



SUNTEC REIT FINANCIAL RESULTS

For the 2nd Quarter and Half Year ended 30 June 2018

25 July 2018

● Agenda

- 03** 2Q18 Highlights
- 05** Financial Highlights
- 18** Office Portfolio Performance
- 30** Retail Portfolio Performance
- 40** Convention Performance
- 44** Projects Under Development
- 46** FY18 Focus
- 48** Unit Performance



2Q 18 HIGHLIGHTS

● 2Q 18 Highlights

2Q 18 Distributable Income

S\$66.0 million

In line with 2Q 17

2Q 18 DPU

2.474 cents

-0.8% YOY

Annualised Yield ¹

5.25%¹

Note:

1. Based on 24/7/18 closing price of S\$1.89

Completed acquisition of
additional 25% interest in

Southgate Complex

Issued

S\$180 million

5-yr MTN

All-in Financing Cost

2.74% p.a.

Portfolio Occupancy

99.0% Office

98.2% Retail

Suntec City Mall Footfall

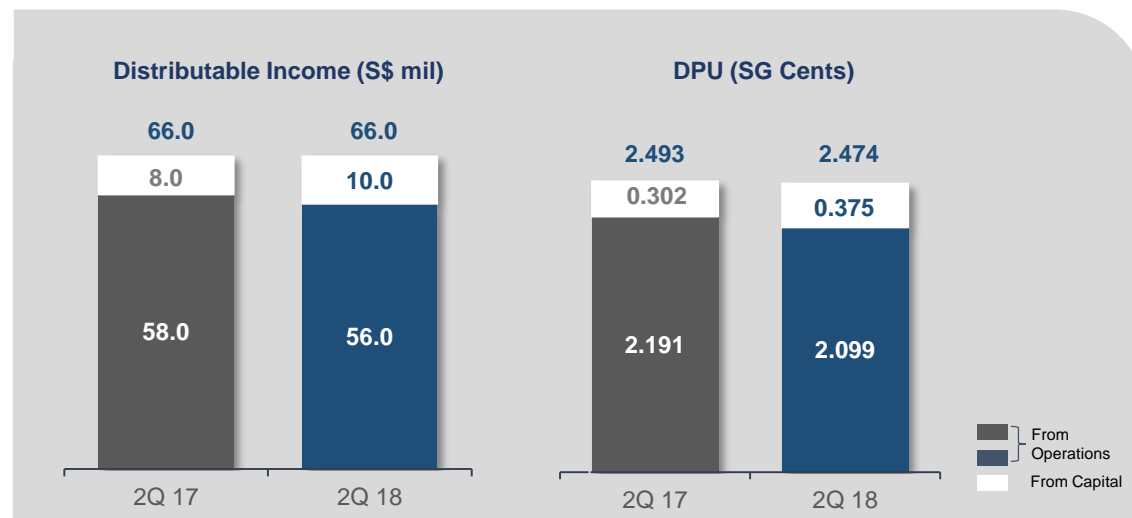
+8.5% YOY





FINANCIAL HIGHLIGHTS

• 2Q 18 Distributable Income in line with 2Q 17



Mainly due to:

- Higher contribution from Suntec Singapore and Suntec City Mall
- Capital distribution
- Partially offset by lower income from Suntec City office and higher financing costs

Financial Highlights

Distributable Income

\$S\$66.0
million

In line with 2Q 17

Distribution Per Unit

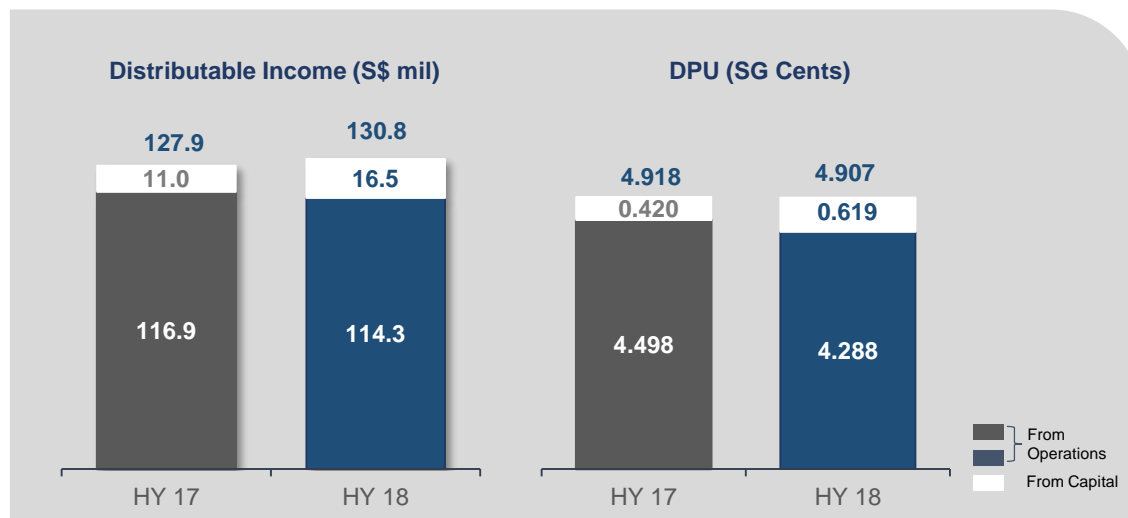
2.474
cents

-0.8% y-o-y
DPU yield 5.25%¹

Note:

1. Based on 24/7/18 closing price of \$S\$1.89 per unit.

• 1H 18 Distributable Income up 2.3% y-o-y



Mainly due to:

- Higher contribution from Suntec Singapore and Suntec City Mall
- Capital distribution
- Partially offset by lower income from Suntec City office, higher financing costs and enlarged units base

Financial Highlights

Distributable Income

\$S\$130.8
million

+2.3% y-o-y

Distribution Per Unit

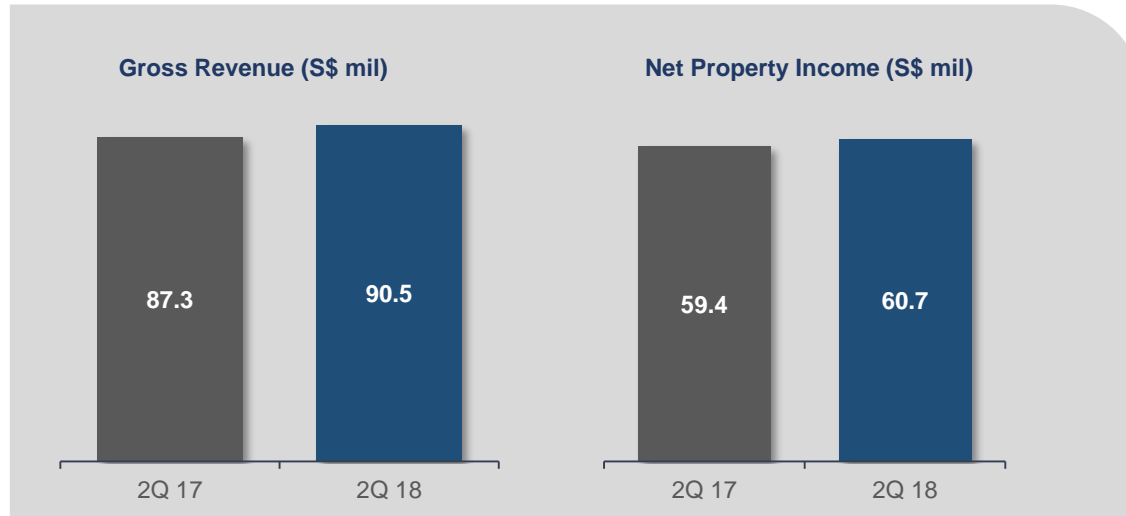
4.907
cents

-0.2 % y-o-y
DPU yield 5.24%¹

Note:

1. Based on 24/7/18 closing price of \$S\$1.89 per unit.

• 2Q 18 Gross Revenue up 3.7% y-o-y



Mainly due to:

- Higher contribution from convention and retail
- Partially offset by lower contribution from Suntec City office as some of the committed leases will commence progressively in 2018

Financial Highlights

Gross Revenue

\$S\$90.5
million

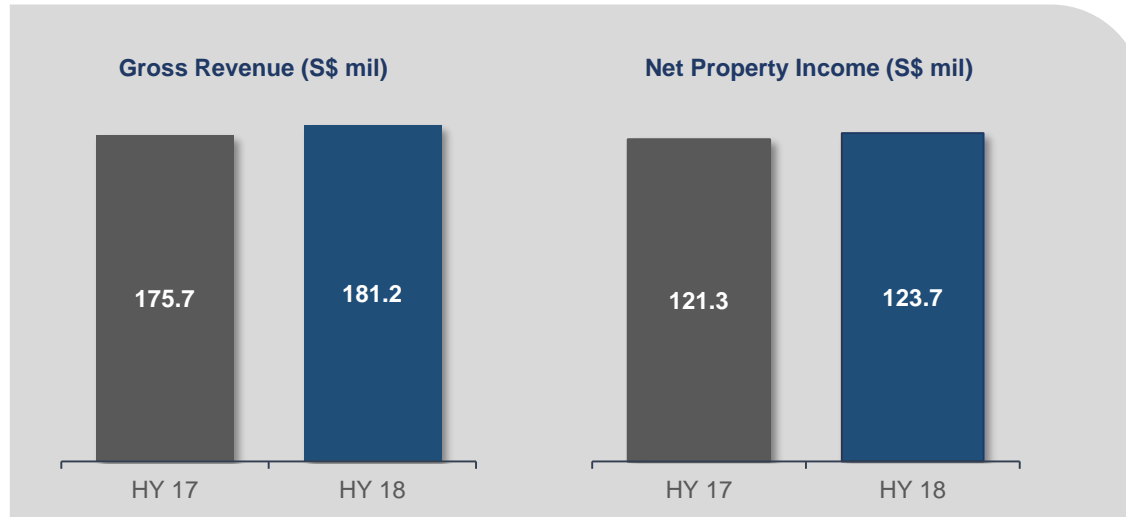
+3.7% y-o-y

Net Property Income

\$S\$60.7
million

+2.2% y-o-y

• 1H 18 Gross Revenue up 3.1% y-o-y



Mainly due to:

- Higher contribution from convention and retail
- Partially offset by lower contribution from Suntec City office as some of the committed leases will commence progressively in 2018

Financial Highlights

Gross Revenue

S\$181.2
million

+3.1% y-o-y

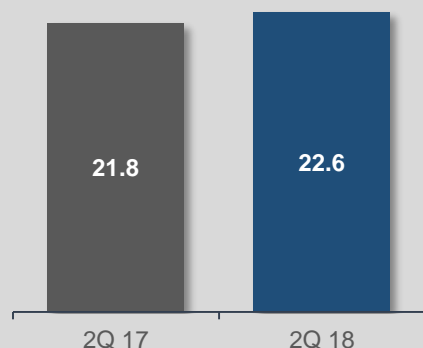
Net Property Income

S\$123.7
million

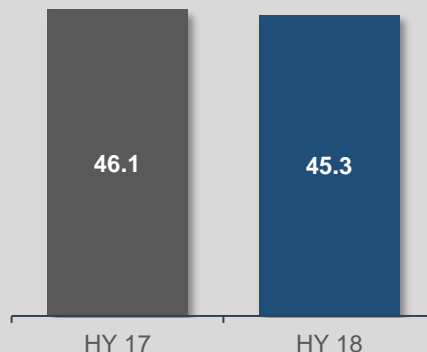
+2.0% y-o-y

● Performance of Joint Ventures

Income Contribution (S\$ mil)



Income Contribution (S\$ mil)



Financial Highlights

2Q 18

S\$22.6
million

+3.7% y-o-y

1H 18

S\$45.3
million

-1.7% y-o-y

One Raffles Quay

2Q 18: Lower y-o-y due to rental reversions

1H 18: Lower y-o-y due to one-offs in 1H 17

MBFC

2Q 18: Lower y-o-y due to transitory downtime

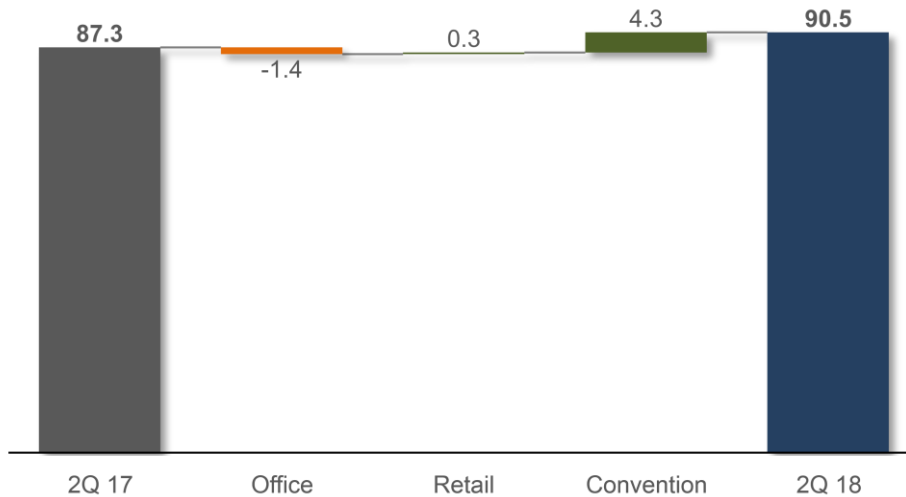
1H 18: Higher y-o-y due to one-offs in 1H18

Southgate

2Q 18 & 1H 18:
Higher y-o-y due to additional 25% interest acquired on 31 May 2018

• 2Q 18 Gross Revenue by Segment

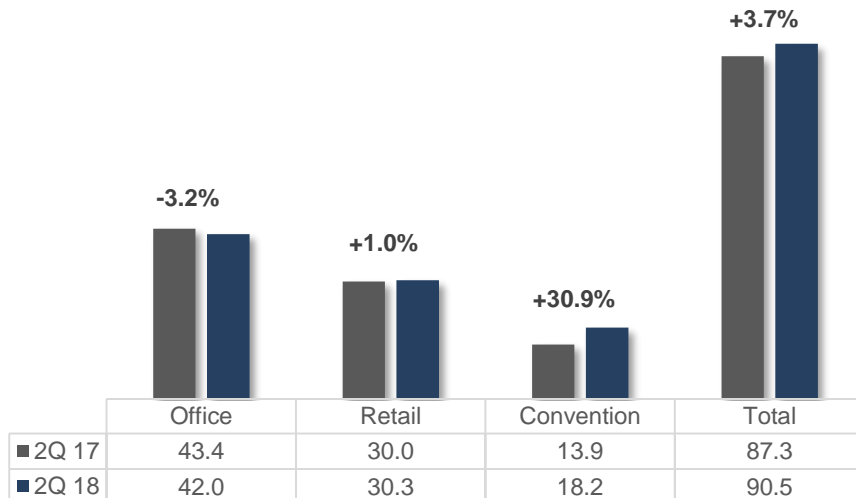
S\$ mil



- Higher contribution from convention and retail offset by lower office contribution

Office	S\$ mil
Suntec City	-1.75
177 Pacific Highway	+0.32
DOWN	-1.43

S\$ mil

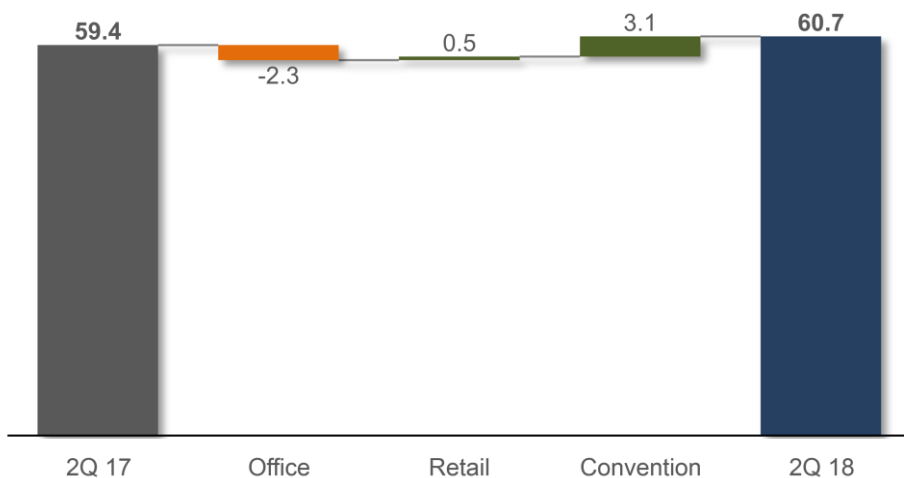


Retail	S\$ mil
Suntec Singapore	+0.17
Suntec City	+0.16
UP	0.33

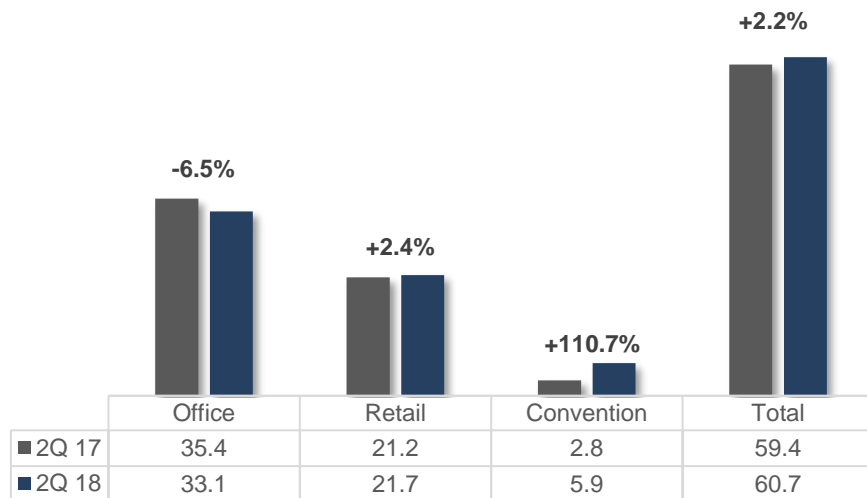
- Higher convention revenue due to higher exhibition revenue

