



Trust Management (Suntec) Limited

Suntec Real Estate Investment Trust
("Suntec REIT")

Manager of



PROPOSED ISSUE OF CONVERTIBLE BONDS DUE 2021

Capitalised terms that are not defined in this announcement shall have the same meaning as set out in the Launch Announcement (as defined below).

1. INTRODUCTION

Further to the announcement dated 11 August 2016 (the "**Launch Announcement**") in relation to the proposed issue of convertible bonds due 2021 (the "**Convertible Bonds**"), which are convertible into cash and/or new ordinary units in the capital of Suntec REIT ("**Units**", and the issue of the Convertible Bonds, the "**Issue**"), the Board of Directors of ARA Trust Management (Suntec) Limited, as manager (the "**Manager**") of Suntec REIT, is pleased to announce that the offering of the Convertible Bonds has been priced.

The Issue was well subscribed and the Convertible Bonds have been fully placed out to institutional investors and other investors. The Issuer has also, with the agreement of the Joint Lead Managers (as defined below), increased the size of the Issue and issued an additional S\$50.0 million in aggregate principal amount of Convertible Bonds, such that the total gross proceeds of the Issue is S\$300.0 million.

Citigroup Global Markets Singapore Pte. Ltd. and The Hongkong and Shanghai Banking Corporation Limited, Singapore Branch are the joint lead managers and underwriters for the Issue of the Convertible Bonds (together, the "**Joint Lead Managers**").

2. PRINCIPAL TERMS OF THE CONVERTIBLE BONDS

The principal terms and conditions of the Convertible Bonds are summarised as follows:

Issue Size	:	S\$300 million in aggregate principal amount of Convertible Bonds.
Issue Price	:	100.0 per cent. of the principal amount of the Convertible Bonds.
Form and Denomination of the Convertible Bonds	:	The Convertible Bonds will be issued in registered form in denominations of S\$250,000 each or integral multiples thereof. Upon issue, the Convertible Bonds will be represented by a global certificate deposited with, and registered in the name of The Bank of New York Depository (Nominees) Limited being a nominee of the common depository for, Euroclear Bank S.A./N.V. and Clearstream Banking, S.A..
Security	:	Nil.
Settlement and Payment	:	Subject to fulfilment of the conditions set out in the subscription agreement between the Trustee, the Manager and the Joint Lead Managers dated 11 August 2016, settlement and payment for the Convertible Bonds is expected to take place in Singapore on or

about 5 September 2016 or such other date as may be agreed between the Trustee, the Manager and the Joint Lead Managers.

- Maturity Date** : On or about 5 September 2021.
- Interest** : The Convertible Bonds will bear interest at the rate of 1.750 per cent. per annum, payable semi-annually in arrear on 5 September and 5 March of each year.
- Conversion** : The number of Units to be issued on conversion of the Convertible Bonds ("**Conversion Units**") will be determined by dividing the principal amount of the Convertible Bond to be converted by the then prevailing conversion price at which new Units will be issued upon conversion, as adjusted from time to time (the "**Conversion Price**") in respect of the Convertible Bonds.
- Initial Conversion Price** : S\$2.101 for each new Unit.
- Conversion Period** : Convertible at the option of the holder of the Convertible Bonds (each, a "**Bondholder**"), at any time on or after 9 am on 16 October 2016 up to 3 pm on the date falling (i) 29 August 2021 or (ii) if such Convertible Bond shall have been called for redemption before 29 August 2021, no later than seven business days prior to the date fixed for redemption, (as the case may be), subject to customary closed periods and the terms and conditions of the Convertible Bonds (the "**Terms and Conditions**").
- Adjustments to Conversion Price** : The Conversion Price will be subject to adjustment in certain events including: consolidation or subdivision or reclassification of Units, capitalisation of profits or reserves, excess distributions (see section entitled "Adjustments to Conversion Price Arising from Excess Distributions" below for further details), rights issues of Units or options over Units, rights issues of other securities, issues at less than current market price and other dilutive events. The adjustments are determined in accordance with the specified formulas set out in the Terms and Conditions.
- Adjustments to Conversion Price arising from Excess Distributions** : The Conversion Price will be subject to adjustment in event if and wherever any Excess Distribution is paid or made to the unitholders of Suntec REIT, such adjustment to be determined in accordance with the specified formulas set out in the Terms and Conditions.
- "Excess Distribution"** means a Relevant Distribution (as defined in the Terms and Conditions) paid or otherwise distributed in any Financial Year (as defined in the Terms and Conditions) if and to the extent that the sum of:
- (i) the Fair Market Value (as defined in the Terms and Conditions) per Unit of the proposed Relevant Distribution; and
 - (ii) the Fair Market Value per Unit of any other Relevant Distribution previously paid or otherwise distributed in that Financial Year,
- exceeds for the relevant Financial Year an amount equal to 4.0 per cent. of the average of the closing prices quoted by Singapore Exchange Securities Trading Limited (the "**SGX-ST**") for the 15 consecutive Trading Days (as defined in the Terms and Conditions) ending on the Trading Day immediately preceding the date on which the Relevant Distribution is publicly announced.

