

Frasers Centrepoint Trust

5th Annual General Meeting

21 January 2014



Causeway Point



Northpoint



Bedok Point



YewTee Point



Anchorpoint

Presentation by
Dr Chew Tuan Chiong
CEO, Frasers Centrepoint Asset Management
Manager of Frasers Centrepoint Trust

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.

The Manager expressly disclaims any obligation or undertaking to release publicly any updates or revisions to any forward-looking statement or financial information contained in this Presentation to reflect any change in the Manager’s expectations with regard thereto or any change in events, conditions or circumstances on which any such statement or information is based, subject to compliance with all applicable laws and regulations and/or the rules of the SGX-ST and/or any other regulatory or supervisory body or agency.

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.

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.

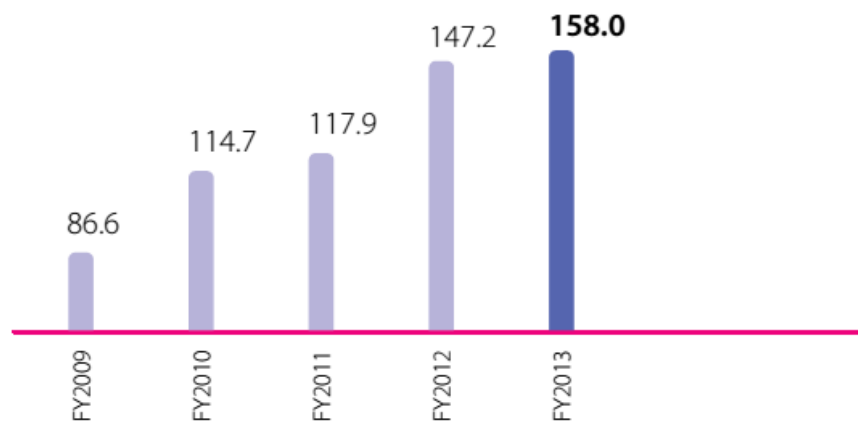
FY2013 Highlights - Hitting High Points

- Record DPU of 10.93 cents for FY2013, up 9.2%
- Seventh consecutive year of DPU growth
- Net asset value per unit of \$1.77, up 16% from \$1.53 in 30 Sep 2012
- Average rental reversions of 7.7% achieved for FY2013
- Portfolio occupancy stable at of 98.4%
- Strong financial position with gearing level at 27.6%

Consistent Growth

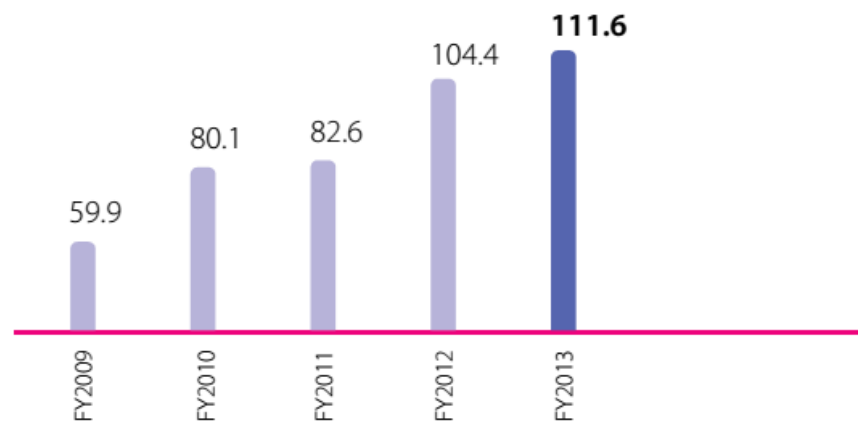
GROSS REVENUE
(\$ million)

+7.3%



NET PROPERTY INCOME
(\$ million)

