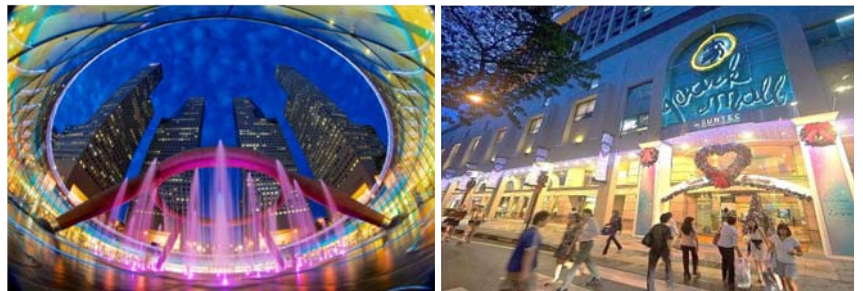


FINANCIAL RESULTS

For The Third Quarter and Nine Months Ended 30 Sep 2014

AGENDA

- ❖ Q3 Highlights
- ❖ Financial Performance
- ❖ Portfolio Performance
- ❖ AEI Updates
- ❖ Looking Ahead
- ❖ Unit Performance



Q3 HIGHLIGHTS

Q3 HIGHLIGHTS

- **Distribution income of S\$58.3 million and DPU of 2.328 cents**
- **Average all-in financing cost of 2.42%**
- **Portfolio occupancy of 100% (Office) and 98.4% (Retail)**
- **Suntec City AEI Updates**
 - ❑ **Overall committed occupancy to-date: 86%**
 - ❑ **Phase 1 : 100%**
 - ❑ **Phase 2 : 99.4%**
 - ❑ **Phase 3 : 60%**



FINANCIAL PERFORMANCE

FINANCIAL PERFORMANCE: 3Q FY14

Achieved DPU of 2.328 cents

1 July – 30 September 2014	3Q FY14	3Q FY13	Change
Gross Revenue	S\$71.5 mil	S\$65.9 mil	8.5%
Net Property Income	S\$48.8 mil	S\$40.3 mil	21.1%
Total Amount Available for Distribution	S\$58.3 mil	S\$51.8 mil	12.4%
- from operations	S\$57.3 mil	S\$47.3 mil	20.9%
- from capital	S\$1.0 mil	S\$4.5 mil	(77.8)%
Distribution per unit ¹	2.328¢	2.289¢	1.7%
- from operations	2.288¢	2.090¢	9.5%
- from capital	0.040¢	0.199¢	(79.9)%
Annualised Distribution Yield ²	5.1%	5.1%	

- Revenue and net property income increased y-o-y mainly due to the opening of Suntec City Phases 1 & 2

Notes:

- Based on 2,497,715,470 units in issue as at 30 September 2014 and 4,530,140 units to be issued to the Manager by 30 October 2014 as partial satisfaction of management fee incurred for the period 1 July to 30 September 2014.
- Based on the last traded price of S\$1.795 per unit as at 20 October 2014.

Source: ARATMS

FINANCIAL PERFORMANCE: YTD FY14

Delivered DPU of 6.823 cents

1 January – 30 September 2014	YTD FY14	YTD FY13	Change
Gross Revenue	S\$205.6 mil	S\$162.5 mil	26.5%
Net Property Income	S\$138.6 mil	S\$98.9 mil	40.2%
Total Amount Available for Distribution	S\$165.7 mil	S\$153.0 mil	8.3%
- from operations	S\$159.7 mil	S\$138.0 mil	15.8%
- from capital	S\$6.0 mil	S\$15.0 mil	(60.0)%
Distribution per unit ¹	6.823¢	6.766¢	0.8%
- from operations	6.583¢	6.102¢	7.9%
- from capital	0.240¢	0.664¢	(63.9)%
Annualised Distribution Yield ²	5.1%	5.0%	

- Revenue and net property income increased y-o-y mainly due to the opening of Suntec City Phases 1 & 2
- Distribution income from operations increased by 15.8% y-o-y

Notes:

- Based on 2,497,715,470 units in issue as at 30 September 2014 and 4,530,140 units to be issued to the Manager by 30 October 2014 as partial satisfaction of management fee incurred for the period 1 July to 30 September 2014.
- Based on the last traded price of S\$1.795 per unit as at 20 October 2014.

