

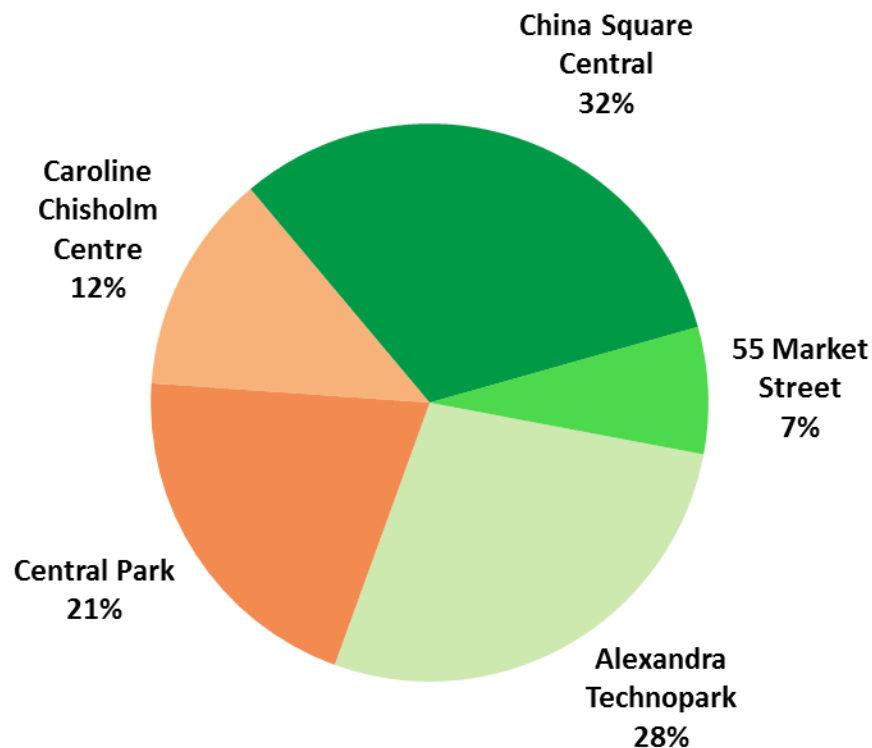
# FCOT Portfolio detail as at 30 September 2014

### Focus on key markets of Singapore and Australia

#### Asset values <sup>1</sup>

**TOTAL: S\$1,824.9 million**

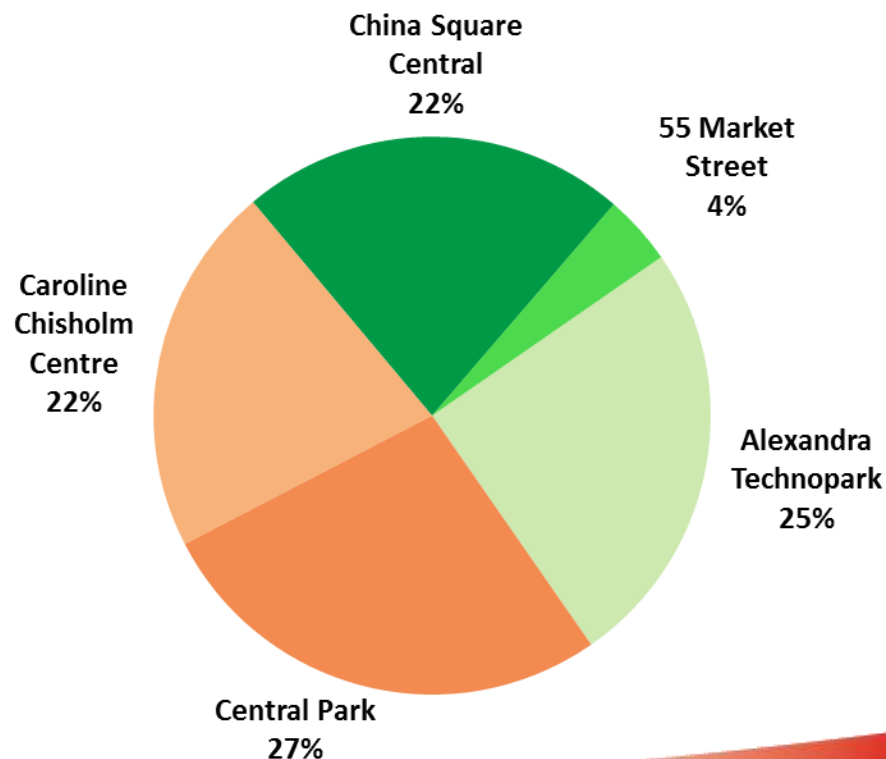
- Singapore: S\$1,216.2 million (67%)
- Australia: S\$608.7 million (33%)



