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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.
Contents

- Key highlights
- Operational and financial overview
- Supplementary materials
Key highlights
### Key highlights – Asset locations and valuation

- **FCOT offers balanced exposure to 5 quality properties in Singapore and Australia**
- **No single property consists of more than 32% of portfolio value**

<table>
<thead>
<tr>
<th>Properties</th>
<th>Portfolio Value ¹</th>
<th>3QFY14 Portfolio Net Property Income</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SINGAPORE</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 office assets</td>
<td>S$1,171.0 million, (65%)</td>
<td>S$11.6 million, (51%)</td>
</tr>
<tr>
<td>1 business space asset</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>AUSTRALIA</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 office assets</td>
<td>S$643.7 million, (35%)</td>
<td>S$11.3 million, (49%)</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 office assets</td>
<td>S$1,814.7 million</td>
<td>S$22.9 million</td>
</tr>
<tr>
<td>1 business space asset</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1 As at 30 June 2014
Key highlights - FCOT’s competitive strengths

- Strong sponsor
- Quality assets and strategic location
- Experienced management team
- Corporate rating of Baa3, stable outlook
- Efficient capital and risk management

FCOT’s competitive strengths
FCOT is supported by a strong sponsor

Key attributes of sponsor

- Frasers Centrepoint Limited (“FCL”) has strong foothold in property development, investment and management
- Established track record
- Strong financials
- Strong regional footprint
- Integrated property developer
- Overseas reach
- Strong network of relationships in office sector
Key highlights – Quality and strategically located assets

- Singapore office assets are centrally located in the CBD area

55 Market Street
China Square Central
Key highlights – Quality and strategically located assets

- Alexandra Technopark is located within the prominent Alexandra business corridor, a dynamic business hub at the fringe of the Central area.
Key highlights – Quality and strategically located assets

- Australian assets are strategically located

- Perth CBD
- Central Park, Perth
- Caroline Chisholm Centre, Canberra
- Tuggeranong Town Centre, Canberra
Key highlights – Quality and strategically located assets

- High occupancy rates demonstrate the good location and connectivity of the assets

FCOT Property Portfolio

<table>
<thead>
<tr>
<th>Year</th>
<th>Ave Occupancy Rates</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY09</td>
<td>92.5%</td>
</tr>
<tr>
<td>FY10</td>
<td>90.8%</td>
</tr>
<tr>
<td>FY11</td>
<td>98.0%</td>
</tr>
<tr>
<td>FY12</td>
<td>93.8%</td>
</tr>
<tr>
<td>FY13</td>
<td>97.9%</td>
</tr>
</tbody>
</table>

WALE by gross rental income (as at 30 June 2014) 3.9 years

As at 30 June 2014. Excludes retail turnover rent
Key highlights – Experienced management team

- Experienced management team delivered fourth consecutive year of growth in distributable income and DPU since recapitalisation exercise
- From FY09 – FY13:
  - Distributable income grew at 18.1% CAGR
  - DPU grew at 15.8% CAGR
  - NAV grew at 4.1% CAGR

^ Adjusted for Unit consolidation. In FY09, FCOT changed its financial year end from 31 December to 30 September. For comparison purposes, the distributable income and DPU for 12 months period from 1 October 2008 to 30 September 2009 is presented.
* Adjusted for Unit consolidation
Key highlights – Baa3 corporate rating

**Rated Baa3 with stable outlook by Moody’s**

- Balanced portfolio of properties
- Properties located in well regulated markets – Singapore and Australia
- Healthy lease expiry profile
- Stable rents, recurring cashflows
- Expects FCOT’s properties to continue generating stable incomes – steady occupancy, organic growth from positive rental reversions
Key highlights – Proactive asset management

- Manager constantly reviews trade mix and market position of properties to increase income and property values
- Upgrading and unlocking value of property improves positioning of property and enhance future growth potential
Key highlights – Efficient capital and risk management

- Gearing consistently below 40.0% since recapitalisation exercise
- Interest cover has more than doubled since FY09 demonstrates improved profile
- Average interest rate decreased by 40.0% since 4QFY09