Source: ARATMS

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PORTFOLIO REVENUE AND NPI CONTRIBUTION

3Q FY14 Composition of Office, Retail and Convention Revenue and NPI		
Asset	Revenue	NPI
Suntec City		
• Office	S\$31.4 mil	S\$25.2 mil
• Retail	S\$16.9 mil	S\$11.9 mil
Park Mall		
• Office	S\$2.4 mil	S\$1.8 mil
• Retail	S\$3.7 mil	S\$2.9 mil
Suntec Singapore		
• Convention	S\$11.3 mil	S\$2.5 mil
• Retail	S\$5.8 mil	S\$4.5 mil
Total	S\$71.5 mil	S\$48.8 mil

- Office revenue contributed approximately 47% of the Total Gross Revenue¹ for 3Q FY14
- Retail revenue contributed approximately 37% of the Total Gross Revenue¹ for 3Q FY14
- Convention revenue contributed approximately 16% of the Total Gross Revenue¹ for 3Q FY14

Note:

- Excludes revenue contribution from joint ventures

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DEBT-TO-ASSET RATIO STOOD AT 34.4%

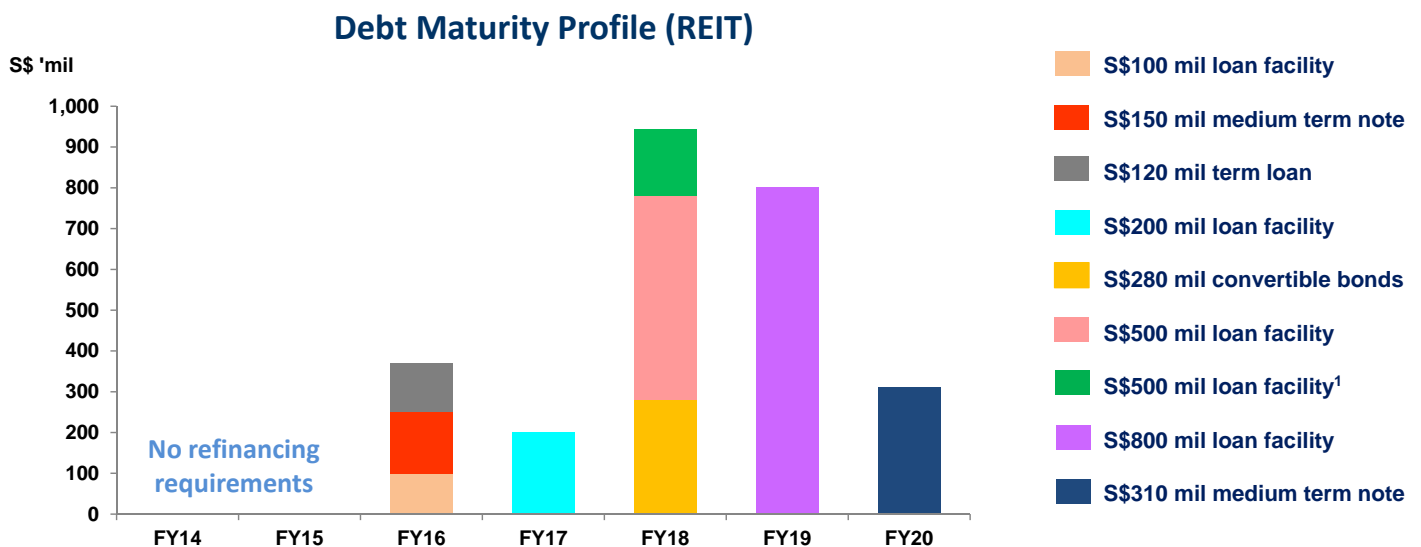
Debt Metrics	30 Sep 2014
Total Debt Outstanding (Group)	S\$2.907 bil
Debt-to-Asset Ratio ¹	34.4%
All-in Financing Cost	2.42%
Interest Coverage Ratio	4.6x
Issuer Rating	"Baa2"

Note:

- Suntec REIT's "Aggregate Leverage Ratio" as at 30 September 2014 was 35.5%. "Aggregate Leverage Ratio" refers to the ratio of total borrowings (inclusive of proportionate share of borrowings of joint ventures) and deferred payments (if any) to the value of the Deposited Property

