



SUNTEC REAL ESTATE INVESTMENT TRUST

Financial Results for the Quarter 1 April – 30 June FY09



Trust Management (Suntec) Limited



Agenda



- Financial Highlights
- Update on Portfolio Performance
- Update on Asset Enhancement
- Acquisition Strategy & Update
- Unit Performance



Trust Management (Suntec) Limited

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Financial Summary: 1 April– 30 June FY09 (2Q FY09)



DPU of 2.977¢ outperformed by 6.6% y-o-y

Period: 1 April – 30 June	2Q FY09	2Q FY08	Change
Distribution income	S\$47.70 mil	S\$42.03 mil	+13.5%
Distribution per unit¹	2.977¢	2.793¢	+6.6%
Annualised distribution per unit¹	11.941¢	11.233¢	+6.3%
Annualised distribution yield	11.4%²	8.3%³	N.M

Source: ARA Trust Management (Suntec) Limited ("ARATMS")

Notes:

1. Based on 1,622,622,074 units in issue as at 30 June 2009 & 6,152,791 units issuable to the Manager by 30 July 2009 as partial satisfaction of management fee incurred for the period 1 April 2009 to 30 June 2009. Excludes 103,501,084 deferred units, the remaining three of six equal instalments issued semi-annually from 9 June 2008 (being the issue date of the first instalment) to Suntec City Development Pte Ltd in satisfaction of the deferred payment consideration for the purchase of the initial portfolio properties in December 2004.
2. Based on the last traded price of \$1.05 per unit as at 29 July 2009
3. Based on the closing price of \$1.36 per unit as at 30 June 2008

Financial Summary: 1 January – 30 June FY09 (1H FY09)



DPU of 2.977¢ outperformed by 6.6% y-o-y

Period: 1 January – 30 June	1H FY09	1H FY08	Change
Distribution income	S\$94.05 mil	S\$79.65 mil	+18.1%
Distribution per unit¹	5.895¢	5.312¢	+11.0%
Annualised distribution per unit¹	11.888¢	10.681¢	+11.3%
Annualised distribution yield	11.3%²	7.9%³	N.M

Source: ARA Trust Management (Suntec) Limited ("ARATMS")

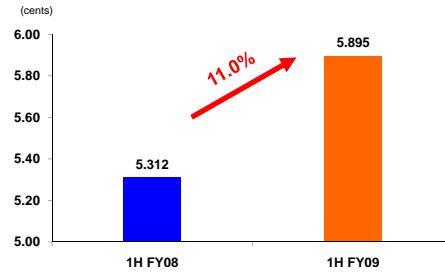
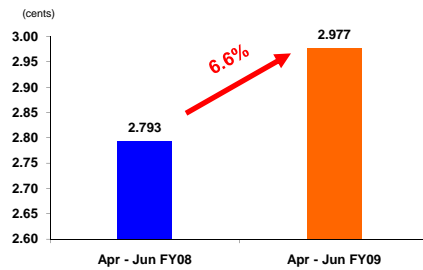
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2. Based on the last traded price of \$1.05 per unit as at 29 July 2009
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DPU Performance



Quarterly DPU up by 6.6% y-o-y



- 2Q FY09 DPU of 2.977 cents grew by 6.6% year-on-year

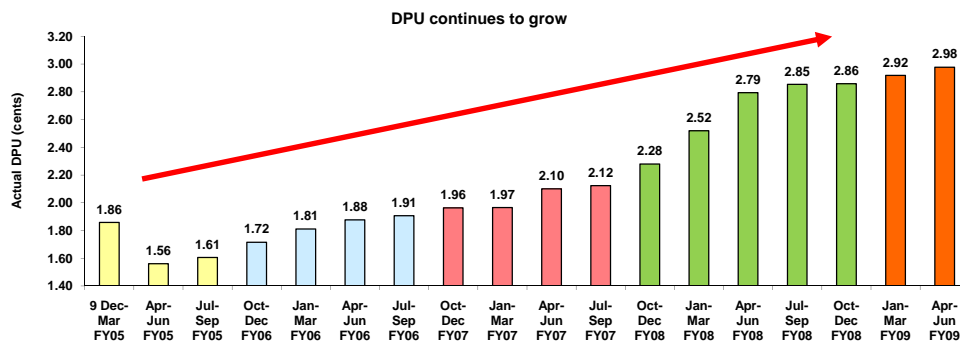
- 1H FY09 DPU of 5.895 cents grew by 11.0% year-on-year

