
ANNOUNCEMENT
S\$825 MILLION TERM LOAN FACILITY

The Board of Directors of ARA Trust Management (Suntec) Limited, as manager of Suntec REIT ("the Manager"), is pleased to announce that HSBC Institutional Trust Services (Singapore) Limited, as trustee of Suntec REIT, has today successfully entered into a facility agreement for a S\$825 million term loan facility.

The loan facility comprises a S\$725 million 3-year loan and a S\$100 million 7-year fixed-rate loan from a panel of 7 banks. The blended all-in interest margin for the S\$825 million term loan facility is less than 3.75%. The loan facility will be secured by Suntec City Mall and parts of its office portfolio in Suntec City Office Towers. The facility agreement was signed with local banks DBS Bank, OCBC Bank, United Overseas Bank, and 4 foreign banks namely Citibank N.A. Singapore Branch, Standard Chartered Bank, Natixis Singapore Branch and CIMB Bank Berhad Singapore Branch.

The loan facility will be used to refinance Suntec REIT's existing indebtedness under its medium term notes programme and S\$700 million CMBS maturing in FY 2009. With this refinancing, Suntec REIT would have no further refinancing requirement for its existing debt portfolio until FY 2011.

BY ORDER OF THE BOARD
ARA Trust Management (Suntec) Limited (as manager of Suntec REIT)
(Company registration no. 200410976R)

Yeo See Kiat
Director
28 April 2009

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, Chijmes, and one-third interest in One Raffles Quay. 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.

ABOUT ARA TRUST MANAGEMENT (SUNTEC) LIMITED

ARA Trust Management (Suntec) Limited, part of the ARA Asset Management Limited group ("ARA"), is the manager of Suntec REIT. ARA, a real estate fund management company, is an affiliate of the Cheung Kong Group, and is listed on the Main Board of Singapore Exchange Securities Trading Limited. ARA's business segments comprise REIT management, private real estate fund management, and specialist equity fund management and corporate finance advisory services. For more details, please visit www.ara-asia.com.

IMPORTANT NOTICE

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.