Source: ARATMS

DEBT MATURITY PROFILE AS AT 30 SEPTEMBER 2014



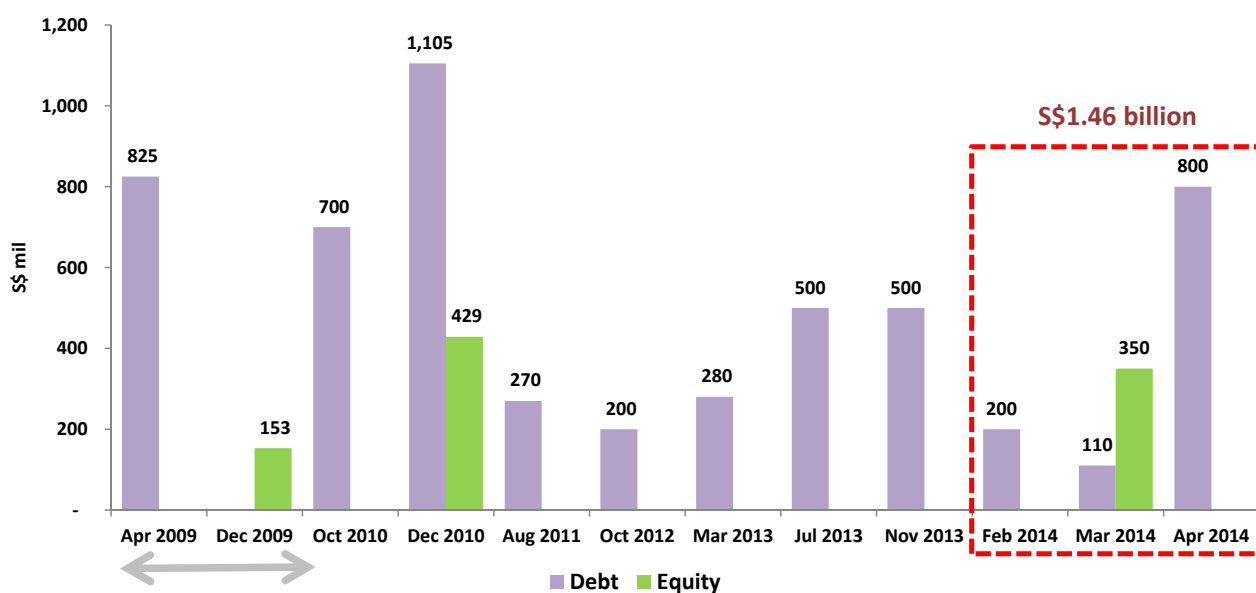
- Weighted average term to expiry of 3.88 years

Note:

- Under the S\$500 million loan facility, S\$163.3 million has been utilized to-date.

S\$6.4 BILLION OF FINANCING SINCE APRIL 2009

Strong Financing Track Record



Global Financial Crisis

- Average all-in financing cost of 2.42% for 3Q FY14
- Raised S\$1.1 billion of borrowings and S\$350 million of equity in FY 2014 (to-date)

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NAV PER UNIT OF S\$2.056 AS AT 30 SEPTEMBER 2014

Consolidated Balance Sheet

30 Sep 2014

Total Assets	S\$8,365 mil
Total Liabilities	S\$3,087 mil
Net Assets Attributable to Unitholders	S\$5,144 mil
NAV Per Unit¹	S\$2.056
Adjusted NAV Per Unit²	S\$2.033

Notes:

1. Based on 2,497,715,470 units in issue as at 30 September 2014 and 4,530,140 units to be issued to the Manager by 30 October 2014 as partial satisfaction of management fee incurred for the period 1 July to 30 September 2014.
2. After DPU adjustment of 2.328 cents for the quarter ended 30 September 2014.

Source: ARATMS

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DISTRIBUTION TIMETABLE

Distribution Payment	
Distribution Period	1 July – 30 September 2014
Amount (cents/unit)	2.328

Ex-date	28 October 2014
Books closure date	30 October 2014
Payment date	21 November 2014

Source: ARATMS

PORTFOLIO PERFORMANCE

STRONG PORTFOLIO COMMITTED OCCUPANCY

Property	As at Sep 13	As at Dec 13	As at Mar 14	As at Jun 14	As at Sep 14
Suntec City:					
- Office	99.7%	99.2%	98.9%	99.4%	100%
- Retail	95.0%	91.3%	100% ¹	97.6% ²	98.9% ²
Park Mall:					
- Office	100%	100%	100%	100%	100%
- Retail	100%	100%	100%	100%	100%
One Raffles Quay	100%	100%	100%	100%	100%
MBFC Properties	100%	100%	100%	100%	100%
Office Portfolio Occupancy	99.8%	99.6%	99.4%	99.7%	100%
Retail Portfolio Occupancy	98.3%	97.3%	98.7%	97.6%	98.4%