Source: ARATMS

DPU Performance



Consistently higher DPU every quarter since listing



- Annualised DPU of 11.941 cents for the quarter ended 30 June 2009

Source: ARATMS

Financial Results : Second Quarter FY09

Quarterly DPU up 6.6% y-o-y

For the period 1 April – 30 June	2Q FY09 (\$'000)	2Q FY08 (\$'000)	Change (%)
Revenue	64,513	59,227	8.9
Less property expenses	15,720	13,262	(18.5)
Net property income	48,793	45,965	6.2
Other income ¹	6,819	6,367	7.1
Less finance costs (net)	18,780	(9,932)	(289.1)
Less amortisation expenses	6,451	6,525	1.1
Less net trust expenses ²	7,494	7,629	1.8
Net income before tax	22,887	48,110	(52.4)
Non-tax deductible (chargeable) items	24,490	(8,856)	376.5
Taxable income	47,377	39,254	20.7
Dividend income fr. jointly controlled entity	945	2,779	(66.0)
Less income tax expense	623	-	NM
Income available for distribution	47,699	42,033	13.5
DPU (cents)	2.977	2.793	6.6

Source: ARATMS.

Notes:

- Refers to the income support received from the vendor, Cavell Limited
- Net trust expenses include the Manager's fee, trustee fees and administrative fees

- Revenue grew by 8.9% y-o-y
- NPI grew by 6.2% y-o-y
- Income available for distribution grew by 13.5% y-o-y
- Quarterly DPU grew by 6.6% y-o-y
- Cost-to-Revenue ratio of 24.4% for the quarter

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Financial Results : First Half FY09

Half Year DPU up 11.0% y-o-y

For the period 1 January – 30 June	1H FY09 (\$'000)	1H FY08 (\$'000)	Change (%)
Revenue	129,438	115,196	12.4
Less property expenses	31,472	26,613	(18.3)
Net property income	97,966	88,583	10.6
Other income ¹	13,562	12,734	6.5
Less finance costs (net)	28,068	12,423	(125.9)
Less amortisation expenses	12,832	13,050	1.7
Less net trust expenses ²	14,903	15,202	2.0
Net income before tax	55,725	60,642	(8.1)
Non-tax deductible (chargeable) items	35,606	15,473	130.1
Taxable income	91,331	76,115	20.0
Dividend income fr. jointly controlled entity	4,045	4,677	(13.5)
Less income tax expense	1,327	1,146	(15.8)
Income available for distribution	94,049	79,646	18.1
DPU (cents)	5.895	5.312	11.0

- Revenue grew by 12.4% y-o-y
- NPI grew by 10.6% y-o-y
- Income available for distribution grew by 18.1% y-o-y
- DPU grew by 11.0% y-o-y
- Cost-to-Revenue ratio of 24.3% for 1H FY09

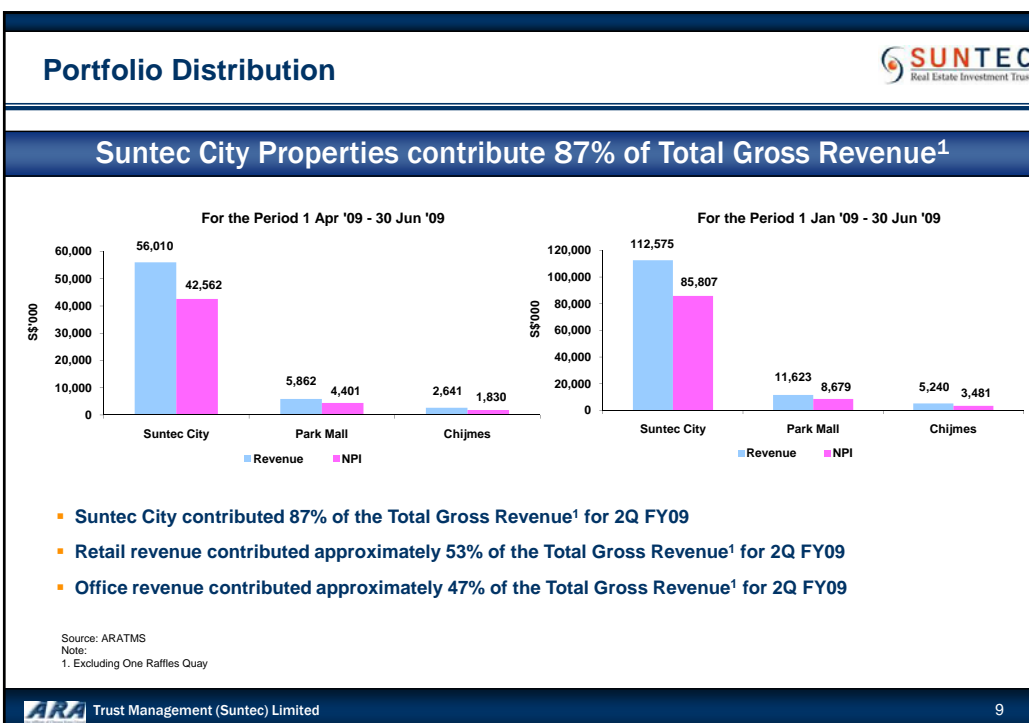
Source: ARATMS.

