



Suntec Real Estate Investment Trust 2016 Financial Year Unaudited Financial Statements & Distribution Announcement

Suntec Real Estate Investment Trust ("Suntec REIT") is a real estate investment trust constituted by the Trust Deed entered into on 1 November 2004 (as amended) between ARA Trust Management (Suntec) Limited as the Manager of Suntec REIT and HSBC Institutional Trust Services (Singapore) Limited as the Trustee of Suntec REIT.

Suntec REIT was listed on the Singapore Exchange Securities Trading Limited on 9 December 2004.

Suntec REIT owns Suntec City mall and certain office units in Suntec Towers One, Two and Three and the whole of Suntec Towers Four and Five, which form part of the integrated commercial development known as "Suntec City". The property portfolio also comprises 60.8 per cent effective interest in Suntec Singapore Convention & Exhibition Centre ("Suntec Singapore"), a one-third interest in One Raffles Quay ("ORQ") and a one-third interest in Marina Bay Financial Centre Towers 1 and 2, and the Marina Bay Link Mall (collectively known as "MBFC Properties") and 30.0 per cent interest in 9 Penang Road (formerly known as Park Mall). Suntec REIT holds a 100 per cent interest in the commercial building located at 177 Pacific Highway, North Sydney Australia which received practical completion on 1 August 2016.

On 5 August 2016, Southgate Trust, which Suntec REIT holds a 50% indirect interest, entered into a contract for sale with Perpetual Trustee Company Limited to acquire 50% interest in Southgate complex located in Melbourne, Australia for A\$289.0 million (the "Acquisition"). The Acquisition was completed on 4 November 2016.

The financial information for the period from 1 January 2016 to 31 December 2016 has not been audited but has been reviewed by our auditors in accordance with Singapore Standard on Review Engagements 2410.

**Financial Statements Announcement
For Fourth Quarter and Financial Year ended 31 December 2016**

SUMMARY OF SUNTEC REAL ESTATE INVESTMENT TRUST RESULTS

	Group					
	1/10/16 to 31/12/16	1/10/15 to 31/12/15	Change	1/1/16 to 31/12/16	1/1/15 to 31/12/15	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Gross revenue	88,941	87,541	1.6%	328,595	329,515	-0.3%
Net property income	60,696	62,489	-2.9%	224,575	229,217	-2.0%
Distributable income	66,062	69,502	-4.9%	253,726	251,967	0.7%
- from operations	58,062	61,102	-5.0%	229,726	232,967	-1.4%
- from capital ^(a)	8,000	8,400	-4.8%	24,000	19,000	26.3%
Distribution per unit (cents) ^(b)	2.596	2.750	-5.6%	10.003	10.002	0.0%
- from operations	2.282	2.418	-5.6%	9.057	9.249	-2.1%
- from capital ^(a)	0.314	0.332	-5.4%	0.946	0.753	25.6%

Footnote:

- (a) This relates to a portion of the sale proceeds from disposal of Park Mall in December 2015 (2015: CHIJMES in January 2012) and is classified as capital distribution from a tax perspective. Capital distribution represents a return of capital to Unitholders for Singapore income tax purposes and is therefore not subject to income tax. For Unitholders who hold the Units as trading assets, the amount of capital gain distribution will be applied to reduce the cost base of their Units for the purpose of calculating the amount of taxable trading gains arising from the disposal of the Units.
- (b) Please refer to Page 12 for the distribution per unit computation.

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1 (a)(i) Statements of Total Return and Statement of Distribution for the Fourth Quarter and Financial Year ended 31 December 2016

Statement of total return	Group					
	1/10/16 to 31/12/16	1/10/15 to 31/12/15	Change	1/1/16 to 31/12/16	1/1/15 to 31/12/15	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Gross revenue ^(a)	88,941	87,541	1.6%	328,595	329,515	-0.3%
Maintenance charges	(5,036)	(4,973)	-1.3%	(20,144)	(19,891)	-1.3%
Property management fees ^(b)	(2,392)	(2,663)	10.2%	(9,407)	(9,910)	5.1%
Property tax ^(c)	(6,369)	(5,099)	-24.9%	(22,074)	(23,490)	6.0%
Other property expenses ^(d)	(14,448)	(12,317)	-17.3%	(52,395)	(47,007)	-11.5%
Property expenses	(28,245)	(25,052)	-12.7%	(104,020)	(100,298)	-3.7%
Net property income	60,696	62,489	-2.9%	224,575	229,217	-2.0%
Other income ^(e)	-	3,806	-100.0%	-	13,753	-100.0%
Share of profit of joint ventures ^(f)	31,842	56,604	-43.7%	84,902	100,133	-15.2%
Finance income ^(g)	5,197	13,186	-60.6%	39,521	40,724	-3.0%
Finance expenses ^(g)	(19,434)	(23,778)	18.3%	(94,226)	(87,933)	-7.2%
Amortisation of intangible asset ^(h)	-	(2,641)	100.0%	-	(10,044)	100.0%
Asset management fees - base fee	(8,014)	(7,887)	-1.6%	(31,238)	(30,358)	-2.9%
Asset management fees - performance fee	(3,674)	(3,997)	8.1%	(15,012)	(15,083)	0.5%
Trust expenses	(574)	(763)	24.8%	(3,508)	(3,597)	2.5%
Net income	66,039	97,019	-31.9%	205,014	236,812	-13.4%
Net change in fair value of financial derivatives ⁽ⁱ⁾	2,088	(218)	1057.8%	(423)	10,000	-104.2%
Loss on disposal of an investment property ^(m)	-	(2,656)	100.0%	-	(2,656)	100.0%
Net surplus from revaluation of investment properties	70,898	128,728	-44.9%	70,898	128,728	-44.9%
Total return before tax	139,025	222,873	-37.6%	275,489	372,884	-26.1%
Income tax expense ^(j)	(9,820)	(1,624)	-504.7%	(14,196)	(6,738)	-110.7%
Total return for the period after tax	129,205	221,249	-41.6%	261,293	366,146	-28.6%
Attributable to:						
Unitholders	118,532	215,807	-45.1%	246,546	354,091	-30.4%
Non-controlling interests	10,673	5,442	96.1%	14,747	12,055	22.3%
Total return for the period	129,205	221,249	-41.6%	261,293	366,146	-28.6%