➤ Office portfolio achieved 100% committed occupancy

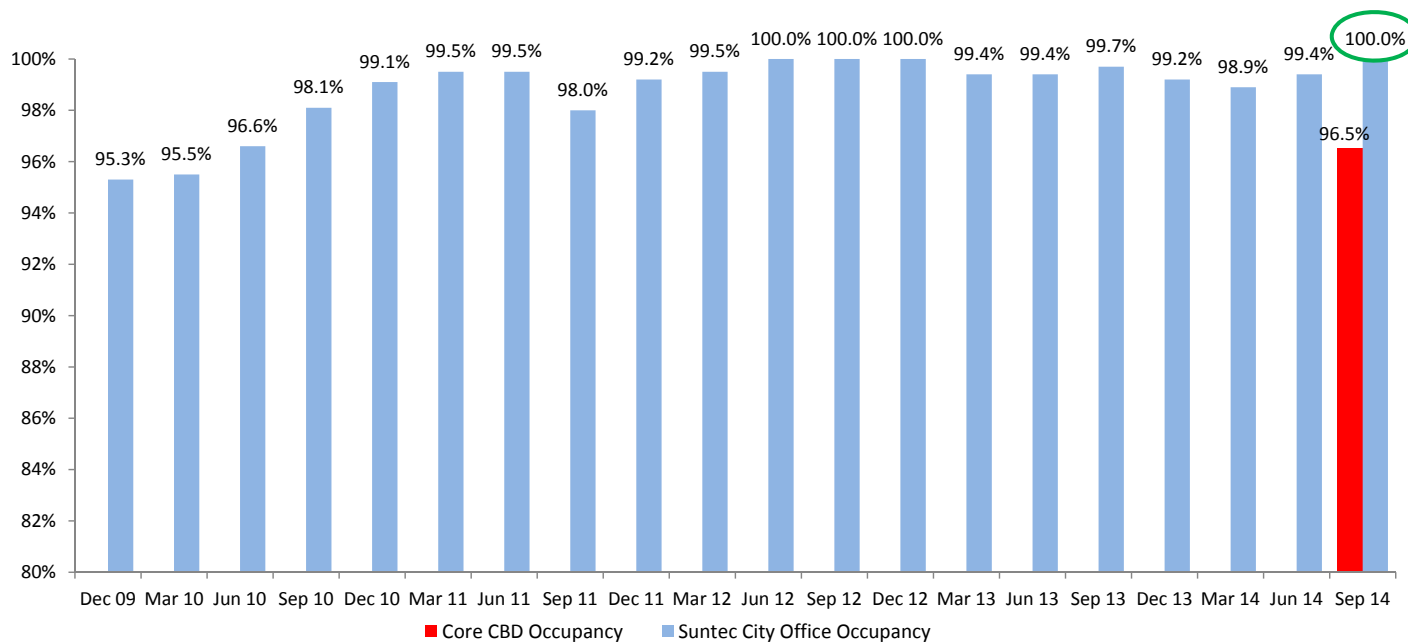
Notes:

1. Refers to Suntec City mall (Phase 1)
2. Refers to Suntec City mall (Phase 1 & 2)

Source: ARATMS

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SUNTEC CITY OFFICE ACHIEVED 100% COMMITTED OCCUPANCY



➤ Suntec City Office achieved 100% committed occupancy versus Singapore average CBD Grade A office occupancy of 96.5%

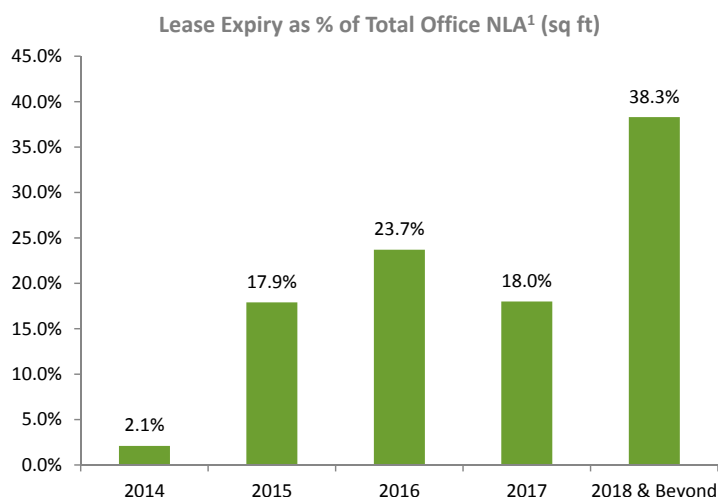
➤ Leases secured for the quarter at an average rent of S\$8.24 psf/mth

Source: Colliers International, ARATMS

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OFFICE LEASES EXPIRING IN FY 2014 REDUCED TO 2.1%

Expiry Profile As at 30 Sep 2014	Net Lettable Area ¹	
	Sq ft	% of Total
FY 2014	51,694	2.1%
FY 2015	432,503	17.9%
FY 2016	571,424	23.7%
FY 2017	432,857	18.0%
FY 2018 & Beyond	921,852	38.3%