• 2Q 18 Net Property Income by Segment

S\$ mil



S\$ mil



- Higher NPI mainly from convention

Office		S\$ mil
Suntec City ¹		-2.65
177 Pacific Highway		+0.34
DOWN		-2.31

Retail		S\$ mil
Suntec Singapore ¹		+0.36
Suntec City ¹		+0.16
UP		0.52

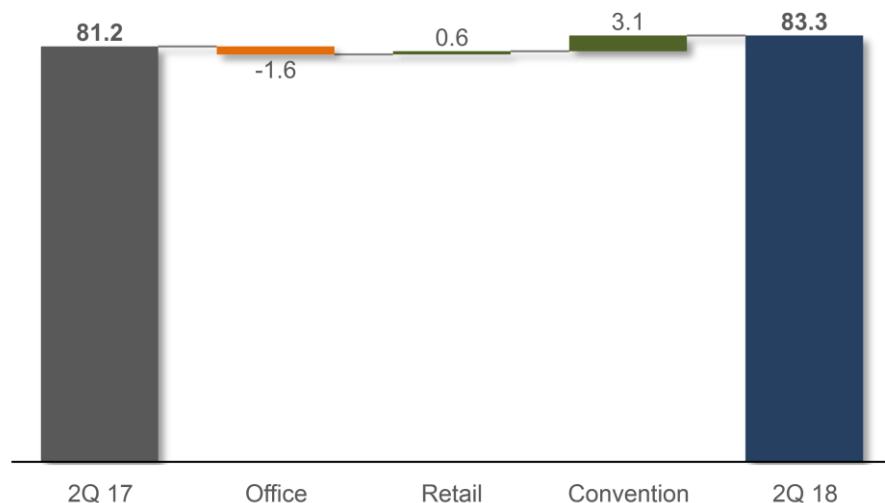
- Higher convention¹ contribution due to higher revenue achieved

Notes:

1. Excluding the sinking fund contribution for Suntec City Office upgrading works, the net property income variance for Suntec City Office, Suntec City Retail and Convention would be -\$2.0 mil, +\$1.2 mil and +\$3.3 mil respectively

● 2Q 18 Net Property Income & JV Contributions

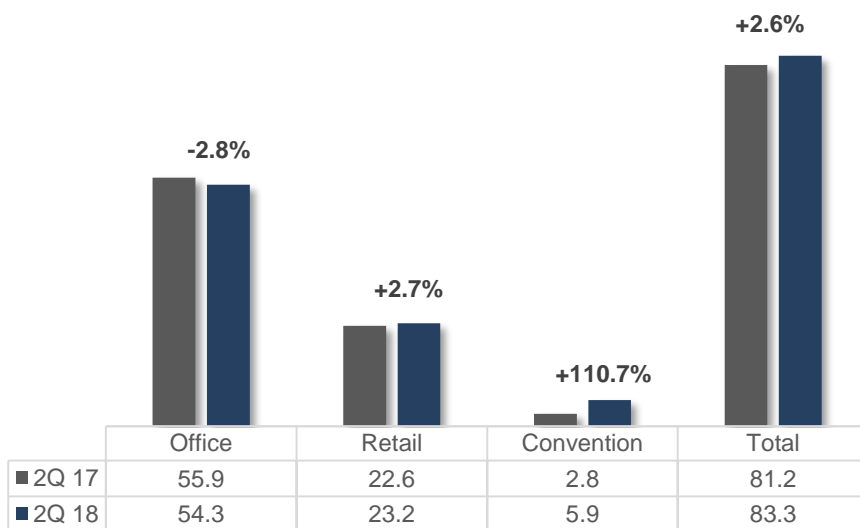
S\$ mil



- Higher JV contributions mainly due to the acquisition of the additional 25% interest in Southgate Complex

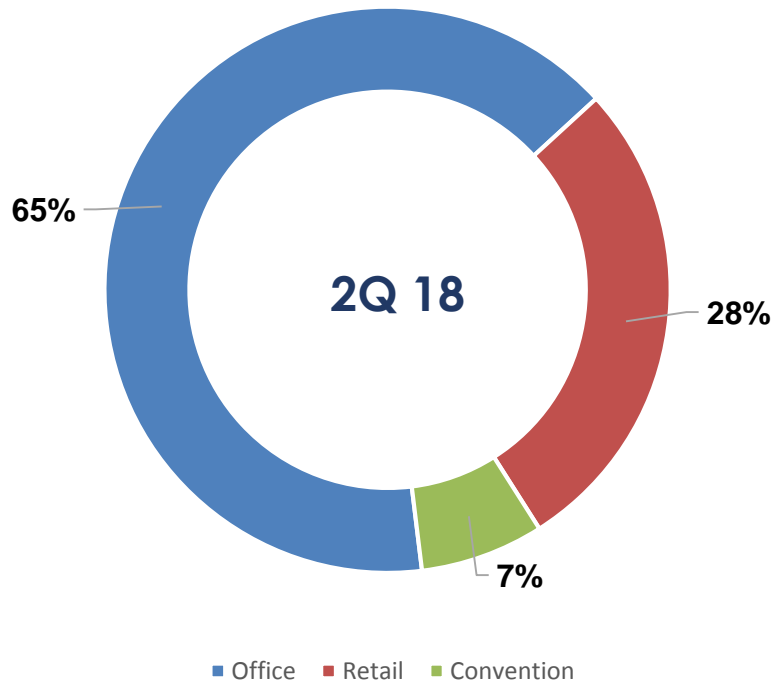
Office	S\$ mil
Southgate Complex	+1.09
ORQ	-0.23
MBFC	-0.14
Others:	
Suntec City	-2.31
177 Pacific Highway	
DOWN	-1.59

S\$ mil



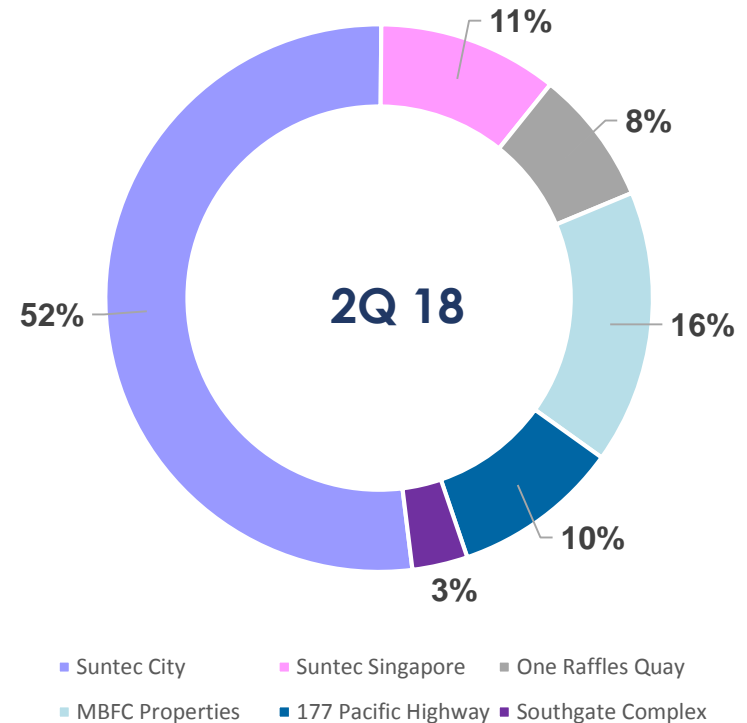
● NPI & Income Contribution from JVs

Contribution by Segment



- Office portfolio accounts for 65% of NPI & Income

Contribution by Asset



- Joint Ventures and 177 Pacific Highway account for 37% of NPI & Income

● Balance Sheet & Key Financial Indicators

Balance Sheet	30 Jun 2018
Total Assets	S\$9,387 mil
Total Liabilities	S\$3,654 mil
Net Assets Attributable to Unitholders	S\$5,605 mil
NAV Per Unit ¹	S\$2.101
Adjusted NAV Per Unit ²	S\$2.076

Notes:

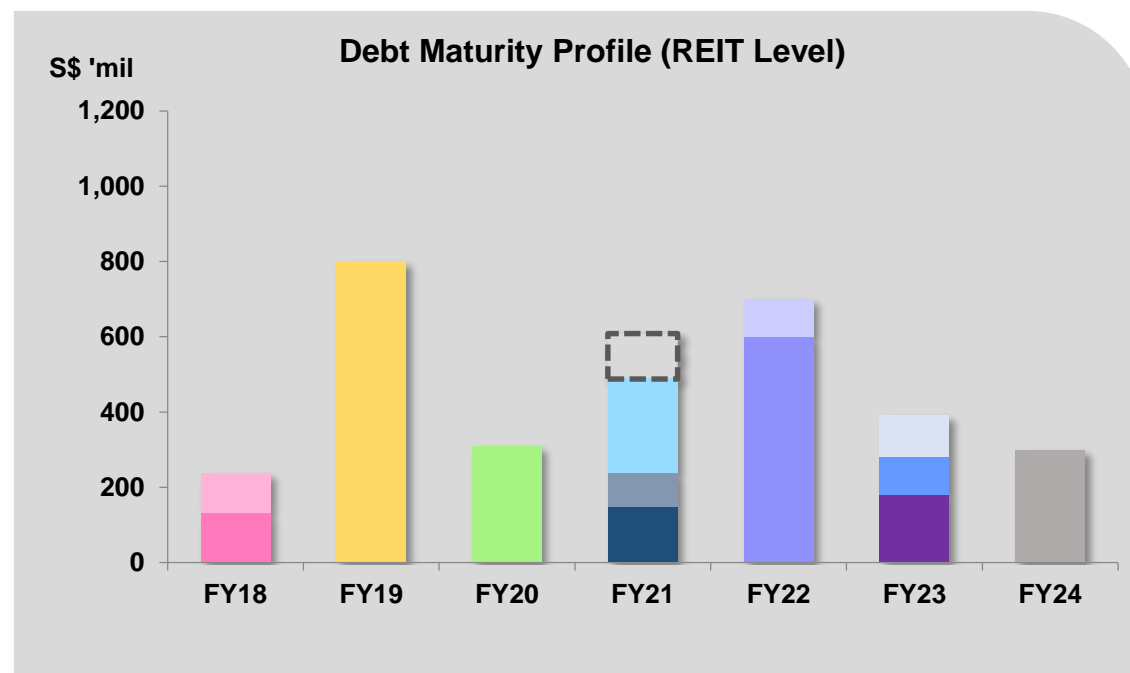
1. Based on 2,667,480,805 units.
2. After DPU adjustment of 2.474 cents for the quarter ended 30 June 2018.