* In FY09, FCOT changed its financial year end from 31 December to 30 September. FY09 represents the period from 1 January 2009 to 30 September 2009.
FCOT wins prestigious award in Corporate Governance

-Runner-up, Singapore Corporate Governance Award under the REITs and Business Trust category, 14th SIAS Investors’ Choice Award

-Award recognises companies with good corporate governance practices and shareholder interest based on the following:
  - Singapore Corporate Governance Code
  - Organisation for Economic Co-operation and Development standards
  - Shareholder confidence
Operational and financial overview
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**
More than 43% of lease expiry in FY2018 and beyond provides income stability

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Number of Leases Expiring</th>
<th>NLA (sq ft) Expiring</th>
<th>Expiries as % Total NLA</th>
<th>Expiries as % Total Gross Rental Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY14</td>
<td>20</td>
<td>1,089,846</td>
<td>48.8%</td>
<td>25.1%</td>
</tr>
<tr>
<td>FY15</td>
<td>47</td>
<td>93,834</td>
<td>4.2%</td>
<td>6.8%</td>
</tr>
<tr>
<td>FY16</td>
<td>62</td>
<td>199,603</td>
<td>8.9%</td>
<td>14.6%</td>
</tr>
<tr>
<td>FY17</td>
<td>27</td>
<td>120,194</td>
<td>5.4%</td>
<td>10.2%</td>
</tr>
<tr>
<td>FY18 &amp; Beyond</td>
<td>21</td>
<td>730,977</td>
<td>32.7%</td>
<td>43.3%</td>
</tr>
</tbody>
</table>

As at 30 June 2014. Excludes retail turnover rent.
Low passing rents and higher occupancy provide opportunities for higher income

As at 30 June 2014. Excludes retail turnover rent

* Based on the master lease rent which is net of property expenses

^ Tenant is not renewing

**Property Lease Expiry as a proportion of total Portfolio Gross Rental Income in FY14**

- Reduced to 0.6% with committed leases
- Reduced to 0.1% with committed leases

<table>
<thead>
<tr>
<th>Property</th>
<th>Number of leases expiring</th>
<th>Average passing rent for expiring leases</th>
</tr>
</thead>
<tbody>
<tr>
<td>China Square Central</td>
<td>13 (9 after committed)</td>
<td>$6.7</td>
</tr>
<tr>
<td>55 Market Street</td>
<td>5 (1 after committed)</td>
<td>$6.5</td>
</tr>
<tr>
<td>Alexandra Technopark</td>
<td>1</td>
<td>$1.8*</td>
</tr>
<tr>
<td>Central Park</td>
<td>1^</td>
<td>AUD $790</td>
</tr>
</tbody>
</table>

**Represents the expiry of master lease of Alexandra Technopark. However, underlying leases will continue to subsist**
Portfolio review – Lease expiry profile of Alexandra Technopark underlying leases

- More than 38% of lease expiry in FY2018 and beyond after early renewal of 511,000 square feet of leases
- Provide income stability after the expiry of Master Lease in August 2014

Alexandra Technopark underlying lease expiry by gross rental income

<table>
<thead>
<tr>
<th></th>
<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
<th>FY17</th>
<th>FY18 and beyond</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of leases expiring</td>
<td>4</td>
<td>4</td>
<td>16</td>
<td>14</td>
<td>14</td>
</tr>
<tr>
<td>NLA (sq ft) expiring</td>
<td>6,566</td>
<td>6,566</td>
<td>565,173</td>
<td>153,840</td>
<td>231,351</td>
</tr>
<tr>
<td>Expiries as % total NLA</td>
<td>0.6%</td>
<td>0.6%</td>
<td>54.1%</td>
<td>14.7%</td>
<td>22.1%</td>
</tr>
<tr>
<td>Expiries as % total Gross Rental Income</td>
<td>0.7%</td>
<td>0.7%</td>
<td>51.9%</td>
<td>13.8%</td>
<td>24.4%</td>
</tr>
</tbody>
</table>

