

Press Release

22 July 2010

Manager of



Suntec REIT achieved Distribution Income of S\$45.93m for 2Q FY10
Distribution per unit of 2.528 cents

Singapore, 22 July 2010 – ARA Trust Management (Suntec) Limited, the Manager of Suntec Real Estate Investment Trust (“Suntec REIT”), is pleased to announce a distribution income of S\$45.93 million for the period 1 April to 30 June 2010 (“2Q FY10”), which is a marginal dip of 3.7% compared to the quarter ended 30 June 2009 (“2Q FY09”). The distribution per unit for the quarter amounted to 2.528 Singapore cents at an annualised yield of 7.7%¹.

Mr. Yeo See Kiat, Chief Executive Officer of the Manager, said, “The increasingly positive economic outlook and sentiment is an encouraging sign in support of a steady recovery in the office and retail property sectors moving forward. In the first half of 2010 we have renewed and signed more than 370,000 sq ft of office leases. As at 30 June 2010, we have less than 4% of our office portfolio² expiring in FY 2010.”

Gross office revenue achieved for the quarter was S\$29.6 million, comprising Suntec City office revenue of S\$27.4 million and Park Mall office revenue of S\$2.2 million. As at 30 June 2010, the committed occupancy of Suntec City Office improved further to 96.6% compared to last quarter, whilst Park Mall office and One Raffles Quay continued to enjoy full occupancy as at 30 June 2010. Hence, the committed occupancy for the overall office portfolio strengthened further to 97.6%, which was above the industry average of 93.3%³.

Gross retail revenue achieved for the quarter was S\$32.8 million, comprising Suntec City retail revenue of S\$26.6 million and revenue from Park Mall and Chijmes of S\$6.2 million. The committed retail passing rent was S\$10.70 psf per month, S\$7.44 psf per month and S\$10.95 psf per month for Suntec City Mall, Park Mall and Chijmes respectively.

¹ Based on the unit price of S\$1.32 as at 30 June 2010

² Including attributable interest in One Raffles Quay

³ Refers to Core CBD Occupancy. Source: CB Richard Ellis

Revenue from other income initiatives for the first six months of 2010 increased 1.3% year-on-year to S\$3.37 million.

The committed occupancy of Suntec City Mall strengthened to 98.3% as at 30 June 2010 from 96.4% in the last quarter, whilst Park Mall and Chijmes maintained its full occupancy. The overall committed occupancy for the retail portfolio thus stood at 98.7% as at 30 June 2010.

Summary of Suntec REIT Results Comparison

	2Q FY10 (S\$'000)	2Q FY09 (S\$'000)	% Chg	1H FY10 (S\$'000)	1H FY10 (S\$'000)	% Chg
Gross revenue	62,393	64,513	(3.3)	124,844	129,438	(3.5)
Net property income	47,423	48,793	(2.8)	95,246	97,966	(2.8)
Income available for distribution	45,934	47,699	(3.7)	91,305	94,049	(2.9)
Distribution per unit¹	2.528¢	2.977¢	(15.1)	5.041¢	5.895¢	(14.5)
Distribution yield (annualised) ²						
- As at 30 Jun 2010 price of S\$1.32	7.7%	9.0%		7.7%	9.0%	
- As at 21 Jul 2010 price of S\$1.43	7.1%	8.3%		7.1%	8.3%	

For 2Q FY10, Suntec REIT achieved gross revenue of S\$62.4 million, and net property income of S\$47.4 million. The income available for distribution of S\$45.9 million was 3.7% lower year-on-year. The distribution per unit for 2Q FY10 amounted to 2.528 Singapore cents.

For 1H FY10, Suntec REIT recorded gross revenue of S\$124.8 million and net property income of S\$95.2 million. The income available for distribution of S\$91.3 million was 2.9% lower year-on-year. The distribution per unit for 1H FY10 amounted to 5.041 cents.

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¹ Excluding 34,500,360 deferred units ("Deferred Units"), the last 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, third, fourth and fifth 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, 9 June 2009, 9 December 2009 and 9 June 2010 respectively, and the last instalment will be issued on 9 December 2010. 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 April – 30 June 2010)
DPU based on total number of Units entitled to the distribution (cents)	2.528
DPU assuming Deferred Units were issued on the Listing Date (cents)	2.446

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