# Frasers Centrepoint Trust

## 6th Annual General Meeting

## 23 January 2015


Causeway Point


Northpoint


Changi City Point


Bedok Point


YewTee Point


Anchorpoint

Presentation by
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Manager of Frasers Centrepoint Trust

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# Important notice

Certain statements in this Presentation constitute "forward-looking statements", including forward-looking financial information. Such forward-looking statement and financial information involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of FCT or the Manager, or industry results, to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements and financial information. Such forward-looking statements and financial information are based on numerous assumptions regarding the Manager's present and future business strategies and the environment in which FCT or the Manager will operate in the future. Because these statements and financial information reflect the Manager's current views concerning future events, these statements and financial information necessarily involve risks, uncertainties and assumptions. Actual future performance could differ materially from these forward-looking statements and financial information.

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This Presentation contains certain information with respect to the trade sectors of FCT's tenants. The Manager has determined the trade sectors in which FCT'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 FCT's tenants is necessarily limited and such tenants may conduct business activities that are in addition to, or different from, those shown herein.

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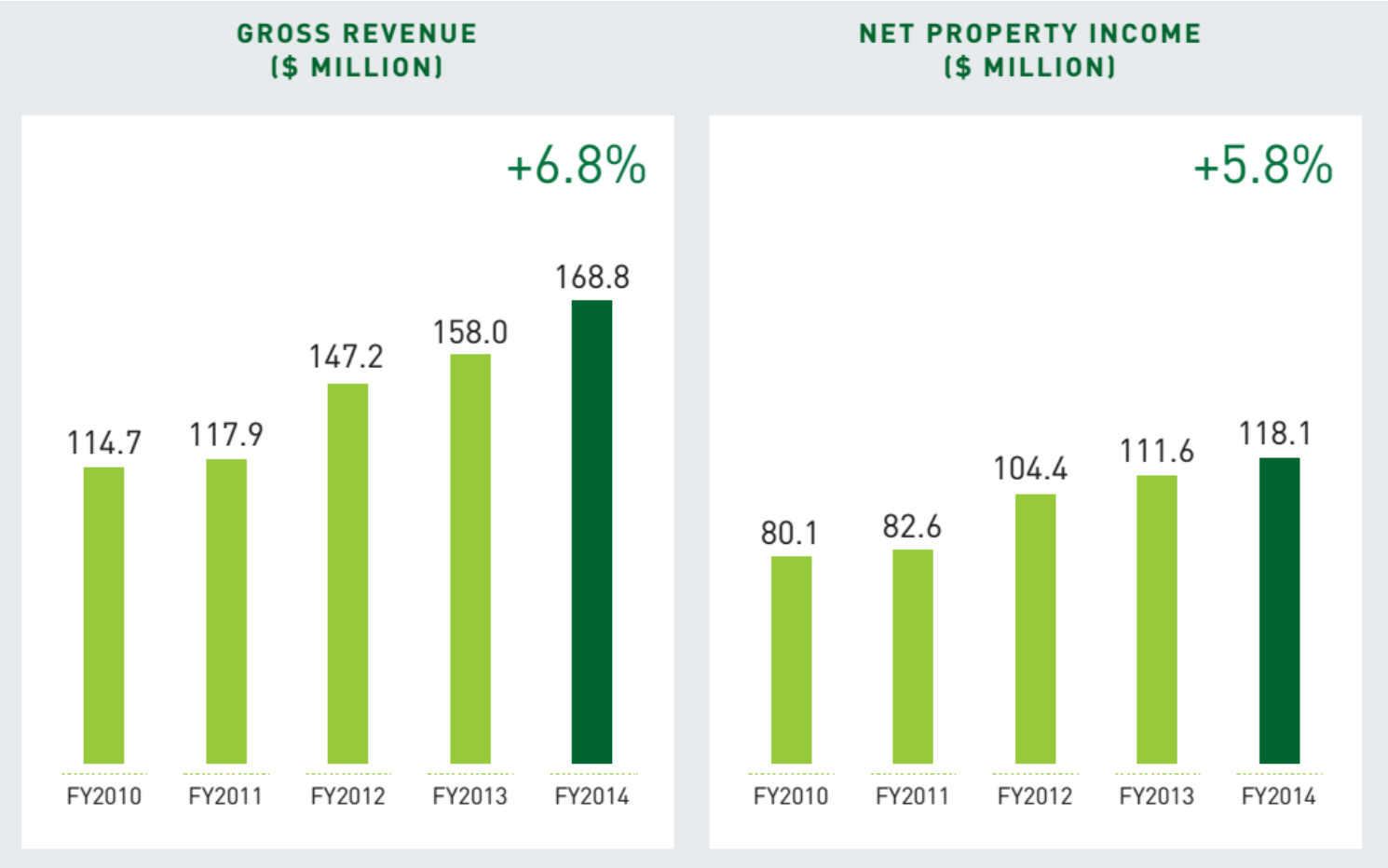
# FY2014 Highlights – Another Strong Set of Results