- Status of the Convertible Bonds** : The Convertible Bonds will constitute general, direct, unsubordinated and unsecured obligations of the Issuer and shall at all times rank *pari passu*, without any preference or priority among themselves, with all other outstanding, direct, unsecured and unsubordinated obligations of the Issuer, present and future, save for such exceptions as may be provided by the mandatory provisions of applicable law and regulations and subject to the Terms and Conditions.
- Status of the Conversion Units** : The Conversion Units will, when issued and delivered in accordance with the trust deed constituting the Convertible Bonds, be freely transferable, free and clear of all liens, encumbrances, security interests or claims of third parties.
- Negative Pledge** : So long as any Convertible Bond remains outstanding, the Issuer shall not create or permit to have outstanding any security on the whole or any part of the Suntec City Properties, 177 Pacific Highway, all the shares held by the Issuer (whether directly or indirectly) in One Raffles Quay Pte Ltd. all the partnership interest held by the Issuer (whether directly or indirectly) in BFC Development LLP, all the shares held by the Issuer (whether directly or indirectly) in Harmony Convention Holding Pte Ltd and all the units held by the Issuer (whether directly or indirectly) in Suntec REIT 177 Trust (each as defined in the Terms and Conditions and collectively, the “**Relevant Assets**”), or any rights or interests with respect to the Relevant Assets, where such security secures International Investment Securities (as defined in the Terms and Conditions) issued by the Issuer or any guarantee or indemnity provided by the Issuer in respect of any International Investment Securities issued by Suntec REIT's subsidiary, subject to certain exceptions as are described in the Terms and Conditions.
- Conversion for Change of Control** : Following the occurrence of a change of control event (as described in the Terms and Conditions), each Bondholder will have the right, at such Bondholder's option, to exercise such Bondholder's conversion right at a Conversion Price determined in accordance with the specified formula set out in the Terms and Conditions to convert the Convertible Bonds into Units, subject to the Issuer's Alternative Settlement Right (as described in the Terms and Conditions and below).
- Final Redemption** : Unless previously redeemed, converted or purchased and cancelled as provided in the Terms and Conditions, the Issuer will redeem each Convertible Bond at 100.0 per cent. of its principal amount together with accrued interest up to (but excluding) the Maturity Date.
- Alternative Settlement Right** : On conversion of the Convertible Bonds, in respect of each S\$250,000 principal amount of a Convertible Bond to be converted, the Issuer may at its option elect to either:
- (i) issue or cause to be issued to such Bondholders in respect of each Convertible Bond a number of Units equal to the Conversion Rate (as defined in the Terms and Conditions); or
 - (ii) pay in cash in Singapore dollars to such Bondholders an amount equal to the Conversion Value (as defined in the Terms and Conditions) one business day after the

Applicable Conversion Period (as defined in the Terms and Conditions); or

- (iii) deliver or cause to be delivered a cash amount nominated by the Issuer in the notice referred to in the Terms and Conditions (the “**Cash Amount**”) and such number of Units as determined in the manner set out below.

If the Issuer elects to deliver or cause to be delivered a Cash Amount and Units, the number of Units to be issued or caused to be issued by the Issuer in respect of each Convertible Bond will be equal the sum of the Daily Unit Amounts (calculated as described in the Terms and Conditions) for each Trading Day during the Applicable Conversion Period, and the Conversion Date shall be deemed to be one business day after the Applicable Conversion Period.

Redemption at the Option of the Bondholders : Bondholders may require the Issuer to redeem all or some of their Convertible Bonds at their principal amount, together with any interest accrued up to the date of redemption:

- (i) on 5 September 2019; or
- (ii) in the event that the Units cease to be listed or are suspended from trading on the SGX-ST or an Alternative Stock Exchange (as defined in the Terms and Conditions) for a period of more than 45 consecutive Trading Days, if applicable; or
- (iii) in the event that a Change of Control Event (as described in the Terms and Conditions) arises.

