

**Press Release**

29 October 2007  
Embargoed till 5.30 p.m.

Manager of



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**Suntec REIT 4QFY07 Distribution Income Up 22.2% To S\$30.4m Y-o-Y**

**4QFY07 DPU up 11.3% to 2.12 cents y-o-y**

**Full Year DPU up 11.8% to 8.15 cents y-o-y**

**Singapore, 29 October 2007** – ARA Trust Management (Suntec) Limited (“ARA Suntec”), Manager of Suntec Real Estate Investment Trust (“Suntec REIT”), is pleased to announce a distribution income of S\$30.4 million for the period 1 July 2007 to 30 September 2007 (4QFY07), 22.2% higher than the S\$24.8 million reported for the corresponding period in 2006 (4QFY06). The distribution per unit (DPU) of 2.12 cents for 4QFY07 was 11.3% higher than in 4QFY06.

For the financial year ended 30 September 2007 (FY07), Suntec REIT achieved a distribution income of S\$115.4 million and a distribution per unit of 8.15 cents, an increase of 21.6% and 11.8% respectively over the corresponding period in 2006 (FY06).

Commenting on Suntec REIT’s performance, Mr. Yeo See Kiat, Chief Executive Officer of ARA Suntec, said, “I’m happy to report that Suntec REIT achieved an 11.8% growth in DPU for the year ended 30 September 2007. FY2007 has been a significant year for Suntec REIT as we achieved double digit growth in our distribution income and DPU, and on the acquisition front, we have entered into an agreement to acquire one-third interest in One Raffles Quay which will be completed shortly.”

**Office portfolio close to full occupancy, achieved significant growth in rents**

Suntec REIT’s office portfolio continued to record a good performance during the quarter. Suntec office leases were secured at higher rental rates of between S\$11.00 – S\$13.00 p.s.f. per month, and the committed office occupancy at Suntec City strengthened to 99.8% as at 30 September 2007. Park Mall office leases also achieved stronger renewal and replacement growth in rental rates in 4QFY07, as buoyant demand for office space boosted Park Mall to 100% committed occupancy as at 30 September 2007.

**Retail portfolio committed passing rents reached new highs.**

The committed retail passing rent at Suntec City Mall strengthened to a new high of S\$10.46 p.s.f. per month, whilst the passing rents at Park Mall and Chijmes rose to S\$6.60 p.s.f. per month and S\$10.68 p.s.f. per month respectively as at 30 September 2007. This was underpinned by strong double-digit growth on average in the renewal and replacement rental rates for committed leases secured during the quarter. The committed occupancy for the retail portfolio stood at 99.3% as at 30 September 2007.

Suntec REIT's other income revenue from A&P, pushcarts and kiosks for the full year ended FY07 grew 10.2% year-on-year compared to FY06, surpassing the S\$6.0 million mark.

**Asset enhancement updates.** Suntec City Mall's newly opened Fashion zone at Galleria achieved a committed occupancy of 96% to date at an average rent of approximately S\$24 p.s.f. per month.

**Update on Acquisition.** Suntec REIT held an Extraordinary General Meeting (EGM) on 8 October 2007 for the proposed acquisition of a one-third interest in One Raffles Quay. Unitholders have approved all the five resolutions tabled at the EGM. The Manager is in the process of completing the acquisition shortly.

### Summary of Suntec REIT Results for 4QFY07

From 1 July 2007 to 30 September 2007	4QFY07	4QFY06	Change
Revenue (S\$'000)	51,068	44,895	13.7%
Net property income (S\$'000)	36,564	32,660	12.0%
Income available for distribution (S\$'000)	30,354	24,839	22.2%
Distribution per unit <sup>1</sup> (cents)	2.122¢	1.907¢	11.3%
Distribution yield (annualised) <sup>2</sup>			
- based on 30 Sept 2007 closing price of S\$1.95	4.3%	3.9%	11.3%
- based on 26 Oct 2007 closing price of S\$1.84	4.6%	4.1%	11.3%

For the period 1 July 2007 to 30 September 2007, Suntec REIT recorded gross revenue of S\$51.1 million and distribution income of S\$30.4 million, which was 13.7% and 22.2% higher than 4QFY06 respectively. The distribution per unit amounted to 2.122 cents, which was 11.3% higher than 4QFY06.

### Summary of Suntec REIT Results for FY07

From 1 October 2006 to 30 September 2007	FY07	FY06	Change
Revenue (S\$'000)	190,303	171,356	11.1%
Net property income (S\$'000)	140,630	125,839	11.8%
Income available for distribution (S\$'000)	115,403	94,935	21.6%
Distribution per unit <sup>1</sup> (cents)	8.150¢	7.291¢	11.8%
Distribution yield <sup>2</sup>			
- based on 30 Sept 2007 closing price of S\$1.95	4.2%	3.7%	11.8%
- based on 26 Oct 2007 closing price of S\$1.84	4.4%	4.0%	11.8%

For the period 1 October 2006 to 30 September 2007, Suntec REIT recorded gross revenue of S\$190.3 million and distribution income of S\$115.4 million, which was 11.1% and 21.6% higher than FY06 respectively. The distribution per unit amounted to 8.150 cents, which was 11.8% higher than FY06.

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<sup>1</sup> Excluding 207,002,170 units ("Deferred Units") which will be issued to Suntec City Developments Pte Ltd over 6 installments, the first of which falls 42 months after 9 December 2004, as partial satisfaction of the purchase consideration for the initial portfolio of properties

<sup>2</sup> 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 and Chijmes. 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 is a member of the Cheung Kong Group. ARA is currently involved in managing the publicly listed Fortune REIT, Prosperity REIT and AmFirst REIT, and private equity real estate funds such as Al Islami Far Eastern Real Estate Fund Limited and China Capital Partners Limited. It is staffed by experienced professionals who have extensive experience in the real estate industry in Singapore and the region.

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**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.

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## 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 instalments, with the first instalment 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"):

	<b>Distribution per unit ("DPU") under the scenario that all Deferred Units are issued on the Listing Date</b>
	<b>Actual (1 July 07 – 30 September 07)</b>
<b>DPU based on total number of units entitled to the distribution (cents)</b>	<b>2.122</b>
DPU assuming Deferred Units were issued on the Listing Date (cents)	1.854

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## Media and investor contacts

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