

Financial Results for First Quarter FY2007
1 Oct 2006 – 31 Dec 2006

 **Trust Management (Suntec) Limited**

Agenda

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

Financial Summary: 1QFY07 (1 Oct – 31 Dec 2006)



Distribution Per Unit of 1.963¢ Outperforms 1QFY06 by 14.5%

Period: 1 Oct – 31 Dec 2006	1QFY07	1QFY06	Change
Distribution income	S\$27.04 mil	S\$22.21 mil	+21.7%
Distribution per unit	1.963¢	1.715¢	+14.5%
Annualised distribution per unit ¹	7.79¢	6.80¢	+14.5%
Annualised distribution yield ²	4.2%	3.7%	+14.5%

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

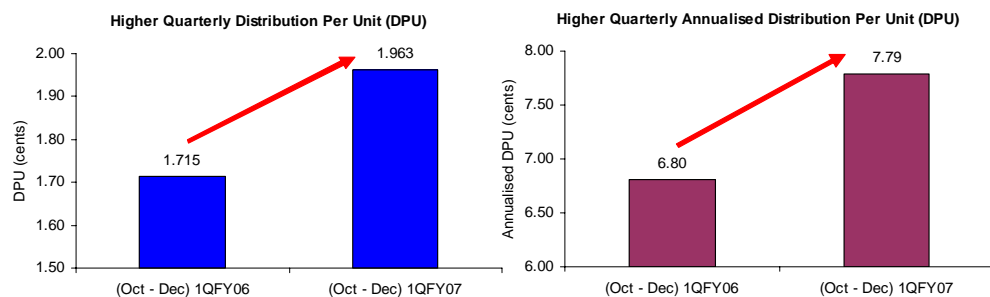
Notes:

- Based on 1,422,138,994 units in issue as at 31 December 2006 & 1,875,084 units issuable to the Manager by 30 January 2007 as partial satisfaction of management fee incurred for the period 1 October 2006 to 31 December 2006. Excludes 207,002,170 deferred units payable to Suntec City Development Pte Ltd over 6 equal installments, the first of which falls 42 months after 9 Dec 04.
- Based on the last traded price of \$1.86 per unit as at 26 January 2007.

Distribution Per Unit (DPU) Performance



Distribution Per Unit of 1.963¢ Outperforms 1QFY06 by 14.5%



Distribution Per Unit (DPU) Performance



Consistent Improvement And Outperformance

(S\$ cents)	1QFY07	1QFY06	Annualised DPU	Change
DPU : 1 Oct – 31 Dec 06¹	1.96	1.71	7.79	+ 14.5%
(S\$ cents)	Actual DPU	Forecast ³ DPU	Annualised Actual DPU	Variance from Forecast
DPU : 1 Jul – 30 Sep 06	1.91	1.56	7.58	+ 22.7%
DPU : 1 Apr – 30 Jun 06	1.88	1.55	7.52	+ 20.9%
DPU : 1 Jan – 31 Mar 06	1.81	1.51	7.34	+19.8%
DPU : 1 Oct – 31 Dec 05	1.72	1.50	6.80	+14.0%
DPU : 1 Jul – 30 Sep 05	1.61	1.50	6.37	+ 7.3%
DPU : 1 Apr – 30 Jun 05	1.56	1.49	6.26	+ 4.7%
DPU : 9 Dec – 31 Mar 05	1.86	1.76	6.00	+ 5.7%



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

Notes:

- Based on 1,422,138,994 units in issue as at 31 December 2006 & 1,875,084 units issuable to the Manager by 30 January 2007 as partial satisfaction of management fee incurred for the period 1 October 2006 to 31 December 2006. Excludes 207,002,170 deferred units payable to Suntec City Development Pte Ltd over 6 equal installments, the first of which falls 42 months after 9 Dec 04.
- Based on the annualised DPU of 7.79 cents and the last traded price of \$1.86 as at 26 January 2007.
- Based on assumptions/forecasts stated in the Prospectus dated 29 November 2004

Financial Results : 1 Oct '06 – 31 Dec '06 (1QFY07)



For the period 1 Oct 2006 – 31 Dec 2006	1QFY07 (S\$'000)	1QFY06 (S\$'000)	Change (%)
Revenue	45,925	39,414	16.5
Less property expenses	11,240	10,909	3.0
Net property income	34,685	28,505	21.7
Less finance costs (net)	9,455	7,472	26.5
Less net trust expenses ¹	4,264	3,683	15.8
Net income before tax	20,966	17,350	20.8
Non-tax deductible (chargeable) items	6,071	4,860	24.9
Taxable income	27,037	22,210	21.7
Income available for distribution	27,037	22,210	21.7
DPU (S\$ cents)	1.963	1.715	14.5