Statement of distribution	Group					
	1/10/16 to 31/12/16	1/10/15 to 31/12/15	Change	1/1/16 to 31/12/16	1/1/15 to 31/12/15	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Total return for the period attributable to Unitholders before distribution	118,532	215,807	-45.1%	246,546	354,091	-30.4%
Non-tax chargeable items ^(k)	(86,859)	(174,271)	50.2%	(118,740)	(199,808)	40.6%
Taxable income	31,674	41,536	-23.7%	127,807	154,283	-17.2%
Dividend income ^(l)	26,388	19,566	34.9%	101,919	78,684	29.5%
Income available for distribution to Unitholders	58,062	61,102	-5.0%	229,726	232,967	-1.4%
Unitholders' distribution:						
- from operations	58,062	61,102	-5.0%	229,726	232,967	-1.4%
- from capital ^(m)	8,000	8,400	-4.8%	24,000	19,000	26.3%
Distributable amount to Unitholders	66,062	69,502	-4.9%	253,726	251,967	0.7%

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Footnotes:

- (a) Gross revenue comprises mainly rental income from retail mall and offices, convention revenue and income from rental of atrium and media spaces. Please refer to Note 8(i) for breakdown in Gross revenue.
- (b) Property management fees for the current quarter and financial year ended 31 December 2016 was lower due to the divestment of Park Mall in December 2015.
- (c) Property tax for the current quarter ended 31 December 2016 was higher compared to the corresponding period mainly due to the reversal of an overprovision for Suntec City in prior year. Property tax for the financial year ended 31 December 2016 was lower compared to the corresponding period mainly due to the divestment of Park Mall.
- (d) Other property expenses for the current quarter and financial year ended 31 December 2016 was higher compared to the corresponding period mainly due to higher operating expenses for Suntec Singapore.
- (e) Included in the Other income are the following:

	Group					
	1/10/16 to 31/12/16	1/10/15 to 31/12/15	Change	1/1/16 to 31/12/16	1/1/15 to 31/12/15	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Income support in relation to MBFC Properties ⁽¹⁾	-	3,806	-100.0%	-	13,753	-100.0%
Other Income	-	3,806	-100.0%	-	13,753	-100.0%

(1) Relates to income support received from Choicewide Group Limited. The income support ended in 4QFY15 in accordance with the Deed of Income Support.

- (f) This relates to the Group's one-third interest in One Raffles Quay Pte Ltd ("ORQPL"), one-third interest in BFC Development LLP ("BFCD LLP"), 30.0% interest in Park Mall Pte. Ltd and 50.0% interest in Southgate Trust. The decrease in share of profits of joint ventures mainly relate to a lower fair value gain recognised.
- (g) Included in the net financing costs are the following:

	Group					
	1/10/16 to 31/12/16	1/10/15 to 31/12/15	Change	1/1/16 to 31/12/16	1/1/15 to 31/12/15	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Finance income:						
Interest income						
- fixed deposits and current account	180	335	-46.3%	686	1,387	-50.5%
- loans to joint ventures	4,539	7,130	-36.3%	23,090	26,114	-11.6%
- progress payments ⁽¹⁾	117	4,024	-97.1%	13,195	12,725	3.7%
- interest rate swaps ⁽²⁾	22	637	-96.5%	1,676	498	236.5%
Net foreign currency exchange differences	339	1,060	-68.0%	874	-	n.m.
	5,197	13,186	-60.6%	39,521	40,724	-3.0%
Finance expenses:						
Interest expense						
- bank loans, notes and convertible bonds ⁽³⁾	(15,021)	(20,790)	27.7%	(71,663)	(71,092)	-0.8%
- interest rate swaps	(2,468)	(423)	-483.5%	(5,070)	(2,503)	-102.6%
Amortisation and transaction costs ⁽⁴⁾	(1,945)	(2,565)	24.2%	(17,493)	(9,907)	-76.6%
Net foreign currency exchange differences	-	-	n.m.	-	(4,431)	100.0%
	(19,434)	(23,778)	18.3%	(94,226)	(87,933)	-7.2%
Net financing costs	(14,237)	(10,592)	-34.4%	(54,705)	(47,209)	-15.9%

(1) Relates to coupon earned on progress payments made in relation to 177 Pacific Highway in North Sydney Australia during the development stage.

(2) Interest rate swaps income for the financial year increased year-on-year due to higher swap offer rates.

(3) Interest expense on bank loans, notes and convertible bonds for the current quarter was lower year-on-year due to lower borrowing costs.

(4) Amortisation and transaction costs for the financial year ended 31 December 2016 were higher compared to the corresponding period due to one-time write-off of unamortised transaction costs in relation to the redemption of convertible bonds.

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- (h) This relates to the amortisation of the intangible asset relating to the income support received by Suntec REIT (please refer to note (e) above).
- (i) This relates to the net gain/(loss) arising from fair value remeasurement of the foreign currency forward contracts, interest rate swaps and convertible bonds. These have no impact on distributable income.
- (j) This relates to income tax on operating profits and non-tax transparent income received as well as deferred tax provision. The income tax was higher year-on-year for the current quarter and financial year ended 31 December 2016 mainly due to the recognition of deferred tax provision on the fair value gain of an Australian property.
- (k) Included in the non-tax deductible/(chargeable) items are the following:

	Group					
	1/10/16 to 31/12/16	1/10/15 to 31/12/15	Change	1/1/16 to 31/12/16	1/1/15 to 31/12/15	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Non-tax deductible/(chargeable) items						
Amortisation of intangible asset	-	2,641	-100.0%	-	10,044	-100.0%
Amortisation of transaction costs	1,825	2,444	-25.3%	17,017	9,432	80.4%
Asset management fees paid/payable in units	8,667	8,825	-1.8%	34,278	33,664	1.8%
Net change in fair value of financial derivatives	(2,088)	218	-1057.8%	423	(10,000)	-104.2%
Net foreign currency exchange differences	(247)	(1,046)	-76.4%	(596)	4,393	-113.6%
Temporary differences and other adjustments ⁽¹⁾	286	829	-65.5%	1,986	2,508	-20.8%
Deferred tax recognised at group level	11,032	-	n.m.	11,032	-	n.m.
Net surplus from revaluation of investment property	(70,898)	(128,728)	-44.9%	(70,898)	(128,728)	-44.9%
Loss on disposal of an investment property	-	2,656	-100.0%	-	2,656	-100.0%
Net profit from subsidiaries and/or joint ventures	(35,436)	(62,110)	-42.9%	(111,982)	(123,777)	-9.5%
Total	(86,859)	(174,271)	-50.2%	(118,740)	(199,808)	-40.6%

(1) This relates mainly to non-deductible expenses and chargeable income.