As at 30 June 2014. Excludes retail turnover rent
Positive rental reversions for new and renewed leases that commenced in 3QFY14

As at 30 June 2014. Excludes retail turnover rent

1 Weighted average rental reversions based on the area for the new and renewed leases in 3QFY14.
2 Underlying leases.

New tenant replaced an expired long lease which was contracted >10 years ago
- Strong average occupancy rate of 98.0%
- Healthy WALE of 3.9 years

<table>
<thead>
<tr>
<th>Key portfolio statistics</th>
<th>As at 30 June 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ave Occupancy</td>
<td>98.0%</td>
</tr>
<tr>
<td>WALE by gross rental income</td>
<td>3.9 years</td>
</tr>
</tbody>
</table>

Geographical occupancy and % of NPI contribution:

- Singapore:
  - Ave Occupancy Rates: 98.4%
  - % of NPI Contribution: 50.9%
- Australia:
  - Ave Occupancy Rates: 97.3%
  - % of NPI Contribution: 49.1%
More than 41% of leases have built-in step-up rents

**FY14 - Fixed % and other fixed lease rent reviews**

<table>
<thead>
<tr>
<th>Property</th>
<th>Leases</th>
<th>Average step-up rent</th>
<th>Total Portfolio</th>
</tr>
</thead>
<tbody>
<tr>
<td>China Square Central</td>
<td>5</td>
<td>3.1%</td>
<td>1.0%</td>
</tr>
<tr>
<td>55 Market Street</td>
<td>1</td>
<td>2.9%</td>
<td>0.2%</td>
</tr>
<tr>
<td>Caroline Chisholm Centre</td>
<td>1</td>
<td>3.0%</td>
<td>20.7%</td>
</tr>
<tr>
<td>Central Park</td>
<td>15</td>
<td>4.7%</td>
<td>19.3%</td>
</tr>
</tbody>
</table>

**FY14 - Other mid-term lease rent reviews**

<table>
<thead>
<tr>
<th>Property</th>
<th>Leases</th>
<th>Review mechanism</th>
<th>Total Portfolio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Park</td>
<td>2</td>
<td>Market</td>
<td>1.4%</td>
</tr>
<tr>
<td>Central Park</td>
<td>6</td>
<td>CPI</td>
<td>2.7%</td>
</tr>
</tbody>
</table>

Excludes retail turnover rent
Portfolio review – Stability of income

Master lessee/ blue chip tenants with long leases contribute 66% of total gross rental income

<table>
<thead>
<tr>
<th>Master Leases</th>
<th>Tenant</th>
<th>Lease Expiry</th>
<th>% (Gross Rental Income)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Alexandra Technopark – Orrick Investments Pte Ltd</td>
<td>Aug 2014</td>
<td>21.2%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Blue Chip Tenants with Long Leases</th>
<th>Tenant</th>
<th>Lease Expiry</th>
<th>% (Gross Rental Income)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Commonwealth of Australia (Centrelink)</td>
<td>Jul 2025</td>
<td>20.2%</td>
</tr>
<tr>
<td></td>
<td>Hamersley Iron Pty Ltd (Rio Tinto)</td>
<td>Jun 2018</td>
<td>8.8%</td>
</tr>
<tr>
<td></td>
<td>BHP Billiton Iron Ore Pty Ltd</td>
<td>Jul/ Aug/ Oct 2017</td>
<td>3.9%</td>
</tr>
<tr>
<td></td>
<td>GroupM Singapore Pte Ltd</td>
<td>Mar 2019</td>
<td>4.2%</td>
</tr>
<tr>
<td></td>
<td>Cerebos Pacific Ltd</td>
<td>May 2017</td>
<td>3.5%</td>
</tr>
<tr>
<td></td>
<td>Government Employees Superannuation Board (WA)</td>
<td>May 2017</td>
<td>2.1%</td>
</tr>
<tr>
<td></td>
<td>PF Laywers Pty Ltd (DLA Piper)</td>
<td>Jun 2020</td>
<td>1.4%</td>
</tr>
<tr>
<td></td>
<td>Plan B Administration Pty Ltd</td>
<td>June 2019</td>
<td>1.1%</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td></td>
<td>45.2%</td>
</tr>
</tbody>
</table>