- Revenue and NPI outperformed 1QFY06 by 16.5% and 21.7% respectively
- Income available for distribution up 21.7% from 1QFY06
- DPU up 14.5% from 1QFY06
- Cost-to-Revenue ratio improved to 24.5% from 27.7% in 1QFY06

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

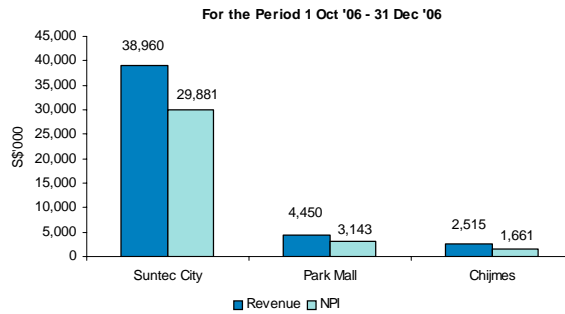
Notes:

- Net trust expenses including the Manager's fee, trustee fees and administrative fees less other income

Distribution Of Revenue & NPI By Properties



Suntec City Properties Contribute Approx. 85% of Total Revenue & NPI

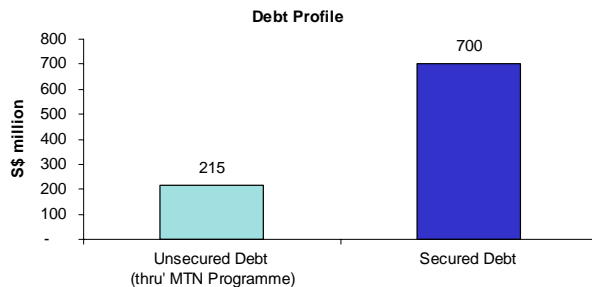


- Suntec City contributes approximately 85% of the Total Gross Revenue and 86% of the Total Net Property Income
- Retail revenue contributes approximately 65% of the Total Gross Revenue
- Office revenue contributes approximately 35% of the Total Gross Revenue

Debt Capital Details



Debt-to-Assets Ratio 27.7%



Key Statistics:

- Debt-to-Assets Ratio 27.7%
- Target Debt-to-Assets Ratio Up to 45%
- Corporate Family Rating "Baa1"
 – CMBS Debt Rating "AAA"
 – Unsecured Debt Rating "Baa2"
- % Debt Hedged 79.8%
- Hedged Borrowing Cost 2.86%
- % Unencumbered Assets 12%

Source: ARATMS

Notes:

1. 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 33.9%, including the 207 million deferred units.

Balance Sheet



NAV Per Unit Currently S\$1.43

Balance Sheet 31/12/06 (S\$'000)

Investment properties	3,229,379 ¹
Total assets	3,291,801
Debt, at amortised cost	910,511
Total liabilities	966,073
Net assets	2,325,728
Unitholders' Funds	2,325,728
Total Units	1,631,016,248 ²
NAV per unit (S\$)	1.43 ³

- Debt-to-Assets Ratio at 27.7%
- Adjusted NAV increased by 48% since listing⁴;

Relevant per unit statistics

Net asset value (NAV) per unit	S\$1.43
Adjusted NAV per unit (excl. income available for distribution)	S\$1.41
Unit price as at 26 January 2007	S\$1.86
Premium/(Discount) to Adjusted NAV	32.3%

Source: ARATMS

Notes:

1. Includes completed acquisition of 12,045 sq ft of Suntec City Office Space worth approximately \$16.3 million
2. Includes 1,875,084 units issuable to Manager by 30 January 2007 as management fee payable for the period Oct – Dec 2006, and 207,002,170 deferred units payable to Suntec City Development Pte Ltd over 6 equal installments, the first of which falls 42 months after 9 Dec 2004
3. Includes DPU of S\$0.0196 for the quarter ended 31 December 2006 (excluding deferred units)
4. Based on pro-forma NAV of S\$0.95 stated in the Prospectus dated 29 November 2004.