- (l) This relates to the dividend/distribution income received from:

	Group					
	1/10/16 to 31/12/16	1/10/15 to 31/12/15	Change	1/1/16 to 31/12/16	1/1/15 to 31/12/15	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Wholly-owned subsidiaries:						
Comina Investment Limited ⁽¹⁾	6,102	5,560	9.7%	27,137	24,120	12.5%
Suntec Harmony Pte. Ltd. ⁽²⁾	2,500	3,344	-25.2%	11,620	10,944	6.2%
Suntec REIT Capital Pte. Ltd. ⁽³⁾	4,500	2,200	104.5%	13,900	7,100	95.8%
Suntec REIT (Australia) Trust ⁽⁴⁾	4,312	1,404	207.1%	11,681	4,438	163.2%
	17,414	12,508	39.2%	64,338	46,602	38.1%
Joint venture:						
BFC Development LLP ⁽⁵⁾	8,974	7,058	27.1%	37,581	32,082	17.1%
	26,388	19,566	34.9%	101,919	78,684	29.5%

(1) Comina Investment Limited ("CIL") has a one-third interest in ORQ.

(2) Suntec Harmony Pte. Ltd. ("SHPL") has a 60.8% effective interest in Suntec Singapore.

(3) Suntec REIT Capital Pte. Ltd provides shareholder loan to Suntec REIT (Australia) Trust ("SRAust") for its investments in Australia.

(4) Suntec REIT (Australia) Trust has a 100% effective interest in 177 Pacific Highway and a 25.0% effective interest in Southgate complex.

(5) BFCD LLP has a one-third interest in MBFC Properties.

- (m) This relates to a portion of the sales proceed from the disposal of Park Mall in December 2015 (2015: CHIJMES in January 2012) and is classified as capital distribution from a tax perspective.

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1 (b)(i) Statements of Financial Position as at 31 December 2016

	Group		Trust	
	31/12/16	31/12/15	31/12/16	31/12/15
	S\$'000	S\$'000	S\$'000	S\$'000
Non-current assets				
Plant and equipment	2,284	2,706	383	403
Investment properties ^(a)	6,247,771	5,799,901	5,008,300	5,000,000
Interest in joint ventures ^(b)	2,642,904	2,456,648	1,461,496	1,467,060
Investments in subsidiaries ^(c)	-	-	1,293,935	982,650
Trade and other receivables ^(a)	-	237,629	-	-
Derivative assets ^(d)	3,202	6,955	3,202	5,063
Total non-current assets	8,896,161	8,503,839	7,767,316	7,455,176
Current assets				
Derivative assets ^(d)	-	3,040	-	3,040
Trade and other receivables ^(e)	14,765	12,832	9,935	5,536
Cash and cash equivalents	182,450	445,267	133,754	393,579
Total current assets	197,215	461,139	143,689	402,155
Total assets	9,093,376	8,964,978	7,911,005	7,857,331
Current liabilities				
Interest-bearing borrowings ^(f)	99,798	638,043	99,798	638,043
Trade and other payables	93,465	107,708	52,769	65,452
Derivative liabilities ^(d)	160	-	160	-
Current portion of security deposits	14,546	20,398	11,903	16,136
Provision for taxation	-	1,295	-	1,295
Total current liabilities	207,969	767,444	164,630	720,926
Non-current liabilities				
Interest-bearing borrowings ^(f)	3,206,001	2,574,669	2,841,366	2,210,511
Derivative liabilities ^(d)	22,030	7,895	20,783	7,895
Non-current portion of security deposits	51,090	48,686	48,690	46,922
Deferred tax liabilities ^(g)	13,022	3,627	-	-
Total non-current liabilities	3,292,143	2,634,877	2,910,839	2,265,328
Total liabilities	3,500,112	3,402,321	3,075,469	2,986,254
Net assets	5,593,264	5,562,657	4,835,536	4,871,077
Represented by:				
Unitholders' funds ^(h)	5,468,935	5,444,005	4,835,536	4,871,077
Non-controlling interests	124,329	118,652	-	-
Total Equity	5,593,264	5,562,657	4,835,536	4,871,077

Footnotes:

(a) The increase was due to the reclassification of progress payments made in relation to 177 Pacific Highway in North Sydney Australia to investment properties upon practical completion on 1 August 2016 and net surplus from revaluation of investment properties in December 2016.

(b) In respect of the Group's joint ventures, this relates to the one-third interest in ORQPL, one-third interest in BFCD LLP, 30.0% interest in Park Mall Investment Limited ("PMIL") and 50.0% interest in Southgate Trust. In respect of the Trust's joint ventures, this relates to the one-third interest in ORQPL and one-third interest in BFCD LLP.

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- (c) This relates to CIL, SHPL, Suntec REIT MTN Pte. Ltd. ("SRMTN"), Suntec REIT Capital Pte. Ltd., SRAust and Suntec (PM) Pte. Ltd., which are wholly-owned subsidiaries of Suntec REIT. The increase was due to the acquisition of Southgate complex.
- (d) This relates to the foreign currency forward contracts and interest rate swaps at fair value through statement of total return and embedded derivative relating to convertible bonds.
- (e) The increase for the Group and the Trust was mainly due to higher receivables recorded by subsidiaries as at 31 December 2016.
- (f) The interest-bearing borrowings are stated at amortised cost. The current portion of the interest-bearing borrowings relates to S\$100m loan due in the fourth quarter of 2017 which will be refinanced in due course.
- (g) The increase in deferred tax liabilities mainly relate to the recognition of the deferred tax provision on the fair value gain of an Australian property as at 31 December 2016.
- (h) Please refer to statement of movements in unitholders' funds item 1(d)(i) for details.

1 (b)(ii) Aggregate amount of borrowings and debt securities

	Group		Trust	
	31/12/16	31/12/15	31/12/16	31/12/15
	S\$'000	S\$'000	S\$'000	S\$'000
Amount repayable in one year or less, or on demand				
- Secured ^(a)	-	99,746	-	99,746
- Unsecured ^(b)				
(i) financial institutions	99,798	119,936	99,798	119,936
(ii) notes & convertible bonds	-	418,361	-	418,361
	99,798	638,043	99,798	638,043
Amount repayable after one year				
- Secured ^(a)	364,635	364,158	-	-
- Unsecured ^(b)				
(i) financial institutions	2,148,229	1,797,489	2,148,229	1,797,489
(ii) notes & convertible bonds	693,137	413,022	279,590	-
(iii) subsidiary	-	-	413,547	413,022
	3,206,001	2,574,669	2,841,366	2,210,511
	3,305,799	3,212,712	2,941,164	2,848,554

Details of borrowings and collaterals

- (a) The Group has in place a secured S\$366.0 million term loan facility for a term of five years. As at 31 December 2016, the Group has drawn down S\$366.0 million.