- Balance of office leases expiring in FY 2014 reduced to 2.1%
- FY 2015 lease expiry reduced to 17.9%

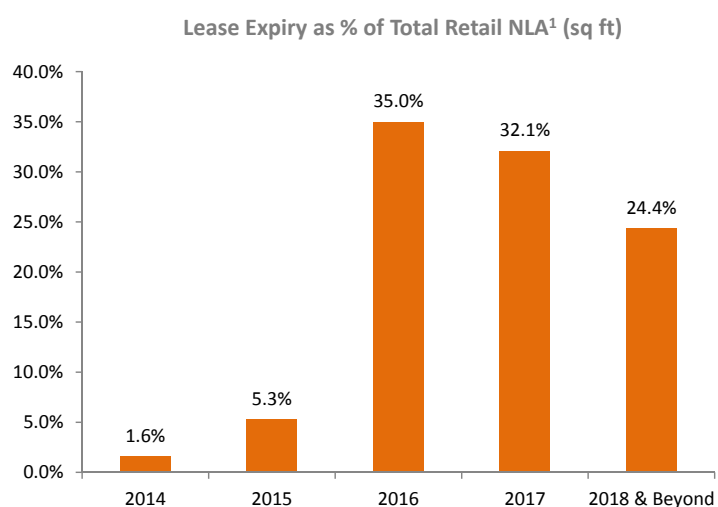
Note:

- Assumes one third of total office net lettable area of One Raffles Quay and Marina Bay Financial Centre Office Towers 1 and 2

Source: ARATMS

RETAIL PORTFOLIO LEASE EXPIRY PROFILE

Expiry Profile As at 30 Sep 2014	Net Lettable Area ¹	
	Sq ft	% of Total
FY 2014	12,069	1.6%
FY 2015	41,538	5.3%
FY 2016	273,228	35.0%
FY 2017	250,724	32.1%
FY 2018 & Beyond	190,195	24.4%



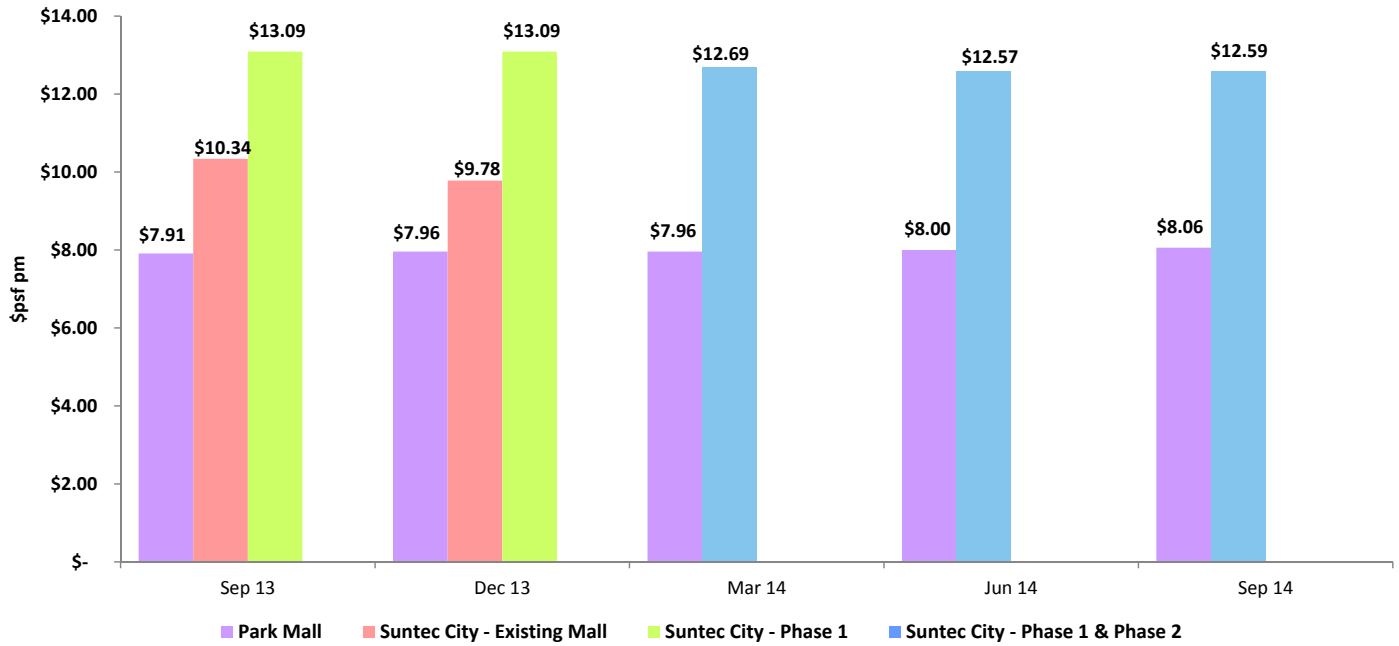
- Balance 1.6% of retail leases expiring in FY 2014