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Distribution Timetable



Suntec REIT Units Trade Ex-Distribution On 1 February 2007

Distribution payment (for the period 6 Nov 06 to 31 Dec 06)

Amount (cents/unit)	1.201
Ex date	1 Feb 07
Books closure	6 Feb 07
Payment	28 Feb 07

Source: ARATMS



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Update On Portfolio Performance

Focus on Our Core Strategies and Goals



Update On Office Portfolio Performance



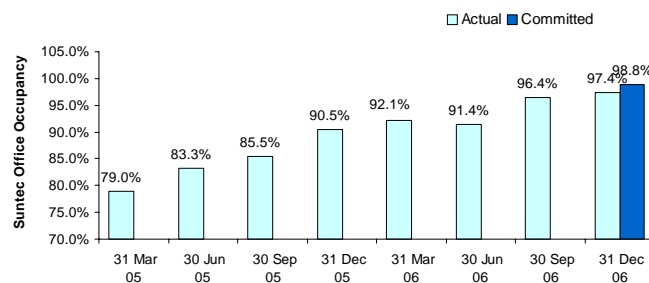
Committed Occupancy Strengthened To Another Post-IPO High

Property	As at 31 Dec 2005	As at 31 Dec 2006
Suntec Office Towers	93.0%	98.8%
Park Mall	85.1%	96.1%
Suntec REIT Portfolio	92.3%	98.6%

Source: ARATMS

- Office occupancy continues to rise for all properties
- Overall portfolio occupancy climbed to 98.6% as at 31 Dec 2006

Suntec Office Occupancy Hits 98.8%



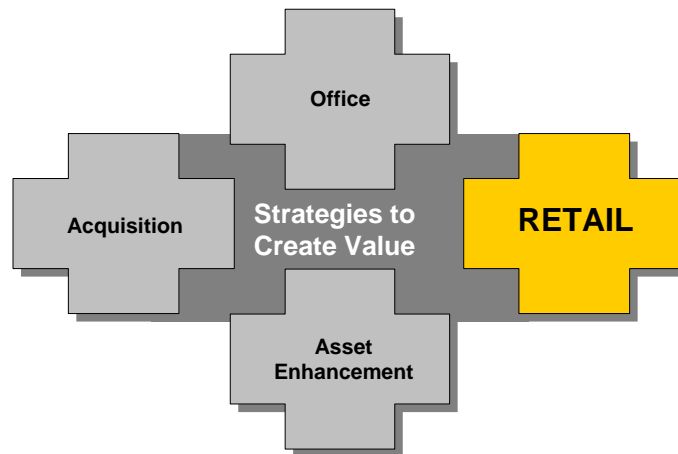
- Committed occupancy hits post-IPO high of 98.8% as at 31 December 2006
- Current closing rents between S\$6.50 - S\$8.00 psf per month

Lease Expiry Profile By Financial Year As At 31 Dec 06

	No. of leases	Net Lettable Area	
		Sq. ft.	% of Total
FY2007	43	217,155	15.9
FY 2008	84	435,477	31.9
FY 2009	54	534,757	39.2
FY 2010 and beyond	25	157,358	11.6

Source: ARATMS

Update On Retail Portfolio Performance



Committed Retail Passing Rent Continues To Strengthen

Property	As at 31 Dec 2005 (psf/month)	As at 31 Mar 2006 (psf/month)	As at 30 Jun 2006 (psf/month)	As at 30 Sep 2006 (psf/month)	As at 31 Dec 2006 (psf/month)
Suntec City Mall	8.98	9.11	9.38	9.45	9.59
Park Mall	6.07	6.13	6.22	6.33	6.43
Chijmes	9.97	10.09	10.17	10.30	10.33

Source: ARATMS

- 8 quarters of continuous growth in Suntec City Mall's retail passing rent

Double-Digit Growth For All 3 Properties

Retail Occupancy	As at 31 Dec 2006
Suntec City Mall	96.0%
Park Mall	100.0%
Chijmes	100.0%
Retail Portfolio	96.9%

- Overall rental rates increased by 22.8% from preceding levels

- New tenants include Citigems, SingPost, and Harvey Norman

CITIGEMS

Yours Always
Singapore
POST


Harvey Norman

Property (1 Oct – 31 Dec 2006)	NLA of Renewals/ Repl. (sq ft)	Change from Preceding Rental Rates (%)
Suntec City Mall	35,921	+27.1
Park Mall	18,152	+10.4
Chijmes	969	+18.0
Total	55,042	+22.8

Source: ARATMS

Retail


Retail Leases Expiry Profile



Lease Expiry Profile By Financial Year As At 31 Dec 06

	No. of leases	Net Lettable Area	
		Sq. ft.	% of Total
FY 2007	86	167,707	16.0
FY 2008	180	352,497	33.7
FY 2009	142	212,005	20.2
FY 2010 and beyond	50	281,800	27.0