#### Net property income

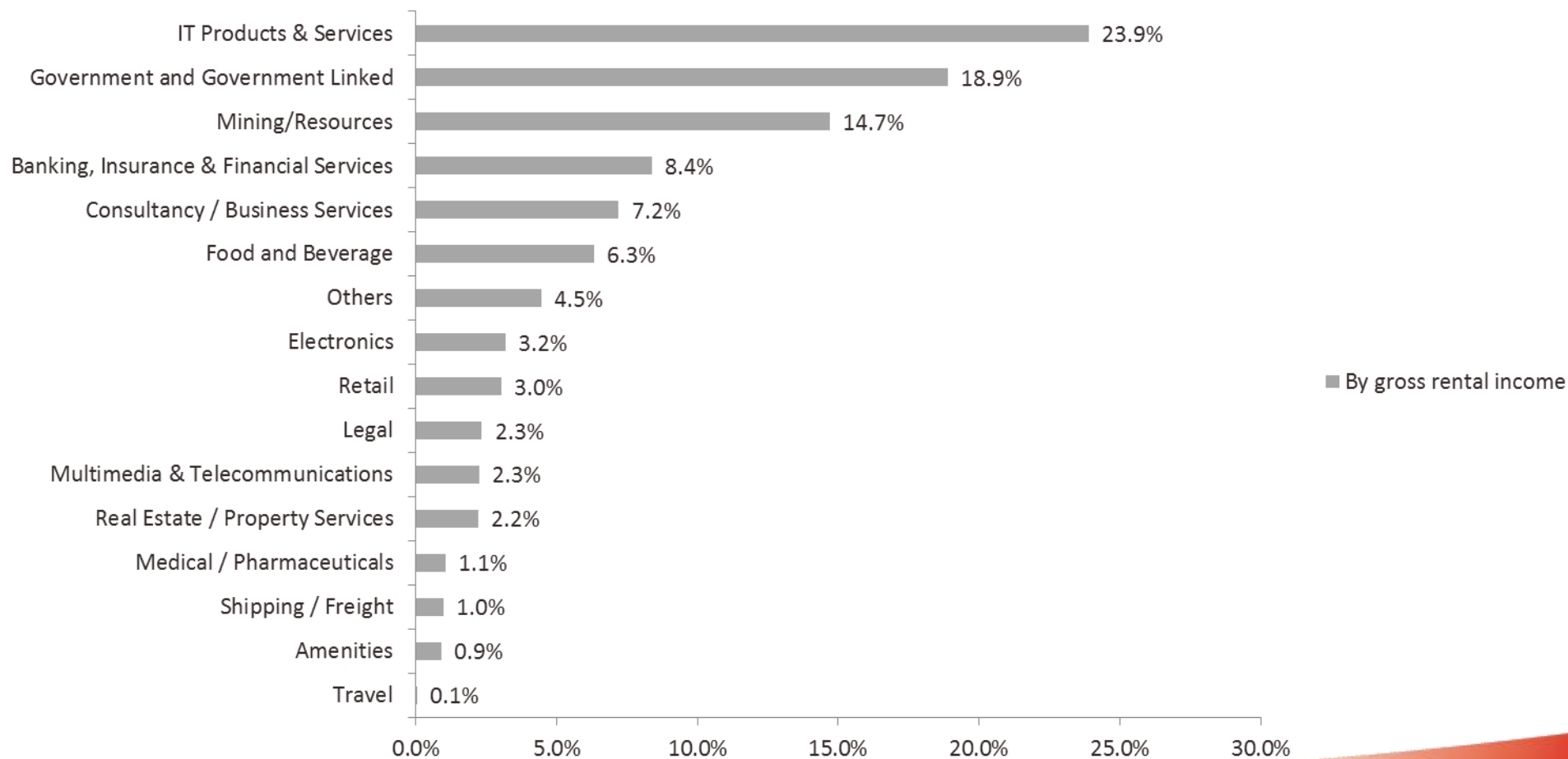
**TOTAL: S\$90.6 million for FY14**

- Singapore: S\$46.6 million (51%)
- Australia: S\$44.0 million (49%)



<sup>1</sup> Based on valuation as at 30 September 2014 converted to Singapore dollars. See 4QFY14 Financial Statements for further information. As at 30 September 2014.