Notes:


1. Refers to the income support received from the vendor, Cavell Limited
2. Net trust expenses include the Manager's fee, trustee fees and administrative fees

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Debt Capital Details




Debt-to-Assets ratio 33.9%

As at 30 June 2009	
Total Debt Outstanding	S\$1.852 bil
Debt-to-Assets Ratio	33.9%
Average All-in Financing Cost	2.80%
Interest Coverage Ratio	5.0x
<ul style="list-style-type: none"> • Corporate Family Rating — CMBS Debt Rating — Unsecured Debt Rating 	<div>“Baa1”</div> <div>“AAA”</div> <div>“Baa2”</div>

Source: ARATMS

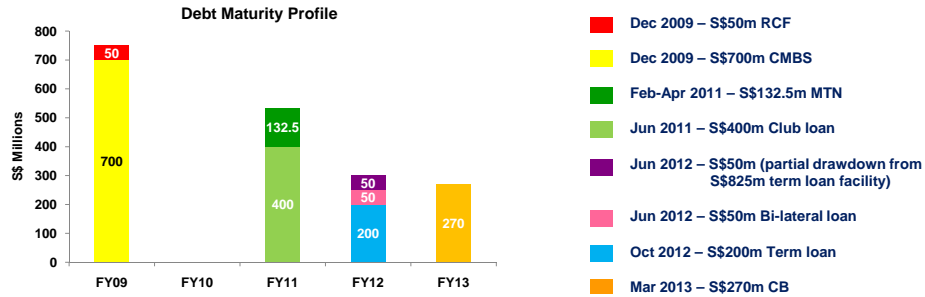
Note:
1. According to the MAS revised property fund guidelines, “Borrowing Limit” will be replaced with “Aggregate Leverage Limit” which comprises actual borrowings and deferred payments. This means that Suntec REIT’s “Aggregate Leverage Ratio” is 35.8% including the 103 million deferred units.


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Debt Capital Details



Debt-to-Assets ratio 33.9%

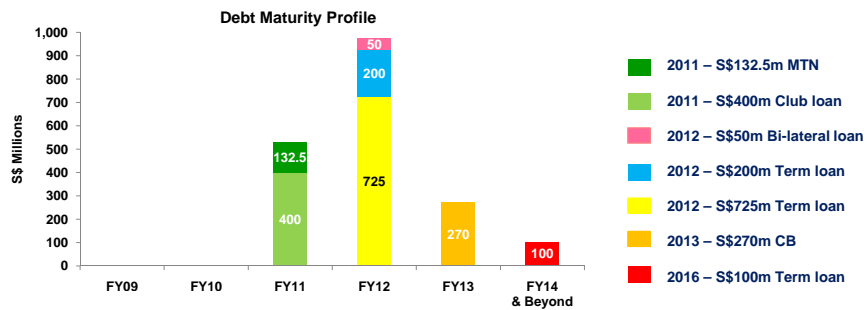


▪ Total debt of S\$1.852 billion as at 30 June 2009

Debt Capital Details



Debt maturity profile post-refinancing



▪ No refinancing requirement until FY11

Balance Sheet



Total assets under management for the Group stood at S\$5.39 billion

Balance Sheet (S\$'000)	as at 30 June 2009 Group
Investment properties	4,352,706
Interest in jointly controlled entity ¹	948,128
Total assets	5,389,178
Debt, at amortised cost	1,825,599
Total liabilities	1,952,668
Net assets	3,436,510
Unitholders' Funds	3,436,510
Total Units ²	1,732,275,949