Source: ARATMS

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Retail

Other Income Initiatives



Advertising & Promotions

Sustained strong performance for A&P revenue, with growth in atrium rentals and media space revenue hitting a record \$1 million




Advertising & Promotion Revenue

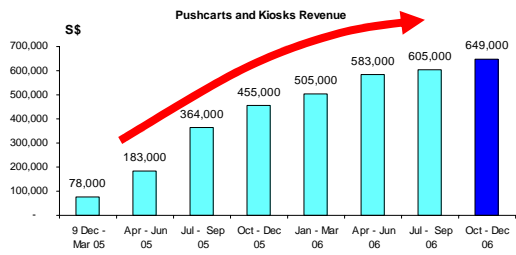


Period	Revenue (\$)
9 Dec - Mar 05	258,000
Apr - Jun 05	336,000
Jul - Sep 05	619,000
Oct - Dec 05	749,000
Jan - Mar 06	754,000
Apr - Jun 06	921,000
Jul - Sep 06	948,000
Oct - Dec 06	1,011,000

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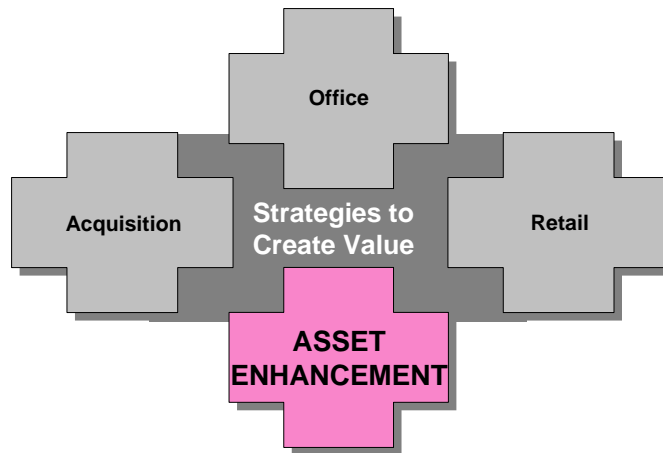
Pushcarts & Kiosks

- 56 out of 57 pushcarts taken up
- Maintained strong performance in 1QFY07



Calendar	Pushcarts
9 Dec 2004 (listing)	Nil
31 Mar 2005	8
30 Jun 2005	31
30 Sep 2005	42
31 Dec 2005	53
31 Mar 2006	56
30 Jun 2006	57
Current	57

Focus on Our Core Strategies and Goals



Asset Enhancement **Update - e-life@Suntec** **SUNTEC** Real Estate Investment Trust

Connectivity In One Place

e-life @ Suntec		Annual Rent
Previous NLA	18,745 sq ft	\$1.4 mil
Current NLA	14,000 sq ft	\$2.4 mil

71% ↑

- Fully operational
- New units averaged close to \$16 psf/month from \$6.14 psf/month previously

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Asset Enhancement **"MY.PLAYground" - Update On Youth Zone** **SUNTEC** Real Estate Investment Trust

An Expression of Style And Individuality

Estimated Timeline:
 Dec 2006 - Mar 2007 Execution of asset enhancement plan
 Apr 2007 Opening of MY.PLAYground

MY.PLAYground		Average Rent	Annual Rent
Current NLA	24,040 sq ft	\$7.08 psf/month	\$2.0 mil
Proposed NLA	18,030 sq ft	\$18.00 psf/month	\$3.9 mil

95% ↑

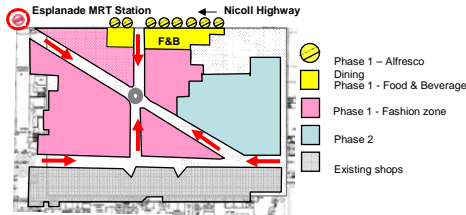
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A Fashion Haven Of Style And Vogue

Estimated Timeline:

Feb 2007 - May 2007 Execution of Phase 1 asset enhancement plan

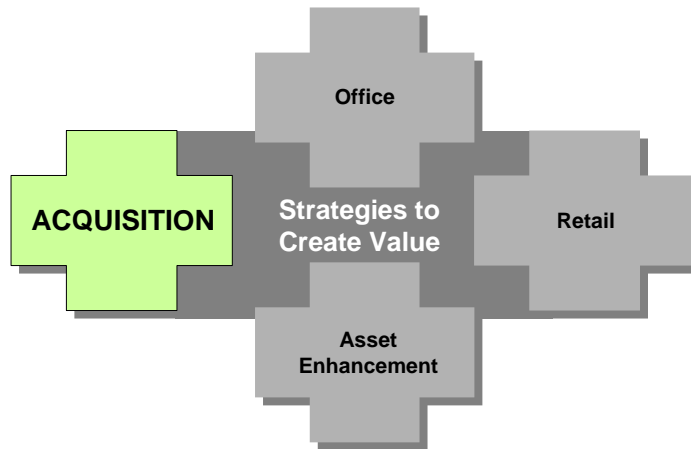
Jun 2007 Opening of Phase 1 Fashion zone



Fashion Zone – Phase 1		Average Rent	Annual Rent
Current NLA	33,500 sq ft	\$9.74 psf/month	\$3.9 mil
Proposed NLA	32,000 sq ft	\$25.00 psf/month	\$9.6 mil

↑ 146%

Focus On Our Core Strategies And Goals



Acquisition

Pro-active Acquisition Strategies

- Assets at IPO: S\$2.2 bil
- Assets to date: S\$3.2 bil
- Strategy to increase office portfolio in Suntec City - announced acquisition of 26,400 sf of office strata units to date
- Continues to be proactive on the acquisition front

● Suntec REIT Assets

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Source of Map: URA

Acquisition

Increasing Office Exposure

Significant Growth Potential In A Rising Market

Year	Prime Grade A Gross Rental (\$psf pm)
1989	9.0
1990	11.1
1991	10.0
1992	6.3
1993	5.6
1994	8.0
1995	9.6
1996	10.4
1997	9.0
1998	7.1
1999	6.2
2000	7.9
2001	6.6
2002	5.5
2003	4.6
2004	4.8
2005	5.9
1Q2006	6.2
2Q2006	6.9
3Q2006	7.8
4Q2006	9.6
2007E	12.0
2008E	14.0

- Recovery coming off a 20-year low rental rate of S\$4.60 psf
 - Plunge in office rentals due to weak economic conditions triggered by Sep 11 terrorist attacks, outbreak of SARS, and government restructuring measures to make the Singapore economy more competitive

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Source: JLL, Citigroup Investment Research, ARATMS

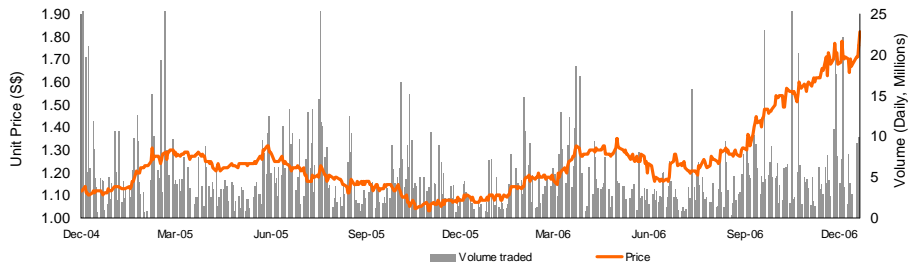
Unit Performance



- Unit appreciated by 82%¹ since IPO
- Total return of 95.1%¹ since IPO
- Constituent Member of MSCI Singapore Free Index
- Constituent Member of FTSE NAREIT/EPRA Global Real Estate Index
- Constituent Member of the Global Property Research (GPR) 250 Index series

Liquidity Statistics as at 31 Dec 2006

20-day volume as percentage of free float	13.8%
Free float	77 %
Market cap	US\$ 1.7 bil



Source: Bloomberg, ARATMS

1. Based on the last traded price of \$1.82 per unit as at 31 December 2006.



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Thank You

Disclaimer

This presentation is focused on comparing actual results for the three months ended 31 December 2006 versus results achieved in the three months ended 31 December 2005. It should be read in conjunction with Paragraph 8 of Suntec REIT's financial results for the period 1 October 2006 to 31 December 2006 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.

Disclaimer



IMPORTANT NOTICE

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.

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.

The past performance of Suntec REIT is not necessarily indicative of the future performance of Suntec REIT.

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 ("DPU") under the scenario that all
Deferred Units are issued on the Listing Date**
Actual
(6 November 06 – 31 December 06)

DPU based on total number of units entitled to the distribution (cents)	1.201
DPU assuming Deferred Units were issued on the Listing Date (cents)	1.049