The facilities are secured on the following:

- A first legal mortgage on Suntec Singapore (the "Property");
 - A first fixed charge over the central rental collection account in relation to the Property;
 - An assignment of the subsidiary's rights, title and interest in the tenancy documents and the proceeds in connection with the Property;
 - An assignment of the subsidiary's rights, title and interest in the insurance policies in relation to the Property; and
 - A fixed and floating charge over the assets of the Property in relation to the Property, agreements, collateral, as required by the financial institution granting the facility.
 - An assignment of any interest rate swaps facility, which may be entered into by the subsidiary in relation to the term loan facility.
- (b) As at 31 December 2016, the Group has unsecured interest-bearing borrowings comprising S\$2,253.5 million from various institutional banks, S\$300.0 million of convertible bonds and S\$415.0 million euromedium term notes issued by SRMTN and on-lent to the Trust.

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1 (c) Statements of Cash Flow

	Group			
	1/10/16 to 31/12/16	1/10/15 to 31/12/15	1/1/16 to 31/12/16	1/1/15 to 31/12/15
	S\$'000	S\$'000	S\$'000	S\$'000
Operating activities				
Net income	66,039	97,019	205,014	236,812
Adjustments for:				
Depreciation of plant and equipment	283	307	1,091	985
Loss on disposal of plant and equipment	-	2	11	11
Asset management fees paid/payable in units	8,667	8,825	34,277	33,664
Net financing costs ^(a)	14,237	10,592	54,705	47,209
Amortisation of intangible asset	-	2,641	-	10,044
Allowance for doubtful receivables	246	180	627	777
Share of profit of joint ventures	(31,842)	(56,604)	(84,902)	(100,133)
Operating income before working capital changes	57,630	62,962	210,823	229,369
Changes in working capital				
Inventories	-	-	-	6
Trade and other receivables	10,468	551	(2,513)	1,581
Trade and other payables	(6,005)	(777)	(6,937)	2,114
Cash flows generated from operations	62,093	62,736	201,373	233,070
Income tax paid	(2,814)	-	(3,690)	(1,753)
Net cash flow from operating activities	59,279	62,736	197,683	231,317
Investing activities				
Interest received	4,835	11,598	36,970	40,250
Dividend received from joint ventures	34,608	26,503	64,718	56,202
Change in investment in joint ventures	(178,006)	(15,000)	(178,006)	(15,000)
Net sale proceeds from sale of an investment property	-	387,906	-	409,937
Capital expenditure on investment properties	(8,177)	(3,632)	(10,769)	(40,759)
Acquisition of investment properties	-	(105,705)	-	(105,705)
Purchase of plant and equipment	(341)	(277)	(681)	(898)
Progress payments on construction	-	(72,239)	(129,388)	(139,607)
Loans advanced to/repayment from joint ventures	(2,000)	(19,695)	5,564	(23,009)
Net cash flow (used in)/from investing activities	(149,081)	209,459	(211,592)	181,411
Financing activities				
Proceeds from interest-bearing loans	-	51,035	561,756	207,158
Proceeds from euro medium term notes	-	105,000	-	105,000
Financing costs paid	(14,522)	(17,949)	(83,541)	(84,320)
Proceeds from convertible bonds	-	-	300,000	-
Repayment of convertible bonds	-	-	(280,000)	-
Repayment of interest-bearing loans	-	(74,000)	(482,500)	(89,000)
Dividend paid to non-controlling interest	(1,960)	(2,156)	(7,840)	(7,056)
Distributions to unitholders	(64,304)	(63,586)	(257,142)	(247,058)
Net cash flow used in financing activities	(80,786)	(1,656)	(249,267)	(115,276)
Net (decrease)/increase in cash and cash equivalents	(170,588)	270,539	(263,176)	297,452
Cash and cash equivalents at beginning of the period	353,115	170,971	445,267	149,536
Effect on exchange rate fluctuations on cash held	(77)	3,757	359	(1,721)
Cash and cash equivalents at end of the period	182,450	445,267	182,450	445,267

Footnote:

(a) Please refer to footnote (g) under note 1(a)(i) Statement of Total Return and Statement of Distribution for the quarter and financial year ended 31 December 2016 on page 4.

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1 (d)(i) Statements of Movements in Unitholders' Funds

	Group			
	1/10/16 to 31/12/16	1/10/15 to 31/12/15	1/1/16 to 31/12/16	1/1/15 to 31/12/15
	S\$'000	S\$'000	S\$'000	S\$'000
Balance at the beginning of the period	5,397,239	5,272,488	5,444,005	5,305,398
Operations				
Total return for the period attributable to unitholders	118,532	215,807	246,546	354,091
Net increase in net assets resulting from operations	118,532	215,807	246,546	354,091
Effective portion of changes in fair value of cash flow hedges ^(a)	1,754	931	(4,607)	2,973
Translation differences from financial statements of foreign entities	(2,023)	9,540	5,855	(5,063)
Net (loss)/gain recognised directly in Unitholder's fund	(269)	10,471	1,248	(2,090)
Unitholders' transactions				
Creation of units				
- asset management fee paid in units ^(b)	-	-	16,541	24,839
Units to be issued				
- asset management fee payable in units ^(b)	17,737	8,825	17,737	8,825
Distributions paid/payable to unitholders	(64,304)	(63,586)	(257,142)	(247,058)
Net decrease in net assets resulting from unitholders' transactions	(46,567)	(54,761)	(222,864)	(213,394)
Unitholders' funds as at end of period	5,468,935	5,444,005	5,468,935	5,444,005

	Trust			
	1/10/16 to 31/12/16	1/10/15 to 31/12/15	1/1/16 to 31/12/16	1/1/15 to 31/12/15
	S\$'000	S\$'000	S\$'000	S\$'000
Balance at the beginning of the period	4,826,005	4,812,439	4,871,077	4,844,142
Operations				
Total return for the period attributable to unitholders	56,098	113,399	187,323	240,329
Net increase in net assets resulting from operations	56,098	113,399	187,323	240,329
Unitholders' transactions				
Creation of units				
- asset management fee paid in units ^(b)	-	-	16,541	24,839
Units to be issued				
- asset management fee payable in units ^(b)	17,737	8,825	17,737	8,825
Distributions paid/payable to unitholders	(64,304)	(63,586)	(257,142)	(247,058)
Net decrease in net assets resulting from unitholders' transactions	(46,567)	(54,761)	(222,864)	(213,394)
Unitholders' funds as at end of period	4,835,536	4,871,077	4,835,536	4,871,077

Footnotes:

(a) This represents the share of fair value change of the cash flow hedges as a result of interest rate swaps entered into by a subsidiary and a joint venture.