Relevant Per Unit Statistics (Group)

Net asset value (NAV) per unit ³	S\$1.984
Adjusted NAV per unit (excl. income available for distribution)	S\$1.956
Unit price as at 29 July 2009	S\$1.05
Premium/(Discount) to Adjusted NAV	(46.3%)

Source: ARATMS

Notes:

1. Arising from the acquisition of a one-third interest in One Raffles Quay through the purchase of the entire issued share capital of Comina Investment Limited
2. Includes 6,152,791 units issuable to the Manager by 30 July 2009 as asset management fee payable for the period Apr-Jun 2009, and 103,501,084 deferred units, the remaining three of six equal instalments issued semi-annually from 9 June 2008 (being the issue date of the first instalment) to Suntec City Development Pte Ltd in satisfaction of the deferred payment consideration for the purchase of the initial portfolio properties in December 2004.
3. Includes DPU of S\$0.02977 for the quarter ended 30 June 2009 (excluding deferred units)



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Distribution Timetable



Suntec REIT units trade Ex-Distribution on 3 August 2009

Distribution payment (for the period 1 April to 30 June FY09)

Amount (cents/unit)	2.977
Ex date	3 August 2009
Books closure	5 August 2009
Payment	28 August 2009

Source: ARATMS



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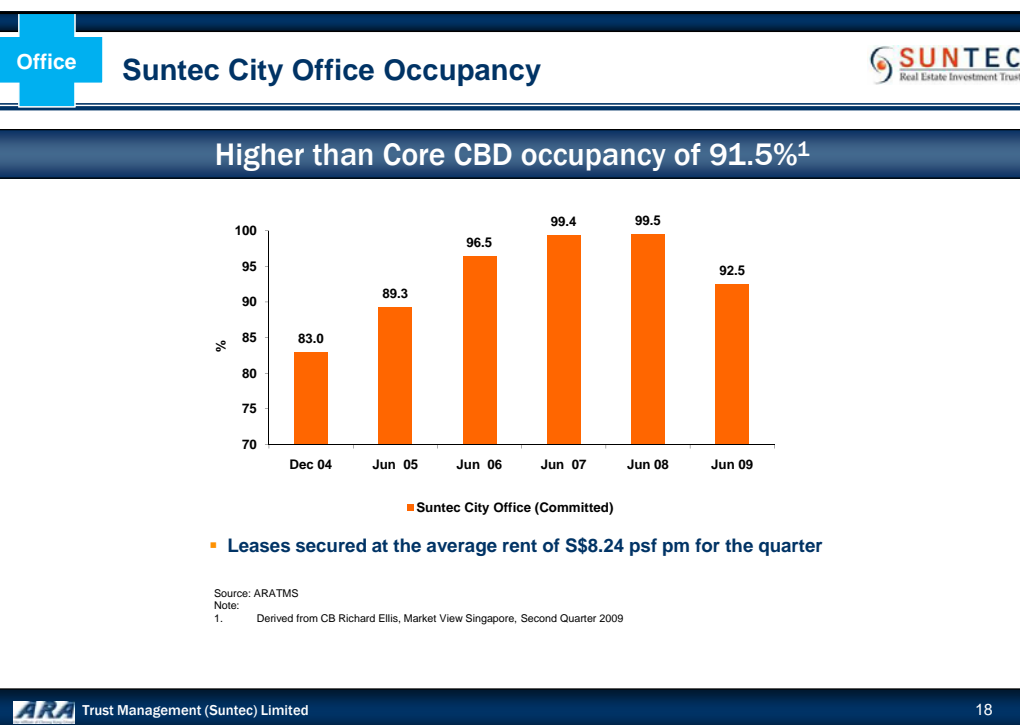
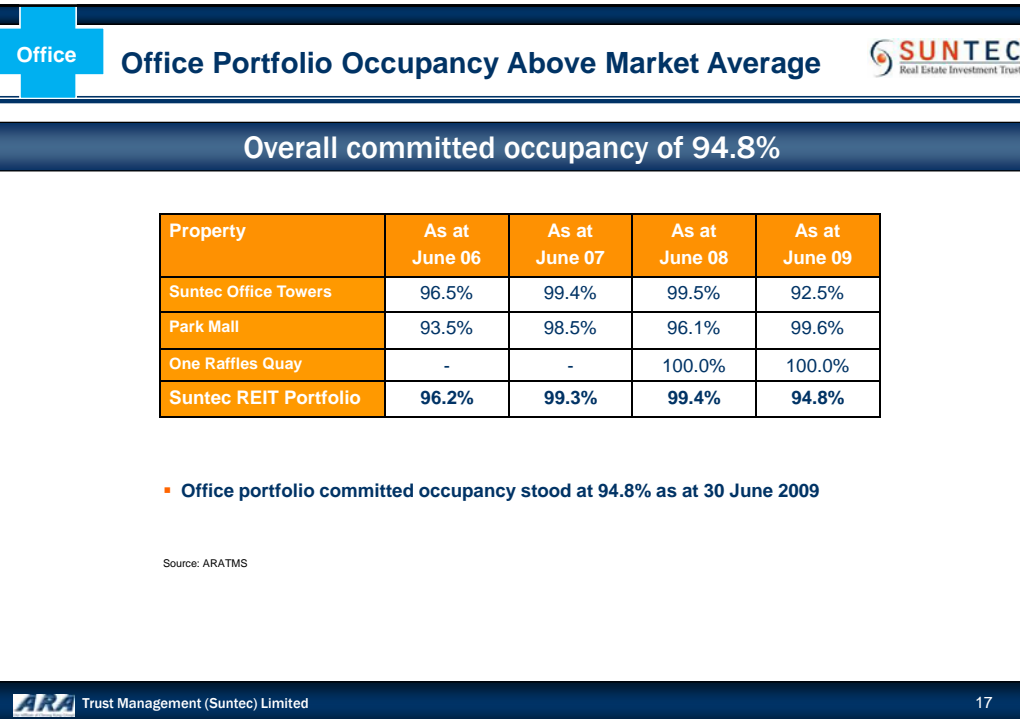
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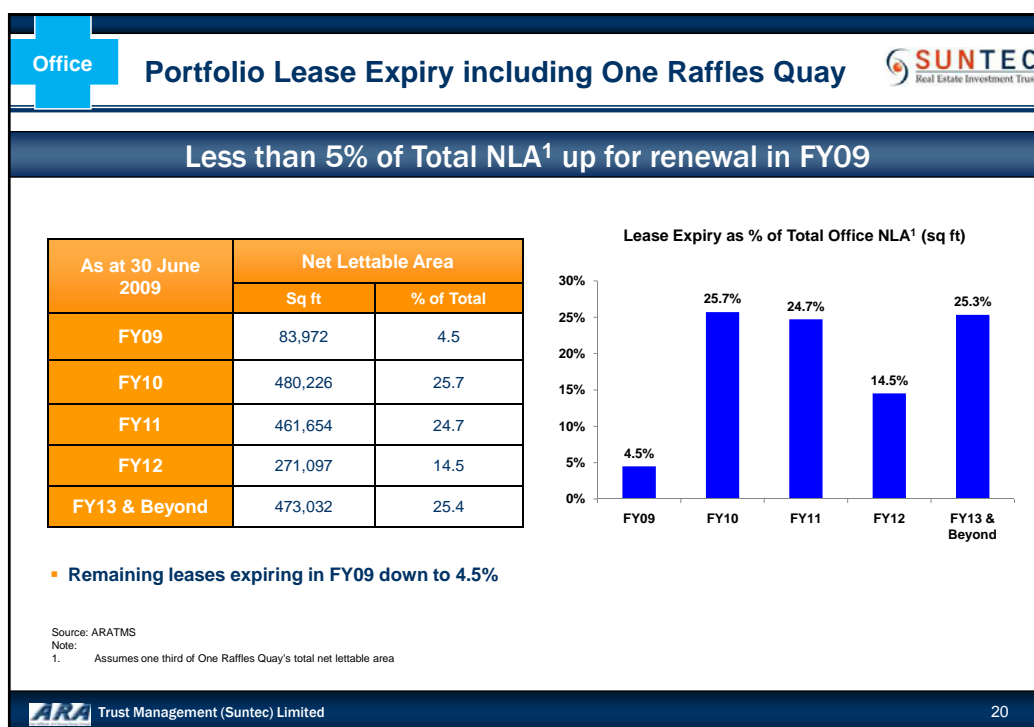
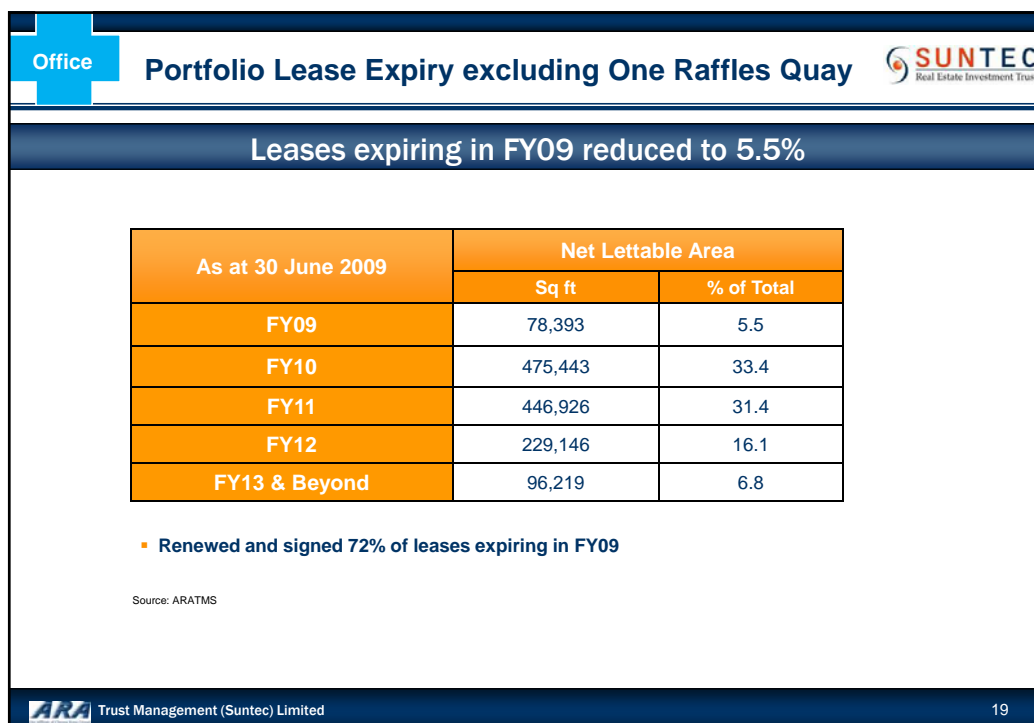
Update On Portfolio Performance