**Diverse trade sector mix with no single trade sector contributing > 24% of gross rental income<sup>1</sup>**



As at 30 September 2014. Excludes retail turnover rent

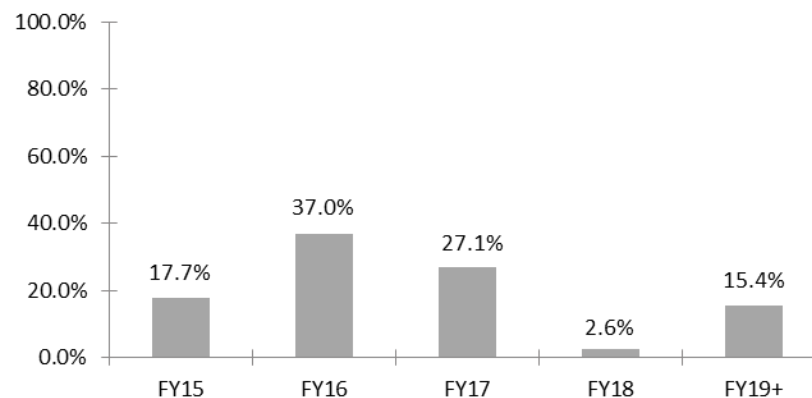
China Square Central is an office and retail development located in the financial district of Singapore. The property is a high quality 15-storey office tower and a retail complex.

It is well-served by both Raffles Place and Chinatown MRT stations, located within 500 metres of the property. Its accessibility has been further enhanced by the new Telok Ayer MRT station on the Downtown line, which opened on 22 December 2013.

<b>Address</b>	18,20 & 22 Cross Street, China Square Central
<b>Tenure</b>	Leasehold 99 years commencing February 1997
<b>Net lettable area (NLA)</b>	372,452 sq ft (34,602 sqm)
<b>Car spaces</b>	394
<b>Date completed</b>	June 2002
<b>Occupancy rate</b>	98.8%
<b>Purchase price</b>	S\$390.0 million on 30 March 2006
<b>PP per sq ft</b>	S\$1,059/sq ft of NLA
<b>Valuation</b>	S\$579.0 million as at 30 September 2014
<b>Valuation per sq ft</b>	S\$1,555/sq ft of NLA
<b>WALE by income</b>	2.2 years



**Lease expiry profile by gross rental**



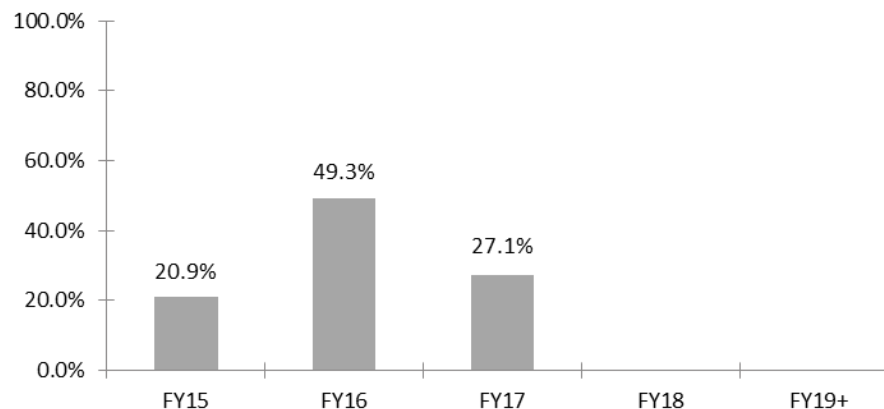
55 Market Street is a high quality commercial property located in the heart of the financial district at Raffles Place. The property comprises 15 office levels and two floors of retail (including basement).

55 Market Street is within a 5-minute walk from Raffles Place MRT station and also close to several bus stops with services that ply most of Singapore. It is also within a 10-minute walk from the new Telok Ayer MRT station on the Downtown line, which opened on 22 December 2013.