(b) This represents the value of units issued and to be issued to the Manager as partial satisfaction of the asset management fee incurred for the quarter. The asset management base fee units for the quarter ended 31 December 2016 and asset management performance fee units for the financial year ended 31 December 2016 are to be issued within 30 days from quarter end.

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1 (d)(ii) Details of any changes in the units since the end of the previous period reported on

	Group and Trust			
	1/10/16 to 31/12/16	1/10/15 to 31/12/15	1/1/16 to 31/12/16	1/1/15 to 31/12/15
	Units	Units	Units	Units
Issued units at the beginning of the period	2,533,341,360	2,515,583,534	2,521,238,831	2,502,245,610
Creation of units: - as payment for asset management fee	3,321,413	5,655,297	15,423,942	18,993,221
Issued units at the end of the period	2,536,662,773	2,521,238,831	2,536,662,773	2,521,238,831
Units to be issued: - asset management fee payable in units ^(a)	10,784,575	5,673,967	10,784,575	5,673,967
Issuable units at the end of the period	10,784,575	5,673,967	10,784,575	5,673,967
Total issued and issuable units	2,547,447,348	2,526,912,798	2,547,447,348	2,526,912,798

Footnotes:

- (a) These are units to be issued to the Manager as partial satisfaction of asset management base fee incurred for the quarter ended 31 December 2016 and asset management performance fee incurred for the financial year ended 31 December 2016.

Convertible Bonds – Group & Trust

On 5 September 2016, Suntec REIT issued the following convertible bonds, which remained outstanding as at 31 December 2016:

- S\$300,000,000 of Convertible Bonds due in 2021 which are convertible by holders into units of Suntec REIT at any time on or after 16 October 2016 at a conversion price of S\$2.101 per unit (31 December 2015: \$280,000,000 of Convertible Bonds due in 2018 which are convertible by holders into units of Suntec REIT at any time on or after 28 April 2013 at a convertible price of \$2.111 per unit).

There has been no conversion of any of the above convertible bonds since the date of their issue.

Assuming the bonds are fully converted based on the adjusted conversion price, the number of new units to be issued would be 142,789,148 (31 December 2015: 132,638,559), representing 5.6% (31 December 2015: 5.2%) of the total number of units of Suntec REIT in issue as at 31 December 2016.

2. Whether the figures have been audited, or reviewed and in accordance with which standard (e.g. the Singapore Standard on Auditing 910 (Engagements to Review Financial Statements), or an equivalent standard)

The figures for the financial year ended 31 December 2016 have not been audited but have been reviewed by the auditors in accordance with Singapore Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity".

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- 3. Where the figures have been audited, or reviewed, the auditors' report (including any qualifications or emphasis of matter)**

Please see attached review report.

- 4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited financial statements have been applied**

The Group has applied the same accounting policies and methods of computation as in the audited financial statements for the year ended 31 December 2015.

- 5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change**

There is no change in the accounting policies and methods of computation adopted.

- 6. Earnings per unit ("EPU") and Distribution per unit ("DPU")**

Earnings per unit

	Group			
	1/10/16 to 31/12/16	1/10/15 to 31/12/15	1/1/16 to 31/12/16	1/1/15 to 31/12/15
Weighted average number of issued units ^(a)	2,536,779,997	2,521,300,505	2,531,837,023	2,513,625,650
Earnings per unit for the period based on the weighted average number of units in issue (cents)	4.672	8.559	9.738	14.087
Weighted average number of units on a fully diluted basis	2,690,236,495	2,653,939,064	2,586,201,160	2,646,264,209
Earnings per unit for the period based on a fully diluted basis (cents) ^(b)	4.601	8.257	9.346	13.443

Footnotes:

- (a) *For the purpose of calculating the basic EPU, the weighted average number of units issued/issuable took into account the asset management fees – base and performance fees paid/payable in units. (2015: asset management fees – base and performance fees paid/payable in units.)*
- (b) *For the purpose of calculating the diluted EPU, the weighted average number of units in issue is adjusted to take into account the asset management fees – base and performance fees payable in units and dilutive effect arising from full conversion of convertible bonds to units. (2015: asset management fees – performance fees paid/payable in units and the dilutive effect arising from full conversion of convertible bonds to units.)*

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Distribution per Unit

In computing the DPU, the number of units as at the end of each period is used for the computation. The DPU for the Group and Trust are the same.

	Group			
	1/10/16 to 31/12/16	1/10/15 to 31/12/15	1/1/16 to 31/12/16	1/1/15 to 31/12/15
Number of issued and issuable units at end of period entitled to distribution ^(a)	2,547,447,348	2,526,912,798	2,547,447,348	2,526,912,798
Distribution per unit for the period based on the total number of units entitled to distribution (cents)	2.596 ⁽¹⁾	2.750 ⁽¹⁾	10.003 ⁽²⁾	10.002 ⁽²⁾

- (1) *The distribution per unit for the quarter ended 31 December 2016 of **2.596** cents per unit (31 December 2015: **2.750** cents per unit) comprised a taxable income component of **1.896** cents per unit (31 December 2015: **2.150** cents per unit), a tax exempt income component of **0.386** cents per unit (31 December 2015: **0.268** cents per unit) and a capital distribution of **0.314** cents per unit (31 December 2015: **0.332** cents per unit).*
- (2) *The distribution per unit for the year ended 31 December 2016 of **10.003** cents per unit (31 December 2015: **10.002** cents per unit) comprised a taxable income component of **7.593** cents per unit (31 December 2015: **8.202** cents per unit), a tax exempt income component of **1.464** cents per unit (31 December 2015: **1.047** cents per unit) and a capital distribution of **0.946** cents per unit (31 December 2015: **0.753** cents per unit).*

Footnotes:

- (a) *The computation of actual DPU for the period from 1 October 2016 to 31 December 2016 is based on the number of units entitled to the distribution:*
- (i) *The number of units in issue as at 31 December 2016 of 2,536,662,773; and*
- (ii) *The units issuable to the Manager by 30 January 2017 as partial satisfaction of asset management base fees incurred for the period from 1 October 2016 to 31 December 2016 of 3,482,590 and asset management performance fees incurred for the period from 1 January 2016 to 31 December 2016 of 7,301,985.*

