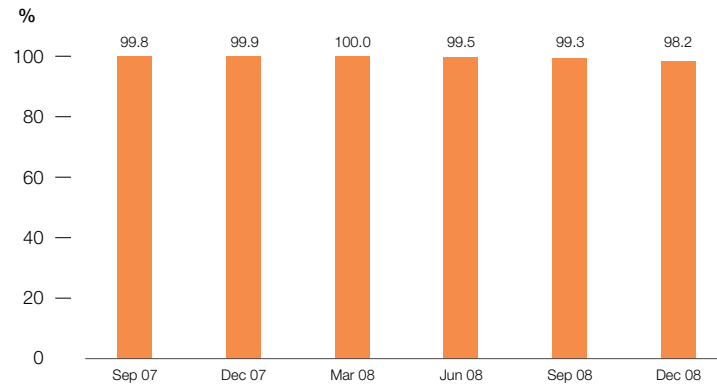




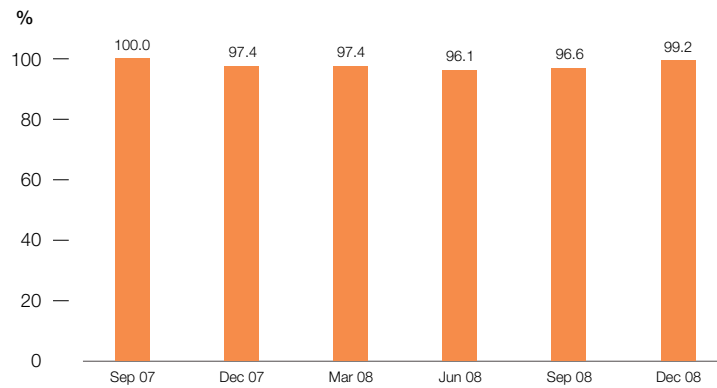
STRONGER OFFICE PORTFOLIO

Suntec REIT's enlarged office portfolio of approximately 1.9 million sq ft maintained its strong occupancy and continued to reap the benefits of a strong organic growth in rental rates during FY08. As at 31 December 2008, the committed office occupancy for the office portfolio stood at 98.7%, comprising Suntec City, Park Mall and One Raffles Quay, whose occupancies stood at 98.2%, 99.2% and 100% respectively.

OCCUPANCY - SUNTEC CITY OFFICE



OCCUPANCY - PARK MALL OFFICE



In FY08, Suntec REIT completed the acquisition of 43,389.2 sq ft of strata office space at Suntec City, at a cost of S\$95.5 million. Since the inception of the acquisition programme in October 2006, the Manager has acquired a total of 73,561.2 sq ft at a cost of about S\$136.3 million.

Lease Expiry Profile

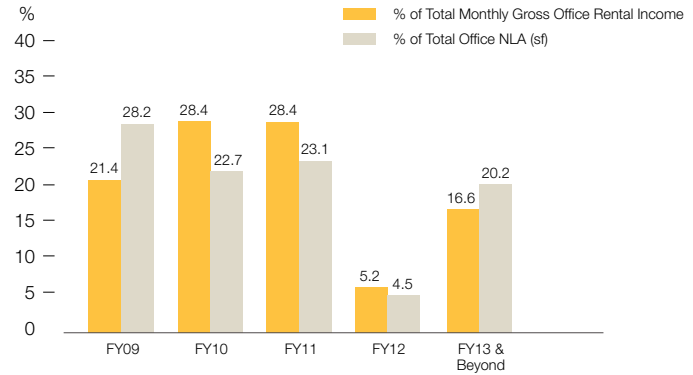
The leasing terms at Suntec REIT's properties are typically three years for both office and retail leases, and lease renewals are well-staggered over the upcoming years. Based on the committed office leases as at 31 December 2008, 28.2% and 22.7% of the total office net lettable area is due to expire in FY2009 and FY2010 respectively, whilst 49.1% is due to expire in FY2011 and beyond.

In terms of the committed retail leases, 38.8% and 26.8% of the total retail net lettable area are due to expire in FY2009 and FY2010 respectively, whilst 34.4% is due to expire in FY2011 and beyond.



OFFICE PORTFOLIO¹

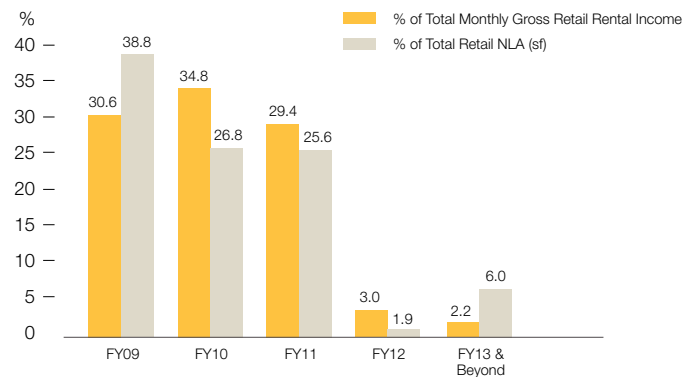
Lease Expiry Profile As at 31 December 2008



¹ Includes attributable interest in One Raffles Quay.

RETAIL PORTFOLIO¹

Lease Expiry Profile As at 31 December 2008



¹ Includes attributable interest in One Raffles Quay.



SUNTEC CITY OFFICES

Suntec REIT holds a total lettable area of 1,298,046 sq ft in Suntec City Office Towers, which consist of strata units in Towers One, Two and Three, and all strata units in Towers Four and Five. Towers One to Four comprise 45-storeys of column-free floor space, whilst Tower Five comprises an 18-storey building with huge floor plates of up to 2,600 sqm. All towers are served by a central building management system, along with efficient telecommunications systems, intelligent lift systems and other comprehensive facilities.

With quality buildings fronting the Marina Bay skyline and complemented by a wealth of amenities from the integrated shopping mall, Suntec City Offices draw a good stream of multinational firms from a diverse range of sectors, such as Banking, Insurance and Financial Services, Technology, Services and Consultancy, Trading, Shipping and Freight Forwarding.

Tenant Vibrancy

As at 31 December 2008, 26.0% of the total gross office revenue for the month of December 2008 was attributed to the Technology, Services and Consultancy segment, followed by 23.3% and 14.6% from the Banking, Insurance and Financial Services segment and the Trading segment respectively.

The top 10 office tenants of the portfolio contributed 18.9% of Suntec City's total gross revenue for the month of December 2008, representing 45.4% of its total office portfolio net lettable area.

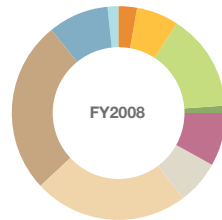
Lease Expiry Profile

Based on the committed leases as at 31 December 2008, 36.4% and 28.0% of Suntec City's total office net lettable area is due to expire in FY2009 and FY2010 respectively, whilst 35.6% is due to expire in FY2011 and beyond.

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SUNTEC CITY OFFICE

Business Sector Analysis (By Gross Rental Income)
As at 31 December 2008



Legal	2.8%	Government and Government-Linked Offices	6.8%
Real Estate and Property Services	6.6%	Banking, Insurance and Financial Services	23.3%
Trading	14.6%	Technology, Services and Consultancy	26.0%
Manufacturing	1.0%	Consultancy / Services	9.2%
Shipping and Freight Forwarding	8.1%	Others	1.6%

SUNTEC CITY OFFICE

Lease Expiry Profile
As at 31 December 2008

