



Trust Management (Suntec) Limited

Press Release

27 October 2009

Manager of



**Suntec REIT 3Q FY09 Distribution Income up 8.8% y-o-y to S\$47.74m
YTD FY09 Distribution Income up 14.8%**

Singapore, 27 October 2009 – ARA Trust Management (Suntec) Limited, the Manager of Suntec Real Estate Investment Trust (“Suntec REIT”), is pleased to announce a distribution income of S\$47.74 million for the period 1 July to 30 September FY09, which was 8.8% higher compared to the quarter ended 30 September 2008 (3Q FY08). The DPU of 2.921 cents for the quarter was 2.3% higher year-on-year.

Mr. Yeo See Kiat, Chief Executive Officer of the Manager, said, “I am happy to report a record distribution income for the quarter, and a 14.8% increase year-on-year for the nine months ended 30 September 2009. In the last nine months, we have renewed and signed a significant portion of office leases due in FY09, and with less than 1% of the total office NLA¹ left for renewal, we have commenced work for leases expiring in FY10.”

Office revenue up 7.9% y-o-y for the quarter, 19.0% y-o-y for YTD FY09

Suntec REIT achieved gross office revenue of S\$28.7 million for the quarter, which was 7.9% higher than in 3Q FY08, driven mainly by higher rents achieved for the Suntec City and Park Mall offices. For the nine months in FY09, gross revenue rose 19.0% year-on-year to S\$89.2 million. As at 30 September 2009, the committed occupancy for the overall office portfolio stood at 96.4%.

As at 30 September 2009, approximately 14,000 sq ft or 0.8% of the total office NLA¹ is left for renewal in FY09. Mr. Yeo added, “When we started the year, we had more than 527,000 sq ft of office space up for renewal in FY09.”

¹ Including attributable interest in One Raffles Quay

Strong retail portfolio occupancy of above 99%

As at 30 September 2009, the committed occupancy for the overall retail portfolio stood at 99.1%. The committed retail passing rents continue to be stable at S\$10.96 p.s.f. per month for Suntec City Mall, S\$7.55 p.s.f. per month and S\$10.95 p.s.f. per month at Park Mall and Chijmes respectively. Suntec REIT's revenue from other income initiatives achieved S\$4.9 million for the nine months in FY09.

Summary of Suntec REIT Results Comparison

	3Q FY09 (S\$'000)	3Q FY08 (S\$'000)	% Chg	YTD FY09 (S\$'000)	YTD FY08 (S\$'000)	% Chg
Gross revenue	61,948	61,447	0.8	191,386	176,643	8.3
Net property income	47,044	45,610	3.1	145,010	134,194	8.1
Income available for distribution	47,741	43,862	8.8	141,790	123,505	14.8
Distribution per unit¹	2.921¢	2.854¢	2.3	8.816¢	8.166¢	8.0
Annualised distribution per unit²	11.589¢	11.353¢	2.1	11.787¢	10.907¢	8.1
Distribution yield (annualised) ²						
- As at 30 Sep 2009 price of S\$1.06	10.9%	10.7%		11.1%	10.3%	
- As at 26 Oct 2009 price of S\$1.15	10.1%	9.9%		10.3%	9.5%	

For 3Q FY09, Suntec REIT recorded gross revenue of S\$61.9 million and income available for distribution of S\$47.7 million, which was 0.8% and 8.8% higher year-on-year respectively. The distribution per unit amounted to 2.921 cents, which was 2.3% higher year-on-year.

For YTD FY09, Suntec REIT recorded gross revenue of S\$191.4 million and income available for distribution of S\$141.8 million, which was 8.3% and 14.8% higher year-on-year respectively. The distribution per unit amounted to 8.816 cents, which was 8.0% higher year-on-year.

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¹ Excluding 103,501,084 deferred units ("Deferred Units"), the remaining three of six equal instalments issued semi-annually from 9 June 2008 (being the issue date of the first instalment) to Suntec City Development Pte Ltd in satisfaction of the deferred payment consideration for the purchase of the initial portfolio properties in December 2004.

² Please note that past performance is not necessarily indicative of future performance of Suntec REIT

ABOUT SUNTEC REIT

Listed on 9 December 2004, Suntec REIT holds properties in Suntec City, Singapore's largest integrated commercial development (including one of Singapore's largest shopping mall), Park Mall, Chijmes, and one-third interest in One Raffles Quay. Its aim is to invest in income-producing real estate which is primarily used for retail and/or office purposes. Suntec REIT is managed by an external manager, ARA Trust Management (Suntec) Limited.

ABOUT ARA TRUST MANAGEMENT (SUNTEC) LIMITED

ARA Trust Management (Suntec) Limited, part of the ARA Asset Management Limited group ("ARA"), is the manager of Suntec REIT. ARA, a real estate fund management company, is an affiliate of the Cheung Kong Group, and is listed on the Mainboard of the Singapore Exchange Securities Trading Limited. ARA's business segments comprise REIT management, private real estate fund management, and specialist equity fund management and corporate finance advisory services. For more details, please visit www.ara-asia.com.

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 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 instalments. The first, second and third instalments were issued on 9 June 2008 (being the date falling 42 months after 9 December 2004 which is the date of completion of the sale and purchase of the Properties), 9 December 2008 and 9 June 2009 respectively, and the rest of the instalments will be issued 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 (1 July – 30 September FY09)
DPU based on total number of Units entitled to the distribution (cents)	2.921
DPU assuming Deferred Units were issued on the Listing Date (cents)	2.747

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