7. Net asset value ("NAV") and Net Tangible Asset ("NTA") per unit as at 31 December 2016

	Group		Trust	
	31/12/16 ^(a)	31/12/15	31/12/16 ^(a)	31/12/15
NAV / NTA per unit (S\$)	2.147	2.154	1.898	1.928

Footnotes:

- (a) *The number of units used for computation of actual NAV per unit is 2,547,447,348. This comprised:*
- (i) *The number of units in issue as at 31 December 2016 of 2,536,662,773; and*
- (ii) *The units issuable to the Manager by 30 January 2017 as partial satisfaction of asset management base fees incurred for the period from 1 October 2016 to 31 December 2016 of 3,482,590 and asset management performance fees incurred for the period from 1 January 2016 to 31 December 2016 of 7,301,985.*

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8. Review of the performance for the Fourth Quarter and Financial Year ended 31 December 2016

8(i) Gross revenue and Net Property Income contribution by properties

Properties	Group					
	1/10/16 to 31/12/16	1/10/15 to 31/12/15	Change	1/1/16 to 31/12/16	1/1/15 to 31/12/15	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Gross Revenue:						
Suntec City	57,938	56,768	2.1%	233,384	218,143	7.0%
Park Mall ^(a)	405	5,366	-92.5%	455	23,470	-98.1%
	58,343	62,134	-6.1%	233,839	241,613	-3.2%
177 Pacific Highway ^(b)	8,823	-	n.m.	14,591	-	n.m.
Suntec Singapore	21,775	25,407	-14.3%	80,165	87,902	-8.8%
Total gross revenue	88,941	87,541	1.6%	328,595	329,515	-0.3%
Net Property Income:						
Suntec City	43,350	46,907	-7.6%	178,737	170,957	4.6%
Park Mall ^(a)	1,044	3,911	-73.3%	1,348	17,299	-92.2%
	44,394	50,818	-12.6%	180,085	188,256	-4.3%
177 Pacific Highway ^(b)	7,866	-	n.m.	13,099	-	n.m.
Suntec Singapore	8,436	11,671	-27.7%	31,391	40,961	-23.4%
Total net property income	60,696	62,489	-2.9%	224,575	229,217	-2.0%

Footnote:

- (a) Contribution from Park Mall relates to reconciliation adjustments subsequent to the divestment on 22 December 2015.
- (b) 177 Pacific Highway obtained practical completion on 1 August 2016. Prior to practical completion, the Group received coupon on progress payments made during the development stage. Please refer to 1(a)(i) note (g) on page 4.

8(ii) Income contribution from joint ventures

	Group					
	1/10/16 to 31/12/16	1/10/15 to 31/12/15	Change	1/1/16 to 31/12/16	1/1/15 to 31/12/15	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Joint ventures:						
One-third interest in ORQ:						
- Interest income	471	550	-14.4%	2,018	2,019	0.0%
- Dividend income	6,102	5,560	9.7%	27,137	24,120	12.5%
	6,573	6,110	7.6%	29,155	26,139	11.5%
One-third interest in MBFC Properties:						
- Income support	-	3,806	-100.0%	-	13,753	-100.0%
- Interest income	4,068	6,580	-38.2%	21,072	24,095	-12.5%
- Distribution income	8,974	7,058	27.1%	37,581	32,082	17.1%
	13,042	17,444	-25.2%	58,653	69,930	-16.1%
25% interest in Southgate Complex						
- Dividend/Distribution income	1,926	-	n.m.	1,926	-	n.m.
	1,926	-	n.m.	1,926	-	n.m.
Total income contribution	21,541	23,554	-8.5%	89,734	96,069	-6.6%

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Review of performance 4Q FY16 vs 4Q FY15

Gross revenue for 4Q FY16 was S\$88.9 million, an increase of S\$1.4 million or 1.6% higher year-on-year. The increase was mainly due to the contribution of 177 Pacific Highway after practical completion offset by the divestment of Park Mall and lower revenue achieved for Suntec Singapore.

Gross office revenue for the quarter was S\$42.8 million, which was S\$7.7mil or 22.0% higher than 4Q FY15 due to the contribution of 177 Pacific Highway.

Gross retail revenue for the quarter was S\$24.3 million, which was S\$2.7 million or 10.0% lower than 4Q FY15. The decline in retail revenue was mainly due to the divestment of Park Mall.

Suntec Singapore's revenue contribution for the quarter was S\$21.8 million, comprising S\$17.2 million from convention and S\$4.6 million from retail. The S\$3.6 million or 14.3% decrease year-on-year was mainly due to lower retail and convention revenue.

Property expenses incurred for the quarter was S\$28.3 million, which was S\$3.2 million or 17.3% higher year-on-year. This was due to higher operating expenses incurred by Suntec Singapore.

Net property income of S\$60.7 million for the quarter was S\$1.8 million or 2.9% lower year-on-year. This was due to lower income contribution from Suntec City and Suntec Singapore as well as the divestment of Park Mall.

The total income contribution from joint ventures comprising ORQ, MBFC Properties and Southgate complex for the quarter was S\$21.5 million. This was S\$2.0 million or 8.5% lower year-on-year, mainly due the income support for MBFC Properties which ended in 4Q FY15.

Net financing cost for the quarter was S\$14.2 million, an increase of S\$3.6 million or 34.4% higher year-on-year. This was mainly due to the cessation of coupon earned on progress payments following the practical completion of 177 Pacific Highway. The all-in financing cost for Suntec REIT averaged 2.28% for the quarter and the consolidated gearing stood at 36.4% as at 31 December 2016.

Total distributable income for the quarter of S\$66.1 million was S\$3.4 million or 4.9% lower year-on-year. The distribution per unit ("DPU") for the quarter was 2.596 cents per unit, 5.6% lower than 4Q FY15 DPU of 2.750 cents per unit. This includes a capital distribution of S\$8.0 million or 0.314 cents per unit.

For the Singapore office portfolio, Suntec City Office committed occupancy stood at 98.9% as at 31 December 2016. ORQ committed occupancy maintained 100% while MBFC Properties achieved 99.8% committed occupancy as at 31 December 2016. In Australia, the committed occupancy for 177 Pacific Highway and Southgate Complex was 100% and 86.1% respectively as at 31 December 2016.

For the Singapore retail portfolio, the committed occupancy for the entire Suntec City improved to 97.9% while the committed occupancy for ORQ and Marina Bay Link Mall were 100% and 97.4% respectively as at 31 December 2016. In Australia, the committed occupancy for Southgate complex (retail) was 89.0% as at 31 December 2016.

