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This document is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of REIT and the Manager is not necessarily indicative of the future performance of Frasers Commercial Trust and the Manager.

This Presentation contains certain information with respect to the trade sectors of the Trust’s tenants. The Manager has determined the trade sectors in which the Trust’s tenants are primarily involved based on the Manager’s general understanding of the business activities conducted by such tenants. The Manager’s knowledge of the business activities of the Trust’s tenants is necessarily limited and such tenants may conduct business activities that are in addition to, or different from, those shown herein.

This Presentation includes market and industry data and forecast that have been obtained from internal survey, reports and studies, where appropriate, as well as market research, publicly available information and industry publications. Industry publications, surveys and forecasts generally state that the information they contain has been obtained from sources believed to be reliable, but there can be no assurance as to the accuracy or completeness of such included information. While the Manager has taken reasonable steps to ensure that the information is extracted accurately and in its proper context, the Manager has not independently verified any of the data from third party sources or ascertained the underlying economic assumptions relied upon therein.
FCOT overview

FCOT’s reshaping strategy

FCOT’s investment proposition

Supplementary materials
FCOT overview
FCOT offers balanced exposure to 5 quality properties in Singapore and Australia

<table>
<thead>
<tr>
<th>Properties</th>
<th>Portfolio Value 1</th>
<th>1QFY13 Portfolio Net Property Income 2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SINGAPORE</strong></td>
<td>2 office assets 1 business space asset</td>
<td>S$1,076.0 million, (61%)</td>
</tr>
<tr>
<td><strong>AUSTRALIA</strong></td>
<td>2 office assets</td>
<td>S$679.0 million, (39%)</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>4 office assets 1 business space asset</td>
<td>S$1,755.0 million</td>
</tr>
</tbody>
</table>

1 As at 31 December 2012.
2 For the financial quarter ended 31 December 2012 and excluding the properties in Japan which were divested on 25 October 2012.
Balanced portfolio consisting of Singapore and Australian properties
No one property consist of more than 32% of property value

<table>
<thead>
<tr>
<th>Location</th>
<th>Percentage</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Caroline Chisholm Centre</td>
<td>14%</td>
<td>$147.0</td>
</tr>
<tr>
<td>China Square Central</td>
<td>32%</td>
<td>$528.0</td>
</tr>
<tr>
<td>Central Park</td>
<td>25%</td>
<td>$439.0</td>
</tr>
<tr>
<td>55 Market Street</td>
<td>7%</td>
<td>$119.0</td>
</tr>
<tr>
<td>Alexandra Technopark</td>
<td>22%</td>
<td>$281.0</td>
</tr>
<tr>
<td>Singapore</td>
<td>61%</td>
<td>$1,076.0</td>
</tr>
<tr>
<td>Australia</td>
<td>39%</td>
<td>$679.0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>100%</strong></td>
<td><strong>$1,755.0</strong></td>
</tr>
</tbody>
</table>

As at 31 December 2012. Excludes retail turnover rent
Portfolio review – Location of properties in Singapore

- Singapore office assets are centrally located in the CBD area
Alexandra Technopark is located within the prominent Alexandra business corridor, a dynamic business hub at the fringe of the Central area.
Portfolio review - Location of properties in Australia

- Australian assets are strategically located

- Perth
  - Central Park, Perth
  - Tuggeranong Town Centre, Canberra

- Canberra
  - Caroline Chisholm Centre, Canberra
Results – Financial highlights

- Continuous growth in DPU since recapitalisation exercise in 2009
- 9.3% DPU CAGR from FY10 to FY12

DPU (Cents)

<table>
<thead>
<tr>
<th>Year</th>
<th>DPU</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY10*</td>
<td>5.60</td>
</tr>
<tr>
<td>FY11*</td>
<td>5.75</td>
</tr>
<tr>
<td>FY12</td>
<td>6.69</td>
</tr>
<tr>
<td>FY13E</td>
<td>5.92</td>
</tr>
</tbody>
</table>

Based on analysts consensus DPU of 7.50^ cents for FY13E

^ Source: Bloomberg analysts’ consensus DPU for FY13E as at 19 March 2013
* Adjusted for Unit consolidation
FCOT outperformed indices in the last 12 months