Key Financial Indicators	30 Jun 2018
Total Debt Outstanding (Group)	S\$3,462 mil
Debt-to-Asset Ratio	36.5%
Aggregate Leverage Ratio ¹	37.9%
All-in Financing Cost (2Q 18)	2.74% p.a.
Interest Coverage Ratio	3.6x

Note:

1. "Aggregate Leverage Ratio" refers to the ratio of total borrowings (inclusive of proportionate share of borrowings of joint ventures) and deferred payments (if any) to the value of the Deposited Property.

● Proactive Capital Management



Interest Rate Sensitivity Analysis

% of Fixed/Hedged Debt

~70.0%

**Assume:
+50 bps p.a.
increase in
interest rate**

Approx:
+\$4.7 mil p.a. in
interest expense

-0.18 cents
(2.1% of DPU)¹

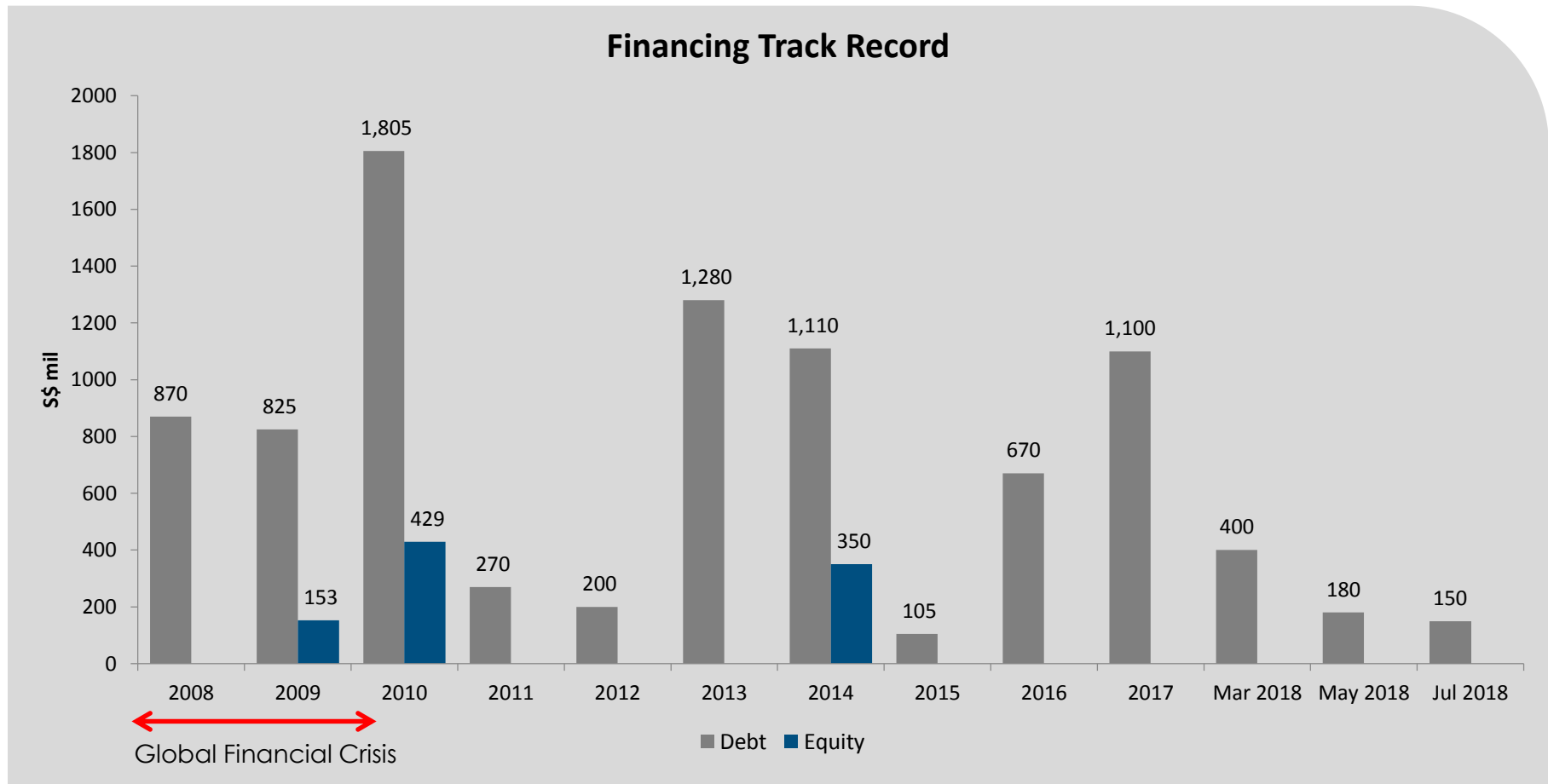
Note:

1. Based on 1H 2018 annualised DPU

- Issued S\$180 mil 5-yr MTN in 2Q 18
- Issued S\$150 mil 3-yr MTN on 9 Jul 2018
- In process of refinancing borrowings due in 2018
- Weighted average debt to maturity stood at 2.82 years

S\$500 mil loan facility	S\$150 mil medium term notes
S\$105 mil medium term notes	S\$600 mil loan facility
S\$800 mil loan facility	S\$100 mil medium term notes
S\$310 mil medium term notes	S\$100 mil medium term notes
S\$120 mil loan facility	S\$400 mil loan facility
S\$88 mil convertible bonds	S\$180 mil medium term notes
S\$250 mil loan facility	S\$300 mil convertible bonds

