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The Board of Directors
ARA Trust Management (Suntec) Limited
(in its capacity as Manager of Suntec Real Estate
Investment Trust)
6 Temasek Boulevard
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24 April 2014

Suntec Real Estate Investment Trust Review of Interim Financial Information

Introduction

We have reviewed the accompanying Interim Financial Information of Suntec Real Estate Investment Trust (the "Trust") and its subsidiaries (collectively the "Group") for the three-month period ended 31 March 2014. The Interim Financial Information consists of the following:

- Statements of financial position of the Group and the Trust as at 31 March 2014;
- Portfolio statements of the Group and the Trust as at 31 March 2014;
- Statements of total return of the Group and the Trust for the three-month period ended 31 March 2014;
- Distribution statements of the Group for the three-month period ended 31 March 2014;
- Statements of movements in unitholders' funds of the Group and the Trust for the three-month period ended 31 March 2014;
- Statement of cash flows of the Group for the three-month period ended 31 March 2014; and
- Certain explanatory notes to the above financial information.

The management of ARA Trust Management (Suntec) Limited (the "Manager" of the Trust) is responsible for the preparation and presentation of this Interim Financial Information in accordance with the provisions of the Statement of Recommended Practice ("RAP") 7 (2012) *Reporting Framework for Unit Trusts* issued by the Institute of Singapore Chartered Accountants. Our responsibility is to express a conclusion on this Interim Financial Information based on our review.

Scope of review

We conducted our review in accordance with Singapore Standard on Review Engagements 2410 *Review of Interim Financial Information Performed by the Independent Auditor of the Entity*. A review of the interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Singapore Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Financial Information is not prepared, in all material respects, in accordance with the provision of RAP 7 (2012) issued by the Institute of Singapore Chartered Accountants.

Restriction of Use

Our report is provided in accordance with the terms of our engagement. Our work was undertaken so that we might report to you on the Interim Financial Information for the purpose of assisting the Trust to meet the requirements of paragraph 3 of Appendix 7.2 of the Singapore Exchange Limited Listing Manual and for no other purpose. Our report is included in the Trust's announcement of its Interim Financial Information for the information of its unitholders. We do not assume responsibility to anyone other than the Trust for our work, for our report, or for the conclusions we have reached in our report.

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Chartered Accountants