Performance – total return

FCOT, 165.9%
FTSE REIT, 130.2%
FTSE STI, 109.7%

- Completed the acquisition of Caroline Chisholm Centre
- Announced the refinancing of S$500 million term loan facility
- Completed the divestment of KeyPoint
- Completed the divestment of Japanese properties
- Announced the redemption of 163 mil CPPUs and conversion of 7.4 mil CPPUs into 6.3 mil units in FCOT
- Announced the redemption of 157 mil CPPUs
- Announced the partial prepayment of SGD and AUD transferable term loan facilities
- Announced the partial redemption of 163 mil CPPUs and conversion of 7.4 mil CPPUs into 6.3 mil units in FCOT

Source: Bloomberg
FCOT’s reshaping strategy
Portfolio reshaping strategy has yielded positive results

- **Cosmo Plaza**
  - January 2011
  - ↓ Gearing by 1.8%

- **Australian Wholesale Property Fund**
  - May 2011
  - ↑ DPU by 4.6%

- **Remaining 50% interest in Caroline Chisholm Centre**
  - April 2012
  - ↑ Positive increase to NPI

- **Keypoint**
  - September 2012
  - Divestment proceeds redeployed for higher yield

- **Japanese properties**
  - 25 October 2012
  - Improved gearing and portfolio occupancy
Portfolio reshaping – Utilisation of proceeds from the divestment of KeyPoint

- S$160 million or 45% of the divestment proceeds from KeyPoint utilised for part prepayment of SGD and AUD loans
- S$163 million or 46% of the divestment proceeds from KeyPoint utilised for redemption of CPPUs

1 Partial prepayment of S$90 million of the S$320 million transferable term loan facility which will mature in 2015
2 Partial prepayment of A$55 million of the A$86 million transferable term loan facility which will mature in 2015. Translated at an exchange rate of A$1.00 = S$1.2633 based on the contracted foreign exchange contracts
3 On 2 January 2013, FCOT announced that 162,567,826 Series A CPPUs were redeemed and 7,437,501 Series A CPPUs were converted into 6,278,918 Units.
Redemption of CPPUs will be accretive to Unitholders

Completed: 2 January 2013
162.6 mil CPPUs redeemed\(^1\)
7.4 mil CPPUs converted into 6.3 mil Units\(^1\)

Completed: 1 April 2013
157.1 mil CPPUs redeemed\(^1\)

- S$8.9 mil savings in CPPU distribution\(^2\)
- S$0.4 mil savings in CPPU distribution\(^2\)
- S$8.7 mil savings in CPPU distribution\(^2\)
- S$18.0 mil savings in CPPU distribution will lead to an uplift in DPU

---

1 On 2 January 2013, 162,567,826 Series A CPPUs were redeemed and 7,437,501 Series A CPPUs were converted into 6,278,918 new Ordinary Units (the “Conversion Units”) in FCOT. On 1 April 2013, 157,131,847 Series A CPPUs were redeemed following the exercise of the right of redemption by the Manager.

2 Based on distribution rate of 5.5% p.a. for Series A CPPUs, assuming that the redemption and conversion had occurred for the full year.
FCOT’s investment proposition
1. Stability of income
   - Healthy lease expiry profile
   - Healthy occupancy and long WALE
   - Quality tenants and master lease
   - Organic growth

2. Solid fundamentals

3. Growth strategy
Portfolio review – Lease expiry profile

More than 46% of lease expiry in FY2017 and beyond provides income stability

Portfolio lease expiry by gross rental income

<table>
<thead>
<tr>
<th></th>
<th>FY13</th>
<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
<th>FY17 and beyond</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of leases expiring</td>
<td>51</td>
<td>42</td>
<td>36</td>
<td>11</td>
<td>19</td>
</tr>
<tr>
<td>NLA (sq ft) expiring</td>
<td>174,821</td>
<td>1,133,311</td>
<td>82,518</td>
<td>58,615</td>
<td>708,867</td>
</tr>
<tr>
<td>Expiries as % total NLA</td>
<td>8.1%</td>
<td>52.5%</td>
<td>3.8%</td>
<td>2.7%</td>
<td>32.8%</td>
</tr>
<tr>
<td>Expiries as % total Gross Rental Income</td>
<td>13.7%</td>
<td>29.4%</td>
<td>6.3%</td>
<td>4.2%</td>
<td>46.4%</td>
</tr>
</tbody>
</table>