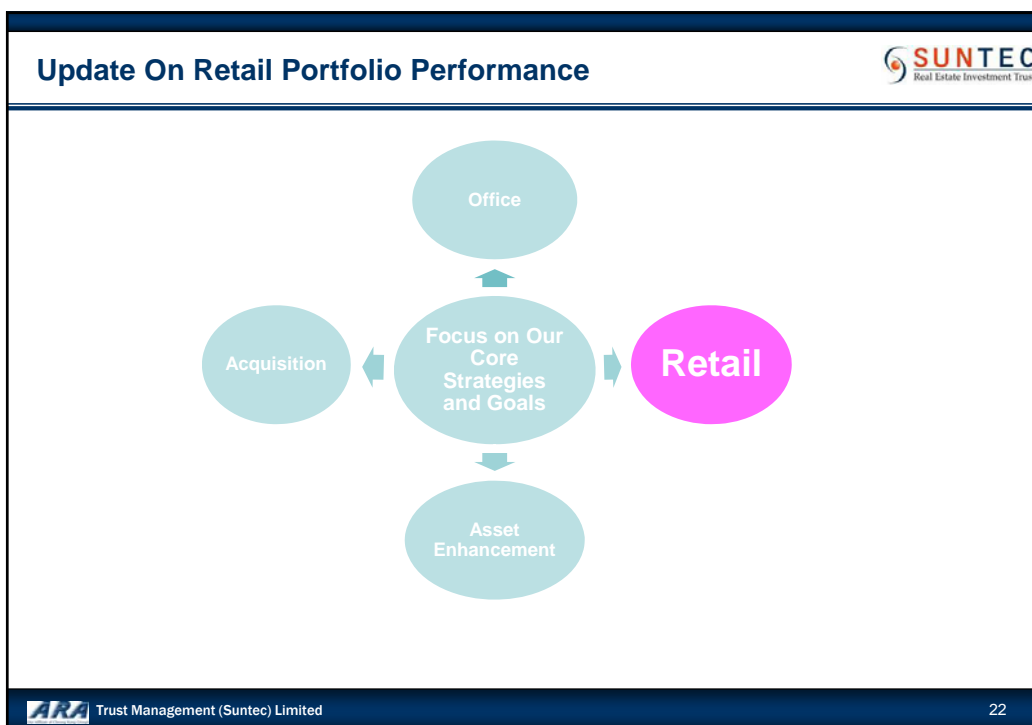
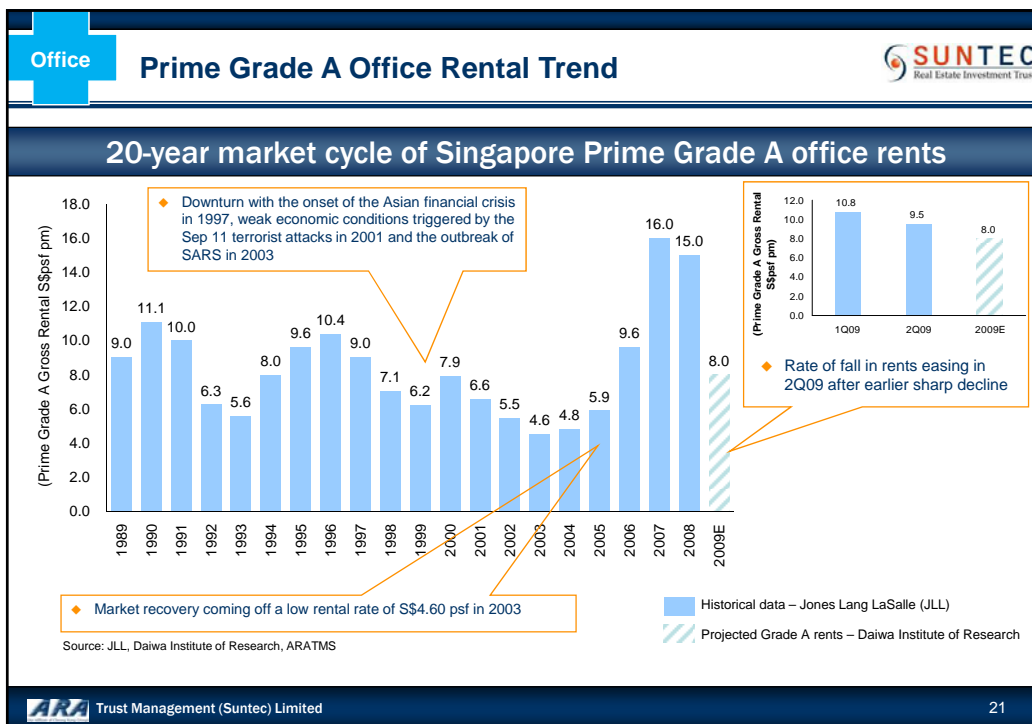