<b>Address</b>	55 Market Street, Singapore 048941
<b>Tenure</b>	Leasehold 999 years commencing April 1826
<b>Net lettable area (NLA)</b>	71,796 sq ft (6,670 sqm)
<b>Car spaces</b>	Nil
<b>Date refurbishment completed</b>	November 2006
<b>Occupancy rate</b>	100.0%^
<b>Purchase price</b>	S\$72.5 million on 22 November 2006
<b>PP per sq ft</b>	S\$1,005/sq ft of NLA
<b>Valuation</b>	S\$134.2 million as at 30 September 2014
<b>Valuation per sq ft</b>	S\$1,869/sq ft of NLA
<b>WALE by income</b>	1.7 years



**Lease expiry profile by gross rental**



Data as at 30 September 2014

^ Committed occupancy as at 30 September 2014



# Alexandra Technopark, Singapore

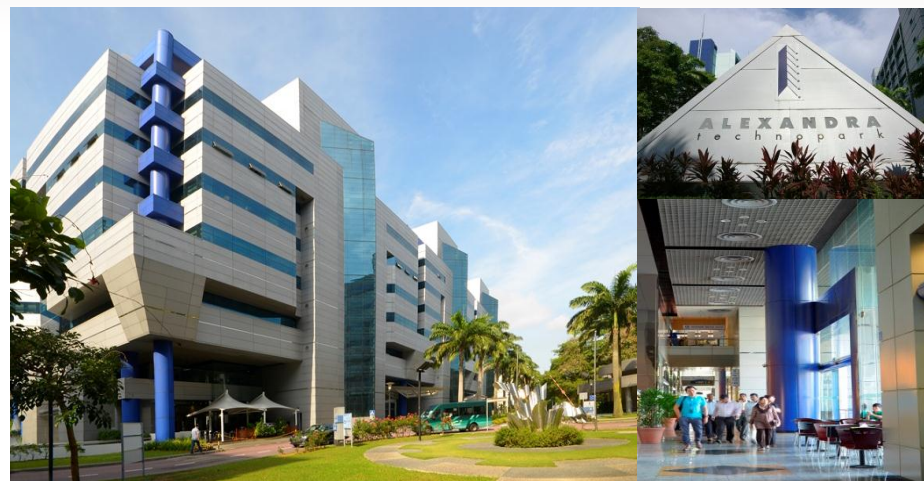
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Alexandra Technopark is a high tech business space development located in Alexandra in the fringe area of the Central Region of Singapore. The property comprises an eight-storey and a nine-storey block, with a combined net lettable area in excess of one million square feet. It also has 905 covered and surface car park lots and excellent building specifications.

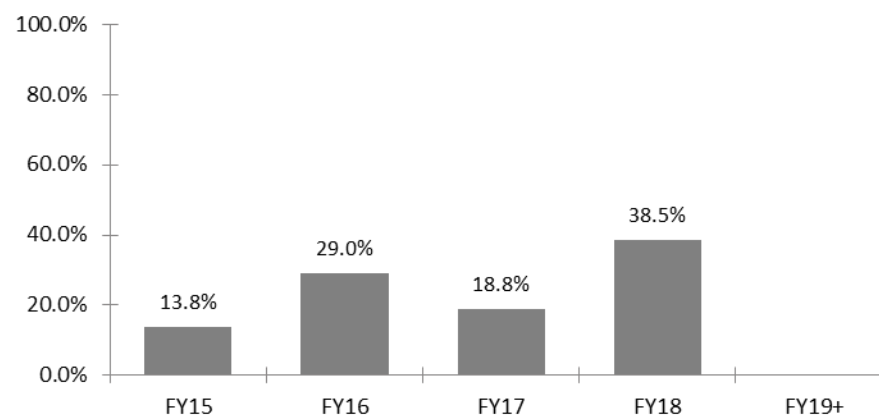
It is well-served by the Labrador Park MRT station on the Circle Line.

On 25 August 2014, the master lease with Orrick Investments Pte Ltd expired and will not be renewed. The leases with individual underlying tenants continue to subsist directly with Frasers Commercial Trust.