As at 31 December 2012. Excludes retail turnover rent
Low passing rents presents potential for higher income

Property Lease Expiry as a proportion of total Portfolio Gross Rental Income

<table>
<thead>
<tr>
<th>Location</th>
<th>Lease Expiry Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>China Square Central</td>
<td>8.0%</td>
</tr>
<tr>
<td>55 Market Street</td>
<td>2.1%</td>
</tr>
<tr>
<td>Central Park</td>
<td>3.6%</td>
</tr>
</tbody>
</table>

Ave passing rent for expiring leases

<table>
<thead>
<tr>
<th>Location</th>
<th>Number of leases expiring</th>
<th>Average passing rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>China Square Central</td>
<td>42</td>
<td>$6.2</td>
</tr>
<tr>
<td>55 Market Street</td>
<td>7</td>
<td>$5.5</td>
</tr>
<tr>
<td>Central Park</td>
<td>2</td>
<td>AUD $638</td>
</tr>
</tbody>
</table>

As at 31 December 2012. Excludes retail turnover rent
Healthy average occupancy rate of 94.6%
Healthy WALE of 4.9 years

<table>
<thead>
<tr>
<th>Key portfolio statistics</th>
<th>As at 31 December 2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ave Occupancy</td>
<td>94.6%</td>
</tr>
<tr>
<td>WALE by gross rental income</td>
<td>4.9 years</td>
</tr>
</tbody>
</table>

Geographical occupancy and % of NPI contribution

As at 31 December 2012. Excludes retail turnover rent.
3. Stability of Income – quality tenants and master lease
Portfolio review – Stability of income

Master lessees/ blue chip tenants with long leases contribute 68% of total gross rental income

**Master Leases**

<table>
<thead>
<tr>
<th>Tenant</th>
<th>Lease Expiry</th>
<th>% (Gross Rental Income)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alexandra Technopark – Orrick Investments Pte Ltd</td>
<td>Aug 2014</td>
<td>22.2%</td>
</tr>
</tbody>
</table>

**Blue Chip Tenants with Long Leases**

<table>
<thead>
<tr>
<th>Tenant</th>
<th>Lease Expiry</th>
<th>% (Gross Rental Income)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commonwealth of Australia (Centrelink)</td>
<td>Jul 2025</td>
<td>22.5%</td>
</tr>
<tr>
<td>Hamersley Iron Pty Ltd (Rio Tinto)</td>
<td>Jun 2018</td>
<td>9.7%</td>
</tr>
<tr>
<td>BHP Billiton Iron Ore Pty Ltd</td>
<td>Jul/Aug/Oct 2017</td>
<td>4.1%</td>
</tr>
<tr>
<td>Cerebos Pacific Ltd</td>
<td>May 2017</td>
<td>3.7%</td>
</tr>
<tr>
<td>Government Employees Superannuation Board (WA)</td>
<td>May 2017</td>
<td>2.3%</td>
</tr>
<tr>
<td>PF Lawyers Pty Ltd (DLA Piper)</td>
<td>Jun 2020</td>
<td>1.6%</td>
</tr>
<tr>
<td>Plan B Administration Pty Ltd</td>
<td>June 2019</td>
<td>1.2%</td>
</tr>
<tr>
<td>Jones Lang LaSalle (WA) Pty Ltd</td>
<td>Mar 2021</td>
<td>0.8%</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>45.9%</td>
</tr>
</tbody>
</table>

Other Tenants, 31.9%  
Master Leases, 22.2%  
Blue Chip Tenants with Long Leases, 45.9%  

Master Lessees + Blue Chip Tenants with Long Leases = 68.1% portfolio income secured

As at 31 December 2012. Excludes retail turnover rent
More than 35% of leases have built-in step-up rents

**FY13 - Fixed % and other fixed lease rent reviews**

<table>
<thead>
<tr>
<th>Property</th>
<th>Leases</th>
<th>Average step-up rent</th>
<th>Property</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>China Square Central</td>
<td>4</td>
<td>8.4%</td>
<td>3.5%</td>
<td>0.7%</td>
</tr>
<tr>
<td>Caroline Chisholm Centre</td>
<td>1</td>
<td>3.0%</td>
<td>100.0%</td>
<td>20.8%</td>
</tr>
<tr>
<td>Central Park</td>
<td>14</td>
<td>4.5%</td>
<td>58.2%</td>
<td>15.2%</td>
</tr>
<tr>
<td>Central Park</td>
<td>5</td>
<td>CPI</td>
<td>9.0%</td>
<td>2.5%</td>
</tr>
</tbody>
</table>