Update On Office Portfolio Performance









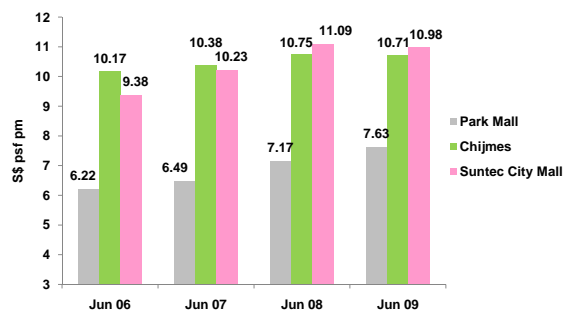
Consistently high occupancy rates

Property	As at June 06	As at June 07	As at June 08	As at June 09
Suntec City Mall	96.6%	97.1%	98.9%	98.1%
Park Mall	98.9%	100.0%	100.0%	99.9%
Chijmes	100%	96.7%	97.0%	98.7%
Suntec REIT Portfolio	97.2%	97.4%	98.9%	98.4%

- Retail portfolio committed occupancy stood at 98.4% as at 30 June 2009

Source: ARATMS

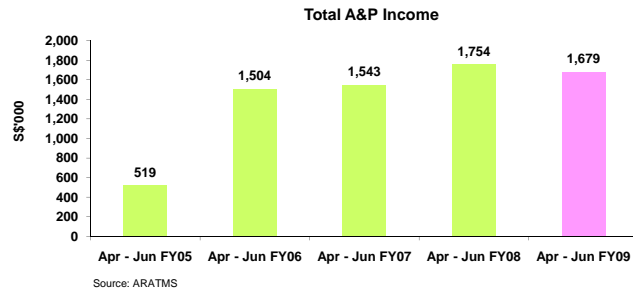
Steady committed retail passing rents



- Committed average passing rent at Suntec City Mall stood at S\$10.98 psf pm as at 30 June 09

