



(An Affiliate of Cheung Kong Group)

Trust Management (Suntec) Limited

Manager of

ANNOUNCEMENT



ISSUE OF S\$200,000,000 3.35 PER CENT. NOTES DUE 2020 UNDER THE US\$1,500,000,000 EURO MEDIUM TERM NOTE PROGRAMME

ARA Trust Management (Suntec) Limited (the “**Manager**”), as manager of Suntec Real Estate Investment Trust (“**Suntec REIT**”) is pleased to announce that Suntec REIT MTN Pte. Ltd. (“**SRMTN**”), a wholly-owned subsidiary of HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of Suntec REIT) (the “**Suntec REIT Trustee**”), has today launched and priced the S\$200,000,000 3.35 per cent. notes due 2020 (the “**Notes**”). The Notes will be issued under the US\$1,500,000,000 Euro Medium Term Note Programme established by SRMTN on 15 August 2013 (the “**Programme**”). The payment of all amounts due in respect of the Notes issued will be unconditionally and irrevocably guaranteed by the Suntec REIT Trustee (in such capacity, the “**Guarantor**”). Australia and New Zealand Banking Group Limited, DBS Bank Ltd. and Standard Chartered Bank have been appointed to act as the joint lead managers and joint bookrunners for the issue of the Notes.

The Notes will be offered pursuant to exemptions invoked under Sections 274 and/or 275 of the Securities and Futures Act, Chapter 289 of Singapore.

The Notes will be issued at an issue price of 100 per cent. of their principal amount and in denominations of S\$250,000. The Notes will bear interest at a fixed rate of 3.35 per cent. per annum payable semi-annually in arrear. The Notes are expected to be issued on 10 February 2014, subject to satisfaction of customary closing conditions, and are expected to mature on 10 February 2020.

The net proceeds from the issue of the Notes (after deducting issue expenses) will be used by Suntec REIT and its subsidiaries (the “**Group**”) for refinancing the Group’s existing borrowings and general corporate purposes.

Suntec REIT has been assigned an issuer rating of “Baa2” by Moody’s Investors Service (“**Moody’s**”) and the Notes are expected to be assigned a rating of “Baa2” by Moody’s. A rating is not a recommendation to buy, sell or hold securities, does not address the likelihood or timing of prepayment, if any, or the receipt of default interest and may be subject to revision or withdrawal at any time by the assigning rating organisation.

Pursuant to Rule 704(31) of Singapore Exchange Securities Trading Limited Listing Manual, the Notes include a condition (the “**Relevant Condition**”) that stipulates that it would be an event of default if the Manager ceases to be the manager of Suntec REIT and the replacement or substitute manager is not appointed in accordance with the terms of the deed of trust constituting Suntec REIT. The aggregate level of facilities which may be affected by a breach (including facilities which will be affected as a result of cross defaults) of the Relevant Condition is approximately S\$2,917,400,000 (excluding interest) as at the date of this announcement.

Application will be made to the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) for permission to deal in and the listing and quotation of the Notes on the SGX-ST. Such permission will be granted when such Notes have been admitted to the Official List of the SGX-ST. The SGX-ST assumes no responsibility for the correctness of any of the statements made or opinions expressed or reports contained herein. Admission to the Official List of the SGX-ST and quotation of any Notes on the SGX-ST is not to be taken as an indication of the merits of SRMTN, the Guarantor, Suntec REIT, the Programme or the Notes.

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
Director
27 January 2014

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, a one-third interest in One Raffles Quay, a one-third interest in Marina Bay Financial Centre Towers 1 and 2, the Marina Bay Link Mall and a 60.8 per cent. interest in Suntec Singapore Convention & Exhibition Centre. Suntec REIT holds a 100 per cent. interest in a commercial building located at 177-199 Pacific Highway, North Sydney Australia which is currently under development. 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 ARA TRUST MANAGEMENT (SUNTEC) LIMITED

Suntec REIT is managed by ARA Trust Management (Suntec) Limited, wholly-owned subsidiary of ARA Asset Management Limited (“ARA”). ARA is a real estate fund management company which is listed on the Main Board of the Singapore Exchange Securities Trading Limited. More information on ARA Asset Management Limited can be found at www.ara-asia.com.

IMPORTANT NOTICE

The Notes have not been, and will not be registered under the United States Securities Act 1933, as amended (the “**Securities Act**”), and may not be offered or sold within the United States or to, or for the account or benefit of, U.S. persons, 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 Notes 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 notice and any other document or material in connection with the offer or sale, or invitation for subscription or purchase, of Notes may not be circulated or distributed, nor may the Notes be offered or sold, or made the subject of an invitation for subscription or purchase, whether directly or indirectly, to persons in Singapore other than (i) to an institutional investor under Section 274 of the Securities and Futures Act, Chapter 289 of Singapore (the “**SFA**”), (ii) to a relevant person pursuant to Section 275(1), or any person pursuant to Section 275(1A), and in accordance with the conditions specified in Section 275, of the SFA or (iii) otherwise pursuant to, and in accordance with the conditions of, any other applicable provision of the SFA.

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) 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.