**FY13 - 16 - Portfolio fixed % reviews**

*Excludes retail turnover rent*

![Graph showing weighted average fixed step %](image_url)
1. Stability of income

2. Solid fundamentals
   - Natural hedge in place
   - Enhanced debt maturity profile and improved gearing
   - Positive market outlook
   - Growing demand
   - Asset enhancement initiatives
   - Pipeline assets

3. Growth strategy
Healthy gearing level

Statistics

<table>
<thead>
<tr>
<th></th>
<th>As at 31 December 2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Assets (S$’000)</td>
<td>2,017,976</td>
</tr>
<tr>
<td>Gross Borrowings (S$’000)</td>
<td>589,002</td>
</tr>
<tr>
<td>Units on Issue and Issuable</td>
<td>648,627,553</td>
</tr>
<tr>
<td>NAV per Unit (ex-DPU)</td>
<td>1.50</td>
</tr>
<tr>
<td>Gearing</td>
<td>29.2%</td>
</tr>
<tr>
<td>Interest coverage ratio (times)</td>
<td>3.93</td>
</tr>
<tr>
<td>Average borrowing rate</td>
<td>3.3%</td>
</tr>
</tbody>
</table>

Borrowings and assets by currency

- **Singapore**:
  - Properties: 1,076
  - Debt: 415

- **Australia**:
  - Properties: 679
  - Debt: 174

1. The number of Units includes 1,853,587 Units arising management fees payable in Units and excludes 6,278,918 Units arising from the conversion of 7,437,501 Series A CPPUs into Units at a conversion price of S$1.1845 (the “January Conversion”).
2. Calculated as gross borrowing as a percentage of total assets as at 31 December 2012.
3. Calculated as net income before changes in fair values of investment properties, interest, other investment and derivative financial instruments, income tax and distribution and adding back certain non-recurring items / cash finance costs for the quarter ended 31 December 2012. See accompanying 1QFY13 Financial Statements announcement for more details.
4. For quarter ended 31 December 2012.
Capital Management – Debt statistics

Healthy debt maturity profile

Debt maturity as at 31 December 2012

Total facilities $589 million

As at 31 December 2012.
2. Solid fundamentals – positive market outlook

Singapore office rents trend – Grade B rents more resilient

<table>
<thead>
<tr>
<th>Rent (S$ psf/month)</th>
<th>2012 Q4</th>
<th>12 months ago</th>
<th>Change %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grade A Rent</td>
<td>9.58</td>
<td>11.00 (2011 Q4)</td>
<td>-12.9%</td>
</tr>
<tr>
<td>Grade B Rent</td>
<td>7.11</td>
<td>7.34 (2011 Q4)</td>
<td>-3.1%</td>
</tr>
</tbody>
</table>

Source: CBRE Research
2. Solid fundamentals – positive market outlook

Premium Grade office rents forecast to remain static for the foreseeable short term

### Market conditions

- Prime vacancy increased by 1.4% points q-o-q to 4.4% in 4Q2012 mainly due to sub-lease availability
- Higher sub-lease availability mainly driven by rationalisation among iron ore producers following sharp fall in spot pricing in September 2012
- In 2012, prime gross effective rents grew 4.1% over the 12 months to an average of AUD803 psm p.a. in December 2012. Limited rental growth is expected.
- Vacancy is forecast to decrease slightly over 2013 due to the limited supply pipeline and improving market confidence as iron ore pricing rebounds
- The stability and confidence resulting from investment in long-term oil and gas projects will see the state’s economy continue to enjoy above-average growth in the medium term

---

1 Jones Lang LaSalle “Market Commentary Perth CBD Office”, December Quarter 2012
China Square Central – Healthy tenancy activities

