

Press Release

21 January 2011

Manager of



Suntec REIT achieved Distribution Income of S\$44.9m for 4Q FY10
Distribution per unit of 2.316 cents

Singapore, 21 January 2011 – ARA Trust Management (Suntec) Limited, the manager of Suntec Real Estate Investment Trust (“Suntec REIT”, and the “Manager”), is pleased to announce a distribution income of S\$44.9 million for the period 1 October to 31 December 2010 (“4Q FY10”), which was a decline of 6.0% compared to the quarter ended 31 December 2009 (“4Q FY09”). The distribution per unit for the quarter amounted to 2.316¹ Singapore cents.

The distribution income for the financial year ended 31 December 2010 (“FY10”) was S\$182.5 million, 3.8% lower year-on-year. The distribution per unit for FY10 amounted to 9.859 Singapore cents, which translated to an annual yield of 6.4%².

Mr. Yeo See Kiat, Chief Executive Officer of the Manager, said, “I am happy to report that with the completion of the acquisition of a one-third interest in Marina Bay Financial Centre Towers 1 and 2 and the Marina Bay Link Mall (the “MBFC Properties”), Suntec REIT’s assets under management have grown to approximately S\$7.0 billion with a market capitalisation of approximately S\$3.3 billion. We have also achieved an average annual return of 14.7%³ for Suntec REIT unitholders since listing.”

Gross office revenue achieved for the quarter was S\$28.7 million, comprising Suntec City office revenue of S\$26.8 million and Park Mall office revenue of S\$1.9 million. Gross retail revenue achieved for the quarter was S\$32.7 million, comprising Suntec City retail revenue of S\$26.8 million and revenue from Park Mall and Chijmes of S\$5.9 million. Revenue from other income initiatives for 4Q FY10 increased 16.7% year-on-year to S\$1.95 million.

¹ An advanced distribution of 1.723 cents for the period from 1 October 2010 to 8 December 2010 was paid on 5 January 2011

² Based on the unit price of S\$1.55 as at 20 January 2011

³ Based on the unit price of S\$1.50 as at 31 December 2010

The committed occupancy of Suntec City office as at 31 December 2010 improved further to 99.1% compared to last quarter. Park Mall office achieved full occupancy as at 31 December 2010. The committed occupancy of Suntec City Mall stood at 97.9% as at 31 December 2010, whilst the Park Mall and Chijmes achieved committed occupancy of 100% and 99.5% respectively.

For the jointly-controlled entities, One Raffles Quay achieved full committed occupancy, whilst the committed occupancy for the MBFC Properties stood at 96.5% as at 31 December 2010. Taking this into account, the overall committed occupancy for Suntec REIT's office and retail portfolio strengthened to 98.8% and 98.0% respectively as at 31 December 2010.

Mr. Yeo said, "Committed occupancy for Suntec City office has recorded six straight quarters of growth. With the steady recovery of the Singapore office market and our strong committed occupancy, we expect the negative rental reversions of our office portfolio to bottom-out by end 2011."

The acquisition of a one-third interest in Marina Bay Financial Centre Towers 1 and 2 and the Marina Bay Link Mall was completed on 9 December 2010 (the "MBFC Acquisition"). With the MBFC Acquisition, Suntec REIT's office portfolio net lettable area has increased from approximately 1.9 million sq ft to approximately 2.4 million sq ft, and has further strengthened its foothold in the Marina Bay precinct.

The MBFC Acquisition was partly financed with a S\$1,105 million term loan facility entered into with Citibank, DBS Bank and Standard Chartered Bank, and partly financed with S\$417.9 million of net proceeds derived from the private placement of 313,000,000 new units in Suntec REIT ("New Units") at an issue price of S\$1.37 per New Unit.

Mr. Yeo said, "I'm pleased with the strong support received for the private placement carried out on 29 November 2010, which was priced at a tight discount of 2.88% to the adjusted volume weighted average price."

Summary of Suntec REIT Results Comparison

	4Q FY10 (S\$'000)	4Q FY09 (S\$'000)	% Chg	FY10 (S\$'000)	FY10 (S\$'000)	% Chg
Gross revenue	61,405	61,752	-0.6	249,479	253,138	(1.4)
Net property income	47,234	47,225	0.0	193,090	192,235	0.4
Income available for distribution	44,942	47,834	(6.0)	182,477	189,624	(3.8)
Distribution per unit	2.316¢	2.886¢	(19.8)	9.859¢	11.703¢	(15.8)
Distribution yield (annualised) ¹						
- As at 31 Dec 2010 price of S\$1.50	6.1%	7.6%		6.6%	7.8%	
- As at 20 Jan 2011 price of S\$1.55	5.9%	7.4%		6.4%	7.6%	

For 4Q FY10, Suntec REIT achieved gross revenue of S\$61.4 million, and net property income of S\$47.2 million. The income available for distribution of S\$44.9 million was 6.0% lower year-on-year. The distribution per unit for 4Q FY10 amounted to 2.316 Singapore cents, which comprises an advanced distribution of 1.723 cents for the period from 1 October 2010 to 8 December 2010 paid on 5 January 2011, and 0.593 cents for the period from 9 December 2010 to 31 December 2010 payable on 28 February 2011.

For FY10, Suntec REIT recorded gross revenue of S\$249.5 million and net property income of S\$193.1 million. The income available for distribution of S\$182.5 million was 3.8% lower year-on-year. The distribution per unit for FY10 amounted to 9.859 cents.

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¹ 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, a one-third interest in One Raffles Quay, a one-third interest in Marina Bay Financial Centre Towers 1 and 2 and the Marina Bay Link Mall, and a 20.0% interest in Suntec Singapore International Convention & Exhibition Centre. 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.

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