Notes:

- Assumes one third of total retail net lettable area of One Raffles Quay, Marina Bay Link Mall and 60.8% interest in Suntec Singapore

Source: ARATMS

SUNTEC CITY AND PARK MALL COMMITTED RETAIL PASSING RENTS



- On a stabilized basis, the committed passing rent of Suntec City Phase 1 and Phase 2 was **\$12.59 psf/mth to-date**

Source: ARATMS

REMAKING OF SUNTEC CITY – AEI UPDATES

REMAKING OF SUNTEC CITY

S\$410m AEI

- Suntec City mall \$230m
- Suntec Singapore \$180m

Higher Yielding NLA

- Unlocking value of low yielding upper floors and prime anchor spaces
- L1/L2 of convention centre converted to retail use
- Overall stabilised rents projected to increase by 25%

Exciting New Tenant Mix

- Strengthen fashion and entertainment offerings
- New F&B outlets and watering holes

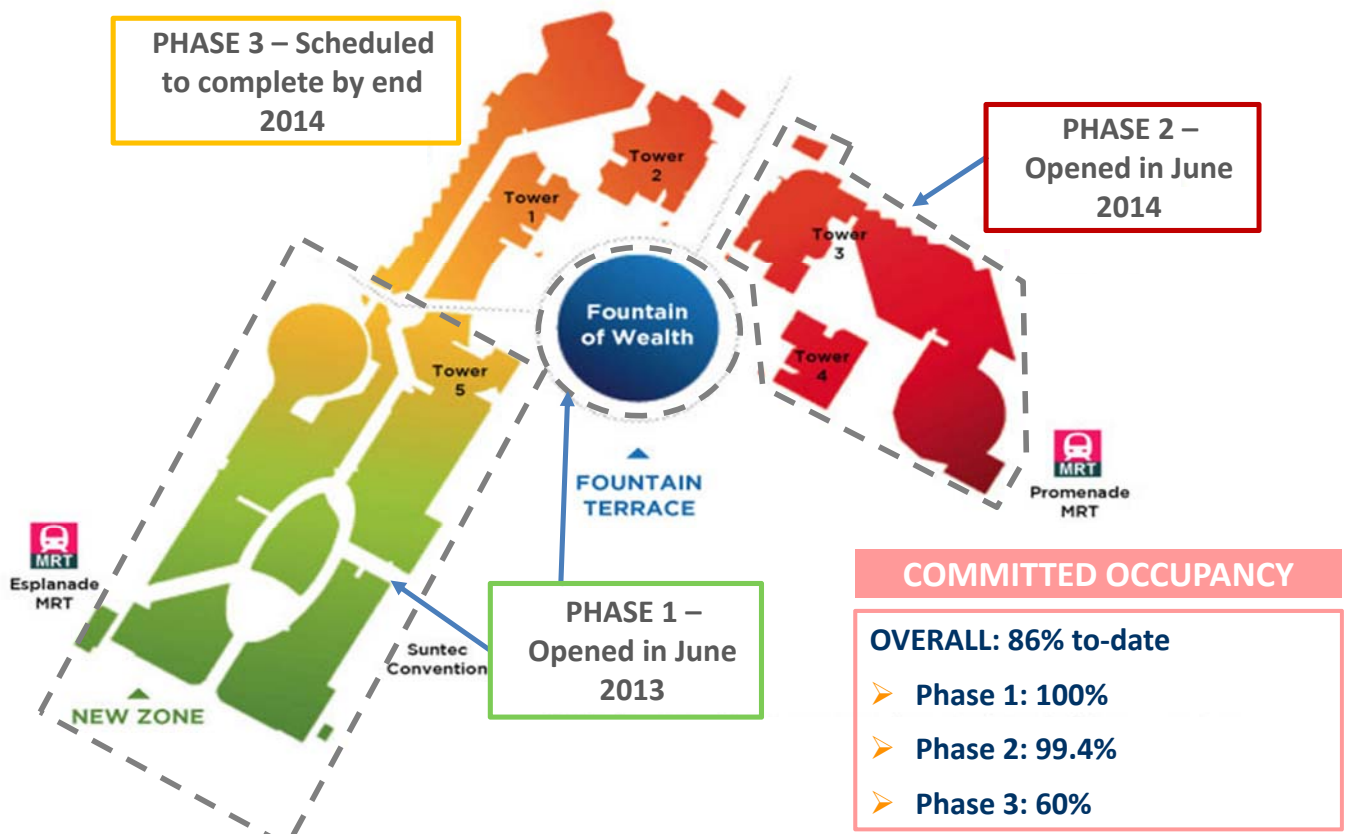
Increased Retail Presence

- Retail NLA in Suntec City will increase from current 855,000sf to 960,000sf



SUNTEC CITY

REMAKING OF SUNTEC CITY ACHIEVED 86% COMMITTED OCCUPANCY