- Healthy tenancy activities:
  - Approx. 36,000 sq ft of new leases, renewals and committed leases secured during the quarter. Diverse mix of tenants including consultancy/business services, legal, IT products & services
  - GroupM will lease 49,000 sq ft office space formerly occupied by Marsh & McLennan for 6 years commencing from 1 April 2013
  - Committed occupancy of 86.1% as at 31 December 2012
Portfolio review – Asset updates

Precinct Master Plan initiatives on schedule

- Installation of columns and trusses are in progress
- PMP scheduled to be completed in the first quarter of 2013
- Retail offering being upgraded
China Square Central – Asset Enhancement Initiatives ("AEI") on schedule

- AEI commenced in November 2012, scheduled to be completed in the second quarter of 2013
- Upgrading of main lobby, drop-off point, common corridors and other common areas
- Enhancement and addition of facilities such as a new security system with turnstiles and card access system
- Office tenants will continue to operate with minimal disruptions

As at 31 December 2012
55 Market Street – healthy occupancy rate

- Healthy occupancy:
  - 96.7% committed occupancy as at 31 December
  - New tenants Mr Teh Tarik and Best World Lifestyle with 3-year leases

Alexandra Technopark – Robust tenancy activities

- Robust tenancy activities:
  - 99.5% occupancy as at 31 December
  - New leases and leases renewed (including early renewals) and committed for office space >119,900 sf between 3-5 years

As at 31 December 2012.
Portfolio review – Asset updates

Central Park – Long WALE of 4.2 years

- **Robust occupancy:**
  - 96.4% occupancy as at 31 December
  - Long WALE by gross rental income of 4.2 years

- **Upgrading projects:**
  - Toilet and lift upgrading works on-going

Caroline Chisholm Centre – full occupancy coupled with long WALE of 12.5 years

- **Robust tenancy activities:**
  - 100% occupancy as at 31 December
  - Aaa rated tenant *
  - Long WALE by gross rental income of 12.5 years

As at 31 December 2012.

* Based on Moody’s rating in September 2012
2. Solid fundamentals – pipeline assets

FCOT’s developer–sponsor, providing quality assets for sustainable growth pipeline

<table>
<thead>
<tr>
<th>Property</th>
<th>Alexandra Point</th>
<th>Valley Point</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
<td>24-storey office building</td>
<td>20-storey office tower with a two-storey retail podium</td>
</tr>
<tr>
<td>Net Lettable Area (NLA)</td>
<td>198,436 sq ft (18,435 sqm)</td>
<td>222,246 sq ft (20,647 sq m) Office – 82.1%, Retail – 17.9%</td>
</tr>
<tr>
<td>Key Tenants</td>
<td>▪ Procter &amp; Gamble</td>
<td>▪ Olympus</td>
</tr>
<tr>
<td></td>
<td>▪ Fraser &amp; Neave</td>
<td>▪ Frasers Hospitality</td>
</tr>
<tr>
<td></td>
<td>▪ American Bureau of Shipping</td>
<td>▪ Sharp Electronics</td>
</tr>
<tr>
<td>Car Spaces</td>
<td>186 lots</td>
<td>346 lots</td>
</tr>
<tr>
<td>Valuation (S$m)$(^1)</td>
<td>230.0</td>
<td>235.0</td>
</tr>
</tbody>
</table>

1 As at 30 September 2012
1. Stability of income
2. Solid fundamentals
3. Growth strategy
   ➔ Strategic initiatives
Delivering growth

Strategic initiatives to deliver growth to Unitholders

- **Portfolio reshaping strategy**
  - Grow portfolio in Singapore and Australia (On-going)

- **Proactive asset management**
  - Precinct Master Plan at China Square Central
  - Asset Enhancement Initiatives at China Square Central
  - Proactive tenancy management
  - Enhance asset, create value and capitalise on future growth potential
  - Continue to focus and implement proactive tenancy management

- **Effective capital management**
  - Partial prepayment of SGD and AUD debt
  - Partial redemption of CPPUs
  - Reduce debt and improve gearing
  - Translates to higher DPU

DPU
Portfolio details and financial highlights
## Portfolio review – Properties in Singapore