Source: ARATMS

Total Other Income of S\$1.68 million for 2Q FY09



Leases expiring in FY09 reduced to ~272,000 sq ft

As at 30 June 2009	Net Lettable Area	
	Sq ft	% of Total
FY09	272,068	26.1
FY10	287,406	27.5
FY11	286,659	27.5
FY12	100,079	9.6
FY13 & Beyond	81,151	7.8

Source: ARATMS

Update On Asset Management

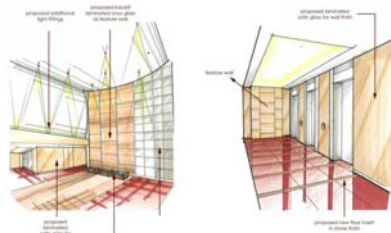


Asset Enhancement

Asset Enhancement Works for Suntec City



REMARKING OF SUNTEC



Proposed Artist Impressions. Source: ARATMS

- Work in progress for the upgrading of office lobbies for all five office towers at Suntec City
- Installation of new escalators in Suntec City Mall, providing additional access to level 2
- Bulk of capital expenditure to be borne by the MCST



Asset Enhancement

Asset Enhancement Works for Suntec City

- Construction of glass external facade and covered walkway linking entrance of Promenade MRT station to Suntec City Mall
- Creation of new retail units along the promenade
- To be completed by mid-2010
- Bulk of capital expenditure to be borne by the MCST

Proposed Artist Impressions. Source: ARATMS

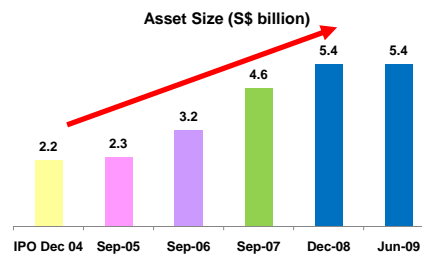
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Acquisition Strategy & Update

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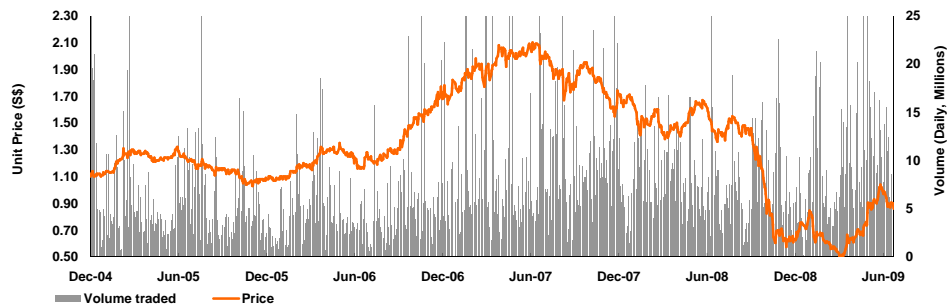
Focus on our core strengths

Unit Performance

- Dividend for 1H FY09 of 5.895 cents
- Constituent Member of Key Indices:
 - FTSE NAREIT/EPRA Global Real Estate Index
 - Global Property Research (GPR) 250 Index series
 - FTSE Straits Times Mid Cap Index and FTSE Straits Times Real Estate Index

Liquidity Statistics as at 30 June 2009

20-day volume as percentage of free float	11.8%
Free float	89 %
Market cap	S\$1,395 mil



Source: Bloomberg, ARATMS

Contact



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Thank You

Disclaimer



This presentation is focused on the comparison of actual results for the three months ended 30 June 2009 versus results achieved in the three months ended 30 June 2008. It should be read in conjunction with Paragraph 8 of Suntec REIT's financial results for the period 1 April 2009 to 30 June 2009 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, including employee wages, 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.

IMPORTANT NOTICE

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.

Disclaimer



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 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 installments. The first, second and third installments were issued on 9 June 2008 (being the date falling 42 months after 9 December 2004 which is the date of completion of the sale and purchase of the Properties), 9 December 2008 and 9 June 2009 respectively, and the rest of the installments will be issued 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 S\$	Actual (1 April – 30 June FY09)
DPU based on total number of Units entitled to the distribution (cents)	2.977
DPU assuming Deferred Units were issued on the Listing Date (cents)	2.754