<b>Address</b>	438A/438B Alexandra Road Singapore 119967/119968
<b>Tenure</b>	Leasehold 99 years commencing August 2009
<b>Net lettable area (NLA)</b>	1,045,227 sq ft (97,105 sqm)
<b>Car spaces</b>	905
<b>Date completed</b>	Block A December 1996, Block B March 1998
<b>Occupancy rate</b>	96.9%
<b>Purchase price</b>	S\$342.5 million on 26 August 2009
<b>PP per sq ft</b>	S\$326/sq ft of NLA
<b>Valuation</b>	S\$503.0 million as at 30 September 2014
<b>Valuation per sq ft</b>	S\$481/sq ft of NLA
<b>WALE by income</b>	2.2 years



**Lease expiry profile by gross rental**



# Central Park, Perth

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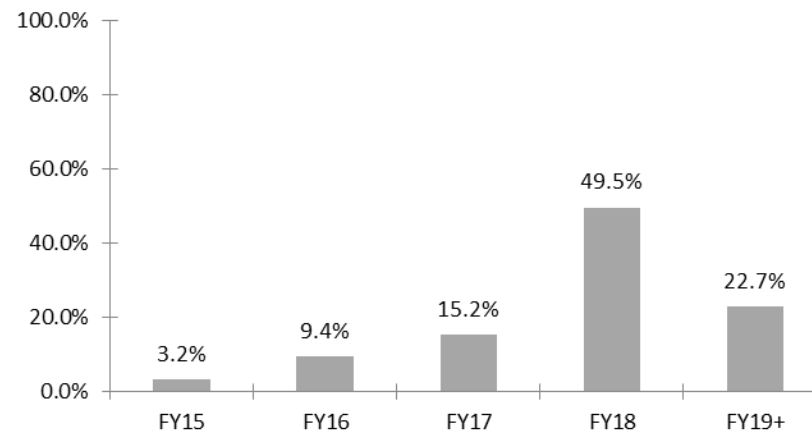
Central Park is a premium grade office tower and the tallest building in Perth. Located on St Georges Terrace, Central Park is a pre-eminent business address, in the heart of the CBD and shopping precinct.

The property comprises a 47-level office tower with on-site tenant parking and a public car park. Central Park has a strong tenant profile which includes Australian and multinational companies.

<b>Address</b>	152-158 St Georges Terrace Perth WA6000, Australia
<b>Tenure</b>	Freehold
<b>Net lettable area (NLA) (50.0% interest)</b>	356,840 sq ft (33,152 sqm)
<b>Car spaces</b>	421
<b>Date completed</b>	1992
<b>Occupancy rate</b>	88.6%
<b>Purchase price (50.0% interest)</b>	A\$190.0 million (\$\$234.6 million) on 30 March 2006
<b>PP per sq ft</b>	S\$657/sq ft of NLA
<b>Valuation (50.0% interest)</b>	A\$330.0 million (\$\$375.4 million) as at 30 September 2014
<b>Valuation per sq ft</b>	S\$1,052/sq ft of NLA
<b>WALE by income</b>	3.7 years



## Lease expiry profile by net rental



# Caroline Chisholm Centre (Centrelink Headquarters), Canberra

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The Caroline Chisholm Centre is a new contemporary-designed, five storey “Grade A” office complex. The property is strategically located within the core of the Tuggeranong Town Centre, one of four town centres within the city of Canberra, Australia’s capital city and the location of the Federal Parliament House.

It is wholly let to the Commonwealth Government of Australia, represented by Centrelink, for an initial lease term of 18 years commenced 5 July 2007.

<b>Address</b>	Block 4 Section 13, Tuggeranong ACT 2900, Australia
<b>Tenure</b>	Leasehold 99 years commencing June 2002
<b>Net lettable area (NLA)</b>	433,182 sq ft (40,244 sqm)
<b>Car spaces</b>	1,093
<b>Date completed</b>	June 2007
<b>Occupancy rate</b>	100.0%
<b>Purchase price</b>	A\$108.75 million (S\$136.3 million) on 18 June 2007 (50% interest) A\$83.0 million (S\$108.1million) on 13 April 2012 (50% interest)
<b>PP per sq ft</b>	S\$564/sq ft of NLA
<b>Valuation</b>	A\$205.0 million (S\$233.2 million) as at 30 September 2014
<b>Valuation per sq ft</b>	S\$538/sq ft of NLA
<b>WALE by income</b>	10.8 years

Data as at 30 September 2014



**Lease expiry profile by net rental**

