

26 April 2007
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Suntec REIT Distribution Income For 2QFY07 Up 19.3% To S\$28.0 million Year-on-Year

Singapore, 26 April 2007 – ARA Trust Management (Suntec) Limited (“ARA Suntec”), Manager of Suntec Real Estate Investment Trust (“Suntec REIT”), is pleased to announce a distribution income of S\$28.0 million for the period 1 January 2007 to 31 March 2007 (2QFY07), 19.3% higher than the S\$23.5 million reported for the corresponding period in 2006 (2QFY06). The distribution per unit of 1.965 cents for 2QFY07 was 8.5% higher than in 2QFY06.

Commenting on Suntec REIT’s performance, Mr. Yeo See Kiat, Chief Executive Officer of ARA Suntec, said, “I’m pleased that Suntec REIT continues to achieve strong growth in its quarterly distribution income over the preceding year”.

Overall office occupancy hits 99.2%. Committed office occupancy at Suntec City rose to 99.3%, while committed office occupancy at Park Mall also increased to 98.1% as at end March 2007. Strong renewal and replacement growth for Suntec offices were secured during the quarter, underpinned by the demand for quality office space. The space previously occupied by Deutsche Bank is fully committed at current market rents.

Retail passing rents continue to climb. Strong rental growth for renewal and replacement leases continues to boost retail passing rents for Suntec City Mall to S\$9.71 p.s.f. per month as at 31 March 2007, up from S\$9.11 p.s.f. per month as at 31 March 2006. Average passing rents at Park Mall and Chijmes also strengthened to S\$6.45 p.s.f. per month and S\$10.38 p.s.f. per month respectively as at 31 March 2007. Suntec REIT’s other income revenue from A&P, pushcarts and kiosks grew 7.4% year-on-year compared to 2QFY06.

Asset enhancement updates. Suntec City Mall’s newly opened youth zone named MY.PLAYGround achieved an average rent of S\$15 p.s.f. per month compared with S\$6.54 p.s.f. per month previously, with a committed occupancy of 72%. Asset enhancement works for the approximately 50,000 square feet fashion zone at Galleria is in progress, and is slated to open in June 2007. The marketing of this new and exciting retail concept has achieved a commitment of close to 60% to date.

Improved cost-to-revenue ratio. For the quarter ended 31 March 2007, the portfolio of properties achieved a cost-to-revenue ratio of 24.4% as compared to 25.9% in 2QFY06.

Summary of Suntec REIT Results for 2QFY07

From 1 January 2007 to 31 March 2007	2QFY07	2QFY06	Change
Revenue (S\$'000)	46,644	43,132	8.1%
Net property income (S\$'000)	35,249	31,953	10.3%
Income available for distribution (S\$'000)	28,025	23,493	19.3%
Distribution per unit ¹ (cents)	1.965¢	1.811¢	8.5%
Distribution yield (annualised) ²			
- based on 31 March 2007 closing price of S\$1.98	4.0%	3.7%	8.5%
- based on 25 April 2007 closing price of S\$2.02	3.9%	3.6%	8.5%

For the period 1 January 2007 to 31 March 2007, Suntec REIT recorded gross revenue of S\$46.6 million and distribution income of S\$28.0 million, which was 8.1% and 19.3% higher than 2QFY06 respectively. The distribution per unit amounted to 1.965 cents, which was 8.5% higher than 2QFY06.

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¹ Excluding 207,002,170 units ("Deferred Units") which will be issued to Suntec City Developments Pte Ltd over 6 installments, the first of which falls 42 months after 9 December 2004, as partial satisfaction of the purchase consideration for the initial portfolio of properties

² 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 and Chijmes. 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 is a member of the Cheung Kong Group. ARA is currently involved in managing the publicly listed Fortune REIT, Prosperity REIT and AmFirst REIT, and private equity real estate funds such as Al Islami Far Eastern Real Estate Fund Limited and China Capital Partners Limited. It is staffed by experienced professionals who have extensive experience in the real estate industry in Singapore and the region.

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.

Pro Forma Impact of Deferred Units Issuance

Suntec City Development Pte Ltd, the vendor of Suntec City Mall and Suntec City Office Towers (both as defined in the prospectus dated 29 November 2004 (the "Prospectus") issued in connection with the initial public offering of units in Suntec REIT ("Units") in November/December 2004 and together, the "Properties"), will be issued with 207,002,170 additional Units (the "Deferred Units") in satisfaction of the deferred payment consideration for the purchase of the Properties. The Deferred Units will be issued in six equal instalments, with the first instalment to be issued on the date falling 42 months after 9 December 2004 (being the date of completion of the sale and purchase of the Properties) and the rest semi-annually thereafter. Any change in rental rates, occupancy rates and distributable income of Suntec REIT can affect the impact of any dilution in the yields of Suntec REIT arising from the issuance of the Deferred Units in the future. The table below illustrates the pro forma impact under the scenario where the Deferred Units were entirely issued on 9 December 2004, the date of admission of Suntec REIT to the Official List of the SGX-ST (the "Listing Date"):

	Distribution per unit ("DPU") under the scenario that all Deferred Units are issued on the Listing Date
	Actual (1 January 07 – 31 March 07)
DPU based on total number of units entitled to the distribution (cents)	1.965
DPU assuming Deferred Units were issued on the Listing Date (cents)	1.716

Media and investor contacts

Yeo See Kiat
Chief Executive Officer
Tel: +65 6835 9232
seekiatyeo@ara.com.hk

Marilyn Tan
Manager, Investor Relations
Tel: +65 6835 9232
marilyntan@ara.com.hk

Vicky Lim
Assistant Manager
Investor Relations and Financial Analyst
Tel: +65 6835 9232
vickylim@ara.com.hk