- **S\$9.9 billion of financing since 2008**



- **All-in financing cost of 2.74% p.a. for 2Q 18**



OFFICE PORTFOLIO PERFORMANCE

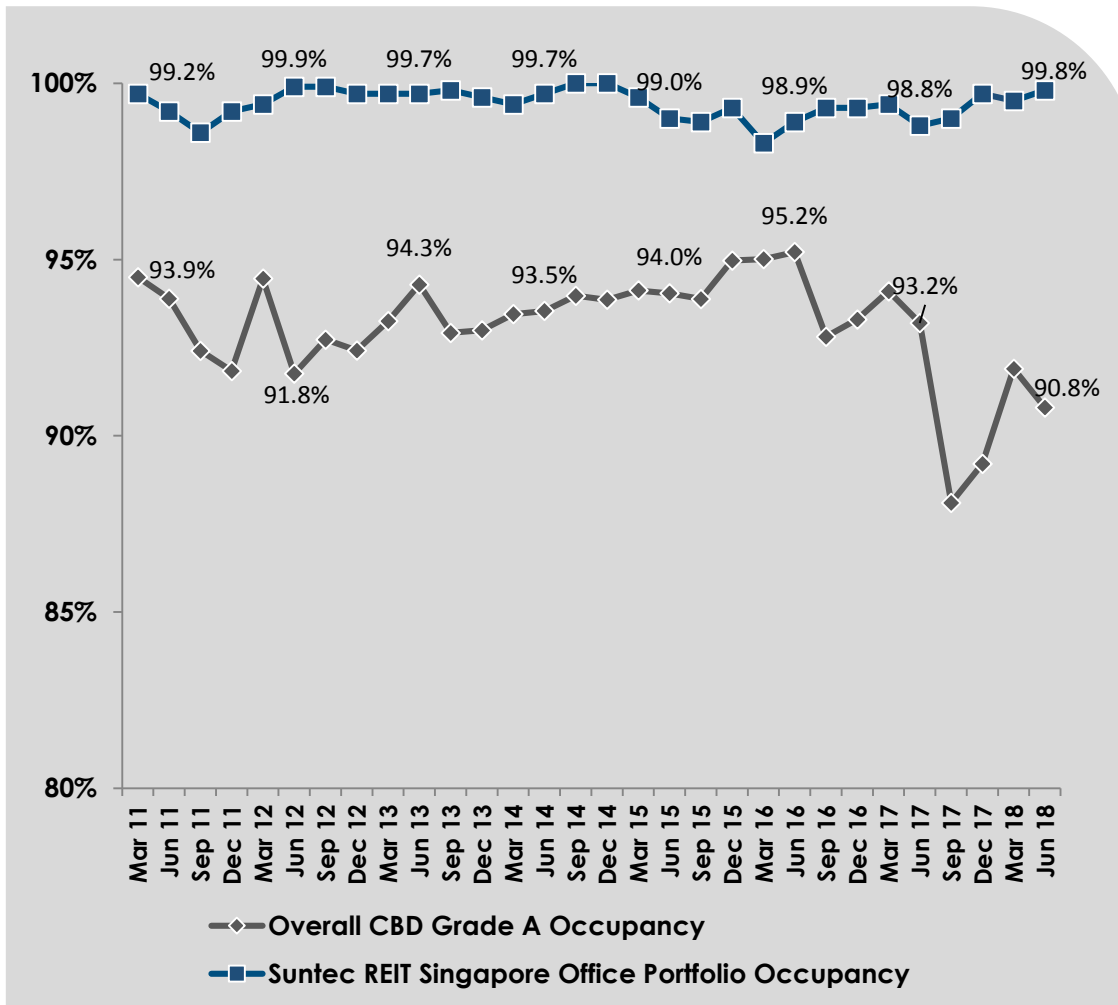
Office Portfolio Summary

Office Portfolio	Suntec City Office	One Raffles Quay (1/3)	MBFC Towers 1 & 2 (1/3)	SG Office Portfolio	177 Pacific Highway	Southgate Complex (25%)	AUS Office Portfolio	Total Office Portfolio
NLA (sq ft)	~1.3 mil	~443,000	~548,000	~2.3 mil	~431,000	~356,000	~787,000	~3.1 mil
Committed Occupancy (%)	99.7 (2Q 18) 97.9 (2Q 17)	100.0 (2Q 18) 100 (2Q 17)	100.0 (2Q 18) 100 (2Q 17)	99.8 (2Q 18) 98.8 (2Q 17)	100.0 (2Q 18) 100 (2Q 17)	92.7 (2Q 18) 93.5 (2Q 17)	96.7 (2Q 18) 98.1 (2Q 17)	99.0 (2Q 18) 98.7 (2Q 17)
Gross Revenue (\$\$ mil)	32.4 (2Q 18) 34.1 (2Q 17)	-	-	32.4 (2Q 18) 34.1 (2Q 17)	9.6 (2Q 18) 9.3 (2Q 17)	-	9.6 (2Q 18) 9.3 (2Q 17)	42.0 (2Q 18) 43.4 (2Q 17)
Net Property Income (\$\$ mil)	24.9 (2Q 18) 27.6 (2Q 17)	-	-	24.9 (2Q 18) 27.6 (2Q 17)	8.2 (2Q 18) 7.8 (2Q 17)	-	8.2 (2Q 18) 7.8 (2Q 17)	33.1 (2Q 18) 35.4 (2Q 17)
Income Contribution from JVs ^{1,2,3} (\$\$ mil)	-	6.6 (2Q 18) 6.8 (2Q 17)	12.3 (2Q 18) 12.5 (2Q 17)	18.9 (2Q 18) 19.3 (2Q 17)	-	2.3 (2Q 18) 1.2 (2Q 17)	2.3 (2Q 18) 1.2 (2Q 17)	21.2 (2Q 18) 20.5 (2Q 17)
% Contribution ⁴	46% (2Q 18) 49% (2Q 17)	12% (2Q 18) 12% (2Q 17)	23% (2Q 18) 22% (2Q 17)	81% (2Q 18) 83% (2Q 17)	15% (2Q 18) 14% (2Q 17)	4% (2Q 18) 3% (2Q 17)	19% (2Q 18) 17% (2Q 17)	100% (2Q 18) 100% (2Q 17)

Note:

1. Refers to One Raffles Quay, MBFC Properties & Southgate Complex
2. Total Income contribution from MBFC is based on approx. 92% split between office and 8% retail
3. Total Income contribution from Southgate Complex is based on approx. 86% split between office and 14% retail
4. Refers to net property income and income contribution from JVs

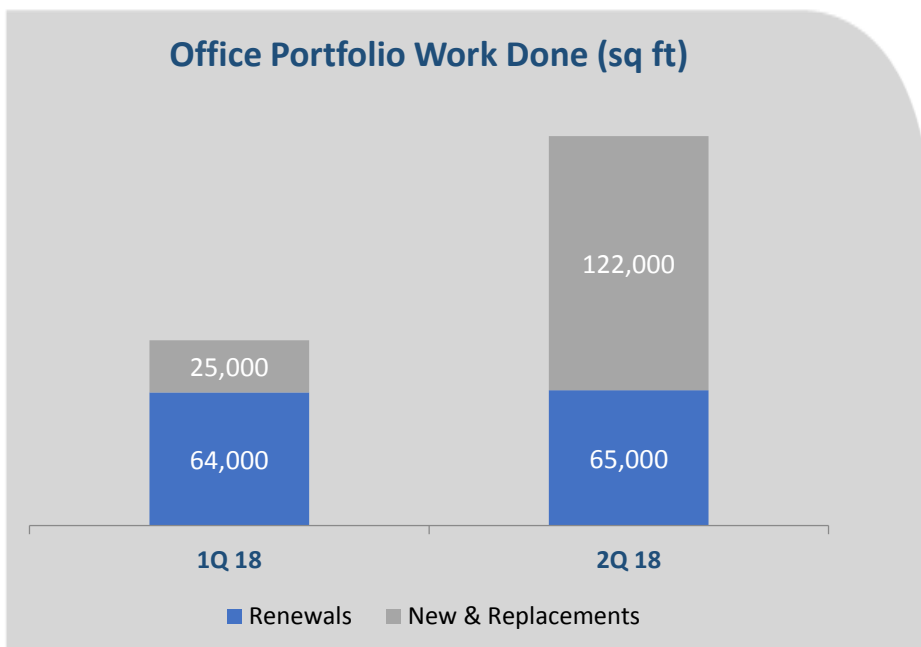
• Singapore Office Portfolio



- Achieved committed occupancy of 99.8% versus overall CBD Grade A occupancy of 90.8% in 2Q FY18
- Average rent secured for the quarter was S\$9.15 psf/mth
- Spot rents continue to improve across all Singapore office properties

● Proactive Leasing Strategy

Office Portfolio Work Done (sq ft)



2Q 18

Total leases signed in 2Q 18 187,000 sq ft

% of new leases 65%

Portfolio Occupancy (as at 30 Jun) 99.0%

Tenant retention ratio¹ 76%

Note:

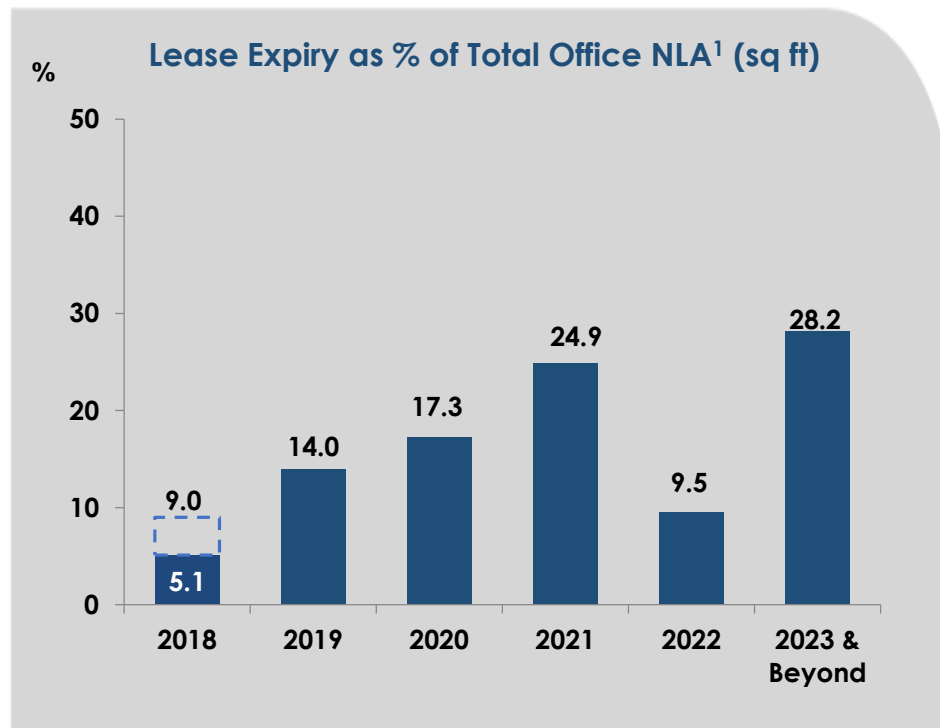
1. Tenant retention ratio = Net lettable area renewed for leases due in FY2018 divided by total net lettable area due for renewal in FY2018

Tenancies concluded in 2Q 18 include:



• FY18 Office Expiring Leases Reduced to 5.1%

Expiry Profile As at 30 Jun 18	Net Lettable Area ¹	
	Sq ft	% of Total
FY 2018	159,752	5.1%
FY 2019	435,402	14.0%
FY 2020	537,735	17.3%
FY 2021	775,649	24.9%
FY 2022	295,099	9.5%
FY 2023 & Beyond	875,747	28.2%



- Balance of office leases expiring in FY 2018 reduced to 5.1%
- Portfolio WALE: 3.66 years
 - Singapore Portfolio: 2.98 years
 - Australia Portfolio: 5.73 years

Note:

1. Assumes one third of total office net lettable area of One Raffles Quay and Marina Bay Financial Centre Office Towers 1 and 2 and 50% interest in Southgate Complex (Office).

