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The Board of Directors  
ARA Trust Management (Suntec) Limited  
(in its capacity as Manager of Suntec Real Estate  
Investment Trust)  
5 Temasek Boulevard  
#12-01 Suntec Tower 5  
Singapore 038985

20 January 2023

## **Suntec Real Estate Investment Trust Review of Interim Financial Statements**

### ***Introduction***

We have reviewed the interim financial statements of Suntec Real Estate Investment Trust (the “Trust”) and its subsidiaries (the “Group”) for the six-month period and year ended 31 December 2022 (the “Interim Financial Statements”) set out on pages 4 to 30 of the interim financial information of the Trust. The Interim Financial Statements consists of the following:

- Statements of financial position of the Group and the Trust as at 31 December 2022;
- Portfolio statements of the Group and the Trust as at 31 December 2022;
- Statement of total return of the Group for the six-month period and year ended 31 December 2022;
- Distribution statement of the Group for the six-month period and year ended 31 December 2022;
- Statements of movements in unitholders’ funds of the Group and the Trust for the six-month period and year ended 31 December 2022;
- Statement of cash flows of the Group for the year ended 31 December 2022; and
- Certain explanatory notes to the above financial information.

The management of ARA Trust Management (Suntec) Limited (the “Manager” of the Trust) is responsible for the preparation and presentation of this Interim Financial Statements in accordance with the provisions of the Statement of Recommended Practice (“RAP”) *7 Reporting Framework for Investment Funds* issued by the Institute of Singapore Chartered Accountants. Our responsibility is to express a conclusion on these Interim Financial Statements based on our review.



***Scope of review***

We conducted our review in accordance with Singapore Standard on Review Engagements 2410 *Review of Interim Financial Information Performed by the Independent Auditor of the Entity*. A review of interim financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Singapore Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

***Conclusion***

Based on our review, nothing has come to our attention that causes us to believe that the Interim Financial Statements as at 31 December 2022 and for the six-month period and year ended on that date are not prepared, in all material respects, in accordance with the provisions of RAP 7 issued by the Institute of Singapore Chartered Accountants.

***Restriction of use***

Our report is provided in accordance with the terms of our engagement. Our work was undertaken so that we might report to you on the Interim Financial Statements for the purpose of assisting the Trust to meet the requirements of paragraph 3 of Appendix 7.2 of the Singapore Exchange Limited Listing Manual and for no other purpose. Our report is included in the Trust's announcement of its interim financial information for the information of its unitholders. We do not assume responsibility to anyone other than the Trust for our work, for our report, or for the conclusions we have reached in our report.

A handwritten signature in black ink, appearing to read 'KPMG LLP', written over a light blue grid background.

**KPMG LLP**  
*Public Accountants and*  
*Chartered Accountants*

Singapore