<table>
<thead>
<tr>
<th>Description</th>
<th>55 Market Street, Singapore</th>
<th>China Square Central, Singapore</th>
<th>Alexandra Technopark, Singapore</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• 16-storey commercial property with 2 floors (incl. basement) of retail space</td>
<td>• 15-storey commercial office tower and retail development</td>
<td>• High-tech business space development comprising 2 blocks of high-specification buildings, large floor plates of up to 76,000 sq ft</td>
</tr>
<tr>
<td></td>
<td>• Located in CBD</td>
<td>• Located in CBD</td>
<td>• Awarded the Green Mark Gold Award</td>
</tr>
<tr>
<td></td>
<td>• Awarded the Green Mark Gold Award</td>
<td>• Awarded the Green Mark Gold Award and Eco-Office Certification</td>
<td></td>
</tr>
<tr>
<td>Tenure</td>
<td>Leasehold 999 years commencing 1826</td>
<td>Leasehold 99 years commencing 1997</td>
<td>Leasehold 99 years commencing 2009</td>
</tr>
<tr>
<td>Total NLA (sq ft)</td>
<td>71,872</td>
<td>372,875</td>
<td>1,046,067</td>
</tr>
<tr>
<td>Accessibility</td>
<td>5-minute walk from Raffles Place MRT station</td>
<td>5-minute walk to the Telok Ayer MRT station*</td>
<td>15-minute drive from CBD, within walking distance to the Labrador Park MRT station</td>
</tr>
<tr>
<td>Valuation^</td>
<td>S$128 million</td>
<td>S$558 million</td>
<td>S$390 million</td>
</tr>
<tr>
<td>Tenants</td>
<td>Jones Lang LaSalle, Corporate Serviced Offices, Helios Lab</td>
<td>Cerebos Pacific, ANZ, Spinelli, Sushi Tei, Cold Storage</td>
<td>Underlying tenants: Hewlett-Packard, Microsoft, Nokia, Hitachi</td>
</tr>
<tr>
<td>Occupancy rate</td>
<td>96.7% #</td>
<td>86.1% #</td>
<td>99.5%</td>
</tr>
</tbody>
</table>

* Data as at 31 December 2012
^ Expected to open in 2013
# As at 30 September 2012

^ As at 30 September 2012

# Committed occupancy as at 31 December 2012

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Data as at 31 December 2012

* Expected to open in 2013

^ As at 30 September 2012

# Committed occupancy as at 31 December 2012
### Portfolio review – Properties in Australia

#### Central Park, Perth

- **Description**
  - 47-storey premium grade, tallest building in Perth
  - Equipped with state of the art facilities
  - Located in the heart of the CBD
  - First premium office building in Perth to attain a 5 star NABERS* energy base building rating

- **Tenure**
  - Freehold

- **Total NLA (sq ft)**
  - 357,432

- **Accessibility**
  - Unparalleled road, rail and bus access

- **Valuation^**
  - S$426.8 million (50% interest)

- **Tenants**
  - Rio Tinto, BHP Billiton, Government Employees Superannuation Board

- **Occupancy rate**
  - 96.4%

#### Caroline Chisholm Centre, Canberra

- **Description**
  - 5-storey Grade A contemporary office building
  - Located in the core of Tuggeranong Town Centre, one of 4 town centres within the city of Canberra
  - 4.5 star NABERS* energy base building rating

- **Tenure**
  - Leasehold 99 years commencing 2002

- **Total NLA (sq ft)**
  - 433,182

- **Accessibility**
  - Well served by major roads

- **Valuation^**
  - S$254.8 million

- **Tenants**
  - Commonwealth of Australia as represented by Centrelink

- **Occupancy rate**
  - 100.0%

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* National Australian Built Environment Rating System
^ As at 30 September 2012

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Data as at 31 December 2012
Higher NPI from Caroline Chisholm Centre offset by divestments in 1QFY13

**Net Property Income (S$m)**

- Portfolio: 24.6
- China Square Central: 4.2
- 55 Market St: 1.0
- Alexandra Techno-Park: 5.3
- Central Park: 6.6
- Caroline Chisholm Centre: 5.5
- Azabu Aco: 0.3
- Galleria Otemae: 1.1
- Ebara Techno-Serve: 0.6

**Higher NPI from Caroline Chisholm Centre offset by divestments in 1QFY13**

**TOTAL: S$22.9 million 1QFY13**
- Singapore: S$10.3 million (45%)
- Australia: S$12.3 million (54%)
- Japan: S$0.3 million (1%)

*Includes KeyPoint which was divested on 28 September 2012.*
Thank you