• Suntec City Office

- **Diversified tenant mix → Resilient performance** throughout property cycles
- Ranks highly in terms of **amenities, accessibility** and **transportation**.
- Growth of approx. **70,000 sq ft** from **TMT sector** in last 12 months
- Signed leading co-working space operator, **WeWork**
 - ~**36,500 sq ft** of NLA over 2 floors at Tower 5, expect to commence operations in 4Q 2018.
- Office revenue declined 5.1% y-o-y primarily due to **transitory downtime** from replacement leases
 - Majority of replacement leases secured consisted of larger floor plates (>10,000 sq ft)



Average rent:
S\$8.95 psf/mth

**Leases
secured**

2Q
18

Mainly from **expansion by existing tenants (TMT and Real estate sectors)**, new demand from **co-working operator** and **consultancy sector**

Demand

2Q
18

Reduced to
~7% of NLA

**Lease
Expiry**

FY
18

• Suntec City Office Upgrading

Realising intrinsic potential

- Works to encompass upgrading lift lobbies and washrooms at every level
- 3-year project to commence in 4Q 18 and target to complete by end 2021



- Marble flooring and walls
- Raised ceiling height at level 1 lift lobbies and corridors
- Facial recognition technology for seamless and convenient security access for office tenants
- Visitor management system to include self help registration kiosks

← Main Lobby
(Tower 1 to Tower 4)

- **Suntec City Office Upgrading**
Realising intrinsic potential



Reconfiguration
of washrooms to
optimise space
utilisation and
increase number
of cubicles

Typical Female Washroom

- **Suntec City Office Upgrading**
Realising intrinsic potential



Typical Lift Lobby

• One Raffles Quay & MBFC Properties

- Singapore office market on upward trend
- Maintained **100% occupancies** for both ORQ and MBFC Properties (Office)
- **Strong tenant mix** with **high quality tenants**
- Contributes ~24% to Suntec REIT income¹

Note:

1. Refers to net property income and income contribution from JVs



● Australia Portfolio

13% of NPI & Income from JV from Australia Assets



- Sydney and Melbourne office markets continue to be on upward trend
 - **177 Pacific Highway** → Maintained **100%** committed occupancy
 - **Southgate Complex** → Committed occupancy **improved to 92.7%, additional ~7.0% of NLA** with Heads of Agreement signed
 - **Olderfleet, 477 Collins Street** → Secured second tenant, Norton Rose (~55,000 sq ft) pre-committed occupancy **increased to 54.5%, additional ~5% of NLA** with Heads of Agreement signed

● Australia Portfolio – Value Uplift

Stable recurring income for unitholders

177 Pacific Highway, North Sydney

- Maiden overseas asset acquired in Dec 2013
- Forward purchase, project completed in Aug 2016
- 100% occupancy with long WALE of >7 years

	As at acquisition	As at 30 June '18	% Change
Occupancy	100%	100%	-
Net Property Income	A\$28.5 mil ¹	A\$30.0 mil ²	+5.3
Valuation	A\$413.2 mil A\$10,550 psm	A\$580.0 mil A\$14,491 psm	+40.4

Notes:

1. Based on initial net property income yield of 6.9%
2. Based on 1H 18 annualised net property income

Southgate Complex, Melbourne

- Interest in Southgate Complex **increased to 50%** as at 31 May 2018
 - Tranche A - Initial 25% interest acquired in Nov 2016
 - Tranche B - Additional 25% interest acquired in May 2018 for a purchase consideration of A\$144.5 million (same as Tranche A)
- **Completed end-of-trip facilities** in Jun '18
- **Active asset management** → Improved occupancy, income and valuation

100% basis	As at acquisition	As at 30 June '18	% Change
Occupancy	88.0%	92.4%	+4.4
Net Property Income	A\$30.4 mil ¹	A\$32.9 mil ²	+8.2
Valuation	A\$578.8 mil A\$7,538 psm	A\$666.1 mil A\$8,668 psm	+15.1

Notes:

1. Based on FY 17 net property income
2. Based on 1H 18 annualised net property income



RETAIL PORTFOLIO PERFORMANCE

• Retail Portfolio Summary

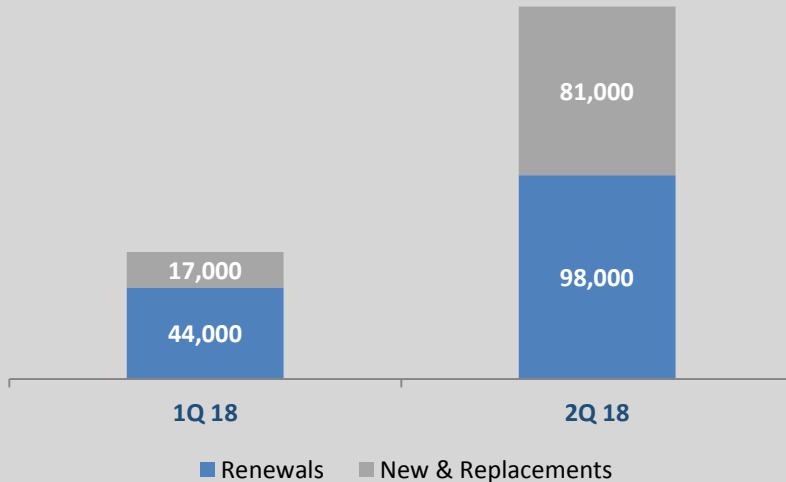
Retail Portfolio	Suntec City Mall	Marina Bay Link Mall (1/3)	SG Retail Portfolio	Southgate Complex (25%)	AUS Retail Portfolio	Total Retail Portfolio
NLA (sq ft)	~0.9mil	~32,000	~0.93mil	~53,000	~53,000	~1.0 mil
Committed Occupancy (%)	98.6 (2Q 18) 99.3 (2Q 17)	99.4 (2Q 18) 99.5 (2Q 17)	98.6 (2Q 18) 99.3 (2Q 17)	90.4 (2Q 18) 88.2 (2Q 17)	90.4 (2Q 18) 88.2 (2Q 17)	98.2 (2Q 18) 99.0 (2Q 17)
Gross Revenue (\$\$ mil)	30.3 (2Q 18) 30.0 (2Q 17)	-	30.3 (2Q 18) 30.0 (2Q 17)	-	-	30.3 (2Q 18) 30.0 (2Q 17)
Net Property Income (\$\$ mil)	21.7 (2Q 18) 21.2 (2Q 17)	-	21.7 (2Q 18) 21.2 (2Q 17)	-	-	21.7 (2Q 18) 21.2 (2Q 17)
Income Contribution from JVs ^{1,2,3} (\$\$ mil)	-	1.0 (2Q 18) 1.1 (2Q 17)	1.0 (2Q 18) 1.1 (2Q 17)	0.4 (2Q 18) 0.3 (2Q 17)	0.4 (2Q 18) 0.3 (2Q 17)	1.4 (2Q 18) 1.4 (2Q 17)
% Contribution ⁴	94% (2Q 18) 94% (2Q 17)	4% (2Q 18) 5% (2Q 17)	98% (2Q 18) 99% (2Q 17)	2% (2Q 18) 1% (2Q 17)	2% (2Q 18) 1% (2Q 17)	100% (2Q 18) 100% (2Q 17)

Note:

1. Refers to MBFC Properties & Southgate Complex
2. Total Income contribution from MBFC is based on approx. 92% split between office and 8% retail
3. Total Income contribution from Southgate Complex is based on approx. 86% split between office and 14% retail
4. Refers to net property income and income contribution from JVs

Proactive Leasing Strategy

Retail Portfolio Work Done (sq ft)



2Q 18

Total leases signed in 2Q 18 179,000 ft

% of new leases 45%

Portfolio Occupancy (as at 30 Jun) 98.2%

Tenant retention ratio¹ 59%

Note:

1. Tenant retention ratio = Net lettable area renewed for leases due in in FY2018 divided by total net lettable area due for renewal in FY2018

