

Press Release

21 April 2016

Manager of



Suntec REIT's 1Q FY16 DPU 6.3% Higher Year-on-Year

Singapore, 21 April 2016 – ARA Trust Management (Suntec) Limited, the manager of Suntec Real Estate Investment Trust (“Suntec REIT”, and the “Manager”), is pleased to announce a distributable income of S\$60.0 million for the period 1 January to 31 March 2016 (“1Q FY16”) which was 7.2% higher compared to the quarter ended 31 March 2015 (“1Q FY15”). The distribution per unit (“DPU”) of 2.371 cents for 1Q FY16 was 6.3% higher than 1Q FY15 DPU of 2.230 cents.

Mr. Yeo See Kiat, Chief Executive Officer of the Manager, said, “We are pleased to report that during the first quarter of 2016, the distributable income from operations was in-line year-on-year despite the divestment of Park Mall. This was mainly attributable to the higher revenue and net property income from the completion of Suntec City Phase 3 and Suntec City Office. Including a capital distribution of S\$4.0 million from the sale proceeds of Park Mall, distributable income of S\$60.0 million was 7.2% higher year-on-year.”

The committed occupancy for Suntec City mall improved to 98.7% whilst the committed occupancy for Suntec City Office Towers was 97.5% as at 31 March 2016.

The committed occupancy for One Raffles Quay and MBFC Properties were 99.8% and 99.2% respectively as at 31 March 2016.

Park Mall's Retail and Office committed occupancy were 96.7% and 91.7% respectively as at 31 March 2016.

Suntec REIT's overall committed occupancy for the office and retail portfolio were 98.3% and 98.6% respectively as at 31 March 2016.

On Suntec REIT's office performance, Mr. Yeo said, “During the first quarter of 2016, we have renewed and replaced approximately 225,000 sq ft of leases, leaving us with a balance of only 6.0% due to expire in 2016. Looking ahead, we expect the performance of our office portfolio to be stable in 2016.”

Summary of Suntec REIT's 1Q FY16 Results

	1Q FY16 (S\$'000)	1Q FY15 (S\$'000)	% Change
Gross revenue	78,343	74,462	5.2
Net property income	53,972	51,353	5.1
Distributable income	60,003	55,998	7.2
- from operations	56,003	55,998	0.0
- from capital	4,000	-	-
Distribution per unit	2.371¢	2.230¢	6.3
- from operations	2.213¢	2.230¢	-0.8
- from capital	0.158¢	-	-
Distribution yield			
- based on 31 March 2016 closing price of S\$1.675	5.7%	5.4%	
- based on 20 April 2016 closing price of S\$1.71	5.6%	5.3%	

For 1Q FY16, Suntec REIT's gross revenue of S\$78.3 million and net property income of approximately S\$54.0 million were 5.2% and 5.1% higher year-on-year respectively. This was mainly due to the opening of Phase 3 of Suntec City mall and higher contribution from Suntec City Office Towers and Suntec Singapore.

The debt-to-asset ratio stood at 34.7% as at 31 March 2016 whilst the average all-in financing cost was 2.92% for 1Q FY16.

Mr. Yeo added that, "We are pleased to report that the construction of 177 Pacific Highway in North Sydney is on-track and we are on schedule to complete by the second half of 2016."

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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), a 60.8% interest in Suntec Singapore Convention & Exhibition Centre, 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 30.0% interest in Park Mall. Suntec REIT holds a 100% interest in a commercial building located at 177 Pacific Highway, North Sydney Australia which is currently under development. 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. For more details, please visit www.suntecreit.com.

ABOUT ARA TRUST MANAGEMENT (SUNTEC) LIMITED

Suntec REIT is managed by ARA Trust Management (Suntec) Limited, a wholly-owned subsidiary of ARA Asset Management Limited ("ARA"), an integrated real estate fund manager in Asia which is listed on the Main Board of the Singapore Exchange Securities Trading Limited since November 2007.

ARA currently manages real estate investment trusts ("REITs") and private real estate funds that are invested in the office, retail, logistics/industrial, hospitality and residential sectors in the Asia Pacific region, complemented by its in-house real estate management services.

Established in 2002, to date it has over 1,200 professionals in 15 cities managing total assets of approximately S\$30 billion.

IMPORTANT NOTICE

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in Suntec REIT.

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.

Contacts

ARA Trust Management (Suntec) Limited

Tel: +65 6835 9232

Yeo See Kiat
Chief Executive Officer
seekiatyeo@ara.com.hk

Low Poh Choo
Senior Director, Finance
pohchoolow@ara.com.hk

Ng Ee San
Director, Finance
eesanng@ara.com.hk

Melissa Chow
Manager, Investor Relations
melissachow@ara.com.hk