Other Tenants, 33.6%

Master Lease, 21.2%

Blue Chip Tenants with Long Leases, 45.2%

Master Lessee + Blue Chip Tenants with Long Leases = 66.4% portfolio income secured

As at 30 June 2014. Excludes retail turnover rent
1. Stability of income

2. Solid fundamentals
   - Natural hedge in place
   - Well supported by financial institutions
   - Well spread debt maturity profile and improved gearing
   - Positive market outlook
   - Growing demand

3. Growth strategy
Healthy interest coverage ratio of 4.39 times
Low all-in interest rate of 2.8%
Borrowings in AUD provide natural hedge for the Australian properties

<table>
<thead>
<tr>
<th>Statistics</th>
<th>As at 30 June 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Assets (S$’000)</td>
<td>1,860,715</td>
</tr>
<tr>
<td>Gross Borrowings (S$’000)</td>
<td>701,360</td>
</tr>
<tr>
<td>Units on Issue and Issuable</td>
<td>674,628,770</td>
</tr>
<tr>
<td>NAV per Unit (ex-DPU)</td>
<td>1.56</td>
</tr>
<tr>
<td>Gearing</td>
<td>37.7%</td>
</tr>
<tr>
<td>Interest coverage ratio (times)</td>
<td>4.39</td>
</tr>
<tr>
<td>Average borrowing rate</td>
<td>2.8%</td>
</tr>
<tr>
<td>- Weighted average SGD debt rate</td>
<td>1.9%</td>
</tr>
<tr>
<td>- Weighted average AUD debt rate</td>
<td>5.5%</td>
</tr>
</tbody>
</table>

Borrowings and assets by currency

<table>
<thead>
<tr>
<th></th>
<th>Singapore</th>
<th>Australia</th>
</tr>
</thead>
<tbody>
<tr>
<td>Properties</td>
<td>1,171</td>
<td>644</td>
</tr>
<tr>
<td>Debt</td>
<td>543</td>
<td>158</td>
</tr>
</tbody>
</table>

1 The number of Units includes 883,707 Units arising from management fees payable in Units.
2 Calculated as gross borrowings as a percentage of total assets.
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 30 June 2014. See accompanying 3QFY14 Financial Statements announcement for more details.
4 For quarter ended 30 June 2014.
Hedged about 51% of gross borrowings

In the midst of discussions to re-finance and term out all the debt

**Debt maturity**

- FY14
- FY15: $358 million
- FY16
- FY17: $185 million

**Debt composition – floating vs. hedged**

- Hedged: 51.0%
- Floating: 49.0%

**Hedging debt**

As a % of: Total Gross Borrowings

- As at 30 June 2014: 51%

As at 30 June 2014.

**Total facilities**

- SGD
- AUD

**$701 million**
2. Solid fundamentals – positive market outlook

Singapore office rents trend – Rents continue to grow

Source: CBRE Research
Solid fundamentals – proposed Singapore office projects

Singapore office supply 2014 – 2017

Major office supply:

- CapitaGreen (700,000 sf)
- South Beach Development (527,450 sf)
- Marina One (1,875,630 sf)
- Guoco Tower (850,000 sf)
- Duo (570,475 sf)
- 5 Shenton Way (277,540 sf)
- Redevelopment of Intl Factors Building and Robinson Towers (215,280 sf)
- Cecil Street (645,000 sf)

Net absorption vs new supply

Average new supply for 2014-2017 is in line with the average net absorption for 2011-2013

1 CBRE, Singapore Market View, Q2 2014
2 Core and fringe CBD areas only, excluding strata title
2. **Solid fundamentals – Demand likely to pick up on back of rising office rents**

Singapore business park rents trend – Rents are rising for city fringe business park