Tenancies concluded in 2Q 18 include:

caesarstone®

COCA

coffeesmith
A friendly hangout

Cold Storage
The fresh food people

CROSS
SHEAFFER

FILA

Gadget MIX

HOOGA

绝味
JUEWEI

KINOHIMITSU
FREEDOM TO LIVE

My Melody Cafe
SINGAPORE
STRAWBERRY PARADISE

OMO OMO
FOOD CONCEPTS

OPATRA™

PULS
TCM CLINIC

SANS & SANS

STARBUCKS

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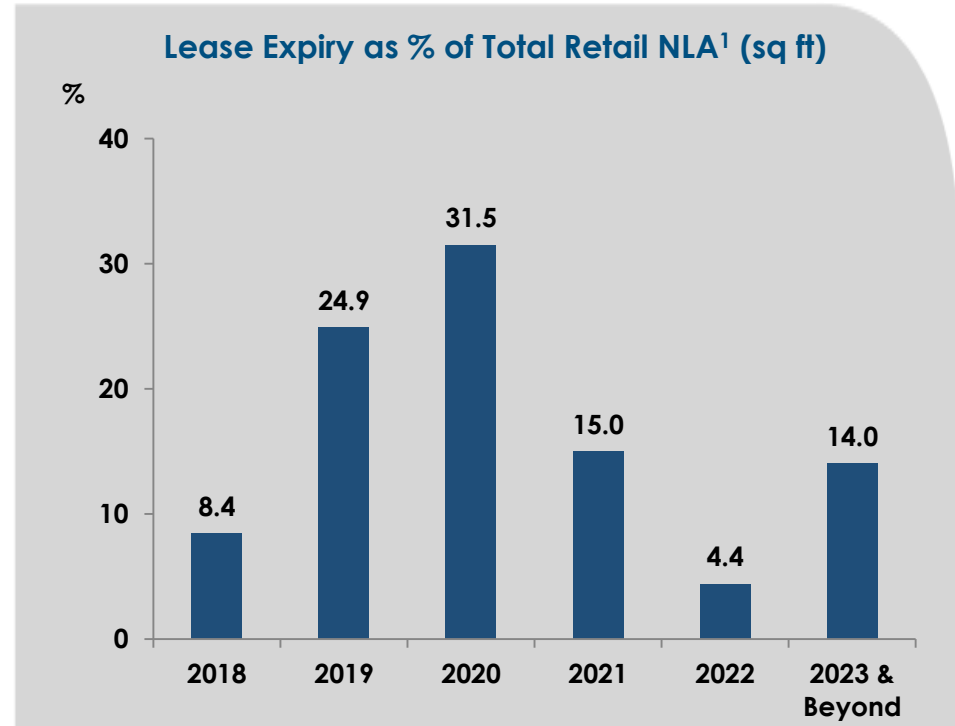
ultra bake

WOLF
オオカミ

XIMIA VOGUE

• Retail Lease Expiry Profile

Expiry Profile As at 30 Jun 18	Net Lettable Area ¹	
	Sq ft	% of Total
FY 2018	80,314	8.4%
FY 2019	236,881	24.9%
FY 2020	300,559	31.5%
FY 2021	143,349	15.0%
FY 2022	41,346	4.4%
FY 2023 & Beyond	133,553	14.0%



- Portfolio WALE: 2.31 years
 - Singapore Portfolio: 2.12 years
 - Australia Portfolio: 5.95 years

Note:

1. Assumes one third of total retail net lettable area of Marina Bay Link Mall, 60.8% interest in Suntec Singapore and 50% in Southgate Complex (Retail).

• Suntec City Mall

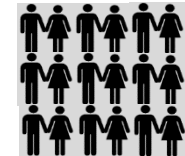
Growing from strength to strength

**Improved
operational
performance**

(as at 30 June 2018)



Committed
Occupancy
98.6%



Footfall
+8.5% YOY



Tenants sales per sq ft
+5.0% YOY

2018



2017



Next phase of growth

- Multi-pronged strategy to adapt to changing retail landscape and evolving consumer expectations to further enhance Suntec City's value proposition

2016



Stabilisation post AEI

- Maintain high occupancy amidst retail headwinds
- Win back shoppers

• Suntec City Mall - Multi-pronged strategy

Growing from strength to strength

Strengthen ecosystem

- **Active trade** and **tenant adjustments** to enhance offerings
- **29 new-to-market** concepts in Suntec City since 2017

Reconfigure & Optimise spaces

- **Resizing** of units at prime locations
- **Conversion** of common areas at key thoroughfare into retail and F&B units, **area utilised increased by ~11,000 sq ft**
- **Repositioning** and **reconfiguration** of space at North Wing

Improve in-mall experience

- **Navigation initiatives** to improve wayfinding and engagement with visitors
- **Value added services** for shoppers
- **Strategic partnerships**

Attract communities to hub at Suntec City

- Curate and organize attractive events for different target groups of visitors
- **> 120 events** in the past 12 months

Actively engage shoppers

- **Online** and **offline engagement**
- Introduced **Suntec Rewards**, Suntec City's lifestyle loyalty programme



• Reconfiguration of space @ North Wing



- Commenced works at level 2 in May 2018
- **NLA increase by ~11%** to approx. 20,000 sq ft
- Achieved **98% pre-committed occupancy** to-date
- **Strengthen tenant mix** with **new-to-market retail concepts**
- **Optimise trade mix** by replacing fountain facing retail tenant with popular steamboat restaurant
- **Removed secondary corridor** and **pushed out tenants' lease line** along key thoroughfare
- Majority of tenants **opening in Aug 2018**



• North Wing Repositioning

- **Repositioned North Wing as a fitness and wellness zone** to cater to growing consumer demand
- Secured **new-to-market** large scale entertainment concept with NLA of ~30,000 sq ft (First in Southeast Asia)
 - Works to commence in Aug and tenant to open in 4Q 2018






PLATINUM
YOGA









SPA INFINITY
FACE • BODY • CHIRO

Fitness & Wellness tenants

• New Stores Opening



• Wide range of events & activities at Suntec City





LG

THE ARTS IS
A PART OF
YOUR *Life*

Season's Greetings from Suntec City

In doctor case - A Pakistani court hearing the ret



CONVENTION PERFORMANCE

- 385 events held in 2Q 18



● Events in 2Q 18



Awards & Accolades



Human Capital Partner
Ministry of Manpower



Digital Innovation Award 2018
UFI, The Global Association for The Exhibitions Industry



Plaque of Commendation (Gold)
NTUC May Day Awards 2018



Best F&B Experience - Concept, Design, Presentation for a Social Event (Silver)
WOW Awards 2018

- Events in 3Q 18





PROJECTS UNDER DEVELOPMENT

• Projects Under Development

9 Penang Road, Singapore



- Steel and structure works in progress at level 3
- Scheduled to complete by end 2019

Olderfleet, 477 Collins Street, Australia



- Slab works in progress at level 9
- Scheduled to complete by mid 2020



FY18 FOCUS

● FY18 Focus

Office

- Proactive management to maintain high occupancy
- Strengthen office proposition

Retail

- Proactive management to strengthen key operational indicators: Occupancy, footfall and tenant sales
- Enhance shopping experience
- Increase asset utilisation & right sizing

Convention

- Lead the industry through bold innovation, pursuit of excellence and offering unique, memorable experiences
- Increase synergy between Convention, Office and Retail business segments



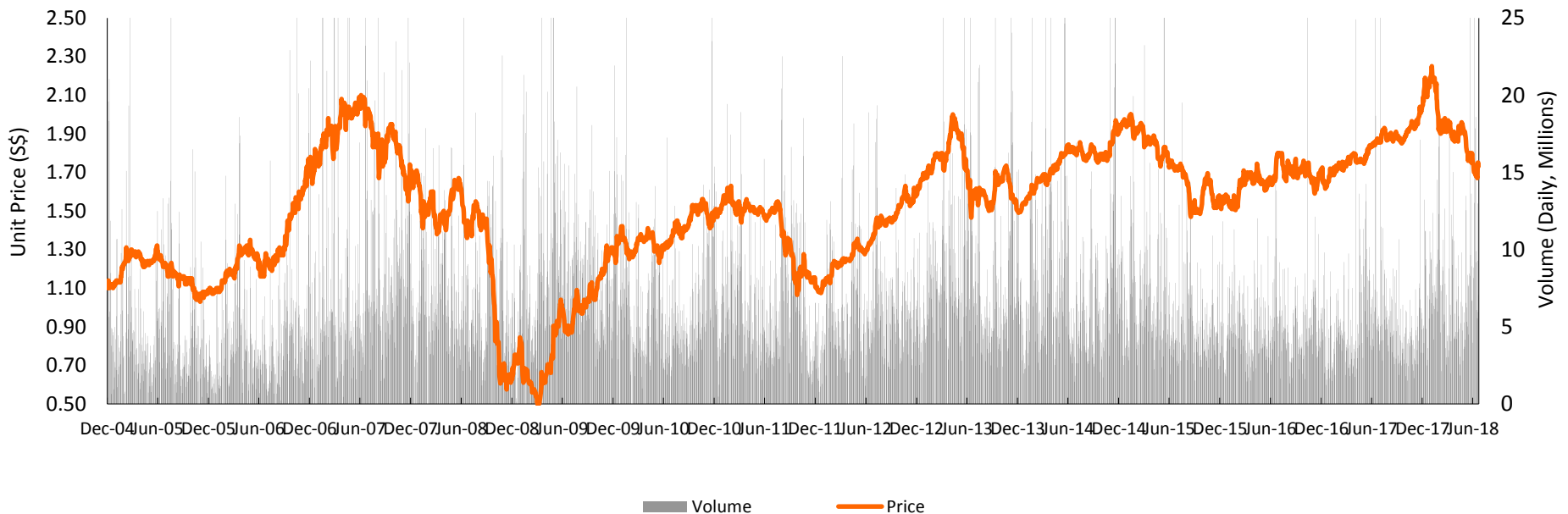


southgate

UNIT PERFORMANCE

● Unit Performance

- 2Q 18 DPU of **2.474 cents**
- Trading yield of **5.74%**¹
- Market Capitalisation of S\$4.6 billion¹ as at 30 June 2018
- **4th largest REIT**² on SGX