The overall committed occupancy for the office and retail portfolio stood at 98.6% and 97.7% respectively as at 31 December 2016.

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Review of performance FY16 vs FY15

Gross Revenue for FY16 was S\$328.6 million, a slight decrease of S\$0.9 million or 0.3% lower than FY15. The decrease was mainly due to the divestment of Park Mall, offset by the contribution of 177 Pacific Highway after practical completion and the increase in revenue from the opening of Suntec City mall (Phase 3).

Gross office revenue for FY16 was S\$147.5 million, which was S\$9.6 million or 7.0% higher than FY15. This was mainly due to the revenue contribution from 177 Pacific Highway, positive contribution from Suntec City Office offset by the divestment of Park Mall.

Gross retail revenue for FY16 was S\$100.9 million, which was S\$2.9 million or 2.8% lower than in FY15. The decrease was due to the divestment of Park Mall, offset by the completion of Phase 3 of the asset enhancement works in Suntec City mall.

Suntec Singapore's revenue for FY16 was S\$80.2 million, a decrease of S\$7.7 million or 8.8% lower year-on-year, comprising S\$59.3 million from convention and S\$20.8 million from retail. The decrease year-on-year was mainly due to lower convention and retail revenue.

Property expenses incurred for the period was S\$104.0 million, which was S\$3.7 million or 3.7% higher than the corresponding period last year due mainly to property expenses from 177 Pacific Highway and higher property expenses at Suntec Singapore.

Notwithstanding the divestment of Park Mall, the net property income for FY16 was S\$224.6 million, a decrease of \$4.6 million or 2.0% year-on-year.

The income contribution from joint ventures for FY16 of S\$89.7 million was S\$6.3 million or 6.6% lower year-on-year. This was mainly due to the end of the income support for MBFC Properties in 4Q FY15.

Net financing costs for the period was S\$54.7 million, an increase of S\$7.5 million or 15.9% higher year-on-year. Excluding net foreign currency exchange differences, net financing costs for FY16 was S\$55.6 million, S\$12.8 million or 29.9% higher year-on-year. This is due to one-time write-off of unamortised transaction costs relating to the convertible bonds in March 2016.

The all-in financing cost for Suntec REIT was 2.56% for FY16.

Total distributable income for FY16 was S\$253.7 million, S\$1.8 million or 0.7% higher year-on-year. The total DPU for FY16 was 10.003 cents per unit, which was in line with FY15. This includes a capital distribution of S\$24.0 million or 0.946 cents per unit.

9. Variance between the forecast and actual results

The current results are broadly in line with the Trust's commentary made in the FY2015 Financial Results Announcement under item 10. The Trust has not disclosed any financial forecast to the market.

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10. Commentary on the competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months

The Singapore economy improved in the fourth quarter of 2016. Based on the report released by the Ministry of Trade and Industry ("MTI") on 3 January 2017, the Singapore economy grew by 1.8% on a year-on-year basis. In 2016, the Singapore economy is estimated to have grown by 1.8%, which was above MTI's forecast of 1% to 1.5%. Looking ahead, the MTI expects the Singapore economy to grow at a modest pace of 1% to 3% in 2017.

The Singapore office market recorded a marginal positive net-take up on the back of lower rents and incentives offered by landlord. Amidst the slower economic growth, business sentiments remained cautious. The overall CBD rents declined by 1.0% to S\$8.54 psf/mth while the overall CBD occupancy improved marginally by 0.5% to 93.3% in the fourth quarter¹.

The Singapore retail sector continued to face challenges in the fourth quarter of 2016. While demand was primarily from new-to-market F&B operators, weak consumer sentiments, labour constraints and consolidation by retailers continue to weigh down the retail market¹.

The Australian economy declined marginally by 0.5% in the third quarter of 2016 while through the year growth remained positive at 1.8%. In December 2016, the Reserve Bank of Australia maintained the cash rate unchanged at 1.5%, in-line with achieving its target of sustainable growth and inflation in the economy over time.

The Australian national office CBD occupancy declined by a marginal 0.1% to 88.0% in the third quarter of 2016. This was mainly due to the increase in vacancy in both Sydney and Melbourne, partly as a result of the new development space entering the market. Looking ahead, for the Sydney, North Shore and Melbourne office markets, occupier demand is expected to remain positive and occupancy to strengthen given the relatively lower new supply and stock withdrawal².

Looking ahead, with Suntec REIT's strong office portfolio occupancy of 98.6% and the leases due to expire in 2017 reduced to only 9.3%, the Manager expects the performance of the office portfolio to remain stable.

The overall committed occupancy for Suntec City mall as at 31 December 2016 was 97.9%. As the asset enhancement works for Suntec City are completed, the Manager expects the retail contribution from Suntec City to remain stable.

¹ JLL, Office and Retail Market Reports 4Q 2016.

² JLL, Australia Office Overview and Outlook, Sydney CBD Office, North Shore Office and Melbourne CBD Office Market Reports 3Q 2016.

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11. Distributions

(a) Current financial period

Any distribution declared for the current period? Yes

Name of distribution Distribution for the period from 1 October 2016 to 31 December 2016

Distribution Type	Distribution Rate Per Unit (cents)
Taxable income	1.896
Tax-exempt income	0.386
Capital distribution	0.314
Total	2.596

Distribution Type

i) Taxable income
ii) Tax-exempt income
iii) Capital distribution

Par value of units Not meaningful

Tax Rate

Taxable income
These distributions are made out of Suntec REIT's taxable income. Unitholders receiving distributions will be assessable to Singapore income tax on the distributions received except for individuals where these distributions are exempt from tax (unless they hold their units through partnership or as trading assets).

Tax-exempt income
Tax-exempt income distribution is exempt from tax in the hands of all Unitholders.

Capital distribution
Capital distribution represents a return of capital to Unitholders for Singapore income tax purposes and is therefore not subject to income tax. For Unitholders who hold the Units as trading assets, the amount of capital gain distribution will be applied to reduce the cost base of their Units for the purpose of calculating the amount of taxable trading gains arising from the disposal of the Units.

Remark Nil

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(b) Corresponding period of the immediately preceding financial period

Any distribution declared for the corresponding period of the immediately preceding financial year?