Redemption at the Option of the Issuer :

- (i) On or at any time after 5 September 2019 but not less than seven business days prior to the Maturity Date, the Issuer may, having given not less than 30 days’ nor more than 60 days’ notice to the Bondholders, the trustee of the Convertible Bonds and any paying agent (which notice shall be irrevocable), redeem the Convertible Bonds in whole but not in part at their principal amount plus interest accrued to (but excluding) the date of redemption if the closing price of the Units on each of the 20 consecutive Trading Days immediately prior to the date upon which notice of such redemption is given, was at least 130.0 per cent. of the Conversion Price in effect on the date of each such Trading Day. If there shall occur an event giving rise to a change in the Conversion Price during any such 20 Trading Day period, appropriate adjustments shall be made for the purpose of calculating the closing price for the relevant days.
- (ii) On the expiry of any such notice, the Issuer will be bound to redeem the Convertible Bonds at their principal amount together with interest accrued to (but excluding) the date of redemption on the date fixed for such redemption.
- (iii) The Issuer may redeem the Convertible Bonds in whole but not in part at any time if the aggregate principal amount of the Convertible Bonds outstanding is less than 10 per cent. of the aggregate principal amount originally issued (including any further issues of Convertible Bonds in accordance with the Terms and Conditions) at their

principal amount plus interest accrued to (but excluding) the date of redemption.

- Redemption for Taxation Reasons** : In the event certain changes occur affecting taxes in Singapore, the Issuer may, subject to certain conditions being satisfied, redeem the Convertible Bonds in whole but not in part at their principal amount plus interest accrued to (but excluding) the date of redemption. A Bondholder has the right to elect that its Convertible Bonds will not be redeemed on the occurrence of certain changes affecting taxes in Singapore, provided that in such case the Issuer will not be required to gross up on account of such changes in tax.
- Listing** : Application will be made to list the Convertible Bonds and the Conversion Units on the SGX-ST.
- Governing Law** : English law.

3. NEW CONVERSION UNITS

The number of new Conversion Units to be allotted and issued by the Issuer, pursuant to the full conversion of the Convertible Bonds is approximately 142,789,148 new Conversion Units (based on the Initial Conversion Price and assuming no adjustments to the Initial Conversion Price). The 142,789,148 new Conversion Units represent approximately 5.6 per cent. of the existing Units in issue as of the date of this announcement.

4. INTERESTS OF DIRECTORS AND CONTROLLING SHAREHOLDERS OR UNITHOLDERS

None of the Directors or the controlling shareholder of the Manager or the controlling Unitholders has any interest, direct or indirect, in the Issue.

BY ORDER OF THE BOARD

ARA Trust Management (Suntec) Limited
(as manager of Suntec Real Estate Investment Trust)
(Company registration no. 200410976R)

Yeo See Kiat
Chief Executive Officer and Executive Director

12 August 2016

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. 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 THE MANAGER

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 division.

Established in 2002, to date it has over 1,200 professionals in 18 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 and/or Convertible Bonds.

The Convertible Bonds and the Units issuable upon conversion of the Convertible Bonds have not been, and will not be registered under the U.S. Securities Act 1933, as amended (the "**Securities Act**") and may not be offered or sold within the United States, except pursuant to an exemption from, or transactions not subject to, the registration requirements of the Securities Act. This notice is for information purposes only and does not constitute an offer or sale of Convertible Bonds or Units issuable upon conversion of the Convertible Bonds in the United States or any other jurisdiction. Neither this notice nor any portion hereof may be sent or transmitted into the United States or any jurisdiction where to do so is unlawful. Any failure to comply with these restrictions may constitute a violation of the United States securities law or the securities laws of any such other jurisdiction.

This announcement 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 other companies and venues for the sale or distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses (including employee wages, benefits and training costs), 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 Manager's current view on future events.

The value of Units and the Convertible Bonds and the income derived from them, if any, may fall or rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units and/or Convertible Bonds 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 and Convertible Bonds on the SGX-ST does not guarantee a liquid market for the Units and/or Convertible Bonds.

The past performance of Suntec REIT is not necessarily indicative of the future performance of Suntec REIT.