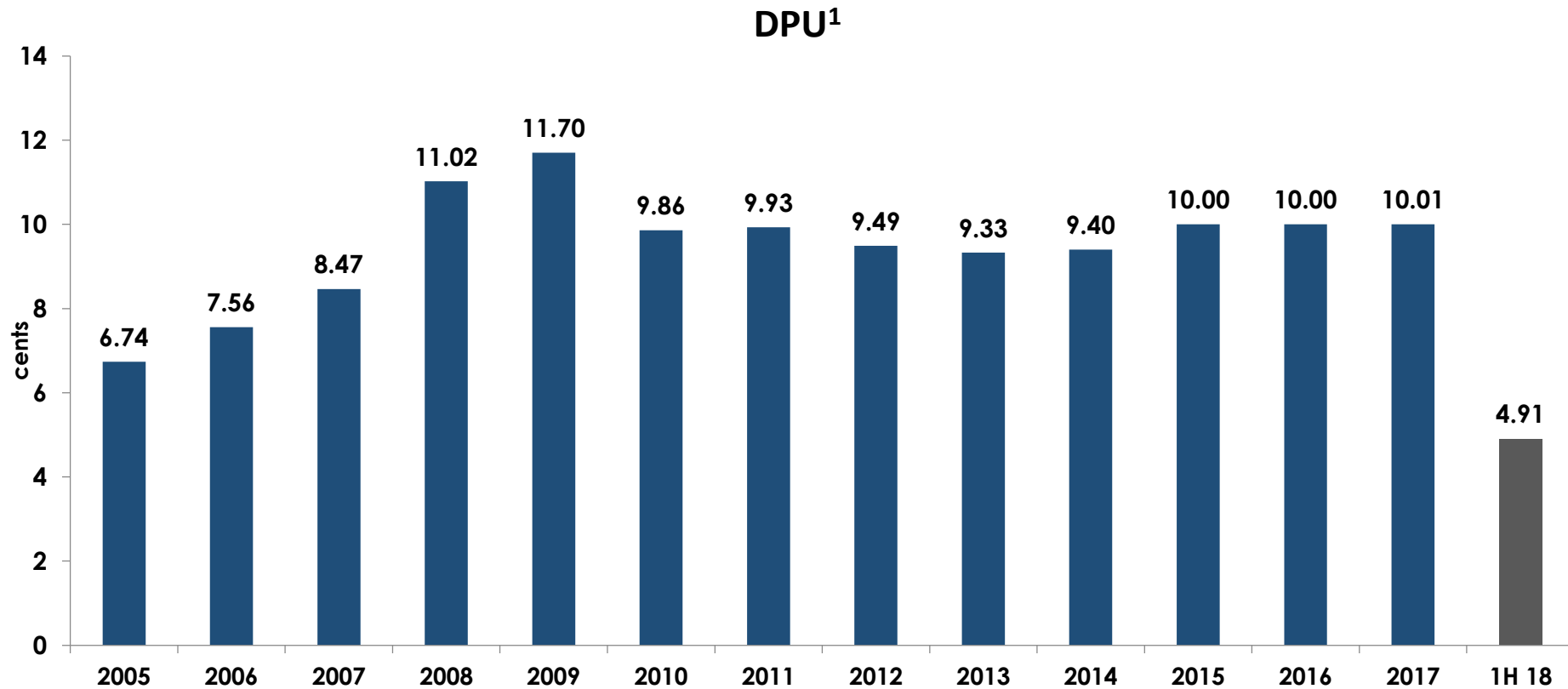


Notes:

1. Based on the share price of S\$1.73 as at 30 June 2018.
2. Based on the market capitalisation as at 30 June 2018.

Source: ARATMS

● Delivering Stable, Sustainable DPU



- **13-years track record of delivering stable returns** throughout the property market cycle
- 1H 2018 annualised DPU of 9.895 cents

Note:

1. Based on calendar year

● Established Track Record

2Q 18 DPU ————— 2.474 cents

Total DPU since IPO ————— 128.4 cents

Total Return for IPO Unitholders ————— 201.4%



- **Distribution Timetable**

Distribution Payment	
Distribution Period	1 April – 30 June 2018
Amount (cents/unit)	2.474

Ex-date	31 Jul 2018
Books closure date	2 Aug 2018
Payment date	29 Aug 2018

THANK YOU



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Suntec City

9 Penang Road

One Raffles Quay

MBFC Properties

177 Pacific Highway

Southgate Complex

Olderfleet
477 Collins Street

● About Suntec REIT

Singapore's first and largest composite REIT

7 QUALITY ASSETS STRATEGICALLY LOCATED IN SINGAPORE & AUSTRALIA



- Listed on **9 Dec 2004** on the SGX-ST
- High quality **office** assets, complemented by **retail** and **convention** components
- **4** properties in Singapore, **1** property in Sydney & **2** properties in Melbourne

\$4.6 Billion

Market Capitalisation

\$9.6 Billion

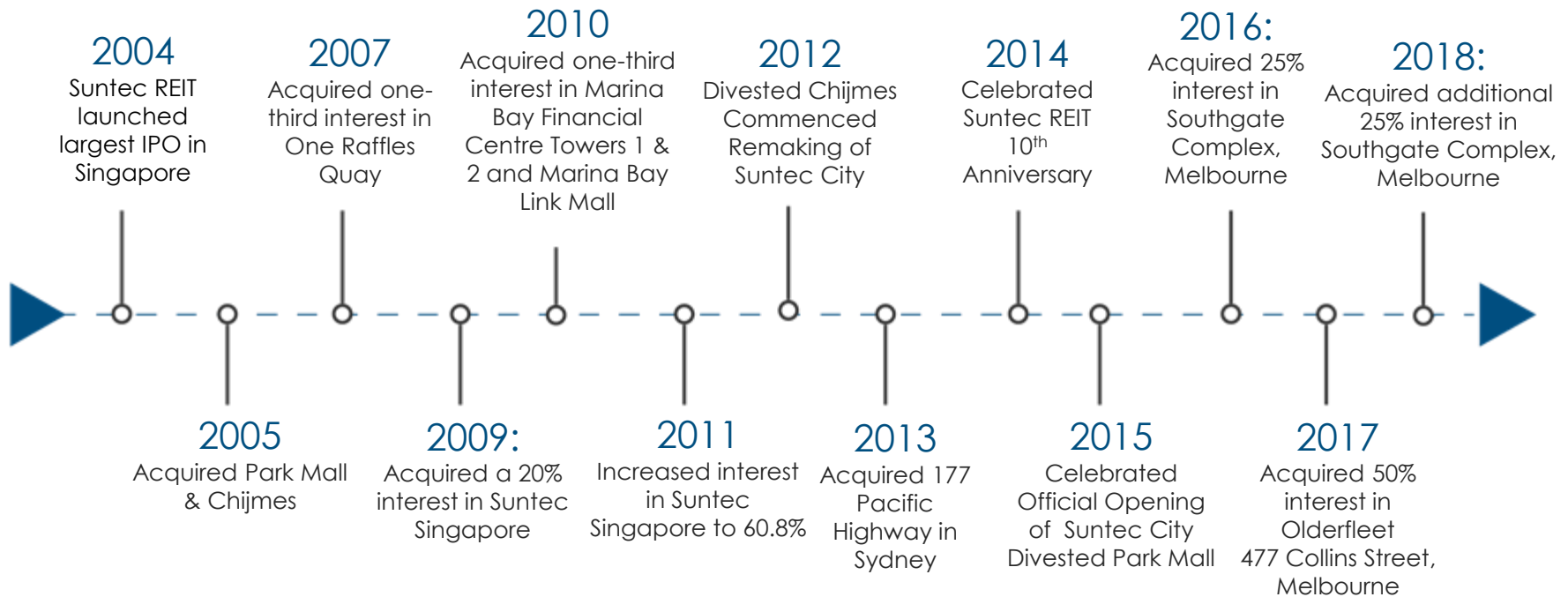
Assets Under Management

● Portfolio Snapshot

	Suntec City		One Raffles Quay	MBFC Properties	9 Penang Road	177 Pacific Highway	Southgate Complex	Olderfleet 477 Collins Street
	Suntec City – Office & Retail	Suntec Singapore						
Description	Integrated commercial development comprising five office towers and one of Singapore largest retail mall	World-class convention and exhibition centre	Two premium Grade A office towers	Two premium Grade A office towers and a subterranean mall	New Grade A commercial building	31-storey A-Grade office building	Integrated waterfront development comprising two A-Grade office towers and a retail podium	Premium Grade, 40-level state-of-the-art building
Ownership	100%	60.8%	33.33%	33.33%	30%	100%	50%	50%
Geography	Singapore	Singapore	Singapore	Singapore	Singapore	Australia	Australia	Australia
Segment	Office Retail	Convention	Office	Office Retail	Office	Office	Office Retail	Office
NLA (sq ft)	Office:~1.3 mil Retail:~0.9 mil	~275,000	~443,000	Office:~548,000 Retail:~32,000	~110,000	~431,000	Office:~356,000 Retail:~53,000	~312,000



● Milestones



● Disclaimer

This presentation is focused on the comparison of actual results for the quarter ended 30 June 2018 versus results achieved for the quarter ended 30 June 2017. It should be read in conjunction with Paragraph 8 of Suntec REIT's financial results for the quarter ended 30 June 2018 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, 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.