Yes

Name of distribution

Distribution for the period from 1 October 2015 to 31 December 2015

Distribution Rate

Distribution Type	Distribution Rate Per Unit (cents)
Taxable income	2.150
Tax-exempt income	0.268
Capital distribution	0.332
Total	2.750

Distribution Type

- i) Taxable income
- ii) Tax-exempt income
- iii) Capital distribution

Par value of units

Not meaningful

Tax Rate

Taxable income

These distributions are made out of Suntec REIT's taxable income. Unitholders receiving distributions will be assessable to Singapore income tax on the distributions received except for individuals where these distributions are exempt from tax (unless they hold their units through partnership or as trading assets).

Tax-exempt income

Tax-exempt income distribution is exempt from tax in the hands of all Unitholders.

Capital distribution

Capital distribution represents a return of capital to Unitholders for Singapore income tax purposes and is therefore not subject to income tax. For Unitholders who hold the Units as trading assets, the amount of capital gain distribution will be applied to reduce the cost base of their Units for the purpose of calculating the amount of taxable trading gains arising from the disposal of the Units.

Remark

Nil

(c) Date paid/payable:

28 February 2017

(d) Books Closure Date:

3 February 2017

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12. If no distribution has been declared/(recommended), a statement to that effect

Not applicable.

13. Aggregate value of Interested Person Transactions under Rule 920(1)(a)(ii)

Suntec REIT does not have in place a general mandate for interested person transactions.

14. Negative confirmation pursuant to Rule 705(5) of the Listing Manual

Not applicable.

15. Confirmation pursuant to Appendix 7.7 under Rule 720(1) of the Listing Manual

The Board of Directors of ARA Trust Management (Suntec) Limited (as Manager for Suntec REIT) hereby confirms that the undertakings from all its directors and executive officers as required in the format as set out in Appendix 7.7 under Rule 720(1) of the Listing Manual were procured.

16. Segmented revenue and results for business or geographical segments (of the group)

Business segments

As at 31 December 2016, Suntec REIT's portfolio comprises office and retail properties in Suntec City, a 30.0% interest in 9 Penang Road (formerly known as Park Mall), 60.8% interest in Suntec Singapore, one-third interest in ORQ, one-third interest in MBFC Properties, strategically located within Singapore's Marina Bay Precinct and Civic and Cultural Precinct. Suntec REIT also holds a 100.0% interest in the commercial building located at 177 Pacific Highway, North Sydney and a 25.0% interest in Southgate complex, Melbourne, Australia.

Suntec REIT's interest in Suntec City includes 100% of Suntec City mall comprising 812,873 sq ft of net lettable area, 59% of Suntec Office Towers, and 60.8% of Suntec Singapore.

	Office Actual 1/1/16 to 31/12/16 \$'000	Retail Actual 1/1/16 to 31/12/16 \$'000	Convention Actual 1/1/16 to 31/12/16 \$'000	Total Actual 1/1/16 to 31/12/16 \$'000
2016				
Property income and expenses				
Gross revenue	147,518	121,728	59,349	328,595
Property expenses	(28,389)	(31,925)	(43,706)	(104,020)
Segment net property income	119,129	89,803	15,643	224,575
	Office Actual 1/1/15 to 31/12/15 ^(a) \$'000	Retail Actual 1/1/15 to 31/12/15 ^(a) \$'000	Convention Actual 1/1/15 to 31/12/15 \$'000	Total Actual 1/1/15 to 31/12/15 \$'000
2015				
Property income and expenses				
Gross revenue	137,842	128,334	63,339	329,515
Property expenses	(24,254)	(33,760)	(42,284)	(100,298)
Segment net property income	113,588	94,574	21,055	229,217

Footnote:

(a) Includes gross revenue and property expenses of Park Mall up to 22 December 2015.

Suntec REIT's interest in 9 Penang Road (formerly known as Park Mall) (with effect from 23 December 2015), ORQ, MBFC Properties and Southgate complex are held through joint ventures and are equity accounted for.

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17. In the review of performance, the factors leading to any changes in contributions to turnover and earnings by the business or geographical segments

Please refer to Section 8 for the review of the actual performance.

18. Breakdown of sales

	Group		
	FY16 S\$'000	FY15 S\$'000	Change %
Gross revenue reported for period from 1 January to 30 June	157,281	155,909	0.9%
Total return after tax for the period from 1 January to 30 June	78,519	95,685	-17.9%
Gross revenue reported for the period from 1 July to 31 December	171,314	173,606	-1.3%
Total return after tax for the period from 1 July to 31 December	182,774	270,461	-32.4%

19. Breakdown of the total distribution for the financial year ended 31 December 2016

Annual distribution paid/payable to Unitholders

	Actual 1/1/16 to 31/12/16 S\$'000	Actual 1/1/15 to 31/12/15 S\$'000
1 July 2016 to 30 September 2016	64,304	-
1 April 2016 to 30 June 2016	63,358	-
1 January 2016 to 31 March 2016	59,990	-
1 October 2015 to 31 December 2015	69,490	-
1 July 2015 to 30 September 2015	-	63,586
1 April 2015 to 30 June 2015	-	62,889
1 January 2015 to 31 March 2015	-	55,991
1 October 2014 to 31 December 2014	-	64,592
	257,142	247,058

20. Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704(13).

Pursuant to Rule 704(13) of the Listing Manual, we confirm that there is no person occupying managerial positions in ARA Trust Management (Suntec) Limited (the "Company") or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the Company.

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For Fourth Quarter and Financial Year ended 31 December 2016**

21. Certificate pursuant to Paragraph 7.3 of the Property Funds Appendix

The Manager hereby certifies that in relation to the distribution to the Unitholders of Suntec REIT for the quarter ended 31 December 2016:

- a. Suntec REIT will declare a distribution which is classified as capital distribution from a tax perspective, being derived from a portion of the sales proceeds from the sale of Park Mall in December 2015, in addition to the income available for distribution for the quarter ended 31 December 2016,
- b. The Manager is satisfied on reasonable grounds that, immediately after making the distributions, Suntec REIT will be able to fulfill, from its deposited properties, its liabilities as they fall due.

The distribution is computed based on the accounts of Suntec REIT for the quarter ended 31 December 2016 and is verified by our external tax consultant.

Suntec REIT's current distribution policy is to distribute at least 90.0% of its taxable income to Unitholders.

This release may contain forward-looking statements that involve 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 similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), 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. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the current views of management on future events.

The value of units in Suntec REIT ("**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 Singapore Exchange Securities Trading Limited (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.

BY ORDER OF THE BOARD
ARA TRUST MANAGEMENT (SUNTEC) LIMITED
AS MANAGER OF SUNTEC REAL ESTATE INVESTMENT TRUST
(Company registration no. 200410976R)

Chan Kong Leong
Director
25 January 2017