suntec REIT Circular to Unitholders dated 18 September 2007 and pro-rated for the period 1 October 2007 to 31 December 2007.
- b. Forecast figures relating to the contribution from One Raffles Quay have been pro-rated for the period 31 October 2007 to 31 December 2007 on a reasonable basis for comparison with actuals.