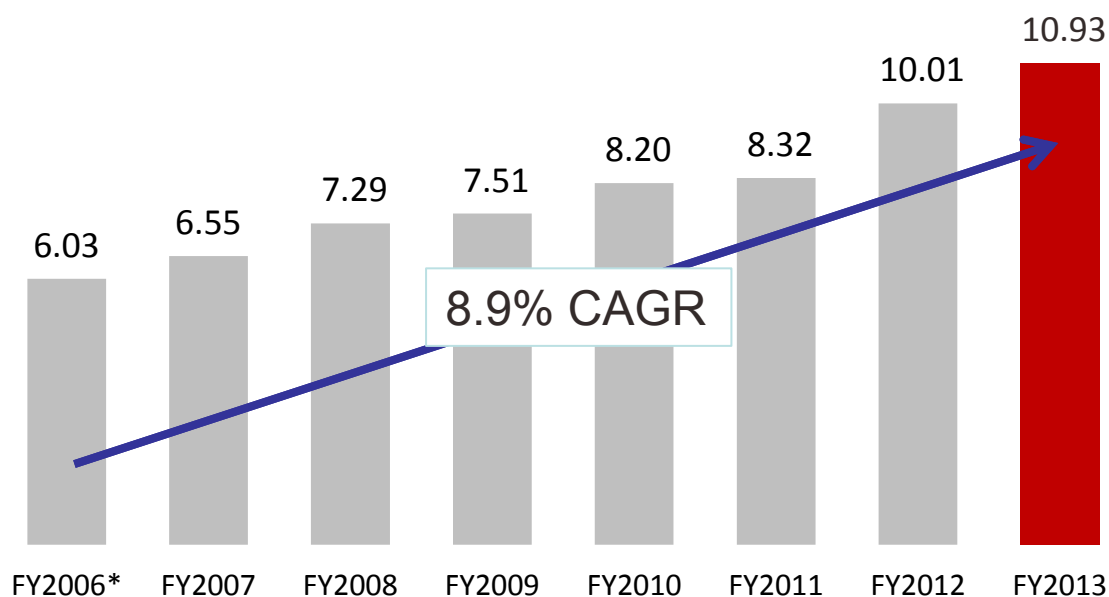
+6.9%



Steady Returns

Distribution per unit (S cents)

- DPU grew at CAGR of 8.9% between FY2006 and FY2013
- Seven consecutive years of DPU growth since listing
- Maintained 100% payout ratio on an annual basis








+9.2%

FCT Financial year ends 30 September

* FY2006 DPU of 6.03 cents is derived by annualising 4QFY06 DPU

Quality Assets, Healthy Performance

Malls	Revenue (S\$'000)	NPI (S\$'000)	Occupancy	Valuation (S\$ million)
 CAUSEWAY POINT	75,128 ▲ 13.0%	54,533 ▲ 12.3%	99.5%	1,006
 NORTHPOINT	48,804 ▲ 4.6%	35,343 ▲ 5.9%	99.3%	638.0
 BEDOK POINT	12,242 ▼ 1.9%	7,365 ▼ 8.5%	96.7%	128.5
 YEWTEE POINT	13,156 ▲ 0.5%	9,671 ▲ 0.4%	92.7%	161.0
 ANCHORPOINT	8,629 ▲ 2.2%	4,678 ▼ 2.8%	96.9%	86.0

Occupancy and valuation information as at 30 September 2013

Steady and well-balanced growth

AEI 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

FY2013 - Accolades



Grand Prix for best overall investor relations (small/mid cap) at the IR magazine awards South East Asia (December 2012)



Best Investor Relations (Bronze) in the REITs & Business Trust Category at the Singapore Corporate Awards 2013

Looking Ahead

- Singapore's GDP expected to grow 2-4% in 2014*
- Retail sector expected to remain relatively stable, underpinned by:
 - Growing domestic population,
 - sustained low unemployment; and
 - growth in median household income
- FCT is well-positioned to benefit from these positive factors.
- FCT will continue to pursue growth opportunities that will reinforce its position as a leading suburban retail mall REIT.

* Source: Ministry of Trade and Industry, 21 November 2013

Thank you