LOOKING AHEAD

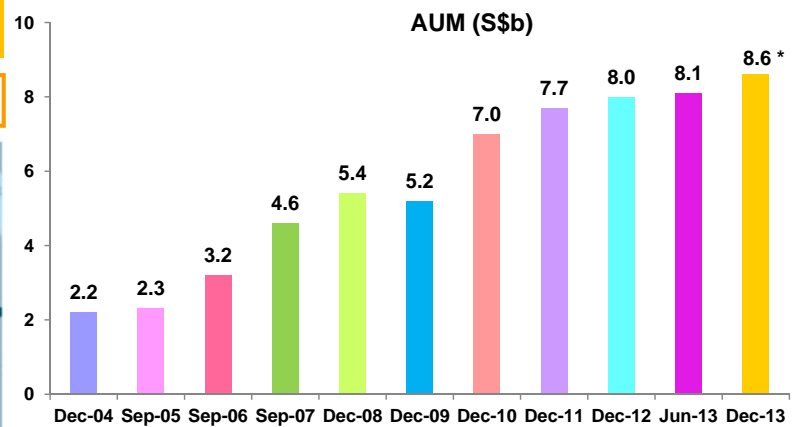
AUM INCREASED TO S\$8.6 BILLION*

ASSETS UNDER MANAGEMENT

SINGAPORE:



AUSTRALIA – 177 PACIFIC HIGHWAY,
NORTH SYDNEY



Source: ARATMS

- Singapore's 2nd largest REIT by AUM with a strong portfolio of strategically-located prime assets
- Office portfolio of 2.4 mil sq ft and retail portfolio of 1.1 mil sq ft
- Anchored by major asset Suntec City, one of Singapore's largest office and retail properties

Note:

*Includes S\$114.9 million for 177 Pacific Highway

WELL POSITIONED IN SINGAPORE-REIT SECTOR

OUTLOOK

- Economy to remain stable
- Positive on 2014 office portfolio performance

TRACK RECORD

- Proven track record in enhancing the performance of our property portfolio
- Strong credit standing and debt financing record
- Delivered 90.9 cents of DPU since IPO in December 2004

STRATEGY

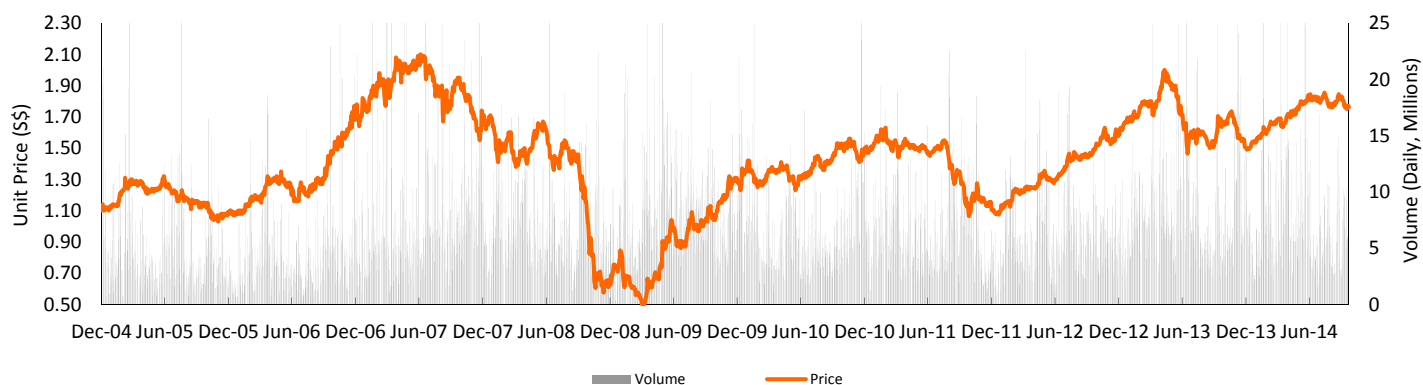
- Proactive leasing management
- Focus on smooth execution of AEI
- Prudent and proactive capital management