![Graph showing the trend of Singapore Business Park (city fringe) rents from 2008 to 2014](image)

1 Source: CBRE Research
Solid fundamentals – proposed Singapore office projects

Singapore business park supply 2014 – 2017

- The Shugart (Seagate BTS) (440,028 sf)
- Galaxis (507,852 sf)
- Fusionopolis Phase 2A (768,542 sf)
- Clean Tech Two (240,035 sf)
- Mediapolis (584,270 sf)
- Haite Hi-Tech Singapore Aviation Training Centre (169,424 sf)
- Soo Kee Jewellery HQ (140,469 sf)
- Mapletree Business City Phase 2 (1,120,000 sf)
- MediaHub (184,881 sf)

- Only Mapletree Business City Phase 2 is located in the Alexandra Precinct area
- Most of the supply are purpose built business parks (e.g. BTS projects, training centres, headquarters etc)
Perth CBD office supply and rents

Average Premium Grade net face rents are between A$725 – A$850 psm per annum

Market conditions

- Perth CBD office market vacancy rate in January 2014 was 9.0%, up from 6.9% in July 2013
- Only Melbourne’s vacancy rate (8.4%) is better than Perth. Perth’s vacancy rate is on par with Sydney
- New supply in 2015 is expected to increase vacancy further, until it is gradually absorbed in 2016
- Demand conditions are likely to improve as the effects of reduced interest rates and depreciating Australian dollar are felt in the market
- Average Premium Grade net face rents are between A$725-A$850 per square metre p.a.

1 Spotlight, Perth CBD Office, Savills, April 2014
Portfolio review – Asset updates

As at 30 June 2014.

Attained 100.0% committed occupancy for the office tower of China Square Central

- Continue to benefit from asset enhancement initiatives and Precinct Master Plan
- Greater connectivity after Telok Ayer MRT station opened in December 2013
- Attractive office accommodation with good surrounding amenities
Portfolio review – Asset updates

- Expiry of Master Lease at Alexandra Technopark in August 2014 provides income uplift
- Positive reversions arising from:
  - Immediate uplift in income after the expiry of the Master Lease
  - Low underlying passing rents
- Alexandra Technopark is strategically located with good connectivity

- Master lease net rent received by FCOT
  - S$1.8 psf

- Underlying average passing gross rent of Alexandra Technopark
  - S$3.6 psf

- Immediate uplift in income after expiry of Master Lease
### Portfolio review – Singapore asset updates

<table>
<thead>
<tr>
<th>Location</th>
<th>Occupancy</th>
<th>New leases, committed and renewals</th>
<th>Tenants</th>
</tr>
</thead>
<tbody>
<tr>
<td>China Square Central</td>
<td>98.1%(^\wedge)</td>
<td>Coastal Oil, Pacific Prime Singapore Insurance, Wavecell, Chain IQ, Xiaomi Singapore, SThree</td>
<td>groupm, Cerebos, MOL, geyer, Waldmann W, Aspire Global Network, Wavecell</td>
</tr>
<tr>
<td>55 Market Street</td>
<td>94.6%(^\wedge)</td>
<td>Yuan Tai Petrochemical, Manchester Business School</td>
<td>HP, NOKIA, dyson, Great Eastern, Microsoft, Sennheiser, EASTMAN</td>
</tr>
<tr>
<td>Alexandra Technopark</td>
<td>96.9% (underlying occupancy)</td>
<td>Servlink Technology Resources</td>
<td></td>
</tr>
</tbody>
</table>

As at 30 June 2014.

\(^\wedge\) Committed occupancy as at 30 June 2014.
## Portfolio review – Australia asset updates

<table>
<thead>
<tr>
<th>Property</th>
<th>Occupancy</th>
<th>WALE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Park</td>
<td>94.1%</td>
<td>3.7 years</td>
</tr>
<tr>
<td>Caroline Chisholm Centre</td>
<td>100.0%</td>
<td>11.0 years</td>
</tr>
</tbody>
</table>

**Central Park** – Healthy

- WALE of 3.7 years

**Caroline Chisholm Centre** – full occupancy with long WALE of 11.0 years

- Occupancy 100.0%
- Property occupied by a single tenant, i.e. the Commonwealth of Australia as represented by Centrelink (Aaa rated*) until July 2025

* Based on Moody’s rating in December 2013.

