



Trust Management (Suntec) Limited

Press Release

21 July 2011

Manager of



**Distribution Income Improved by 22.3% y-o-y
Quarterly DPU Outperformed Forecast¹ by 13.0%**

Singapore, 21 July 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\$56.2 million for the period 1 April to 30 June 2011 (“2Q FY11”), an increase of 22.3% compared to the quarter ended 30 June 2010 (“2Q FY10”).

The distribution per unit of 2.532 Singapore cents achieved for 2Q FY11 outperformed the Forecast¹ by 13.0%. With this, the distribution per unit for the half year 1 January to 30 June 2011 (“1H FY11”) totalled 4.920 Singapore cents which exceeded the Forecast¹ by 9.7%.

Mr. Yeo See Kiat, Chief Executive Officer of the Manager, said, “I am happy to report that we have outperformed the distribution per unit Forecast¹ for the second consecutive quarter and barring any unforeseen circumstances, we expect to exceed the Forecast¹ for the year.”

Gross revenue for the quarter of S\$61.3 million was marginally lower than 2Q FY10 by 1.8%. The gross office revenue and gross retail revenue contributions were S\$29.4 million and S\$31.9 million respectively.

The committed occupancy of Suntec City Office Towers as at 30 June 2011 remained at a high of 99.5% whilst Park Mall office maintained full occupancy. The committed occupancy of Suntec City Mall remained stable at 97.1% as at 30 June 2011, whilst Park Mall and Chijmes achieved 100% committed occupancy.

¹ The forecast is based on the assumptions as set out in Suntec REIT’s circular to Unitholders dated 8 November 2010 (“Forecast”)

For the jointly controlled entities, One Raffles Quay achieved full committed occupancy, whilst the committed occupancy for the MBFC Properties² stood at 97.4% as at 30 June 2011. The overall committed occupancy for Suntec REIT's office and retail portfolio stood at 99.1% and 97.7% respectively as at 30 June 2011.

The cost-to-revenue ratio for Q2 FY11 was 23.5%.

Summary of Suntec REIT Results

	2QFY11 (S\$'000)	2QFY10 (S\$'000)	% Chg
Gross revenue	61,300	62,393	(1.8)
Net property income	46,900	47,423	(1.1)
Income available for distribution	56,175	45,934	22.3
Distribution per unit	2.532¢	2.528¢	0.2
Distribution yield (annualised) ³			
- As at 30 June 2011 price of S\$1.50	6.8%	6.8%	
- As at 20 July 2011 price of S\$1.535	6.6%	6.6%	

For 2Q FY11, Suntec REIT achieved gross revenue of S\$61.3 million and net property income of S\$46.9 million. The income available for distribution of S\$56.2 million was 22.3% higher year-on-year. The distribution per unit for 2Q FY11 amounted to 2.532 Singapore cents. The annualised distribution yield amounted to 6.6%⁴.

² Marina Bay Financial Centre Towers 1 and 2, and Marina Bay Link Mall

³ Past performance is not necessarily indicative of future performance of Suntec REIT

⁴ Based on the unit price of S\$1.535 as at 20 July 2011.

Summary of Suntec REIT Results Comparison against Forecast⁵

	2QFY11 (S\$'000)	2QFY11F ⁵ (S\$'000)	% Chg
Gross revenue	61,300	61,628	(0.5)
Net property income	46,900	46,500	0.9
Income available for distribution	56,175	49,665	13.1
Distribution per unit	2.532¢	2.241¢	13.0
Distribution yield (annualised) ⁶			
- As at 30 June 2011 price of S\$1.50	6.8%	6.0%	
- As at 20 July 2011 price of S\$1.535	6.6%	5.9%	

For 2Q FY11, Suntec REIT's gross revenue and net property income were in line with the Forecast⁴. The distributable income of S\$56.2 million was 13.1% higher than the Forecast⁵ mainly due to higher contributions from jointly controlled entities as well as lower financing costs. The distribution per unit of 2.532 Singapore cents was 13.0% higher than the Forecast⁵.

⁵ The forecast is based on the assumptions set out in Suntec REIT's circular to Unitholders dated 8 November 2010 ("Forecast")

⁶ 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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