Source: ARATMS

UNIT PERFORMANCE

UNIT PERFORMANCE

- 3Q FY2014 DPU of 2.328 cents
- Trading yield of 5.2%¹
- Market Capitalisation of S\$4.4 billion¹ as at 30 September 2014



Notes:

1. Based on the share price of S\$1.76 as 30 September 2014

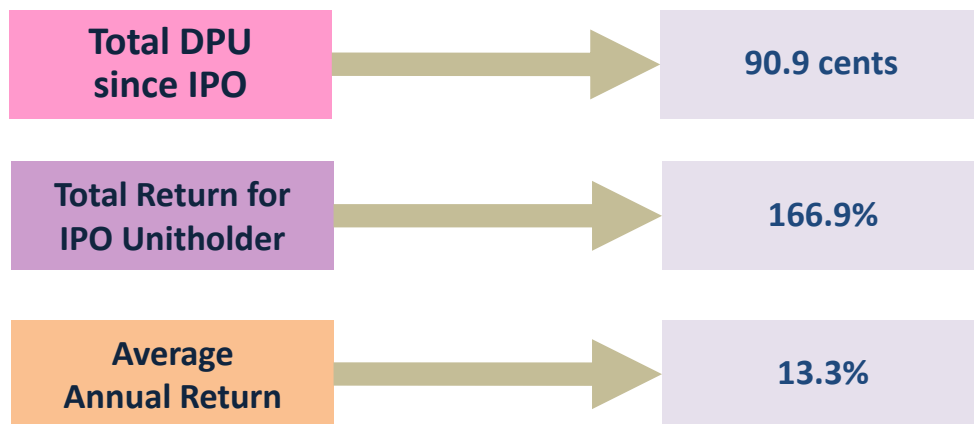
Source: ARATMS

STABLE SUSTAINABLE DPU



- Delivered a total DPU of 90.9 cents since IPO in December 2004

RETURN TO UNITHOLDERS



Source: ARATMS

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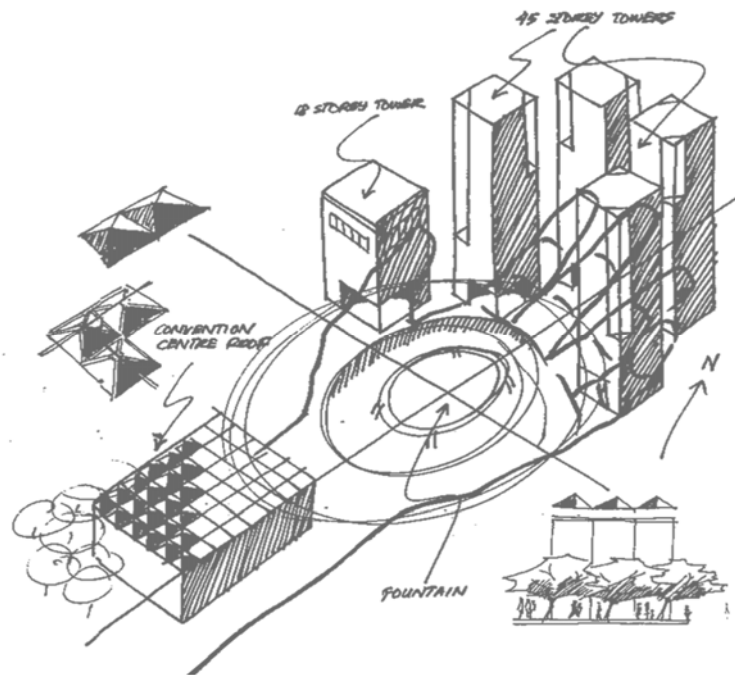
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THANK YOU



DISCLAIMER

This presentation is focused on the comparison of actual results for the quarter ended 30 September 2014 versus results achieved for the quarter ended 30 September 2013. It should be read in conjunction with Paragraph 8 of Suntec REIT's financial results for the quarter ended 30 September 2014 announced on SGXNET.

The information included in this release does not constitute an offer or invitation to sell or the solicitation of an offer or invitation to purchase or subscribe for units in Suntec REIT ("Units") in Singapore or any other jurisdiction.

This presentation may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other developments or companies, shifts in the expected levels of occupancy rates, property rental income, changes in operating expenses, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Past performance is not necessarily indicative of future performance. Predictions, projections or forecasts of the economy or economic trends of the markets are not necessarily indicative of the future or likely performance of Suntec REIT. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of management on future events.

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1. 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.
2. 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.
3. The past performance of Suntec REIT is not necessarily indicative of the future performance of Suntec REIT.