As at 30 June 2014.
Organic and in-organic initiatives to deliver growth in distributable income

- Master Lease expiry at Alexandra Technopark in Aug 2014
- Positive rental reversions
- Full-year effects of redemption/conversion of CPPUs
- Continue to grow portfolio
- China Square Central enhancement
Appendix
Key highlights - 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>Description</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 and Eco-Office Certification</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>71,796</td>
<td>372,202</td>
<td>1,045,227</td>
</tr>
<tr>
<td>Accessibility</td>
<td>5-minute walk from Raffles Place MRT station, 10-minute walk to the new Telok Ayer MRT station*</td>
<td>3-minute walk to the new Telok Ayer MRT station*, 6-minute walk to the Chinatown MRT station and 8-minute walk to the Raffles Place 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$133.0 million</td>
<td>S$573.0 million</td>
<td>S$465.0 million</td>
</tr>
<tr>
<td>Occupancy rate</td>
<td>98.1%#</td>
<td>94.6%#</td>
<td>96.9%~</td>
</tr>
</tbody>
</table>

Data as at 30 June 2014
* Opened on 22 December 2013
^ As at 30 September 2013
# Committed occupancy as at 30 June 2014
~ Represents the underlying occupancy
# Key highlights - Properties in Australia

<table>
<thead>
<tr>
<th>Description</th>
<th>Central Park, Perth</th>
<th>Caroline Chisholm Centre, Canberra</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>47-storey premium grade, tallest building in Perth</td>
<td>5-storey Grade A contemporary office building</td>
</tr>
<tr>
<td></td>
<td>Equipped with state of the art facilities, located in the heart of the CBD</td>
<td>Located in the core of Tuggeranong Town Centre, one of 4 town centres within the city of Canberra</td>
</tr>
<tr>
<td></td>
<td>First premium office building in Perth to attain a 5 star NABERS* energy base building rating</td>
<td>5 star NABERS* energy base building rating</td>
</tr>
<tr>
<td></td>
<td>4.5 star NABERS* Indoor Environment rating, 3.5 star NABERS* Water rating</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Winner, Business Category of the Western Australia Water Awards</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Best managed building over 20,000 square metres, overall winner, Western Australia 2013 Office Building Management award*</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tenure</th>
<th>Freehold</th>
<th>Leasehold 99 years commencing 2002</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total NLA (sq ft)</strong></td>
<td>357,188</td>
<td>433,182</td>
</tr>
<tr>
<td><strong>Accessibility</strong></td>
<td>Unparalleled road, rail and bus access</td>
<td>Well served by major roads</td>
</tr>
<tr>
<td><strong>Valuation^</strong></td>
<td>S$411.1 million (50% interest)</td>
<td>S$232.7 million</td>
</tr>
<tr>
<td><strong>Occupancy rate</strong></td>
<td>94.1%</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

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* National Australian Built Environment Rating System
* Organised by the Property Council of Australia
^ As at 30 September 2013

Data as at 30 June 2014
Results – Financial highlights

Better performance of China Square Central, offset by weaker performances of the Australian properties

Net Property Income (S$m)

TOTAL: S$22.9 million 3QFY14
Singapore: S$11.6 million (51%)
Australia: S$11.3 million (49%)

Higher contribution from China Square Central, offset by weaker AUD and repair and maintenance works undertaken at Caroline Chisholm Centre

Higher rentals and occupancy

Weaker AUD and repair and maintenance works undertaken

Portfolio

4.9
23.1

China Square Central

5.4
10%

55 Market St

0.9

Alexandra Technopark

5.3

Central Park

6.5

Caroline Chisholm Centre

5.5

3QFY13

3QFY14

5.0

2%
Thank you