- ✓ Record DPU of 11.187 cents for FY2014; eighth consecutive year of DPU growth
- ✓ Record Revenue of $168.8 million, up 6.8%
- ✓ Acquired Changi City Point in June 2014, the sixth property in the portfolio
- ✓ Net asset value per unit of $1.85, up from $1.77
- ✓ Strong financial position with gearing level at 29.3%; one of the lowest among S-REITs listed on SGX[1]

1 Lee, Meixian. "S-Reits' performance recovers on expected rate hike delay." *The Business Times*, 1 Dec. 2014. Print

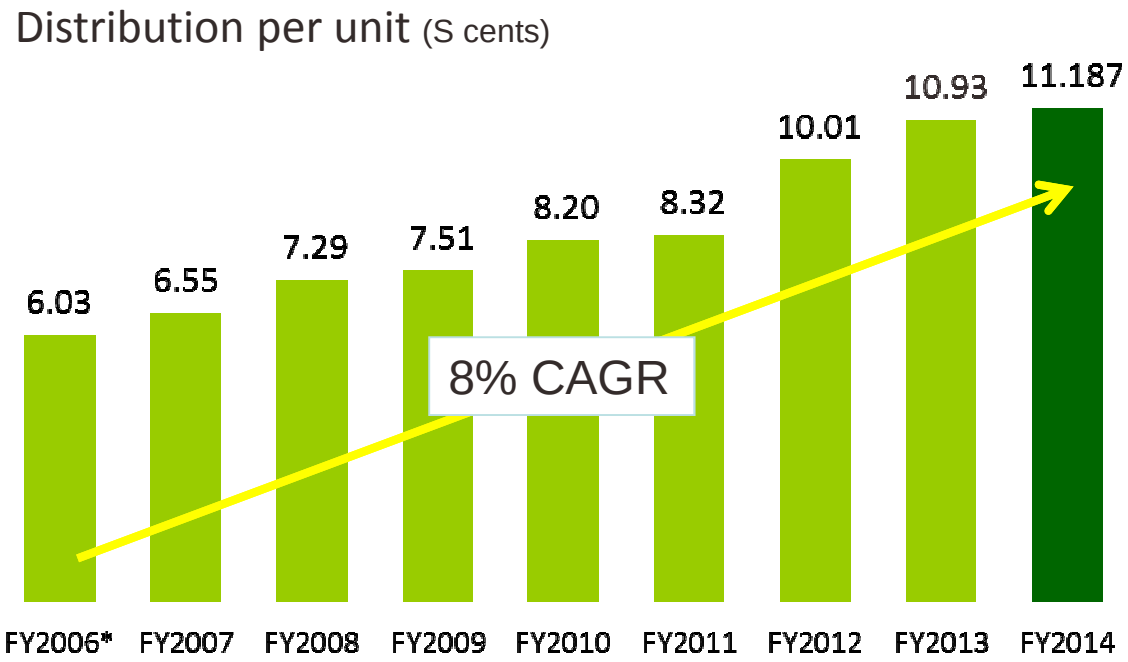
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# Consistent growth through the years



# Steady Returns

- Eight consecutive years of DPU growth since listing
- Maintained 100% payout ratio on an annual basis




FCT Financial year ends 30 September
* FY2006 DPU of 6.03 cents is derived by annualising 4QFY06 DPU

# Completed the acquisition of Changi City Point

## The third largest property in FCT's portfolio




**Changi City Point**

Located in Changi Business Park, next to Expo MRT
Acquired on 16 June 2014 for S$305 million
NLA: 207,239 square feet
Key Tenants: Cold Storage, Nike, Challenger

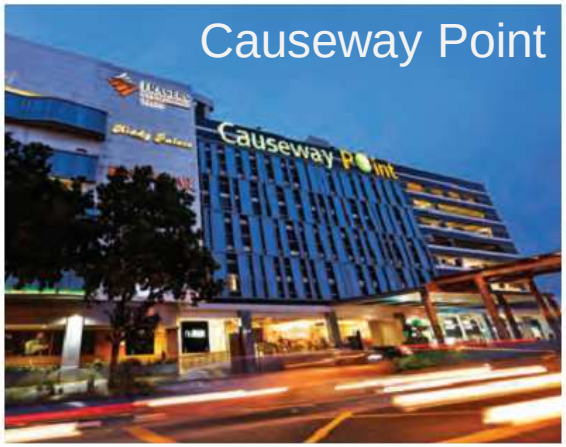






# Fraser Centrepoint Trust's portfolio

**Aggregate valuation of $2.4 billion**


















# Continue steady and well-balanced growth

**Enhancement Growth**
Keeping our assets competitive and attractive
Enhance value

**Organic Growth**
Positive rental reversions
High mall occupancy
Healthy shopper traffic

**Acquisition Growth**
Sponsor's pipeline
3rd Party assets

# Outlook

- Singapore's 2015 GDP expected to grow at similar pace to 2014*
- Whilst concerns persist over manpower shortage and slow retail sales growth, the rising average household income and low unemployment rate will underpin non-discretionary spending, especially at suburban retail malls
- FCT is well-positioned to benefit from these positive factors.
- Barring unforeseen circumstances, FCT's performance is expected to remain sustainable in FY2015

* Source: Monetary Authority of Singapore, October 2014

Thank you

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